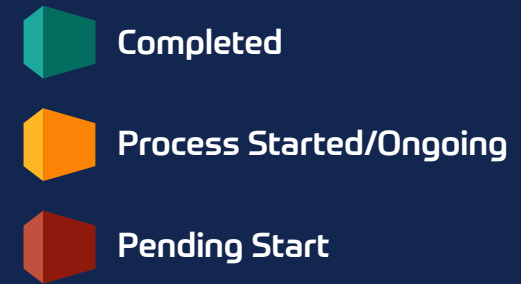













VACANTS REVIEW RECOMMENDATIONS STATUS REPORT - MARCH 2023











(ST – Short Term LT = Long Term)



	Item	Lead Agency	Timing	Status
FUNDING AND INVESTMENT STRATEGIES	Increase City's GO bonding capacity by \$50M annually	DOF	LT	Process Started/Ongoing
	Neighborhood Impact Investment Fund as potential source of revenue	DHCD	LT	Process Started/Ongoing
	State Investment (continue lobby effort for additional funding)	Mayor's Office	ST	Process Started/Ongoing
	Pursue additional revenue streams (may need enabling legislation)	Mayor's Office	LT	Pending Start
	Federal Infrastructure bill opportunities	Mayor's Office	ST	Process Started/Ongoing
PREVENTION	Education Campaign – Homeowner's Insurance.	DHCD	ST	Process Started/Ongoing
	Education Campaign – Vacancy Prevention.	DHCD	ST	Process Started/Ongoing
	Tax Sale Prevention Program.	DOF	ST	Process Started/Ongoing
	Increased Funding for HUBS.	BBMR	ST	Process Started/Ongoing
	Support Pillar III, Goal 4 – Attract New Residents.	DOP	ST	Pending Start
	Create Ground Rent Redemption Grant Program.	DHCD	LT	Process Started/Ongoing
	Fire Safety Campaign.	BCFD	LT	Process Started/Ongoing
	Estate Planning – Expand <i>My Deed, My Legacy</i> .	DHCD	LT	Process Started/Ongoing
LEGAL AND REGULATORY	Increase Tax Lien Foreclosure Cases Filed on Vacants.	DHCD	ST	Process Started/Ongoing
	Determine Owners with Demolition and Stabilization Liens to determine collection cases and file judgments.	DOF/BCIT/ DOL	ST	Process Started/Ongoing
	Improve Tracking of Properties Sold at Receivership.	DHCD	ST	Completed

	Item	Lead Agency	Timing	Status
LEGAL AND REGULATORY	Circuit Court Separate Docket for Tax Lien Foreclosure and Condemnation.	DOL	LT	
	Explore Agreement with Banks and State/Federal Agencies for maintenance of vacant and unoccupied properties they own.	Mayor's Office	LT	
	Partners with SDAT to expedite Ground Rent releases.	Mayor's Office	LT	
HOUSING AND NEIGHBORHOOD DEVELOPMENT	Campaign to Increase Property Donations.	DHCD	ST	
	Explore adding funding to the FY23 budget that would cover the \$600 fee for private homeowners to donate 200 properties.	DHCD	ST	
	Launch new software to improve City-Owned Property Disposition.	DHCD	ST	
	Complete review of all publicly available materials – including translation services – to ensure a consistent and clear process, as well as ensure ready access to resources.	DHCD	ST	
	Implement a fixed pricing model for properties that meet specific criteria such as owner-occupied, non-profit, minority or women owned or operated.	DHCD	ST	
	Explore implementing a pilot list of pre-approved properties from the Board of Estimates for identified properties and a corresponding standard LDA for city-owned properties within set geographic boundaries.	DHCD	ST	
	Publish a DHCD SOP for disposition applications to provide a clear and consistent path for application review. Part of this SOP will require applicant to demonstrate access to at least \$90,000 in capital to ensure that properties are put back into productive reuse in a timely (typically one year) fashion.	DHCD	ST	
	Increase Marketing Budget – FY22 increase from \$0 to \$20,000 and explore FY23 increase as part of final budget negotiations.	DHCD	ST	

 Completed
  Process Started/Ongoing
  Pending Start

	Item	Lead Agency	Timing	Status
HOUSING AND NEIGHBORHOOD DEVELOPMENT	Complete a Side Yard Policy Review in partnership with Comptroller's Office of Real Estate.	DHCD	ST	
	Explore creation of a Dollar Lot Program and submit recommendations to Mayor's office.	DHCD	ST	
	Employee Retraining and Education to ensure that all Neighborhood Development Officers provide the same high level of customer service and technical assistance to developers working in Baltimore City.	DHCD	ST	
	In partnership with Mayor's Office of Neighborhood Safety and Engagement, implement Crime Prevention through environmental Design pilot in two geographic areas.	DHCD/ MONSE	ST	
	Identify rehabbed and sold vacants with no Use & Occupancy permit issued, and work with owners to abate vacant building notice.	DHCD	ST	
	Stabilize vacant properties next to occupied properties.	DHCD	ST	
	Housing Authority of Baltimore City (HABC) will implement their scattered site vacancy plan following HUD regulations to abate these vacancies. This work is ongoing.	HABC	ST	
	DHCD to conduct updated aerial roof study to evaluate roof conditions on vacant properties.	DHCD	ST	
	Financial Tools – explore additional financial opportunities and tools to increase number of, and amount of funding available for activities such as demolition, acquisition, developer incentives, rehabilitation loans and grants.	Mayor's Office/ DOF/ DHCD	LT	
	Add 2 positions to DOF Lien Division.	DOF	ST	












Completed














Process Started/Ongoing








Pending Start

	Item	Lead Agency	Timing	Status
	Make technology changes to implement 30-day processing goal for lien abatement requests.	DOF	ST	
	Create Working Group to Develop Lien Release and Expungement Process Improvements.	DOF/DPW/ DHCD/BCIT	ST	
	Finish permitting workflow review and present recommendations to Mayor's office.	DHCD	ST	
SYSTEM AND PROCESS IMPROVEMENTS	Implement new permitting software based on workflow review to better user experience for both customers and staff. This will include a completely new customer service training academy for all agencies that review permits.	DHCD	ST	
	Create Permit Liaison position to assist small developers, minority developers, non-profit developers in navigating permit process to rehabilitate vacant properties.	DHCD	ST	
	Create additional education and training videos, and sessions on DHCD's permitting system and general information on the individual property rehab process.	DHCD	ST	
	By Summer 2022, revise all print and online education materials.	DHCD	ST	
	By Summer 2022, implement a review training for customer assistance for the permit office, including all agencies that complete permit review – DOT, DOP, DPW, Health, BCRP, and Fire.	DHCD	ST	
	Re-align permit office staff schedule to include retail-style housing such as one or two late evenings a week and one or two Saturdays a month.	DHCD	ST	

 Completed
  Process Started/Ongoing
  Pending Start

	Item	Lead Agency	Timing	Status
	Accounts Payable – expedite speed in which City processes payments to appraisal vendors. This will shorten City acquisition and disposition timelines	DOF	ST	
	Stepped-up Cleaning and Securing of properties - Work with DPW, MOCFS, OPI to develop a stepped-up boarding program that prioritizes vacant properties that receive more than 1 cleaning or boarding requests in a calendar year. The trigger for alternative action will be determined by CleanStat. Anticipated implementation in September 2022.	DPW/ DHCD	ST	
OPERATIONS AND CITY SERVICES	Incorporate these planning, and other key indicators, into biweekly CleanStat meetings.	OPI	ST	
	Increase city-approved fee for title work and expand list of approved title attorneys.	DOF/DHCD	LT	
	Explore use of blockchain technology to expedite title searches and examinations.	LAW	LT	
	Ensure all vacant buildings have received proper and allowable citations.	DHCD	LT	
	Conduct updated review of vacant buildings to identify any threats requiring emergency demolition.	DHCD	LT	
	Conduct updated review of vacant properties to update demolition pipeline, and evaluate new opportunities for whole-block demolition outcomes.	DHCD	LT	
	Create a stat/performance management process to track public and private VBNS.	DHCD	LT	
	Collaboration with Fire Department.	DHCD	LT	
	DHCD will train Fire Department staff on how to use CoDeMap to identify and plan for vacant buildings, as well as provide live access to entire Vacant Building Notice list.	DHCD	LT	

 Completed
  Process Started/Ongoing
  Pending Start

	Item	Lead Agency	Timing	Status
LEGISLATIVE	Establish committee consisting of Finance, DHCD, Mayor's Office, and Law to explore potential changes to the City's TIF policies to encourage development activities in neighborhoods.	Mayors Office	ST	
	Review timing expiration of a tax sale certificate on a vacant property. This would prevent speculators from being able to hold on to tax sale certificates for an indefinite amount of time.	Mayors Office/ DOF/ DHCD	LT	
	Streamlined service rules for privately owned vacant properties. This would expedite acquisition and receivership timelines.	DHCD	LT	
	Explore legislative update to building code to amend the cost of a Demolition Permit.	DHCD	LT	
	Explore updates to zoning code which would attract investment and increase project viability, provide more housing typologies, and likely lower housing costs.	Mayors Office	LT	

 Completed
  Process Started/Ongoing
  Pending Start