



**Maryland Department of Housing and
Community Development
Division of Neighborhood Revitalization**

Fiscal Year 2026 State Revitalization Programs Application

Community Legacy

Maryland Façade Improvement Program

Strategic Demolition Fund - Statewide

Baltimore Regional Neighborhood Initiative

National Capital Strategic Economic Dev. Fund

Seed Community Development Anchor Institution Fund

**Deadline for Submission:
Wednesday, July 2, 2025, at 2:59 PM (EST)**

Wes Moore, Governor
Aruna Miller, Lt. Governor
Jacob R. Day, Secretary
Julia Glanz, Deputy Secretary

dhcd.maryland.gov

State Revitalization Programs Fiscal Year 2026 Application Program Guidelines

Guidelines updated May 2025

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Fiscal Year 2026 Budgeted Funding

Baltimore Regional Neighborhood Initiative	\$18 MM capital, \$499,486 operating
Community Legacy	\$8 MM capital
Maryland Façade Improvement Program	\$5 MM capital
National Capital Strategic Economic Development Fund	\$18 MM capital, \$200,000 operating
Seed Community Development Anchor Institution Fund	\$10 MM capital
Strategic Demolition Fund – Statewide	\$10 MM capital

Fiscal Year 2026 Available Funding

Baltimore Regional Neighborhood Initiative	\$9.65 MM capital, \$499,486 operating
Community Legacy	\$5.3 MM capital
Maryland Façade Improvement Program	\$5 MM capital
National Capital Strategic Economic Development Fund	\$8.6 MM capital, \$200,000 operating
Seed Community Development Anchor Institution Fund	\$3 MM capital
Strategic Demolition Fund – Statewide	\$5.5 MM capital

NEW

New for Fiscal Year 2026

- The FY26 round for the Baltimore Vacants Reinvestment Initiative program (formerly Strategic Demolition Fund – Project C.O.R.E.) opened on April 2 and will close on May 23. More information may be found on the [BVRI webpage](#).
- Additional considerations, organization program questions and project impact reporting have been updated.
- Organizations that have previous year funding are required to be up to date on reporting and all other program requirements. Noncompliance may negatively affect the application.
- The Department will implement a four percent (4%) Financial Assistance and Application Processing (FAAP) Fee on all capital awards, except those funded through the Maryland Façade Improvement Program.
- The Department may elect to evaluate all submitted FY2026 applications, for the FY2026 and/or FY2027 award cycle.

Introduction

Through funding and technical assistance, the Maryland Department of Housing and Community Development (the Department) works with local partners to revitalize cities, towns and neighborhoods across Maryland. Our community development programs enhance existing neighborhood resources, support economic development, provide public services and infrastructure, and improve the quality of life for residents. Department funding should leverage other public, private and nonprofit funding sources.

The Department's State Revitalization Programs (SRP) are primarily used to support expenses associated with capital projects – in other words, something that will result in a “bricks and mortar” project with about a minimum a 15-year shelf life. The most competitive applications for funding will (1) clearly connect to a project or program priority identified in a community's Sustainable Community Action Plans or BRNI area Action Plans and, (2) also demonstrate that the projects and programs are ready to proceed with the Department's funding.

Application Submission

Eligible Target Areas

Projects must be in one of Maryland's designated Sustainable Communities. Sustainable Communities are areas that are located within Priority Funding Areas (PFAs) and are targeted for revitalization. To see your jurisdiction's Sustainable Community boundaries, please use the [Neighborhood Revitalization mapper](#).

Some programs have other geographic eligibility requirements – see program pages below for more information.

In addition to being located inside a Sustainable Community, projects should help achieve the strategies outlined in a local government's [Sustainable Communities plan](#).

Application Threshold Requirements

Current awardees of the Department's State Revitalization Programs are required to be in compliance with the terms and conditions of their current award agreements. If you have received past State Revitalization Program funding, you must have achieved sufficient progress and be in good standing with all reporting requirements. This threshold requirement also includes any missing final reports and/or expense summaries from prior awards. Consult with your project manager to discuss the status of your existing project(s) before applying.

Eligible Applicant Definitions*

- *Local government* is a Maryland city, town, or county government entity.
- *Group of local governments* is more than one city, town or county applying jointly.
- *Community development organization (CDO)* is a nonprofit organization which operates for the purpose of improving the physical, economic, or social environment of its geographic areas of operation.
- *Hospital* is a group of at least five physicians who are organized as a medical staff for the institution; maintains facilities to provide, under the supervision of the medical staff, diagnostic and treatment services for two or more unrelated individuals; and admits and retains the individuals for overnight care.
- *Higher Education Institution* is any educational institution that provides certifications or degrees beyond 12th grade.

*Applicant eligibility varies by program. See program guidelines on the following pages for more details.

Eligible Capital Expenses and Activities

Generally, State Revitalization Programs fund capital, construction-related projects that have at least a 15-year shelf life and fall within the below basic categories with examples:

Acquisition: Real property acquisition

Predevelopment:

- Construction-level architectural and engineering design related to a development project
- Demolition of an existing building, structure or site
- Infrastructure. Building stabilization
- Environmental remediation

Development:

- New construction
- Rehabilitation
- Park/playground construction

BRNI and NED only – Eligible Operating Expenses and Activities

Two programs, the Baltimore Regional Neighborhood Initiative (BRNI) and the National Capital Strategic Economic Development Fund (NED), currently have operating funds to award as part of their available funding. For these programs only, operating expenses and activities may be funded.

Examples of eligible operating expense and activities include:

- Essential operational staffing and project administration that supports the capital BRNI and NED projects supporting community revitalization
- Feasibility and/or marketing studies that have the potential to support capital BRNI and NED projects Expense eligibility may vary by program and funded program budgets. See program descriptions for more information.

If awarded operating funds through these programs, note:

- BRNI operating award: Each organization may not be awarded operating funds to exceed 40 percent of the total financial BRNI assistance provided to the organization.
- BRNI or NED operating indirect cost: If awarded BRNI or NED operating funds (“Awarded Operating Funds”), the awardee can choose to include up to fifteen percent (15%) of the Awarded Operating Funds toward indirect costs to be included as part of the award agreement budget.

Expense eligibility varies by program. See program guidelines on the following pages for more details.

Application Training

Application training is highly encouraged and will be offered via webinar. See the [State Revitalization Programs website](#) to sign up and obtain more information. Additionally, training documents are available in the DHCD Project Portal. These include a program overview and application step-by-step training. For more information about accessing and using the system, please contact your [regional project manager](#).

Mandatory Online Submission of Your Application

The online grant management system – [DHCD Project Portal](#) – is a web-based application that allows municipalities and organizations to apply for funding.

To access the Project Portal you must be registered. Select “New User?” and complete the registration request form. Requests for registration may take up to 72 hours to be approved.

Ensure that you have uploaded all the necessary current organizational documents in the organization’s profile. **Failure to provide the required documentation at the time of application submission could disqualify the application.**

New organization registration cut off: No new organization user requests will be accepted after **June 11, 2025**. This allows for processing time to determine eligibility. Be aware that program staff may request organization documents to determine eligibility.

Application Review

Department staff will lead a review team that may consist of representatives from other Housing divisions and other State agencies. The review team will make award recommendations for consideration by the Department's Secretary.

Award Criteria

Proposals are reviewed by regionally-focused teams from a range of state agencies. Proposals are scored according to the following framework:

- Demonstration of community need for reinvestment and strength of community input and support (20 points);
- Clarity of project or program scope (20 points);
- Project readiness to proceed and clarity of timeline (15 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); and,
- Capacity of project sponsors and partners to implement the project/program (20 points).

Requests for loans and combination loan/grant awards will be given greater priority than requests for grant only awards. Geographic balance of awards made statewide is also a consideration.

Additional Considerations

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.

Fiscal Year 2026/Fiscal Year 2027

The Department may elect to evaluate all submitted FY2026 applications, for the FY2026 and/or FY2027 award cycle.

Site Visits and Follow-up Discussion

During the application review process, the review teams may make visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards. Be aware that **not all project proposals will require a site visit or**

follow-up meeting; these are up to the discretion of the Department. Also, a site visit or follow-up meeting and correspondence does not guarantee project funding.

Historic Preservation Consultation

All capital projects receiving State financial assistance are subject to the Maryland Historical Trust Act, which requires State agencies to consider the effect their funding will have on historic resources. The Department has a Programmatic Agreement in effect with the Maryland Historical Trust and initiates historic preservation compliance reviews after awards are made. Please be aware that the Department will seek to avoid or minimize harm to historic properties, so if your project involves demolition or significant alterations to historic properties, please reach out to your regional project manager for guidance. Work should not begin, and funds will not be disbursed until the historic preservation consultation is complete.

Organizational Documents

Local Government Resolutions/Support

On behalf of all applicants, the Department will provide notice and opportunity to comment to an authorized official in the county or municipal government in which the project is located. A legally designated authorized official is a position or person that has been authorized by a local charter or resolution to execute legal documents on behalf of the county or municipal government. If the Department does not receive any comments within 45 days of notifying the local government of the projects within their jurisdiction, the Department will proceed to process the application.

Corporate Resolutions for Community Development Organizations (CDOs)

All CDO applicants are required to submit a corporate board resolution, evidence of nonprofit status, evidence of good standing (Md. State Department of Assessments and Taxation), evidence of their charitable registration (Md. Secretary of State), and corporate diversity addendum. See checklists below for other organizational documents requested at time of application.

Demographic Information

Beginning in FY2026, applicants and awardees are requested to provide race/ethnicity demographic information for your organization's Board of Directors and Senior Staff. These data are entered and stored on your account profile's "Organization Demographics" page and is displayed in the table on the application form. Edits must be entered and saved prior to submission of the application. Note that the information provided is for informational purposes only and do not factor into funding decision-making.

Organizations with Previous Award Funds

Organizations that have received funding in previous year(s) are required to be up to date on reporting and all other program requirements. Noncompliance with the grant agreement(s), including missing reporting; outstanding requests for payment documentation; not making sufficient progress on project and disbursement schedules; being nonresponsive; or not meeting the requirements of the executed grant agreement(s), may negatively affect the Organization's application(s). It is imperative that the organization provide all required documentation prior to application submission.

Post-Award Requirements

Reporting

Applicants that receive funding will be required to submit quarterly reports and a final report on project progress to the State Revitalization Program. The Program will summarize these reports on behalf of the Program for the General Assembly annually. In addition, statistics such as reporting compliance, leverage, draw rates, addresses, and project impact and success indicators are also submitted as part of monthly reporting.

DHCD Reporting: DHCD will measure people- and place-based metrics for each location selected for an award, which may include the following:

- Neighborhood population
- Households
- Racial and ethnic composition
- Childhood poverty rate
- Vacancy rate
- Household median income
- Homeownership rate
- Median home sales price
- Unemployment rate
- Permit activity
- Tax assessments and revenue
- Resident employment
- Cost burden for renters and homeowners

Awardee Demographic Reporting: Awardees may also be asked to report demographic data for beneficiaries of SRP funding, including homeowners and renters who benefit from completed development projects. These metrics may include:

- Demographic data of new homeowners and renters, if available.
- Demographic data of the ownership of new or expanding businesses as a result of a completed commercial or mixed-use development project, if available.
- Minority- and women-owned contractors or subcontractors participating in a funded project.

Requests for Payment

Typically, award funds are disbursed on a reimbursement basis. Please consider this when applying for your project. Additionally, be prepared to extensively document project expenditures since evidence of spent funds is required for award disbursement.

Financial Assistance and Application Processing (FAAP) Fee

Beginning FY2026, the Department will be implementing a nonrefundable Financial Assistance and Application Processing (FAAP) Fee of four percent (4%) of the financial assistance awarded (for example, a \$100,000 award would be charged \$4,000.00). The FAAP Fee will be implemented on all capital awards except for those awarded through the Maryland Façade

Improvement Program. The FAAP Fee must be included in the Organization's budget(s) and may be funded from the award or from other sources available to the recipient.

Other Program Considerations

Larger awards may have additional program considerations. Those awards totaling over \$250,000, and/or projects whose total awards over multiple phases total over \$250,000, may require participation in the Department's Minority Business Enterprise Program. Participation will be assessed once awards have been made.

The Department awards both grant and loan funds. In some situations, for those awards totaling over \$500,000, the Department may require that future profits from a project be repaid back to the Department and the award secured by a Promissory Note and Deed of Trust.

Contact Information

For more information about the application process, please contact [your regional project manager](#).

REGION 1: Northwest Baltimore City and County

Larry Brown, Assistant Director, 410-209-5819 (O), larry.brownjr@maryland.gov

REGION 2: Northeast Baltimore City and County

Kate Howard, Program Officer, 410-209-5824 (O), katherine.howard@maryland.gov

REGION 3: Southeast Baltimore City and County

Sarah Kim, Project Manager, 410-209-5836 (O), sarah.kim1@maryland.gov

REGION 4: Southwest Baltimore City and County, Northern Anne Arundel

Erin Lavitt, Project Manager, 410-209-5828 (O), erin.lavitt@maryland.gov

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

Sara Jackson, Project Manager, 410-209-5812 (O), sara.jackson@maryland.gov

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

Jean Cannon, Program Officer, 410-209-5806 (O), 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 (O), maria.mougridis@maryland.gov

REGION 8:

Central Maryland - Anne Arundel (outside I-695), Baltimore County (outside I-695), Harford, Howard, Montgomery

Jessica Argueta, Project Manager, 410-209-5848 (O), jessica.argueta@maryland.gov

Programmatic Application Checklist

Please review the checklist of information and attachments and provide all that is applicable via the online application:

Project Eligibility and Application Considerations

- Unless requesting operating funds under BRNI or NED, **is your project an eligible capital construction project lasting approximately 15 years?**
- **If requesting operating funds under BRNI or NED, did you describe how the operating costs requested are necessary to implement a revitalization project?** For example, staff support should help an organization implement BRNI or NED capital projects as may be described in the neighborhood action plan and/or Sustainable Community plan.
- **Is your project located in a Sustainable Community and does it advance your area's Sustainable Communities revitalization goals?** Check the project's location on the [Neighborhood Revitalization Mapper](#) and review the [Sustainable Community Plan](#) to confirm. Geographic eligibility may depend on the funding program; please review the program guidelines to determine eligibility.
- **Is the project a revitalization priority in the community's Sustainable Community Action Plan?** Does the project have community support? How does the project address the Additional Considerations noted in the introduction?
- **Have you provided a scope of work for the proposed project that clearly describes specific project activities, implementation timeline and how the award funds will be used?** The project description should fully describe funding requested for activities in the project budget.

Organization Eligibility

- **Are you a local government, non-profit community development organization, or other eligible applicant?** Applicant eligibility depends on the program; please review the program guidelines to determine eligibility.
- **Can you demonstrate that your entity or organization is a good steward of State funds?** Have you quickly spent down current award funds? Are you in compliance with current award requirements such as timely submission of reports?
- **Is your organization in "good standing" with the [State Department of Assessments and Taxation](#) and the [Maryland Secretary of State](#) under the Maryland Solicitations Act?** Did you attach current documentation demonstrating good standing? If you are exempt from charitable organization requirements, did you attach current evidence of exemption with the Maryland Secretary of State?
- Did you visit the Organization Profile section of the online DHCD Project Portal, update all outdated information, and upload current year required organizational documents (see Organizational Documents checklist below)?
 - **Did you provide your Federal ID information?**
 - **Did you complete and sign the Disclosure Authorization form? If a nonprofit community development organization, did you complete and sign a**

Corporate Resolution? Did you ensure that the signatory listed on the Disclosure Authorization also appears on the list of authorized signatories listed within the Corporate Resolution?

- **If you are a nonprofit community development organization, did you upload the Corporate Diversity documentation?**

Budget

- **Did you provide appraisal documentation, construction budget or pro forma, and/or solicited cost estimates that justify the requested amount?**
- **Did you accurately represent your project request in the appropriate budget lines?** Is the request appropriately in the capital or operating column (if BRNI or NED)? Is the request listed under the eligible capital request and activity line?
- **Did you provide match and match documentation?** The Seed Program requires a match; please review the program guidelines to confirm requirements. If you did list a funding match, did you also upload the appropriate documentation explicitly describing matching funds?

Capital Projects

- **Did you provide documentation that you own the property?**
- **If you do not own the property, did you provide a copy of the lease agreement and submit a letter from the property owner giving permission to do the project on the property?**
 - If this project is for acquisition, did you submit a letter from the property owner asserting that the sale will occur and at what sales price? Have you received any appraisals for the property, and can you provide a copy of that documentation?
 - If this project is to occur in a right of way, did you provide permitting or other documentation showing that you are allowed to implement the project within the right of way?
 - For programs such as façade improvement programs, does your application and project guidelines ask for evidence of property ownership or lease, and permission from the property owner?
 - If you, the applicant, are acting as a pass-through entity and/or you have no intention of owning or having rights over the site where the project will occur, did you provide both a) documentation of the sub-recipient ownership or lease of the property, and b) a Memorandum of Understanding or executed letter between the two parties stating the contractual relationship between you, the sub-recipient, and the status of property ownership or lease?
- **For a program, such as a façade improvement program or other, did you submit program guidelines, application documents, and documentation describing the review and approval process?** If you are applying for the Maryland Façade Improvement Program, you must submit your program's application guidelines.
- **Are you aware that all capital projects must go through the Maryland Historical Trust preservation review process?** The Department will initiate the historical review process on behalf of the applicant. Work should not begin and funds will not be disbursed until the historic preservation consultation is complete.

Organizational Documents

Application Required Documents and Legal Exhibits – All Applicants

In addition to completing the application questions, the following program/project-related documents must be attached to the online grant application. Prior to the submission of a DHCD application, confirm that these documents have been uploaded to the “Attachments and Authorization” page of the online application.

- **Program/Project Site Location Map** – using the [Neighborhood Revitalization Mapper](#), enter the primary program/project site address to generate a map image, demonstrating the location within the boundaries of a designated Sustainable Community. Print the map as a PDF file and upload to the application’s “Application Information” page. Click here for full [Neighborhood Revitalization Mapper Instructions](#). In cases of multiple noncontiguous addresses, additional maps can be saved and uploaded to the last page of the application as “Additional Supporting Attachments”.
- **Disclosure Authorization** – attach a completed and signed form to certify the application submission. Click here for the [Disclosure Authorization](#) Form (MS Word template-log in required)
- **Program/Project Photograph(s)** – attach at least one high-quality photograph representing the proposed program/project. This photo may be of a project-specific property or site in its current state; or in cases of programs or operating requests, a photo representing the type of activity performed or supported.
- **IRS Taxpayer Identification and Certification W-9 Form** – the applicant organization’s W-9 Form must be provided and will be used by the Department to verify Federal Identification, consistent with State and Federal reporting and award payment methods. Upload this document to the applicant’s Profile, Organization Uploads.
- **Corporate Diversity Addendum** – attach a completed and signed form to certify the application submission. Click here for the [Corporate Diversity Addendum](#) Form (MS Word template).

Under the Maryland Solicitations Act and the Code of Maryland Regulation, organizations receiving a combined \$1,000,000 or more in state benefits (including grants, tax credits and other competitive contracts) within a single fiscal year from State of Maryland Departments, must provide a completed and signed Corporate Diversity Addendum at least once per fiscal year.

Funding programs of the Maryland Department of Housing and Community Development require a completed and signed addendum annually of all Nonprofit or For Profit organizations. Local and Municipal Government organizations, though not required, are encouraged to also complete the addendum.

- **Operating Budget (Current Year)** – Review, upload or update the current Operating Budget document on the applicant’s Profile, Organization Uploads.
- **Independent Financial Audit (Most Recent, or IRS Form 990 from the Prior Calendar Year)** – Review, upload or update the most recent audit document on the applicant’s Profile, Organization Uploads.

Required Legal Exhibit Attachments – Nonprofit Applicants Only

NONPROFIT applicants must also attach the following program/project-related documents to the online grant application. Prior to the submission of a DHCD application, confirm that these documents have been uploaded to the “Attachments and Authorization” page of the online application.

- **Corporate Resolution** – attach a completed and signed form to certify the application submission. Click here for the [Corporate Resolution](#) Form (MS Word template)
- **Temporary Evidence of Good Standing** – attach a printed (PDF) screen capture of the applicant organization’s status from the Maryland State Department of Assessments and Taxation (SDAT) website.
Do not purchase an official Certificate of Status for the purpose of application. Unless explicitly instructed by DHCD Program Staff, an official (un-expired) Certificate of Status is not needed to the submit the application; but may be required later for the execution of an award agreement.
- **Articles of Incorporation** – Review, upload or update this document to the applicant’s Profile, Organization Uploads.
- **By Laws or Operating Agreement** – Review, upload or update this document to the applicant’s Profile, Organization Uploads.
- **Board of Directors List of Certifications**– Review, upload or update the current Operating Budget document on the applicant’s Profile, Organization Uploads. Document should be official and dated (on letterhead, screen print webpage). Board members listed should currently be on the board.
- **IRS Letter of Determination** – Review, upload or update this document to the applicant’s Profile, Organization Uploads.
- **MD State Charitable Registration Letter** – Review, upload or update this document to the applicant’s Profile, Organization Uploads. Under the Maryland Solicitations Act, charitable organizations soliciting in Maryland generally must file documents annually with the [Office of the Secretary of State](#). All applicants will need this documentation before any award can be executed.

Optional Legal Exhibit Documents

Provide the following documents if applicable and available. These are OPTIONAL and are **not required** for submission of the application.

- **Local Government Resolution(s)** – where available, provide a local government resolution from the jurisdiction(s) where the program/project will take place. On behalf of all applicants, the Department will provide notice and opportunity to comment to an authorized official in the county or municipal government in which the project is located. If the Department does not receive any comments within 45 days of notifying the local government of the projects within their jurisdiction, the Department will proceed to process the application.
- **Operating Budget (Prior Year)** – where available, upload or update the current Operating Budget document on the applicant’s Profile, Organization Uploads.
- **Independent Financial Audit (Previous, or IRS Form 990 from the Prior Calendar Year)** – Where available, review, upload or update the prior audit document on the applicant’s Profile, Organization Uploads.

- **Additional/Other Signature Authorization or Letter of Delegation** – where available or applicable, attach another form of Signature Authorization or letters delegating signature authority on behalf of the executive or elected official.

Additional Supporting Documents

In addition to the Organizational and Legal Exhibits listed above, the application allows the attachment of any additional documentation that you have procured or developed related to the development of the program/project. These can be uploaded on the “Application Attachments and Authorization” page.

Examples include additional photographs, letters of support, program guidelines, marketing tools, vendor quotes and/or cost estimates.

If this is application is in support of a revolving loan fund, attach documentation of the underwriting criteria and the repayment terms.

Community Legacy Program

Eligible Applicants:

Local Governments
Groups of Local Governments
Community Development Organizations

Deadline for Submission:

Wednesday, July 2, 2025, at 2:59 PM (EST)

General Description

Community Legacy, a program of the Maryland Department of Housing and Community Development (the “Department”), is implemented in close coordination with local community partners and other State agencies. Community Legacy is a tool that catalyzes new investment in older neighborhoods and business districts in support of local revitalization plans for designated Sustainable Community Areas. Community Legacy funds assist leaders from urban and suburban communities, and small towns that have a comprehensive approach to encourage community reinvestment, economic development, and resource conservation. Over time, these strategies achieve and maintain vibrant places for Marylanders to live, work and prosper.

Leaders are taking on revitalization opportunities throughout Maryland’s traditional towns and older communities, and their projects clearly demonstrate the economic, civic, and cultural importance of reinvestment strategies. With new investment in housing and small businesses, Maryland’s historic towns and cities can once again support vibrant centers of community, and better protect their surrounding farmland and open space from sprawl development. Such reinvestment also better utilizes existing infrastructure and reduces the burden on all State taxpayers for the cost of new and unsustainable growth.

Community Legacy provides resources to assist local governments and their nonprofit community development partners in realizing comprehensive community revitalization initiatives. It is intended as a flexible resource to fill key funding gaps not being met by other State or local financing and to position older communities for increased private investment.

Eligible Applicants and Projects

Lead applicants will be local governments or community development organizations. Local government applications should be lead-sponsored by the Community and/or Economic Development agency, or, in the absence of such an agency or staff, the local agency designated by the jurisdiction’s chief executive. Supporting applicant team members can and should include housing agencies, planning departments, local non-profits, civic institutions and private sector companies and lenders.

Projects must be within certain eligible areas:

- Sustainable Communities
- Opportunity Zones in Allegany, Garrett, Somerset, and Wicomico Counties

Community Legacy funds support a wide range of local initiatives aimed at both attracting new residents and businesses and encouraging existing residents and businesses to remain and reinvest in a community.

Examples of revitalization activities supported in the past include, but are not limited to:

- Establishment of a revolving fund to attract home buyers to purchase and rehabilitate homes
- Programs for existing homeowners and businesses to improve their properties
- Development of mixed-use projects that may combine housing, retail, office, public and open space.
- Development and/or ownership of open space.
- Development of public infrastructure that is related to a Community Legacy project, such as parking, lighting and improvements to pedestrian and bicycle circulation.
- Streetscape improvements along streets that are generally not State highways.
- Strategic demolition, including land banking, to stimulate redevelopment.
- Acquisition and/or improvement of vacant buildings or unimproved land.

Award Types

The Department awards both grant and loan funds. In some situations, the Department may require that future profits from a project be repaid back to the Department and the award secured by a Promissory Note and Deed of Trust.

Beginning FY 2026, the Department will be implementing a nonrefundable Financial Assistance and Application Processing (FAAP) Fee of four percent (4%) of the financial assistance awarded (for example, a \$100,000 award would be charged \$4,000.00). The FAAP Fee will be implemented on all capital CL awards.

Maryland Façade Improvement Program

Eligible Applicants:

Local Governments

Groups of Local Governments

Community Development Organizations

Deadline for Submission:

Wednesday, July 2, 2025, at 2:59 PM (EST)

General Description

The Maryland Façade Improvement Program provides funding to improve the exteriors of businesses located in Maryland Sustainable Communities.

Program Goals

The purpose of the program is to assist qualified businesses with improving the outside of the businesses' buildings and facilities. Eligible applicants will apply to the program to capitalize a grants fund and develop an application process for businesses to improve their building facades. The program aims to help revitalize commercial buildings, support local revitalization efforts and contribute to creating a sense of place within Maryland Sustainable Communities.

Eligible Use of Funds

Funds will be used for capital costs related to the improvement of exterior facades for business buildings and facilities.

Eligible Applicants and Projects

Lead applicants will be local governments or community development organizations (for example: community development corporations, main street organizations, downtown partnerships). Local government applications should be lead-sponsored by the Community and/or Economic Development agency, or, in the absence of such an agency or staff, the local agency designated by the jurisdiction's chief executive.

The local government or community development organizations will apply to capitalize a grants fund and develop an application process for participating businesses to improve their building facades. Projects must be for commercial buildings and/or facilities that are located within designated Maryland Sustainable Communities.

Strategic Demolition Fund - Statewide

(all areas except Baltimore City)

Eligible Applicants:
Local Governments and
Community Development Organizations
(located outside of Baltimore City)

Deadline for Submission:
Wednesday, July 2, 2025, at 2:59 PM (EST)

General Description

The Strategic Demolition Fund (SDF) is a program that invests in pre-development activities that accelerate economic development and job production in Maryland's Sustainable Communities. The program aims to improve the economic viability of "grey field development" which often faces more barriers than sprawling "green field development."

Eligible Applicants and Projects

Eligible applicants include local governments or community development organizations whose project is located outside of Baltimore City. Proposed projects should support strategies identified in a Sustainable Communities Action Plan.

Projects must be within certain eligible areas:

- Sustainable Communities
- Opportunity Zones in Allegany, Garrett, Somerset, and Wicomico Counties

Project awards are anticipated to average \$250,000. Funds from the SDF program can be used for, but are not limited to, the following pre-development activities:

- Demolition of derelict non-contributing structures.
- Site acquisition and assembly to create redevelopment-sized parcels for solicitation or planned development.
- Site development/infrastructure improvements.
- Construction-level architectural and engineering designs.
- Stabilization of buildings to stay further deterioration and prepare properties for rehabilitation and reuse.
- Credit enhancement.

Award Types

The Department awards both grant and loan funds. In some situations, the Department may require that future profits from a project be repaid back to the Department and the award secured by a Promissory Note and Deed of Trust.

Beginning FY 2026, the Department will be implementing a nonrefundable Financial Assistance and Application Processing (FAAP) Fee of four percent (4%) of the financial assistance awarded (for example, a \$100,000 award would be charged \$4,000.00). The FAAP Fee will be implemented on all capital SDF awards.

Data requests

If awarded, project/program sponsors may be asked for supplemental information as it relates to project sites, addresses, activities, work status, reuse, and others.

Baltimore Regional Neighborhood Initiative

Eligible Applicants: Community Development Organizations

**Deadline for Submission:
Wednesday, July 2, 2025, at 2:59 PM (EST)**

General Description

The overarching goal of Baltimore Regional Neighborhood Initiative (BRNI) is to increase the competitiveness of the target communities in the Baltimore metro area for new homeownership and private-sector business, residential and commercial investment, through such activities as strategic property acquisition, redevelopment, rehabilitation, and new infill development. Target communities are those that can build upon existing strengths and assets to accelerate their momentum in achieving healthy residential markets and economic growth. BRNI investments demonstrate how strategic and innovative approaches to local housing and economic development can lead to healthy, sustainable communities with a growing tax base and enhanced quality-of-life. The program is focused on areas where modest but sustained investment in a comprehensive strategy will have measurable neighborhood impact.

Eligible Applicants

Eligible applicants are locally based nonprofit community development organizations (CDCs, Coalitions or Partnerships) in Baltimore City, or the inner-beltway communities of Baltimore County or Anne Arundel County, that are implementing a clear revitalization strategy in a specific neighborhood or set of neighborhoods. Cross-jurisdictional partnerships are also eligible and encouraged, and projects may be in more than one political subdivision. The revitalization strategy should aim for the goal of growing the targeted community's population and workforce, and improving key quality-of-life features that establish the conditions for increasing market-rate investment, positioning the target communities to become competitive for residential and economic investment in the region.

In addition to other partners that the community development organization recruits, eligible applicants are encouraged to apply along with one or more nonprofit Community Development Financial Institution (CDFI) partners that have the capacity and experience to assist in the financing of complex real estate projects within the community. The goal of such partnerships is to expand the private-sector project financing for larger scale revitalization projects, including commercial, residential, small businesses and mixed-uses in the Baltimore Regional Neighborhood Initiative communities.

Eligible applicants are encouraged to apply for projects and programs that build on their community and partner strengths and that will have short- and long- term outcomes as part of their overall revitalization strategy. Applicants may apply for multiple projects with multiple partners.

The lead awardees are also encouraged to collaborate with one another on programs with complementary goals.

Neighborhood Revitalization Plan

Eligible Baltimore Regional Neighborhood Initiative (BRNI) applicants must submit a Neighborhood Revitalization Plan. The BRNI Neighborhood Revitalization Plan is a multi-year community revitalization strategy that focuses around six elements and is nested within the municipality's Sustainable Community Plan. Frequently this plan is an existing strategy pursued by the Community Development Organization and its partners. Project proposals should relate to the actionable items of the plan.

If a Community Development Organization is interested in applying to the program and does not have an approved BRNI Neighborhood Revitalization Plan, then it must submit a plan at the time of application along with its projects for which it is requesting funds. Prior to any funding awards, the BRNI Neighborhood Revitalization Plan must be approved by the Department.

If you DO NOT have an approved strategic neighborhood revitalization and are new to the BRNI program, please contact the Regional Project Manager.

Eligible Activities

Funds can support a wide range of community enhancement projects, including but not limited to:

- Down payment assistance to attract home buyers to purchase and rehabilitate homes.
- Programs to acquire or rehabilitate vacant or blighted properties.
- Programs to improve existing residential and business properties.
- Programs to achieve energy efficiency through weatherization and energy retrofits.
- Development of mixed-use projects that combine housing, retail, and office space.
- Development or enhancement of community open space or public infrastructure.
- Workforce and employment development programs.
- Strategic demolition.
- Operating costs necessary to implement a community enhancement project.

There may be additional consideration given to applications that include:

- Opportunities that promote compact redevelopment and connect housing and job opportunities with transportation options.
- Activities in specially designated districts that encourage residential reinvestment that reinforces the success of the businesses in the districts.
- Community enhancement projects that encourage or incorporate elements that address environmental responsibility and stewardship into the site and project development, design, and construction.
- Community enhancement projects that incorporate additional State and local revitalization programs and financing tools.
- Capital investments and business practices that incorporate inclusionary hiring practices that increase local workforce opportunities.
- Projects whose purpose is to identify for acquisition, acquire, develop, or promote the development of vacant or blighted properties.

Award Types

The Department awards both grant and loan funds. In some situations, the Department may require that future profits from a project be repaid back to the Department and the award secured by a Promissory Note and Deed of Trust.

Beginning FY 2026, the Department will be implementing a nonrefundable Financial Assistance and Application Processing (FAAP) Fee of four percent (4%) of the financial assistance awarded (for example, a \$100,000 award would be charged \$4,000.00). The FAAP Fee will be implemented on all capital BRNI awards.

Threshold Requirements

Eligible applicants and their projects must have a BRNI Neighborhood Revitalization Plan and must be located within an approved Sustainable Community and in an approved Baltimore Regional Neighborhood Initiative target area in Baltimore City and/or the inner Baltimore Beltway communities of Anne Arundel and Baltimore Counties.

As previously stated, the BRNI Neighborhood Revitalization Plan application may be obtained from an SRP Project Manager and will be submitted at time of project proposal applications. Division of Neighborhood Revitalization staff will determine applicant eligibility, and the plan must be approved by the Department before projects can be awarded.

If you have questions on eligibility, use the [Neighborhood Revitalization Mapper](#). If you have questions regarding whether a specific address is eligible to apply for the NED Program, contact the [Regional Project Manager](#).

Budget Requirement

Each organization may not apply for more than 40 percent of the total financial assistance from the Baltimore Regional Neighborhood Initiative program to be used for operating expenditures.

National Capital Strategic Economic Development Fund

Eligible Applicants:
Local Governments and
Community Development Organizations

Deadline for Submission:
Wednesday, July 2, 2025, at 2:59 PM (EST)

General Description

The National Capital Strategic Economic Development Fund (“NED”) is a program for the greater National Capital region of Maryland that provides competitive funding for strategic investment in local housing and businesses to encourage healthy, sustainable communities with a growing tax base and enhanced quality of life. The program focuses on areas within Prince George’s and Montgomery counties where modest investment and coordinated strategies will have an appreciable neighborhood revitalization impact.

Program Goals

Funds from the NED program should support the goals and objectives outlined in a targeted area’s [Sustainable Communities Action Plan](#); however, should also support the following activities:

- Down payment assistance for homebuyers to purchase and rehabilitate homes
- Programs to acquire or rehabilitate vacant or blighted properties
- Programs to improve existing residential and business properties
- Programs to achieve energy efficiency through weatherization and energy retrofits
- Development of affordable housing
- Development of mixed-use projects that combine housing, retail, and office space
- Development or enhancement of community open space or public infrastructure
- Related workforce and employment development programs
- Related career and technical education and apprenticeship programs
- Strategic demolition
- Program funds may be used for operating costs necessary to implement a community enhancement project

Eligible Areas Targeted for Revitalization

NED projects should be in Sustainable Communities located:

- In Prince George’s County, at least in part, within the boundary created by Interstate 495 in the State and the District of Columbia; OR
- In Montgomery County, within an 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.

If you have questions on eligibility, use the [Neighborhood Revitalization Mapper](#). If you have questions regarding whether a specific address is eligible to apply for the NED Program, contact the [Regional Project Manager](#).

Eligible Applicants

Eligible applicants include local governments and community development organizations.

Award Types

The Department awards both grant and loan funds. In some situations, the Department may require that future profits from a project be repaid back to the Department and the award secured by a Promissory Note and Deed of Trust.

Beginning FY 2026, the Department will be implementing a nonrefundable Financial Assistance and Application Processing (FAAP) Fee of four percent (4%) of the financial assistance awarded (for example, a \$100,000 award would be charged \$4,000.00). The FAAP Fee will be implemented on all capital NED awards.

Seed Community Development Anchor Institution Fund

Eligible Applicants:

Maryland Hospitals and
Maryland Higher Education Institutions
Maryland Hospital and Maryland Higher Education Institution
Departments, Foundations, and Other Entities of the Institution

Deadline for Submission:

Wednesday, July 2, 2025, at 2:59 PM (EST)

General Description

The Seed Community Development Anchor Institution Fund (SEED) is a State of Maryland program that provides matching financial assistance through grants and loans to anchor institutions (e.g. hospitals and institutions of higher education in the State of Maryland including foundations, departments, and other entities of the institution) to support local community development projects in Sustainable Communities and blighted areas of the State.

Program Goals

The program will generate jobs, strengthen the partnership between anchor institutions and the State of Maryland, and lead to safer, healthier and more attractive communities.

Successful projects should build an ongoing relationship between the anchor institution and the community. Capital Seed projects may support non-facilities-based community outcomes, such as chronic disease prevention, social determinants of health improvements, access to specialty care, increasing educational opportunities and workforce development opportunities, and serve geographically diverse communities.

Eligible Use of Funds

Funds will be used for capital costs, such as, construction/rehabilitation, acquisition, architectural and engineering drawings, site development, public infrastructure improvements, other costs associated with capital neighborhood improvement projects.

Match Requirements

Applicant is required to provide evidence of matching funds contributed to the project in an amount that equals the amount of financial assistance received from the Fund (1:1 match).

Eligible Applicants

Anchor Institutions - defined as an institution of higher education or a hospital. Specifically:

- An institution of higher education in the State; or
- Hospital institution in the State that:
 1. Has a group of at least five physicians who are organized as a medical staff for the institution;
 2. Maintains facilities to provide, under the supervision of the medical staff, diagnostic and treatment services for two or more unrelated individuals; and
 3. Admits or retains the individuals for overnight care.
- Maryland Hospital and Maryland Higher Education Institution Departments, Foundations, and Other Entities of the Institution

Additional Eligibility Requirements

Projects must be in a Sustainable Community and/or an area of blight and support the improvement of a neighborhood that surrounds an anchor institution. Blighted areas are areas in which most buildings have declined in productivity by reason of obsolescence, depreciation, or other causes to an extent that they no longer justify fundamental repairs and adequate maintenance.

Award Types

The Department awards both grant and loan funds. In some situations, the Department may require that future profits from a project be repaid back to the Department and the award secured by a Promissory Note and Deed of Trust.

Beginning FY 2026, the Department will be implementing a nonrefundable Financial Assistance and Application Processing (FAAP) Fee of four percent (4%) of the financial assistance awarded (for example, a \$100,000 award would be charged \$4,000.00). The FAAP Fee will be implemented on all capital SEED awards.