



Maryland Department of Housing
and Community Development
Secretary Kenneth C. Holt

Sustainable Growth Commission

Maryland Department of Housing and
Community Development



DHCD: WHAT WE DO

Mission

The Maryland Department of Housing and Community Development works with partners to finance housing opportunities and revitalize great places for Maryland citizens to live, work and prosper.

Vision

All Maryland citizens will have the opportunity to live and prosper in affordable, desirable and secure housing in thriving communities.



DHCD DIVISION OF NEIGHBORHOOD REVITALIZATION

DHCD's Neighborhood Revitalization programs have been utilized by local governments, nonprofits and small businesses to:

- INVEST in vital and sustainable communities
- BUILD strong and vibrant neighborhoods
- HONOR and promote our diverse heritage
- CREATE dynamic experiences for residents and visitors
- ENHANCE the quality of life for all Marylanders



NEIGHBORHOOD REVITALIZATION DIVISION

- DHCD invests in the vitality, development and revitalization of older communities in Maryland through the following programs:
- State Revitalization Programs
 - **Community Legacy** - grants to local governments and nonprofits to revitalize designated Sustainable Communities.
 - **Community Investment Tax Credit** - competitive allocation of State income tax credits to donors to nonprofits in PFAs.
 - **Strategic Demolition Fund** - to prepare sites in Sustainable Community areas for reinvestment.
 - **Baltimore Regional Neighborhoods Initiative** - to accelerate reinvestment in targeted Baltimore area neighborhoods.
 - **Main Street Maryland** - ongoing promotion and technical assistance for designated historic downtown areas



NR DIVISION (CONT'D)

- **Community Development & Human Services**
 - **HOPE Foreclosure Prevention** - operating grants to 53 nonprofit housing counseling and legal services providers.
 - **Community Development Block Grant** - federal grants to benefit low- and moderate-income communities through housing, economic development and infrastructure improvements.
 - **Community Services Block Grant** - operating grants to 17 designated Community Action Agencies to help lowest income households.
 - **Emergency Solutions Grant** - federal funding matched by State funding to assist homeless households.
 - **Circuit Rider** - operating grants to assist small rural towns with essential staff support.
 - **Rental Allowance Program** - operating grants to provide rental assistance for those who are homeless or at imminent risk.
 - **Families First** - grants to assist veterans with children who are homeless or at imminent risk of homelessness



MARYLAND'S REVITALIZATION DESIGNATIONS

- Designated Neighborhoods (1995)
- Priority Funding Areas (1997)
- Community Legacy Areas (2001)
- BRAC Zones (2008)
- TOD Zones (2008)
- Sustainable Communities Act (2010)

Sustainable Maryland

Accelerating Investment in the Revitalization
and Livability of Maryland's Neighborhoods

A Report to the
Task Force on
the Future for
Growth and
Development
in Maryland

By the
Revitalization
Incentives
Workgroup

January 2010

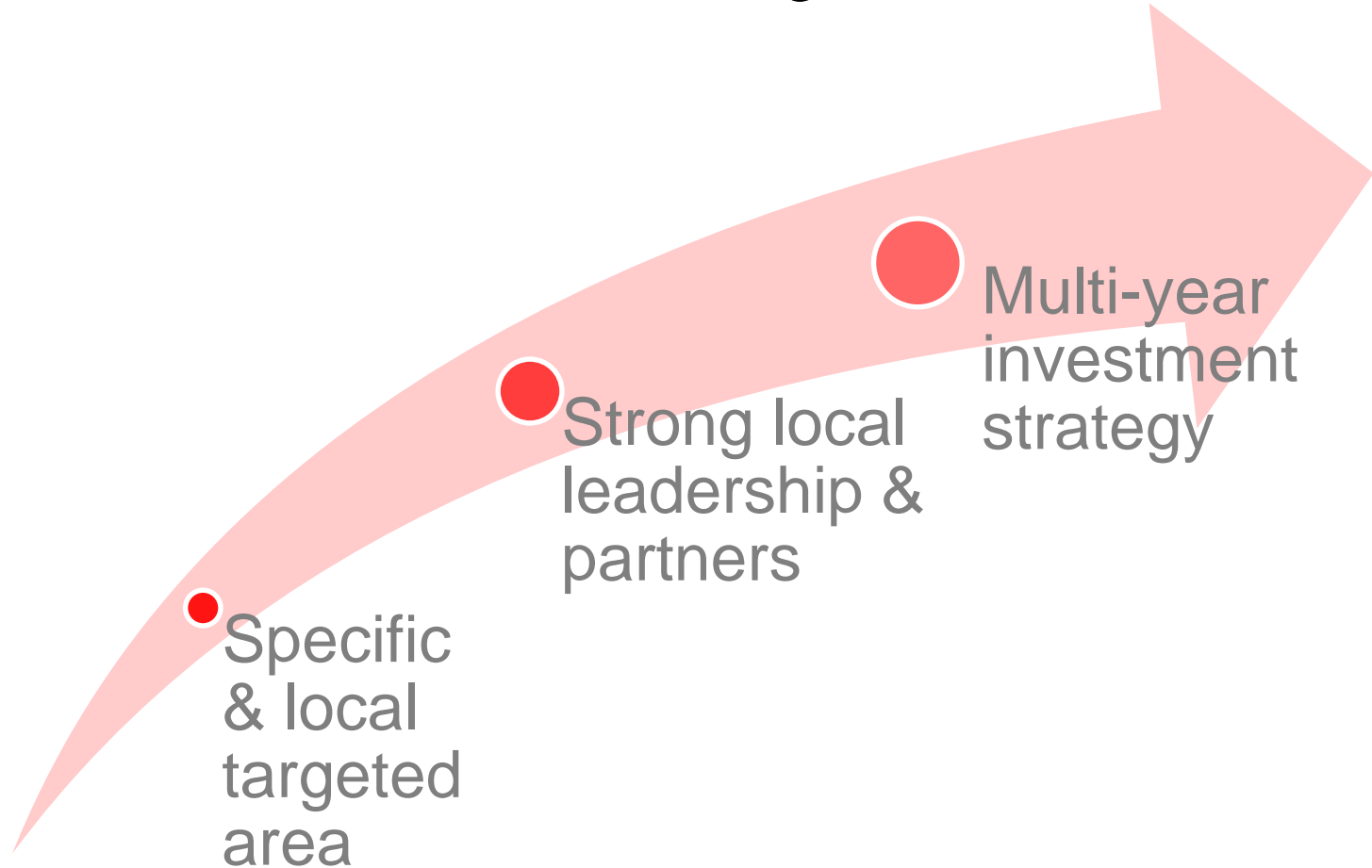


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DHCD

REVITALIZATION BUILDING BLOCKS

Where Revitalization is Working



SUSTAINABLE COMMUNITIES

Places where public & private investments and partnerships achieve:

- A healthy local economy
- Protection and appreciation of historical & cultural resources
- A mix of land uses
- Housing for all income levels
- Employment & job opportunities for all citizens
- Enhanced communities & neighborhoods by protecting the environment, conserving our natural resources and encouraging walkability & recreational opportunities



SC ACTION PLAN COMPONENTS



SUSTAINABLE COMMUNITIES: SHARED DESIGNATION AMONG VARIOUS AGENCIES



DHCD Leads
Sustainable Communities
Program and Process



Inter-Agency Team Reviews
All Plans and Proposed
Boundaries

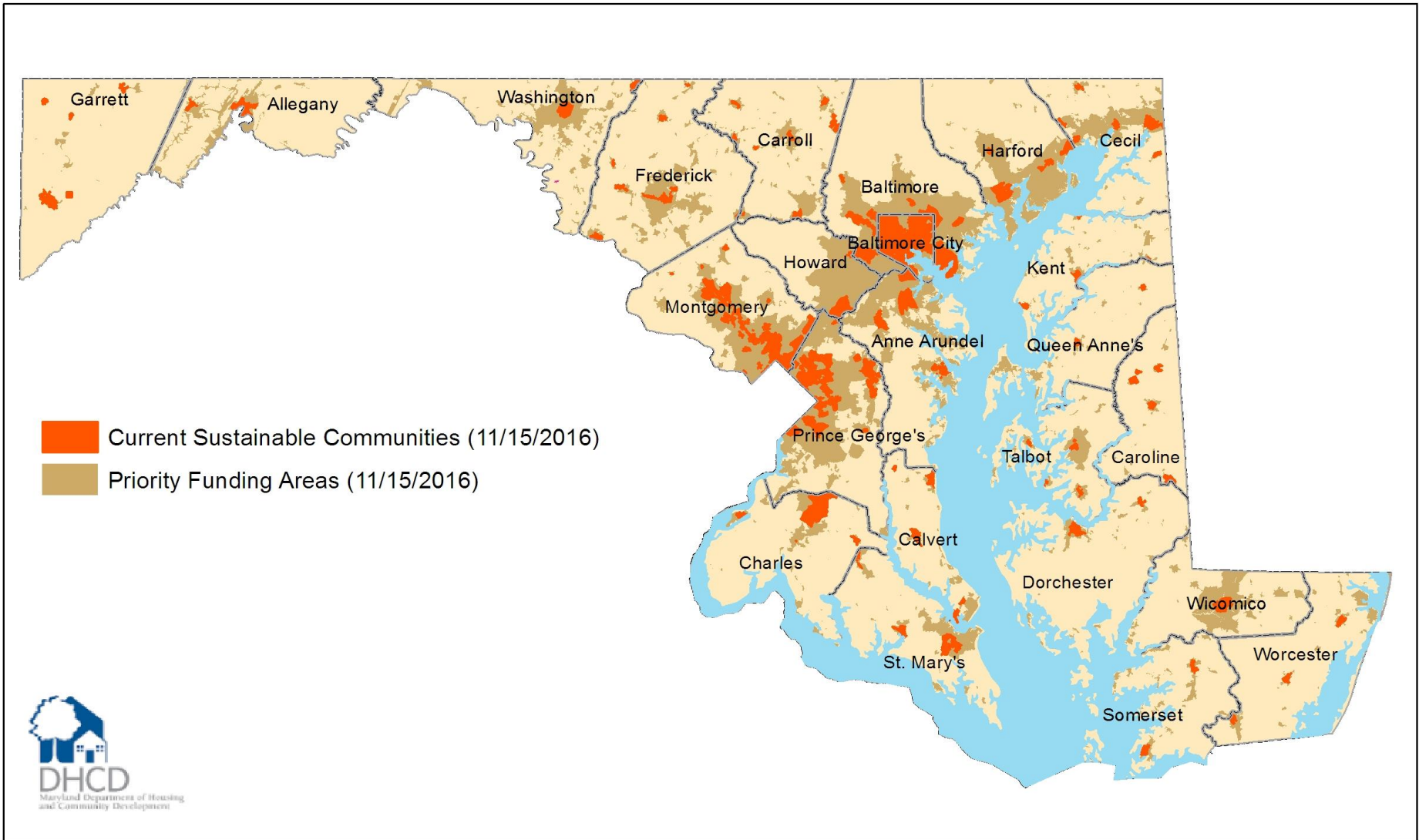


Approval by Smart Growth
Subcabinet

DHCD Secretary makes
recommendations to Smart Growth
Sub-Cabinet



SUSTAINABLE COMMUNITIES in MARYLAND



SUSTAINABLE COMMUNITIES - DATA

TOTAL Designated: 103

- Smallest Population: Betterton at 345
- Largest Population: Baltimore City at 620,961
- 30% Contain Maryland Main Streets
- 23% with Arts and Entertainment Districts
- 40% of **all small businesses** in State are within Sustainable Communities
- 18% of the PFA has been designated as a Sustainable Community (approx. 3.5% of entire State)

INDIAN HEAD

Acres: 586

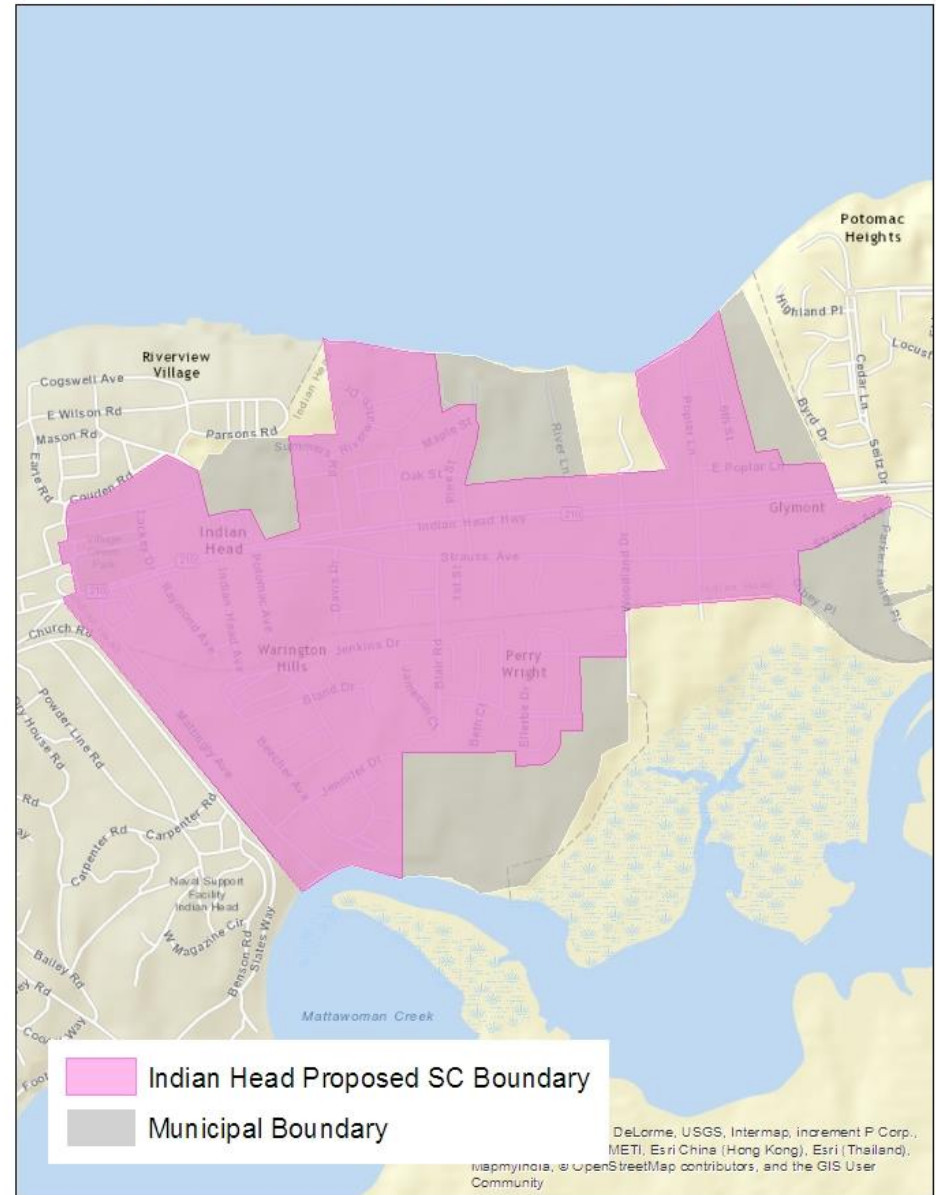
Area Population: 3,844

Incorporated 1920

Naval Surface Warfare Center
(end of MD Rt 210)

13-mile Indian Head Rail Trail

TOWN OF INDIAN HEAD PROPOSED SUSTAINABLE COMMUNITY BOUNDARY



INDIAN HEAD

Challenges

- Commercial vacancies that resulted from relocation of base contractors
- Housing market – slow to recover
- Stormwater run-off, surrounding by environmentally sensitive and significant areas

Key Outcomes

- Create home ownership opportunities for base employees
- Work with public and private partners to expand broadband network
- Acquire and demolish vacant commercial properties
- Complete fund-raising for boardwalk along Potomac
- Reduce impervious surface cover



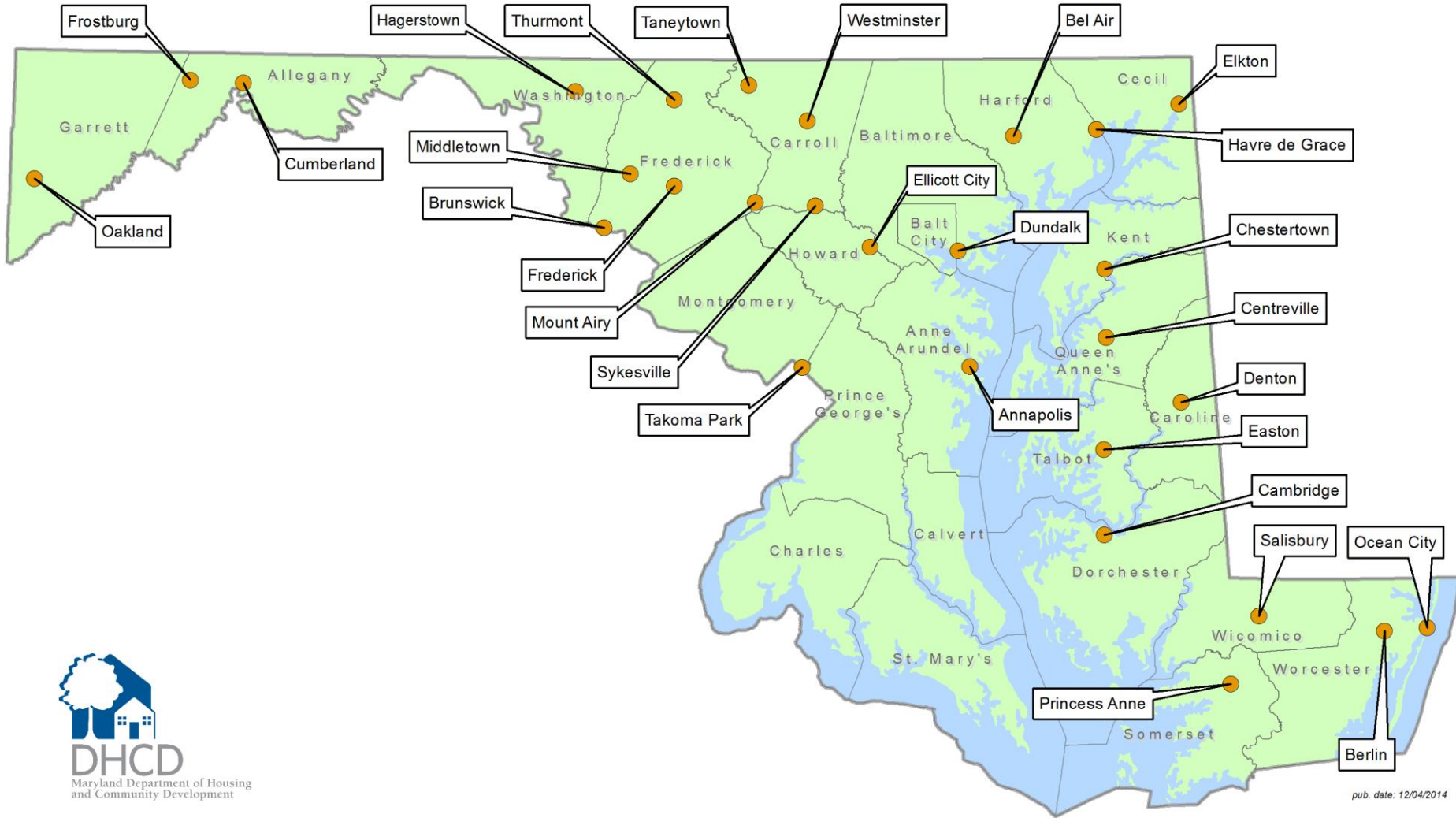
MAIN STREET MARYLAND

- A project of the National Mainstreet Center that encourages downtown economic development within the context of historic preservation
- Maryland's five point approach:
 - Organization
 - Promotion
 - Design
 - Economic Restructuring
 - Clean, Safe and Green – new since 2008
- 28 designated Maryland Main Streets since 1998, including 10 new designations since 2007



Maryland Department of Housing and Community Development

Designated Main Street Maryland Communities 1998-2014



COMMUNITY LEGACY

Eligible Applicants:

Local governments and community development organizations

Eligible Projects:

- Mixed-use development
- Business retention, expansion and attraction
- Streetscape improvements
- Homeownership and home rehabilitation
- Façade improvement
- Real estate acquisition

FY17: \$6.0 million appropriation



EXAMPLES OF ELIGIBLE CL ACTIVITIES

- Establishment of a revolving fund to attract home buyers via acquisition and rehabilitation
- Programs for existing homeowners and businesses to improve their properties
- Development of mixed-use projects that may combine housing, retail, office and others
- Development and/or ownership of open space

EXAMPLES OF ELIGIBLE CL ACTIVITIES (Cont.)

- Public infrastructure that is incidental to a Community Legacy project
- Streetscape improvements along streets that are generally not State highways
- Strategic demolition and land acquisition to stimulate redevelopment
- Acquire and/or improve vacant buildings or unimproved land

Frederick

Façade Improvement Program

Total Award Amount: \$100,000

Total Project Cost: **\$200,000**

Continuation and expansion of the Frederick Façade Improvement Program within the Patrick Street Corridor Community to include Downtown Frederick, East Frederick and the Golden Mile Neighborhoods.

Impact: A total of 14 projects have been completed so far.



CASE STUDY: EASTERN SHORE CONSERVATION CENTER

- Construct a non-profit office hub revitalizing Easton's South Washington Street Corridor
- Funds provided to Eastern Shore Land Conservancy to acquire the building
- It is anticipated that the project will:
 - Put back into use 18,000 sq. ft. of space, vacant for 4 years
 - Create 50 permanent employees
 - Increase in property value to \$4,460,300



CASE STUDY: THE ENCLAVE, COLLEGE PARK

- Property acquisition along Baltimore Avenue for mixed-use, residential development combining student housing and retail development
- State loan of \$425,000 leveraged \$74.4 million in private funds
- 94 rental units and 9,580 sq. ft. of commercial space



Jubilee Baltimore, Inc.

The Center for Neighborhoods

Total Award Amount: \$500,000

Predevelopment and stabilization costs to transform an abandoned building into a thriving hub of offices for nonprofit organization and affiliated businesses for The Center for Neighborhoods.

Before Photo



After Photo



BALTIMORE REGIONAL NEIGHBORHOODS INITIATIVE

Eligible Applicants

- Community development corporations in Baltimore City, or the inner-beltway communities of Baltimore County or Anne Arundel County
- Must be implementing a clear revitalization strategy in a specific neighborhood or set of neighborhoods
- Cross-jurisdictional partnerships and partnerships with Community Development Financial Institutions are eligible and encouraged

Neighborhood Plan

- A. Housing
- B. Economic development
- C. Transportation
- D. Natural resources
- E. Quality of life
- F. Community engagement



BALTIMORE REGIONAL NEIGHBORHOOD INITIATIVE

Eligible Applicants:

Nonprofit community development corporations in Baltimore City and inner beltway Baltimore and Anne Arundel counties

Eligible Projects:

- Down payment assistance
- Funds for the acquisition and rehabilitation of vacant homes for resale
- Commercial and residential façade improvements
- Programs that encourage weatherization and energy retrofits to achieve energy efficiency
- Development of mixed-use projects that may combine housing, retail and office space



FY16: \$3.0 million capital and \$750,000 operating support



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Southeast CDC

Fayette to Highland Placemaking

FY: 2016

Total Award Amount: \$175,000

Transform transit hubs and key gateways along within Highlandtown's Arts & Entertainment District, Main Street and Healthy Neighborhoods area.



Dundalk Renaissance Corporation

Market Boost Fund

FY: 2016

Total Award Amount: \$500,000

Total Project Cost: **\$4.098M**

Acquisition and renovation of homes to boost volume of renovated properties for sale.



STRATEGIC DEMOLITION FUND (SDF) - STATEWIDE

Program purpose and desired outcomes

- Development at State-designated Transit-Oriented Development (TOD) sites
- Leverage of private sector investment in stronger local economies in existing communities
- Increased local jobs (workforce development training) and services
- Compact growth and mixed-use development
- Expanded housing choices for people of all economic backgrounds
- Development practices that protect the environment and conserve air, water and energy resources, encourage walkability and recreational opportunities, and where available, create access to transit

STRATEGIC DEMOLITION FUND - STATEWIDE

Eligible uses

- Demolition
- Site acquisition and assembly
- Site development, public infrastructure improvements
- Construction level designs
- Stabilization



CASE STUDY: FAT DADDY'S RESTAURANT

- Ocean City Development Corporation used funds for demolition, making way for a new mixed-use building for first floor restaurant expansion and second floor seasonal workforce housing
- Project predicted to result in:
 - 21 new housing units, 42 new beds
 - 15 new retail employees,
 - 12 construction-related jobs
 - Small business expansion
 - Increase of \$395,670 in property value



PROJECT EXAMPLE: MT. WINANS, BALTIMORE CITY

- **Applicant:** Baltimore DHCD
- **Award:** Strategic Demolition Fund - \$400,000
- **Use of funds:** Demolition and site development
- **Project outcome:** Redevelop into commercial and residential mixed-use project with the help of Chesapeake Habitat for Humanity
- **Estimated impact:**
 - Blight removal in residential neighborhood
 - 18 new affordable single family homes, 2 community centers



PROJECT C.O.R.E.

- Project C.O.R.E., or Creating Opportunities for Renewal and Enterprise
- Clear the way for new green space, new affordable and mixed use housing, new and greater opportunities for small business owners to innovate and grow
- Program purpose:
 - Support community growth in Baltimore City
 - Strategically eliminate as many full blocks of blight as possible
 - Encourage investment in Project C.O.R.E. communities through attractive financing and other incentives
- SDF is one of the tools for Project C.O.R.E.



PROJECT C.O.R.E.
CREATING OPPORTUNITY for RENEWAL and ENTERPRISE



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PROJECT C.O.R.E: PURPOSE

What is Project C.O.R.E?

- Is a new INITIATIVE for Baltimore, clearing the way for new green space, new affordable and mixed use housing, new and greater opportunities for business owners to innovate and grow. The INITIATIVE will generate jobs, strengthen the partnership between the City of Baltimore and the State of Maryland and lead to safer, healthier and more attractive spaces for families to live and put down roots.

What Project C.O.R.E is NOT.....

- One Specific Program
- One Specific Community
- One Specific Funding Source
- One Specific Activity such as Demolition

PROJECT C.O.R.E.: INTRODUCTION

Goal 1: Eliminate blight in a strategic manner – Demolition and Stabilization

Goal 2: Improve economic opportunity and quality of life in Baltimore City neighborhoods

Goal 3: Encourage investment in Project C.O.R.E. communities through attractive financing and other incentives

PROJECT C.O.R.E.: INTRODUCTION

The state will invest \$75 million of Strategic Demolition Funds (SDF) over four years:

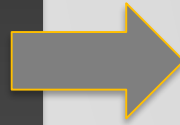
- FY16: \$9,875,000 (Already Deployed)
- FY17: \$18,000,000
- FY18: \$22,125,000
- FY19: \$25,000,000

PROJECT C.O.R.E. FUNDING ALLOCATION

- FY17: \$18,000,000
- FY 18 and FY 19 funds (\$47,125,000 total)
 - Deployment Strategy: TBD
- Two track deployment of funds
 - Strategic demolition and stabilization through MSA
 - Competitive Request for Proposals (RFP)
- Identifying Sites/Properties:
 - 1) City "List" or
 - 2) Identified through RFP

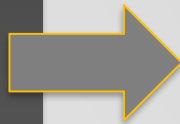
PROJECT C.O.R.E. PARTNERS

**MD Dept. of Housing and
Community Development**



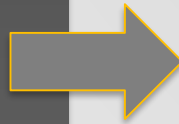
Funder, Program Oversight and
Coordination, Property Selection

Baltimore Housing



Permitting & Local Approvals, Resident
relocation assistance, Site Control, Site
Maintenance post demolition, Property
Identification

MD Stadium Authority



Project Manager – Procuring,
Coordinating, Managing Demolition
Work

Project C.O.R.E. Priorities:

Building upon community strengths: Projects that significantly build upon existing community strengths and assets will be a priority, including:

- Proximity to 21st Century School investments
- Proximity to Anchor Institutions (Universities and Hospitals)
- Proximity to other major investments, such as Rental Assistance Demonstration (RAD) initiative
- Proximity to transit and transit-oriented development, such as CityLink
- Implementation of recent or new comprehensive plans, such as Baltimore City's Green Network Plan
- Reuse of landmark historic buildings
- Projects that build upon and expand residential market strength, for instance through homeownership in designated historic districts

Project C.O.R.E. Examples:

- Building stabilization with a strategic focus on specific blocks and neighborhoods
- Historic preservation, through stabilization of historic or contributing buildings, making them ready for rehabilitation and reuse
- Expanded housing opportunities for people of all economic backgrounds
- Site assemblage by land trust entity for permanent affordable housing development or open space, recreation and/or habitat preservation
- Opportunities for urban agriculture and community managed green space, or other potentially interim uses
- Opportunities for the creation or expansion of retail and other small businesses that enhance local resident access to jobs and services

Project C.O.R.E.

Accomplishments

FY17 Request for Applications

- 77 applications
- \$77 Million Funds Requested
- 30 Awards
- \$16 Million
- \$284,722,276 Leverage



Mount Royal CDC, Innovation Village Madison Park North, \$2,000,000 FY17 Award, Demolition of 202 units

PROJECT C.O.R.E.

Blight Removal Activity



Demolition of 604-612 Baker Street in the Sandtown-Winchester Community



COMMUNITY DEVELOPMENT BLOCK GRANT

Who Can Apply:

- Local governments in non-entitlement counties with a population of less than 200,000 and non-entitlement cities and towns of less than 50,000
- Multiple jurisdictions
- Other entities, public or private, may be a sub-recipient



Eligible Projects:

- Eligible projects generally fall into three types: Housing, Public facilities, Economic development projects
- CDBG funded projects must meet one of the three national objectives:
 - Principally benefits persons of low- and moderate- income
 - Eliminates slum and blight
 - Meets an urgent need of recent origin or threatens public health and safety

COMMUNITY DEVELOPMENT BLOCK GRANT

PROJECT EXAMPLE: TOWN OF NORTH BEACH



- Senior Center (left building): \$800,000
- Boys and Girls Club (right building): \$400,000



THANK YOU

Kevin N. Baynes, AICP

OFFICE OF COMMUNITY PROGRAMS

NEIGHBORHOOD REVITALIZATION

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