

THE BALTIMORE REPARATIONS PLAN: HOMES ~ HOUSES

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The United States
of America Government
Baltimore to become "Pilot"
Reparations City
(in the US!)

The State
of Maryland
Reparations

15,000 Houses
Net Zero + Net Positive
Building

Shaiyel Seltzer

Mayor and
City Council

Baltimore City
Department of Housing

Enoch
Pratt Free
Library

Books, Films, ...
Genealogy and
Ancestry classes

Genealogists
Reparations Qualifications
Genealogical Institute
on Federal Records
[Baltimore Located]
Students

Baltimore
African American
Center

Several ways to
qualify
• whether "qualified"
or not fill out form
• Some qualifications
are already neighborhood-
located
• How many in household?
• Choose Top 12 neighbor-
hoods from list made by
Department of Housing
[City list Does Not contain
addresses. Potential fights...
otherwise...]

MUCH
ATTENTION
Celebrating
"This old
House"
Multiple Films...
Social ~ Economic

LABOR
Vocational Arts
and Guilds

Workforce Training
and Continuing Education

Training Campus

McMecklen High School

[Ending School Year - Use]

FINANCING [Becomes Net-Zero Net Positive Building]

• Scholarships

• Out-of-Pocket

[Business Expenses]

• Donations

Receive Certifications

Teachers ~ Leaders
Those already in the fields
Contractors, HVAC, Masons, Plumbers
Carpenters, Plasterers, Roofers, Painters
... etc ...

STUDENTS

IGSHA Training Home
• Certified Residential
Geothermal Designer
• Certified Geothermal Inspector
• Air-Conditioner Installer ...

MATERIALS

Donations
Baltimore City Financial
Reparation
Buying in Bulk

UNIONS

Full-time wages

Baltimore
Canopy

Engineers

Makes
list of Neighborhood
square footage
and how many
of each ONLY

Inspection
Reports of every
house

Baltimore City Office
of Sustainability

Atties to Allies

Baltimore City Department of Public
Works

Habitat for Humanity

Non-Profit - Tax Deductible

HIRED STAFF

Baltimore Region
Specific Experts...

VOLUNTEERS

• House Recipients
• Citizens of Baltimore
• Citizens of Baltimore Region
• Citizens of Maryland
• Citizens and Residents and Visitors
of The United States of America

APPRENTICES

Training ~ Experience
Houses
All Universities ~ Colleges

Baltimore City Forestation and
Baltimore City Recreation and Parks

PLANT TREES FLOWERS...

"Seawalls fail." - Professor Kongjian Yu

[Professor Yu coined term, "Sponge City."]

Testimony regarding "LO25-0029 - Whole Block Strategy & Disposition Timelines" – Tuesday, November 18th, 2025

Baltimore is losing its identity. Baltimore is being bulldozed at alarming measures. There is NO "housing" crisis. It is manufactured by those, usually not Baltimore City residents, who desire to demolish and build new suburban uncharacteristic of Baltimore houses, loving to rename neighborhoods, and make tons of money through free local and state taxpayer money, and Tax Increment Financing (TIF/TIFS). **The TRUE CRISIS is that - Baltimore is sinking. And not only sinking, but collapsing.** Baltimore is sinking 1-2 millimeters a year. Yet, sky scrapers are still being built and planned, not only on edge of waters, but on land that was dredged up. Have you heard of London Bridge? A lot of people decided to dwell in houses on the bridge.... only to collapse.... **PREPARING FOR THIS - BECOMING A SPONGE CITY IS MORE IMPORTANT TO INFRASTRUCTURE AS - BALTIMORE MUST LOSE A LOT OF WEIGHT!!!!!!** A Sponge City is a completely permeable city with a lot of wetlands, and true to nature, Baltimore City Government looks for the easiest and softest way to not do the harsh work. Not one environmental bill all of 2025! Baltimore City Government has shown itself as anti-Climate Crisis, especially with Whole Blocks and all other legislation having to do with producing more buildings – more concrete. Baltimore was 9th, but now 7th **WORST HEAT ISLAND IN THE UNITED STATES!!!!**

Bill, now Ordinance 25-0064 allows all property owners, also called landlords to get rid of open space and demolish yards for multi-story additional apartments, blocking out sun, allowing water to reach soil, alarmingly changing historic landscape of Baltimore, and eliminating ability to have enjoyment to be outside on one's own property, especially the smallest of row/townhouses, thereby furthering Baltimore's 54% poverty rental in favor of exclusively making the rich gluttonously rich,

Known as developers, especially those who came up with this "Whole Blocks" plan, they decided to CALL THEMSELVES, THE CONTROL FACTOR KNOWN AS "ALLIED ENTITIES" AND PEOPLE'S **OCCUPIED** HOMES ARE "PROPERTIES" THAT THEY RECEIVE THROUGH TAXPAYER THROUGH BALTIMORE CITY GOVERNMENT CHARITY.

"A 'Whole block and Whole area' is a comprehensive commitment to a collection of blocks where work happens from end to end so that groups of entire blocks are on a clear trajectory toward market and socio-economic health."

Source - "Whole Blocks , Whole City" Reclaiming Vacant Property Throughout Baltimore": <https://www.czb.org/work/whole-blocks-whole-city-reclaiming-vacant-property-throughout-baltimore> —> <https://app.box.com/s/ad4p749bo37xw15hftqj399a23zwxluk>

#1 IS TO FOR "Allied Entities" - NOT BALTIMORE CITY GOVERNMENT BUT PRIVATE SECTOR to CONTROL THE WHOLE BLOCK AND WHOLE AREA States that the "allied entities" are to purchase and own entire blocks through their own financial resources, not GOVERNMENT. Yet GOVERNMENT, meaning the Baltimore City Department of Housing, is displacing homeowners and renters - especially LEGACY HOMEOWNERS for dismal usually paying \$30,000 for their homes, forcing them to become renters, as they can no longer afford a home, and since Baltimore Government is anti-tenant, refusing to have rent control or at least rent stabilization rate, there is no financial security or ability to budget for ever skyrocketing rental rates in Baltimore City.

#2 is listed as, "STABILIZE" - "Stabilize the Whole Block and Whole Area" - To "Express a sense of stability and order."

#3 is listed as, "MAKE" - "Make the Whole Block and Whole Area Promising" - To "Upward momentum"

#4 is listed as, "INVEST" - "Rehab and infill activity begins... WITH PUBLIC DOLLARS - MEANING BALTIMORE CITY TAXPAYERS. BUT "ALLIED ENTITIES" - THE PRIVATE SECTOR - ARE TO FINANCE ALL. THAT IS WHAT "WHOLE BLOCK AND WHOLE AREA" MEANS.

#5 is listed as, "REINVEST" - "Healthy levels of reinvestment by homeowners and landlords - driven by confidence in the future" = IT IS NOTHING BUT A PIPE DREAM THAT PEOPLE WILL WANT TO BUY INTO - LIVE IN A SINKING AND COLLAPSING FLOOD & MOSQUITO INFESTED SEAWALL FALLING FAILING, AND SINKHOLES THROUGHOUT BALTIMORE, ESPECIALLY DUE TO BUILDING ON TOP OF DRUDGED UP LAND, LIKE FELL'S POINT AND BALTIMORE HARBOR AND CONTINUING BUILDING SKYSCRAPERS DUE TO CLIMATE CRISIS.

SEEK:

"Slowly but Surely: Exposure of Communities and Infrastructure to Subsidence on the US East Coast" - The National Academy of Sciences of the United States of America (PNAS) (2024): <https://academic.oup.com/pnasnexus/article/3/1/pgad426/7504900>

"The Sea Also Rises" – Baltimore Magazine (2015): <https://www.baltimoremagazine.com/section/science/technology/the-sea-also-rises/>

Map Sea Level Rise - Newsweek (2024): <https://www.newsweek.com/maryland-map-sea-level-rise-1905414>

ABOUT SPONGE CITIES (Video): <https://www.youtube.com/watch?v=nf-Yy3EuZi0>

"Sponge City and Sponge Planet" - Kongjian Yu

| TEDxBoston: <https://www.youtube.com/watch?v=4YH6ZFvKzeE> Professor Kongjian Yu coined term, "Sponge City." "Seawalls fail." - Kongjian Yu

Baltimore is Planning on "LESS" people, but that is not reality: "7 Principles for Building Better Cities" | Peter Calthorpe | TED Talks: <https://www.youtube.com/watch?v=IFiD3NMv6Kw>

1. SHAIYEL SELTZER'S "THE BALTIMORE HOUSING REPARATIONS PLAN" DIAGRAM Addresses HOW. Native American and Slave reparations for stolen houses, addresses decimating 25% Baltimore City poverty rate through a school that teaches Net-Zero and Net-Positive Passive and Envelope building – built by Baltimoreans, NOT FOREIGN "ALLIED ENTITIES" WHO WANT TO TAKE ALL THE MONEY AND LEAVE. THE MONEY GRAB IS TO LEAVE, NOT CARING THAT THEIR HOUSES AND BUILDINGS STAND..... I AM STILL ATTEMPTING TO STOP THIS ATROCITY!
2. HABITAT FOR HUMANITY INTERNATIONAL IS THE ONLY ORGANIZATION THAT CAN HANDLE BALTIMORE CITY "Net Zero Homes" Report 2022: https://www.habitat.org/sites/default/files/documents/Net-Zero_Homes_report_2022.pdf

It must be Habitat For Humanity International as they have the skills. Unfortunately, local chapter Chesapeake has no training. Baltimore is quite behind rest of the United States, in the industry. New materials such as Cross Laminated Lumber, substituting metal - ending cancerous asphalt roofing, and using air-to-water heat pumps for radiant floor heating, solar chimneys, end to gas appliances, and upcoming gyrating wind turbines that can attach to chimneys.

3. SAVE ALL BRICKS IN RAZINGS. BRICKS ARE A COMMODITY. PLEASE DELAY RAZING SO THE BRICKS CAN BE SAVED OR SOLD. No construction will begin until mid to late 2026 anyways. AT LEAST TO SAVE THE HANDMADE BRICKS. Choosing the TYPE of demolition. To use for Fell's Point Projects. Please seek my attachments for education on astronomical cost of building sand, and bricks. It is not beach sand.... and the world is running out of this special sand.

Thank you. Shaiyel Seltzer Tel: 410-841-9591 E-mail: shaiyel4@mail2world.com