FY 2027 Baltimore Regional Neighborhood Initiative (BRNI)

NORTHWEST BALTIMORE PARTNERSHIP INFORMATION SESSION
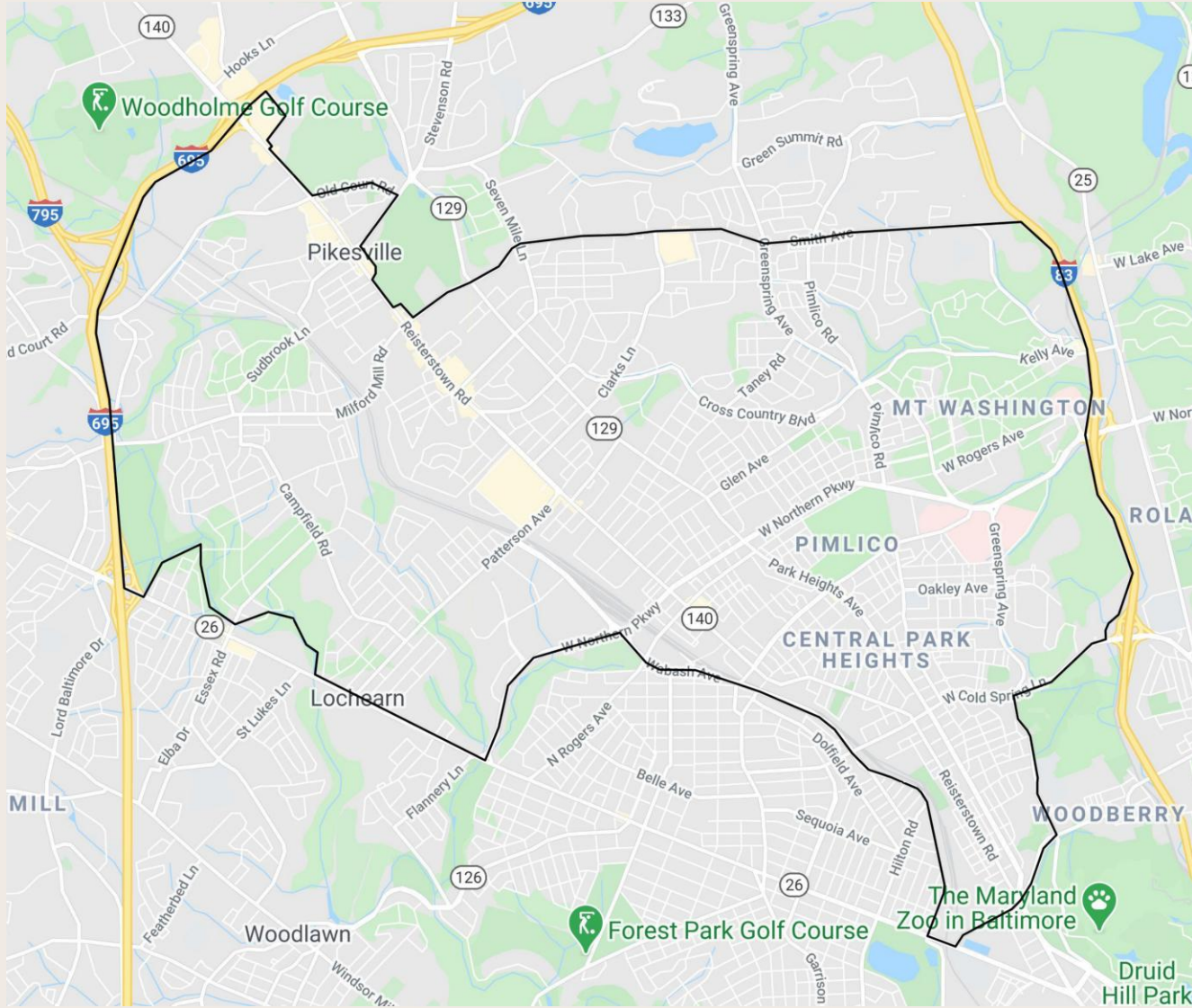
JANUARY 2026

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.

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.

Eligible projects

- 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

BRNI Funding

Projects qualify for **capital funds only** and must have a 15-year shelf-life. **Operating funds are not available** for property maintenance, utilities, administrative services, community organizing, etc.

Operating funds are not available for capital projects, including property maintenance, utilities, administrative services, community organizing, or project management not directly related to the capital scope.

Capital grant awards typically range from $25,000 to $500,000. **DHCD makes the final determination** on project eligibility, whether a project gets funded, and the amount of the grant.

BRNI grants are **reimbursement** only.

Applicants must be able to cover project expenses up front.

Project Criteria

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.

Applicants must certify that any project funded will provide services, if applicable on a non a discriminatory 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.

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 other 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 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*.

Activity	Date
Project summaries due to CHAI	March 2026
Invitation to apply	April 2026
Application training (mandatory)	April 2026
Full application due	TBD
BRNI awards announced	November – December 2026
Grant agreement finalized	April – May 2027
Funds available	May – June 2027

BRNI Timeline

BRNI FY27 Project Summary Form

Please ensure all information is accurate and provide any required supporting documents.

All fields marked with * are required and must be filled.

This form must be submitted by **Monday, March 3, 2026 by 5:00 p.m.**

- Projects are reviewed for eligibility, financial viability, and readiness to proceed.
- Applicants whose projects meet all criteria, as determined by the NWBP Steering Committee, will be invited to submit a full application..

Applicant Details

Organization Name

Is your organization a nonprofit 501(c)(3) organization?
- ○ YES
- ○ NO

Primary Contact Name *

First Name   Last Name

Email Address *

example@example.com

Phone Number *

(000) 000-0000

Please enter a valid phone number.

Project Details

Project Name *

Project Site Address *

Neighborhood *

BRNI Capital Grant Request Amount *

e.g., 23

Select Project Type: *
- ☐ Acquisition/Rehabilitation
- ☐ Architectural/Engineering/Design
- ☐ Demolition
- ☐ Energy Conservation
- ☐ Facade Program
- ☐ Homeownership Program
- ☐ Mixed Use Project
- ☐ New Construction
- ☐ Public Infrastructure/Open Space
- ☐ Public Safety
- ☐ Rehabilitation
- ☐ Revolving Loan Fund

Project Summary Form

Project Description *

Current Status of Project *

Phase of Project (e.g., Predevelopment, Construction, etc.) *

Project Commencement Date *

Projected Project Completion Date *

Project Partners *

Capital Grant Request Amount

BRNI Capital Grant Request Amount *

e.g., 23

Funds Committed (applicant funds, public or private grants, loan, etc.) *

e.g., 23

Total Project Cost (at completion) *

e.g., 23

Financial Viability

Are BRNI funds a critically needed funding source to complete the project? *
- ◯ YES
- ◯ NO

Do you have funds available to pay project expenses up front? *
- ◯ YES
- ◯ NO

Does the project have a major funding gap? *
- ◯ YES
- ◯ NO

If you responded YES, how much is the funding gap? *

e.g., 23

Project Summary Form

Project Summary Form

Readiness to Proceed

Will you be able to draw down 50% of an award within one year and 100% within two years? *

- ◯ YES
- ◯ NO

Do you have the 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 complete the project (e.g., written permission from the Department of Recreation and Parks to implement a project in a public park).

Community Support and Impact

Explain how this project aligns with the NWBP Strategic Neighborhood Revitalization Plan and indicate the specific section and outcome it aligns with. (e.g., Housing Outcome 5: New rental units are developed to provide affordable housing in Southern Park Heights). View the plan at the link below. *

View the NWBP Strategic Neighborhood Revitalization Plan

Describe the community-identified need addressed by this project *

Does your organization have at least one letter of support from the community?

- ◯ YES
- ◯ NO

Project Summary Budget

EXPENSES

Item	Brief Description	Amount
Acquisition		
Architectural/ Engineering/Design		
Contingency		
Demolition		
Developer Fee		
Infrastructure		
Stabilization		
Construction Hard Costs		
Rehabilitation/ Renovation		
Other:		
TOTAL PROJECT EXPENSES		**$0.00**

OTHER SOURCES OF FUNDING

Indicate whether funding is committed or pending	Name of Funding Source (Applicant funds, foundation grants, public grants, loan, etc.)	Amount
Total Other Sources of Funding		**$0.00**
BRNI Request Amount		
FUNDING TOTAL	Total Other Sources of Funding + BRNI Request	**$0.00**
ADDITIONAL FUNDS NEEDED (If applicable)	Total Project Expenses - Funding Total	**$0.00**

Deadline for Submission of Project Summary

Project summaries must be submitted to CHAI by:

Monday, March 3, 2026 by 5:00 p.m.

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❖ Applicants whose projects meet all criteria, as determined by the NWBP Steering Committee, will be invited to submit a full application..

Questions?

Contacts:

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