

SUSTAINABLE COMMUNITIES BENEFITS

Location within a designated Sustainable Community is a threshold requirement for the Community Legacy and the new Strategic Demolition Fund. Other programs provide additional incentives or benefits for projects located in a Sustainable Community.

Community development organizations include county councils/commissioners, community development corporations, main street organizations, downtown partnerships, etc.

Agency	Department of Housing and Community Development		
Program	Community Legacy	Neighborhood BusinessWorks	Strategic Demolition Fund
Purpose	Supports neighborhood revitalization projects that contribute to business retention and attraction, encourage homeownership and commercial revitalization	Provides gap financing, i.e. subordinate financing, to new or expanding small businesses	Catalyze activities accelerating economic development, job production and smart growth in existing Maryland communities by improving the economic viability of infill development
Eligible applicants	Local governments and community development organizations	Maryland-based small businesses, local development corporations and nonprofits	Local governments and community development organizations
Sustainable Communities benefit	Eligible to apply to program if in Sustainable Community	Eligible to apply to program if in Sustainable Community and Priority Funding Area	Eligible to apply to program if in Sustainable Community
Examples of eligible projects	<ul style="list-style-type: none"> -Mixed-use development consisting of residential, commercial and/or open space -Business retention, expansion and attraction initiatives -Streetscape improvements -Increasing homeownership and home rehabilitation among residents -Residential and commercial façade improvement programs -Real estate acquisition, including land banking, and strategic demolition -Establishing funds to provide loan guarantees and credit enhancement to leverage other public or private financing 	<ul style="list-style-type: none"> -Mixed-use projects combining residential and commercial uses in the same building -New construction or rehabilitation -Machinery and equipment -Real estate acquisition -Manufacturing -Service providers -Retail 	<ul style="list-style-type: none"> -Site acquisition and assembly -Demolition -Site development, including public infrastructure improvements -Construction-level architectural and engineering designs
Funding type	Grant or loan	Loan	Grant or loan
Opportunity to apply	Annual competition	Open and rolling	Annual competition
Annual appropriation	FY20 appropriation: \$6.0 million	FY20 appropriation:	FY20 appropriation: \$5.5 million
For more information	https://dhcd.maryland.gov/Communities/Pages/programs/CL.aspx	https://dhcd.maryland.gov/Business/Pages/NBW.aspx	https://dhcd.maryland.gov/Communities/Pages/programs/SDF.aspx

Agency	Department of Housing and Community Development	
Program	Maryland Mortgage Program - You've Earned It! Initiative	Low Income Housing Tax Credit
Purpose	Offer a 0.25% discount on the standard Maryland Mortgage Program mortgage rate and \$5,000 in Down Payment Assistance, along with homebuyer education	To award tax credits that encourage the private sector to invest in the construction and rehabilitation of housing for low- and moderate-income families
Eligible applicants	Qualified homebuyers that have at least \$25,000 of student debt	Nonprofit and for-profit sponsors of eligible housing projects
Sustainable Communities benefit	Incentive: Homebuyers are eligible if they are purchasing a home in a Sustainable Community	Eight points are awarded to applications with projects located in a state-designated Transit Oriented Development area. For areas that are not state-designated Transit Oriented Development areas, but are Sustainable Communities, applications will be awarded four additional points.
Examples of eligible projects		<p>A residential rental building that is to be placed in service in or within two years after the year in which the allocation is made and provides at least, in part for low-income occupancy may be eligible to receive a Tax Credit allocation. The low-income project must comply with a number of requirements regarding tenant income, maximum rent levels, and the percentage of low-income occupancy. The building must remain in compliance and is subject to a covenant to enforce compliance for a minimum of 30 years.</p> <p>The owner of a qualified low-income building must rent either 20 percent of the units to households with incomes of 50 percent or less of the area median income or 40 percent of the units to households with incomes of 60 percent or less of the area median income.</p>
Funding type	Interest-free deferred loans for down payment assistance and competitive 30-year fixed mortgage interest rates	Tax credit
Opportunity to apply	Open and rolling	
Annual appropriation		
For more information	https://mmp.maryland.gov/Pages/default.aspx	https://dhcd.maryland.gov/HousingDevelopment/Pages/lihtc/default.aspx

Agency	Maryland Department of Transportation		
Program	Sidewalk Retrofit	Maryland Bikeways	Community Safety and Enhancement
Purpose	To provide access for all pedestrians along state roadways	To connect, extend and improve existing bikeways (on-road and off-road) to reach important destinations	To stimulate growth and investment in older neighborhoods through revitalizing main street areas
Eligible applicants	Local governments	Local governments	Local governments
Sustainable Communities benefit	Incentive: May cover 100% of the project cost inside a Sustainable Community; outside of SCs, covers 50%	Incentive: Small bicycle projects (up to \$100,000) within Sustainable Communities can receive 100% state funding. Larger bicycle projects and design of bicycle projects can receive up to 80% funding. 3 points awarded in application evaluation. Considered “priority investment area” and is eligible for reduced match requirements.	Incentive: Communities designated as a Sustainable Community are given preference
Examples of eligible projects	Ramps, sidewalks, bus stops along State Highways	Bicycle infrastructure including: trails; sidepaths; signing; striping; grates; parking. Can be off-road, on state road, or on local road To be eligible for Bikeways funding, a project must be: - Located substantially (80%) within the Priority Funding Area (PFA), and/or - Located within ½ mile of a rail transit station, and/or - Addressing a gap identified in the MDOT Trails Plan A Greener Way to Go, and/or - Identified as a transportation priority in a County’s most recent annual priority letter submitted to MDOT	Streetscape improvements along State Highways that support planned or on-going revitalization efforts, such as pedestrian and vehicular safety, intersection capacity/operations, sidewalks, roadway reconstruction or resurfacing, drainage repair/upgrade and landscaping
Funding type	Cost sharing with local jurisdiction	Grant	Not a grant; program is administered in-house directly by State Highway Administration without funds being transferred to the local jurisdiction
Opportunity to apply	No formal application; open and rolling project funding	Annual competition	Through the Consolidated Transportation Program (CTP) process, local jurisdiction must include project in its Annual Transportation Priority Letter
Annual appropriation			
For more information	Regional MDOT representative	http://www.mdot.maryland.gov/Office_of_Planning_and_Capital_Programming/Bike/Bikeways.html	Regional MDOT representative

Agency	Department of the Environment	Department of Commerce
Program	Water Quality Revolving Loan Fund	Job Creation Tax Credit
Purpose	To provide below-market interest rate loans and additional subsidies—such as loan-forgiveness and grants—from the Water Quality Financing Administration for clean water and drinking water capital projects	Create new jobs at businesses expanding or relocating to existing communities in Maryland
Eligible applicants	Public entities/local governments for Point Source Pollution Prevention; private entities also eligible to apply for Non-Point Source Pollution Prevention funding	Business must be certified by DBED as a qualified business entity
Sustainable Communities benefit	Projects are ranked and can receive up to 100 points. Seven points are awarded to projects in Sustainable Communities.	Incentive: Maximum tax credit rises from \$1,000 to \$1500 per employee. The threshold to qualify drops from 60 to 25 jobs created.
Examples of eligible projects	<ul style="list-style-type: none"> -Construction of publicly-owned wastewater treatment works -Implementation of non-point source/estuary capital improvements -Implementation of U.S. EPA defined “green” projects 	<ul style="list-style-type: none"> -Newly created full-time jobs in: Manufacturing -Transportation or communications -Agriculture, forestry, fishing or mining -A public utility -Warehousing -Research, development, or testing -Biotechnology -Computer programming, data processing or other computer -related services -Central financial, real estate or insurance services -The operation of central administrative offices or a company headquarters -Business services firms
Funding type	Low interest rate loans and/or grants	Tax credit
Opportunity to apply	Funding applications accepted December through January annually	Open and rolling
Annual appropriation		
For more information	http://mde.maryland.gov/programs/Water/QualityFinancing/WaterQualityRevolvingFund/Pages/Programs/WaterPrograms/Water_Quality_Finance/Water_Quality_Fund/index.aspx	http://www.choosemaryland.org/businessresources/pages/jobcreationtaxcredit.aspx

Agency	Environmental Finance Center at the University of Maryland	Maryland Department of Planning and Maryland Economic Development Corp.
Program	Sustainable Maryland Certified	2013 Sustainable Communities – Designation and Financing Law
Purpose	Support sustainability efforts of Maryland's municipalities	House Bill 613, passed during the 2013 legislative session, expanded the eligible uses for tax increment financing (TIFs) to support improvements associated with revitalization efforts in designated Sustainable Communities. It also enabled MEDCO to support local governments by issuing bonds to finance public improvements.
Eligible applicants	Local municipal governments	Local governments
Sustainable Communities benefit	Incentive: Sustainable Communities receive 20 points in the Planning and Land Use Category towards 150 point certification	Expands eligible uses for TIFs within designated Sustainable Communities, and greater funding options working with MEDCO.
Examples of eligible projects	Voluntary certificate program helps municipalities formulate strategies and projects enhancing quality of life	Historic preservation or rehabilitation; environmental remediation; demolition and site preparation; parking lots, facilities or structures of any type whether for public or private use; highways; schools; and affordable or mixed income housing.
Funding type	Does not offer funding; program offers technical assistance	Does not necessarily offer direct financing; but provides the local authority greater financing options.
Opportunity to apply	Application to be Sustainable Maryland Certified requires registration of the municipality and completion of actions worth a total of 150 points	Authority to define TIF project rests with local governments. There is no application.
Annual appropriation	N/A	N/A
For more information	http://www.sustainablemaryland.com/	http://planning.maryland.gov/YourPart/TIF/