

Good afternoon members of the City Council,

My name is Deante Gordon. I am a developer in Baltimore City.

The “Why” in why we need the vendors lien program.

Baltimore City has long faced the challenge of vacant homes and urban blight, which undermine community stability, economic growth, and public safety. Rehabbing these vacant properties is a crucial strategy under this program for revitalizing neighborhoods and improving the overall quality of life for residents. This process involves transforming neglected and abandoned properties into habitable homes, thereby reducing blight, attracting new residents, and fostering community pride.

One of the primary benefits of rehabbing vacant homes is the direct impact on reducing urban blight. Blight refers to the visible and physical decline of a neighborhood, characterized by abandoned buildings, overgrown lots, and deteriorating infrastructure. These conditions can lead to increased crime, decreased property values, and a diminished sense of community. By rehabilitating vacant homes, the city can eliminate the eyesores that contribute to blight, making neighborhoods more attractive and livable. This program can have a ripple effect, encouraging adjacent property owners to maintain and invest in their properties, further enhancing the neighborhood’s appearance and stability. My experience with this program showed that the real estate department did a thorough analysis of each investor who applied. We had to provide details SOW’s, timelines, contractor experience, if you was not a contractor, you had to list a licensed one on your application for your project, a summary of previous real estate transformations and experience, made sure that all your properties owned was in good standing with the city. My success with the program allowed me to turn blighted properties that was falling apart in needs of major redevelopment and turn them into beautiful homes that always leave people with the same comment once I show them the after photos of the renovation.

“This house can’t be Baltimore, this house looks like something of HGTV” Well I’m here to tell you it is.

Economic revitalization is another significant advantage of rehabbing vacant homes. These properties, often abandoned due to high tax liens, foreclosure, economic downturns, or population decline, can be repurposed to meet current housing needs. Renovated homes provide affordable housing options for low and moderate income families, fostering a more diverse and inclusive community. Additionally, the rehabilitation process generates local employment opportunities in construction, real estate, and related industries. The influx of new residents and businesses also contributes to a broader tax base, providing the city with increased revenue to invest in public services and infrastructure improvements.

In conclusion, rehabbing vacant homes in Baltimore City under the vendors lien program is a vital strategy for reducing blight and revitalizing communities. The transformation of these properties into habitable homes not only enhances neighborhood aesthetics and safety but also stimulates economic growth and community cohesion. By fostering collaboration among various stakeholders and implementing effective policies, Baltimore can turn its vacant homes into assets that contribute to the city’s overall prosperity and well-being and that’s why we need the vendor’s lien program.

Thank you,

Deante Gordon