RAP 2.0
Revitalization and Placemaking Program
FREQUENTLY ASKED QUESTIONS

The first iteration of the Revitalization and Placemaking (RAP) Program, launched in 2022, was an incentive program that deployed $100 million in American Rescue Plan funding to address the COVID-19 impacts in Michigan communities. The 2022 program, now referred to as RAP 1.0, has all funds committed and projects will be in progress through 2026.

The second round of the Revitalization and Placemaking program, referred to as RAP 2.0, has received an appropriation of $100 million in the budget supplemental SB 7 signed by Gov. Whitmer on Feb. 1, 2023, demonstrating the great need identified for placemaking and building rehabilitation investment. As part of RAP 1.0, MEDC received approximately $500 million in applications for $100 million in appropriated funding. The new appropriation comes from the state rather than federal sources, and has resulted in changes to the program.

For more information including compliance and reporting requirements for RAP 1.0, please visit the RAP 1.0 webpage. For more information regarding RAP 2.0 please visit the RAP 2.0 webpage.

1. **Question:** Does my project qualify for RAP 2.0 funding?
    a. Answer: Please refer to the RAP 2.0 Program Guidelines, which can be found on the www.michiganbusiness.org/RAP/2/ website. In addition to the guidelines, it is recommended that you reach out to your Community Development Manager to discuss other programs that may be available to support your project. You can find the contact information of your CDM here: www.miplace.org
2. **Question:** Can a community or developer that received funds in RAP 1.0 apply for an award in RAP 2.0?
    a. Answer: There are no barriers or prohibitions to a developer or community who received support for a project in RAP 1.0 applying for an award for a different project through RAP 2.0.
3. **Question:** Can I apply for RAP 2.0 if my project is already underway?
    a. Answer: Yes, however your project will not be competitive if you are unable to demonstrate need.
4. **Question:** If I applied for a project in round 1 and was not chosen, will I have priority in RAP 2.0?
    a. Answer: No – all applications will be scored against one another without any bias towards previous applicants.
5. **Question:** Has the application process changed at all from round 1?
    a. Answer: The application itself has been updated, however the process has not changed - WizeHive is still being used to collect applications. The application can be found at www.michiganbusiness.org/RAP/2/.
6. **Question:** Where can I find a scoring rubric?

a. Answer: A detailed scoring rubric can be found in the Application & Scoring Criteria document on the RAP 2.0 landing page. It's under the "Program Documents for Download" section.

7. **Question:** Do I need to have a Redevelopment Ready Communities (RRC) designation in order to qualify for this program?
    a. Answer: No – all communities across the state are eligible for an award through this program.

8. **Question:** Can I layer a RAP 2.0 incentive with other incentives offered by the MEDC?
    a. Answer: Aside from an award through the first round of RAP, yes, you can layer incentives. You'll need to go through the typical approval process, and your RAP award will not be approved until all other incentives are approved, but it is allowable.

9. **Question:** If the future tenant of a development is a cannabis dispensary, or the development team owns other cannabis dispensaries, would the project be eligible for an award under this program?
    a. Answer: Eligibility would not be impacted by this scenario, however in order for the application to be competitive a business case must be made for the project being a high priority for the community, its likelihood to meet program goals and ability to fit within the guidelines of the RAP 2.0 program.

10. **Question:** Will Subgrant recipients be able to take an administrative fee? If so, how much?
    a. Answer: Yes, subgrant recipients will be entitled to an administrative fee of 10% of their total award amount. Please note that the administrative fee comes out of the total award, not in addition to it. If you are approved for a $5 million award and take a 10% administrative fee, you will have $4.5 million to distribute to your projects.

11. **Question:** Are individual projects within a subgrant subject to award maximums or minimums?
    a. Answer: No, individual projects within a subgrant program are not subject to either award maximums or minimums.

12. **Question:** What are the minimum and maximum award amounts of subgrant program applications?
    a. Answer: Maximum subgrant award amounts are the lesser of the overall regional allocation and $20 million. Minimum subgrant program award amounts are $500,000.

13. **Question:** Will partial grant awards be made, or will only full requests be granted for applications? If so, will lead applicants be responsible for determining the cuts or will the MEDC disqualify certain projects or expenses?
    a. Answer: Partial awards may be made by the MEDC to subgrant recipients if:
        i. Certain projects within the application are deemed ineligible based on the program guidelines.
        ii. Geographic distribution becomes an issue
        iii. An application requests more than they are eligible for.
    b. Unless a project is explicitly disqualified by the MEDC, the lead applicant will have to determine how the remaining award funds are spent on qualified and feasible projects.

14. **Question:** Are business incubators eligible for this program?
    a. Answer: As long as the project fits within the RAP 2.0 program guidelines and the costs to be reimbursed align with eligible costs in guidelines , then it is eligible.

15. **Question:** Is it a benefit or a disadvantage to apply as a direct project, part of a larger subgrant project, or both?
    a. Answer: Applicants will not be at a disadvantage doing any of the above, but please note that, if approved, you will only be awarded under one category.
16. **Question:** Would the new construction of a public library qualify as a real estate development or public space place-based project?
    a. Answer: It could qualify in either category, with the primary difference being the scoring system and the maximum award amounts.
17. **Question:** Are design and construction engineering costs considered eligible expenses?
    Answer: Yes, architectural & engineering costs are eligible expenses. Please see the Program Guidelines on the www.michiganbusiness.org/rap/2/ website for a full list of eligible expenses.
18. **Question**: Would Demolition of an existing municipality building, and construction of a new municipality building qualify for this grant?
    Answer: Demolition and new construction are both eligible expenses under this program. Please see the program guidelines on the www.michiganbusiness.org/rap/2/ website for a full list of eligible expenses and program goals.
19. **Question**: What is the earliest date, (actual or projected), that projects will be able to start?
    Answer: A RAP 2.0 award can be used to reimburse expenses dating back one year prior to application submission.
20. **Question**: Is construction allowed while the grant application is pending?
    Answer: A RAP 2.0 award can be used to reimburse expenses dating back one year prior to application submission.
21. **Question**: What is the earliest date that expenses will be eligible for reimbursement?
    Answer: Reimbursement will occur in two parts – recipients will receive 50% of their award after 50% of their eligible costs have been incurred, and the other 50% after project completion. Award disbursement depends on how quickly the project is moving.
22. **Question**: Can the subgrant funds be use[d] as an endowment?
    Answer: RAP funds can only be used to pay eligible costs as outlined in the program guidelines, which generally does not include the creation of or contribution to an investment fund. If further clarification is needed, please reach out to your CDM.
23. **Question**: Are backbone or operating funds an allowable expense to assist a subgrant applicant in project completion?
    Answer: Operating expenses are NOT eligible expenses through the RAP 2.0 program. Subgrant recipients may take a 10% administrative expense. Please see the program guidelines on the www.michiganbusiness.org/rap/2/ website for a full list of eligible expenses.
24. **Question**: Can an applicant receive RAP 2.0 funding in addition to another funding source (i.e., SPARK funding) for the same project?
    Answer: Yes. As long as the RAP 2.0 award does not exceed 50% of the eligible costs of the project, any other funding source is acceptable.
25. **Question**: What does the up to 50% local match required mean? Does that mean the 50% local match must be local applicant funds, or can these funds be a combination of other grants and foundation funds?
    Answer: The 50% match requirement allows for any combination of funds outside the RAP 2.0 award.

26. **Question:** Once awarded a RAP 2.0 Grant, can dollars allocated be shifted within the same project, from the original application (i.e., moving funds from earthwork to parking lot paving)?
    Answer: As long as funds are being shifted to other eligible costs under the program, yes, that is allowable.
27. **Question**: Can a County apply as a local unit of government and does NOT need to apply through an established EDO?
    Answer: Yes, a county can apply directly for RAP 2.0 funds.
28. **Question:** Was the RAP 2.0 webinar recorded and available for public view, or are the slides accessible to the public?
    Answer: The entire webinar has been posted to the RAP 2.0 website, which can be found here: www.michiganbusiness.org/RAP/2/
29. **Question:** Will Davis Bacon prevailing-wage requirements apply to RAP 2.0 funded projects?
    Answer: Neither Davis Bacon nor the State's Prevailing Wage requirements will apply to RAP 2.0.
30. **Question:** Will RAP 2.0 be a good fit for filling funding gaps for affordable housing units for adults with disabilities?
    Answer: Please refer to the RAP 2.0 Program Guidelines, which can be found on the www.michiganbusiness.org/RAP/2/ website. In addition to the guidelines, it is recommended that you reach out to your Community Development Manager to discuss other programs that may be available to support your project. You can find the contact information of your CDM here: www.miplace.org
31. **Question**: Does the city have to own the property to qualify for this grant?
    Answer: Please see the application questions and scoring at www.michiganbusiness.org/RAP/2/ to see how site control information will be requested in the application. The recipient of funds will need to have site control of the subject property prior to grant agreement execution.
32. **Question**: Would it be more advantageous for the city or the developer to be the main applicant?
    Answer: Applicant type is not weighted. It is neither more nor less advantageous to apply as a municipality or a development entity.
33. **Question**: Can a water lift, in a high-density downtown, be included as part of a subgrant application as required for economic development infrastructure?
    Answer: Please refer to the RAP 2.0 Program Guidelines, which can be found on the www.michiganbusiness.org/RAP/2/ website. In addition to the guidelines, it is recommended that you reach out to your Community Development Manager to discuss other programs that may be available to support your project. You can find the contact information of your CDM here: www.miplace.org
34. **Question**: The minimum grant amount is $500,000; will this disqualify an applicant if the full minimum award amount is not needed?
    Answer: If the project needs a smaller grant than $500,000, it may benefit from being part of a regional subgrant application where there is no minimum grant size, and it is recommended that you reach out to your Community Development Manager to discuss other programs that may be available to support your project. You can find the contact information of your CDM here: www.miplace.org

35. **Question**

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