

Partnerships for Responsive Revitalization

Maryland Department of Housing and Community Development

Special Achievement

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Summary

The Maryland Department of Housing and Community Development combined funding from diverse programs to support two complimentary redevelopment projects that provide housing and community services to multiple generations in the Town of Cecilton in Cecil County, Maryland. The projects and the process behind them exemplify the department's commitment to respond to local needs through strong partnerships and flexible financing as documented in a video to promote community development.

Background

As part of its mission, the Maryland Department of Housing and Community Development is dedicated to working with partners - local governments, nonprofit organizations, private industry - to expand affordable housing and improve communities. Maryland's neighborhoods, towns, cities, and communities are diverse, and each has unique redevelopment needs and goals. The department works with local governments and stakeholders to assess those needs and goals and develop strategies to best address them with support from the agency's wide array of financing programs.

Navigating through those financing programs to find the right combination of resources can be challenging. One program may be specifically for affordable rental housing. Some revitalization programs may be subject to more stringent regulations because they involve federal funding. Some may require specific local action, like council approval or commitment of matching funds.

To bring all these diverse resources to bear in the most effective manner, partnerships between the department both internally and externally are vital for success. Internally, the team at the Maryland Department of Housing and Community Development works cooperatively and collaboratively across programs and divisions to administer federal and state funding to leverage additional public, private, and nonprofit investment. Externally, the department's team continues to work directly with local partners to ensure the completion of worthy projects that meet the community's vision and often serve a catalyst for further revitalization and economic growth.

To illustrate the importance of these partnerships, projects, and the positive change they create, the department recently produced a video to celebrate National Community Development Week and showcase two complimentary housing and redevelopment projects in one Maryland community.

Situated in Maryland's Upper Eastern Shore, the Town of Cecilton recently celebrated the completion of the first of two major revitalization projects located on Bohemia Avenue. The recently-opened Cecilton Senior Village provides 20 units of affordable housing for Cecilton's seniors, enabling them to comfortably age in place in their community close to their family, friends, house of worship, and other treasured places. Nearby, the Levi Coppin Center for Early

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Learning will offer childcare and HeadStart programming for children up to five years old, as well as additional services for their parents. The redeveloped area will also create a shared garden space with a walkway between the school and the senior housing.

The two projects seek to address the town's important need for affordable housing opportunities, childcare, and early education. Beyond providing homes and services, they will also support the close knit town's passionate sense of community and local pride by bringing Cecilton's older and younger generations closer together using the shared garden space and outreach programs developed at the early learning center.

For these projects, the Maryland Department of Housing and Community Development administered resources from five different state and federal programs that spanned multiple divisions within the agency (see Attachment A). State rental housing and federal HOME funds were awarded by our multifamily housing team. The Division of Neighborhood Revitalization administered federal Community Development Block Grants and state Strategic Demolition program funding. The efforts in Cecilton were further supported with small business assistance resources through the department's Neighborhood BusinessWorks program. The pooling of these diverse resources required intensive attention to meet the closing deadline while satisfying the various program requirements, regulations and policies.

The Maryland Department of Housing and Community Development's broad and collaborative investment in Cecilton demonstrates the organization's willingness to cut across traditional program lines and use every tool possible to support projects that revitalize Maryland's communities and spark further redevelopment. Featuring a model plan backed by a strong partnership, the dual projects were recently featured in a video - <http://bit.ly/CeciltonVideo> - to promote the department's community development activities. The video celebrates the culmination of more than five years of focused partnership between the department, the Town of Cecilton, and other local developers and stakeholders to realize a community's vision, providing an uplifting example of the vital housing and community development projects throughout Maryland that receive department financing.

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**Attachment A
Cecilton Senior Village and Levi Coppin Center for Early Learning
Funding Sources**

Fiscal Year	Funding Source	Amount
2017	DHCD Multifamily Housing Programs- HOME Investment Partnerships Program	\$1,923,475
2018	DHCD Multifamily Housing Programs- Partnership Rental Housing Program	\$2,182,268
2018	DHCD Neighborhood Revitalization- Community Development Block Grant	\$1,100,000
2018	DHCD Neighborhood Revitalization- Strategic Demolition Fund	\$75,000
2018	DHCD Small Business Lending- Neighborhood BusinessWorks	\$1,205,000
2019	DHCD Neighborhood Revitalization- Community Development Block Grant	\$500,000
	Town of Cecilton	\$388,384
	Deferred Developer Fee	\$919,899
TOTAL:		\$8,294,026