



Division of Neighborhood Revitalization, Sustainable Communities, and More....

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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

Audience Survey

- Who is here from municipal government?
- Who is here from county government?
- How many have heard of our SC program?
- How many have a SC designation?
- How many have applied to CL or SDSGIF programs?

Audience Survey con't

- What are the key issues you are facing in your older/aging communities:
 - Aging infrastructure (roads, water/sewer, sidewalks)
 - Small business attraction and retention
 - Infill development/small scale redevelopment
 - Vacant housing

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

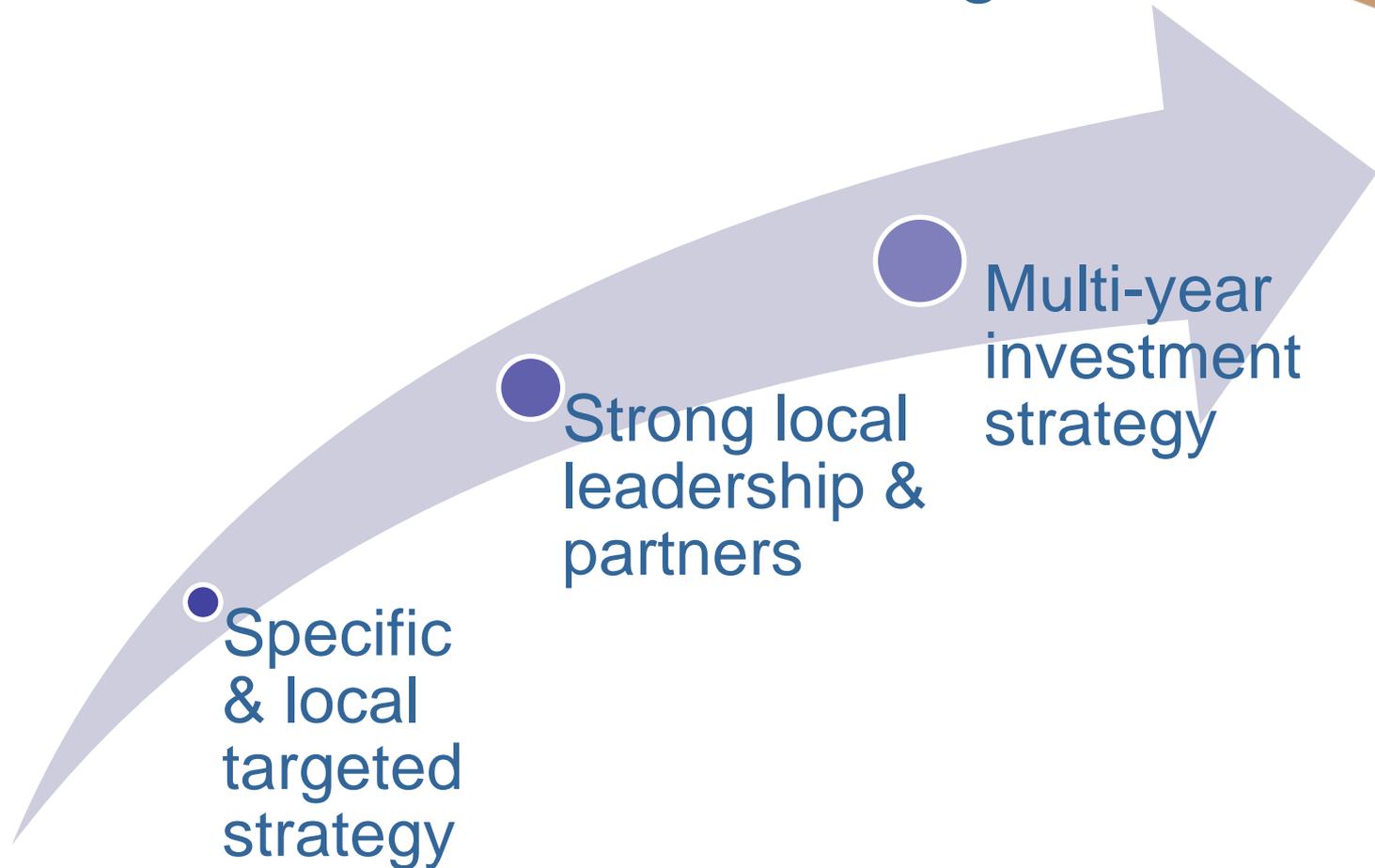
By the
Revitalization
Incentives
Workgroup

January 2010



Findings: Revitalization Building Blocks

Where Revitalization is Working



Sustainable Communities - Overview

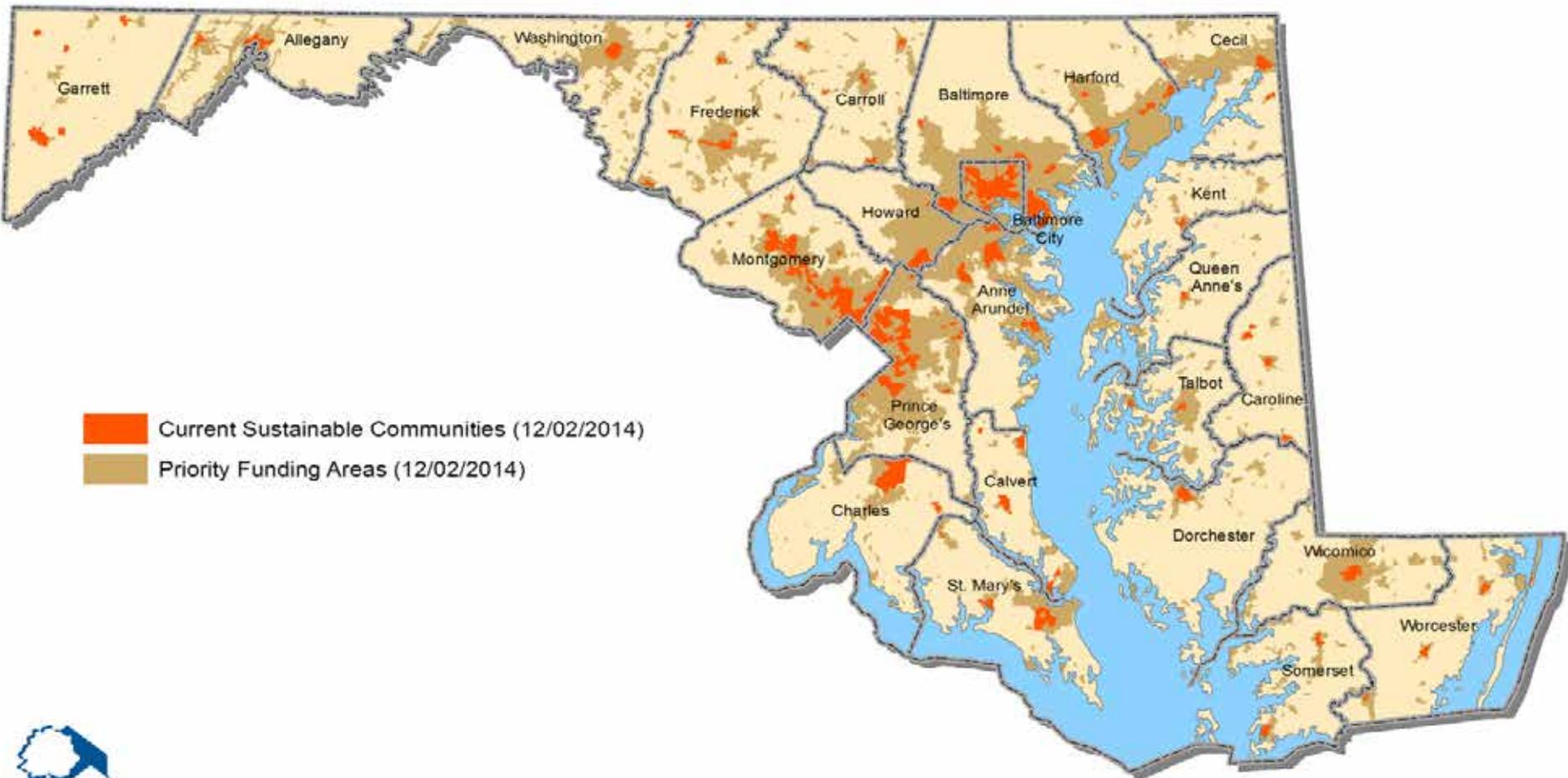
2010 Sustainable Communities Act:

- Create a shared designation, “Sustainable Communities” among various agencies
- Consolidated past CL and DN designations
- All TOD and BRAC zones are Sustainable Communities
- Offers a toolbox of revitalization resources



http://www.mdot.maryland.gov/Planning/TOD/TOD_Designation.html

SUSTAINABLE COMMUNITIES in MARYLAND



Sustainable Communities - MD

Sustainable Communities are places where public and private investments and partnerships achieve:

1. Development of a healthy local economy;
2. Protection and appreciation of historical and cultural resources;
3. A mix of land uses;
4. Affordable and sustainable housing and employment options;
5. Growth and 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.



In summary.....

- Identify geographic areas in need of:
 - revitalization resources
 - additional state investment to strengthen or maintain a market
 - Prevent decline or maintain affordability
- Develop a strategic plan: housing, local economy, transportation, environment, quality of life

Sustainable Communities: Multi-Agency Investments

| State/ Partner Agency | Names of Programs | | | | |
|------------------------------|--|--|---|--|----------------------------------|
| DHCD | Community Legacy <i>(threshold)</i> | Neighborhood Business Works Loan <i>(threshold)</i> | Strategic Demolition and Smart Growth Impact Fund <i>(threshold)</i> | Baltimore Regional Neighborhood Initiative <i>(threshold)</i> | LIHTC and MMP – You’ve Earned It |
| MDOT | Sidewalk Retrofit | Maryland Bikeways | Community Safety and Enhancement | | |
| MDP/MHT | Tax Increment Financing (MDP/MED CO) | Small Commercial Tax Credit (MDP/MHT) | | | |
| DBED and MDE | DBED Job Creation Tax Credit | MDE Water Quality Revolving Loan | | | |
| Environmental Finance | Sustainable MD | | | | |

Sustainable Community Benefits: Neighborhood Revitalization

Community Legacy:

- Eligible Applicants: Local governments and community development organizations
- Purpose: Supports neighborhood revitalization projects that contribute to business retention and attraction, encouraging homeownership and commercial revitalization.
- FY16: \$6.0 million appropriation

*****App Due Date: July 15**

HRDC green
roof
CL Award:
\$125,000

Thurmont, 11 Water Street
Acquisition & Historic Rehab
CL Award: \$150,000



Housing Initiative Partnership



Before



After

District Heights Commercial Area

- **Awardee:** City of District Heights
- **Fiscal Year:** 2004, 2005
- **Award Amount:** \$400,000.00
- **Total Project Cost:** \$1,007,527
- **Location:** District Heights, MD
- **County:** Prince George's County

Project Description: A major transformation of a retail corridor along the Marlboro Pike area to 22 businesses and 38 jobs.



Other Community Legacy Projects

MUST BE SHOVEL READY

- Green improvements to public facilities
- Pocket parks, public spaces
- Façade improvements, streetscapes
- Upper story redevelopment
- Neighborhood beautification



Brunswick, Benches/beautification

CL Award: \$75,000

Sustainable Community Benefits: Neighborhood Revitalization

Neighborhood BusinessWorks Program:

- Eligible Applicants: Small businesses and non-profits
- Purpose: Loan program that provides gap financing, i.e. subordinate financing
- FY16: \$4.25 million appropriation



Bike Shop, Hyattsville



Cambridge Main Street



Café Hon, Baltimore

Baltimore City: Highlandtown Gallery - NBW

- Rehabilitation of vacant and damaged building
- Ground floor gallery; two upper story apartments (approx. \$1100/month)
- Total Project Cost: \$303,000
- Financing: NBW, Owner Capital, Baltimore Development Corporation, Carrollton Bank



Sustainable Community Benefits

Strategic Demolition and Smart Growth Impact Fund

- FY16 appropriation: \$7.5 million
- Purpose: Provide grants and loans to government entities for demolition, land assembly, infrastructure improvements and other pre-development costs

*****App Due Date: July 15**

Fat Daddy's Restaurant

- **Location:** Ocean City
- **Applicant:** Ocean City Dev. Corp.
- **Amount awarded:** \$90,000
- **Total project cost:** \$1,622,260
- **Use of funds:** Demolition
- **Project outcome:** Mixed-use building for first floor restaurant expansion and second floor seasonal workforce housing
- **Impact snapshot:**
 - 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



Completed mixed-use development

Easton: Talbot County Housing Commission: Port Street Infill and Revitalization - SDSGIF

Award Amount (FY13,
14): \$590,000

Estimated Total Project
Cost: \$1.6 million

Project Outcome: 20 units
affordable housing (up to
80% AMI)

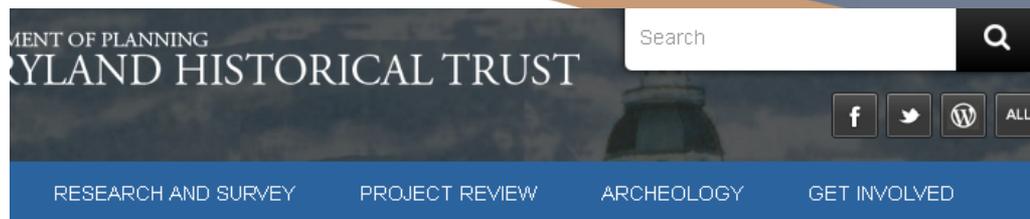
Funding Sources:
SDSGIF, NCI, local bank



EASTON, MD. HOUSING GATEWAY PROJECT - PERSPECTIVE A

MHT – Small Commercial Tax Credit

- Allows mixed-use (up to 75% residential)
- \$5,000-\$500,000 eligible expenditures to qualify
- 20% of total qualified expenditures eligible for income tax credit capped at \$50,000 over 24 month period
- Must be in Sustainable Community AND be a historic or contributing historic structure



Small Commercial Tax Credit [Get fact sheet](#)

In 2014 the Maryland General Assembly expanded the tax credit program to include a Small Commercial Tax Credit. The small commercial category will help fund modest rehabilitation projects that have historically struggled to compete for the large-scale commercial awards.

Beginning January 1, 2015 the Maryland Historical Trust will begin certifying applications for the Small Commercial Tax Credit. Eligible projects may earn a one-time state income tax credit equal to 20 percent of qualified rehabilitation expenditures.

Small commercial rehabilitations are defined as projects that do not exceed \$500,000 in total qualified rehabilitation expenses and are not used for more than 75 percent residential rental purposes. The credit is capped at \$50,000 in a 24-month period and must have a minimum of \$5,000 of eligible expenses to qualify.

The state small commercial tax credit may be used



MMP – You've Earned It

- Home buyer incentive to veterans, military families and students
- 2.75% mortgage rate
- up to \$10,000 in Down Payment
- Assistance to qualified homebuyers with student loan debt of \$25,000 or more
- Must buy in a Sustainable Community
- *Funding is limited*

Eligibility Requirements for Sustainable Communities Applicants

Threshold Requirements:

- Eligible Applicants:
 - Local governments
 - municipal or county
- Boundary Questions
 - Priority Funding Area (required)
 - Within or near small town
 - No greenfields (forested or ag land)
- Local government resolution



Frederick, Downtown Main Street
façade improvement program

COMMUNITY DEVELOPMENT BLOCK GRANT

Who Can Apply:

- Applicants must be a local unit of government in non-entitlement counties or cities

Project Criteria:

- Principally benefits persons of low- and moderate- income
- Eliminates slum and blight
- Meets an urgent need of recent origin that threatens public health and safety



COMMUNITY DEVELOPMENT BLOCK GRANT

Eligible projects generally fall into three types:

- Housing
- Public facilities (water/sewer; streets; childcare, senior or community centers; shelters)
- Economic development projects

Applications were due on June 5th.

Special Projects

- Applications for Special Projects can be submitted at any time throughout the year after written approval has been received.

COMMUNITY DEVELOPMENT BLOCK GRANT

Talbot County:

A \$750,000 Community Development Block Grant was utilized for the construction of a Senior Center in the City of Easton. The nearly \$3 million project features an energy efficient green roof.



COMMUNITY DEVELOPMENT BLOCK GRANT

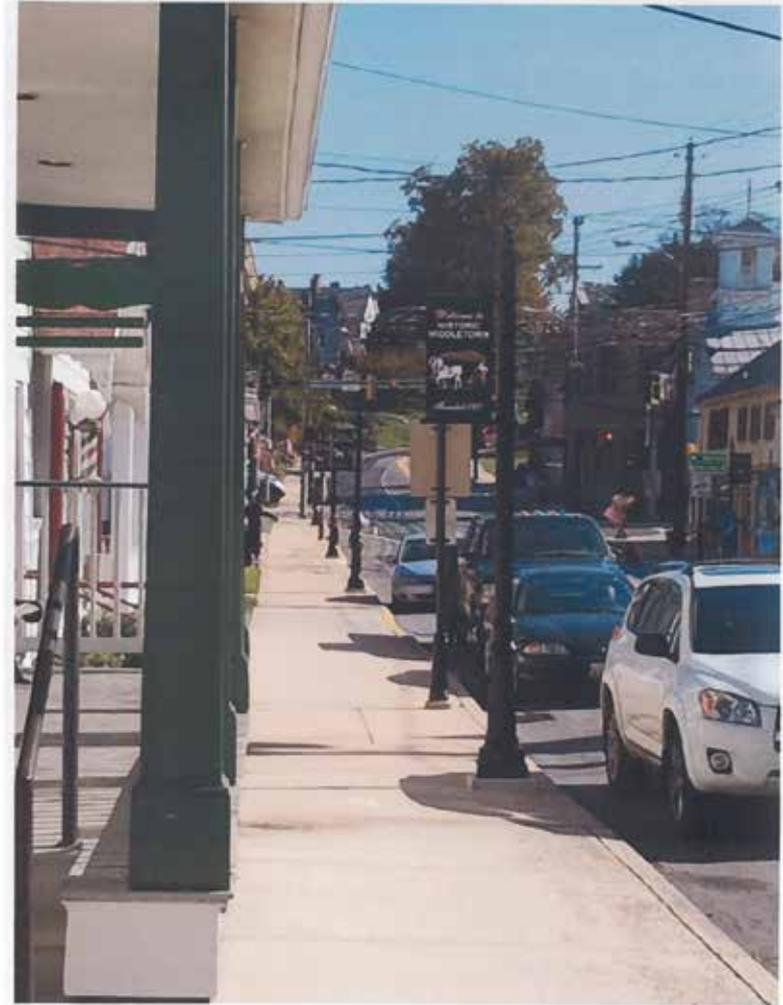
Cecil County:

A \$160,000 Community Development Block Grant was utilized for the rehabilitation of an existing water tower for the Town of Elkton. Total project cost was \$215,000.



Local Government Infrastructure Financing

- Provides municipalities an efficient and affordable means to access capital markets to finance specific infrastructure projects
- Eligible projects:
 - Streetlighting, Landscaping, Sidewalks
 - Public space improvements
 - Proper bridges and roadways
 - Governmental and meeting facilities
 - Sewer collection, and
 - Police and fire facilities



Town of Middletown, Streetscape Improvements

CL Award: \$103,500