



REINVEST *Baltimore*



Maryland

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

Baltimore Vacants Reinvestment Council



Welcome!

Call to Order



REINVEST *Baltimore*

Open Meetings

- The BVRC meetings are subject to the Open Meetings Act. At any open session the general public is invited to attend and observe.
- Except in instances when the BVRC expressly invites public participation, no member of the public attending an open session may participate in the session.
- A person attending an open session may not engage in any conduct, including visual demonstrations, such as the waving of placards, signs, or banners, that disrupts the session or that interferes with the right of members of the public to attend and observe the session.

Meetings Being Recorded

- BVRC meetings are recorded.
- A member of the public, including any representative of the news media, may record an open session of BVRC; the recording cannot create an excessive noise that disturbs members of the BVRC or other persons attending the session.

Opening Remarks

Introductions

- What's the best piece of advice you have ever been given? Why?
- If you had to teach a class on one thing, what would you teach? Why?
- What animal best represents you today and why?
- Where did you grow up? Favorite Aspect?
- What day in your life would you like to relive? Why?
- What was your dream job as a kid? Why?
- What are the top three items on your bucket list? Why?
- Where did you go to High School? Favorite Aspect?

Council Purpose



Reinvest Baltimore Executive Order

Signed by Governor Moore on October 1, 2024, the Executive Order establishes Reinvest Baltimore, a coordinated effort to align City, State and private partners' initiatives into a unified approach to address vacant properties in Baltimore City.



Reinvest Baltimore

Baltimore Vacants Reinvestment Initiative

A new iteration of Project CORE.

Aligns funding to Baltimore City DHCD's vacancy strategy to include acquisition of vacant property for redevelopment.

Baltimore Vacants Reinvestment Council

Community, corporate, philanthropic and government leaders align and leverage targeted investments that move at least 5,000 vacant properties into homeownership or other positive outcomes over the next five years.

Council Duties

- Develop a plan to obtain private, philanthropic, and federal funding
- Recommend strategies and advance community-based priorities to maximize investments, reduce vacancy and promote neighborhood renewal
- Identify and address challenges related to the implementation of Reinvest Baltimore
- Gather and share information related to vacancy reduction and neighborhood renewal
- Provide recommendations on the establishment of “VacantStat,” a comprehensive and public data dashboard to measure and monitor key metrics
- Identify opportunities for the State and Baltimore City to increase collaboration to advance Reinvest Baltimore
- Recommend policy changes at the State and local level to promote Reinvest Baltimore

Early BVRC Deliverables

- Review and comment on production targets and long-term outcomes
- Launch “VacantStat” to monitor production targets and outcomes
- Develop a shared plan for raising private, federal, philanthropic investment
- Publish first Annual Report
- Review and comment on city/state programmatic and financial strategy and property pipeline for five years of reinvestment

Reinvest Baltimore Guiding Principles

- pursue whole block outcomes
- leverage capital of all kinds
- prioritize data, evidence and continuous improvement

Council Values



Adopting Shared Values

Recommended shared values for discussion:

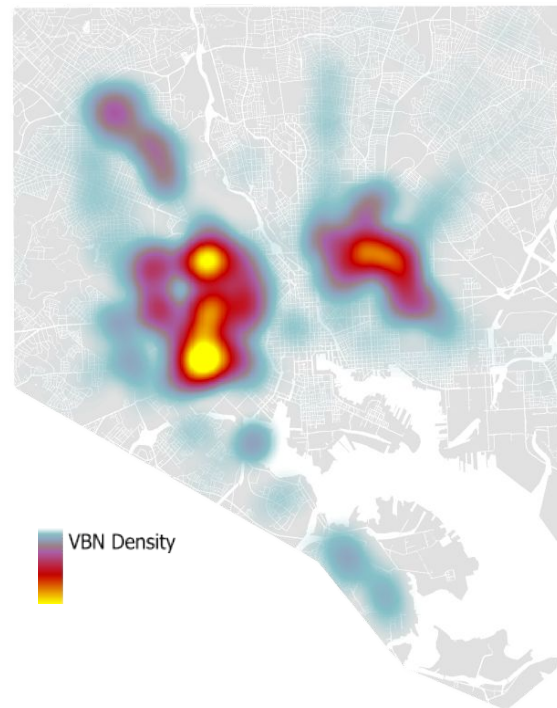
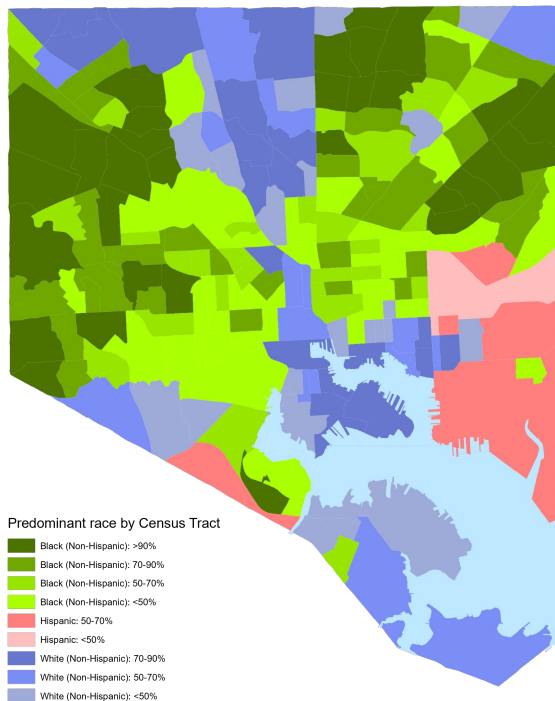
- community led development without displacement
- building equity and addressing the wealth gap through homeownership
- keeping rental markets affordable
- creating thriving mixed-income neighborhoods
- providing housing that is safe and affordable
- investments reflect the priorities of communities

Values to be adopted at the December meeting.

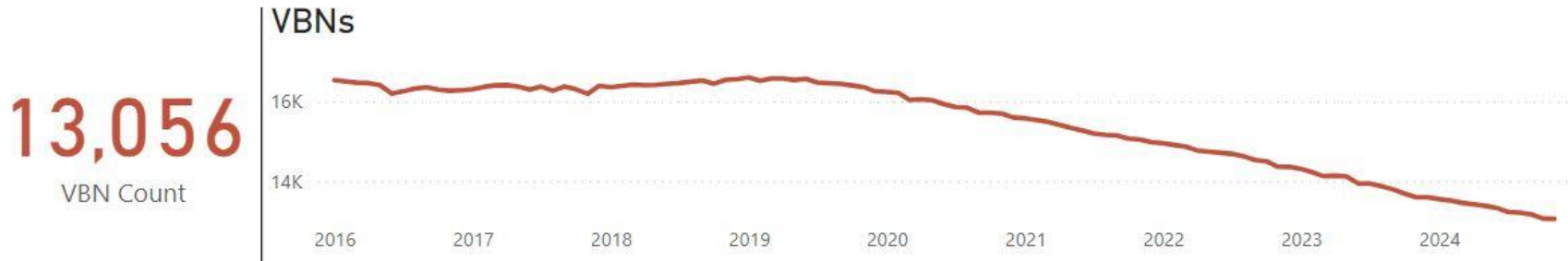
Understanding The Challenge



Baltimore's history of redlining, block busting, population loss, and disinvestment created a stubborn issue — about 16,000 vacant properties.



The City's vacant property inventory is largely held by private owners.



**VBN
Ownership**

895
6.9%
City

12,174
92.2%
Private

122
0.9%
Other

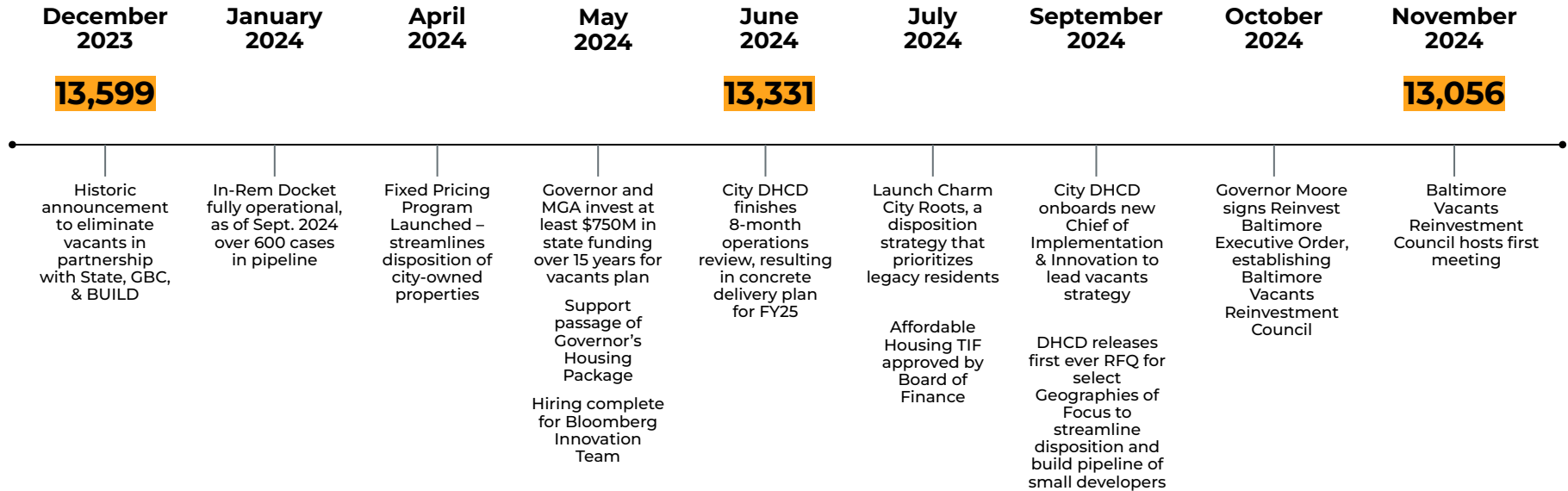
[DHCD Key Stats Dashboard](#), retrieved November 7, 2024

To tackle this complex issue, the City and State are calling on all partners to come together to solve this problem.



- On December 11, 2023, Mayor Scott announced an historic agreement between BUILD, GBC, & Mayor Scott to address vacant & abandoned housing crisis in the city at scale, over 15 years.
- The agreement is based on shared values and a commitment to address **37,500 vacant properties and lots**.

Since the announcement of the Vacants Elimination Strategy in December 2023, much has been accomplished.

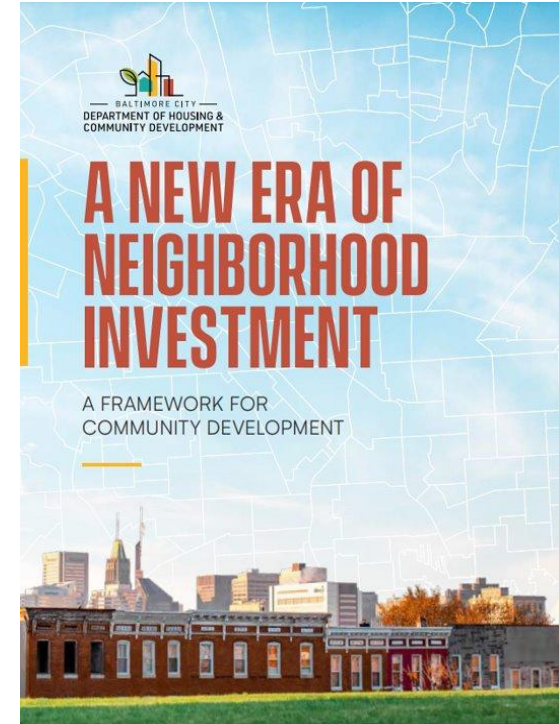


In 2019, the City issued the Framework for Community Development.

Assigned all neighborhoods into 3 types of categories

1. Impact Investment Areas (Whole Block Outcome neighborhoods)
2. Middle Markets
3. Asset Building Areas

Established a theory of development: using different City DHCD tools based on the market conditions of the neighborhood. I.E. receivership in Middle Markets vs Acquisition, Demo, & Rehab in Impact Investment Areas

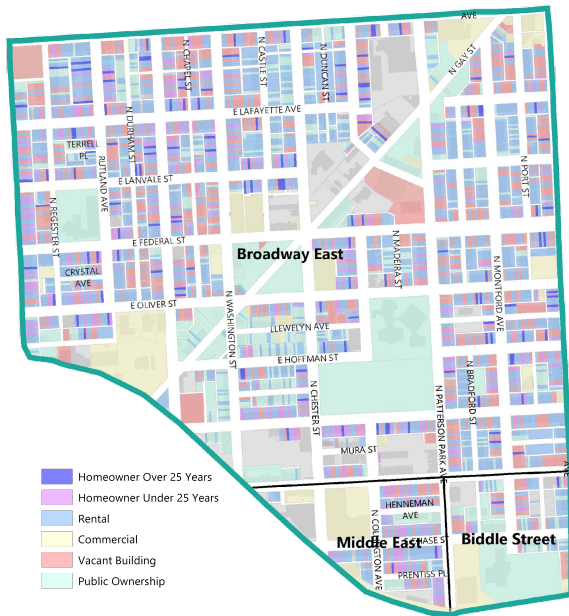


City DHCD's community development strategy is community led, data-driven, and based on deep market knowledge.

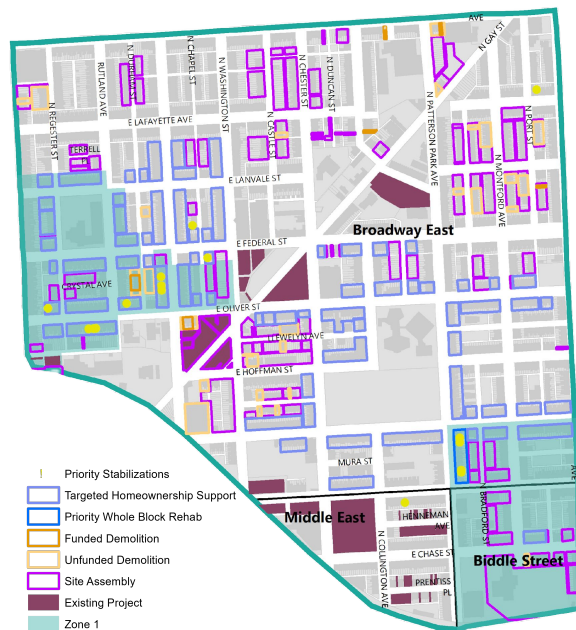
ASSET MAPPING



MARKET CONDITIONS



BLOCK-LEVEL PLANNING



City DHCD, with community participation, determines Zone 1 priority areas (blue on map of Broadway East).

FY 2025 PRIORITIES

28 Priority Blocks

113 VBNs

155 lots

Highlighted Investments

- Activation of former Rutland ES
- Rehab around Rutland ES
- Prioritizing acquisition > disposition via Developer Registry & community approved demolition

LEADING MARKET CONDITIONS

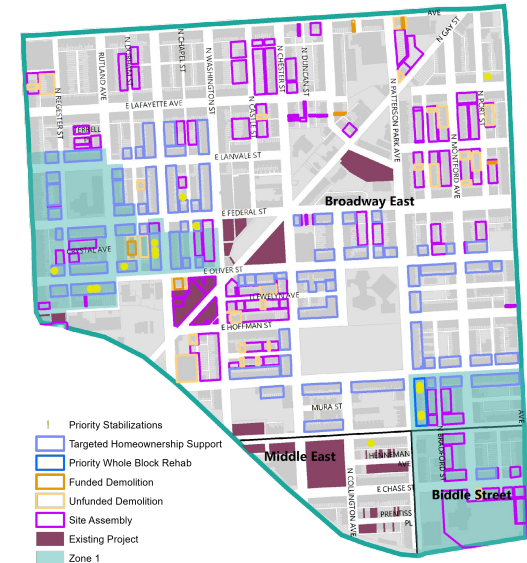
Median Sales price	\$29,700
2024 (2016)	(\$10,000)

Homeownership rate (% change since 2011)	19.5% (-9.9%)
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Population	3,376
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Population	-32%
Change Since 2010	(4,931)

BLOCK – LEVEL PLANNING



How do we define success?

Vacant Buildings



Use and Occupancy permit issued;
property is ready for the market



Demolition completed

Vacant Lots



Vacant lot is acquired; adopted;
purchased; awaiting assembly; or
maintained quarterly

How do we define success?



Reduce Vacant Buildings

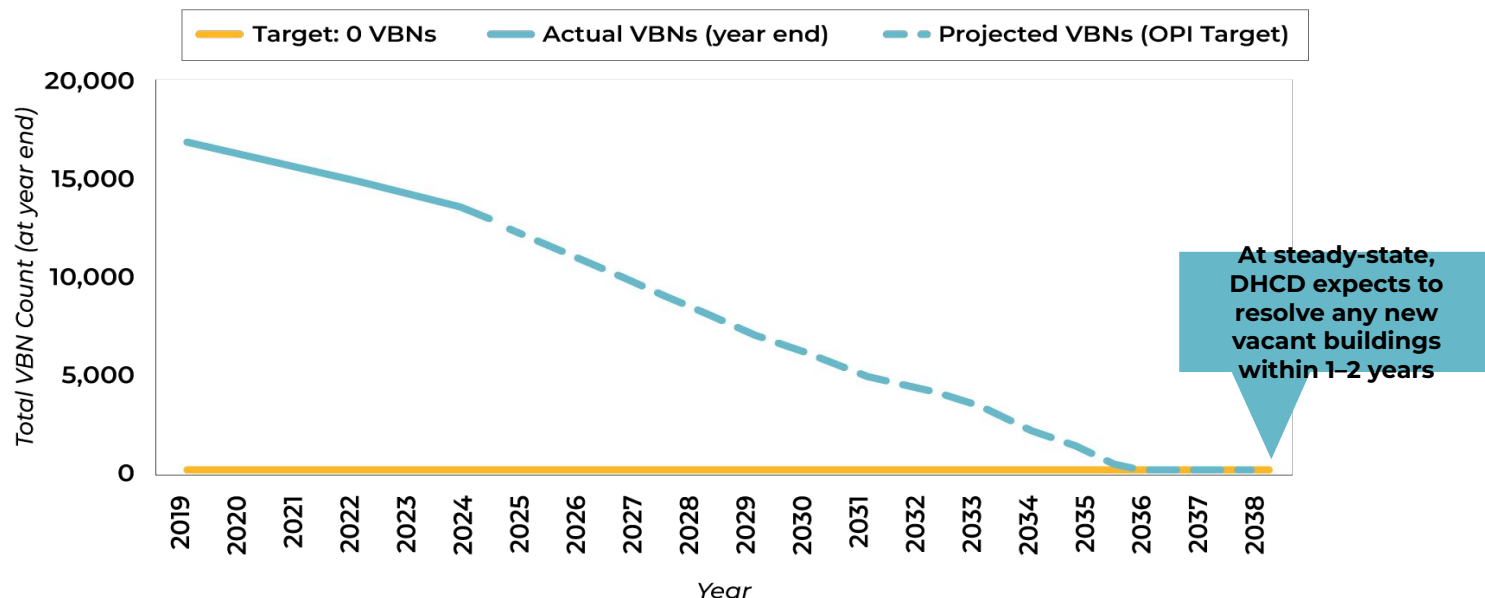
Deliver on the Mayor's 15-year goal of addressing the 13,000+ vacant properties across Baltimore



Produce Whole Block Outcomes

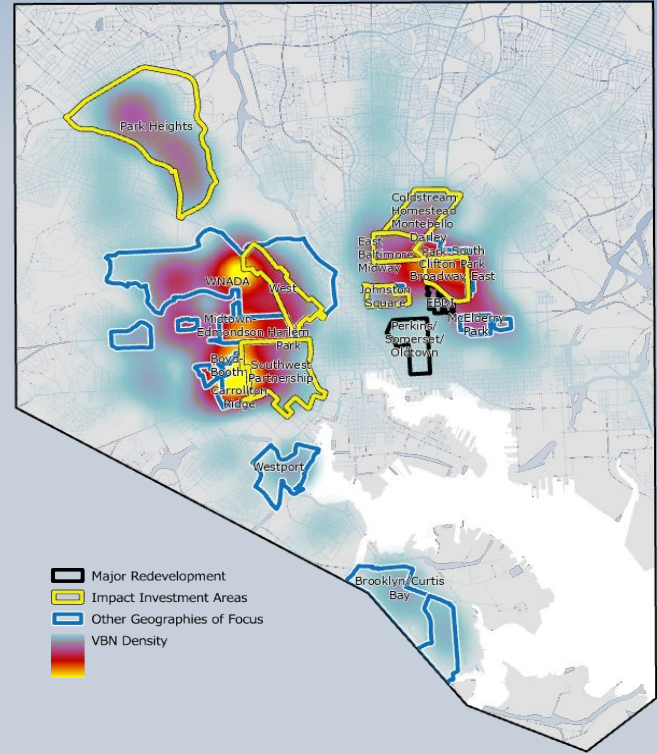
Stabilize neighborhoods through support to homeowners at risk and reduction of vacant properties and lots, so that future vacant properties are prevented and communities thrive

The data shows that successful implementation of this plan will eliminate Vacant Building Notices (VBNs) in Baltimore City.



Shared Geography

1. Broadway East Impact Investment Area (IIA)
2. Brooklyn
3. Coldstream Homestead Montebello IIA
4. Curtis Bay
5. East Baltimore Midway IIA
6. Johnston Square IIA
7. Park Heights IIA
8. Southwest IIA
9. West IIA
10. West North Avenue Development Authority
11. Additional Geographies of Focus



Financial Modeling

NEIGHBORHOOD	Demolition	Acquisition	Stabilization	Live/Work Incentive	Developer Incentives	Homebuyer Down Payment Incentives	Home Repair Incentives	Infrastructure	Total
BROADWAY EAST	\$18,964,500	\$12,332,000	\$10,521,000	\$322,000	\$19,365,000	\$18,254,000	\$8,300,000	\$102,500,000	\$190,558,500
CHM	\$7,587,000	\$3,613,500	\$1,638,000	\$546,000	\$8,970,000	\$6,812,000	\$17,670,000	\$102,500,000	\$149,336,500
EBM	\$1,905,000	\$6,113,000	\$3,276,000	\$1,246,000	\$17,049,000	\$13,030,000	\$8,108,000	\$102,500,000	\$153,227,000
JOHNSTON SQUARE	\$1,146,000	\$5,351,500	\$1,260,000	\$238,000	\$11,421,000	\$8,254,000	\$2,954,000	\$102,500,000	\$133,124,500
PARK HEIGHTS	\$10,314,000	\$7,715,000	\$4,032,000	\$105,000	\$19,311,000	\$14,922,000	\$43,656,000	\$102,500,000	\$202,555,000
SOUTHWEST	\$14,305,500	\$9,737,500	\$5,355,000	\$1,904,000	\$19,965,000	\$16,030,000	\$19,118,000	\$102,500,000	\$188,915,000
WEST	\$5,842,500	\$18,420,500	\$7,371,000	\$2,135,000	\$46,389,000	\$34,670,000	\$11,006,000	\$102,500,000	\$228,334,000
AREAS OF FOCUS	\$79,377,000	\$67,956,500	\$20,692,000	\$15,666,000	\$157,506,000	\$118,284,000	\$115,010,000	\$80,000,000	\$654,491,500
BROOKLYN	\$2,137,500	\$3,051,500	\$892,500	\$1,666,000	\$3,897,000	\$3,078,000	\$14,178,000	\$21,250,000	\$50,150,500
CURTIS BAY	\$1,408,500	\$2,252,500	\$595,000	\$595,000	\$2,448,000	\$1,952,000	\$8,228,000	\$21,250,000	\$38,729,000
WNADA	\$26,325,000	\$28,260,000	\$7,518,000	\$1,372,000	\$40,776,000	\$31,856,000	\$65,632,000	\$228,250,000	\$429,989,000
Fixed Costs									781,000,000
Total	\$169,312,500	\$164,803,500	\$63,150,500	\$25,795,000	\$347,097,000	\$267,142,000	\$313,860,000	\$1,068,250,000	\$3,133,060,500

Understanding Sources & Uses



\$3B Funding Strategy

\$900M+ State Investment Committed

- Baltimore Vacants Reinvestment Initiative (BVRI)
- Baltimore Regional Neighborhoods Initiative (BRNI)

\$300M+ Baltimore City Investment

- \$150M Affordable Housing TIF
- \$150M Industrial Development Authority

\$300M Philanthropic Investment To Be Raised

\$1.5B Additional Public/Private Investment To Be Raised

State Funding

Baltimore Vacants Reinvestment Initiative

- Legislation passed in 2024 sponsored by Del. Smith mandates \$50M annually beginning in FY26
- Pre-development uses, including A&E, site preparation and infrastructure, acquisition, stabilization and demolition
- Grants and loans for credit enhancement

Baltimore Regional Neighborhood Initiative

Supports efforts to return vacant structures and land to productive use through homeownership promotion and preservation, commercial district development, placemaking

City Funding: Affordable Housing TIF

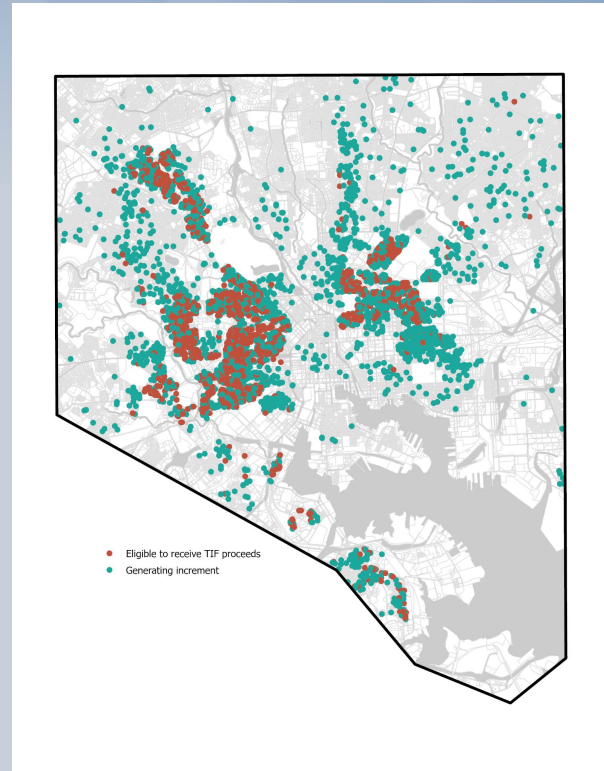
- City Council Hearing- Tuesday, November 12 at 1pm
- \$150 million over 10–15 years
- Supports a range of affordable housing
 - Build market or preserve affordability
 - Emphasis on homeownership preference but can support rental
- TIF Funds support these uses:
 - Hard construction costs
 - Public infrastructure for new housing that will generate increment
- All TIF funds will be provided as grants

City Funding: Affordable Housing TIF

- Administered by DHCD and provided as grants
- \$50,000 — average amount for housing construction
- Final TIF amount determined by market conditions, whole block outcomes, appraisal gap and leverage
- Maximize participation from small, emerging, minority developers and residents
- Established Developer Incentive program as model
- Paid on a reimbursement basis following completion of project
 - Putting strategies in place to minimize cash flow disruption and ensure maximum participation

Affordable Housing TIF District

Criterion	Properties
2023 Rehabs/Sales for First Increment	1,203
2024 Rehabs/Sales for First Increment (through August 1st)	732
VBNs with Open Permits for Increment	1,999
In Rem Eligible VBN	2,296
ARPA Acquisition	97
MCC-owned VBN	489
Other VBN Acquisition on Priority Block	50
Vacant Buildings Necessary for Development Project	118
Vacant Lots Necessary for Development Project	941
TOTAL	7,925
Total Potential Properties That Can Benefits from TIF	3,991



Industrial Development Authority

- Established in 1979 for the purpose of redeveloping and economically improving blighted areas of Baltimore City.
- Previously issued \$100M of Variable Rate Demand Revenue Bonds in 1986
 - Primarily used to redevelop waterfront areas
 - Bonds matured in 2016 and Authority charter lapsed
- Corporate charter reactivated in 2024
- Can be used as a revolving loan fund, or supported through tax increment or other contributions
- 5 member board currently being selected

Philanthropic Investment

People & Health

- Home repair grants
- Homeownership Coaching
- Estate Planning
- Workforce development
- Technical Assistance Grants

Financial Products

- Micro-loans (lines of credit)
- Live/work incentives
- Down payment assistance
- Small business support

Infrastructure

- Tree Canopy
- Green space
- Pedestrian Lighting
- Solar & Electrification

Additional Public & Private Investment

1. Housing & Community Development Financing Act of 2024

Creates more flexible financing tools to address vacant property and land

2. Housing Expansion and Affordability Act of 2024

Provides new opportunities for affordable housing development, hastens the construction process, and allows for lower-cost housing types

Reinvest Baltimore

Goals & Outcomes



FY25 Production Projections

Activity	FY25 Projections
Rehabs	1,449
Demolitions	277
Stabilizations	45
Acquisition - Condemnation/Negotiation	388
Acquisition - In Rem	451
Acquisition - Lots	265
Large Sites	3

VBN Reduction Projections

Activity	FY24 (Actual)	FY25 Projections	5-Year Projections (FY25-FY29)	15-Year Projections (FY24-FY38)
VBNs rehabbed	1,208	1,449	8,652	27,205
VBNs demolished	263	277	1,809	6,071
Total VBNs abated	1,471	1,726	10,461	33,276
VBNs issued	858	986	5,026	16,376
Change in VBNs	-613	-740	-5,435	-13,998*

Long-term Outcomes

Vacant Buildings: Reduce VBNs by 5,000 in 5 years; reduce VBNs by 13,998 in 15 years

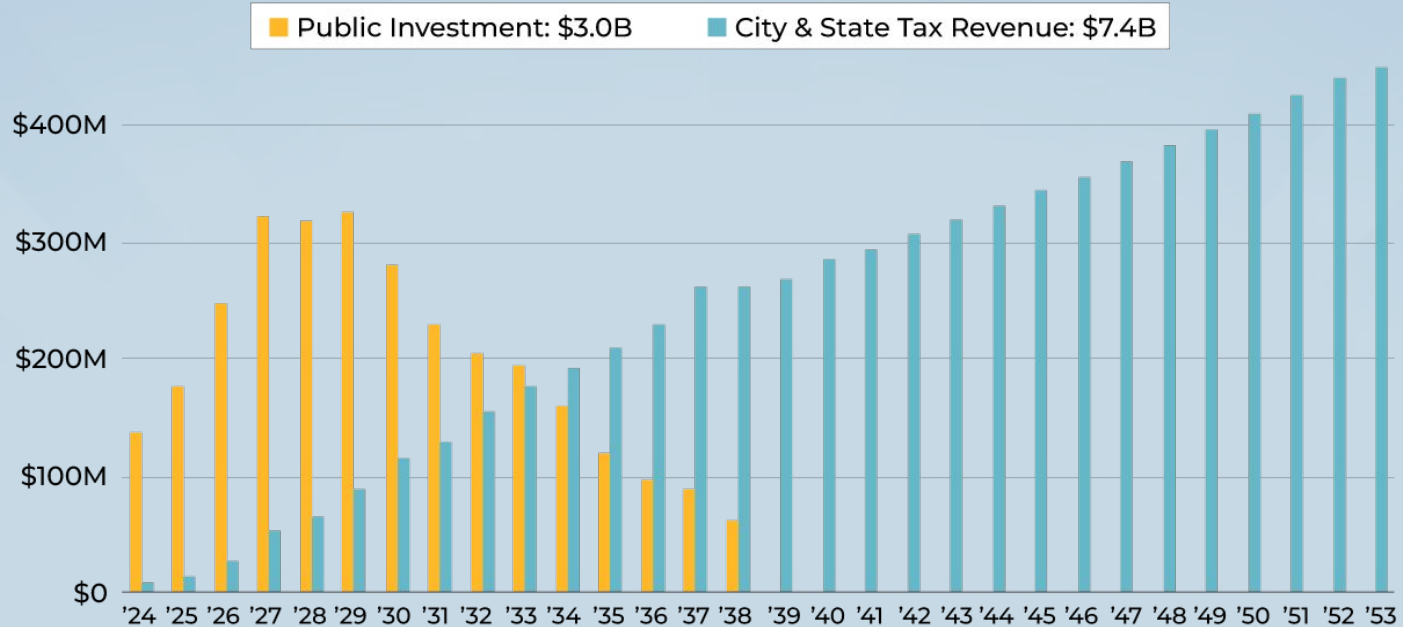
Population and household growth

Return On Investment:

- Tax receipts
- Median sales price
- Assessed value

Return on Investment

30-Year Return on Investment



BVRC

Structure of Future Meetings

Council Meeting Dates

- **2024:** Dec. 12, 2024, 12:30 - 2:00 pm
- **2025:** First Tuesdays of each month, 11:00 - 12:30

Council Meeting Administration

- **Working Groups:** Will establish working groups, as needed, that meet in between Council meetings to address specific issues.
- **Public Comment Session:** Recommending two public comment sessions per year.

Upcoming Council Meeting Topics

- Vacants Dashboard
- FY25 State Investments
- Targeted Geography and Block-level Planning
- Targeted Properties for Investment
- Constraints and Obstacles Strategy Session

Open Discussion



Closing Remarks

