



Brandon M. Scott
Mayor

LO25-0027

Accuracy of VBN & Noncontiguous TIF

PREPARED BY
Department of Housing & Community Development
Department of Finance

September 30, 2025

CITY-WIDE AFFORDABLE HOUSING TIF OVERVIEW



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The City-Wide Affordable Housing TIF is integrated into the \$3B Reframe Baltimore capital plan

\$3B

Unprecedented partnership between City and State to address at least **37,500 vacant and at-risk properties over 15 years**

\$150M

City Industrial Development Authority (IDA) bonds

\$150M

City Affordable Housing TIF

\$1.5B

Additional funding source

\$900M

State funding with Reinvest Baltimore funds, formerly known as PROJECT CORE and Baltimore Regional Neighborhood Initiative (BRNI)

\$300M

Private and philanthropic investments

90% public money



MAYOR
BRANDON M. SCOTT

Nationally Significant Legislation

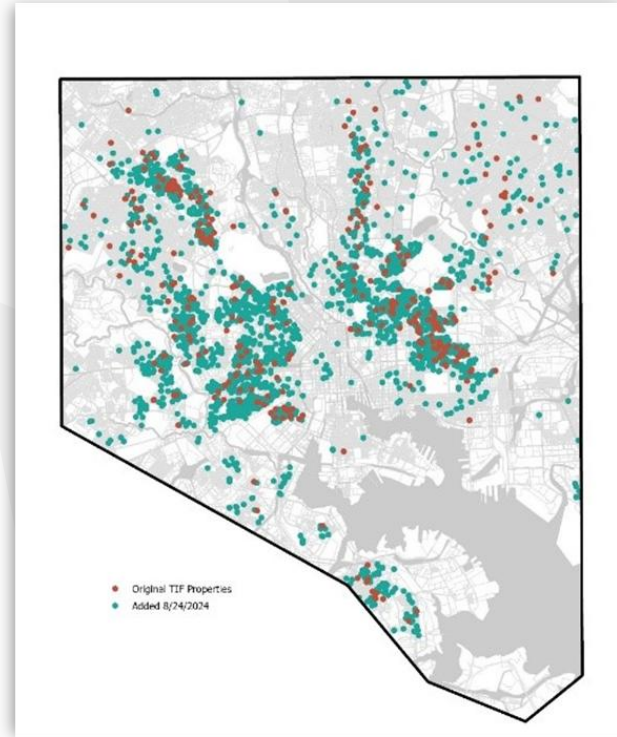
- **First national TIF to focus on:**
 - **Affordable Homeownership**
 - **Emphasis on 60-80% of AMI**
 - **Legacy residents**
 - **Emerging, women and minority-owned developers**
 - **Broad access**
 - **Vacancy reduction**
- **Reduce the appraisal gap and increase housing values**
- **Expand resources for community development**



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City-Wide Affordable Housing TIF

- Ordinance 24-443 established the City-Wide Affordable Housing TIF District
 - 8,587 properties
 - Equally allocated between properties used to generate increment and properties that could benefit from Bond proceeds
- Ordinance 24-442 authorizes the City to sell up to \$65 million in TIF Bonds
- Also requires report prior to sale of each bond series describing tax increment revenues, geographies and properties that will benefit and updated debt study



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Property Selection Criteria

- **Data Driven**
- **Focus on High Vacancy Areas**
 - **Achieve Whole Block Outcomes**
- **Leverages State BVRI and other funds**
- **Did not include every property with a Vacant Building Notice**
- **Part of a larger strategy to create mixed-income communities**

Vacant Building Criteria

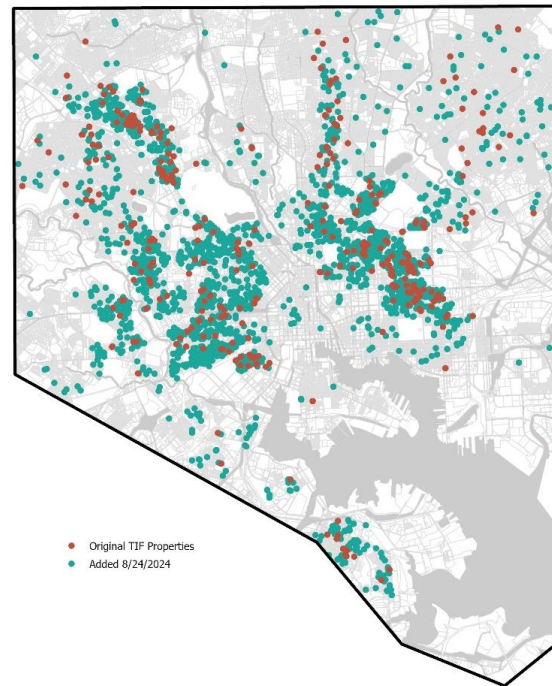
- **Properties with Vacant Building Notices that:**
 - **Could result in a whole-block outcome**
 - **Were part of a current or planned RFP/Q**
 - **Had an open Permit**



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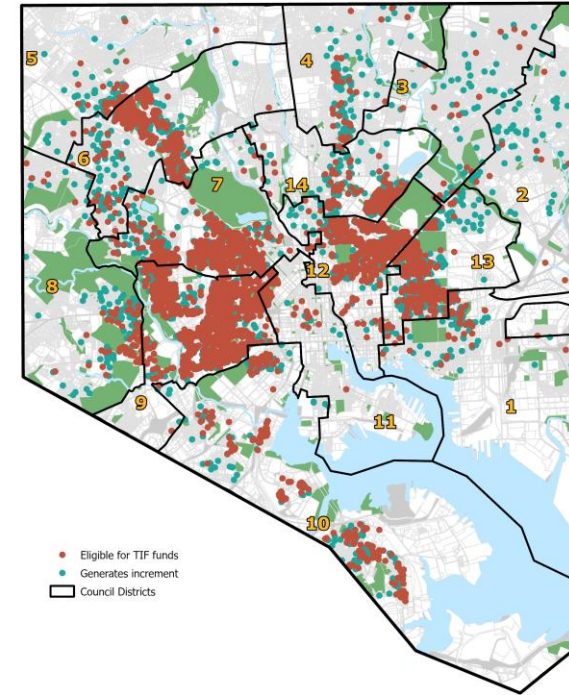
City-Wide TIF District

Criterion	Properties
2023 Rehabs/Sales for First Increment	1203
2024 Rehabs/Sales for First Increment	831
VBNs with Open Permits for Increment	2495
In Rem Eligible VBN	2296
ARPA Acquisition	97
MCC-owned VBN	489
Other VBN Acquisition on Priority Block	50
Vacant Buildings Necessary for Development Project	167
Vacant Lots Necessary for Development Project	959
Total	8,587
TOTAL POTENTIAL PROPERTIES THAT CAN BENEFIT FROM TIF	4,399



Summary by Council District

Council District	Total Properties	Eligible	Increment
1	145	46	99
2	73	12	61
3	63	17	46
4	132	37	95
5	122	50	72
6	827	534	293
7	1,145	817	328
8	188	70	118
9	2,455	1,918	537
10	441	236	205
11	165	124	41
12	1,361	974	387
13	927	399	528
14	543	353	190
TOTAL	8,587	5,587	3,000



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Federal Requirements

SUBJECT TO FEDERAL TAX CODE AND IRS OVERSIGHT

- Bonds are being sold as tax-exempt bonds and are subject to the following IRS requirements:
- City officials must reasonably expect to spend 85% of “net sale proceeds” within 3 years;
- City officials must reasonably expect to incur within 6 months of the issue date a binding obligation to spend at least 5% of the “net sale proceeds” on capital projects
- Capital projects must be completed with “due diligence” (meaning with reasonable pace and steps to meet legal requirements).
- Bonds must not be issued earlier than necessary to accomplish the governmental purpose of the issued bonds.



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STATUS



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Mayor's Announcement: September 10th

- **Media Coverage**
 - Baltimore Business Journal
 - Baltimore Sun
 - Black Enterprise
 - Fishbowl
- **Funds available early 2026**
- **Next Steps**
 - Finalizing final underwriting, bond offering documents, compliance requirements, funding agreements
 - Board of Finance Approval
 - Board of Estimates Approval
 - Sell Bonds

LOCAL NEWS

Applications opening for grants to rehab vacant Baltimore housing



Dan Rodricks, Sun Staff

The mayor's office is offering grants to revitalize vacant housing. (Dan Rodricks, Sun Staff)



By LIZ SKALKA | lskalka@baltsun.com

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PROGRESS MADE

COUNCIL REPORT

- September 25th City Council Report Submitted

PUBLIC RESOURCES

- [Affordable Housing TIF | Baltimore City Department of Housing & Community Development](#)
- AHTIF@baltimorecity.gov
- [Reframe Baltimore](#)

NOFO APPLICATION OPEN



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NOTICE OF FUNDING OPPORTUNITY



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Broad Outreach

- 3 Public Information Sessions
Over 3,000 registered
Over 1400 attended
- Direct mail postcard to
approximately 4,000 property
owners
- Direct outreach to community
partners, grantees, BVRI
awardees



**CITY-WIDE
AFFORDABLE
HOUSING TIF
ANNOUNCEMENT**



**Your property in Baltimore City
has a Vacant Building Notice
and may qualify for funding.**

To find out if your property qualifies
for support, use this mapping tool
<https://bit.ly/TIFMAP>



- ◆ Funds are being made available to rehab properties.
- ◆ Funds can be used for homeownership or rentals.
- ◆ Applications open September 19 and are due
October 3rd.

Go to dhcd.baltimorecity.gov to learn
more about how to apply for funds.



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Who Can Apply

Who can apply?

For-profit development organizations

- Nonprofits, CDCs, neighborhood groups, merchant associations, and others with 501(c)(3) or 501(c)(6) status or fiscal sponsorships and partnerships
- Legacy residents
- Residents in TIF District
- Small and Emerging developers

What kinds of projects are eligible?

- Vacant properties in the TIF District for homeownership or rental
- Household income does not exceed 115% of AMI
- Emphasis on Affordability:
 - Appraisal Gap
 - Create or preserve Affordability

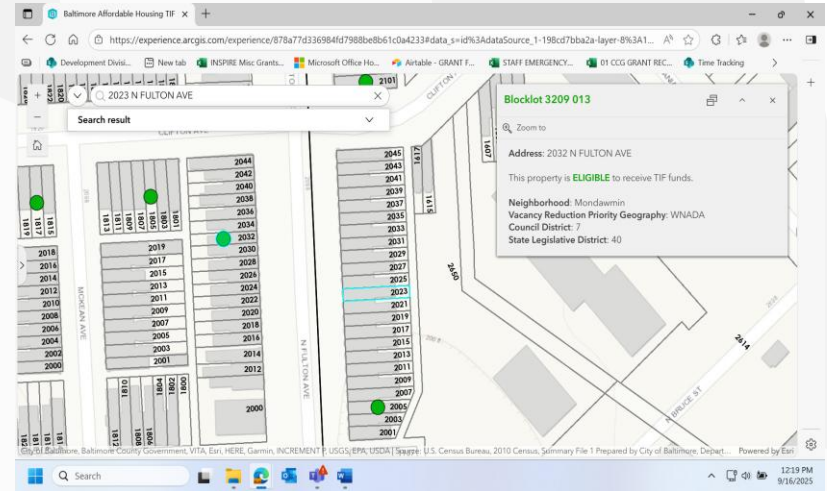


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Eligible Properties

MUST BE IN APPROVED TIF DISTRICT

- Applicants can confirm if a property is TIF eligible by using the searchable database – bit.ly/TIFMap
- Applicants will input address of the property in the database.
- Green dot on property and information box will indicate the property is TIF eligible.
- During funding threshold review of applications, DHCD will verify the property is in the TIF District.



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How to Apply

- Applications must be submitted through the Neighborly portal. First-time applicants will need to set up an account
- To be considered, a completed application, including all requested documents, must be submitted no later than **October 3, 2025, at 5:00 PM Eastern Standard Time.**
- ***LATE SUBMISSIONS WILL NOT BE ACCEPTED.***
- <https://portal.neighborlysoftware.com/baltimoremd/Participant>



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TIF Grant Award Amounts & Terms

- **No maximum amount of funds or number of properties/rental units**
- **Funds are necessary to fill appraisal gap**
- **Funds are necessary to achieve affordability goals**
- **Demonstration of sources of funds**
- **Awarded funds must be spent, and a Use & Occupancy permit obtained, within a 12-month period from the date of executing a Grant Agreement with BoE.**
- **Must comply with all City insurance requirements**



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Eligible Uses of TIF Funds

HARD CONSTRUCTION COSTS ONLY

- **Excavation, demolition grading, or similar site improvements in preparation of construction or rehabilitation of the vacant unit, building structure or shell, foundations / framing / floor and roof structure / roof cover / ceiling, building service equipment, including the electrical, plumbing, heating, ventilation and air-conditioning systems, alarm systems, elevators, fire protection systems, computer and network cabling, and telecommunications cabling**
- **Interior and exterior finishes, floor coverings, stationary equipment and other building fixed equipment may be subject to additional reviews and potentially determined to be ineligible**



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Threshold Review

- Administrative check to confirm that a submitted application is complete and that all required documentation has been submitted.
- To be eligible for scoring, applicants must submit all Required Documents in the NOFA based on applicant type.
- Each application will be screened for completeness and accuracy.

If 3 or fewer required documents are missing, incorrect, or incomplete, applicants will be given a limited opportunity to cure the deficiencies within a specified timeframe.

If 4 or more required documents are missing, incorrect, or incomplete, the application will be considered ineligible and will not move forward for scoring or award consideration. No opportunity to cure will be provided.



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Funding Process - Reimbursement

- **Awardees will be notified by DHCD if TIF funds are awarded.**
- **TIF Funds are provided on a reimbursement basis.**
- **Grantees need to have funds to cover costs and will be reimbursed for eligible cost.**
- **To be reimbursed:**

Grantees will complete requisition form provided by City DHCD staff

Grantees will receive payment after DHCD is provided completion of improvements and certification from Third Party Inspector, and remaining funds will be provided once grantee provides use and occupancy permit and sales and/or occupancy of rental unit(s) and proof of income



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Reporting

After awarding, grantees will be required to provided DHCD with quarterly reports.

- **Grantees will submit reports via the Neighborly Software portal**
- **Reports may include detailed information about project status, project challenges, and other project related information**
- **Reports will be required until the expiration and close out of the grant agreement**
- **DHCD will confirm that household or rental income does not exceed 115% Area Median Income (AMI) at the time of sale or rent**



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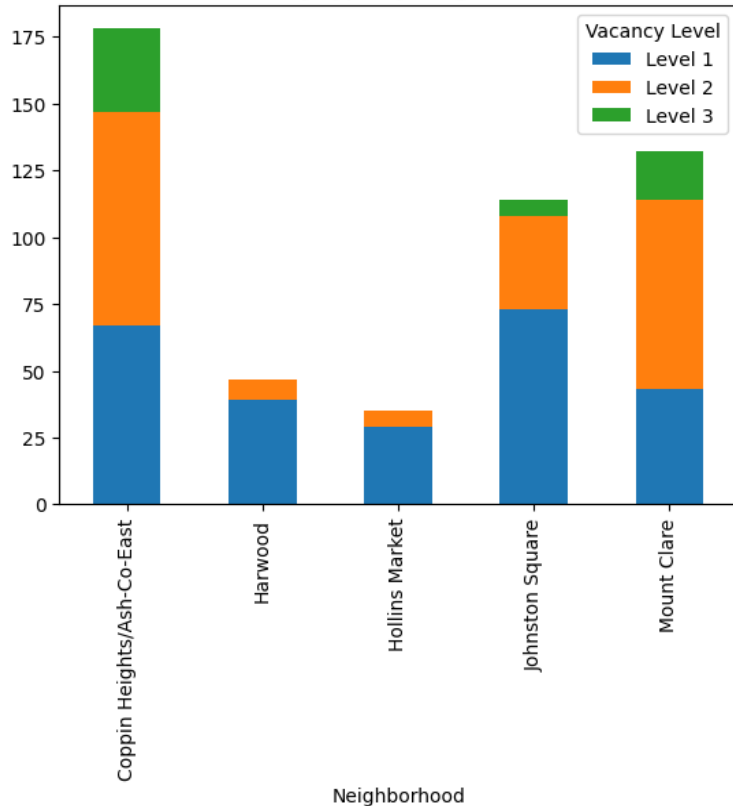
ACCURACY OF VBNs



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Accuracy of VBNS

Vacancy Type by Neighborhood



- **ReBUILD Metro conducted an on-the-ground study assessing the state of houses primarily in 6 neighborhoods (with slight overlaps that include 13 neighborhood geographic boundaries)**
- **Level 3 properties are severe enough to deserve a VBN.**
- **Based on their results, there is not a statistically significant difference between level 3 vacant properties and VBNs indicating that the most severe types of vacant properties are well captured.**



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THANK YOU!



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