



# Baltimore Regional Neighborhood Initiative (BRNI)

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NORTHWEST BALTIMORE PARTNERSHIP  
INFORMATION SESSION

JANUARY 2024



# About BRNI

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- 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.

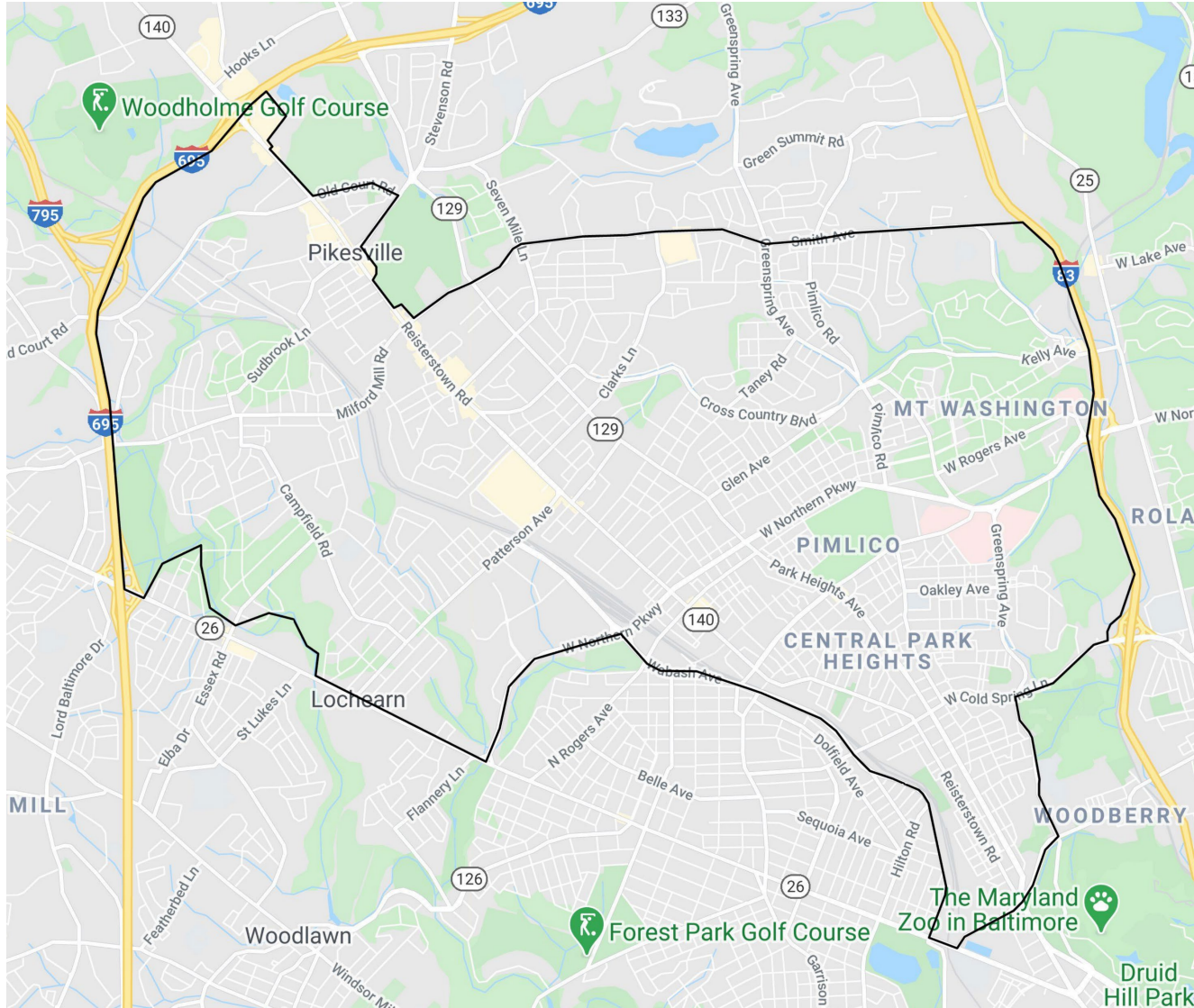


# About NWBP & CHAI

*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 or public infrastructure
- Strategic Demolition
- Revolving Loan Fund Program
- Down payment assistance to attract home buyers to purchase and rehabilitate homes

# Project Eligibility

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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.

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

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

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DHCD makes the final determination on project eligibility.

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DHCD determines which projects will be funded and the award amounts.

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# BRNI Funding

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Projects can request capital funds only.

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

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DHCD considers feasibility studies, general project management, property maintenance, utilities, marketing, etc. as operating costs

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

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BRNI grants are reimbursement only; applicants must demonstrate capacity to cover project expenses up front.

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Capital projects funded by BRNI must have a 15-year shelf life.

# Project Criteria

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

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Private developers must partner with a nonprofit organization.

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

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Applicants need to provide proof of funding for soft costs during application process and upon completion.

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DHCD requires that projects use licensed contractors.

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# Project Criteria: Financial Viability

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- The project should have all other funds necessary to complete the project already committed with no major funding gap.
- BRNI funds is intended to be used as “last-in” gap funding.
- Applicant must show evidence of funding to support operating costs, such as
  - Costs associated with day-to-day operations of a program, organization, business, etc.
  - Staff salaries, feasibility/planning studies, marketing, maintenance

# Project Criteria: Readiness to Proceed

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- Applicant must have a concrete plan for spending down 50% of BRNI funds by the end of year 1 and 100% within 2 years.
- If the project is not advanced enough to meet this requirement, DHCD suggests applying for BRNI funds for a phase of the project
- Applicant must have full site control or be granted the right to access the site to execute the project.
- Accepted forms of proof of site control:
  - Offer letter from owner
  - Letter of intent to sell
  - Option agreement
  - Contract of sale
  - HUD-1
  - Land disposition agreement
  - Documentation from appropriate department for city-owned property

## 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

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Project summaries must be submitted to CHAI by:

***March 4, 2024 by 5:00 p.m.***

Projects will be reviewed by NWBP Steering Committee for eligibility, financial viability, and readiness to proceed.

If the project meets the required criteria, the applicant will be invited to submit a full application.

# BRNI Timeline – Important Dates

Activity	Date
Project summaries due to CHAI	<b>March 4</b>
Invitations to apply sent for approved projects	April 2024
Application training session (mandatory)	April 2024
Full applications due	May 2024
DHCD announces BRNI Awards	October – December 2024
Grant agreements finalized	May 2025



## IMPORTANT NOTES:

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If invited to submit a full application, you will be required to attend an application training in April.

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BRNI grants are reimbursable; applicants must show sufficient funding to pay for project expenses up front.

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Applicants must have administrative capacity to complete timely quarterly reports (**due July 1, October 1, January 1 and April 1**).

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Will not accept reimbursement requests until agreements are finalized.

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Reimbursements requests will only be processed by DHCD if reporting is current.

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After a reimbursement request has been submitted to CHAI, it may take up to 4 weeks to receive funds.

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**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

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## PROJECT BUDGET

### EXPENSES

Item	Amount
Acquisition	
Architectural/Landscaping	
Engineering/Permitting	
Construction Management	
Contingency	
Demolition	
Developer Fee	
Infrastructure	
Legal	
Stabilization	
Construction Hard Costs	
Rehabilitation/ Renovation	
Studies (Market/Feasibility) and Planning	
Other:	
Other:	
Other:	
Total	

### SOURCES

Source	Amount	Committed/Pending
Total		
Projected Gap		

# Project Summary Budget

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# Questions?

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