

REINVEST

Baltimore

Welcome!



Open Meetings

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

Meetings Being Recorded

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

Agenda

- **Call to Order**
Jake Day, Secretary, MD Dept. of Housing and Community Development, BVRC Chair
- **Adoption of Meeting Minutes**
Secretary Day
- **Data Requests**
Secretary Day
- **Constraints and Obstacles**
- **Strategy Session 1 Follow Up - Identification of VBNs**
Alice Kennedy, Baltimore City Housing Commissioner, BVRC Vice Chair
- **Working Group Scope**
Secretary Day
- **Closing**
Secretary Day

Data Requests



Data Request Tracking

Item	Data provider	Delivery Date
Annual production goals for major activities	BC DHCD	March
Month over month progress report of actuals compared to goals	BC DHCD	April
FY25 property list for state, city and other investment	BC DHCD/MD DHCD	April
Block-level prioritization	BC DHCD	April
FY 26 property list for state, city and other investment	BC DHCD/MD DHCD	June
Rehab starts compared to FY24	BC DHCD	Need more clarity
Update VBN mapping tool (a way to visualize whole block change)	BC DHCD	FY26
# of VBNs generated by 311 citizen service request calls vs other methods	N/A	N/A

Constraints and Obstacles - VBNs



Factors contributing to VBN change

- **~6% year-over-year increase** in use and occupancy permits being issued (rehabilitated VBNs)
- Demolitions continuing, but at a lesser rate than previous years
 - Stabilization to demo proportion was 2:1 in 2022 and 2023, 4:1 in 2024 indicating increased stabilization and decreased demolition
- 43% reduction in housing inspections from 2018-2024
- Rate of VBN issuance is consistent

Validating VBN Coverage

- ReBUILD Metro survey of vacant vs VBN properties in 6 neighborhoods shows that there is **no statistically significant difference** between VBNs and vacant properties exhibiting damage equivalent to a VBN
- Survey documented 20 characteristics related to vacant activity and assigned levels of severity to each property
 - Feature importance analysis shows that **roof damage, holes in structure, open access points and tall grass** are highly predictive features of vacancy
- Using roof damage scores we see that VBN rates across each neighborhood are relatively balanced with the rate of damaged roofs (i.e. neighborhoods have 2 VBNs for every 1 damaged roof or less).

Working Groups



Working Group Scope

Discussion questions:

- a. What would you change or add to the description of the working group's purpose?
- b. What initial questions do we want the working groups to answer?
- c. What initial data will the working groups need?

Financing

Develop a plan to obtain private, philanthropic, and additional government funding to support the vacancy reduction plan.

- Review existing financial model for \$3B investment
- Develop sources and uses budget for 15 year plan
- Determine funding gaps, activities in need of funding
- Explore private, philanthropic and public funding opportunities
- Develop a fundraising plan private, philanthropic and additional government funding needed for BVRC review

Capacity Building

Recommend collaborative, innovative, and data-driven strategies to increase the capacity of small developers, trades, and non-profit partners to rehab vacant properties and build neighborhood housing markets.

- Conduct stakeholder interviews to determine capacity needs
- Assess existing programs and funding opportunities for capacity building and determine gaps

Delivery Chain

Identify and address challenges to move properties through the redevelopment pipeline, including acquisition, disposition, stabilization, disposition and permitting.

- Review current delivery chains, including timelines for each phase
- Review existing process improvement
- Recommend additional process changes to reduce timelines
- Monitor and report on delivery chain performance

Economic Opportunity

Recommend collaborative, innovative, and data-driven strategies to maximize place-based economic development and small business growth in the vacancy reduction priority geography.

Working Group Formation

- Form small working groups (no more than 9 members) to ensure productive, efficient meetings
- Up to four BVRC members per working group; council members assign additional members
- Working group interest form will be sent to BVRC members this week

Working Group Scope

Working groups should:

- Propose realistic and actionable recommendations (with related performance metrics, as applicable) that contribute to reducing the number of vacant and abandoned properties in Baltimore City.
- Ensure recommendations are rooted in BVRC shared values and guiding principles.
- Incorporate meaningful community engagement into evaluation and decision making.
- Maintain communication with other working groups to avoid duplication and ensure alignment.
- Be prepared to provide regular updates for BVRC meetings.

Working Group Launch

- Form for non-BVRC member interest will be online this week
- Staffing
 - MD DHCD staff will staff working groups and organize responses to data request and other information needed for working groups
- Reporting to BVRC
 - Working groups will be asked to report findings and recommendations to BVRC