



# **BALTIMORE CITY COUNCIL**

## **HOUSING & ECONOMIC DEVELOPMENT**

### **COMMITTEE**

#### **Mission Statement**

*The Housing & Economic Development Committee is dedicated to fostering equitable growth and opportunity across Baltimore while addressing historic injustices, such as redlining and other discriminatory policies. Our goals include eliminating vacant properties, ensuring affordable housing, promoting sustainable development, and driving economic growth, job creation, and community revitalization through equitable policies and targeted strategies. By utilizing transparent governance, collaboration, and innovative solutions, we strive to enhance the quality of life for all residents.*

**The Honorable James Torrence**

**CHAIR**

**PUBLIC HEARING**

**11/18/2025**

**5:15 PM**

**CLARENCE "DU" BURNS COUNCIL CHAMBERS**

***Bill: LO25-0029***

***Title: Whole Block Strategy & Disposition***

***Timelines***

# CITY OF BALTIMORE

BRANDON SCOTT – MAYOR

ZEKE COHEN - COUNCIL PRESIDENT



OFFICE OF COUNCIL SERVICES

NANCY MEAD – DIRECTOR

100 N. HOLIDAY STREET

BALTIMORE MD, 21202

## Meeting: Legislative Oversight Hearing

Committee: Housing & Economic Development

Bill # LO25-0029

### Title: Whole Block Strategies and Disposition Timelines

**Purpose:** For the purpose of calling relevant City Agencies and Representatives, as well as 3rd party stakeholders to review and discuss the City's policies around the City's whole block strategy for vacant and abandoned properties as well as the timeline around its implementation.

### REPORTING AGENCIES

Agency	Report
Department of Housing & Community Development	

### BACKGROUND

In the 2023 report on vacant housing Whole Blocks Whole City – the Whole Block strategy was defined as "...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 towards market and socioeconomic health"<sup>1</sup>

The report lays out a workflow for moving properties and blocks to productive use:

1. Control the whole block & whole area
  - a. All vacant structures, vacant lots, and neglected properties are owned by allied entities with resources and capacity to stabilize all properties.
2. Stabilize the whole block & whole area
  - a. All vacant and distressed-looking properties are secured prop and express a sense of stability and order to both neighbors and the wider market.
3. Make the whole block & whole area promising
  - a. The combination of control and stability, combined with early investments in the public realm, impart sense of promise and upward momentum to groups of whole blocks.

<sup>1</sup> Whole Blocks, Whole City Report

4. Invest in the whole block & whole area
  - a. Rehab and infill activity begins to occur within the context of stable and promising blocks where public dollars' reliability leverages private investments.
5. Reinvest in the whole block & whole area
  - a. Healthy levels of reinvestment by homeowners and landlords-driven by confidence in the future of the whole area-become a reliable expectation that ensures the sustainability of all other public and private investments.

In a March 3<sup>rd</sup>, 2025, meeting of the Baltimore Vacant Reinvestment Initiative (BVRI) the Maryland State Department of Housing and Community Development offered guidance on its whole block strategy, which encouraged:<sup>2</sup>

- Building a team of residents and community leaders
  - Encouraging involvement of multiple stakeholders in whole block projects
- Build from strength as much as possible, and address areas of weakness as needed
  - Encourages the use of housing typology, community characteristics (i.e., local landmarks, strong nearby neighborhood markets), and community resources (i.e., local transportation hubs) to help prioritize areas that will most readily benefit from whole block strategies.
- Identify contiguous clusters of whole blocks
- Determine variables to measure
- Raise consistent public/private investment.

According to the DHCD FY26 Agency Budget in FY2024, 73% of dispositions under the City's Vacant Reduction program were completed in under 120 days. The current review of the agency by the Office of Performance Innovation lists the FY2025 actual for this KPI at 91% exceeding the target goal of 80%<sup>3</sup>

Measure ID	Performance Measure	Desired Outcome	FY 25 Target	FY 25 Actual	FY 24 Actual	FY 23 Actual
7491	% of dispositions completed within 120 days	Increase	80%	91%	73%	62%
7493	Average number of days to complete in new acquisitions	Increase	250	183	180	697

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## ADDITIONAL INFORMATION

### Fiscal Note:

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<sup>2</sup> BVRI Slide Deck

<sup>3</sup> MOPI Site

The City's Vacant Reduction & Prevention Strategy is supported by the Department of Housing and Community Development, service 749 property acquisition: disposition & Asset Management.

The service has a proposed FY26 budget of \$9,929,893 from the City's general fund, supporting 74 positions.<sup>4</sup>

The goals of this service would be supported by the BVRI and the non-contiguous TIF to help redevelop vacant properties in Baltimore. The non-contiguous could bring in as much as 150 million dollars to help redevelop vacant properties in Baltimore. BVRI is in addition to working with TIF funds, is also developing public and private funding, notably a \$50 million annual investment from the State government.<sup>5</sup>

#### **Information Source(s):**

- Whole Blocks, Whole City Report
- BVRI Slide Deck <https://dhcd.maryland.gov/Reinvest-Baltimore/Documents/BVRC/Whole-Blocks-Strategy-Principles.pdf>
- MOPI Site <https://baltopi.shinyapps.io/Performance/>
- FY26 Annual Agency Budget  
<https://bbmr.baltimorecity.gov/sites/default/files/upload/FY2026%20Agency%20Detail%20Volume%20I.pdf>
- FY26 BVRI application <https://dhcd.maryland.gov/Reinvest-Baltimore/Documents/BVRI/Application-Guide.pdf>

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Analysis by: Tony Leva  
Analysis Date: 11/14/2025

Direct Inquiries to: 410-396-1091

<sup>4</sup> FY26 Annual Agency Budget

<sup>5</sup> FY26 BVRI application

# **Baltimore City Council**



**Housing & Economic Development**

**Committee**

**Bill:LO25-0029**

**Title: Whole Block Strategy & Disposition  
Timelines**

**Agency Report**

LO25-0029



Brandon M. Scott  
Mayor

# Whole Block Strategy & Disposition Timelines

PREPARED BY

Department of Housing and Community Development

*November 18, 2025*

# Agenda

1. Vacancy Reduction/Block Level Planning
2. Block/Site Selection
3. Priority Blocks in Pipeline
4. Disposition Methodologies & Metrics
5. Transparent Community Engagement & Communication



Brendan M. Schult  
Mayor



# **Vacancy Reduction Through Block Level Planning**



# **Block Level Planning/ Whole Block Outcomes**

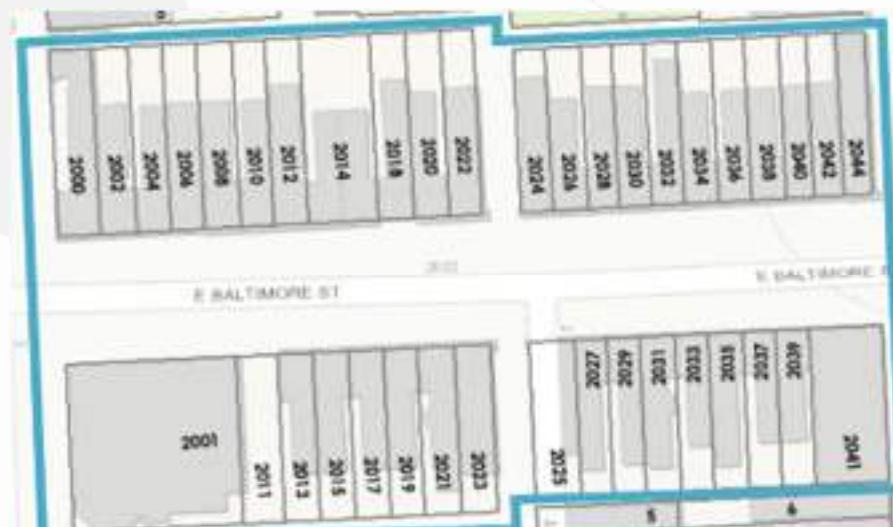
- The goal of Block Level Planning is to achieve whole block outcomes by assigning an implementation strategy to every property on a target block for both buildings and lots.
- Not merely vacancy reduction, but targeted holistic strategy to reduce vacancy and prevent new vacancy by stabilizing and rebuilding block-by block.



Brendan M. Schult  
Mayor

# Block Level Planning/ 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.



Baltimore City Seal

# **Block-Level Planning Leads to Whole Block Outcomes**

- All our work is centered in the goal of whole block outcomes. The work of DHCD is dynamic and interconnected.
- Block Level Planning leads to whole block outcomes.
- Agile and effective implementation of every strategy leads to whole block outcomes - in which every property is engaged in a productive use.

2000 Block of E Baltimore St.



# Whole Block Strategies

## Strategies include:

- Targeted acquisition (In Rem Foreclosure, Negotiation and Donation)
- Stabilization
- Demolition
- Code Enforcement
- Receivership
- Homeowner Assistance
- Disposition Underway
- Site assembly for future Disposition

Note: Some strategies are interdependent and are timed accordingly



# Block-Level Planning Process

Identify Priority Blocks

Convene Meetings

Assign Strategies

Deploy Strategies

Monitor Progress

## Keys to Success:

- Assign/implement strategies for every VBN and vacant lot on priority blocks
- Support and engage existing residents
- Evaluate & repeat process on new priority blocks



Brendan M. Schult  
Mayor

# Block-Level Planning Process

**Identify Priority Blocks**

Convene Meetings

Assign Strategies

Deploy Strategies

Monitor Progress

## Priority Block Criteria:

- Part of community plan
- Building from Strength
- Active redevelopment
- Proximity to large developments
- Community Input
- Tied to fiscal year budget planning
- Ongoing work



# Block-Level Planning Process

Identify Priority Blocks

Convene Meetings

Assign Strategies

Deploy Strategies

Monitor Progress

## Collaborators:

- Community Representatives
- Code Enforcement
- Development
- Permits & Litigation
- Senior Leadership
- Research & Analytics
- Homeownership Support
- Community Planners
- Elected Officials



# Block-Level Planning Process

Identify Priority Blocks

Convene Meetings

Assign Strategies

Deploy Strategies

Monitor Progress

Assign strategies to every VBN and vacant lot on the block. Decision factors:

- Community preferences
- Existing projects/Development
- Successful/Ongoing strategies
- Legal Considerations
- Building condition (Roofs)
- Housing Market Conditions
- Homeownership
- In Rem Eligibility
- Permit Activity



# Block-Level Planning Process

Identify Priority Blocks

Convene Meetings

Assign Strategies

**Deploy Strategies**

Monitor Progress

- Prioritize within DHCD Operations
- Coordinate w/ Community Development Partners
- Inform budget planning
- Inform BVRI funding request
- Align w/ Mayor's Neighborhood Subcabinet/Working Groups
- Coordinating w/ other agencies (DOT, Planning, DPW, etc)



# Block-Level Planning Process

Identify Priority Blocks

Convene Meetings

Assign Strategies

Deploy Strategies

**Monitor Progress**

- Update strategies if needed
- Update projections & goals
- Monitor funding needs
- Performance Management Meetings
- BVRC Reporting



# Whole Block Strategies

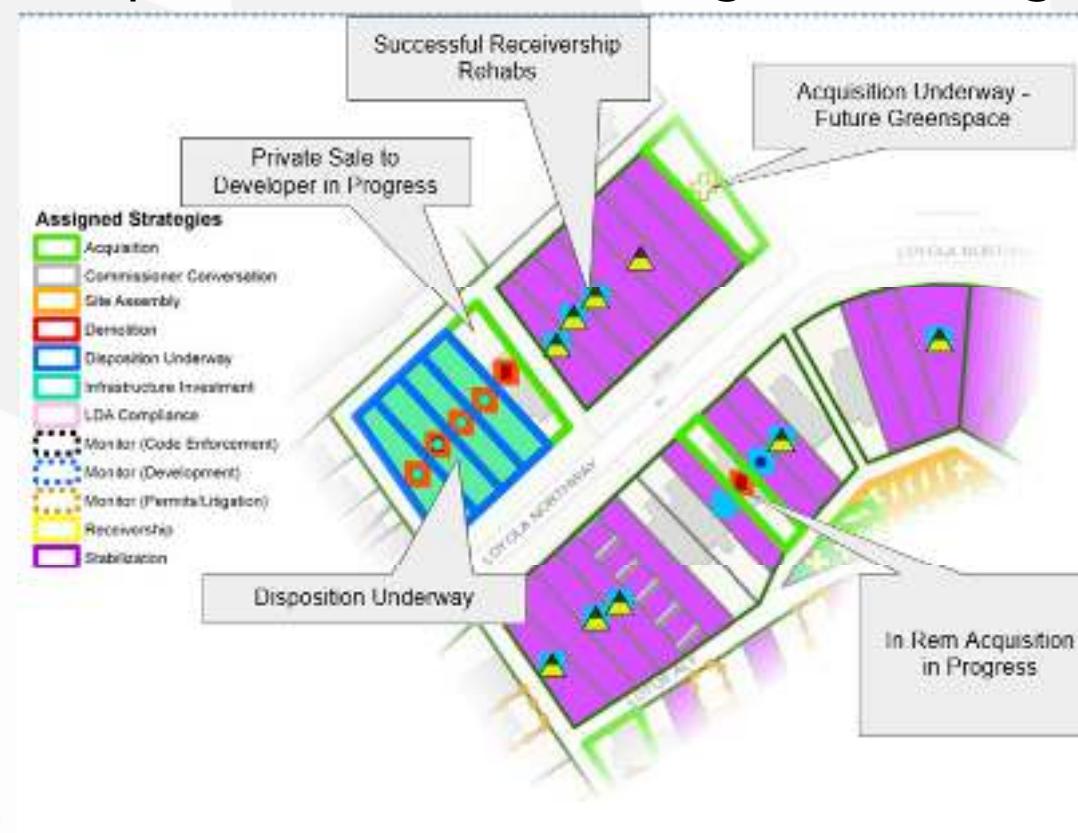
## 2600 Block of Loyola Northway in January 2020



- 18 VBNs
- 4 Owner-Occupied

# Whole Block Strategies

## A sample of blocks with assigned strategies.



# Whole Block Strategies

## 2600 Block of Loyola Northway Before & After

### City and State Funding

- \$420K from Baltimore DHCD for acquisition, stabilization w/ \$150K allocated for home improvement and facade grants for existing homeowners
- \$300K from MD DHCD for demolition, stabilization, developer subsidy, & buyer subsidy

### Private Investment Leveraged

- Over \$1M in private investment
- Reported rehab costs: \$250K per property
- Resale prices: \$290K - \$350K





# Block/Site Selection



# Block/Site Selection

Focus Areas are Vacancy Reduction Priority Geographies (VRPGs)

## Overview:

- A high concentration of VBNs (over 70%)
- A significant DHCD presence (proxied by demolitions, acquisitions, dispositions, etc.)
- An extension of the Impact Investment Area to include neighborhoods and strategic blocks with high vacancy rates.





# Priority Blocks in Pipeline



# **Block Level Priority Blocks in Pipeline**

- FY 25 - 313 blocks identified (focus 250 target blocks)
- FY 26 - 570 blocks identified
- 1 identified crossover between FY 25 and FY 26

Important to note that FY26 priority blocks are subject to change based on:

- Implementation, status of FY25 blocks
- Identification and funding of FY26 BVRI CDO awardees
- TIF applications/awardees
- Changing market conditions
- Active community partner planning in progress



# Block Level Priority Blocks in Pipeline

## Priority Blocks by Council District

- 883 total blocks identified in FY25 and FY26

\*A block can be counted twice if it's situated in two different council districts.

Council District	# of Priority Blocks*
5	17
6	102
7	156
8	65
9	195
10	125
11	29
12	132
13	27
14	44



# Block Level Priority Blocks in Pipeline

Impact Investment Area	Blocks	Strategic Blocks	Blocks (#)	Neighborhood	Blocks
Broadway East	49	Allendale Strategic Blocks	37	Boyd-Booth	16
Coldstream Homestead	44	Auchentoroly-Parkwood Strategic Blocks	4	Brooklyn	47
Montebello		Berea Strategic Blocks	1	Carrollton Ridge	46
East Baltimore Midway	28	Biddle Street Strategic Blocks	1	Curtis Bay	33
Johnston Square	51	Edgewood Strategic Blocks	27	Darley Park	12
Park Heights	119	Edmondson Village Strategic Blocks	11	Harlem Park	16
Southwest Partnership	110	Mosher Strategic Blocks	2	McElderry Park	9
West IIA	135	Oliver Strategic Blocks	10	Midtown-Edmondson	15
		Penrose/Fayette Street Outreach Strategic Blocks	5	South Clifton Park	7
		Shipley Hill Strategic Blocks	4	Westport	19
				WNADA	82

A block can be counted twice if it's in two different Vacancy Reduction Geographies (VRPGs)



# Disposition Methodologies & Metrics



# Disposition Methodologies

## Disposition Methods

1. Fixed Pricing Program
2. Open Bid Program
3. Departmental Transfer to another Agency
4. Leases
5. Requests For Proposals (RFP)/ Requests For Qualifications (RFQ)
6. Expressions Of Interest (EOI)- can award directly from EOI or offer through invitation to bid
7. Bundle Program (coming soon) - 3400, 3600, 4200 Park Heights pilot
8. Unsolicited Bid /Direct Sale



# Disposition Process

Metric	FY 25 YTD	# of Properties	FY26 YTD	# of properties
% of Dispositions Receiving BOE Approval within 120 Days	46.90%	15	22.50%	9

1. Application, review and award
2. REO review for good standing and proof of funds, LDA preparation (FPP is standard template)
3. Real Estate Committee (transfers, leases and all dispositions except FPP)
4. Board of Estimates
5. Settlement (typically within 90 days of BOE, developer selects title company, title company and Development Legal draft the deed, requires lien abatements)
6. Compliance



# Disposition Compliance

Metric	FY 25 YTD	# of Properties	FY26 YTD	# of properties
% of Properties Sold in Prior 2 Fiscal Years that have obtained U&O	27.50%	76	19.40%	66

- 1 LDA Compliance REO- receives all LDAs post settlement
- Responsibilities include tracking progress to Use & Occupancy
- Makes recommendations on LDA extensions, assignments to new developer or reverter

Data As of 11/5/25

## LDA Compliance Process

- Intro Letter
- 1st Permit check letter- 3 months after Intro Letter
- 2 subsequent permit checks every 3 months
- If no permits –given 15 day notice to comply then referred to legal or granted extension



# **Transparent Community Engagement & Communication**



# 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.)

Examples include 2024 Offerings:

- Developer RFQ (Rehabilitation & New Construction)- 4 Impact Investment Areas (10 Neighborhoods)
- Expression of Interest for 1313 Druid Hill Avenue
- Vine Street RFQ (CPTED program offering)
- Parkview Recreation Homeownership RFQ



# 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!



Brandon M. Scott  
Mayor

# **Baltimore City Council**



**Housing & Economic Development  
Committee**

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**Additional Materials**

## **Whole Blocks Strategy: Guidance from MD DHCD**

### **Organize a strong team of neighborhood leaders and residents**

- Engage and listen to a broad base of community and institutional leaders to communicate the needs and desires of the neighborhood; and, develop a comprehensive community-driven masterplan
- Engage neighborhood residents and key stakeholders to establish and drive a whole blocks redevelopment strategy in concert with public officials and development partners

## Whole Blocks Strategy: Guidance from MD DHCD

**Build from strength as much as possible, and address areas of weakness as needed**

- Use Baltimore City typologies to understand market characteristics
- Renovate or redevelop where there are readily understood and measurable strengths (a block with high owner-occupancy, fewer VBNs, proximity to a stronger neighborhood market) and clear community assets – parks, schools, a local landmark, anchor institutions.
- Identify key landmarks in the built environment, including train stations, cemeteries, and commercial districts. Use clear boundaries/edges and identifiable focal points and centers; a small park, a small commercial core, a landmark, and/or a preeminent block
- In concert with the community's plan, demolish areas of concentrated vacancy that depress the neighborhood market values and harbor crime; create new community open spaces (parks and gardens) in place of concentrated blight.

# Whole Blocks Strategy: Guidance from MD DHCD

## **Identify contiguous clusters of whole blocks**

- Plan for a sequence of reinvestment in whole block clusters to phase reinvestment.
- Each cluster should be approximately 5 blocks by 5 blocks and be walkable (select an area large enough to matter and small enough to remain manageable)
- Identify and concentrate reinvestment strategies for each cluster, including code enforcement, pre-development, acquisition, disposition, renovation and infill construction, repair grants, cleaning and greening of vacant lots, and renewal of neighborhood infrastructure.

## **Determine variables to measure**

- Measure expected change over time: i.e., homeownership, vacancy rate, permit activity, population growth. The Baltimore City Neighborhood Typology has been tracking this data every few years since 2008, so there is an existing benchmark that is consistent across the city.

## Whole Blocks Strategy: Guidance from MD DHCD

### **Raise consistent public/private investment**

- Consistent, sustained funding prevents delays in the implementation timeline, builds market momentum, and maintains productivity and efficiency in construction staffing. Neighbors and potential new buyers need to see consistent change to build confidence and be encouraged to stay in their neighborhoods.

## Service 749 : Property Acquisition: Disposition & Asset Management

This service oversees the sale and acquisition of property used for revitalization. The goal of this service is to support neighborhood revitalization and mixed-income community development through the implementation of the Comprehensive Vacants Reduction & Prevention Strategy. Activities performed by this service include community engagement and implementation of neighborhood led planning for development, acquisition of blighted property and assembling parcels for strategic development, maintenance of the City's inventory, and relocation of residents displaced by strategic development projects, and the sale of City-owned properties.

		Fiscal 2024 Actual		Fiscal 2025 Budget		Fiscal 2026 Budget	
Fund Name	Dollars	Positions	Dollars	Positions	Dollars	Positions	
General	5,964,791	62	7,912,886	61	9,929,893	74	
<b>Total</b>	<b>5,964,791</b>	<b>62</b>	<b>7,912,886</b>	<b>61</b>	<b>9,929,893</b>	<b>74</b>	

### Performance Measures

		Fiscal 2021	Fiscal 2022	Fiscal 2023	Fiscal 2024		Fiscal 2025	Fiscal 2026
Type	Measure	Actual	Actual	Actual	Target	Actual	Target	Target
Effectiveness	% of dispositions completed within 120 days	71%	93%	82%	70%	73%	80%	80%
Output	Number of Active acquisitions assigned (Negotiation, in rem, donation, and condemnation)	N/A	N/A	N/A	N/A	970	1,000	1,100
Efficiency	Average number of days to complete in rem acquisitions	248	200	697	200	180	250	250
Outcome	% of properties sold in prior 2 fiscal years that are under permit, or have obtained use and occupancy within the terms of their Land Disposition Agreement (LDA)	N/A	N/A	N/A	N/A	41%	50%	50%

### Major Operating Budget Items

The Recommended Budget reflects:

- Allocating \$2.7 million for additional staff to support the City's Vacants Reduction and Prevention Strategy. This includes \$1.2 million to create new positions following adoption of the Fiscal 2026 budget and \$1.5 million for 13 positions that were created in Fiscal 2025.
- Funding 2 additional Paralegal positions in Fiscal 2026.
- Transferring three positions to other services within the agency to better reflect the agency's organizational structure. One position is transferred into this service from Service 737- Administration.
- Transferring contractual funding to other services throughout the agency to support creating several new positions in Fiscal 2026.

## Change Table - General Fund

Changes or adjustments	Amount
Fiscal 2025 Adopted Budget	7,912,886
<b>Changes with service impacts</b>	
Increased staffing for Vacants Initiative	2,761,880
Fund 2 Paralegals	144,380
<b>Changes without service impacts</b>	
Decrease to employee compensation and benefits	(65,059)
Change in IRA and Reclass Adjustments	(268,096)
Increase in active employee health benefit costs	138,364
Change in pension contributions	(38,562)
Change in allocation for workers' compensation expense	12,476
Decrease to contractual services expenses	(41,161)
Change in Municipal Telephone Exchange	(570)
Decrease to operating supplies and equipment	(27,284)
Decrease to computer hardware and software replacement contributions	(56,571)
Increase in all other	12,360
Transfer 1 Neighborhood Project Coordinator position from Service 737: Administration	105,074
Transfer 1 Operations Officer I position to Service 751: Building Code Permitting, Inspection and Compliance	(105,074)
Transfer 1 Data Analyst position to Service 737: Administration	(119,921)
Transfer 1 Operations Officer I to Service 593: Community Support Project	(122,998)
Reallocate contractual line items to fund increases reflected in other services	(312,230)
<b>Fiscal 2026 Recommended Budget</b>	<b>9,929,893</b>

## Service 749 Budget: Expenditures

Object	Actual			Budget		
	Fiscal 2024	Fiscal 2025	Fiscal 2026			
0 Transfers	0	(1,485,085)	(1,485,085)			
1 Salaries	3,718,053	5,640,017	7,693,627			
2 Other Personnel Costs	1,686,098	1,874,115	2,250,493			
3 Contractual Services	(400,630)	1,002,882	648,921			
4 Materials and Supplies	17,549	34,270	35,298			
5 Equipment - \$4,999 or less	55,684	363,691	278,807			
6 Equipment - \$5,000 and over	25,260	0	0			
7 Grants, Subsidies and Contributions	862,776	482,996	507,832			
<b>Total</b>	<b>5,964,791</b>	<b>7,912,886</b>	<b>9,929,893</b>			

Activity	Actual			Budget		
	Fiscal 2024	Fiscal 2025	Fiscal 2026			
East Baltimore Development Initiative (EBDI) Support	800,000	412,000	424,360			
Land Resources (HCD)	4,297,168	6,640,779	2,981,638			
Park Heights Support	230,681	2,585	(232,287)			
Property Acquisition Legal	0	0	3,793,311			
Property Management Whole Block Demolition	0	61,879	(751,963)			
Property Project Development (HCD)	636,942	795,642	0			
Vacant Property Management	0	0	3,714,834			
<b>Total</b>	<b>5,964,791</b>	<b>7,912,886</b>	<b>9,929,893</b>			

## Service 749 Budget: Salaries and Wages for Permanent Full-Time Funded Positions

Civilian Positions	Fiscal 2025 Budget		Fiscal 2026 Budget		Changes	
	Count	Amount	Count	Amount	Count	Amount
<b>General Fund</b>						
00087 - Operations Officer III (Non-civil)	3	324,138	2	221,149	(1)	(102,989)
00088 - Operations Officer IV (Non-civil)	1	113,974	2	220,626	1	106,652
00089 - Operations Officer V (Non-civil)	0	0	1	116,855	1	116,855
00090 - Operations Manager I (Non-civil)	3	416,756	3	426,473	0	9,717
00093 - Operations Director I	1	160,729	1	162,319	0	1,590
10063 - Special Assistant	1	67,507	1	72,410	0	4,903
10074 - Assistant Counsel	12	1,170,763	17	1,763,897	5	593,134
10076 - Associate General Counsel	1	129,059	1	124,108	0	(4,951)
10083 - Executive Assistant	1	78,641	1	75,644	0	(2,997)
31100 - Administrative Coordinator	1	62,015	1	66,388	0	4,373
31104 - Operations Assistant I	2	93,924	2	104,170	0	10,246
31109 - Operations Officer I	2	179,115	0	0	(2)	(179,115)
33232 - Secretary II	1	47,341	1	40,643	0	(6,698)
33547 - Community Marketing Outreach Officer	4	316,613	4	318,440	0	1,827
33711 - Real Estate Agent I	1	66,418	3	168,462	2	102,044
33712 - Real Estate Agent II	14	1,150,559	13	1,103,666	(1)	(46,893)
33715 - Real Estate Agent Supervisor	1	93,370	2	181,673	1	88,303
33725 - Land Conveyance Supervisor	1	100,544	1	101,540	0	996
35115 - Data Analyst	1	101,162	0	0	(1)	(101,162)
72432 - Neighborhood Project Coordinator	0	0	1	71,745	1	71,745
74136 - City Planner I	0	0	3	280,212	3	280,212
74137 - City Planner II	0	0	1	99,189	1	99,189
74139 - City Planner Supervisor	0	0	1	113,524	1	113,524
84241 - Paralegal	10	618,789	12	799,990	2	181,201
<b>Fund Total</b>	<b>61</b>	<b>5,291,417</b>	<b>74</b>	<b>6,633,123</b>	<b>13</b>	<b>1,341,706</b>
<b>Civilian Position Total</b>						
<b>Civilian Position Total</b>	<b>61</b>	<b>5,291,417</b>	<b>74</b>	<b>6,633,123</b>	<b>13</b>	<b>1,341,706</b>

# FY26 Baltimore Vacants Reinvestment Initiative Program Guide

## Baltimore Vacants Reinvestment Initiative (BVRI)

### I. Introduction

Governor Moore and the Maryland General Assembly are deploying a historic level of \$50 million annually to eliminate vacant and underutilized properties in Baltimore City. On October 1, 2024, Governor Moore announced through [Executive Order](#) the [Reinvest Baltimore](#) initiative, which includes the establishment of the Baltimore Vacants Reinvest Council (BVRC) and the Baltimore Vacants Reinvestment Initiative (BVRI).

“Baltimore’s vacant property crisis is an issue that cannot wait – because in order to have a strong state, you must have a strong housing market, where people own more than they owe,” said Gov. Moore. “I want to thank all the partners who raised their hand to be a part of this work that will open paths to work, wages, and wealth for Baltimoreans and grow our state’s economy. The Baltimore Renaissance is here — and just getting started.”

The [Baltimore Vacants Reinvestment Council \(BVRC\)](#), which began meeting in November 2024, is driving a unified approach to advancing community-based priorities and implementing recommended strategies to maximize investments, reduce vacancy and promote neighborhood vitality in Baltimore City.

The [Baltimore Vacants Reinvestment Initiative \(BVRI\)](#) provides public and nonprofit partners in Baltimore City with state funding to address vacant properties through acquisition, stabilization, demolition and other pre-development activities, clearing the way for new green space or affordable housing and mixed-use developments.

This request for BVRI proposals is unique in that the Maryland Department of Housing and Community Development (the Department or DHCD) is asking Baltimore City’s community-based development organizations to describe exactly how many properties with vacant building notices they can address over multiple years if sufficiently capitalized. Vacancy reduction plans will include a range of investments, including but not limited to: property acquisition, stabilization, renovation and demolition. Targeted geography, property selection and redevelopment activities should reflect community priorities, build from the community strengths and aim to achieve whole block outcomes.

*Awarded organizations will need to be nimble, efficient, and fast.* The Department and its partners have a strong sense of urgency to replace vacant properties with catalytic investments that propel the vitality of Baltimore City neighborhoods. Organizations that can scale up their production will gain more ongoing BVRI investment over time as DHCD aims to pay for performance. The Department’s investment priority

will be the renovation of residential properties with a city-issued vacant building notice (VBN) as well as redeveloping vacant land for new housing opportunities, both with an emphasis on homeownership outcomes.

## **II. BVRI Investment Priorities**

Additional consideration will be given to initiatives that address the overarching priorities of the Moore-Miller Administration and reflect the core objectives of MD DHCD, including to: increase housing for all, create lovable places, and right the wrongs of the past. Great places—lovable places—result from consistent targeted investment in locally driven and inclusive community reinvestment plans, particularly:

- Investments in designated [ENOUGH areas](#), addressing the community conditions surrounding children in poverty, enriching community assets and services for youth.
- Investments in designated [Just Communities](#), righting the wrongs of the past by transforming neighborhoods into thriving communities where all Marylanders, regardless of background, have access to fair housing, economic stability and opportunity.
- Increased housing production, including mixed-income, middle market and affordable housing, especially at TOD sites.
- Increased household and generational wealth building, such as through homeownership, legacy homeowner renovations, and small business development in historic Main Streets and business districts.
- Accelerated elimination of vacant properties, particularly in Baltimore City.

## **III. BVRI Goals**

- Rapidly expedite reduction of properties with vacant building notices and rapidly increase the number of vacant homes converted to occupied housing with an emphasis on homeownership growth.
- Stabilize and grow population and households through increased production of renovated homes and newly constructed homes.
- Leverage private sector capital for housing development finance.
- Strengthen neighborhood housing values and resident homeownership wealth without displacement.

## **IV. Values & Guiding Principles**

BVRI investments will align with the [values and principles](#) agreed upon by the Baltimore Vacants Reinvestment Council (BVRC).

## **V. Whole Block Outcomes**

BVRI investments aim to achieve [whole block outcomes](#) in partner communities.

## **Application**

### **I. Eligible Applicants**

- Community-based development organizations (CDOs)
  - CDOs may identify development partners in their application, which may be sub-recipients of funding; those development partners should support the CDOs efforts to scale and accelerate the abatement of vacant properties.
- Local Government

### **II. Eligible Geography**

Sustainable Community Areas with special consideration given to projects in the Baltimore City Vacancy Reduction Priority Geographies, which includes the Impact Investment Areas.

### **III. Eligible Activities**

- Acquisition, stabilization, and renovation of vacant buildings, prioritizing those with a city-issued vacant building notice (VBN). Please note that DHCD's intent is to greatly and quickly reduce longstanding deteriorating vacant properties and VBNs; it is not the Department's intent to support acquisition of occupied properties.
- Vacant lot acquisition and aggregation for the purpose of new infill housing construction.
- Vacant lot acquisition and aggregation for community open space.
- Urgent demolition of properties that are too deteriorated to reclaim and that pose a community health risk.
- Predevelopment activities for renovation and new construction projects, including: architectural and engineering, site infrastructure, site development, building stabilization and, if necessary, demolition.

### **IV. Forms of Financial Assistance**

- Loans or lines of credit to be repaid with home sales.
- Grant funds to fill the gap between total development costs and sale prices.

### **V. Application Training**

Application training will be offered via webinar. See the BVRI website to obtain more information and training documents. Once training is complete, a training recording and step-by-step application instructions will be posted on the website.

## **VI. Submission of Application**

Applications will be submitted exclusively through this Survey Monkey [web portal](#). No paper applications will be accepted. You must create an account with Survey Monkey in order to apply. The application will be located in “My Tasks” once you sign in.

The application will not be available in DHCD’s IGX Project Portal. Please be sure to use the link above to find and complete the application.

When your application is complete, ensure you click the **green** submit button.

## **VII. Deadline for submission**

Applications including all necessary attachments must be submitted by 11:59 pm on May 23, 2025.

# **Application Review**

## **I. Application Scoring**

- Development Experience and Capacity: 30 points
- Vacants Reduction Strategy and Outcomes: 25 points
- Vacant Property Pipeline: 25 points
- Budget and Financing: 20 points

## **II. Additional Considerations**

Projects located in [ENOUGH](#) and [Just Communities](#) areas will receive up to 10 bonus points each.

## **III. Site Visits and Follow-up Discussion**

During the application review process, the review teams may make visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

## **IV. Historic Preservation Consultation**

All capital projects receiving State financial assistance are subject to the Maryland Historical Trust Act, which requires State agencies to consider the effect their funding will have on historic resources. The Department has a Programmatic Agreement in effect with the Maryland Historical Trust and initiates historic preservation compliance reviews after awards are made.

## **V. Required Organization Documents**

All CDO applicants are required to submit By-Laws, Board Roster, IRS Letter of Determination, Articles of Incorporation, and an IRS Letter of Determination. Applicants will also be required to sign and submit a Public Disclosure Authorization, which can be found on the [BVRI webpage](#).

## Post-Award Requirements

### I. DHCD Reporting

DHCD will measure people- and place-based metrics for each location selected for an award, which may include the following:

- Neighborhood population
- Households
- Racial and ethnic composition
- Childhood poverty rate
- Vacancy rate
- Household median income
- Homeownership rate
- Median home sales price
- Unemployment rate
- Permit activity
- Tax assessments and revenue
- Resident employment
- Cost burden for renters and homeowners

### II. Awardee Reporting

Awardees may also be asked to report demographic data for beneficiaries of BVRI funding, including homeowners and renters who benefit from completed development projects. These metrics may include:

- Demographic data of new homeowners and renters, if available.
- Demographic data of the ownership of new or expanding businesses as a result of a completed commercial or mixed-use development project, if available.
- Minority- and women-owned contractors or subcontractors participating in a project funded through BVRI.

## Contact Information

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