



## FY18 Q3 QUARTERLY REPORT

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



Larry Hogan, *Governor*  
Boyd K. Rutherford, *Lt. Governor*



Kenneth C. Holt, *Secretary*  
Tony Reed, *Deputy Secretary*

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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.

Neighborhood Revitalization		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY	Program	Awards	Award Amount	Total Project Cost	In	Out	In	Out
2016	BRNI	14	\$2,870,000	\$26,637,626	\$1,950,000	\$920,000	\$1,636,844	\$25,000,782
2016	CL	7	\$1,300,000	\$7,751,525	\$150,000	\$1,150,000	\$7,423,025	\$328,500
2016	SDF-CORE	12	\$9,132,607	\$24,750,764	\$725,000	\$8,407,607	\$23,646,064	\$1,104,700
2017	BRNI	28	\$3,101,199	\$29,128,315	\$956,199	\$2,145,000	\$26,814,317	\$2,313,998
2017	CL	16	\$2,308,000	\$15,510,561	\$800,000	\$1,508,000	\$10,761,011	\$4,749,550
2017	SDF-CORE	32	\$18,000,000	\$149,769,679	\$5,810,000	\$12,190,000	\$111,908,090	\$37,861,589
2018	BRNI	34	\$7,225,000	\$27,075,494	\$2,395,000	\$4,830,000	\$9,762,176	\$17,313,318
2018	CL	12	\$2,939,500	\$8,919,943	\$1,084,500	\$1,855,000	\$5,516,059	\$3,403,884
2018	SDF-CORE	24	\$14,515,000	\$89,224,612	\$11,790,000	\$2,725,000	\$67,634,312	\$21,590,300
Totals		179	\$61,391,306	\$378,768,519	\$25,660,699	\$35,730,607	\$265,101,898	\$113,666,621
CDA Multifamily		Baltimore City			Project C.O.R.E. Areas			
		Totals			State Funds		Total Project Cost	
FY		Awards	State Funds	Total Project Cost	In	Out	In	Out
2016		19	\$21,844,146	\$381,131,774	\$12,487,217	\$9,356,929	\$167,421,384	\$213,710,390
2017		18	\$10,341,671	\$459,058,834	\$5,932,785	\$4,408,886	\$117,429,945	\$341,628,889
2018		7	\$6,527,919	\$190,170,823	\$2,445,000	\$4,082,919	\$85,699,736	\$104,471,087
Totals		44	\$38,713,736	\$1,030,361,431	\$20,865,002	\$17,848,734	\$370,551,065	\$659,810,366
Neighborhood BusinessWorks		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY		Awards	Award Amount	Total Project Cost	In	Out	In	Out
2016		45	\$2,735,000	\$16,772,984	\$1,990,000	\$745,000	\$2,051,000	\$14,721,984
2017		5	\$2,830,000	\$11,363,962	\$1,450,000	\$1,380,000	\$11,363,962	\$0
2018		7	\$24,581,069	\$43,929,203	\$200,000	\$24,381,069	\$200,000	\$43,729,203
Totals		57	\$30,146,069	\$72,066,149	\$3,640,000	\$26,506,069	\$13,614,962	\$58,451,187
CDA Single Family (MMP)		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY		Loans	Loan Amount	Total Loan Amount	In	Out	In	Out
2016		631	\$99,193,323	\$99,193,323	\$12,951,817	\$86,241,506	\$12,951,817	\$86,241,506
2017		428	\$66,267,936	\$66,267,936	\$12,203,879	\$54,064,057	\$12,203,879	\$54,064,057
2018		285	\$44,689,658	\$44,689,658	\$9,352,667	\$35,336,991	\$9,352,667	\$35,336,991
Totals		1,344	\$210,150,917	\$210,150,917	\$34,508,363	\$175,642,554	\$34,508,363	\$175,642,554
All Programs		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY		Loans/Awards	Loan Amount	Total Loan Amount	In	Out	In	Out
Totals		1,624	\$340,402,028	\$1,691,347,016	\$84,674,064	\$255,727,964	\$683,776,288	\$1,007,570,728

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 track. This is not representative of what has been disbursed to date. 5) State Funds is the combination of the the following programs: Rental Housing Program (RHL), 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

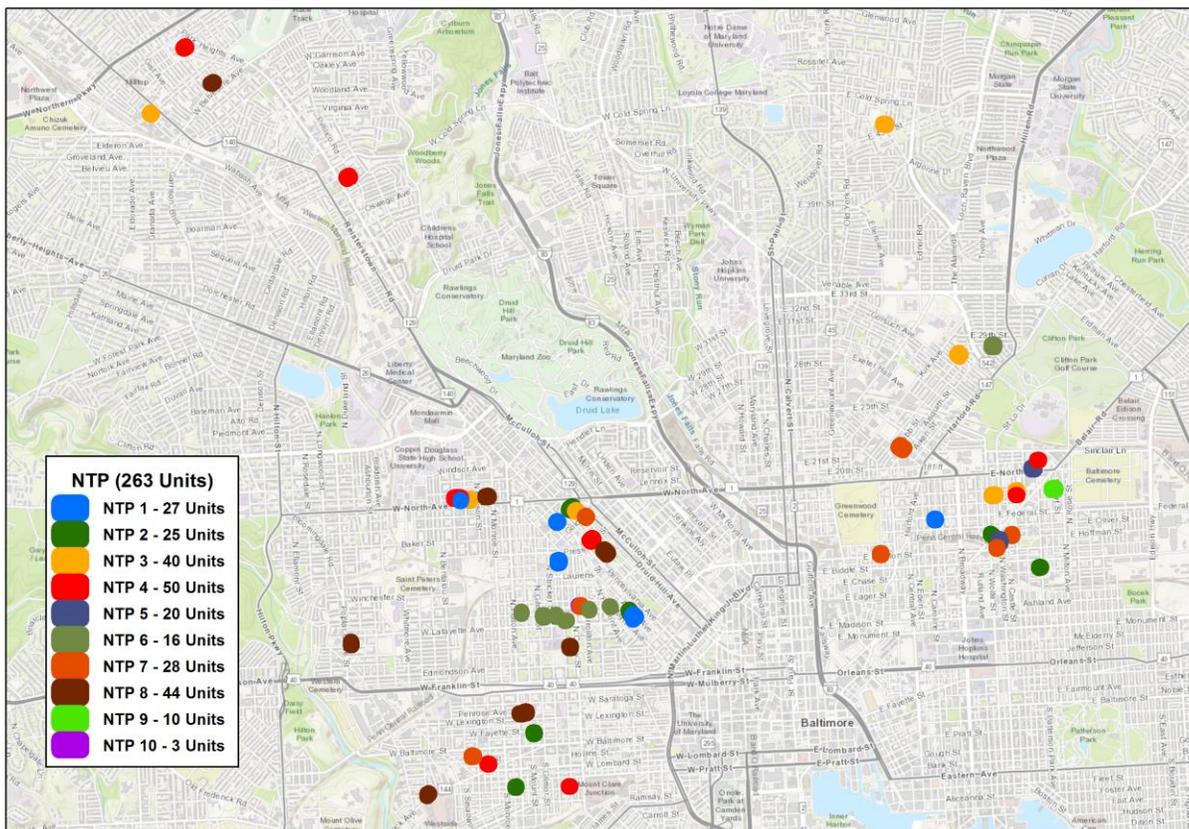
The FY16 Quarter 4 Blighted Property List – Phase 1 – issued on July 22, 2016, identified 455 properties and 72 locations. From this list through March 2018, the Authority has received ten<sup>1</sup> Notices to Proceed (NTP) totaling 263 properties over 55 locations. Of the 263 properties included on 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.<sup>2</sup> 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 1/1/2016 to 3/31/2018	
Maryland Stadium Authority	178
DHCD Request for Applications	570
Baltimore City	819
<b>Total</b>	<b>1567</b>

**Notices to Proceed (NTP) Issued to MSA  
as of March 2018**



## Project C.O.R.E. Request for Applications

### Neighborhood Housing Services of Baltimore Walbrook Mill Stabilization & Expansion

\$1,000,000 FY18 Award

Demolition of 5 townhomes as part of 65 unit mixed-use redevelopment



**Figure 1 Walbrook Mill Event. Photographs by Joe Andrucyk; courtesy of the Executive Office of the Governor**

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.



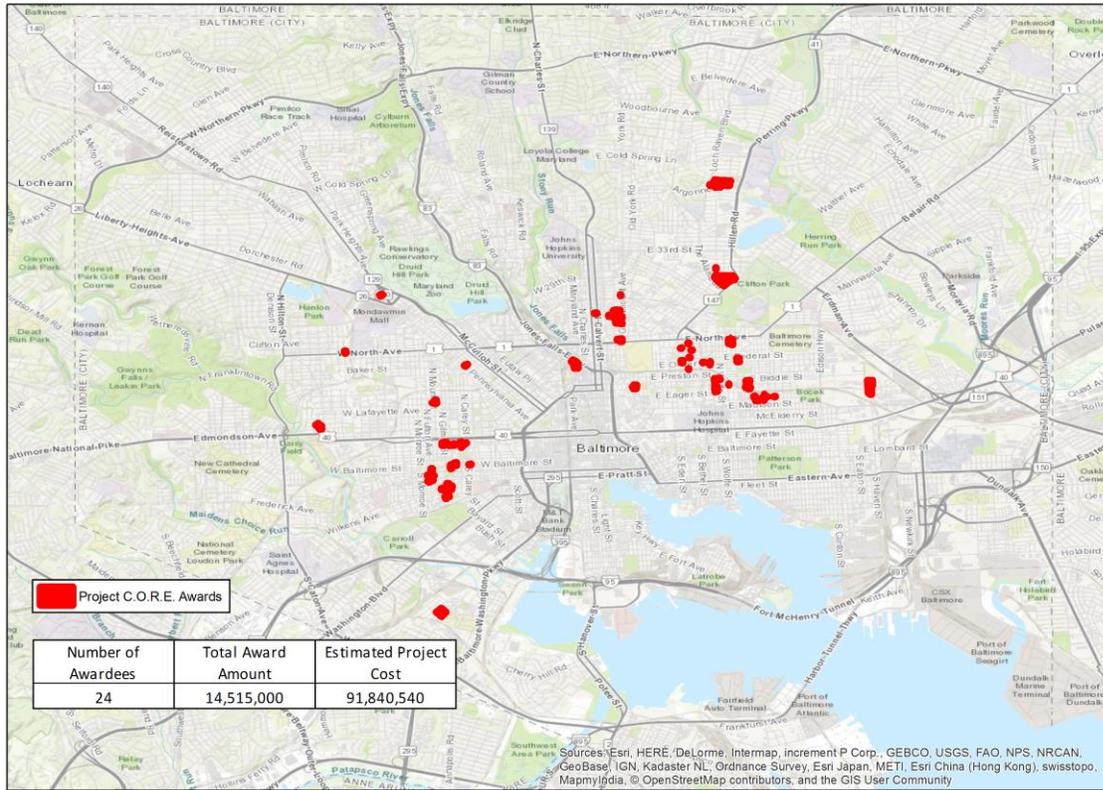
**Figure 2 In progress new construction for Restoration Gardens 2, FY2016 RFA award of \$250,000 for demolition**

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.

<b>SDF-CORE RFA Award Summary</b>			
FY	No. Awards	Total Award Amount	Total Project Cost
2016	10	\$2,775,000.00	\$17,705,657.00
2017	31	\$16,110,000.00	\$121,369,679.00
2018	24	\$14,515,000.00	\$89,224,612.00
<b>Totals</b>	<b>65</b>	<b>\$33,400,000.00</b>	<b>\$228,299,948.00</b>
*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.

**Project C.O.R.E. Requests for Applications**  
Fiscal Year 2018 Awards



**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
- Development of Micro-Business Loans Program and Storefront Improvement Program for business districts located in C.O.R.E. areas.

**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 27<sup>th</sup> 2018



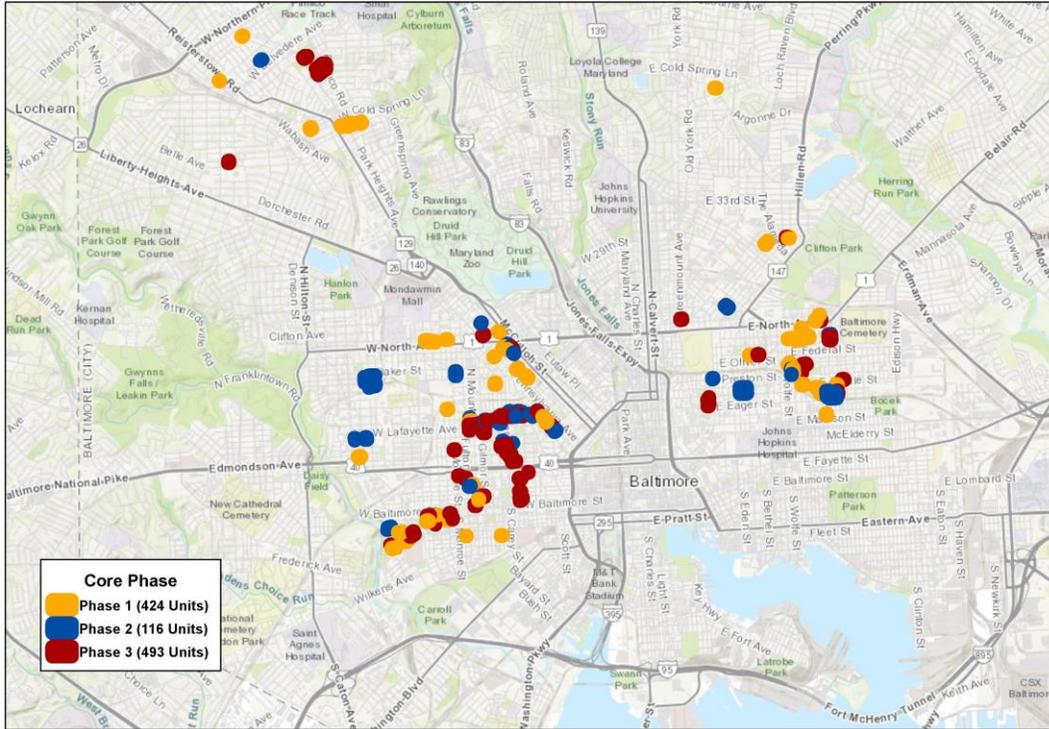
**Figure 3 Stockton Street Demolition Event; courtesy of the Executive Office of the Governor**

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

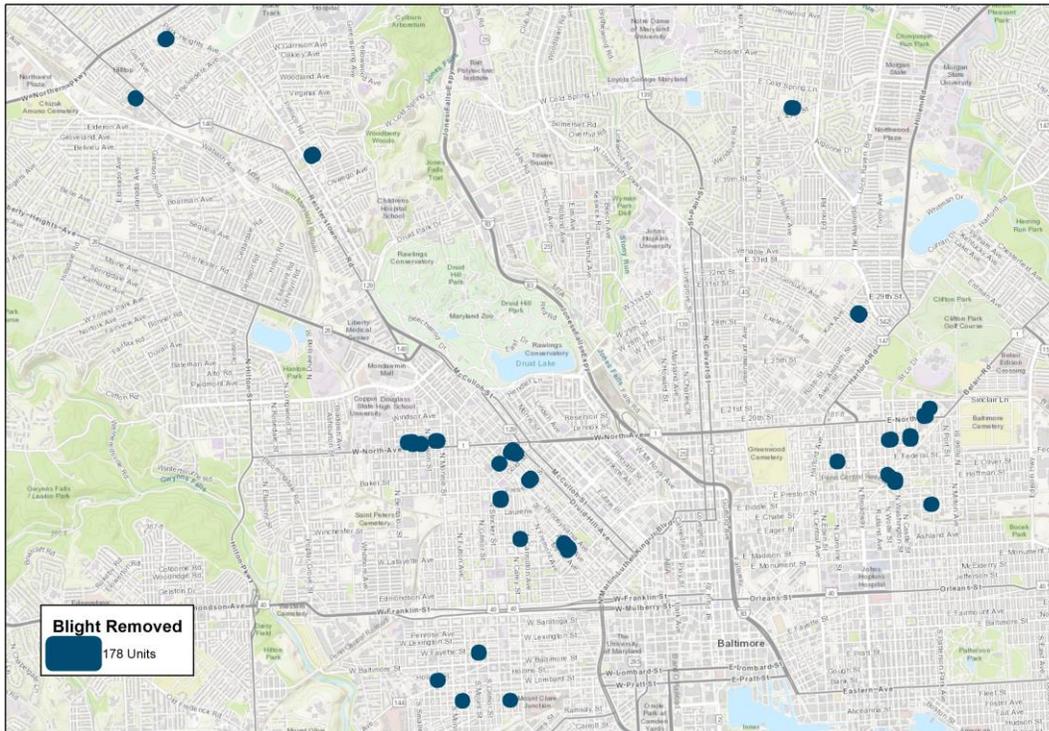
# Exhibits

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

### Project CORE Properties by Phase as of March 2018



### MSA Blight Removed as of March 2018



**Exhibit B:**  
**Approved Properties for Demolition<sup>3</sup>**

Cluster Name	CORE Phase	Unit Count
213-225 N BRUCE ST	1	7
2614 - 2622 LOYOLA NORTHWAY	1	5
1800-26 & 1834-44 N CHESTER ST	1	20
1803 - 1805 N CHESTER ST	1	2
1813 - 1819 DOVER ST	1	4
1818-1846 DIVISION ST	1	15
1904 - 1922 HERBERT ST	1	10
1931-1933 N PATTERSON PARK	1	2
2021-2041 E Biddle ST	1	11
2023 - 2027 HERBERT ST	1	3
2101 - 2113 BOOTH ST	1	7
1731 - 1737 N CHESTER ST	1	4
2105 - 2109 HERBERT ST	1	3
1717-1725 N CHAPEL	1	5
2203 - 2213 HENNEMAN AVE	1	6
2217 - 2235 HENNEMAN AVE	1	10
22-26 S PAYSON ST	1	3
2228 - 2234 ETTING ST	1	4
2228-2242 E North AVE	1	8
227-231 N BRUCE ST	1	3
236 - 238 S CALHOUN ST	1	2
2503 - 2507 EMERSON ST	1	3
2531 - 2533 EMERSON ST	1	2
2600 - 2614 ROSEWOOD AVE	1	8
2611 - 2621 HAFER ST	1	6
2102 - 2138 HERBERT ST	1	19
1400-1404 MCHENRY ST	1	3
0320 - 0330 S FRANKLINTOWN ROAD	1	6
0536 - 0558 BAKER ST	1	12
0554 - 0572 PRESSMAN ST	1	10
1026 - 1034 N PATTERSON PARK AVE	1	5
106-116 S CALVERTON ROAD	1	6
1100 - 1104 N PATTERSON PARK AVE	1	3
1100 - 1108 APPLETON ST	1	5
1100 - 1122 N MILTON AVE	1	12
1304 - 1324 N WASHINGTON ST	1	11
1308-1326 ARGYLE AVE	1	10

<sup>3</sup> 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.

1739 - 1751 N CHESTER ST	1	7
1344 -1356 N CALHOUN ST	1	5
1710 - 1724 N COLLINGTON AVE	1	8
1404 - 1406 WHITELOCK ST	1	2
1408 - 1410 N GAY ST	1	2
1424- 1432 N GAY ST	1	5
1501 - 1507 E FEDERAL ST	1	4
1563 - 1575 ABBOTSTON ST	1	7
1627-1635 W Fayette ST	1	5
1700 - 1722 N CASTLE ST	1	12
1703 - 1707 MOSHER ST	1	3
1705 - 1735 N CASTLE ST	1	6
1710 - 1712 MOSHER ST	1	2
1714-1722 N CHAPEL ST	1	5
1328 - 1350 N WASHINGTON ST	1	12
4303 PARK HEIGHTS AVE.	1	1
301-307 S CATHERINE ST	1	4
904 - 930 N MOUNT ST	1	14
604 - 612 BAKER ST	1	5
4108 - 4110 HAYWARD AVE	1	2
5414 - 5416 DENMORE AVE	1	2
615-629 N FRANKLINTOWN ROAD	1	8
4305- 4319 PARK HEIGHTS AVE	1	8
4402 - 4404 SAINT GEORGES AVE	1	2
4402 - 4414 DAYTONA AVE	1	7
2758-2770 FENWICK AVE	1	7
806-824 N BRADFORD ST	1	10
2704 - 2710 BOARMAN AVE	1	4
2700 - 2710 KENNEDY AVE	1	6
635-637/1340-1342 W LAFAYETTE/ARGYLE AVE	1	4
1500 MYRTLE AVE	2	1
1920 - 1924 E PRESTON ST	2	3
1919 - 1927 E HOFFMAN ST	2	5
1140 - 1142 ARGYLE AVE	2	2
1401 E BIDDLE ST	2	1
1511 ASHBURTON ST	2	1
1125 RIGGS AVE	2	1
5205 BEAUFORT AVE	2	1
1423 MOSHER ST	2	1
0701 MOSHER ST	2	1
0801 - 0817 N DUKELAND ST	2	9
932 - 938 E PRESTON ST	2	4
1546 - 1556 MCKEAN AVE	2	6
501 - 507 GOLD ST	2	4

1202 HARLEM AVE	2	1
0905 - 0907 N CALHOUN ST	2	2
1522-1544 MCKEAN AVE	2	12
1138 MOSHER ST	2	1
1040 - 1044 AND 1201 RIGGS AVE N STOCKTON ST	2	4
1704 MOSHER ST	2	1
1006 - 1012 N ARLINGTON AVE	2	4
502 TO 522 BAKER ST.	2	10
1020 - 1030 N STOCKTON ST ST	2	6
1513-1517 MOSHER ST	2	3
2229 ETTING ST	2	1
0205 & 0209 N FULTON AVE	2	2
2333 E CHASE ST	2	1
1210-1214 SMITHSON ST	2	3
2858 - 2860 W LANVALE ST	2	2
2401 - 2419 E LAFAYETTE AVE	2	10
0078 - 0084 S FRANKLINTOWN ROAD	2	2
1308-1312 HARLEM AVE	2	3
2200 AISQUITH ST	2	1
2042 - 2046 E HOFFMAN ST	2	3
2508 - 2514 SALEM ST	2	4
1001 - 1017 VALLEY ST	3	9
134-152 PLUS DESC. WILLARD ST	3	11
0123 - 0129 S CALVERTON ROAD	3	4
0131 - 0153 WILLARD ST	3	12
3000 - 3128 WOODLAND AVE	3	26
1703 - 1735 N MONTFORD AVE	3	17
2312 - 2316 E NORTH AVE	3	3
1702 - 1736 N PORT ST	3	18
1014 - 1020 N CARROLLTON AVE	3	3
1717 - 1723 W LAFAYETTE AVE	3	4
1701 - 1711 E 28TH ST	3	6
1000 N ARLINGTON AND 1102- 1122 MOSHER N MOSHER ST	3	11
1213 EDMONDSON AVE	3	1
1600 - 1614 W FAYETTE ST	3	6
1210 - 1212 W FRANKLIN ST	3	2
618-624 N MONROE ST	3	4
0003 - 0009 S PAYSON ST	3	4
0004 - 0016 N MOUNT ST	3	7
2514 - 2532 E BIDDLE ST	3	10
1712 - 1724 W LAFAYETTE AVE	3	7
0115 - 0119 N CARROLLTON AVE	3	3

1081 - 1087 W FAYETTE ST	3	4
1020 - 1044 N MILTON AVE	3	13
1601 - 1617 E FEDERAL ST	3	9
1046 - 1054 N MILTON AVE	3	5
1034 - 1038 SARAH ANN ST	3	3
1618-1626 W LAFAYETTE AVE	3	5
1622 - 1624 W FAYETTE ST	3	2
900 - 910 E EAGER ST	3	5
4027 - 4027.5 BOARMAN AVE	3	2
1099 W FAYETTE & 19 N CARROLLTON AVE ST	3	2
0502 - 0510 GOLD ST	3	5
0600 - 0616 N CAREY ST	3	9
900 N GILMOR ST, 1600-08 W LAFAYETTE AVE	3	6
2117 - 2123 BOOTH ST	3	4
0533 - 0539 N CAREY ST	3	4
3103 - 3129 WOODLAND AVE	3	14
3105-07 & 4930-32 W GARRISON AVE & PALMER AVE	3	4
1200 - 1212 & 1218-1224 ARGYLE AVE	3	11
1100 AND 9 W FAIRMOUNT AND CARROLLTON AVE	3	2
2058 - 2060 E HOFFMAN ST	3	2
1505 - 1507 MOSHER ST	3	2
1939 HOLLINS ST	3	1
0502 - 0508 N CARROLLTON AVE	3	4
1200 MOSHER ST	3	1
2001 - 2011 GREENMOUNT AVE	3	6
1202 - 1238 MOSHER ST	3	19
3109-3115 W GARRISON AVE	3	2
2027 - 2047 E HOFFMAN ST	3	11
0503 - 0507 BAKER ST	3	3
1500 - 1518 TRACTION ST	3	10
2204 - 2230 DRUID HILL AVE	3	14
2027 - 2041 ELLSWORTH ST	3	8
0927 - 0929 N MOUNT ST	3	2
1115 - 1117 RIGGS AVE	3	2
1221 - 1223 SMITHSON ST	3	2
1300 - 1346 MOSHER ST	3	24
2201 - 2221 BOOTH ST	3	11
1402 - 1408 N CHESTER ST	3	4
0317 - 0321 N MONROE ST	3	3
0803 - 0833 N GILMOR ST	3	16
1430 - 1440 ARGYLE AVE	3	6
1123 - 1145 W SARATOGA ST	3	9

911 & 1023 - 1029 E CHASE & VALLEY ST	3	4
0631 - 0641 N CALHOUN ST	3	6
0628 - 0648 N CAREY ST	3	11
3011 - 3037 WOODLAND AVE	3	14
0327 - 0331 STINSON ST	3	3
1403 - 1413 N CHESTER ST	3	6
1802 - 1820 W SARATOGA ST	3	10
0601 - 0609 N MONROE ST	4	5
0002 - 0010 S MONROE ST	4	6
0102 - 0116 S MONROE ST	4	8
0121 - 0125 S PAYSON ST	4	3
0300 - 0308 S NORRIS ST	4	5
0300 - 0320 S SMALLWOOD ST	4	11
0306 - 0318 FURROW ST	4	7
0401 - 0405 S NORRIS ST	4	3
0434 BLOOM ST	4	1
0500 - 0506 N CALHOUN ST	4	4
0501 - 0511 N BRICE ST	4	6
0516 - 0522 N BRICE ST	4	4
0803 - 0817 EDMONDSON AVE	4	8
0526 - 0534 N BRICE ST	4	5
0961 BENNETT PL	4	1
0602 - 0620 N BRICE ST	4	10
0607 - 0631 N BRICE ST	4	13
0612 - 0622 N ARLINGTON AVE	4	8
0617 - 0625 N CAREY ST	4	5
0624 - 0630 N BRICE ST	4	4
0706 - 0710 N BRADFORD ST	4	3
0711 - 0719 N CAREY ST	4	5
0800 - 0810 N BRICE ST	4	6
0802 - 0822 EDMONDSON AVE	4	11
0908 - 0922 HARLEM AVE	4	8
0954 - 0956 W FRANKLIN ST	4	2
0517 - 0523 N CAREY ST	4	4
1901 - 1905 ETTING ST	4	3
1550 - 1562 RICHLAND ST	4	7
1945 HERBERT ST	4	1
3502 W GARRISON AVE	4	1
1919 - 1927 ETTING ST	4	5
1911 - 1917 N PULASKI ST	4	4
1908 - 1924 W FRANKLIN ST	4	9
3514 - 3526 LUCILLE AVE	4	7
3207 CLIFTON AVE	4	1
1901 - 1917 SAPP ST	4	9

2025 - 2039 HARLEM AVE	4	8
1900 - 1912 LAURETTA AVE	4	7
1900 - 1904 EDMONDSON AVE	4	3
1840 - 1844 MCHENRY ST	4	3
1834 - 1842 N COLLINGTON AVE	4	5
1828 - 1836 MCHENRY ST	4	5
1827 MCKEAN AVE	4	1
1823 - 1835 WILHELM ST	4	7
1903 - 1909 N PULASKI ST	4	4
2206 - 2218 KIRK AVE	4	6
2701 CLASSEN AVE	4	1
2704 - 2712 CLASSEN AVE	4	5
2709 CLASSEN AVE	4	1
2713 CLASSEN AVE	4	1
2452 - 2462 GREENMOUNT AVE	4	6
2430 - 2438 E CHASE ST	4	5
2912 - 2918 SPRINGHILL AVE	4	4
1949 BELAIR ROAD	4	1
2933 HERBERT ST	4	1
3700 - 3708 SPAULDING AVE	4	5
3003 - 3007 HERBERT ST	4	3
2203 - 2207 CEDLEY ST	4	3
2200 - 2202 W NORTH AVE	4	2
2160 - 2174 HOLLINS ST	4	8
2143 - 2151 VINE ST	4	5
2125 - 2133 E NORTH AVE	4	5
2123 - 2131 VINE ST	4	5
2919 - 2935 WESTWOOD AVE	4	9
1501 - 1509 N MONTFORD AVE	4	5
1606 - 1612 N PORT ST	4	4
1605 - 1627 N MONTFORD AVE	4	12
1603 - 1619 N PORT ST	4	9
1602 - 1618 N BRADFORD ST	4	9
5202 - 5206 BEAUFORT AVE	4	1
1561 - 1569 RICHLAND ST	4	5
1519 - 1527 N MONROE ST	4	5
1820 - 1824 N PULASKI ST	4	3
1501 - 1513 N BRADFORD ST	4	7
1701 - 1733 N BRADFORD ST	4	17
5203 BEAUFORT AVE	4	1
5204 BEAUFORT AVE	4	1
1406 - 1420 MOSHER ST	4	8
5206 BEAUFORT AVE	4	1
5207 - 5209 BEAUFORT AVE	4	1

5209 BEAUFORT AVE	4	1
5301 - 5303 DENMORE AVE	4	2
1512 - 1516 N MONTFORD AVE	4	3
1800 - 1806 W LAFAYETTE AVE	4	5
1309 - 1317 MOSHER ST	4	5
1807 - 1815 WILHELM ST	4	5
1806 - 1812 LAURETTA AVE	4	4
1804-1816 POPLAR GROVE ST	4	5
3707 - 3717 W BELVEDERE AVE	4	6
1801 - 1819 MCHENRY ST	4	10
1801 - 1805 LAURETTA AVE	4	3
1625 - 1637 N BRADFORD ST	4	7
1800 - 1812 N PORT ST	4	7
1626 - 1638 N BRADFORD ST	4	7
1742 - 1744 GORSUCH AVE	4	2
1731 - 1733 GORSUCH AVE	4	2
1726 GORSUCH AVE	4	1
4301 - 4305 REISTERSTOWN ROAD	4	3
1708 GORSUCH AVE	4	1
1704 - 1718 MCKEAN AVE	4	8
1702 - 1712 N MONTFORD AVE	4	6
3600 - 3606 LUCILLE AVE	4	4
3808 - 3814 TOWANDA AVE	4	4

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

<b>NTP Number</b>	<b>ClusterName</b>	<b>Work Status</b>	<b>Units</b>
FY18-5	1328 - 1350 N WASHINGTON ST	Complete	12
FY18-5	2228-2242 E North AVE	Complete	8
FY18-6	0905 - 0907 N CALHOUN ST	Pipeline	2
FY18-6	1138 MOSHER ST	Pipeline	1
FY18-6	1423 MOSHER ST	Pipeline	1
FY18-6	1500 MYRTLE AVE	Pipeline	1
FY18-6	1513-1517 MOSHER ST	Pipeline	3
FY18-6	1704 MOSHER ST	Pipeline	1
FY18-6	2758-2770 FENWICK AVE	Pipeline	7
FY18-7	1020 - 1030 N STOCKTON ST ST	Complete	6
FY18-7	1920 - 1924 E PRESTON ST	Pipeline	3
FY18-7	2042 - 2046 E HOFFMAN ST	Pipeline	3
FY18-7	2101 - 2113 BOOTH ST	Pipeline	7
FY18-7	2200 AISQUITH ST	Pipeline	1
FY18-7	501 - 507 GOLD ST	Pipeline	4
FY18-7	932 - 938 E PRESTON ST	Pipeline	4
FY18-8	0205 & 0209 N FULTON AVE	Pipeline	2
FY18-8	1308-1312 HARLEM AVE	Pipeline	3
FY18-8	1818-1846 DIVISION ST	Pipeline	15
FY18-8	1904 - 1922 HERBERT ST	Complete	10
FY18-8	213-225 N BRUCE ST	Pipeline	7
FY18-8	2858 - 2860 W LANVALE ST	Pipeline	2
FY18-8	301-307 S CATHERINE ST	Pipeline	4
FY18-8	5205 BEAUFORT AVE	Pipeline	1
FY18-9	2401 - 2419 E LAFAYETTE AVE	Pipeline	10
FY18-10	1210-1214 SMITHSON ST	Pipeline	3

**Exhibit D:**  
**Sample of Photography of MSA Demolition & Deconstruction Activity<sup>4</sup>**  
**2228-2242 E. North Avenue**

*Pre-demolition Photos*



*Progress Photos*



<sup>4</sup> Photographs provided by Maryland Stadium Authority.



**1328-1350 N. Washington Street**

*Pre-demolition Photos*



Progress Photos



**1020-1030 N. Stockton Street**

*Pre-demolition Photos*



*Progress Photos*



**1904-1922 Herbert Street**

*Pre-demolition Photos*



*Progress Photos*



**Exhibit E:**

**Request for Applications (RFA) Awards FY16-FY18**

FY	Organization Name	Project Name	Award Amt
2016	American Communities Trust	Baltimore Food Hub, Phase I	\$200,000
2016	Central Baltimore Partnership, Inc.	Waverly Commons Phase III	\$250,000
2016	City Life - Community Builders	Residential Rehab in Oliver and Broadway East	\$150,000
2016	East Baltimore Development Inc.	Eager Park Demolition	\$800,000
2016	East Baltimore Development Inc.	Castle Street Demolition	\$250,000
2016	Empire Homes of Maryland, Inc.	Restoration Gardens 2	\$250,000
2016	Hamilton-Lauraville Main Street, Inc.	Strand Theater	\$225,000
2016	Marian House, Inc.	Blessed Sacrament Supportive Housing Project	\$150,000
2016	Southwest Partnership	Lion Brothers Building Rehabilitation	\$250,000
2016	TRF Development Partners	Preston Place IX	\$250,000
<b>2016 RFA Award Total</b>			<b>\$2,775,000</b>
2017	Baltimore Dept. of Housing and Community Development	Marshall Gardens Site Development	\$1,200,000
2017	Baltimore Dept. of Housing and Community Development	Landmark Stabilization Program	\$250,000
2017	Baltimore Dept. of Housing and Community Development	O'Donnell Heights Redevelopment	\$1,050,000
2017	Central Baltimore Partnership, Inc.	Historic East 22nd Street Project - Stabilization and Rehabilitation	\$200,000
2017	Central Baltimore Partnership, Inc.	Barclay CORE Redevelopment	\$425,000
2017	Central Baltimore Partnership, Inc.	Redevelopment of 226 East Lafayette	\$120,000
2017	City Life - Community Builders	Home Stabilization and Neighborhood Revitalization	\$250,000
2017	Coppin Heights Community Development Corporation	Center for Health Care and Healthy Living	\$175,000
2017	Downtown Partnership of Baltimore, Inc.	Le Mondo - Redevelopment to arts incubator	\$300,000
2017	Downtown Partnership of Baltimore, Inc.	Current Space Expansion - Stabilization and Renovation	\$500,000
2017	Druid Heights Community Development Corporation	Sphinx Club/Arch Social Club	\$325,000
2017	Druid Heights Community Development Corporation	Druid Hill Development Project	\$500,000
2017	East Baltimore Development Inc.	Eager Street Town Homes Site Preparation Project	\$500,000
2017	Empire Homes of Maryland, Inc.	Restoration Gardens 2	\$400,000
2017	Episcopal Housing Corporation	Roberta's House - Development	\$500,000
2017	Episcopal Housing Corporation	Development of Sojourner Place at Argyle	\$175,000
2017	Habitat for Humanity of the Chesapeake, Inc.	Ward St. Demolition Project	\$150,000
2017	Habitat for Humanity of the Chesapeake, Inc.	Woodbourne McCabe Stabilization project	\$125,000
2017	Habitat for Humanity of the Chesapeake, Inc.	Sandtown Stabilization Project	\$310,000
2017	Mount Royal Community Development Corporation	Madison Park North Mixed-Used Development Project	\$2,000,000
2017	Neighborhood Housing Services of Baltimore, Inc.	Walbrook Lumber/North Avenue Revitalization	\$2,000,000
2017	New Shiloh Community Development Corporation	North Avenue Gateway II - Acquisition, Demolition & Redevelopment	\$500,000
2017	Southwest Partnership	1600 W Pratt Street Renovations	\$280,000
2017	Southwest Partnership	Acquisition/Demolition	\$350,000
2017	Strong City Baltimore	The Hoen Lithograph Building	\$400,000
2017	TRF Development Partners	Regester Place - Rehabilitation	\$985,000
2017	TRF Development Partners	Preston East - Rehabilitation	\$450,000
2017	Unity Properties, Inc.	Bon Secours Youth Development Center	\$450,000
2017	Unity Properties, Inc.	New Shiloh Village Apartments	\$600,000
2017	Upton Planning Committee, Inc.	The Duplexes at Dolphin Street	\$140,000
2017	Upton Planning Committee, Inc.	Upton's Historic Marble Hill Redevelopment	\$500,000
<b>2017 RFA Award Total</b>			<b>\$16,110,000</b>
2018	AHC Greater Baltimore, Inc.	Winans Way Predevelopment Work	\$750,000
2018	Central Baltimore Partnership, Inc.	Greenmount and North Avenues Mixed-Use	\$120,000
2018	Central Baltimore Partnership, Inc.	Barclay Phase 4 CORE Redevelopment	\$425,000
2018	Central Baltimore Partnership, Inc.	Greenmount Recreation Center Multipurpose Field	\$100,000
2018	Central Baltimore Partnership, Inc.	Re-Development of the USPS Site at 60 W. Oliver Street	\$500,000
2018	City Life - Community Builders	Neighborhood Stabilization-Oliver and Broadway	\$600,000
2018	East Baltimore Development Inc.	EBDI Northwest Demolition Project	\$500,000
2018	Empire Homes of Maryland, Inc.	EHM@Coldstream	\$120,000
2018	Healthy Neighborhoods, Inc.	Tivoly Triangle Redevelopment	\$500,000
2018	Historic East Baltimore Community Action Coalition, Inc.	Station East II	\$300,000
2018	Housing Development and Neighborhood Preservation Corporation	Henneman Avenue Project	\$250,000
2018	Mary Harvin Transformation Center Community Development Corporation	Mary Harvin Health and Wellness Center/Family Housing	\$600,000
2018	Morgan State University Foundation, Inc.	Northwood Commons	\$1,000,000
2018	Neighborhood Housing Services of Baltimore, Inc.	Walbrook Mill Expansion	\$1,000,000
2018	Parks & People Foundation, Inc.	Liberty Square Revitalization: A Partnership Between Mount Lebanon and Parks & People	\$300,000
2018	Red Line Investors, Inc	Franklintown Neighborhood Revitalization	\$200,000
2018	Southwest Partnership	W Baltimore Street	\$1,000,000
2018	Southwest Partnership	Lease to Purchase	\$500,000
2018	Strong City Baltimore	The Hoen Lithograph Building	\$1,500,000
2018	TRF Development Partners	Greenmount & Chase Multifamily	\$1,200,000
2018	Unity Properties, Inc.	Bon Secours Apartments V	\$500,000
2018	Upton Planning Committee, Inc.	Lenox Theatre Project	\$200,000
2018	Upton Planning Committee, Inc.	Upton Homeownership Initiative	\$2,000,000
2018	War Horse Cities CDC, Inc.	Mount Street Phase II	\$350,000
<b>2018 RFA Award Total</b>			<b>\$14,515,000</b>