



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

Fiscal Year 2028 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:
Thursday, August 6, 2026, at 2:59 PM (EST)**

State Revitalization Programs Fiscal Year 2028 Application Program Guidelines

Guidelines updated May 2026

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Fiscal Year 2028 Funding

Be aware that this solicitation for State Revitalization Program applications is for the upcoming Fiscal Year 2028, beginning July 1, 2027.

Since the FY2028 budget is unknown, we are providing last year's funding levels for reference:

Baltimore Regional Neighborhood Initiative	\$20 MM capital, \$499,486 operating
Community Legacy	\$8 MM capital
Maryland Façade Improvement Program	\$5 MM capital
National Capital Strategic Economic Development Fund	\$20 MM capital, \$200,000 operating
Seed Community Development Anchor Institution Fund	\$10 MM capital
Strategic Demolition Fund – Statewide	\$10 MM capital

NEW

New for Fiscal Year 2028

- This solicitation for State Revitalization Program applications is for the upcoming Fiscal Year 2028, beginning July 1, 2027. Last year, the Department elected to evaluate all submitted FY2026 applications for the FY2026 and FY2027 award cycles.
- Application questions and scoring points allocation are revised.
- A new division-wide new compliance standard will be going into effect 7/1/2026. Be aware that current awardees of the Department's State Revitalization Programs **must be in compliance** with the terms and conditions of their current award agreements. Furthermore, applicants must apply with a full understanding of and intent to comply with award requirements.

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, (2) demonstrate that the projects and programs are ready to proceed with the Department's funding, and (3) the applicant organization has the capacity to successfully implement the project.

Application Submission

Eligible Target Areas

Projects must be in one of Maryland's designated Sustainable Communities, unless funded through a program with other geographic eligibility requirements. See funding program descriptions below. Sustainable Communities are areas within Priority Funding Areas (PFAs) targeted for revitalization. To see your jurisdiction's Sustainable Community boundaries, please use the [Neighborhood Revitalization mapper](#).

In addition to being located inside a Sustainable Community, projects should help achieve the strategies outlined in the applicable [Sustainable Community Action Plan](#).

Application Threshold Requirements

Current awardees of the Department's State Revitalization Programs **must be in compliance** with the terms and conditions of their current award agreements. Furthermore, applicants must apply with a full understanding of and intent to comply with all award requirements. 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. CDOs are recognized by the Internal Revenue Service as a 501(c)3, 501(c)4, 501(c)6 and other quasi government organizations.
- 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 descriptions 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

You may submit operating project applications to two programs, the Baltimore Regional Neighborhood Initiative (BRNI) and the National Capital Strategic Economic Development Fund (NED).

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. Visit 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 System Support at nrsystemsUPPORT.dhcd@maryland.gov.

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.

New organization registration cut off: No new organization user requests will be accepted after July 15, 2026. This allows for processing time to determine eligibility. Be aware that program staff may request organization documents to determine eligibility.

Only on-time, complete applications will be considered. Ensure that you have uploaded all required application attachments in the submission and current organizational documents in the organization’s profile. **Failure to provide the required documentation at the time of application submission will disqualify the application.**

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:

- Clarity of project/program scope, demonstration of community need and strength of community input (30 points);
- Project readiness to proceed and clarity of timeline (20 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 (25 points).

Geographic balance of awards made statewide is also a consideration.

Division Priorities

The department strives for all Marylanders to live, work and prosper in communities that are affordable, lovable and just. Great places—lovable places—result from consistent targeted investment in locally-driven community reinvestment planning.

To support the core objectives of DHCD, the Division of Neighborhood Revitalization will prioritize revitalization projects that are part of a strategic community plan to:

- Increase the production of mixed-income, middle-market and affordable housing, particularly near transit. DHCD is interested in supporting innovative development approaches—such as modular and off-site construction—to accelerate housing production.
- Increase household and generational wealth building through homeownership, legacy homeowner renovations, and small business development.
- Accelerate the elimination of vacant properties, particularly in Baltimore City.
- Create safer, more appealing public spaces and community facilities that expand access to community services and strengthen neighborhood cohesion.
- Revitalize Maryland's diverse Main Streets, downtowns and commercial cores through projects that: enhance their unique physical, visual, and historic character; improve economic vitality by supporting existing businesses and attracting new ones; and helping small businesses and entrepreneurs connect to resources.

Additional Consideration

The Department will give additional consideration to projects that address the overarching priorities of the Moore-Miller Administration, including projects that:

- Invest in designated [Engaging Neighborhoods, Organizations, Unions, Governments and Households \(ENOUGH\)](#) areas, which represent rural, suburban and urban communities that have been historically impacted by barriers to economic mobility.
- Invest in designated [Just Communities](#) where all Marylanders, regardless of background, have access to fair housing and economic stability and opportunity, righting the wrongs of the past.

Fiscal Year 2028

This solicitation for State Revitalization Program applications is for the upcoming Fiscal Year 2028, beginning July 1, 2027. Last year, the Department elected to evaluate all submitted FY2026 applications for the FY2026 and FY2027 award cycles.

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 the 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)

The Community development organization (CDO) is a nonprofit organization recognized by the Internal Revenue Service as a 501(c)3, 501(c)4, 501(c)6 and other quasi government organization which operates for the purpose of improving the physical, economic, or social environment of its geographic areas of operation. The CDO must provide proof of designation. 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 does 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 award 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), will negatively affect the Organization's application(s) or even disqualify the application(s). It is imperative that the organization provide all required documentation prior to application submission.

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.

Other Program Considerations

The Department awards both grant and loan funds. A loan determination will be analyzed based on underwriting and risk analysis.

Contact Information

For more information about the application process, please contact the [Regional Project Manager](#).

REGION 1: Northwest Baltimore City

Jessica DeGaine, Project Manager, 410-209-5851, jessica.degaine@maryland.gov

REGION 2: Northeast Baltimore City

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

REGION 3: Southeast Baltimore City

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

REGION 4: Southwest Baltimore City

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, Baltimore County, Harford, Howard, Montgomery

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

Community Legacy Program

Eligible Applicants:

Local Governments
Groups of Local Governments
Community Development Organizations

Deadline for Submission:

Thursday, August 6, 2026, 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.

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. A loan determination will be analyzed based on underwriting and risk analysis.

Maryland Façade Improvement Program

Eligible Applicants:

Local Governments

Groups of Local Governments

Community Development Organizations

Deadline for Submission:

Thursday, August 6, 2026, 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:
Thursday, August 6, 2026, 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

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. A loan determination will be analyzed based on underwriting and risk analysis.

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:
Thursday, August 6, 2026 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 should have an approved Neighborhood Revitalization Plan on file with the Department. The 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.

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. A loan determination will be analyzed based on underwriting and risk analysis.

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.

BRNI approved groups can provide letters of support to eligible CDOs working in their BRNI-approved boundary. If you do not know who the BRNI group is, please use the [Neighborhood Revitalization Mapper](#) to confirm your project address eligibility and to determine the correct group.

Budget Requirement

Each organization may not be awarded 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:
Thursday, August 6, 2026, 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. A loan determination will be analyzed based on underwriting and risk analysis.

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:

Thursday, August 6, 2026, 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 Requirement

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:
 - 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
 - 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. A loan determination will be analyzed based on underwriting and risk analysis.

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

- 1) Unless requesting operating funds under BRNI or NED, **is your project an eligible capital construction project lasting at least 15 years?**
- 2) **If requesting operating funds under BRNI or NED, did you describe how the operating costs are necessary to implement a revitalization project?**
 - a. 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.
- 3) **Is your project located in a Sustainable Community and does it advance your area's Sustainable Communities revitalization goals?**
 - a. 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.
- 4) **Is the project a revitalization priority in the community's Sustainable Community Action Plan?**
 - a. Does the project have community support?
 - b. How does the project address the Additional Considerations noted in the introduction?
- 5) **Will the project help solve a community challenge?**
- 6) **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?**
 - a. The project description should fully describe funding requested for activities in the project budget.

Organization Eligibility

- 1) **Are you a local government, non-profit community development organization, or other eligible applicant?**
 - a. Applicant eligibility depends on the program; please review the program guidelines to determine eligibility.
- 2) **Can you demonstrate that your entity or organization is a good steward of State funds?**
 - a. Have you quickly spent down current award funds? Are you in compliance with current award requirements such as timely submission of reports?
- 3) **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?**

- 4) **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)?
 - a. **Did you provide your Federal ID information?**
 - b. **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?
 - c. **If you are a nonprofit community development organization, did you upload the Corporate Diversity documentation?**

Budget

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

Capital Projects

- 1) **Did you provide documentation that you own the property?**
 - a. Examples include a print out of SDAT Real Property Search address webpage or copy of the deed or lease.
- 2) **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?**
 - a. 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?
 - b. If this project is to occur in a public right-of-way, did you provide permitting or other documentation showing that you are allowed to implement the project within the right-of-way?
 - c. 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?
 - d. 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?

- 3) **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?**
 - a. If you are applying for the Maryland Facade Improvement Program, you **must** submit your program's application guidelines.
- 4) **Are you aware that all capital projects must go through the Maryland Historical Trust preservation review process?**
 - a. 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.

Application Document Checklist

Use this checklist to gather your required application documents. **Only the most up-to-date versions will satisfy the submission requirement.**

Log into the [Project Portal](#) to update your Organizational Profile. After the application is open in the Project Portal, you may download document templates. Otherwise, reach out to the Regional Project Manager for templates in advance of the application opening.

- 1) Update your Organizational Profile in the Project Portal
 - a. Update Organizational Uploads – All applicants
 1. W-9 Form
 2. Annual [Corporate Diversity Addendum](#)
 - b. Update Organizational Uploads - Nonprofit community development organizations
 1. Articles of Incorporation
 2. By-Laws
 3. Internal Revenue Service - Letter of Determination
 4. Board of Directors List
 5. Maryland Secretary of State – [Charitable Registration](#) showing Current or Exempt status
 6. Current year operating budget
 7. Financial audit or IRS Form 990
- 2) Required Application Attachments:
 - a. All applicants
 1. Disclosure Authorization (template available)
 2. Program/project photograph
 - b. For nonprofit community development organizations
 1. Corporate Resolution (template available)
 2. Maryland Department of Assessments and Taxation (SDAT) – Good Standing
 - a) At time of application: PDF print of your organization’s General Information Page through [Maryland Business Express](#)
- 3) Supporting Attachments
 - a. Program/project site map using the [Neighborhood Revitalization Mapper](#)
 - b. Evidence of site control (See Programmatic Application Questions for evidence examples. MOU letter template available)
 - c. Program guidelines
 - d. Cost estimates or program/project budget
 - e. Maryland Historical Trust Letter of Determination (if required)
 - f. Optional Local Government Resolution (not required)