FY18 Q3 QUARTERLY REPORT

A State investment initiative for Baltimore City administered by the Maryland Department of Housing and Community Development

Reporting Period:
January 2018 – March 2018

Submission Date:
July 17, 2018
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Introduction
On January 5, 2016, Governor Larry Hogan announced Project C.O.R.E., a four-year partnership with Baltimore City to remove blight through demolition or stabilization as a catalyst for redevelopment and reinvestment. The goal of this partnership is to improve economic opportunity, encourage redevelopment, and improve quality of life in Baltimore City neighborhoods. Project C.O.R.E. is designed to address the needs of the existing community and to result in safer and more attractive neighborhoods, create more jobs, provide more green space, and improve overall quality of life. In addition, Project C.O.R.E. is increasing affordable housing for the benefit of existing residents.

The Maryland Department of Housing and Community Development (the “Department”), the Maryland Stadium Authority (the “Authority”), the Mayor and City Council of Baltimore, acting through the Baltimore City Department of Housing and Community Development (the “City”), forming a three-track partnership, entered into a Memorandum of Understanding (MOU) for Demolition, Stabilization, and Deconstruction on February 10, 2016. As part of the agreement, the Authority is responsible for the management of demolition activities associated with the removal of blighted properties within Baltimore City during a four-year funding period, FY2016-FY2019.

This report provides a summary of activities by Project C.O.R.E. from January through March 2018.

Demolition and Environmental Protocols – Maryland Stadium Authority (MSA)
The Department, the City, and the Authority have worked closely with other agencies and interest groups to establish protocols and guidelines that serve as the basis for removal of blight, including project reporting requirements and a Project Manual/Technical Document. The Project Manual/Technical Document establishes demolition and environmental safety protocols that are being implemented and enforced during the C.O.R.E. initiative. Best practices include:

- **Environmental Assessments/Hazmat Survey**: complete Site Assessment/Hazardous Material Survey on all properties to identify asbestos, lead, polychlorinated biphenyl (PCB), or any other potential hazards.
- **Onsite Compliance Monitoring**: onsite environmental/protocols compliance monitoring services
- **Dust Monitoring**: dust monitoring during all demolition and debris removal operations to monitor the effectiveness of dust suppression procedures and potential exposure levels.
- **Fill Requirements**: clean fill for all excavations and prohibition of use of crushed demolition debris.
- **Sidewalk Replacement**: replacement of sidewalks along public sides of demolished properties.
- **Site Security**: detailed site security measures to ensure the safety of the general public.

Stabilization and Preservation
The Department and the Authority are required under the Maryland Historical Trust Act of 1985 to consult with the Maryland Historical Trust to determine whether or not the work would adversely affect historic properties that fall within boundaries of historic districts in Baltimore City. To that end, a programmatic agreement was signed and executed on September 8, 2016. One aspect of the agreement is that a minimum of 10 percent of Project C.O.R.E. resources will go toward building stabilization projects.

Property Identification
Baltimore City has 297 distinct neighborhoods, of which 120 are in a Stressed Housing Market, according to Baltimore City's 2014 Housing Market Typology. A Stressed neighborhood is one where 6% to 30% of the housing stock is vacant. For Fiscal Year 2016, the Department and the City identified and executed an initial list (Phase 1) of 455 blighted properties over 72 locations for demolition that the Authority will address under the terms of the MOU. The Department and the City will continue to work together to develop additional lists of properties slated for demolition or stabilization for further action by the Authority.

Redevelopment
Through Project C.O.R.E., the State is investing $75 million, and Baltimore City and partners are matching that with a minimum of 25 percent over four years for demolition, deconstruction and stabilization of blighted properties. Project C.O.R.E. will be further supported by more than $600 million in department financing. The following Department
Programs are committed to complementing Project C.O.R.E.: Strategic Demolition Fund, Multifamily Housing, Neighborhood BusinessWorks, Single Family Housing, Community Legacy, and the Baltimore Regional Neighborhood Initiative. The funding provides opportunities for meaningful investment by the private sector to create new housing, commercial development, and greenspace.

From the inception of Project C.O.R.E. through March 2018, the programs have invested an additional $340,402,028 in awarded funds in Baltimore City leveraging $1,350,944,988 in other private, public and philanthropic dollars and total project costs of $1,691,347,016. Additionally, the aforementioned programs have supported $84,674,064 in awarded funds in Project C.O.R.E. areas leveraging $509,102,224 for total project costs of $683,776,288.

<table>
<thead>
<tr>
<th>Neighborhood Revitalization</th>
<th>Baltimore City</th>
<th>Project C.O.R.E. Areas</th>
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<tr>
<td>Totals</td>
<td>Award Amount</td>
<td>Total Project Cost</td>
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<tr>
<td>FY Program</td>
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<tr>
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<td>Out</td>
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<td>2017</td>
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<table>
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<td>Total Project Cost</td>
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<tr>
<td>FY Loans/Awards</td>
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<td>Out</td>
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<tr>
<td>1,624</td>
<td>$340,402,028</td>
<td>$1,691,347,016</td>
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</table>

1) All data pulled from clean data and geocoded to verify if the given address is within the "Project C.O.R.E. Areas" (Baltimore City 2014 Housing Typology - E, F, G, or H). 2) Total Project Cost includes the Award Amount and State Funds and should not be summed to avoid double counting. 3) Total Project Costs for active fiscal years may fluctuate depending on a projects’ standing within the award management cycle. 4) SDF-CORE numbers reported above include the three projects representing encumbrances to Maryland Stadium Authority for the MSA strategic demolition tax. This is not representative of what has been disbursed to date. 5) State Funds is the combination of the following programs: Rental Housing Program (RHP), Rental Housing Works (RHW), Partnership Rental Housing Program (PRHP), Shelter & Transitional Housing Facilities Grants (THG), and Financial Adjustment Factor (FAF).
Demolition and Deconstruction Status: Fiscal Year 18 Quarter 3

The FY16 Quarter 4 Blighted Property List – Phase 1 – issued on July 22, 2016, identified 455 properties and 72 locations. From this list through March 2018, the Authority has received ten Notices to Proceed (NTP) totaling 263 properties over 55 locations. Of the 263 properties included on the released NTP’s, a total of six properties were subsequently removed, leaving 257 properties and 53 locations.

The FY17 Blighted Property List – Phase 2 – issued on Sept. 29, 2017, identified 150 properties. The City is undertaking the legal process necessary to prepare the properties for demolition or deconstruction. During Quarter 3, the Phase 3 list was finalized and is awaiting execution at the time of this report. Phase 3 identifies 491 properties for a mixture of demolition and deconstruction activities. Additionally, property identification for Phase 4 began during Quarter 3. In an effort to reduce violent crime and increase the pace of demolitions, the Department and the City have identified approximately 500 properties in high crime areas that can also move through due process at an accelerated rate. Once finalized, the Phase 4 list will be executed between the City and the Department.

From January 2016 through March 2018, the Authority, the City of Baltimore, and the Department removed a total of 1,567 units of blight through demolition, deconstruction, or stabilization. The summary chart below highlights key information and the following map details where issued NTP are located:

### Units of Blight Removed

<table>
<thead>
<tr>
<th></th>
<th>1/1/2016 to 3/31/2018</th>
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<tbody>
<tr>
<td>Maryland Stadium Authority</td>
<td>178</td>
</tr>
<tr>
<td>DHCD Request for Applications</td>
<td>570</td>
</tr>
<tr>
<td>Baltimore City</td>
<td>819</td>
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<td><strong>Total</strong></td>
<td><strong>1567</strong></td>
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### Notices to Proceed (NTP) Issued to MSA as of March 2018

[Map showing Notices to Proceed (NTP) issued to MSA as of March 2018]
Project C.O.R.E. Request for Applications

Through the Department's Project C.O.R.E. Request for Applications (RFA) competitive application process, funding has been made available for redevelopment projects that can move forward quickly, achieve significant leverage and redevelopment goals, and encourage innovation and creativity in the private sector by for-profit and nonprofit sponsors committed to Baltimore City's revitalization.

Eligible applicants for C.O.R.E. funding include: Baltimore City agencies and local nonprofit Community Development Organizations (CDOs).

Specific activities eligible for Project C.O.R.E. funding are:

- **Acquisition:** costs associated with purchasing vacant buildings and/or land. Properties may be owned by private or public entities. Related-party acquisitions will be subject to additional review by DHCD.
- **Demolition:** cost to demolish blighted structures.
- **Stabilization:** cost to complete structural and other critical repairs necessary to stabilize an existing structure, remove any materials that will not be used in the completed project, remove hazardous materials (e.g. asbestos, lead paint, etc.) and other costs approved by DHCD that are associated with preparing a currently vacant structure for redevelopment.
- **Site Development:** cost associated with the preparation of vacant site for new construction activities, including the removal of unsuitable soils/fill, hazardous materials, and the installation of new infrastructure (off-site and on-site).
- **Architectural and Engineering:** cost of architectural and engineering professional services directly associated with demolition, stabilization and site development aspects of the proposed project.
Projects that significantly build upon existing community strengths and assets are a priority. These strengths and assets include but are not limited to:

- Proximity to 21st Century School investments.
- Proximity to Anchor Institutions (such as universities and hospitals).
- Proximity to other major investments, including major rental preservation projects such as the Rental Assistance Demonstration (RAD) initiative.
- Proximity to transit and transit-oriented development, including the Maryland Department of Transportation BaltimoreLink and CityLink corridors of focus.
- Implementation of recent or new comprehensive plans, such as Baltimore City’s Green Network Plan.
- Reuse of landmark historic buildings.
- Projects that build upon and expand residential market strength, for instance through homeownership in designated historic districts.

![Image](image_url)

**Figure 2 In progress new construction for Restoration Gardens 2, FY2016 RFA award of $250,000 for demolition**

Since program inception through the end of March 2018, the Department has awarded 65 projects through the Request for Application track for a total of $33,400,000. State funds will leverage approximately $212 M in other public, private and philanthropic dollars, for a total project cost exceeding $245 M. The funds will be used for various predevelopment activities, such as acquisition, stabilization, demolition, infrastructure, and architecture/engineering. Individual project award details for FY16 through FY18 are included in the Exhibits portion of the report.

<table>
<thead>
<tr>
<th>FY</th>
<th>No. Awards</th>
<th>Total Award Amount</th>
<th>Total Project Cost</th>
</tr>
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<tbody>
<tr>
<td>2016</td>
<td>10</td>
<td>$2,775,000.00</td>
<td>$17,705,657.00</td>
</tr>
<tr>
<td>2017</td>
<td>31</td>
<td>$16,110,000.00</td>
<td>$121,369,679.00</td>
</tr>
<tr>
<td>2018</td>
<td>24</td>
<td>$14,515,000.00</td>
<td>$89,224,612.00</td>
</tr>
<tr>
<td>Totals</td>
<td>65</td>
<td>$33,400,000.00</td>
<td>$228,299,948.00</td>
</tr>
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*Chart represents RFA awarded projects only. Standard summaries of SDF-CORE consistent with the Annual Report include three projects representing what has been encumbered to the Maryland Stadium Authority for the MSA Strategic Demolition track.*

In FY17 Quarter 4, the Department accepted applications for the FY18 round. A total of 61 applications from 26 organizations requested a total of about $100 million. In FY18 Quarter 1, applications were reviewed by the Department and scored in accordance with the Project C.O.R.E. Scoring Criteria and Checklist. Out of those 61 applications, 24 projects were awarded for a total of $14,515,000. Awards were publicly announced October 26, 2017 at an event at Walbrook Mill. There were no funds allocated for the Project C.O.R.E. Request for Applications track by the Maryland General Assembly for Fiscal Year 2019.
Community Outreach

In addition to bi-weekly meetings with Project C.O.R.E. partners, the Department continued to hold numerous meetings with local stakeholders in Quarter 3. Highlights include:

- Attendance at community meetings impacted by Phase 4 properties to discuss proposed demolitions including:
  - Sandtown-Winchester United in Sandtown-Winchester on February 24
  - Fayette Street Outreach Community in southwest on February 27
  - East Baltimore Midway on March 13
  - Park Circle Community Association on March 13
  - Midtown Edmondson Avenue Improvement Association - Board Meeting on March 16
  - Carrollton Ridge Community Association on March 19
  - Druid Heights on March 17
  - New Broadway East Community Association in Broadway East on March 22
  - Attendance at Green Network Plan recommendations open house; answered questions on Project C.O.R.E. on March 15

- Phase IV Property Identification Meeting with City Housing and City Planning
- Phase III Historic Preservation Consultation meeting with Maryland Historical Trust
C.O.R.E. Events

Occasionally, Project C.O.R.E. activities will be spotlighted by the Department - in conjunction with the Executive Office of the Governor - to give the public an opportunity to see the progression and success of the initiative. Quarter 3 saw the demolition of vacant and blighted rowhomes on the 1000 block of North Stockton Street that will make way for the development of Smithson Park as part of Baltimore City’s Green Network Plan.

**Baltimore Green Network Plan: Smithson Park**

Demolition of 6 townhomes as part of greenspace redevelopment

*March 27th, 2018*

![Figure 3 Stockton Street Demolition Event; courtesy of the Executive Office of the Governor](image)

Moving forward, the Department will continue to coordinate with the Executive Office of the Governor, Baltimore City, and community partners to celebrate initiative successes.
Exhibits

Exhibit A: Project C.O.R.E. Maps

Project CORE Properties by Phase as of March 2018

Exhibit:
- Core Phase
  - Phase 1 (424 Units)
  - Phase 2 (116 Units)
  - Phase 3 (483 Units)

MSA Blight Removed as of March 2018

Exhibit:
- Blight Removed
  - 178 Units
### Exhibit B:
**Approved Properties for Demolition**

<table>
<thead>
<tr>
<th>Cluster Name</th>
<th>CORE Phase</th>
<th>Unit Count</th>
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<tbody>
<tr>
<td>213-225 N BRUCE ST</td>
<td>1</td>
<td>7</td>
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<tr>
<td>2614 - 2622 LOYOLA NORTHWAY</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>1800-26 &amp; 1834-44 N CHESTER ST</td>
<td>1</td>
<td>20</td>
</tr>
<tr>
<td>1803 - 1805 N CHESTER ST</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>1813 - 1819 DOVER ST</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>1818-1846 DIVISION ST</td>
<td>1</td>
<td>15</td>
</tr>
<tr>
<td>1904 - 1922 HERBERT ST</td>
<td>1</td>
<td>10</td>
</tr>
<tr>
<td>1931-1933 N PATTERSON PARK</td>
<td>1</td>
<td>2</td>
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<tr>
<td>2021-2041 E Biddle ST</td>
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<td>11</td>
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<tr>
<td>2023 - 2027 HERBERT ST</td>
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<td>2101 - 2113 BOOTH ST</td>
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<td>1731 - 1737 N CHESTER ST</td>
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<td>1717-1725 N CHAPEL</td>
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<td>2217 - 2235 HENNEMAN AVE</td>
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<td>2600 - 2614 ROSEWOOD AVE</td>
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<td>1400-1404 MCHENRY ST</td>
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<td>0320 - 0330 S FRANKLINTOWN ROAD</td>
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<td>0536 - 0558 BAKER ST</td>
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<td>1026 - 1034 N PATTERSON PARK AVE</td>
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<td>106-116 S CALVERTON ROAD</td>
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<td>1100 - 1122 N MILTON AVE</td>
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<td>1304 - 1324 N WASHINGTON ST</td>
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<td>11</td>
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<tr>
<td>1308-1326 ARGYLE AVE</td>
<td>1</td>
<td>10</td>
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</tbody>
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3 As properties are removed from the list due to a variety of reasons such as emergency demolitions and conversion to stabilization, the number of properties on each executed phase list will decrease. Due to the late release of this report, this list represents the number of units in each phase as of February 2018 rather than September 31, 2017.
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<th>Unit</th>
<th>Type</th>
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<td>1344 - 1356 N CALHOUN ST</td>
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<td>1710 - 1724 N COLLINGTON AVE</td>
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<td>1404 - 1406 WHITELOCK ST</td>
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<td>1408 - 1410 N GAY ST</td>
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<td>2</td>
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<td>1424 - 1432 N GAY ST</td>
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<td>1563 - 1575 ABBOTSTON ST</td>
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<td>1627-1635 W Fayette ST</td>
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<td>1700 - 1722 N CASTLE ST</td>
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<td>12</td>
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<td>1703 - 1707 MOSHER ST</td>
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<td>1705 - 1735 N CASTLE ST</td>
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<td>1710 - 1712 MOSHER ST</td>
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<td>1714-1722 N CHAPEL ST</td>
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<td>5</td>
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<td>1328 - 1350 N WASHINGTON ST</td>
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### Exhibit C:

**Fiscal Year 2018 Notices to Proceed (NTPs) as of March 31, 2018**

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<td>1210-1214 SMITHSON ST</td>
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Exhibit D:
Sample of Photography of MSA Demolition & Deconstruction Activity⁴

2228-2242 E. North Avenue

Pre-demolition Photos

Progress Photos

⁴ Photographs provided by Maryland Stadium Authority.
1328-1350 N. Washington Street

Pre-demolition Photos
Progress Photos
**1020-1030 N. Stockton Street**

*Pre-demolition Photos*

**1904-1922 Herbert Street**

*Pre-demolition Photos*
Progress Photos
## Exhibit E:
Request for Applications (RFA) Awards FY16-FY18

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<th>FY</th>
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<th>Project Name</th>
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<td>Hamilton-Laurelville Main Street, Inc.</td>
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<td>Mount Street Phase II</td>
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</tr>
<tr>
<td>2018 RFA Award Total</td>
<td></td>
<td></td>
<td><strong>$14,515,000</strong></td>
</tr>
</tbody>
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