Revitalization and Placemaking (RAP) Fund Program 2024 and 2025

FREQUENTLY ASKED QUESTIONS

<mark>**NOTICE: All questions about the RAP Public Space and Place-Based Infrastructure Individual and Façade/Subgrant Applications need to be submitted by 5pm, Friday, January 24th and a final FAQ update will be posted Monday, January 27th.**</mark>

1. **Is Revitalization and Placemaking (RAP) funding currently available?**
   - Performance-based RAP grants are currently available for real estate redevelopment projects. These can be applied for on a rolling basis as funds are available. Please see the guidelines for the RAP program found at this [link](#) and contact your region's [Community Development Manager](#) to inquire about applying.
   - Performance-based grants for public space place-based infrastructure projects and façade program implementation will be available in fiscal year 2025 through a competitive grant process. The application window is anticipated to be November 2024 through January 2025.

2. **How much funding is/will be available?**
   The available RAP Fund budget will be deployed as follows:
   - Approximately $50 million for real estate redevelopment projects.
   - Approximately $25 million for public space place-based infrastructure projects and façade program implementation.

3. **Who is eligible?**
   Each sub program has unique eligible applicants:
   - RAP real estate redevelopment: Eligible applicants are individuals or entities working to rehabilitate vacant, underutilized, blighted, and historic structures
   - Public space place-based infrastructure: Eligible applicants are municipal entities or economic development organizations working to develop permanent place-based infrastructure associated with traditional downtowns, social-zones, outdoor dining and placed-based public spaces.
   - Façade and Public Space Sub-Grant: Eligible applicants are economic development organizations and municipal entities working to improve the vibrancy in traditional downtowns and neighborhood commercial nodes by investing in place-based infrastructure on publicly owned and maintained properties or investing in private building facades through an existing and active façade improvement program.

4. **Will geographic distribution continue to be a consideration when selecting projects?**
   A minimum of one RAP public space place-based project will be supported within each of the ten prosperity regions as deemed feasible based on application eligibility and availability of funds. When considering all RAP funding that is projected to be available for public space place- based infrastructure, subgrants, and real estate redevelopment RAP grants, targets have been set for each prosperity region. These targets will only be met if eligible applicants with eligible shovel-ready projects apply for the funding. Efforts will be made to reserve funding for the proposed geographic distribution until March 31, 2025. After that date, projects in any region may be awarded available RAP funding without consideration for geographic distribution.
   - Region 1 RAP funding target: $4,900,000
   - Region 2 RAP funding target: $4,900,000
   - Region 3 RAP funding target: $4,500,000
   - Region 4 RAP funding target: $9,900,000

- o Region 5 RAP funding target: $5,800,000
- o Region 6 RAP funding target: $6,900,000
- o Region 7 RAP funding target: $5,500,000
- o Region 8 RAP funding target: $6,600,000
- o Region 9 RAP funding target: $7,600,000
- o Region 10 RAP funding target: $18,400,000

5. **What is the minimum funding match for the RAP grants?**

   RAP will fund a maximum of 50% of the eligible project costs. Matching funds can come from a variety of other sources and <u>must</u> be secured in advance of the application being submitted and considered for an award.

6. **How do you define Public Space?**

   A public space is a physical location that is generally open and accessible to the public, without cost, and is owned and maintained for the public good. Public space can be used for recreation, public use, or as places for people to gather.

7. **What is considered eligible property for public space place-based infrastructure grants?**
   - o Public space place-based infrastructure projects must be located in central city neighborhoods, traditional downtowns, central business districts, or adjacent walkable neighborhoods. Projects will aim to create amenity-rich, walkable areas that contribute to vibrant mixed-use districts.
   - o Generally speaking, public space place-based infrastructure will be located on property owned and maintained by a local or regional unit of government or other tax-exempt non-profit organization as recognized by the IRS.
   - o The majority of the space should be free and open to the general public. Any use that generates revenue should be contributing to the vibrancy and sustainability of the space and its attractiveness for use by the general public. Space that is leased to a private entity or that is restricted from the general public cannot consume the entire space.

8. **In previous years, the MEDC has used a competitive application process to determine RAP Recipients. Will that continue?**

   Public space place-based infrastructure RAP recipients and façade program implementation grant recipients will be determined through a competitive application process as described herein. Real estate redevelopment RAP recipients will not be determined by a funding round in the foreseeable future. Instead, the MEDC will be taking those applications in on a rolling basis similar to the Community Revitalization Program. Evaluating the real estate redevelopment RAP applications in this way, aligns public support with the project's unique pre- development process.

9. **What is the timeline for the public space place-based funding round and the façade program implementation grant round?**

   The funding round was announced in September. The application window will open by the first week of November and close around the last week of January. Awards are anticipated to be announced in the spring of 2025.

10. **Can projects applying for RAP grants use other tools offered by the MEDC?**

    In some instances, tax increment financing as approved by the Michigan Strategic Fund may be used along with RAP funding, but no other MEDC or MSF funding will likely be layered with RAP funding.

11. **Will Subgrant Awards still be available under RAP? (Answer updated 11-14-2024)**

    Subgrant applications will be accepted for coordinated public space place-based infrastructure requests or façade program implementation requests. Each subrecipient within the subgrant application can request no more than the lessor of $500,000 or 50% of the project's eligible expenses. There is no minimum grant amount for each subrecipient.

12. **How will RAP Awards be disbursed?**

RAP awards will be disbursed on a reimbursement basis in two segments. 50% of the award disbursed when the applicant has incurred and expended funds for eligible costs equal to 100% of the award amount, and the remaining 50% of the award amount will be disbursed after the project is complete and the applicant has incurred and expended fund for eligible costs equal to at least 200% of the award amount.

13. **How much RAP funding can we apply for?**

RAP Fund application limitation amounts are shown below:
- Real estate redevelopment awards will typically be limited to $1.5 million with some exceptions to allow for grants of up to $5 million for projects with a larger funding gap and an extraordinary economic development impact or public benefit as determined by the MEDC
- Public space place-based infrastructure RAP awards will range between a $500,000 minimum award amount and a $1,000,000 maximum award amount
- There is no minimum or maximum request amount for subgrant applications, but applicants are encouraged to only include the most competitive projects and to recognize that all projects in the grant application must meet readiness requirements and have all funding sources secured. There is no minimum grant amount for each subrecipient grant within the subgrant application, but the maximum grant amount for each subrecipient grant request within the subgrant application is limited to the lessor of $500,000 or 50% of Eligible Costs.

14. **What considerations will be evaluated in public space place-based infrastructure RAP applications?**

The following considerations will be evaluated in the application:
1) Broad support, partnerships and impact
2) Alignment with local planning goals;
3) Location and contribution to place infrastructure ecosystem
4) Project readiness, evidenced by complete design, community support, funding/match availability and construction schedule;
5) Universal design and accessibility
6) Four-seasons programing of the space;
7) Cultural and social engagement or recreation opportunities;
8) Demonstrated funding or partnerships to ensure long-term maintenance;
9) Use of the space by small-business operators.

15. **What façade work will be competitive?**

Façade program implementation grants will be offered through a competitive application round to eligible applicants who must have or be a participant in the administration of an existing, currently active, locally-administered façade improvement program for privately owned buildings. The following considerations will be detailed in the application:
1) Expansion of an existing, transparent and predictable façade program with a clear and timely application process;
2) Demonstrated connection between façade program and local plan(s) (downtown development plans, corridor improvement plans, organization's mission, etc.);
3) Façade program priorities that are reflected in selection process and previously supported projects;
4) Strong consideration for historic preservation/restoration;
5) Design assistance for individual façade projects or, at a minimum, locally-approved design guidelines;
6) Requirement for sustainable/resilient building materials, and building maintenance plans;
7) An identified pipeline of façade projects that the applicant wishes to support.

16. **What are the considerations for real estate redevelopment projects?**

All RAP real estate redevelopment applications will be evaluated on the following required   criteria:

1) Alignment with a local vision and goals identified in a master plan, downtown plan, capital improvement plan and/or economic development strategy;
2) Extent of reuse of vacant or underutilized properties that are located in and have potential to contribute to a vibrant walkable mixed-use district.
3) Construction readiness as evidenced by local approvals, public support, secured financing, and market demand;
4) Associated with and a catalyst for business growth and retention;
5) Demonstration of financial need and long-term viability, with reasonable costs and other funding sources explored and maximized;
6) Ability to increase taxable value and attracts residents.

Updated 10/14/2024

17. **Will the webinar recording and presentation be available to access after the webinar? Is there a flyer or packet that summarizes the information for the program?**
    The webinar recording, pdf of the slides, and all program information can be found on the RAP Program webpage at https://www.michiganbusiness.org/rap/

18. **Is the November 13th webinar just for the placemaking application? If we have a real estate project, is there another webinar or more information specific to that application? Or do we just contact our MEDC rep?**
    The November 13th webinar will focus on the applications for place-based infrastructure and facades. For more information about the application and process for Real Estate projects under the RAP program, please reference the RAP website and contact your region's Community Development Manager to inquire about applying.

19. **What all would I need for the real estate development funding application?**
    Please see the information on the RAP website and contact your region's Community Development Manager to inquire about applying.

20. **Will regional sub-grants for real estate redevelopment be allowed?**
    No, all real estate redevelopment grants will apply individually when they are ready. In this   funding round, subgrants are specifically for Public Space and Facade Improvement projects.

21. **Will there be an administrative fee allowance/ administrative capture allowed for RAP regional subgrants?**
    Yes, the subgrants are able to request funding for reasonable grant administration costs of up to the lesser of 10% of their total grant request or $120,000 to any single entity. Direct grants are not eligible for funding for grant administration.

22. **Do subgrantees have certain performance and compliance obligations, or is it up to the primary grantee to comply and/or certify with those?**
    The grantee who is administering the subgrant program will have performance and compliance obligations as part of their grant agreement with the MEDC. In order to successfully administer the subgrant program the grantee will require the subrecipients to adhere to performance and compliance obligations as part of a grant agreement between the grantee and the subrecipient.

23. **Can one entity apply on their own for a subgrant program or does there need to be multiple entities represented on the application?**
    A single entity can submit a subgrant application.

24. **What is the minimum amount for the Facade grant?**
The RAP program does not set a minimum requirement for an individual facade grant. There may be a minimum set by the local facade improvement program.

25. **Are their job creation requirements for facade projects?**
No.

26. **For facade grants, do construction permits need to be pulled in advance of applying for the grant in order to show that local approvals are in place.**
No. The local approvals referred to for facades would be approval from the Downtown Development Authority or other entity that would approve the design and any local matching funds. Actual construction permits would not be necessary in advance of applying for the grant.

27. **Can you explain what pre-approvals at the local level should be in place before applying for the Facade Grant? Does the design have to have City approval prior? Historic District Commission approval? Etc.**
There needs to be some level of initial vetting and verification of availability of funding. Readiness in terms of other local approvals will help the application score higher.

28. **If the locally-administered facade program already requires a 50% match from grant recipients, can the RAP grant be used to cover the other 50% for the project?**
Yes, as long as the 50% match is secured, it can come from the grantee (entity administering the facade program) or the subrecipient (building owner), or some combination of both. Having some funding from each could make the application more competitive. Funding for the facade program is being allocated to locally-administered, currently active facade improvement programs to help increase capacity of these programs and improve the buildings in their community.

29. **Could a project apply as part of a regional facade subgrant program, and also submit as a standalone real estate project?**
The facade improvement alone may not be competitive if the entire building needs to be redeveloped. If the property is applying for a real estate redevelopment grant, it is recommended to include the facade improvement as part of that project.

30. **If a program has not awarded any facade grants yet because of not having funds, but has guidelines and application form completed, can they apply for Facade grants?**
Yes, any currently active, locally administered facade program can apply for funding under the Facade Improvement Subgrant Application, however a program that does not have a track record of experience will not be very competitive when scored against other programs.

31. **Can you define neighborhood commercial node and central business district?**
    - A neighborhood commercial node is a grouping of commercial or mixed-use buildings that create a hub for retailers or employers within a neighborhood. These are typically found in larger communities where there is density to support both a downtown and neighborhood commercial nodes.
    - A central business district is the commercial center for a city, often times it is the downtown. It is the area of densely concentrated commercial activity that forms the core of economic activity and population density in a city or region.

32. **Can you define what exactly is "public space place-based infrastructure"?**
Public amenity that is not intended to be temporary, and that positively contributes to cultural, social and/or recreational interactions in a traditional downtown or other mixed-use area with abundant accommodations for nonmotorized transportation.

33. **Can you define "project readiness"?**
Project readiness refers to the ability to start construction without delays. Project readiness is demonstrated by having site control, having complete site plans or architectural designs, having local approvals, and having funding secured.

34. **What is universal design?**
Universal design refers to environments designed to be able to be used to the greatest extent possible by the widest range of people possible.
Update 10/28/24: By law, all projects must meet ADA guidelines. Universal design is a broader philosophy than the ADA, which is a civil rights law. Universal design is intended to create spaces that are accessible to everyone, while the ADA's design guidelines are only the minimum requirements. Universal Design is defined as the design of products and environments to be usable by all people, to the greatest extent possible, without the need for specialized design.

35. **Is this RAP gap funding?**
Yes.

36. **Can you define what "facade" means. Can funding be used for streetscape or just for a specific building?**
Facades are the portions of the building that impact the public realm or the streetscape. Sometimes the facade extends into the streetscape through planter boxes attached to the building or a rail that goes around an outdoor dining area, but they are attached to and part of a specific building facade.

37. **Is there an operational definition for what makes a project "extraordinary" and become eligible for more than $1.5 million for a project?**
Grant awards for a single project with an extraordinary economic development impact or public benefit that has maximized all other state loans and financing tools as determined by the MEDC, will be eligible for an award amount up to the lesser of $5 million or 50% of the Eligible Costs. Any project for consideration must pursue and maximize all additional programs and/or funding sources available to support the project (e.g., Loan capacity, Housing TIF, Federal Historic Tax Credit, etc.). Also, any instances of Extraordinary Economic Development Impact/Public Benefit shall satisfy the Investing in Place guidance found on page 9 of the Building Strong Communities [Brochure](#), and embody one or more of the additional qualities described below:
    o   Project will eliminate long lasting instances of blight and/or environmental contamination (10+ years), through the redevelopment of the property.
    o   Project has a geographic correlation, and addresses community needs associated with a significant, strategic MEDC investment.
    o   Project is proposed in an area of historic disinvestment and has not seen new or rehabilitated mixed-use development in 5+ years.
** All projects funded under these criteria are subject to RAP regional targets and will significantly impact the availability of additional funding for other projects in the region.**

38. **Can RAP Real Estate Rehab projects include the construction of apartments within a mixed-use build? Is mixed use REQUIRED for the real estate piece?**
A mixture of uses is not required for every real estate redevelopment application. Please refer to the Investing in Place guidance found on page 9 of the Building Strong Communities [Brochure](#), and contact your region's [Community Development Manager](#) to discuss the project and how well it aligns with the RAP program goals.

39. **On the real estate/rehab applications, do eligible properties need to fit BOTH the "previously developed property" AND location requirements?**

Yes. Competitive applications for RAP Real Estate Rehab will meet all program requirements. If a project application does not meet all requirements, it is unlikely to be competitive enough to secure funding.

40. **Can RAP Real Estate grants be applied to single family homes that need rehab?**
No. The rehabilitation of single-family homes would not be competitive for this funding.

41. **Can we apply for the real estate development grant if the project has already begun?**
In most cases, if the project has begun you are no longer eligible. However, if you would like to discuss unique aspects of your project that can only be completed with additional funding, you are welcome to contact your region's Community Development Manager to discuss your project.

42. **For Real Estate Rehab & Development, can it be a blight rehab project not within city limits? Just outside city limits?**
The location requirement is not related to a city limit line. Please refer to the program guidelines found on the website here for details on eligible property for Real Estate Rehabilitation and Development.

43. **Can the Land Bank act as the developer or does a developer need to be identified for the real estate rehab & development grant?**
A Land Bank may be the developer for a real estate rehab and development grant.

44. **Can a DDA apply to use the funds to both acquire and redevelop a key vacant building in the downtown under the real estate rehab program?**
Yes, however demonstration of property control would be important at the time of application.

45. **What are the scoring criteria for real estate rehab and development? Specifically, are points taken away for grantees that have previously been awarded a RAP grant?**
Real estate rehabilitation and development grant applications are available on the website and are not scored, but are rather reviewed as they come in based on considerations in the guidelines, Investing in Place guidance and competitiveness within the region. Having previously received RAP funding will not negatively impact an application.

46. **If the RAP Real Estate Rehab and Development application is already open with rolling application approval, will there be funding still available for RAP Public Space and Subgrant/Facade applications when that closes in January?**
Yes, funds will be reserved for at least one place-based award each region.

47. **How do we determine if our communities proposed project best qualifies for a Subgrant or for the individual Public Space grant?**
The main distinction between the two grant options is the amount of grant funding available. Projects requesting a grant of more than $500,000 will need to apply individually.

48. **For the RAP Public Space Place-Based Infrastructure Grant, if we have an easement for the property but do not own it, is the project still eligible to receive funding?**
A long-term easement for the property can be considered site control. A project is going to be more competitive if the easement, property access, or acquisition of the property is in place prior to the application submission.

49. **Can public space place-based infrastructure projects be utilized to purchase and develop a property? (i.e. purchase a vacant lot for a park)**
Yes, however demonstration of site control through a purchase agreement or option at the time of application will help the application be more competitive.

50. **If we have a project that we believe will fit into RAP public space, but not sure and would like to discuss - is it ok to contact the Community Development Manager (CDM)?**
Yes, you are encouraged to contact your region's Community Development Manager.

51. **If a proposed project already has funding through another MEDC resource, can they apply for RAP funding as well?**
Please refer to question 10.

52. **Must public space improvement projects be located within a traditional downtown?**
Please refer to question 7.

53. **Would a library expansion within a city hall complex, but not within a traditional downtown, be eligible for an award under the RAP program? If so, which type of application?**
The project as described does not sound like it would be competitive within the application round. The project would need to meet location requirements. Please see guidelines for location requirements for all application types, and contact your region's Community Development Manager to discuss further.

54. **Would a major thoroughfare or an area like the Joe Louis Greenway be considered a location qualifying a property?**
Please refer to the guidelines for qualification requirements and contact your region's Community Development Manager to discuss other project specific questions.

55. **For an area that is more in a neighborhood with a commercial row that needs a hefty investment and effort in building a district, focus on boosting marginalized identity and economic growth. Are these factors taken into consideration?**
These efforts would be part of long-term impacts or local and regional impact in the application considerations.

56. **Can you talk more about project location regarding "downtown adjacent" locations? What is considered adjacent to the downtown area?**
This can really depend on the size of the community and availability of pedestrian infrastructure. Please contact your region's Community Development Manager if you are unsure of the eligibility of your project location.

57. **Will prevailing wages be required?**
No.

58. **Does a project have to have suspected funding amount needed, or does the board determine what amount is given?**
Applicants will be required to provide cost estimates, all available sources of funding, and a request for RAP funding that matches the demonstrated gap between the project cost and the sources of funding that are secured at the time of application.

59. **Are MPOs eligible to apply?**
Yes.

60. **There are a few projects in the DDA district I work for that I think would be eligible to apply for these programs. What would be my next steps?**
Contact your region's Community Development Manager.

61. **What is the time frame for notification for real estate awards?**

Timing will be impacted by the complexity of the proposed project and availability of application materials. Please contact your region's Community Development Manager for an initial discussion of the project and potential time frame.

62. **Can a community submit more than one project for consideration? If the application process requires a recommendation from the highest local public official, how does that work if there is more than one proposed project submitted?**
We encourage communities to consider what their highest priorities are when submitting letters of support for RAP funding. Multiple small projects could be supported through a subgrant application, or a community could submit more than one larger project with each project prioritized locally, as first, second, third, etc.

63. **Will the application be incentivizing projects that incorporate universal design? How many extra points might be awarded for incorporating universal design?**
There will be scoring related to universal design. Scoring details are forthcoming.

64. **Will detailed project drawings and/or designs and budgets be required?**
Project drawings/designs, cost estimates and overall project budgets will be required on the application.

65. **Can an entity apply for more than one grant type?**
Yes

66. **Within the regional allocations, are there target percentages of real estate development awards to place-based awards and regional subgrants?**
At least one place-based infrastructure award will be given to each region.

67. **Can funds awarded be used for employee salaries to sustain the project once physical revitalization is completed, or is it solely for physical revitalization?**
Grant funds and matching funds are for the physical revitalization, with the exception that subgrant applications may include a request for funding for administration of the subgrant program. Project will need to have plans for maintenance and long-term sustainability of the site after the physical revitalization has occurred.

68. **Are these Federal funds?**
No, this program is not using Federal funds.

69. **Are there any large differences between this year's RAP program (real estate development specifically) and the MCRP program?**
The programs are very similar, with some differences in eligible costs and disbursement timing.

70. **The appropriation in the state budget mentioned a "talent partnership program" and "local talent plans." Are those related to the RAP program at all, or will those be a separate program altogether?**
The talent partnership program will be a separate program.

71. **For the RAP Subgrant funding, who are eligible applicants? Would a Habitat for Humanity or similar non-profit organization qualify as an eligible applicant? Could 1 award have 2 applicants or co-applicants?**

Please refer to question 3 for eligible applicants. Habitat for Humanity could be eligible and yes, an application could have co-applicants, but there would need to be one lead applicant who would describe the co-applicant structure in the application.

72. **What is the period of performance for the Public Spaces and subgrant programs? How will compliance work for each of the program types?**
Reporting may extend for approximately one year after project completion.

73. **Does RAP funding require a local match?**
The RAP grant will pay for no more than 50% of the project's eligible costs. The other 50% is considered the match and it can come from a variety of sources. No specific local match is required. The applicant must express the need for RAP funding.

74. **Does the amount of your local match impact your grant score?**
The amount of local match is not scored, but the partnerships and project impacts are. Therefore, in some cases greater local match could result in greater project impact or could be considered a demonstration of strong partnerships.

75. **Can funds invested in the project, property or building before the time of application be included in the matching funds being considered? If so, how far back before the time of application can an applicant go to count these funds?**
Certain pre-development funds invested in a project before the time of application can be considered eligible costs and typically those costs would have been incurred no more than 12 months before the application was submitted.

Updated 10/30/2024

76. **Can RAP be used for new construction?**
Yes, please contact your Community Development Manager to confirm eligibility and competitiveness. They will help answer questions and direct you to the application.

77. **Can RAP be used for public recreational facilities?**
The RAP program is focused on activating space in walkable mixed-use areas like downtowns and neighborhood commercial nodes. Some recreational facilities make sense in those areas, and some do not. We would be looking for the project to meet the location requirements as well as local planning goals and economic development strategies.

78. **If 50% of the project is less than $500,000, can more than 50% be funded?**
The grants cannot fund more than 50% of the project. If that is less than $500,000, then you could work with other communities who have smaller projects to create a regional subgrant application. Subgrant projects must include grants that are no more than $500,000.

79. **Can murals or public art be components of a façade program?**
Murals and public art can be components of a façade program that includes other building improvements.

80. **If a Downtown Development Authority has existing business and property owner support programs that were not explicitly façade programs, would that experience be considered to establish the organization's past performance to administer a façade grant program?**
The business and property owner support program would probably not adequately allow the grantee to respond to the question about past façade program processes and outcomes.

81. **How will matching funds will be verified during the application process?**
Funds must be committed prior to the grant application submission; this can be documented via a letter of commitment from a lender/contributor or a resolution from a local unit of government. The timing of access to funds should be referenced in the letter or resolution and should align with your construction schedule.

82. **Will partial awards be issued to stand-alone or subgrant projects?**
Subgrant awards may be for amounts less than what is requested in the application based on potentially ineligible or non-competitive projects within the request. Partial awards may also be necessary due to lack of funding availability and the need for geographic distribution of funds. Individual public space projects are not likely to be decreased or given partial awards. Real estate projects will be awarded based on the demonstrated gap.

83. **Would a community-run façade program that provides loans for facades rather than grants be eligible to apply for a subgrant?**
Yes, as long as the 50% match is secured, it can come from the grantee (entity administering the facade program) or the subrecipient (building owner), or some combination of both.

Updated 11/14/2024

84. **Please note that there was an error in the answer to question #11 that has been corrected.**
There is no minimum of maximum for a subgrant program application. The subrecipient projects within the application can not request more then $500,000 each.

85. **I am interested in rehabbing several buildings in a downtown area and if my project was awarded a RAP grant, what is the time frame for when the money must be expended (for reimbursement)?**
Timing will be customized to the needs of each project. Please contact your region's Community Development Manager for an initial discussion of the project and potential time frame.

86. **For the RAP Public Space place-based infrastructures, what is the technical definition of a central city neighborhood ?**
A central city neighborhood for purposes of this program is neighborhood that is entirely or partially within a central business district.

87. **Could the RAP funding be used to develop senior housing – independent, assisted and possible dementia/Alzheimer's care?**
If the proposed housing or care facility is meeting the goals and other requirements of the program as detailed in the Guidelines and if it is located on a site that meets the location considerations, then it may qualify. Please contact your region's Community Development Manager to discuss specific considerations and competitiveness of the proposed application.

88. **Can a consultant apply on behalf of a client community, or must the application be completed and submitted by the applicant agency?**
A consultant may apply on behalf of the applicant organization, and will be able to indicate who from the applicant organization is authorized to enter into a grant agreement. Verification of that authorization may be requested when applications are being reviewed.

89. **What funding qualifies as a match?**
Any funding used to pay for eligible costs can qualify as match as long as the costs are substantiated and documented per the grant agreement and are not being reimbursed as part of the RAP Grant.

90. **Is there anything about a non-profit that would disqualify them from being an applicant for public space projects?**
A non-profit would not be disqualified from applying for a public space project, but they would want to ensure that they have authority to make improvements to the public space where the project is to be built.

91. **Does being a recipient of past funding negatively affect your ability to receive funding in this round?**
Having received funding in the past would not disqualify your application or result in a lower score. If your application's score is tied with an application from a jurisdiction that has not received other RAP funding, the other application may be selected in order to have better distribution of RAP funding overall.

92. **Are roads in industrial parks eligible/competitive?**
Road improvement projects would not meet the definition of Public Space Place-based infrastructure. See question #32.

93. **How and when is money allocated for property acquisition and predevelopment costs?**
Property acquisition and other predevelopment costs are eligible however they need to be part of an approved project that is activating underutilized space and will only be reimbursed as part of the larger development project.

94. **Do you offer grant writing assistance?**
No

95. **Will the online application save information before submitting? Is there a formatting requirement? Can others be assigned to review the application online without printing?**
The online application is saved and can be returned to and updated until the point that you indicate that you are ready to submit the application. The best way to have others review the application before submitting it would be to print the application.

96. **Is there a deadline for public space place-based investment and façade grant funds to be spent?**
All funds must be spent by June 30 2027.

11/25/2024

97. **Are streetscapes considered a public space request?**
See question 36.

98. **Do projects have to be outdoor spaces?**
No.

99. **Will there be a webinar on the Real Estate Rehab & Development aspects of this program?**
There is not a webinar planned for this topic. Please contact your region's Community Development Manager.

100. **If we are a RAP 2.0 recipient and still require additional monies, would we be eligible for any RAP 3.0 funds? Can this round of RAP funding be added onto this year's RAP funding?**

Please contact your region's [Community Development Manager](#) to discuss the specific needs of your project.

101. How do you know which one to apply to?
Please see question #47.

102. Are we able to apply for multiple grants and/or types of grants for multiple projects?
Yes, you would technically be able to apply for multiple RAP grants. However, the projects would be competing against one another for funding since all projects are being funded from the same regional allocation of funding.

103. If an applicant wants to use grant money to purchase property, how and when is the grant money applied to the project?
For property purchase with use of grant funding, see question 49. For information on how funding will be dispersed after grants are awarded, see question 12.

104. Do Cost Estimates need to be from contractors?
Estimates could come from contractors or from an applicable consultant such as an architect, landscape architect, engineer.

105. How recent do the cost estimates need to be?
Cost Estimates need to be dated within 6 months of the time of application.

106. How do you define "near complete" design?
Near complete for purposes of this application means complete enough to produce accurate cost estimates.

107. Is this for new space only or existing space that is in need of revitalization? Does it have to standalone or can it be an office suite within a public building owned by a non-profit?
The project should be activating vacant or underutilized space. Renovation of current office space would not be competitive.

108. Can you provide an example of an organization representing people w/ disabilities? (Mentioned in L. Universal Design of Public Space Application)
Here is a list of organizations from the [Disability Network Michigan](#).

109. How soon does the project need to start and how long do does the grant last.
See question 96. Throughout the application you will see that project readiness is weighted heavily in the scoring. The more ready a project is to start work, the higher it will likely score.

110. Is there good guidance on what a neighborhood commerical node consists of? Will projects at a node rather than in a downtown be looked at less favorably?
Neighborhood Commercial Node is defined in number 31. Projects in a Neighborhood Commercial Node will not be looked at less favorably then an otherwise equal project in a downtown.

111. If it is City property, but a DDA project, do you suggest the City apply on behalf of the DDA?
Yes

112. Do you have a list of projects previously funded that can be accessed anywhere?
The announcement of the last round of RAP awards can be found **[here](#)**. Please note, however, that the guidelines have been revised since the last round.

113. **Will the recipients know they received the grant before the Public?**
Yes.

114. **Can the engineering costs incurred before the grant application submission be reimbursed after awarded? Or any other costs incurred before the award?**
Yes, if you application is successful, eligible costs incurred up to one year before the application was submitted will be considered reimbursable.

115. **Does it allow soft match such as committed local businesses, volunteers, etc., if the community is low with cash?**
In kind match, can be valuable in demonstrating partnerships supporting project success, but cannot count as cash match. The grant can only pay for up to 50% of the total eligible costs.

116. **Eligible uses of grant funds? Is construction engineering/inspection an eligible cost?**
Eligible costs are detailed in the RAP Program Guidelines.

117. **Can any portion of the RAP grant, be it real estate or public spaces, be stacked with other state agency grants (i.e. MDNR, MSHDA, etc.)?**
Yes, funding sources can be stacked, but the grantee will need to provide evidence that there is no duplication of benefits.

118. **If my project is not downtown but near there, will i qualify? how is that decided?**
Please see question #56 for the answer about project locations near downtown.

119. **How much funding is available for this round of RAP funding per region?**
Please see answers to questions 2 and 4.

120. **What kind of site design docs would you want to see for a facade project?**
Facade projects would have design documents showing the proposed changes to the building, but they are unlikely to have site plans.

121. **Can a non profit Jointly apply with a municipality for a project?**
The owner of the property would typically be the applicant and they would describe the partnership in the application.

122. **The FAQ says there is "no minimum or maximum request amount for subgrant applications", but it also says "subgrant applicants must request a minimum of $250,000 total for all subrecipient requests, but there is no minimum for each subrecipient." Can you clarify?**
This has been corrected. Please see #84.

123. **Can multiple employees create a wizehive account for one municipality? Or should there be one account?**
There should be one account per project.

124. **Is there anything outside of the scoring system and criteria that helps make an application standout? Any additional, but not required documentation, more stakeholder support, etc. Examples from chosen applicants would be great.**
No.

125. **If we are planning to apply for other grants for the same project, what is a good way to describe that intent?**
Explain the status of that funding in the appropriate place within the application.

126. **Can the lender provide a financing commitment contingent on the project receiving a grant from MEDC?**
Yes

127. **Are you required to be either a non-profit or municipality or can you be a private developer or economic development organization partnering with local government entity?**
Eligible applicants are detailed in the RAP Program Guidelines.

128. **Would you score higher with more public / private funding partners?**
The number of funding partners does not impact the score.

129. **Are the real estate grants also a reimbursement program?**
Yes, the RAP program as a whole is a reimbursement program.

130. **One of my concerns with such an extended approval and award time period - the cost estimates will be over a year old. Will there be provisions for inflation of goods and materials since the time of submittal? most contractors will not hold a price for that long**
It is recommended that you include a contingency as part of your cost estimate.

131. **Can the subgrant be used to add money to an already established facade grant program for a DDA?**
Yes, however specific facade projects will need to be identified within the application.

132. **Can we apply for real estate and facade projects within the same application?**
The applications are two separate applications so you would not be able to combine them.

133. **Do final site plans and designs need to be submitted for facade projects?**
Designs should be submitted with facade applications, but there typically will not be site plans.

134. **If the match funding is coming from our own budget, not an outside source, can the Executive Director include a letter on letterhead to that effect?**
Yes, so long as the funds are budgeted/available.

135. **All project specific questions.**
Please contact your region's Community Development Manager.

12/16/2024

136. **If an applicant provides a letter indicating that they incorporated Universal Design Principles into the design of the building is this acceptable for the Universal Design elements of the application?**
In order to get full points for Universal Design you would need to attach proof of review by an organization representing people with disabilities. You can find a list of professionals doing this work in your area here.

137. **Are administration fees included within the $500,000 or can the project ask to be $500,000 + 10% admin fees?**

In a subgrant application each subrecipient grant can be for no more than $500,000 and the administrative fee of up to 10% would be on top of that and would cover costs incurred by the organization administering the subgrant program.

01/15/2025

<mark>**NOTICE: All questions about the RAP Public Space and Place-Based Infrastructure Individual and Façade/Subgrant Applications need to be submitted by 5pm, Friday, January 24th and a final FAQ update will be posted Monday, January 27th.**</mark>

138. **Can a non-profit or public entity apply for a real estate redevelopment grant for renovation of a downtown building into a public library.**
Publicly owned buildings are generally not eligible for the real estate redevelopment funding; however, the project may be competitive for a Public Space Place-Based Infrastructure grant application submitted by either the public entity or the non-profit.

139. **The second portion of the application (Façade Improvement Program Individual Projects) appears to be where I would enter details about the projects in our façade pipeline. Is this section looking for details on our local program or each of the individual projects requesting funding in the subgrant?**
The second portion of the application is where you will fill in project details for **each** individual project. Meaning each project will have its own section 2 form in this part of the application with details specific to that project. If you have four projects that are seeking funding, you would be adding four individual forms in this second section detailing each project's information.

140. **Are we able to add a project to our application if it did not follow all of the steps of our local application process yet?**
We encourage communities to follow their local process first before applying for our funding.

141. **Our project includes new construction and a portion of it includes maintenance work to the existing public space. Is maintenance work eligible for RAP funding, or must the project be all new construction?**
The maintenance work would not disqualify the project from a RAP funding request.

142. **Would solar array awnings or EV charging stations that are installed at a public park or in the public right-of-way (road) be considered place-based infrastructure, and is it eligible for funding through RAP?**
An infrastructure project like this would not likely be competitive for RAP as a stand-alone project, but it could be a part of a larger "people-focused" activation of public space.

01/27/2025

<mark>**Final Update**</mark>

143. **If we have submitted a RAP application from a previous round, do we need to use the same account to submit an application for this round of RAP, or can we create a new account?**
You can either use the same account or create a new one, although it is not necessary to create a new one.

144. **If I accidentally mark an application as complete, but I am not finished filling out the application, can I still go in and complete the application?**
Yes. Marking an application as complete is not the same as formally submitting an application. You should be able to edit these forms until you formally submit the application. If you have marked an incomplete form as "complete" you may even see a notice informing you that the form has incomplete fields. By continuing to edit your application and completing the fields, this should be cleared.