



Baltimore Regional Neighborhood Initiative (BRNI)

NORTHWEST BALTIMORE PARTNERSHIP
INFORMATION SESSION

JANUARY 2025

About BRNI

- BRNI is a program of the Maryland Department of Housing and Community Development (DHCD).
- BRNI supports the revitalization of *Sustainable Communities* in Maryland.
- BRNI funds strategic capital investments in local housing, business, and community projects.
- BRNI focuses on areas where modest investment and a coordinated strategy will have an appreciable neighborhood revitalization impact.

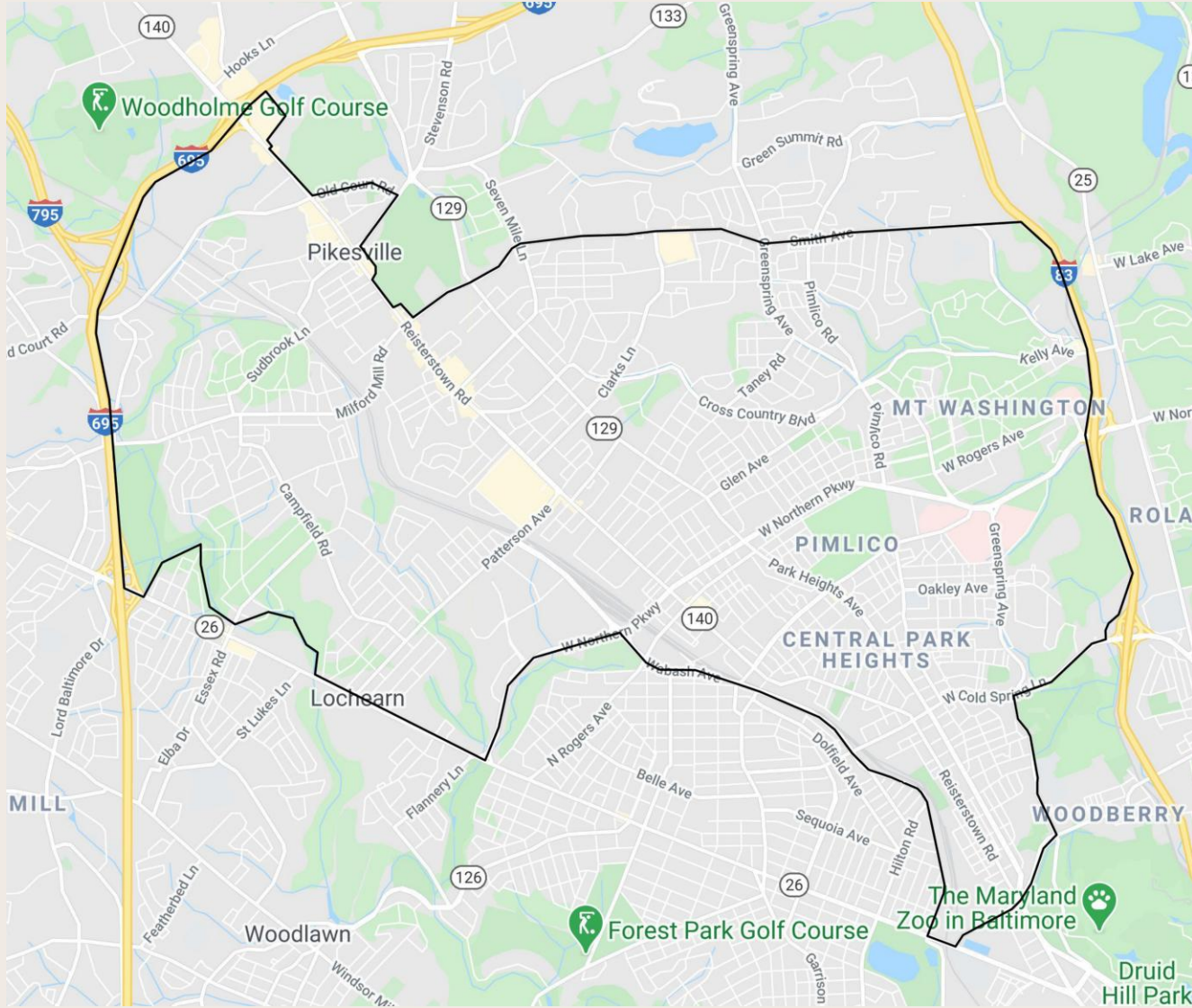


About NWBP & CHAI

The Northwest Baltimore Partnership (NWBP) is a coalition of community associations, nonprofit organizations, businesses, government agencies, and faith-based institutions working collaboratively to strengthen northwest Baltimore from Park Circle to Pikesville.

Comprehensive Housing Assistance, Inc. (CHAI) serves as the fiscal sponsor for BRNI grant applications submitted under NWBP. CHAI manages the application process, provides support for applicants, and administers awarded grants.





NWBP Map

NWBP is focused on projects that support community development and reinvestment in communities within the NWBP footprint, between Park Circle in Baltimore City and Pikesville in the County.

Eligible projects include:

- Acquisition/rehabilitation of vacant or blighted properties
- Development of mixed-use projects that combine housing, retail, and office space
- Projects that improve existing residential and business properties
- Projects that achieve energy efficiency through weatherization and energy retrofits
- Projects that improve public safety
- New construction
- Predevelopment: Architectural/Engineering/Design
- Development or enhancement of community open space
- Strategic demolition
- Revolving Loan Fund Program
- Down payment assistance to attract home buyers to purchase and rehabilitate homes



Belvedere Place

150-unit multifamily mixed-use development next to Pimlico Racecourse



Cold Spring Lane Apartments

163 affordable apartments in a transportation-oriented intergenerational multi-family development. Completion projected for Summer 2024.

Pikesville Armory

Fourteen-acre multi-use venue for recreation, arts, and other community programming.



Project Eligibility

No part of BRNI grant funds may be used for a project that supports the furtherance of religious instruction, worship, or other activities that have explicitly religious content.

Projects must certify that they provide services on a nondiscriminatory basis without regard to race, creed, or religious affiliation.

If there is uncertainty about a project's eligibility, we will consult with DHCD prior to submission of the full application.

Private developers are only eligible if partnered with a nonprofit organization.

BRNI Funding

Projects qualify for **capital funds only** and must have a 15-year shelf-life.

DHCD awards **operating funds** only to regional partnerships and CDCs for the management of BRNI grants.

DHCD makes the final determination on project eligibility, whether a project gets funded, and the amount of the grant.

Awards typically range from \$25,000 to \$500,000.

BRNI grants are reimbursement only; applicants must be able to cover project expenses up front.

Project Criteria

Projects should be led by a community organization with a history of successful community development projects.

Applicants should have demonstrated experience managing a capital project or be working with a project manager.

DHCD requires that projects use licensed contractors.



Project Criteria: Financial Viability

- BRNI funds are intended to be used as “last-in” gap funding.
- The project should have all other funds necessary to complete the project already committed — with no major funding gap.
- Applicant must show evidence of existing or expected funding to support operating costs:
 - Staff Salaries
 - Feasibility/Planning Studies
 - General Project Management
 - Property Maintenance
 - Utilities
 - Marketing

Project Criteria: Readiness to Proceed

- Ability to spend 50% spent by end of year 1 and 100% within 2 years
- Apply for a **phase** of the project
- Site control:
 - Offer letter from owner
 - Letter of intent to sell
 - Contract of sale
 - HUD-1
 - Land disposition agreement

Project Criteria: Community Support & Impact

- 1.** The project must address a critical development need identified by the community.
- 2.** The project should build on other neighborhood assets and recent investments.
- 3.** At least one letter of support from the community is required. A support letter from the neighborhood association where the project will take place is highly recommended.
- 4.** Additional evidence of community support is encouraged, such as a community survey, meeting, or charette.
- 5.** The project must align with NBWP's *Neighborhood Strategic Revitalization Plan*.

Housing

- Vacant properties
- Central Park Heights Redevelopment
- Home maintenance assistance
- Homeownership
- Affordable rental housing

Economy

- Shopping Destinations
- Workforce development
- Pimlico Race Course Redevelopment

Transportation

- Safe Routes to Schools
- Accessible/affordable transportation
- Park Circle Beautification
- Bike network

Environment

- Neighborhood Commitment
- Energy consumption

Quality of Life

- Food access
- Shopping Destinations
- Public Safety
- Quality Housing near Schools

Community Engagement

- Community Associations
- Social Cohesion
- Update local community plans

NWBP Neighborhood Revitalization Plan



Deadline for Submission of Project Summary

Project summaries must be submitted to CHAI by:

March 4, 2025 by 5:00 p.m.

Send completed forms to lschugam@chaibaltimore.org

- ❖ Projects reviewed for eligibility, financial viability, and readiness to proceed.
- ❖ Invitation to submit a full application if project meets all criteria.

BRNI Timeline

Activity	Date
Project summaries due to CHAI	March 2025
Invitation to apply	April 2025
Application training (mandatory)	April 2025
Full application due	May 2025
BRNI awards announced	October – December 2025
Grant agreement finalized	May 2026

IMPORTANT
NOTES:

Application training

Reimbursable

Quarterly reports

Reimbursement requests

Neither CHAI nor NWBP make funding decisions.



Northwest Baltimore Partnership

FY24 BRNI Project Summary Form

APPLICANT DETAILS

Organization Name:

Non-profit Organization? Yes ☐ No ☐

Contact Name:

E-mail:

Phone:

PROJECT DETAILS

Project Name:

Select project type:

- | | |
|---|---|
| <input type="checkbox"/> Acquisition/Rehabilitation | <input type="checkbox"/> Market/Feasibility Study |
| <input type="checkbox"/> Architectural/Engineering/Design | <input type="checkbox"/> Mixed Use Project |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> New Construction |
| <input type="checkbox"/> Energy Conservation | <input type="checkbox"/> Public Infrastructure/Open Space |
| <input type="checkbox"/> Façade Program | <input type="checkbox"/> Public Safety |
| <input type="checkbox"/> Homeownership Program | <input type="checkbox"/> Rehabilitation |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Revolving Loan Fund Program |

Brief Project Description:

Does the project have a major funding gap? Yes ☐ No ☐

READINESS TO PROCEED

Will you be able to expend 50% of requested amount within 1 year and 100% within 2 years? Yes ☐ No ☐

Does applicant have administrative capacity to submit quarterly reports on time? Yes ☐ No ☐

Will you have full site control or authorization to execute the project on the site? Yes ☐ No ☐

NOTE: If the project involves construction or renovations on a government-owned property, the applicant must provide written evidence of permission from the appropriate government agency to submit this proposal (e.g., written permission from the Department of Recreation and Parks to implement a project in a public park).

COMMUNITY SUPPORT & IMPACT

Does the project align with NBWP's Neighborhood Revitalization Plan? Yes ☐ No ☐

Project Summary Form

Project Summary Budget

PROJECT BUDGET

EXPENSES

Item	Amount
Acquisition	
Architectural/ Engineering/Design	
Contingency	
Demolition	
Developer Fee	
Infrastructure	
Stabilization	
Construction Hard Costs	
Rehabilitation/ Renovation	
Other:	
TOTAL PROJECT COST	

REVENUE

Other Sources of Funding	Type of funding (applicant funds, public/private grant, loan, etc.)	Amount	Committed/Pending
			<input type="checkbox"/> Committed <input type="checkbox"/> Pending
			<input type="checkbox"/> Committed <input type="checkbox"/> Pending
			<input type="checkbox"/> Committed <input type="checkbox"/> Pending
			<input type="checkbox"/> Committed <input type="checkbox"/> Pending
			<input type="checkbox"/> Committed <input type="checkbox"/> Pending
			<input type="checkbox"/> Committed <input type="checkbox"/> Pending
			<input type="checkbox"/> Committed <input type="checkbox"/> Pending
Total Other Funding			
BRNI Funding Request			
FUNDING SUBTOTAL (Total Funds Raised + BRNI Request)			
ADDITIONAL FUNDS NEEDED (Total Project Cost - Funding Subtotal)			



Questions?

Contact Rachel Ruben at
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Contact Larry Schugam at
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