



# Neighborhood Revitalization State Revitalization Programs Fiscal Year 2028

Program and Application Training

# Housekeeping Items

- Be aware **this webinar is being recorded.**
- Presentation materials and the recording will be posted to the website.
- Please mute yourselves; video is optional.
- Closed captioning: third button from the left with “cc.”
- There will be two Question & Answer periods during the presentation.
  - We will respond during the designated times.
  - Please do not use the “Hand Raise” feature.

## To Access Q & A

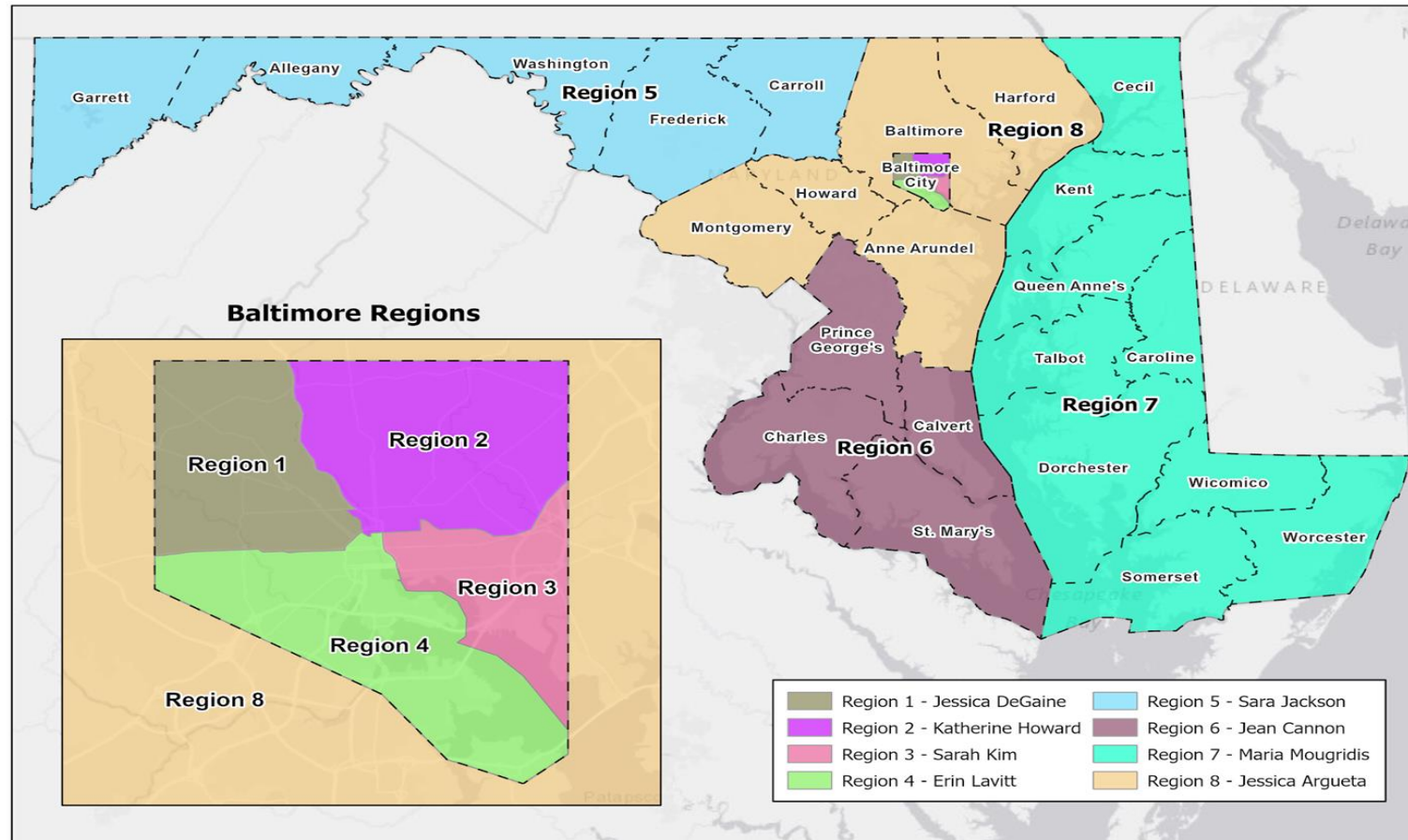
- Click on “Meeting Tools” in the lower right corner of the screen, represented by nine dots in a square.
- Click on the Question-and-Answer feature.
- Click the “Ask a question” button. Then type your question and click “Post.”

# Agenda

1. Team Introductions
2. State Revitalization Programs
  - Program Allocations, Eligible Applicants, Eligible Target Areas, Fiscal Year 2028 Considerations
3. Sustainable Communities
4. Program Profiles
5. *Midpoint Question & Answer Period*
6. Application and Review Process
  - Online submission through Project Portal
  - Required Attachments
  - Review Process, Scoring Criteria
7. Application Review Timeline and Award Lifecycle
8. *Final Question & Answer Period*

# DHCD State Revitalization Programs Project Manager Regions

## DHCD State Revitalization Programs Project Manager Regions



## DIVISION OF NEIGHBORHOOD REVITALIZATION

- Work with local partners to bring new investment and vitality to Maryland's core communities.
- Offer a broad range of loan, grant and technical assistance programs to help:
  - Local governments
  - Non-profit organizations
  - Small businesses



## FY2028 State Revitalization Programs Available Funding

***Be aware that this solicitation for State Revitalization Program applications is for the upcoming Fiscal Year 2028, beginning July 1, 2027. Since the FY2028 budget is unknown, we are providing last year's funding levels for reference:***

- Baltimore Regional Neighborhood Initiative \$20 MM capital, \$499,486 operating
- Community Legacy \$8 MM capital
- Maryland Façade Improvement Program \$5 MM capital
- National Capital Strategic Economic Development Fund \$20 MM capital, \$200,000 operating
- Seed Community Development Anchor Institution Fund \$10 MM capital
- Strategic Demolition Fund – Statewide \$10 MM capital

# Eligible Uses - Capital vs Operating Funds

## Capital

- Land, structures, bricks and mortar
- Approximately 15-year shelf life
- Examples: property acquisition, construction, architectural and engineering drawings, site development, demolition, deconstruction

## Operating

- Costs associated with day-to-day operations of a program, organization, business, etc.
- Examples: staff salaries, feasibility/planning studies, marketing, maintenance

## Eligible Applicants

- **Community Legacy:** Local Governments, Community Development Organizations
- **Maryland Façade Improvement Program:** Local Governments, Community Development Organizations
- **Strategic Demolition Fund – Statewide:** Local Governments, Community Development Organizations
- **Baltimore Regional Neighborhood Initiative:** Community Development Organizations
- **National Capital Strategic Economic Development Fund:** Local Governments, Community Development Organizations
- **Seed Community Development Anchor Institution Fund:** Hospitals or Higher Education Institutions

## Fiscal Year 2028 Considerations

- This solicitation for State Revitalization Program applications is for the upcoming Fiscal Year 2028, beginning July 1, 2027.
- Last year, the Department elected to evaluate all submitted FY2026 applications for the FY2026 and FY2027 award cycles.
- Application questions and scoring points allocation are revised.

## Fiscal Year 2028 Considerations – Core Objectives

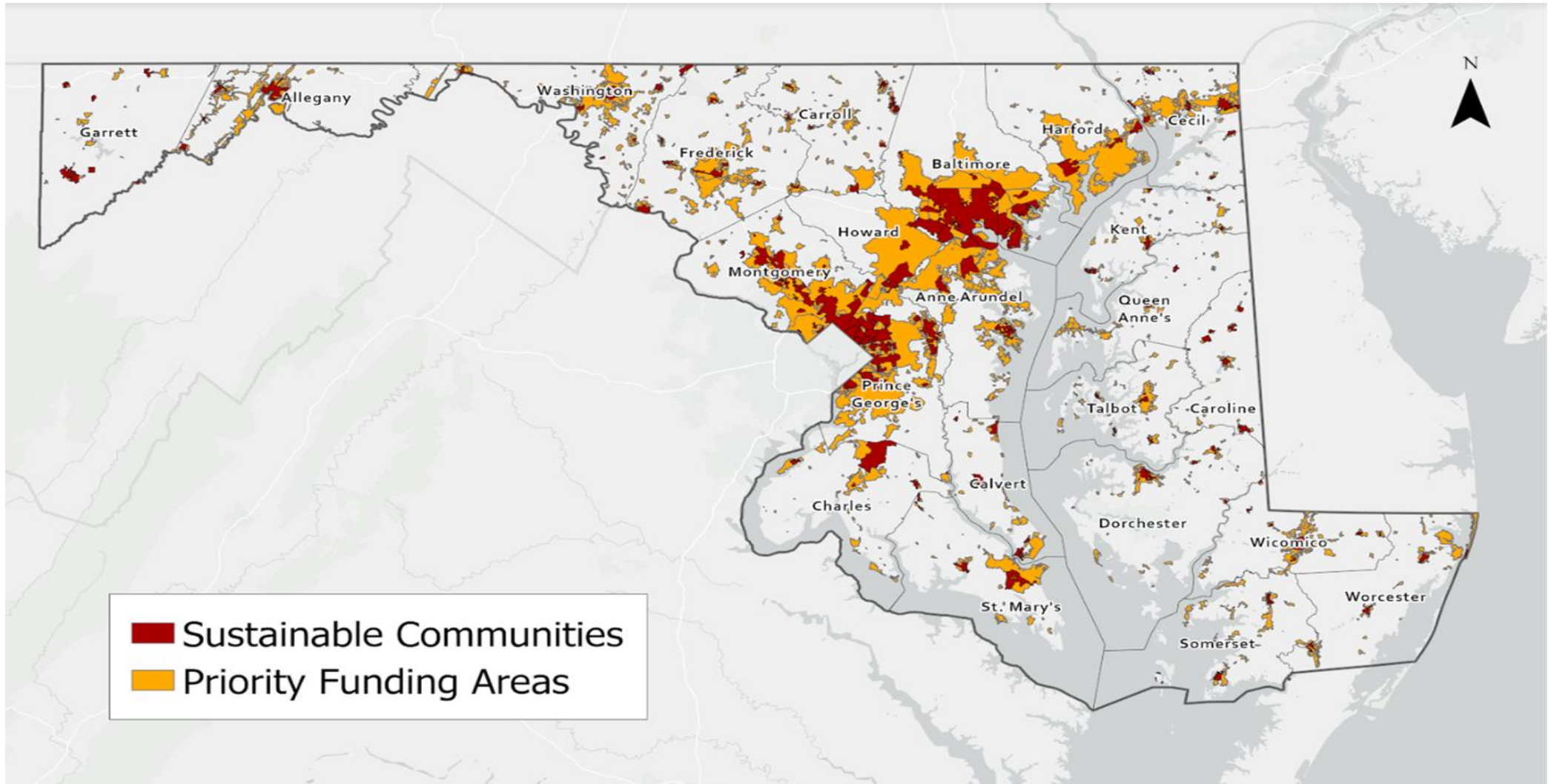
Additional consideration will be given to initiatives that address the overarching priorities of the Moore-Miller Administration and reflect the core objectives of MD DHCD, including to: **increase housing for all, create lovable places, and right the wrongs of the past.** Great places—lovable places— result from consistent targeted investment in locally driven and inclusive community reinvestment plans, particularly:

- Investments in designated ENOUGH areas, addressing the community conditions surrounding children in poverty, enriching community assets and services for youth.
- Investments in designated Just Communities, righting the wrongs of the past by transforming neighborhoods into thriving communities where all Marylanders, regardless of background, have access to fair housing, economic stability and opportunity.
- Increased housing production, including mixed-income, middle market and affordable housing, especially at TOD sites.
- Increased household and generational wealth building, such as through homeownership, legacy homeowner renovations, and small business development in historic Main Streets and business districts.
- Accelerated elimination of vacant properties, particularly in Baltimore City.

# SUSTAINABLE COMMUNITIES

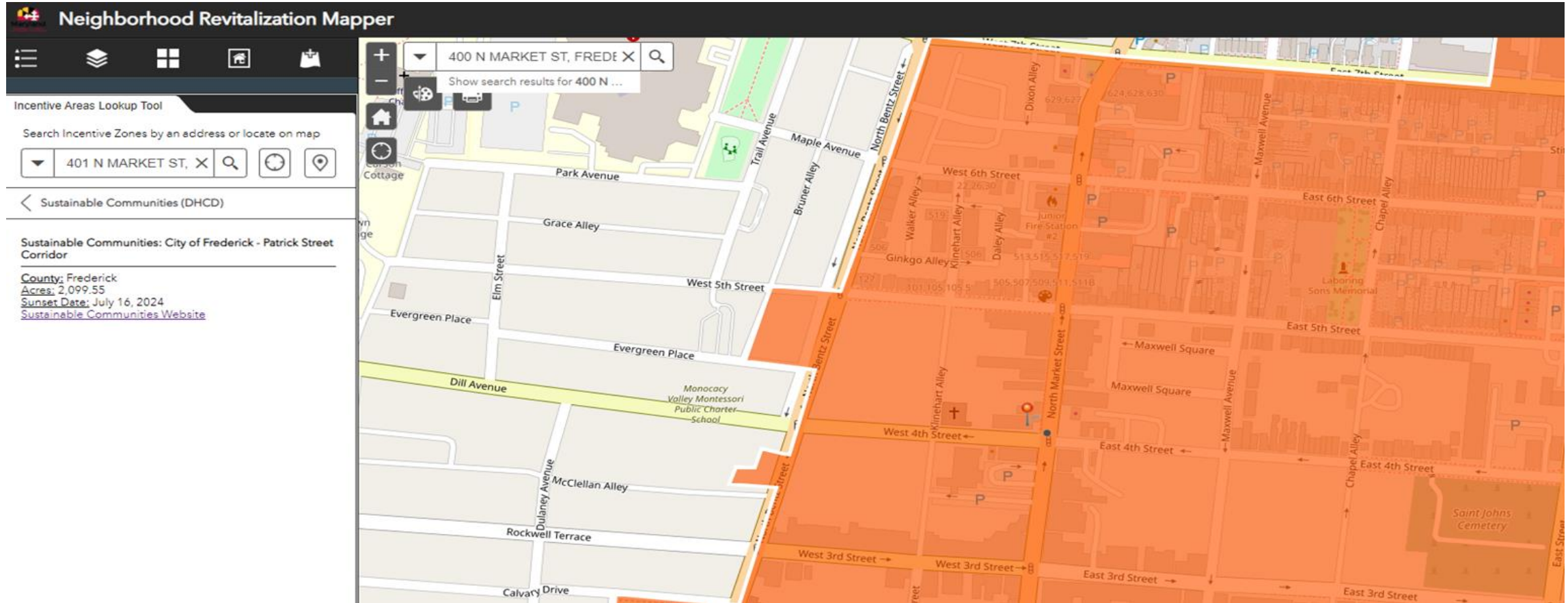
- Projects must be located in one of the State's Sustainable Communities.
- The State uses the Sustainable Communities designation to prioritize revitalization investments.
- Each program may have special exceptions.

# Maryland Sustainable Communities



# Neighborhood Revitalization Mapper

Is your project in a Sustainable Community or other incentive area?  
Use the Neighborhood Revitalization Mapper



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## Key Elements of a Successful Application



## Community Legacy Overview

- Purpose: Preserve existing communities as places to live, conduct business and promote sustainable communities
- Eligible Uses of Funds: Capital expenditures only
- Eligible area(s): Sustainable Communities; Opportunity Zones in Allegany, Garrett, Somerset and Wicomico Counties
- Eligible Applicants: Local governments, non-profit community development organizations

## Interfaith Housing Alliance - Blue Oaks at North Odenton

### FY 2024 – Community Legacy

**Project Description:** Infrastructure improvements to a new 150 energy efficient multifamily development located two miles from the Odenton MARC Train Station in Anne Arundel County. Fifty-five units will be reserved for families at 10-60% AMI.

**Funding Amount:** \$400,000

**Total Project costs:** \$20,000,000

**Impact:** A blighted strip mall was removed and converted into new apartments that will largely benefit low-to moderate-income individuals. 55 units will serve 10-60% AMI families and the remaining 95 units will be market rate.



## Maryland Façade Improvement Program Overview

- Purpose: Assist qualified businesses located in Sustainable Communities with improving the outside appearance of their buildings or facilities
- Eligible Uses of Funds: Capital expenditures only
- Eligible area(s): Sustainable Communities
- Eligible Applicants: Local governments, non-profit community development organizations

## City of Frederick Main Street Programs

**Funding Sources:** Community Legacy, MD Façade Improvement, Strategic Demolition

**Project Description:** Historic Façade Improvement Program and an Interior fit-out and Fire Suppression Grant Programs aim to offset the high costs of maintaining aging buildings.

**Total Award Amount:** \$1,150,000 (since FY-21)

**Total Project Cost:** \$2,300,000

**Impact:** Assisted in attracting investments to the historic downtown as well as the east/west commercial corridors for revitalization.



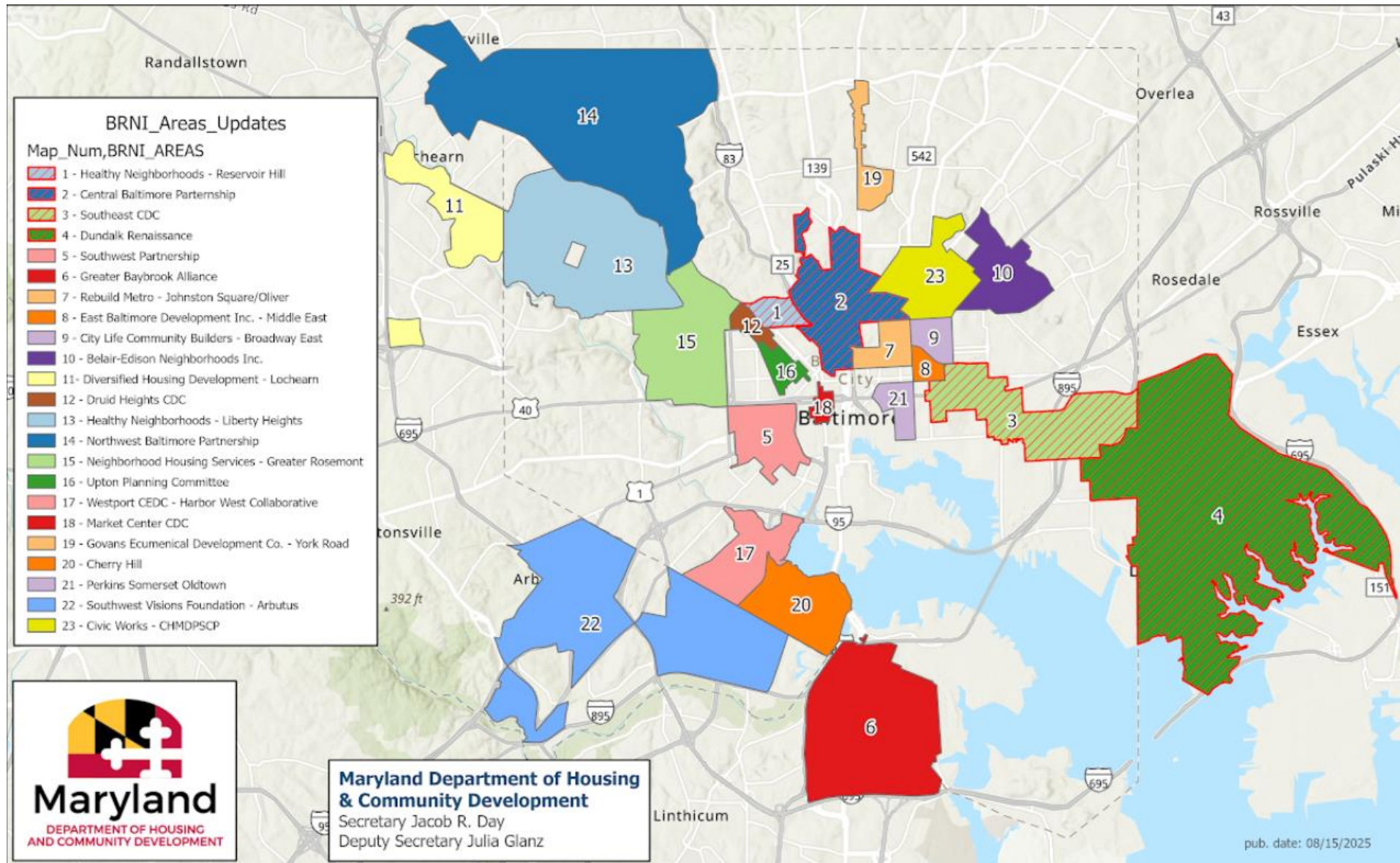
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## Baltimore Regional Neighborhood Initiative Overview

- Purpose: Increase the competitiveness of target communities, demonstrate how strategic and innovative approaches can lead to healthy, sustainable communities, and accelerate achievement in target communities through strategic neighborhood plans
- Eligible Uses of Funds: Capital expenditures and limited operational costs
- Eligible area(s): Sustainable Communities in Baltimore City, inner-beltway communities of Baltimore County and Anne Arundel County
- Eligible Applicants: Community Development Corporations in Baltimore City, Baltimore County or Anne Arundel County that are implementing a clear revitalization strategy in a specific neighborhood or set of neighborhoods; Cross-jurisdictional partnerships; Partnerships with Community Development Financial Institutions

# Baltimore Regional Neighborhood Initiative Map



# Baltimore Regional Neighborhood Initiative Neighborhood Plan

- Housing
- Economic Development
- Transportation
- Natural Resources
- Quality of Life
- Community Engagement

## Upton Planning Committee - The AFRO Archives at the Upton Mansion

**FY 22, 24, 25, 26 – Baltimore Regional Neighborhood Initiative**

**Project Description:** Rehabilitation of the historic Upton Mansion to create a new center for the study and celebration of African American history and culture.

**Award Amount:** \$250,000

**Total project cost:** \$2,330,000

**Impact:** Upton Mansion will serve as the permanent home and research center of the Afro Archives, a branch of the historic Afro-American Newspaper, which was founded in Baltimore City.



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# South Baltimore Gateway Partnership - Mt. Clare Junction Grocery Store

## FY 2024 – Baltimore Regional Neighborhood Initiative

**Project Description:** Develop a grocery store with specialty departments and a wide variety of fresh produce, which will provide healthy food options to community residents from varying of cultures, ages, family structures, and income levels.

**Award Amount:** \$200,000

**Total project cost:** \$1,450,000

**Impact:** Addresses the issue of food insecurity that impacted four neighborhoods in the immediate area: Mt. Clare, Pigtown, Poppleton & Franklin Square



## Strategic Demolition Fund – Statewide Overview

- Purpose: Accelerate economic development and job production; Improve the economic viability of “grey field development”
- Eligible Uses of Funds: Predevelopment expenditures: demolition, site acquisition and assembly, site development, public infrastructure improvements, construction-level designs, stabilization
- Eligible Area(s): Sustainable Communities and Opportunity Zones in Allegany, Garrett, Somerset and Wicomico Counties
- Eligible Applicants: Local governments, non-profit community development organizations
- Prepare to provide additional information related to demolitions and stabilizations if awarded

# Washington College

## FY 2024 – Strategic Demolition Fund

**Project Description:** Washington College plans to repurpose part of the former Dixon Valve site for affordable housing.

**Award Amount:** \$500,000

**Total project costs:** \$1,135,259

**Impact:** Long term, this project will lead to the completion and opening of the Innovation Plant, which will create job opportunities, promote technological advancements, and foster collaboration among businesses.



## Seed Community Development Anchor Institution Fund Overview

- Purpose: Provide matching financial assistance through grants and loans to anchor institutions to support local community development projects.
- Eligible Uses of Funds: Capital costs: construction/rehabilitation, acquisition, architectural and engineering drawings, site development, public infrastructure improvements, other costs associated with capital neighborhood improvement projects. Requires 1:1 budget match.
- Eligible Area(s): Must be in a Sustainable Community and/or an area of blight and support the improvement of a neighborhood that surrounds an anchor institution.
- Eligible Applicants: Maryland Hospitals and Maryland Higher Education Institutions, Maryland Hospital and Maryland Higher Education Institution Departments, Foundations, and Other Entities of the Institution

# Healthcare Workforce Development & Pediatric Behavioral Health Services - Underserved Rural Areas, Mount Saint Mary's University

## FY 2024 - SEED Anchor Institution Fund

**Project Description:** Revitalization of an underutilized facility into a behavioral health center and Physician's Assistant Program in Frederick County.

**Award Amount:** \$1,000,000 (FY-24 SEED)

**Impact:** This project will help to address the growing healthcare shortage by providing employment opportunities & drawing visitors from within/outside the community as they pursue both educational training & behavioral healthcare services.



# Salisbury University - Salisbury University Performing Arts Center

## FY 2025 – SEED Anchor Institution Fund

**Project Description:** Demolition of the former Wicomico County Library and construction of a new Performing Arts Center including a theater, dance studio, recital hall, classrooms, and support spaces.

**Award Amount:** \$1,000,000

**Total Project Cost:** \$152,000,000

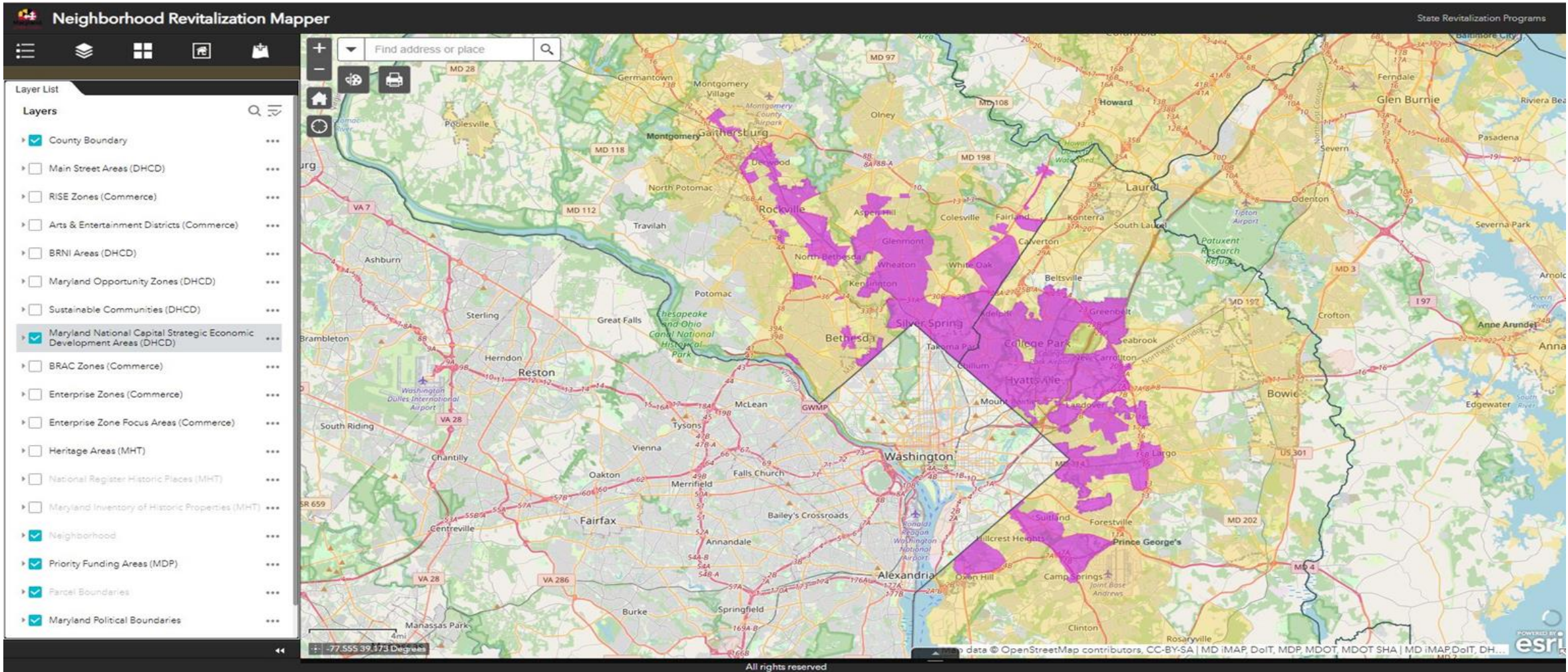
**Impact:** Project represents a vital community investment addressing a significant need for enhanced educational opportunities and cultural exposure.



# National Capital Strategic Economic Development Fund Overview

- Purpose: The National Capital Strategic Economic Development Fund (NED) provides competitive funds in support of commercial and residential activities in areas targeted for revitalization. The program attempts to focus on areas where modest investment and a coordinated strategy will have a significant neighborhood revitalization impact. Project funds must support the goals and objectives outlined in a target area's Sustainable Communities Action Plan.
- Eligible Uses of Funds: Capital costs and limited operating costs.
- Eligible Area(s): Sustainable Communities in Prince George's County and/or Montgomery County:
  - Prince George's County- boundary created by Interstate 495 in the State and the District of Columbia
  - Montgomery County- Enterprise Zone or the boundary created by Prince George's County, Maryland Route 200, Interstate 270, Interstate 495 to the Maryland State Line and the District of Columbia.
- Eligible Applicants: Local Governments and Community Development Organizations

# National Capital Strategic Economic Development Fund Map



# Gateway Community Development Corporation

**FY 2025– NED**

**Project Description:** Stormwater mitigation for Joe's Movement Emporium, a community performing arts center in Mount Rainier.

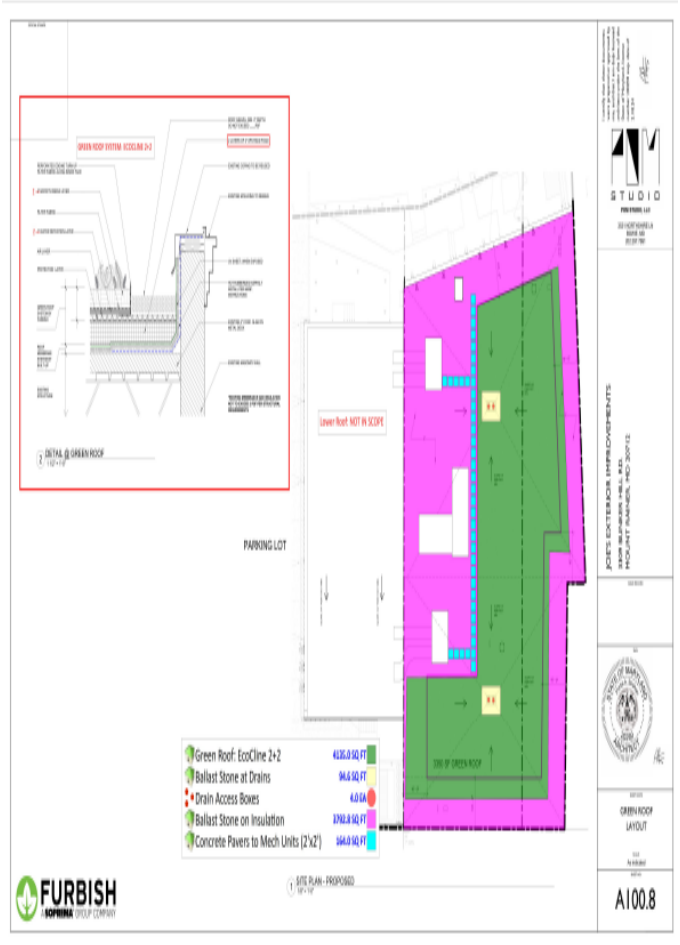
**Award Amount:** \$400,000 (\$325,000 capital, \$75,000 operating)

**Total Project Cost:** \$1,500,000

**Impact:** To address the chronic stormwater issues and flooding of public sidewalks, a 4,135 sq foot green roof and rain gardens were created to capture water and redirect water runoff while creating beautiful gardens around the building.

A "Story of Water and Art" installation has been created to educate the public on urban stormwater management practice, wildlife habitat renewal and public art project to showcase options for older commercial properties. The project aims to enhance community well-being, foster local pride, and stimulate economic development.

The project will become a model for other aging urban arts studios on retrofitting urban stormwater management.



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# Questions and Answers



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# Application and Review Process



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## State Revitalization Programs Application Project Criteria

- Clarity of project or program scope; Demonstration of community need (30 points)
- Project readiness to proceed and clarity of timeline (20 points)
- Project financing and committed financial resources, including significant private-sector leverage as well as utilization of other city and state public funding (25 points)
- Capacity of project sponsors and partners to implement the project/program (25 points).

## Threshold Requirements

- Current awardees are required to be in compliance with terms and conditions of their current award agreements.
- Sufficient progress must have been achieved, and the awardee must be in good standing. Project applications submitted by organizations who are noncompliant due to missing reporting, outstanding requests for payment documentation, not making sufficient progress on project and disbursement schedules, and overall not meeting the requirements of the executed grant agreement, **will be rated negatively due to noncompliance.** It is imperative that the organization provide all required documentation.
- **Consult with your project manager to discuss the status of your existing project(s) before submitting an application.**

## Legal Exhibits

- Signed Disclosure Authorization and Certification
- IRS Taxpayer Identification and Certification (W-9 Form)
- Operating budget for the current fiscal year
- Independent Financial Audit (Most Recent, as applicable), OR IRS Form 990 from the Prior Calendar Year
- **Optional:** Notification for Local Support Resolutions or Letter of Support
  - The State will notify local jurisdictions of your intent and request support

## Legal Exhibits - Community Development Organizations

- Corporate Resolution
- Articles of Incorporation
- By-Laws
- IRS Tax Exempt Determination Letter
- List of Organization's Board of Directors (current, dated)
- Evidence of Certificate of Good Standing - SDAT print out
- MD Charitable Organizations Registration - Secretary of State Letter
- Corporate Diversity Addendum

# Other Supporting Documents

## Individual Project Information

1. Evidence of site control
2. Documentation of funding commitments
3. Cost estimates
4. Program guidelines (required for MFIP and other programs)
5. Sustainable Communities map
6. Memorandum of Understanding

## Other Supporting Documents (cont.)

### Photographs

- Interior and Exterior
- If the project is a site, photographs of the site

### Construction or renovation projects

- Plans/specs, construction drawings
- Maryland Historical Trust review (if applicable)

**Your application will not be considered if the application is incomplete and required documents are not submitted by the deadline.**

## Mandatory Online Submission of Applications

- All 2028 SRP applications must be completed and submitted electronically using the [DHCD Project Portal web-based system](#).
- Returning applicants should already have accounts in the system.
- New applicants should request a New User account:
  - Identify the organization, project location and interested funding program.
  - **Deadline for new user requests is July 15, 2026 at 4:59 pm**
- There are Project Portal training materials available once you are logged into the system.

## Maryland Historical Trust Act Project Review

- Maryland Historic Trust (MHT) review is required for all capital projects prior to starting work or disbursement of funds.
- If a project was reviewed previously by another agency/program or from a prior fiscal year, evidence of that review may be uploaded to your application.
- If a review has not yet occurred, DHCD will coordinate the review once award decisions are made.
- DHCD has a Programmatic Agreement in place to streamline MHT reviews. Please do **NOT** submit projects directly to MHT. Contact Melissa or your Project Manager with questions.

**Melissa Archer, DHCD Preservation Officer**  
**Melissa.Archer2@maryland.gov**



# Application Demographics - Organizations

Beginning in FY 26, applicants and awardees are requested to provide race/ethnicity demographic information for your organization's Board of Directors and Senior Staff.

## APPLICANT PROFILE - ORGANIZATION DEMOGRAPHICS

### Review the reported Organization Demographics of your Board and Senior Staff

Beginning in FY2026, applicants and awardees are requested to provide race/ethnicity demographic information for your organization's Board of Directors and Senior Staff.

This data is entered and stored on your account Profile's "Organization Demographics" page, and is displayed in the table below for submission with this application.

*Note: State, County or Municipal Government Organizations who do not have Boards of Directors are requested to provide only Senior Staff demographics.*

- Edits to this data must be entered and saved on your account's Organization Demographics page prior to submission of the application.
- In order to submit this application, this table must be filled-out so that both columns Total to 100%.
- For the purposes of this application, "Senior Staff" is defined as staff with decision making authority or management responsibility within the organization.

Race/Ethnicity	Board Composition (%)	Senior Staff Composition (%)
White	0%	0%
Black or African American	0%	0%
Hispanic or Latino	0%	0%
American Indian	0%	0%
Native Alaskan	0%	0%
Native Hawaiian	0%	0%
Other Pacific Islander	0%	0%
Asian - Indian	0%	0%
Asian - Chinese	0%	0%
Asian - Other	0%	0%
Other - Single Race	0%	0%
Other - Multi-racial	0%	0%
Unknown/Decline to State	100%	100%
<b>TOTAL</b>	<b>100%</b>	<b>100%</b>



# Proposed Program/Project Budget and Financing (25 Points)

## Proposed Budget

- Be specific - **WHAT** are we paying for?
- Any additional sources noted in the budget must be verified (please include attachments)

**APPLICATION PROGRAM/PROJECT BUDGET TABLE**

*Instructions:* Complete program/project budget indicating activity by line item and source of funding.

Capital Amount Requested: \$0.00

Operating/Non-Capital Amount Requested: \$0.00

Total Amount Requested: \$0.00

Total Program/Project Cost: \$0.00

Activity/Use of Funds	Requested Amount(s)		Additional Source(s) of Funds			Totals By Activity/
	Capital Amount	Operating/Non-Capital Amount	Applicant Amount	Other Source Amount	Name of Additional Source(s)	Use of Funds
<b>Site Pre-Development Activities</b>						
Acquisition	\$ 0	\$ 0	\$ 0	\$ 0		\$
Architectural/Engineering Design	\$ 0	\$ 0	\$ 0	\$ 0		\$
Demolition	\$ 0	\$ 0	\$ 0	\$ 0		\$
Infrastructure	\$ 0	\$ 0	\$ 0	\$ 0		\$
Stabilization	\$ 0	\$ 0	\$ 0	\$ 0		\$
<b>Site Development Activities</b>						
New Construction	\$ 0	\$ 0	\$ 0	\$ 0		\$
Rehabilitation / Renovation	\$ 0	\$ 0	\$ 0	\$ 0		\$
<b>Operations and Non-Capital Activities</b>						



## Proposed Timeline and Readiness

- **50%** of the awarded funds must be drawn down by the **first anniversary date** of the award
- 2-year award term

## Proposed Program/Project Timeline and Readiness (15 Points)

### APPLICATION PROGRAM/PROJECT TIMELINE (SCHEDULE)

Complete the following timeline table by entering key dates and short descriptions of activities for your program/project. \*

*At least three activity rows are required. The first row should be listed as the "Commencement Date" and the last row should be listed as the "Completion Date."*

Start Date	End Date	Activity Description
<input type="text" value="01/01/2025"/>	<input type="text" value="04/01/2025"/>	<input type="text" value="Commencement Date"/>
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<input type="text" value="06/01/2027"/>	<input type="text" value="06/30/2027"/>	<input type="text" value="Completion Date"/>
<input type="text" value="07/01/2027"/>	<input type="text" value="08/15/2027"/>	<input type="text" value="Final report due within 45 days of completion"/>

## FY27 Award Program/Project Impact Data

- Objective: Quantify the results of your proposed project or program
  - “What will you accomplish with the requested funds?”
  - Estimates are OK!
- Not all questions will apply - only answer those that do
  - You must answer at least one question
  - Use the “Other” question option to describe your proposed project or program if needed
- If your application is successful, you will update your answers based on the awarded funds
  - “What will you accomplish with the awarded funds?”
- You provide updates on your progress in your quarterly and final reports
  - “What have you accomplished so far?”

# FY27 Award Program/Project Impact Data - Example

## IMPACT DATA TABLE

IMPACT DATA QUESTION	NUMERICAL VALUE		
	Anticipated	Awarded	Progress To-Date
Facade Improvement Programs	Anticipated	Awarded	Progress To-Date
1. Total number of facade improvements <i>(automatically calculated 1.1 to 1.2)</i>	0	0	0
1.1 Residential facade improvements	0	0	0
1.2 Commercial facade improvements	0	0	0

## FY28 General Application Review Timeline and Award Lifecycle

- IGX Portal opens to receive applications: **June 22, 2026**
- Application Period: Online Submissions **due August 6, 2026, at 2:59 PM**
- Review Period: Summer/Fall 2026
- Award Recommendations: Fall 2026
- Award Announcements: Winter 2027
- Award Agreement Drafting and Execution: Winter/Spring 2027
- Active Award Management: 2 Year Award Term

## Partner Reviewing Agencies

- Maryland Department of Commerce
- Maryland Department of the Environment
- Maryland Department of Health
- Maryland Department of Housing and Community Development
- Maryland Department of Natural Resources
- Maryland Department of Planning
- Maryland Department of Transportation
- Maryland Higher Education Commission
- Maryland Historical Trust

## Regional Project Managers – Baltimore City Team Contact List

### REGION 1: Northwest Baltimore City

Jessica DeGaine, Project Manager, 410-209-5851, [jessica.degaine@maryland.gov](mailto:jessica.degaine@maryland.gov)

### REGION 2: Northeast Baltimore City

Kate Howard, Program Officer, 410-209-5824, [katherine.howard@maryland.gov](mailto:katherine.howard@maryland.gov)

### REGION 3: Southeast Baltimore City

Sarah Kim, Project Manager, 410-209-5836, [sarah.kim1@maryland.gov](mailto:sarah.kim1@maryland.gov)

### REGION 4: Southwest Baltimore City

Erin Lavitt, Project Manager, 410-209-5828, [erin.lavitt@maryland.gov](mailto:erin.lavitt@maryland.gov)

## Regional Project Managers – Statewide Team Contact List

REGION 5: Western Maryland: Allegany, Carroll, Frederick, Garrett, Washington

Sara Jackson, Project Manager, 410-209-5812, [sara.jackson@maryland.gov](mailto:sara.jackson@maryland.gov)

REGION 6: Southern Maryland: Calvert, Charles, Prince George's, St. Mary's

Jean Cannon, Program Officer, 410-209-5806, [jean.cannon@maryland.gov](mailto:jean.cannon@maryland.gov)

REGION 7 Eastern Shore: Cecil, Caroline, Dorchester, Kent, Queen Anne's, Somerset, Talbot, Wicomico, Worcester

Maria Mougridis, Project Manager, 410-209-5803, [maria.mougridis@maryland.gov](mailto:maria.mougridis@maryland.gov)

REGION 8: Central Maryland: Anne Arundel, Baltimore County, Harford, Howard, Montgomery

Jessica Argueta, Project Manager, 410-209-5848, [jessica.argueta@maryland.gov](mailto:jessica.argueta@maryland.gov)

**Thank you!**

**Larry Brown, Jr.**

**Assistant Director, Baltimore City Revitalization Programs**

**[larry.brownjr@maryland.gov](mailto:larry.brownjr@maryland.gov)**

**410-209-5819**

**Garland Thomas**

**Assistant Director, State Revitalization Programs**

**[garland.thomas1@maryland.gov](mailto:garland.thomas1@maryland.gov)**

**410-209-5810**



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