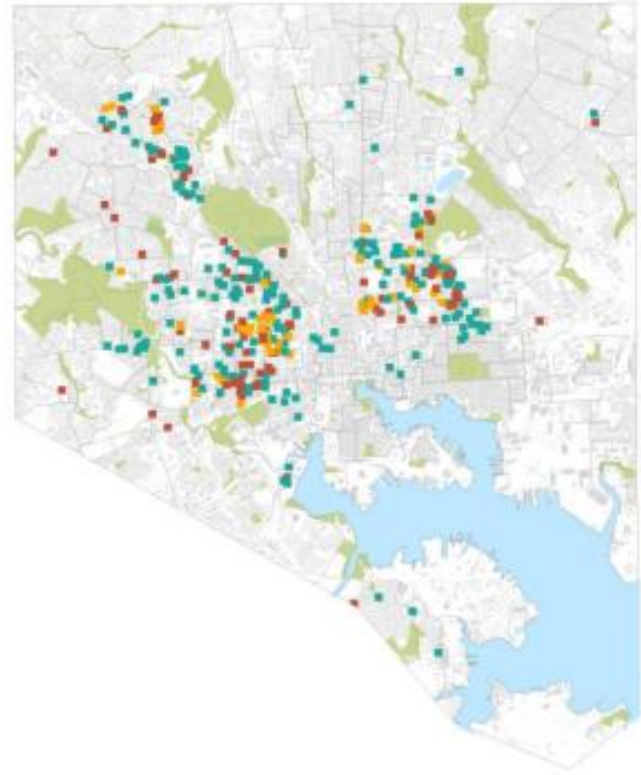


FY2022 Demolition, Site Assembly & Stabilization

- **Site Assembly (136)**
- **Demolition (298)**
- **Stabilization (260)**



Marshall Gardens

- Over 140 vacant lots and condemned properties removed from our streets
- Over \$1.5 million invested through acquisition and demolition
- 87-unit development – affordable housing



800 Block Harlem/Edmondson

- Acquisition by DHCD of 38 vacants for redevelopment
- Awarded to developer in 2019



Upton Renaissance

Upton Renaissance

- 800 blocks of Harlem and Edmondson Avenues in the Upton community
- Renovation of 38 existing rowhouses for homeownership
- \$10.3M Total Development Costs
 - \$14K/unit DHCD Construction Assistance for all 38 units
 - \$60k/unit to make up to 19 units affordable to buyers at 100% AMI
- Grant Agreement executed 1/22/2022, Under Construction



Park Heights

- Site assembly work for over 15 years, demolition, First 17+ acres of city-owned property – more than \$13 million in acquisitions, relocation, and demolition costs
- \$13,621,846 in ARPA award
- \$960,000 AHTF award
- Proposed project consists of a total of 288 units, of which 210 will be rental and 78 for homeownership.



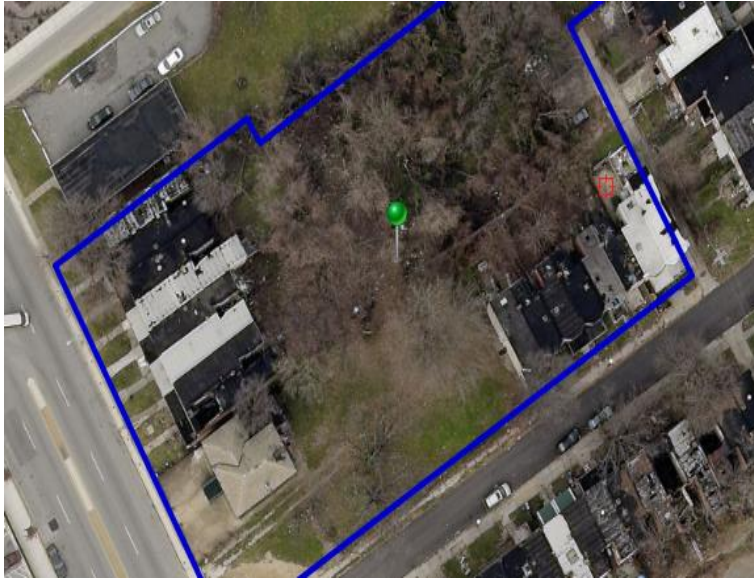
Coldstream Homestead Montebello

- Site assembly, demolition of vacants – 9+ acres – more than \$10 million invested
- 79 news homes – net zero community
- 173 acquisitions and demolitions to date



Renaissance Row

- Previously city-owned vacant row houses
- New construction of 84 affordable units
- DHCD supported with \$2.1 million in Affordable Housing Bond loan



Baker's View

- Elimination of 41 vacant buildings - land assembly, full block demolitions and stabilizations
- \$1.1 million in bond funds from DHCD
- 87 new homes for low-moderate income families



Woodland Gardens I – Woodland Gardens II

- Site of previously 48 city-owned vacants
- 63 affordable units in Woodland Gardens I - 75 affordable units in Woodland Gardens II
- \$500,000 AHTF Grant
- \$1,000,000 HOME Loan



Metro Heights at Mondawmin

- Previously 12 vacant lots and buildings
- Acquired sites that generated 70 new affordable units
- Support project with HOME Funds - \$1.25 million



1500 Block of N. Broadway



1500 Block of N. Broadway



Stabilization of 700 block of N. Fulton Ave.



Hope Village

- 27 vacant lots assembled and conveyed for development
- Working homeless families may secure a 15-year mortgage for lower than \$200 per month



Community Land Trusts

- Over \$8 million has been awarded provided to Community Land Trusts through the AHTF
- Supported over 13 affordable housing projects and more than 120 units of affordable housing units



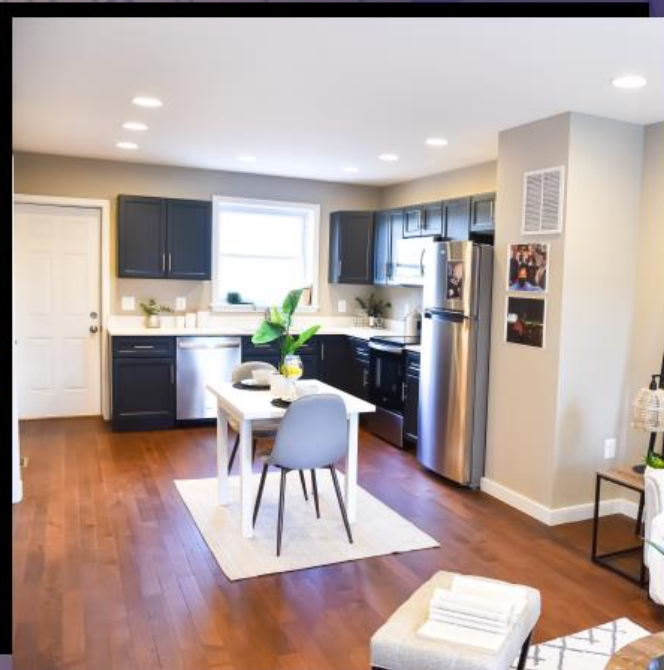
Homeownership



- Housing Repair and Assistance Programs are key to blight prevention and affordable housing preservation
- Assist existing homeowners in neighborhoods
- Flexible capital dollars leveraged Lead Hazard, and Federal and State Weatherization funding



BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

Project CORE

- Partnership with State to remove blight through demolition and stabilization
- \$75 million invested over four years
- City matched investment by more than \$69 million
- Celebrated 4000th “unit” of blight eliminated as a result of this partnership



Predevelopment support through C.O.R.E. was instrumental to several transformative projects, including the Perkins-Somerset-Oldtown transformation, Walbrook Mill, and Marshall Gardens projects.



Greenmount & Chase

- City actively acquired property interest at this site since early 2015
- \$16 million investment on a block of formerly blighted land and vacant homes
- \$2 million HOME funds
- City also supported broader redevelopment initiative in East Baltimore
- LDDA involving approximately 700 vacant building and lots



Rendering of Fields by St. Francis

- 143 parcels acquired and now razed which includes vacant buildings and lots.



Rendering of fields by St. Francis

PROOF OF CONCEPT - City-led interventions and sustained effort of our partners led to significant declines in vacants in four neighborhoods

Decline in Vacants Since 2010

Through City-led interventions and sustained efforts of our partners, the number of vacant properties in four neighborhoods has declined significantly since 2010.

DECLINE IN VACANTS

| | |
|-----------------|-----|
| Greenmount West | 75% |
| Reservoir Hill | 56% |
| Barclay | 44% |
| Oliver | 28% |

Homes being rehabbed
on the 1100 block of N.
Bond Street.



Proof of Concept – Vacants in 2010



Proof of Concept – Vacants in 2020





BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

DHCD In-Rem & Vacants Strategy Update

March 2023



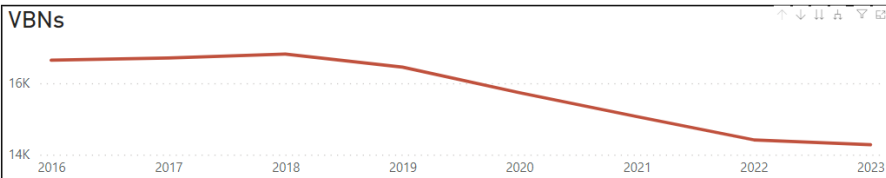
DHCD Dashboard for Tracking Progress

[DHCD Key Stats Dashboard](#), retrieved March 7, 2023

DHCD Dashboard Data is Updated Daily

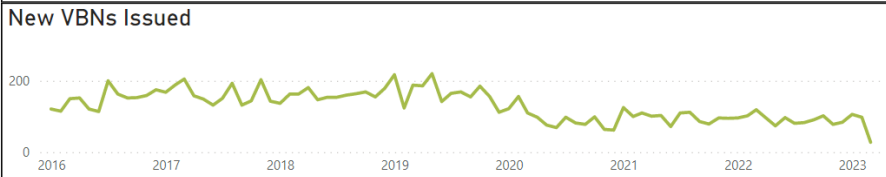
14,278

VBN Count
(point in time)



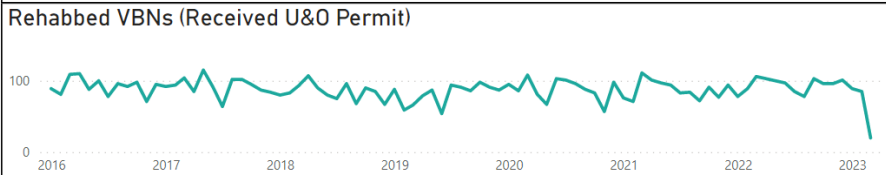
11,325

New VBNs Issued
(cumulative)



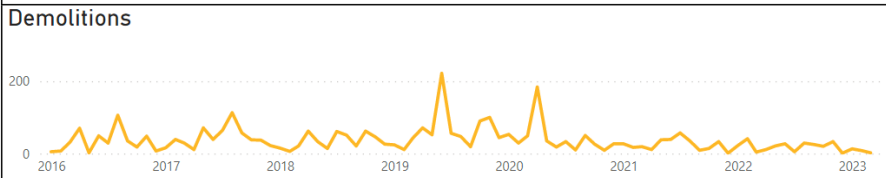
7,656

Rehabbed VBNs
(cumulative)



3,225

Demolitions
(cumulative)



Filters:

Year

All

Fiscal Year

All

Ownership

All

Neighborhood

All

Housing Market Typology

All

Council District

All

Legislative District

All



Ownership

1,073

City

13,012

Private

175

Other



Vacant Housing Strategy

| DHCD Equity Framework | Equity in Practice |
|--|--|
| 1. Ensuring community voices are central to shaping neighborhood redevelopment | <ul style="list-style-type: none"> • Community engagement in focus areas • Impact Investment Area workgroups • Commitment to transparency |
| 2. Minimizing the displacement that can occur with rising values; | <ul style="list-style-type: none"> • Homestead Tax Credit Outreach • Support building community wealth • Preserve Affordable Housing units • Include Displacement Mitigation Section in Comprehensive Housing Plan |
| 3. Supporting existing homeowners and residents to help them stay in their homes; | <ul style="list-style-type: none"> • Housing and Homeownership Preservation Division • Impact Investment Area Implementation Strategies • Middle Neighborhoods |
| 4. Maximizing Baltimoreans' access to jobs and entrepreneurial opportunities created by reinvestment; | <ul style="list-style-type: none"> • Baltimore SHINES |
| 5. Prioritizing affordable housing in neighborhood revitalization efforts from the outset, not as an afterthought, and | <ul style="list-style-type: none"> • Work with small developers on LDDAs • Developer Incentives to guarantee homeownership outcomes |
| 6. Building an internal team that has the capacity to succeed and the willingness to be relentlessly accountable. | <ul style="list-style-type: none"> • Culture shift within the agency • Neighborhood Development Officer (NDO) activities • NDO + Planner teams for IIAs |



Vacant Housing Strategy

1. Impact Investment Areas
2. Community Development Zones
3. Streamlined CE
4. Crime Prevention Through Environmental Design (CPTED) Pilot Neighborhoods – Brooklyn/Curtis Bay & Penrose/Fayette Street Outreach
5. City Agency Collaborative Areas (ex. BPD, MOHS, Health Department, BDC)
6. Asset Building Community Engagement (ex. Westport, Cherry Hill, Harlem Park, North Avenue Redevelopment Authority)
7. Major Redevelopment Areas
8. Development Division Projects
9. Developer Engagement Areas
10. Middle Neighborhoods
11. State DHCD Areas of Focus



Vacant Housing Strategy

Full suite of activities in house – Acquisition, Disposition, Code Enforcement, Housing Preservation, HUD formulant Administration, Permitting, Rental Licensing, Property Registration, Receivership Filings, Emergency Housing Services, Planned & Emergency Demolition & Stabilization of vacant properties

Acquisition

1. Donation (3 – 6 months)
2. Negotiation (6 months)
3. Property Exchange (6 months)
4. In-rem Foreclosure (4 – 11 months)
5. Condemnation/Eminent Domain (12 months)
6. Tax Sale Foreclosure (24 – 36 months)

Code Enforcement

1. Receivership (18 – 24 months)

Disposition

1. Buy Into Bmore (6 months)
2. Side Yard (6 months)
3. RFP/RFQ (6 – 18+ months)
4. Expression of Interest (6 – 18+ months)

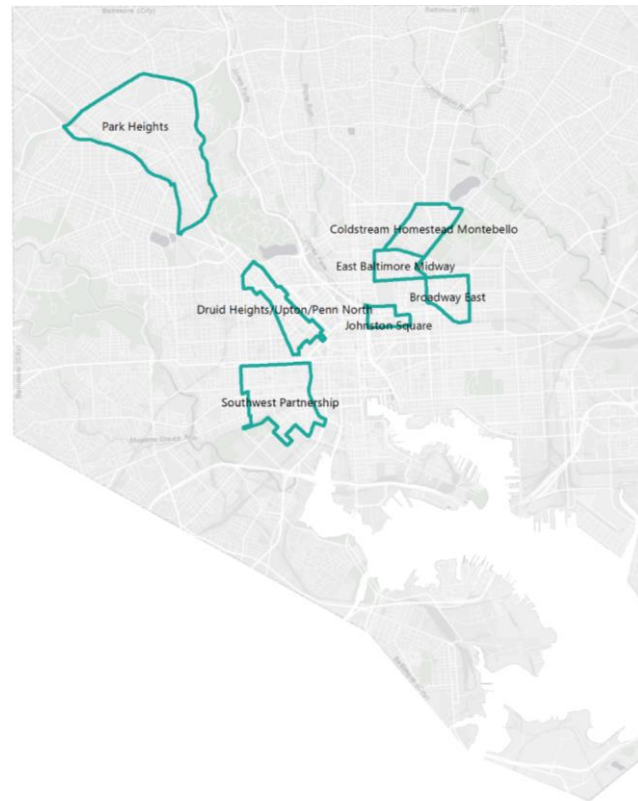


Vacant Housing Strategy

7 Impact Investment Areas (shown right), comprising 22 neighborhoods, 80% of which are in formerly redlined areas

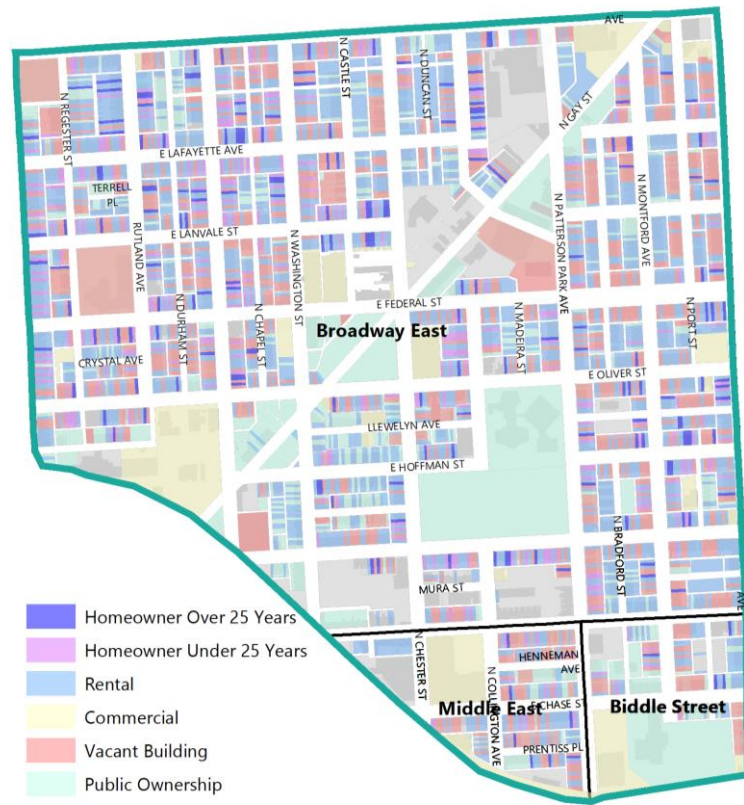
Selection criteria

1. Significant clusters of vacants
2. Adjacent to neighborhoods of strength/anchor institutions
3. Strong community engagement
4. Existing network community assets/development projects



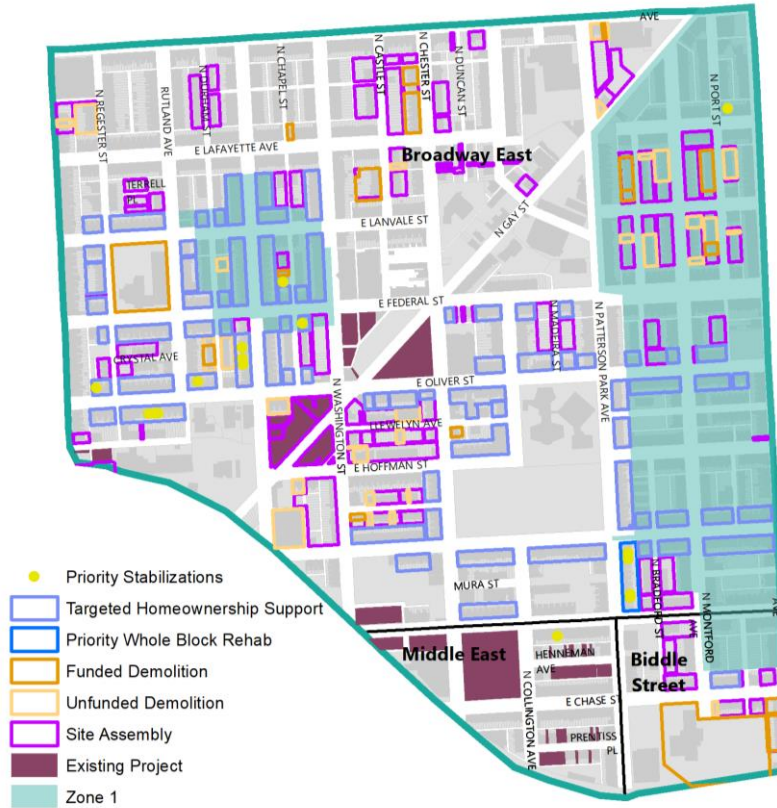


Vacant Housing Strategy





Vacant Housing Strategy





Vacant Housing Strategy

| Impact Investment Area | Demolition | Acquisition | In-Rem Acquisition | Stabilization (Zone 1) | Stabilization (Zones 2 - 4) | Developer Incentives | Homebuyer Down Payment Incentives | Home Repair Incentives | Total |
|---------------------------------|------------|-------------|--------------------|------------------------|-----------------------------|----------------------|-----------------------------------|------------------------|--------------|
| BROADWAY EAST | 223 | 54 | 46 | 21 | 146 | 64 | 64 | 53 | 671 |
| COLDSTREAM HOMESTEAD MONTEBELLO | 131 | 40 | 8 | 3 | 23 | 57 | 57 | 82 | 401 |
| EAST BALTIMORE MIDWAY | 23 | 55 | 33 | 11 | 41 | 69 | 69 | 104 | 405 |
| JOHNSTON SQUARE | 23 | 128 | 1 | 9 | 11 | 37 | 37 | 7 | 253 |
| PARK HEIGHTS | 112 | 8 | 4 | 21 | 43 | 79 | 79 | 118 | 464 |
| SOUTHWEST PARTNERSHIP | 227 | 54 | 23 | 8 | 77 | 110 | 110 | 206 | 815 |
| WEST | 131 | 373 | 114 | 61 | 56 | 289 | 289 | 218 | 1,531 |
| Total | 870 | 712 | 229 | 134 | 397 | 705 | 705 | 788 | 4,540 |



Vacant Housing Strategy

| Impact Investment Area | Demolition | Acquisition | In-Rem Acquisition | Stabilization (Zone 1) | Stabilization (Zones 2 - 4) | Developer Incentives | Homebuyer Down Payment Incentives | Home Repair Incentives | Total |
|--|---------------------|---------------------|--------------------|------------------------|-----------------------------|----------------------|-----------------------------------|------------------------|----------------------|
| BROADWAY EAST | \$11,288,000 | \$1,000,000 | NA | \$1,260,000 | \$8,760,000 | \$3,200,000 | \$1,280,000 | \$530,000 | \$27,318,000 |
| COLDSTREAM HOMESTEAD MONTEBELLO | \$10,072,000 | \$550,000 | NA | \$180,000 | \$1,380,000 | \$2,850,000 | \$1,140,000 | \$820,000 | \$16,992,000 |
| EAST BALTIMORE MIDWAY | \$899,000 | \$820,000 | NA | \$660,000 | \$2,460,000 | \$3,450,000 | \$1,380,000 | \$1,040,000 | \$10,709,000 |
| JOHNSTON SQUARE | \$814,000 | \$1,625,000 | NA | \$540,000 | \$660,000 | \$1,850,000 | \$740,000 | \$70,000 | \$6,299,000 |
| PARK HEIGHTS | \$4,808,000 | \$360,000 | NA | \$1,260,000 | \$2,580,000 | \$3,950,000 | \$1,580,000 | \$1,180,000 | \$15,718,000 |
| SOUTHWEST PARTNERSHIP | \$16,585,000 | \$525,000 | NA | \$480,000 | \$4,620,000 | \$5,500,000 | \$2,200,000 | \$2,060,000 | \$31,970,000 |
| WEST | \$7,041,000 | \$8,625,000 | NA | \$3,660,000 | \$3,360,000 | \$14,450,000 | \$5,780,000 | \$2,180,000 | \$45,096,000 |
| Total | \$51,507,000 | \$13,505,000 | NA | \$8,040,000 | \$23,820,000 | \$35,250,000 | \$14,100,000 | \$7,880,000 | \$154,102,000 |



In-Rem Eligibility Data, [link](#)

DHCD In Rem Eligibility Dashboard

Filters:

- Filter by Council District: None
- Filter by Neighborhood: None

Filter by Council District

| Council District | VBN - In Rem Eligible | VBN - Ineligible | Vacant Lot - In Rem Eligible | Vacant Lot - Ineligible | In Rem VBN Percent | In Rem Vacant Lot Percent | |
|------------------|-----------------------|------------------|------------------------------|-------------------------|--------------------|---------------------------|------------|
| 1 | 2 | 155 | | 41 | 899 | 1% | 4% |
| 2 | 5 | 119 | | 70 | 463 | 4% | 13% |
| 3 | 1 | 79 | | 36 | 405 | 1% | 8% |
| 4 | 15 | 168 | | 86 | 545 | 7% | 13% |
| 5 | 44 | 194 | | 96 | 615 | 19% | 13% |
| 6 | 271 | 674 | | 166 | 1189 | 24% | 12% |
| 7 | 576 | 1479 | | 459 | 1918 | 28% | 19% |
| 8 | 37 | 309 | | 202 | 831 | 11% | 20% |
| 9 | 1408 | 3235 | | 1263 | 2399 | 30% | 34% |
| 10 | 520 | 708 | | 120 | 1453 | 15% | 13% |
| 11 | 59 | 470 | | 118 | 1266 | 11% | 8% |
| 12 | 445 | 1396 | | 603 | 2256 | 24% | 19% |
| 13 | 316 | 1278 | | 461 | 1461 | 20% | 23% |
| 14 | 103 | 444 | | 122 | 576 | 19% | 17% |
| Total | 3402 | 10918 | | 3944 | 16574 | 24% | 19% |

Filter by Neighborhood

Click to Explore In Rem Data by Council District, Neighborhood, and Ownership

Council District: 9
In Rem Eligibility: VBN - In Rem
Neighborhood: CARROLLTON RIDGE
Public/Private O.: Private
Owner Name:

| Property | In Rem Eligibility | Neighborhood | Public/Private O. | Owner Name |
|----------|------------------------|------------------|-------------------|-----------------------|
| 2 8105 | VBN - No In Rem | CARROLLTON RIDGE | Private | 791 CHURCHES HOUSE |
| 12 4970 | Vacant Lot - No In Rem | MIDTOWN EDMONDSE | | WINDA PROPERTIES, LLC |
| 1 4432 | VBN - In Rem | HARLEM PARK | | 1970 W. PRATT STREET |
| 13 9516 | Vacant Lot - In Rem | SHIPLEY HILL | | 2008 DRK 4TH, LLC |

Microsoft Power BI

Important Note: A property marked in-rem eligible on this dashboard still requires a title & lien examination, as well as a review of code enforcement actions, from a DHCD lawyer to confirm eligibility.

S. EPA, NPS | Source: U.S. Census Bureau, 20... Powered by Esri