



**Brandon M. Scott**  
Mayor

**LO25-0029**

# **Whole Block Strategy & Disposition Timelines**

**PREPARED BY**  
**Department of Housing and Community Development**

*February 17, 2026*

# Agenda

1. Reframe Baltimore
2. Whole Block Outcomes
3. Developer Goals and Program Requirements
4. Disposition Process & Data
5. Compliance
6. Transparent Community Engagement & Communication



# Reframe Baltimore



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# Reframe Baltimore



- Reframe Baltimore is the City's comprehensive strategy to eliminate existing vacant properties and prevent currently occupied properties from becoming vacant.
- This strategy guides all of DHCD's work
- <https://reframebaltimore.com>

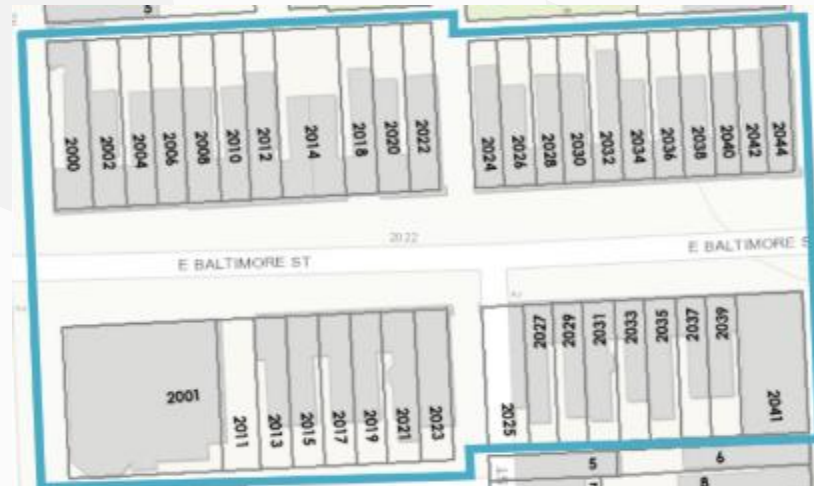


# Whole Block Strategies



# Whole Block Outcomes

- "Whole Block" is defined as two sides (block faces) of a street facing each other from corner to corner.



2000 Block of E Baltimore St.



# Current Updates

- Block Level Planning for FY27 to start this Spring
- CDO-City-State BVRI Coordination Meetings are in full swing
- Cross-agency Coordination on Large Site Demolitions and Redevelopment



# Developer Goals & Program Requirements



# Disposition – Developer Mix & Capacity

- DHCD has committed to diversity in developer partnerships
- We seek both established and emergent developers
- Development partners are for both new construction and rehabilitation work
- For the Developer RFQ, developers were selected based on volume, staff capacity, past work, and familiarity with the entitlements needed for success.
- Financial capacity is key, especially for larger projects. The project finance team works to integrate financial analysis and assistance where needed and possible.



# Developer Capacity & Partnerships: Looking Forward

- Growing developer partner integration with communities and not just the buildings they rehab or construct
- Looking to create an educational/training series for developers to help them to better integrate with DHCD and City processes, project finance readiness and some basic tools (Developer Academy)
- DHCD Project Finance developer support options including TIF and other expanded programs underway to layer with other project fund sources.



# Disposition Process & Data

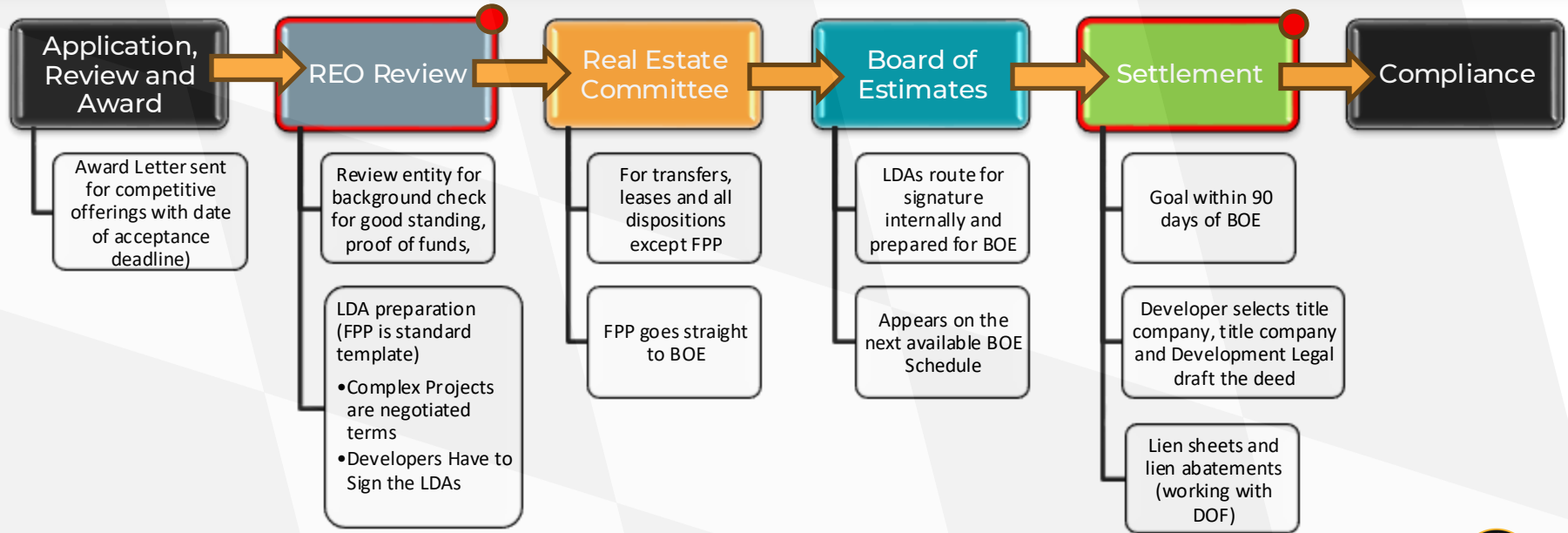


# Program Submittals and LDA Path

- FPP Application Primary Requirement- Proof of \$90k, background check and good standing, vacant inventory and development strategy to finish existing vacant inventory.
- Competitive Offerings Requirements- Proposal, Development Budget, Sources/Uses, Prior Work Examples, Experience
- Two types of LDAs are the vehicle for disposition regardless of Disposition Program.
- FPP LDAs are fixed templates approved by BOE and our “Open Bid LDA template can be modified for specific terms and language. We chose which LDA best fits the transaction.



# Disposition Process Review



Denotes phases dependent on more external tasks such as good standing concerns, developer signatures, deed drafting, lien abatements and closing dates which impact timelines.



# Land Disposition Agreements Further Underway Data

Disposition Stage	Count
BOE Process	76
Prepare Settlement	6
REO Review	2
Total	84

- Currently 84 Land Disposition Agreements underway that are further along in the process.



# Fixed Pricing Program Data- For Profit and CLT Applicants

- Following tables show number of applications of each applicant type by Tenure and Use since March 2024
- 3276 Total Paid Applications since March 2024

<b>Community Land Trust</b>	<b>19</b>
<b>Undefined</b>	<b>11</b>
<b>For Applicant's Personal Use</b>	<b>2</b>
Greenspace	1
Solely Residential	1
<b>For Rent</b>	<b>6</b>
Mixed Use Residential	2
Solely Residential	4

<b>For Profit Developer</b>	<b>1297</b>
<b>Undefined</b>	<b>622</b>
<b>For Applicant's Personal Use</b>	<b>35</b>
Greenspace	3
Mixed Use Residential	12
Other Non-Residential/Commercial	8
Solely Residential	12
<b>For Rent</b>	<b>341</b>
Mixed Use Residential	68
Other Non-Residential/Commercial	5
Side Yard	2
Solely Residential	266
<b>For Sale</b>	<b>299</b>
Greenspace	1
Mixed Use Residential	19
Other Non-Residential/Commercial	1
Solely Residential	278



# Fixed Pricing Program Data- Homeowner Applicants

[-] Homeowner	1491
[-] Undefined	1040
	1040
[-] For Applicant's Personal Use	307
Greenspace	5
Mixed Use Residential	41
Other Non-Residential/Commercial	7
Side Yard	5
Solely Residential	249
[-] For Rent	53
Greenspace	1
Mixed Use Residential	13
Other Non-Residential/Commercial	2
Solely Residential	37
[-] For Sale	91
Greenspace	1
Mixed Use Residential	10
Other Non-Residential/Commercial	1
Side Yard	1
Solely Residential	78

Homeowner (Applicant will reside at [-] property)	241
[-] Undefined	158
	158
[-] For Applicant's Personal Use	73
Greenspace	4
Mixed Use Residential	7
Other Non-Residential/Commercial	2
Side Yard	14
Solely Residential	46
[-] For Rent	3
Mixed Use Residential	1
Solely Residential	2
[-] For Sale	7
Side Yard	1
Solely Residential	6



# Fixed Pricing Program Data – Nonprofit Applicants

<b>Small 501 (c)(3) Nonprofits (50 or less employees)</b>	<b>212</b>
<b>Undefined</b>	<b>127</b>
	127
<b>For Applicant's Personal Use</b>	<b>21</b>
Greenspace	8
Mixed Use Residential	3
Other Non-Residential/Commercial	5
Solely Residential	5
<b>For Rent</b>	<b>30</b>
Greenspace	1
Mixed Use Residential	14
Other Non-Residential/Commercial	1
Solely Residential	14
<b>For Sale</b>	<b>34</b>
Greenspace	2
Mixed Use Residential	3
Other Non-Residential/Commercial	1
Solely Residential	28

<b>Large 501 (c)(3) Nonprofits (51 or more employees)</b>	<b>16</b>
<b>Undefined</b>	<b>9</b>
	9
<b>For Applicant's Personal Use</b>	<b>3</b>
Mixed Use Residential	1
Solely Residential	2
<b>For Rent</b>	<b>2</b>
Solely Residential	2
<b>For Sale</b>	<b>2</b>
Solely Residential	2

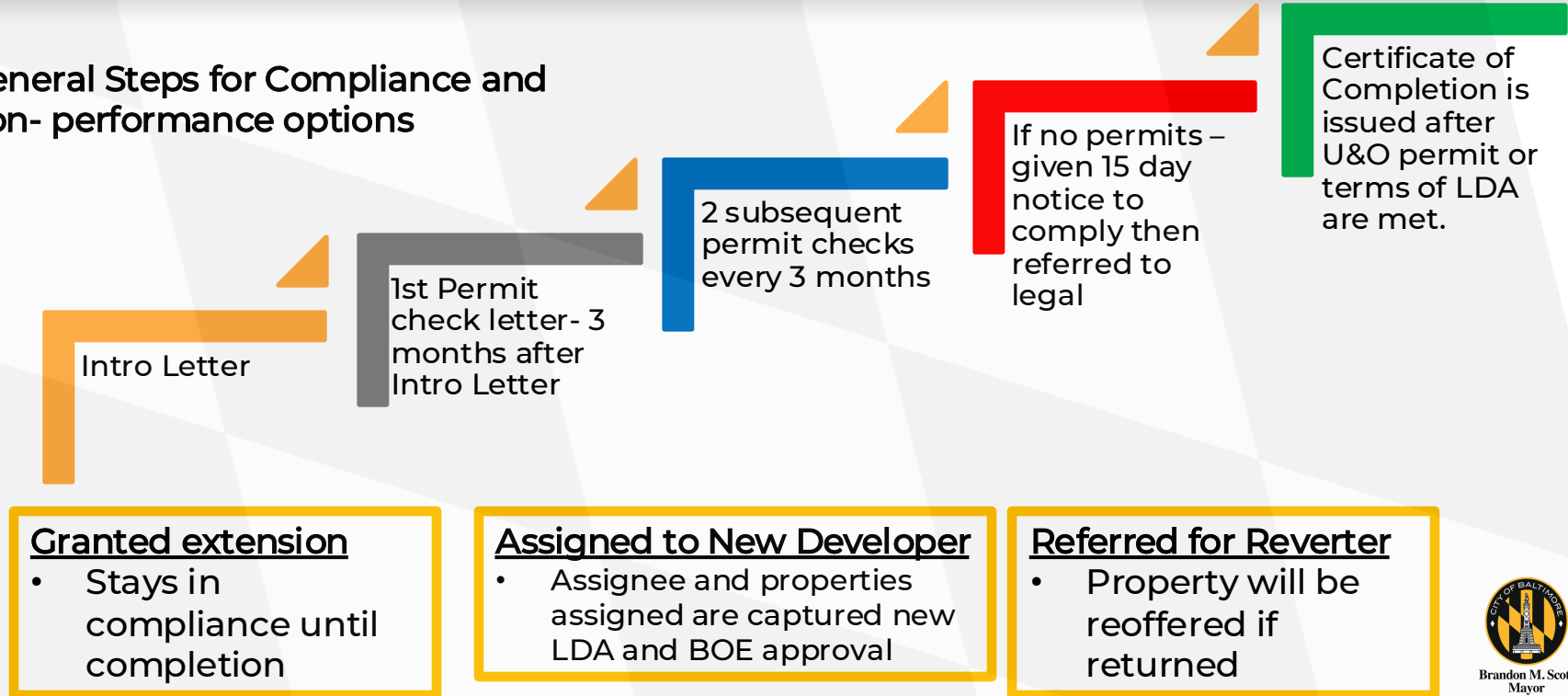


# Compliance



# Disposition Compliance Process Review

## General Steps for Compliance and non-performance options



# Disposition LDA Compliance Data

- Currently 541 properties in active LDA compliance
- 203 developer entities with properties in LDA compliance

Compliance Task	Count
Check Permit	240
Permit Reminder Letter 2	107
Search for Title	72
LDA Extension	50
Permit Reminder Letter 1	44
Permit Reminder Letter 3	25
Send Intro Letter	3
<b>Grand Total</b>	<b>541</b>



# Disposition & LDA Compliance: Looking Forward

- Preliminary Stages of Older LDAs to determine if need formal termination or next steps (i.e. older projects Pre- Covid and Covid)
- Improving detail of compliance tracking including better integration with other workflows (imperative as the volume of LDAs has drastically increased)
- Sites from cancelled LDAs will return to current inventory
- Rethinking better alignment between required proof of funds to purchase vs estimated construction costs (balance between smaller projects and larger projects with capital campaigns)
- Rethinking “deal terms” to give more teeth to the City to recoup funds or reverter options. (i.e. better use of soft second)



# Transparency In Engagement

- Properties offered are a result of block level planning/strategy work with communities
- Neighborhood Development Team leads community engagement through IIA workgroups, neighborhood visioning sessions
- Community Partner Engagement sessions
- BuyIntoBmore- website offers individual property offerings for FPP, Open Bid, Adopt-A- Lot
- Competitive Offerings are all posted/advertised on the DHCD website as developer opportunities.



# Transparency In Engagement (cont.)

DHCD's Communications Team also utilizes:

- **Direct Customer Outreach** - utilizing our email distribution lists, which consist of over 60,000 subscribers in various categories
- **News Releases** – announcing opportunities and pursuing earned media to spread the word while providing information on how to learn more
- **Social Media Posts** – keeping followers informed of opportunities in real time, inviting the public to educational sessions, publicizing deadlines, and guiding the public to additional information on the agency's website.
- **Cross Agency Collaboration** – when possible, utilizing the Public Information Office (PIO) network of the City to share content across social media platforms to reach additional audiences and raise visibility.



# THANK YOU!



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