



# Winter 2023 UPLIFT Listening Session

**Public Comment Period on Draft Program Guide:  
December 4-29, 2023**

# Agenda

- Welcome
- Goals for the Session
- Overview of UPLIFT Program Elements
- Overview of UPLIFT Application Process
- Open Comments

# Purpose of Listening Session

- Gather feedback from housing partners and stakeholders on draft Program Guide
- Answer questions about UPLIFT Program Guide and next steps

## UPLIFT Primary Program Goal

- To increase property values and provide wealth-building homeownership opportunities for targeted households by accelerating the pace of development, construction, and sale of quality affordable housing in low-income census tracts and designated Sustainable Communities to help close the appraisal gap that occurs in historically redlined communities.

## How Will it Work?

1. DHCD Publishes a UPLIFT Program Guide and Announces It's Accepting Applications
2. Application Materials will be available on the DHCD Website & accepted on "Rolling Basis."
3. Development Teams Submit an Application in the Approved Format
4. Applications are Evaluated According to the Program Guide's Threshold & Evaluative Criteria
5. Awards are Made
6. Projects are Underwritten and then Closed.
7. Construction will be financed by a combination of private and CDA Funding.
8. The Developer earns a fee for delivering the project as agreed.
9. The Homebuyer acquires title through a combination of the usual sources and a Promissory Note from CDA equal to the, "appraisal gap."

## UPLIFT: Primary Program Features

1. Location: “Historically Redlined Communities” Operationalized
2. Assemblages: Operationalizes Scale relative to vacancy
3. Developer Remuneration: Concentrates Incentives & Accountability of Production - Derisking Market
4. Neighborhood Network Strengthening

# UPLIFT Threshold Criteria - Critical Elements

## Location/Site Control

- In the target area
- 70% of sites in the Project under control

## Development Team

- Composition
- Capacity
- Good Behavior
- Status

## Reasonable Development Costs

## Design and Construction Standards

- Safety
- Environmental Review

## Other Financing

## Sales and Marketing

- Affirmatively Furthering Fair Housing
- 25% Set Aside

## Neighborhood Network Strengthening Plan

## Site Control - Feedback

- Developer must have direct control of at least 70% of all vacant properties in or around the defined Project Area
  - The Project Area is defined as the rectangle encompassing all project sites and bounded by the streets in the four cardinal directions
- Applicants must include an Acquisition Schedule with a complete roster of all properties, current ownership, and a projection of how and by when it will be conveyed to the applicant



# Evaluative Scoring Criteria - Minimum 75% of Available Points (183 OF 244)

## Development Team Experience, Capacity, and Composition - 94

### Points

- Experience
- Financial Capacity
- Past Underperformance
- Composition

## Project Impact - 60 Points

- Proportion of Vacants in the Project Area included in the Project Area
- Income Targeting

## Leveraging State Resources and Cost Effectiveness - 30 Points

- Direct Leveraging
- Public Impact Investments

## Readiness to Proceed - 40 Points

- Site Acquisition
- Neighborhood Plan Alignment
- Due Diligence, Design, Scope, and Budget
- Land Use and Construction Approvals

## Design Quality - 20 Points

- Project Durability
- Deductions for Excessive Costs

# Time for Comments & Questions

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## UPLIFT's Web Page:

<https://dhcd.maryland.gov/HousingDevelopment/Pages/UPLIFT.aspx>

# Contact Us:

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