



Maryland

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

FY27 Baltimore Vacants Reinvestment Initiative (BVRI)

Applicant Training

2/25



REINVEST *Baltimore*

BVRI Training Agenda

1. BVRI Program Overview

Kari Snyder, Maryland DHCD

2. Payment Structure

Ira Kowler, Maryland Community Investment Corporation

3. FY27 BVRI Application

David Birkenthal, Maryland DHCD

4. Question & Answer

BVRI Program Overview

Kari Snyder



BVRI Goals

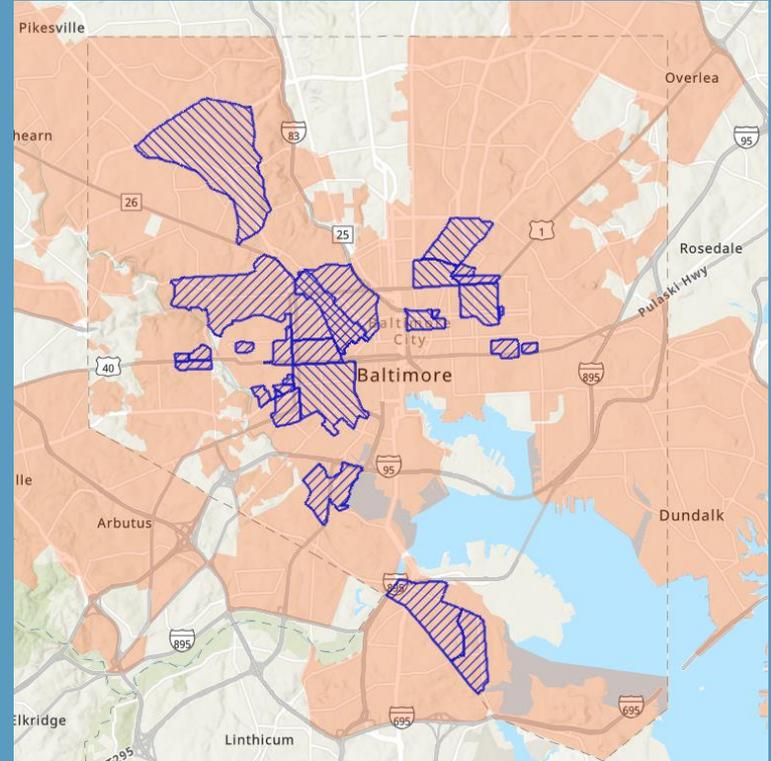
- Expedite abatement of vacant properties, particularly vacant buildings with city-issued vacant building notices.
- Increase occupied housing with an emphasis on homeownership.
- Stabilize and grow population and households through increased production of renovated homes and newly constructed homes.
- Strengthen neighborhood housing values and homeownership wealth without displacement.
- Leverage private sector capital for housing development finance.
- Achieve whole block outcomes, when every property on a block has a productive use.

Eligible Applicants

- Eligible Applicants: Non-profit Community Development Organizations (CDOs)
 - Organizational mission must include community development work and a service area in Baltimore City
- Applicant can apply to acquire and/or develop properties directly or partner with for-profit or non-profit developer(s)

Eligible & Priority Geography

- Eligible geography is Sustainable Community Areas
- [Baltimore City Vacancy Reduction Priority Geographies \(VRPGs\)](#) will be prioritized
- Use [CodeMap](#) to see VRPGs (select Impact Investment Areas and Other Vacancy Reduction Priority Geographies) under Focus Area



Eligible Activities

Grants and loans to finance:

- Acquisition, stabilization, renovation and new construction of vacant buildings and lots.
- Acquisition and aggregation of vacant lots for the purpose of infill construction and community-managed open space.
- Urgent demolition of properties, or the demolition of vacant buildings for near term redevelopment projects.
- Other predevelopment activities for renovation and new construction projects.

Awarded funds support activities that accelerate the remediation of vacant properties, particularly those with VBNs.

Application Focus

- CDO strategy for eliminating vacant property and strengthening neighborhoods within a defined target area.
- Continued focus on scaling the renovation of vacant buildings on clusters of contiguous blocks. Funds may also support the redevelopment of vacant lots for housing, mixed-use projects and green space to complement those efforts.
- The strategy should build from community strengths and assets and achieve whole block outcomes. Whole block outcomes occur when every property on a block has a productive use.
- Emphasis on production speed and rebuilding neighborhood housing markets.

Whole Blocks Strategy

- **Identify block cluster(s)** - the target area
- **Convey your reinvestment strategy** for target area that aligns with the values and principles of the Baltimore Vacants Reinvestment Council (BVRC) and whole block approach
- **Develop a property pipeline** with strategies for each property
- Demonstrate that BVRI funding will **complete whole blocks**
A block is defined as all the properties on both sides of a street, corner to corner

Application Dates & Links

Application opening:

February 18, 2026

Application closing:

April 1, 2026 at 11:59 PM

BVRI webpage includes:

- Application Template
- Property pipeline Worksheet
- Development budget samples
- Application Guide
- Disclosure authorization
- Principles for implementing a whole block strategy
- [Application Link](#)
- [1-on-1 Scheduling Link](#)

Payment Structure

Ira Kowler



BVRI Payment Structure Overview

- MCIC will facilitate processing of FY27 BVRI funding to awardees. Grant agreement approval and receipt of funding will be expedited processes
- FY27 BVRI funds will be provided as partially forgivable subordinate **loans** from MCIC.
Forgiveness will be based on Net Sale/Refinance Proceeds and project appraisal gap
- BVRI Loans available for:
Acquisition & pre-development soft costs
Construction financing gaps
Closeout appraisal gap coverage

FY27 BVRI Application

David Birkenthal



Application Navigation & Access

- The [FY27 BVRI Application](#) is hosted on Survey 123
- The application is automatically saved in your browser. You do not need to create an account to use the application.
- Maryland DHCD cannot see your application until you press submit.
- A Word Doc [template](#) is available on the [BVRI Webpage](#)



APPLICATION GUIDE

FY27 Baltimore Vacants Reinvestment Initiative

Introduction

On October 1, 2024, Governor Moore signed an [Executive Order](#) establishing Reinvest Baltimore, a coordinated effort to align the city, state, community, private and philanthropic partners' initiatives into a unified strategy to move at least 5,000 vacant properties into homeownership or other positive outcomes over the next five years. Reinvest Baltimore includes the [Baltimore Vacants Reinvestment Council](#) (BVRC) and the [Baltimore Vacants Reinvestment Initiative](#) (BVRI).

The BVRC brings together state, city, corporate, community and philanthropic partners to align funding, data, and delivery systems behind a shared goal: transform the city's vacant properties into rows of safe stable housing on thriving blocks and build strong neighborhoods that can sustainably attract private investment. To accomplish that outcome, Governor Moore and the Maryland General Assembly are deploying a historic level of \$50 million annually through the BVRI funding program to eliminate vacant and underutilized properties in Baltimore City.

Key Components of BVRI Application



Key Components of the BVRI Application

1. Identified Target Area
2. Vacant Revitalization Strategy
3. Vacant Properties Pipeline List
4. Additional Project Types

Identified Target Area

- Create a simple map of your target area for FY27 BVRI funds
 - This can be as easy as drawing on a screenshot of Google Maps.
- Your identified target area should be within your organization's existing service area
- You will be asked to justify why you've selected the target area based on criteria such as:
 - Geographic Boundaries, like major roads
 - Organizational assets, like properties you already own
 - Community strengths, like nearby parks

Vacant Revitalization Strategy

- Provide a narrative description of your vacants reduction strategy.
- Potential components of the narrative may include:
 - Which blocks you intend to begin with
 - What remediation strategies you have selected for properties in your target area and how you are prioritizing them
 - What you see as attainable outcomes for the first 6 months

Vacant Property Pipeline List

- Complete a [provided template](#) with a list of all the properties you believe could be a part of your vacant revitalization strategy.
These should include properties you or your partners own and properties you could acquire on the open market, especially those with VBNs inside your identified target area.
- For each property, we're asking you to provide information on:
 - Property characteristics
 - Proposed remediation strategies
 - Expected cost of remediation
 - Expected uses after remediation

Additional Project Types

- In addition to residential rehab projects, these project types will be eligible for FY27 BVRI funds:
 - Residential Infill New Construction
 - Modular Infill
 - Commercial/Mixed Use
 - Open Space Projects

Additional Project Types

- Application Requirements for additional project types:
 - Current Project Status (Site control, projected timeline)
 - Sources & Uses Budget
 - Applicant and/or Partner experience with projects
 - Support Letters from any listed partners
 - Sale/Rental Strategy
 - Additional Documentation

Q&A



Contact

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Please use [this link](#) to schedule a 15 minute meeting to discuss questions specific to your organization.