



Brandon M. Scott
Mayor

LO25-0028

Acquisition Strategy & In Rem Filings

PREPARED BY
Department of Housing and Community Development

October 21, 2025

Agenda

1. Acquisition Tools & Authority
2. Eligible Parcels Mapping
3. Status of In Rem Filings
4. Capacity
5. Legal Coordination
6. Growth Opportunities



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1. Acquisition Tools & Authority

Blight Elimination – Article 13, Sec. 2-7 BCC

- Negotiated Sale
- Condemnation
- Donation

Tax Lien Foreclosure – Article 28, Sec. 8 & 8.1 BCC

- Tax Sale Foreclosure
- Judicial In Rem Foreclosure



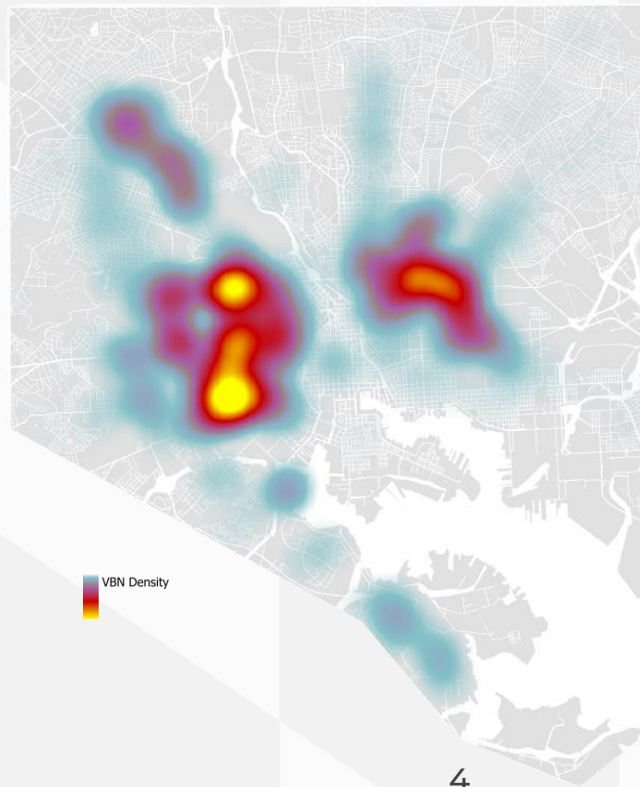
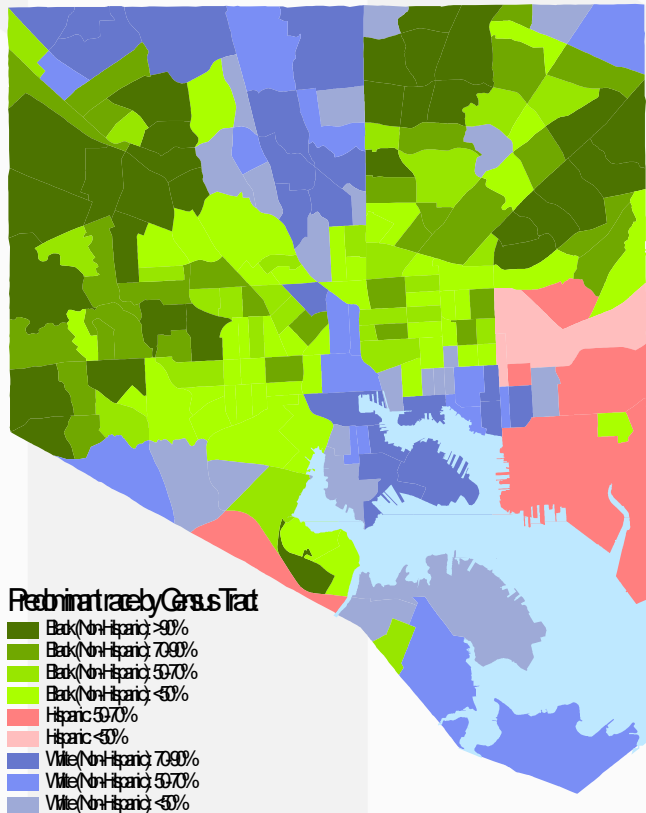
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2. Eligible Parcels Mapping – Block Level Planning



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Baltimore's history of redlining, block busting, population loss, and disinvestment created a stubborn issue — about 16,000 vacant properties.

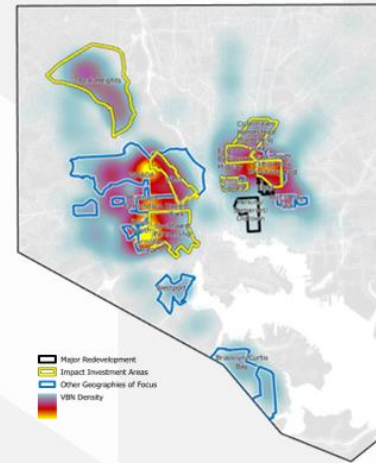


Block Level Planning & Whole Block Outcomes

The City and State are investing \$3B in historically disinvested neighborhoods with significant concentrations of vacant properties and lots.

1. Broadway East IIA
2. Brooklyn
3. Coldstream Homestead Montebello IIA
4. Curtis Bay
5. East Baltimore Midway IIA
6. Johnston Square IIA
7. Park Heights IIA
8. Southwest IIA
9. West IIA
10. West North Avenue Development Authority
11. Additional Geographies of Focus

IIA is shorthand for Impact Investment Area



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BRANDON M. SCOTT



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Data Driven Strategy

City DHCD's community development strategy is community led, data-driven, and based on deep market knowledge.

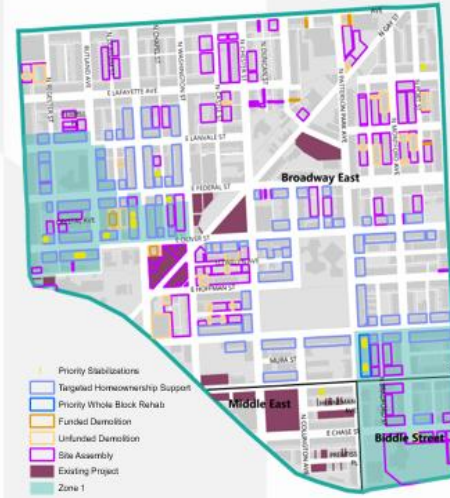
ASSET MAPPING



MARKET CONDITIONS



BLOCK-LEVEL PLANNING



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City DHCD's community development strategy is community led, data-driven, and based on deep market knowledge.

FY 2025 PRIORITIES

28 Priority Blocks

113 VBNs

155 lots

Highlighted Investments

- Activation of former Rutland ES
- Rehab around Rutland ES
- Prioritizing acquisition > disposition via Developer Registry & community approved demolition

LEADING MARKET CONDITIONS

Median Sales price 2024 (2016)	\$29,700 (\$10,000)
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Homeownership rate (% change since 2011)	19.5% (-9.9%)
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Population	3,376
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Population Change Since 2010	-32% (4,931)
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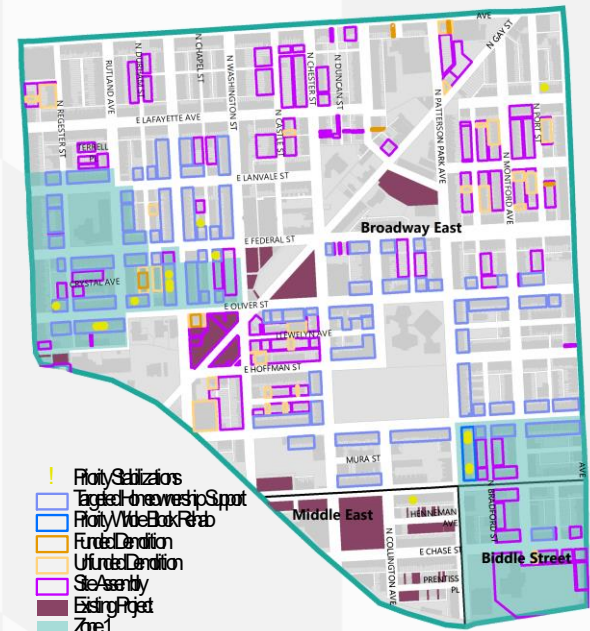
[Implementation Strategy Document](#)

[Neighborhood Data Profiles](#)

[Project Tracker + Housing Marker Data](#)

[2020 Census Demographics Data Explorer by Neighborhood](#)

BLOCK - LEVEL PLANNING



Block Level Planning & Whole Block Outcomes

2022-2025 - Planning Priorities

- ✓ Community Engagement - IIA strategy work, adopted neighborhood plans, community conversations
- ✓ Strategy Identified for each property on the block. Includes In Rem and Negotiation Acquisition, Demolition and Stabilization Targets, HHP Homeownership Support, Code Enforcement Targets
- ✓ Work with identified Development Partners for their development targets that coincide with strategy work. Use as a guide for targeted acquisitions as well



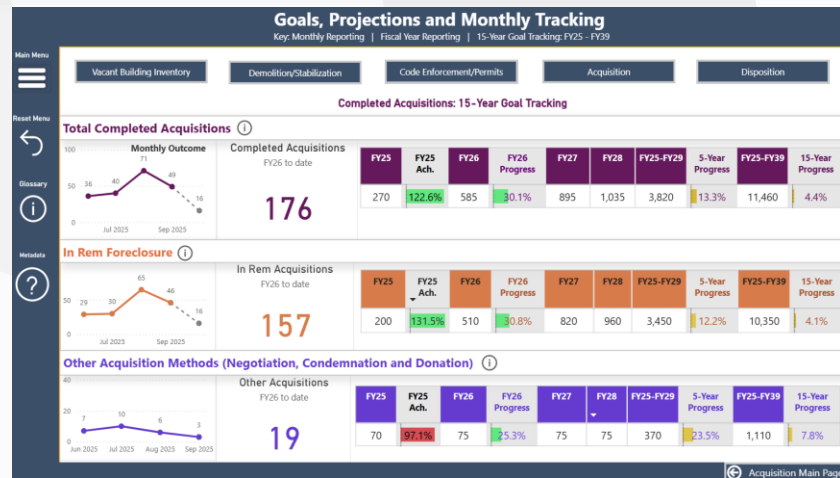
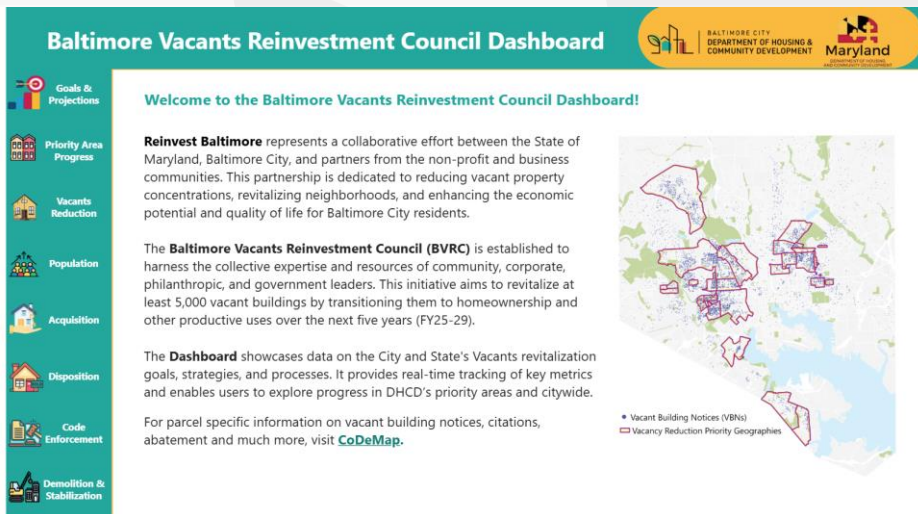
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3. Status of In Rem Filings



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Publicly Available Dashboard



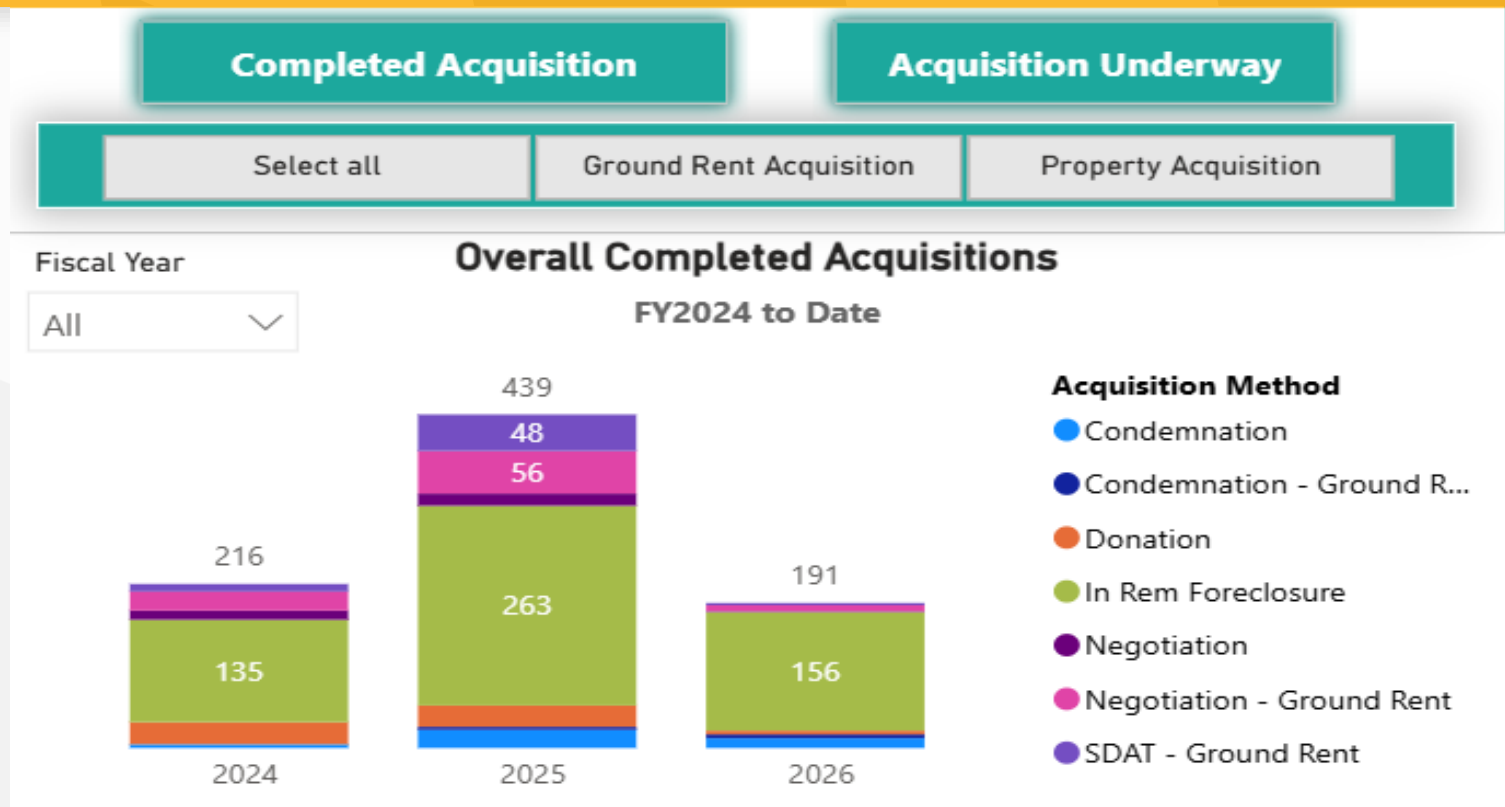
Baltimore Vacants Reinvestment Council Dashboard



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As of 10/17/25

Acquisition Status - Completed



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As of 10/15/25

Acquisition Status - By Council District

Council district	Active Acquisitions	Completed Acquisitions Since 7/1/23	Active In Rem Foreclosure Cases	Completed In Rem Foreclosure Cases Since 7/1/23
1	1	0	0	0
2	1	0	0	1
3	0	0	3	2
4	0	0	7	4
5	2	1	4	0
6	53	26	37	29
7	290	45	162	119
8	2	0	8	17
9	86	66	258	141
10	29	4	34	72
11	29	16	13	5
12	115	68	184	69
13	22	24	50	42
14	20	26	37	67
TOTAL	650	276	797	568



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As of 10/17/25

Acquisition Status - Underway

Completed Acquisition

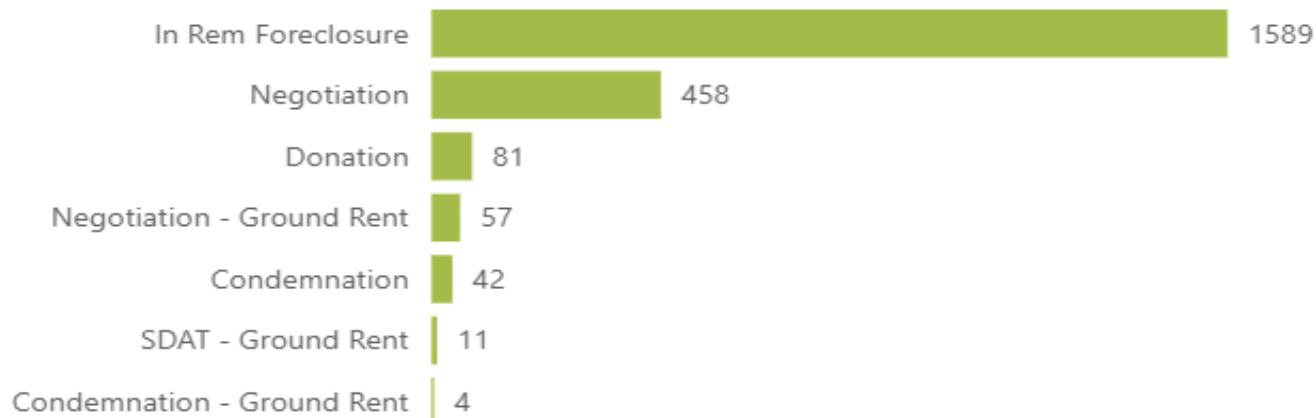
Acquisition Underway

Select all

Ground Rent Acquisition

Property Acquisition

Overall Underway Acquisitions



As of 10/15/25



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Acquisition Status - Underway

In Rem

Identified Targets – 707
Ordered Title Work – 520
Assigned for Filing – 158
Filed (No Judgment) – 304
Post Judgment Phase – 264
Judgments– 569

Total Eligible Properties
(VBNs and Vacant Lots) Not
Yet Targeted: 5,412

Donations

Approve Donation – 2
BOE – 61
Deny Donations – 6
Eligibility Review – 10
Final Settlement – 42
Post Settlement – 4

Negotiation

BOE – 19
DoRE Negotiations – 20
Post Closeout – 8
Refer to Condemnation – 9
REO Review – 418
Settlement – 5

GR Negotiation

Approval – 11
BOE – 51
Closeout – 45
Negotiation – 13
Preparation – 24
Refer to Condemnation – 8
Settlement - 40

Condemnation

Case Assignment – 9
Case Filed – 24
Case Preparation: 1
Closeout – 1
Default Judgment – 13

GR Condemnation

Case Assignment – 4
Case Filed – 5
Default Judgment – 1
Settlement Order – 1



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As of 10/15/25

4. Capacity



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Current Staffing

Land Management Section – 29 Team Members

- 10 Neighborhood Development & Outreach Team Members
- 3 Relocation and Donation Team Members
- 6 Land Transactions Team Members
- 10 Project Development Team Members
- Vacancies to be filled: 3



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Current Staffing

Legal Section – 31 Team Members

- Managing Counsel
- 13 Filing Attorneys
- 5 Title Attorneys
- 10 Paralegals
- Vacancies to be filled: 1 Attorney, 1 Paralegal.
(Interviews pending.)



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In Rem Capacity

Ramp up of cases filed:

2022: 21

2023: 129

Jan – June 2024: 122

July – Dec 2024: 141

Jan – June 2025: 260

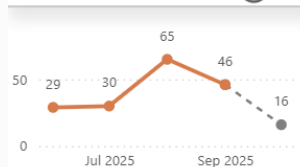
July – October 2025: 177

Current Filing Capacity:

76-104 Cases Filed per Month

6 – 8 Cases Filed Monthly per Attorney

In Rem Foreclosure ⓘ



In Rem Acquisitions FY26 to date

157

FY25	FY25 Ach.	FY26	FY26 Progress
200	131.5%	510	30.8%

*Source – BVRC Dashboard Completed In Rem



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5. Legal Coordination



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6. Growth Opportunities



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Growth Opportunities

- Delayed FY25 BVRI funding for negotiations/condemnations
- Increased coordination with other agencies
- Title Review- full procurement on bringing in new title companies
- Court capacity
- Reimagining workflow and staff assignments for acquisition and disposition



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THANK YOU!



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