



FY18 Q4 QUARTERLY REPORT

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



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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 April through June 2018.

C.O.R.E. Administration

During FY18 Quarter 4, the Project C.O.R.E. MOU was amended to reflect changes in program scope and administration. A First Modification, executed on April 11, 2018, and the restated Memorandum of Understanding, executed on May 16, 2018, advance the partnership’s commitment to workforce development and environmental consciousness via the deconstruction of blighted properties and subsequent salvage of building materials. Among other things, the Restated MOU allows the demolition of partial blocks in addition to whole and half blocks, enabling the partnership to more quickly eliminate blighting influences within Baltimore City communities.

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 guidelines for the removal of blight as outlined in the Project Manual. The Project Manual establishes demolition and environmental safety protocols. These 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. Through FY 2018 Quarter 4, Project C.O.R.E. has helped to stabilize over 170 units through its Request for Applications track.

Property Identification

Project CORE funds are targeted primarily in areas of the city which have the highest levels of vacancy. 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 market is one where 6% to 30% of the housing stock is vacant. The Department and the City have worked strategically to develop four lists of properties for demolition or deconstruction. These are referred to as "phases" of the C.O.R.E. initiative.

For Fiscal Year 2016, the Department and the City identified and executed an initial list (Phase 1) of 455 blighted properties at 72 locations for demolition. The FY17 Blighted Property List, or Phase 2, was executed on October 11, 2017, identified 124 properties for demolition¹. During FY18 Quarter 4, the Phase 3 list was officially executed on May 2, 2018, identifying 322 properties for demolition and 169 for deconstruction. Additionally, property identification and execution for Phase 4 was completed this quarter, with 485 properties identified for demolition and 27 identified for deconstruction. Phase 4 was executed on May 25, 2018.

In an effort to reduce violent crime and increase the pace of demolitions, the Department and the City identified properties in high crime areas that can also move through due process at an accelerated rate, enabling the Maryland Stadium Authority to expand its workload. From these lists through June 2018, the Authority has received eleven Notices to Proceed (NTP) totaling 361 properties at 75 locations. Of the 361 properties included on the released NTP's, a total of twenty-one properties were subsequently removed, leaving 340 properties and 72 locations. The City continues to undertake the legal processes necessary to prepare the properties for demolition or deconstruction.²

Redevelopment

Through Project C.O.R.E, the State is investing \$75 million over four years - 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 complementary department financing. The following Department programs are complementing Project C.O.R.E. investment: Strategic Demolition Fund, Multifamily Housing, Neighborhood BusinessWorks, Single Family Housing, Community Legacy, and the Baltimore Regional Neighborhood Initiative. DHCD funding is leveraging substantial additional investment.

From the inception of Project C.O.R.E. through June 2018, the programs have invested an additional \$352,179,642 in Baltimore City - leveraging \$1,438,949,674 in other private, public and philanthropic dollars for total project costs of \$1,791,129,316. Additionally, the aforementioned programs have supported \$107,128,516 in awarded funds in Project C.O.R.E. areas leveraging \$632,661,670 for total project costs of \$739,790,186.

The following chart details how Project C.O.R.E. funds have been leveraged. Please note that Project C.O.R.E. areas (E, F, G, and H) are defined in accordance with Baltimore City's 2014 Housing Market Typology. During FY2018 Quarter 4, the 2017 Baltimore City Housing Market Typology was released, revealing two additional categories (I, J). At the time of this report, the Department has yet to complete a thorough analysis of Project C.O.R.E. investments according to Baltimore City's 2017 Housing Market Typology.

¹ This corrects and updates the information reported in previous quarters, which stated that Phase 2, issued on Sept. 29, 2017, identified 150 properties.

²As 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 change.

DHCD Program Investments Shown in Relation to Project C.O.R.E. Areas³

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	\$920,000	\$1,950,000	\$1,636,844	\$25,000,782
2016	CL	7	\$1,300,000	\$7,751,525	\$1,150,000	\$150,000	\$7,423,025	\$328,500
2016	SDF-CORE	12	\$9,132,607	\$24,750,764	\$8,407,607	\$725,000	\$23,646,064	\$1,104,700
2017	BRNI	28	\$3,101,199	\$29,128,315	\$2,145,000	\$956,199	\$26,814,317	\$2,313,998
2017	CL	16	\$2,308,000	\$15,510,561	\$1,508,000	\$800,000	\$10,761,011	\$4,749,550
2017	SDF-CORE	32	\$18,000,000	\$149,769,679	\$14,080,000	\$3,920,000	\$140,308,090	\$9,461,589
2018	BRNI	34	\$7,225,000	\$26,663,031	\$2,395,000	\$4,830,000	\$9,762,176	\$16,900,855
2018	CL	14	\$3,914,500	\$10,809,116	\$1,959,500	\$1,955,000	\$7,196,732	\$3,612,384
2018	SDF-CORE	27	\$22,375,000	\$99,140,037	\$15,000,000	\$7,375,000	\$68,908,731	\$30,231,306
Totals		184	\$70,226,306	\$390,160,654	\$47,565,107	\$22,661,199	\$296,456,990	\$93,703,664

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	\$135,329,758	\$323,729,074
2018		10	\$9,107,919	\$237,611,430	\$1,045,000	\$8,062,919	\$82,568,685	\$155,042,745
Totals		47	\$41,293,736	\$1,077,802,038	\$19,465,002	\$21,828,734	\$385,319,827	\$692,482,209

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	\$19,543,348	\$745,000	\$1,990,000	\$2,796,000	\$16,747,348
2017		5	\$2,830,000	\$24,599,473	\$1,380,000	\$1,450,000	\$17,043,962	\$7,555,511
2018		7	\$13,081,069	\$57,010,272	\$200,000	\$12,881,069	\$400,000	\$56,610,272
Totals		57	\$18,646,069	\$101,153,093	\$2,325,000	\$16,321,069	\$20,239,962	\$80,913,131

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		360	\$56,552,272	\$56,552,272	\$12,617,711	\$43,934,561	\$12,617,711	\$43,934,561
Totals		1,419	\$222,013,531	\$222,013,531	\$37,773,407	\$184,240,124	\$37,773,407	\$184,240,124

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		1,707	\$352,179,642	\$1,791,129,316	\$107,128,516	\$245,051,126	\$739,790,186	\$1,051,339,128

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 six projects representing encumbrances to Maryland Stadium Authority for the MSA strategic demolition track, historic preservation mitigation work, and related deconstruction supportive activities. 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 (RHLP), Rental Housing Works (RHW), Partnership Rental Housing Program (PRHP), Shelter & Transitional Housing Facilities Grants (THG), and Financial Adjustment Factor (FAF).

³ The FY18 Q2 and FY18 Q3 reports erroneously transposed the dollar amounts reflecting Neighborhood Revitalization investments made inside and outside of "Project C.O.R.E. Areas;" this has been corrected for this report.

Blight Removal Status: Fiscal Year 18 Quarter 4

From January 2016 through June 2018, the Authority, the City of Baltimore, and the Department removed a total of 1,720 units of blight through demolition, deconstruction, or stabilization. The summary chart below highlights key information and the map in Exhibit A details where issued NTP are located:

Units of Blight Removed 1/1/2016 to 6/30/2018	
Maryland Stadium Authority	198
DHCD Request for Applications	574
Baltimore City	948
Total	1,720

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 – 10/26/2017.⁴

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

⁴ Photographs by Joe Andrucyk; courtesy of the Executive Office of the Governor

redevelopment goals, and encourage innovation and creativity by the private sector 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 Ground-breaking for the redevelopment of the Hoen Lithograph Building – 4/24/2018

FY2017/FY2018 RFA awards totaling \$1.9M for stabilization

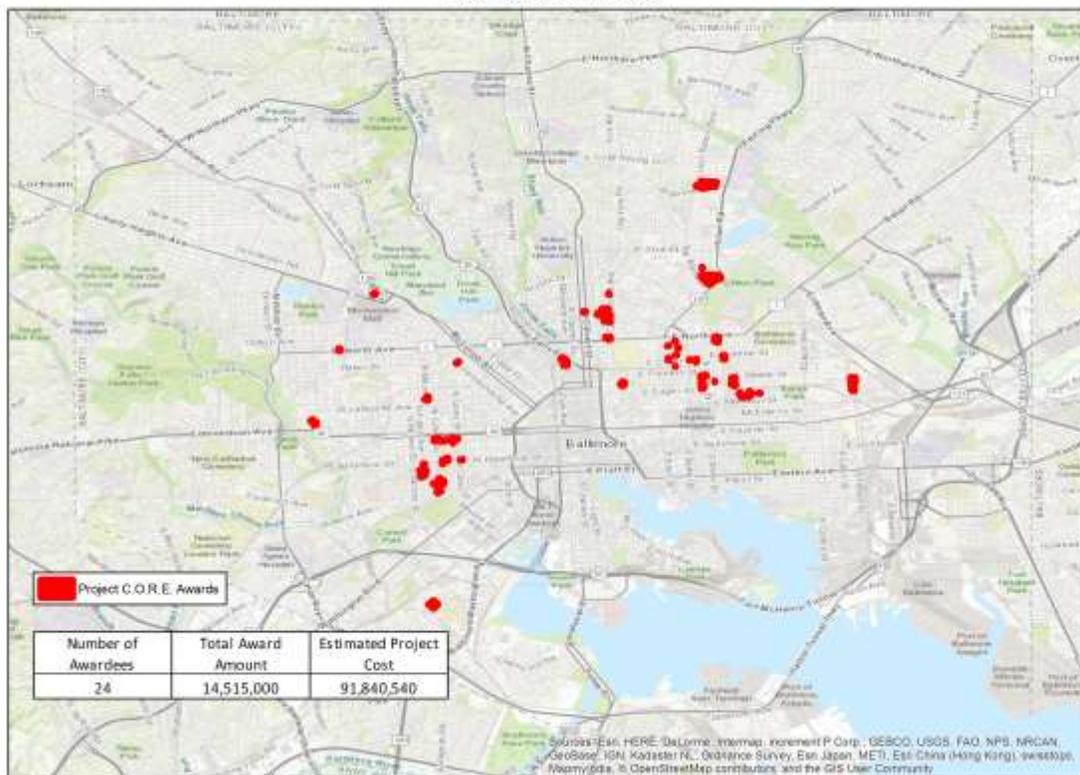
From program inception through the end of June 2018, the Department has awarded 65 projects through the RFA process for a total of \$33 million. State funds will leverage approximately \$212 million in other public, private and philanthropic dollars, for a total project cost exceeding \$245 million. In addition to Project C.O.R.E.’s demolition and deconstruction activities, the RFA process allows the Department to fund predevelopment activities that will put existing vacant lots and buildings back into use. Through three fiscal years of Project C.O.R.E. RFA funding rounds, the Department has funded predevelopment activities that will support the new construction of more than 300 housing units and the expansion of the city’s inventory of usable green space. Individual project award details for FY16 through FY18 are included in the Exhibits portion of this report.

SDF-CORE RFA Award Summary			
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
Totals	65	\$33,400,000.00	\$228,299,948.00

*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. It is anticipated that all of FY19’s Project C.O.R.E. allocation will go toward demolition and deconstruction activities; therefore there will not be an RFA round. Please see the map below for the locations of RFA awards in Fiscal Year 2018.

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



Community Outreach & Events

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 4. Highlights include:

- Attendance at community meetings impacted by Phase 4 properties to discuss proposed demolitions including:
 - Harlem Park Green Network Pilot Site Meeting on April 16th
 - Western District Community Relations Council Meeting on April 19th
 - Hoen Lithograph Building Ribbon Cutting Event on April 24th
 - Midtown Edmondson Avenue Improvement Association - Board Meeting on May 3rd
 - Mary Harvin Transformation Center Bugle Laundry Demolition Event on May 4th
- Phase IV Historic Preservation Consultation meeting with Maryland Historical Trust on April 11th
- Baltimore City Cabinet Meeting on June 14th at Shake and Bake Fun Center with tour stops at the following DHCD-funded locations:
 - R. House in Remington
 - Brick + Board/Details Deconstruction
 - North Avenue Gateway II
 - Union Collective

The Department spotlights Project C.O.R.E. activities, at times 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 4 saw the demolition of the vacant and blighted Bugle Laundry building located at 1501 N. Chester Street that will become the new site of the Mary Harvin Health & Wellness Center.

Mary Harvin Health & Wellness Center

Demolition of an environmentally hazardous warehouse to make way for a
community health center
May 4th 2018



Figure 3 Bugle Laundry Demolition Event for the new construction of the Mary Harvin Health & Wellness Center⁵

While the members of the Project C.O.R.E. partnership and its affiliated organizations often garner substantial attention from local media outlets, June 2018 saw the initiative grab national headlines. A front-page article in USA Today published on June 11th⁶ lauded the successes of Humanim’s Details Deconstruction in blight elimination and

⁵ Photographs provided by the Maryland DHCD Office of Marketing and Communications

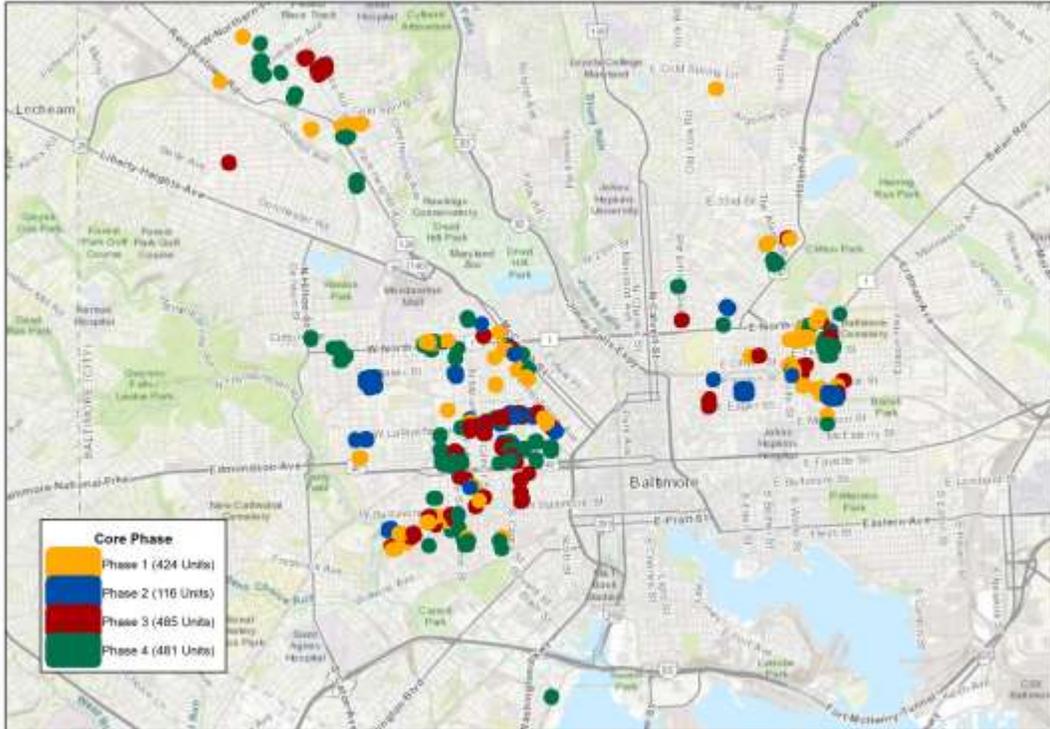
⁶ “A war on crime, fought with wood” by Aamer Madhani – USA Today

workforce development through the employment of returning citizens in Baltimore. Under the Restated MOU, all deconstruction work for the Project C.O.R.E. initiative will be contracted to Details Deconstruction.

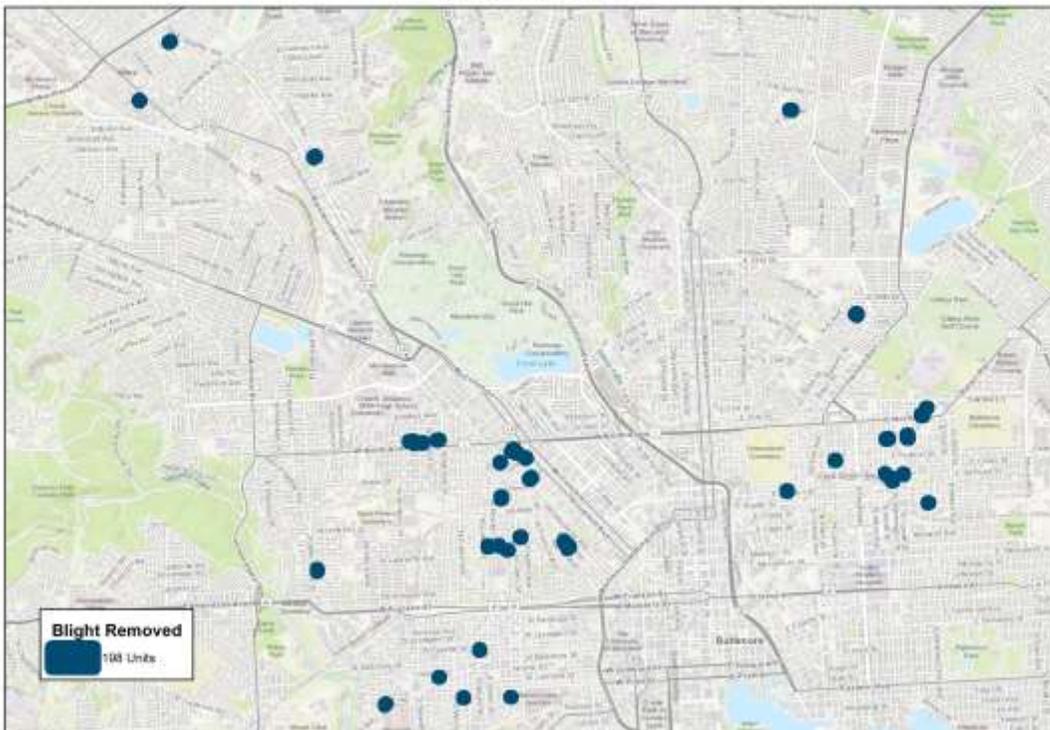
Exhibits

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

**Project CORE Properties by Phase
as of June 2018**



**MSA Blight Removed
as of June 2018**



Notices to Proceed (NTP) Issued to MSA as of June 2018

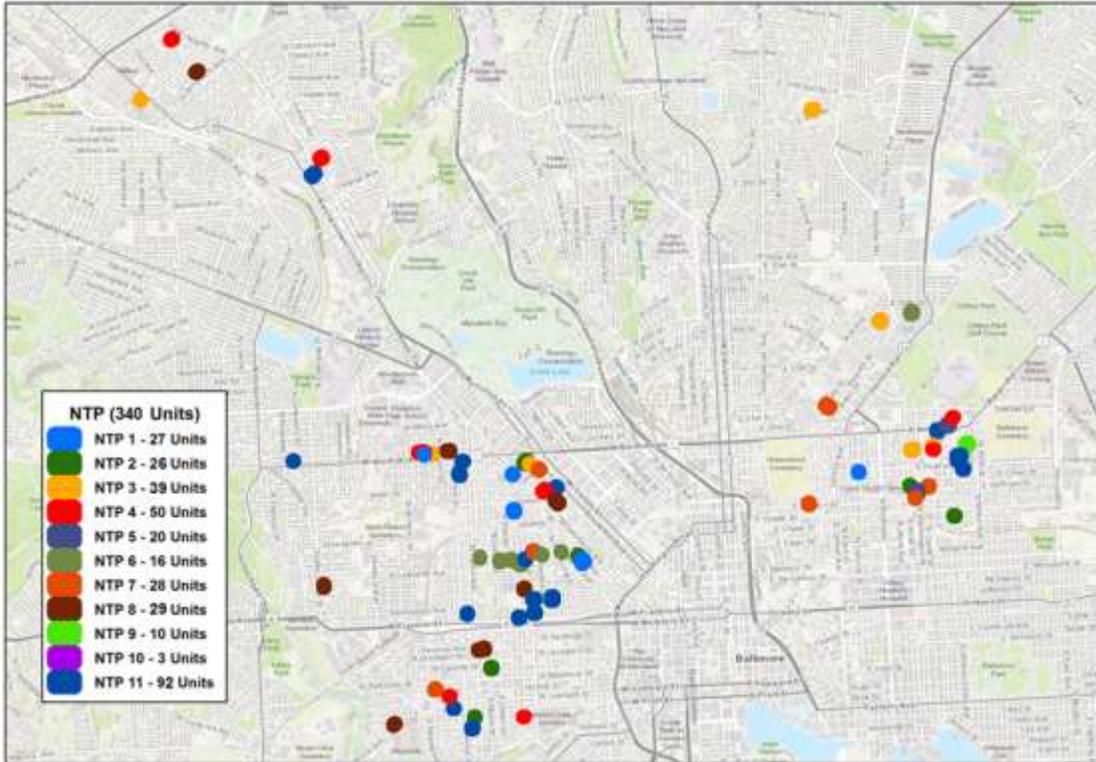


Exhibit B:
Approved Properties for Demolition⁷

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
1739 - 1751 N CHESTER ST	1	7
1344 -1356 N CALHOUN ST	1	5
1710 - 1724 N COLLINGTON AVE	1	8

⁷ 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.

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
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
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
3113-3115 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	4
1802 - 1820 W SARATOGA ST	3	8
0601 - 0609 N MONROE ST	4	5
0002 - 0010 S MONROE ST	4	6
0102 - 0110 S MONROE ST	4	5
0121 - 0125 S PAYSON ST	4	3
0300 - 0308 S NORRIS ST	4	5
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 - 0627 N BRICE ST	4	11
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 - 0920 HARLEM AVE	4	7
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
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
2162 - 2168 HOLLINS ST	4	4
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 - 1625 N MONTFORD AVE	4	11
1603 - 1619 N PORT ST	4	9
1602 - 1618 N BRADFORD ST	4	9
5202 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
5204 BEAUFORT AVE	4	1
1406 - 1420 MOSHER ST	4	8
5207 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	8

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
2172 & 2174 HOLLINS ST	4	2

Exhibit C:**Fiscal Year 2018 Notices to Proceed (NTPs) as of June 30, 2018**

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

FY18-11	612-628 N ARLINGTON AVE	Sent to MSA	8
FY18-11	1602-1618 N BRADFORD ST	Sent to MSA	9
FY18-11	1625-1637 N BRADFORD ST	Sent to MSA	7
FY18-11	1626-1638 N BRADFORD ST	Sent to MSA	7
FY18-11	500-506 N CALHOUN ST	Sent to MSA	4
FY18-11	517-523 N CAREY ST	Sent to MSA	4
FY18-11	617-625 N CAREY ST	Sent to MSA	5
FY18-11	2701 & 2713 CLASSEN AVE	Sent to MSA	2
FY18-11	1919-1927 ETTING ST	Sent to MSA	5
FY18-11	3003-3007 HERBERT ST	Sent to MSA	3
FY18-11	1806-1812 LAURETTA AVE	Sent to MSA	4
FY18-11	1704-1718 MCKEAN AVE	Sent to MSA	8
FY18-11	1827 MCKEAN AVE	Sent to MSA	1
FY18-11	1512-1516 N MONTFORD	Sent to MSA	3
FY18-11	1309-1317 MOSHER ST	Sent to MSA	5
FY18-11	2125-2133 E NORTH AVE	Sent to MSA	5
FY18-11	121-125 S PAYSON ST	Sent to MSA	3
FY18-11	1823-1835 WILHELM ST	Sent to MSA	7
FY18-11	706-710 N BRADFORD ST	Demo Prep	3
FY18-11	3207 CLIFTON AVE	Sent to MSA	1
FY18-11	954-956 W FRANKLIN ST	Sent to MSA	2
FY18-11	3502 W GARRISON AVE	Sent to MSA	1
FY18-11	1708 GORSUCH AVE	Sent to MSA	1
FY18-11	1731-1733 GORSUCH AVE	Sent to MSA	2
FY18-11	1742-1744 GORSUCH AVE	Demo Prep	2
FY18-11	1945 HERBERT ST	Sent to MSA	1
FY18-11	2933 HERBERT ST	Sent to MSA	1

Exhibit D:
Sample of Photography of MSA Demolition & Deconstruction Activity⁸
2228-2242 E. North Avenue

Pre-demolition Photos



Progress Photos



⁸ 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



1704 Mosher Street

Pre-demolition Photos



Progress Photos



1513-1517 Mosher Street

Pre-demolition Photos



Progress Photos



1423 Mosher Street

Pre-demolition Photos



Progress Photos



905-907 N. Calhoun Street

Pre-demolition Photos



Progress Photos



501-507 Gold Street

Pre-demolition Photos



Progress Photos



301-307 S. Catherine Street

Pre-demolition Photos



Progress Photos



2858 W. Lanvale 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
2016 RFA Award Total			\$2,775,000
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
2017 RFA Award Total			\$16,110,000
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
2018 RFA Award Total			\$14,515,000