

The logo features the text "REINVEST" in a bold, white, sans-serif font, positioned above the word "Baltimore" in a white, cursive script font. The background is a solid blue color with a pattern of diagonal lines radiating from the top center, creating a sunburst effect.

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**
Secretary Day
- **Adoption of Meeting Minutes**
Secretary Day
- **BVRI Update**
Secretary Day
- **Monthly Production Report**
Commissioner Kennedy
- **Review Data Requests**
Secretary Day
- **Block Level Planning**
Commissioner Kennedy
- **Closed Session**
Secretary Day

Meeting Minutes



BVRI Update



What is the path forward?

Immediate How do we accelerate the abatement of VBNs and related redevelopment activity?

(where new & immediate attention must be applied)

Near Term How do we increase the speed and volume of the processes through which most VBNs should ultimately flow?

(where the majority of attention has been focused)

Identifying Focus

To now	6 - 12 mo	12-18 mo	18-24 mo
Oct. 1, 2024- April 1, 2025	April 2, 2025-Oct. 1, 2025	Oct. 1, 2025-April 2, 2026	April 2, 2026-Oct. 1, 2026
Setting the Stage: Geography, values, whole block approach, production goals	Immediate: Deploy BVRI funds, prioritize performance		
	Near Term: Expand/accelerate city acquisition and disposition; state, city, private funds deploy quickly and strategically		
	Long-Term: Expand production with pre-approved designs, expedited subdivision, modular solutions; implement new tools for sustainable return of vacant properties		

Immediate Action

Rethink the deployment of BVRI funds

Current Process

- Long application and award cycle
- Payments on a reimbursement basis
- Fund one project at a time



Prioritizing Action

- Accelerated application & award process
- Expedited payments to CDOs
- Fund multiple projects at a time

Baltimore Vacants Reinvestment Initiative

WHY

- Capitalize private sector
- Inspire partners to:
 - reduce their timelines,
 - use tools and processes more efficiently,
 - align priorities

HOW

- Open BVRI on **April 2** with decisions by July 1
- Partner with MCIC to expedite award payments
- Prioritize performance, effective use of funds while achieving whole block outcomes

Baltimore Vacants Reinvestment Initiative

CDO Applies
to BVRI

CDOs submit properties they own or want to purchase to State DHCD through the BVRI application.

State Awards
CDOs

The State determines awards to CDOs.

State
Partners to
Deploy \$

State provides award funds to intermediary to disburse to CDOs.

CDOs Acquire
Properties

CDOs acquire, demolish, stabilize or rehab as quickly as possible.

Rapidly
Disburse
Funds

DHCD (in cooperation with MCIC) disburses funds based on plans and progress.

Near Term (6-18 months)

- Expedite disposal of properties the city current owns.
- Ensure performance of BVRI portfolio; resolve capacity or process challenges impacting performance.
- Implement initial recommendations from working groups that scale, accelerate, target acquisition & disposition of VBNs or identify new processes that quickly and strategically abate VBNs.

Long term (6-24 months)

- Expand housing production with pre-approved/permitted designs, expedited subdivision, and modular solutions.
- Implement new tools for sustainable return of vacant properties to housing or other productive use proposed through recommendations from BVRC.

Map and Track the Abatement of VBNs

1. MD DHCD will develop an action plan to track:

- a. **performance** of city-owned, CDO-owned, and developer-partner-owned properties
- a. **actions** by property type, responsible party, sources of funds, time, time saved (reduced), VBNs abated
- a. **tasks by responsible parties** (BVRC, State DHCD, City DHCD, State i-Team, City i-Team, Working Groups, MCIC, CDOs, Development Partners)

Partner Roles

Reporting and Analysis	Strategy	Process Improvement	Acquisition, Redevelopment	Financing
Baltimore City DHCD	Baltimore City DHCD	Baltimore City DHCD	CDOs and Development Partners	BVRC Financing Working Group
Baltimore City i-Team	State DHCD	State DHCD	Baltimore City DHCD	State DHCD
State i-Team	CDOs	MCIC	Maryland Stadium Authority	Baltimore City
Data Working Group	Working Groups	Delivery Chain Working Group	MEDCO, BDC	Corporate, philanthropic

Partner Roles

BVRC

Pursue options to improve existing or develop new processes for abating VBNs and maximizing reinvestment opportunities in target area.



Data Requests



Data Request Tracking

Data	Data Provider	Due Date
Properties owned by strong community associations or organizations in a prioritized Whole Block that don't have the resources to abate them - Sought through BVRI application	MD DHCD	April
Whole blocks that have been identified/prioritized and are currently being worked on by City DHCD	BC DHCD	April
Properties currently in the pipeline that would complete the city's planned commitment for an identified/prioritized whole block	BC DHCD	April
Assigned remediation strategies for all the properties with VBNs owned by Baltimore City	BC DHCD	April
Month over month progress report toward annual and 5-year production goals	BC DHCD	April

Monthly Production Report



Working Group Updates



BVRC Working Group Chairs

1. Data: Beth Blauer
2. Delivery Chain: Matt Gallagher
3. Economic Opportunity: Otis Rolley
4. Financing: Mark Anthony Thomas & Leslie McMillan

Next steps:

1. Invitations to other participants.
2. First full meeting in April

Block Level Planning



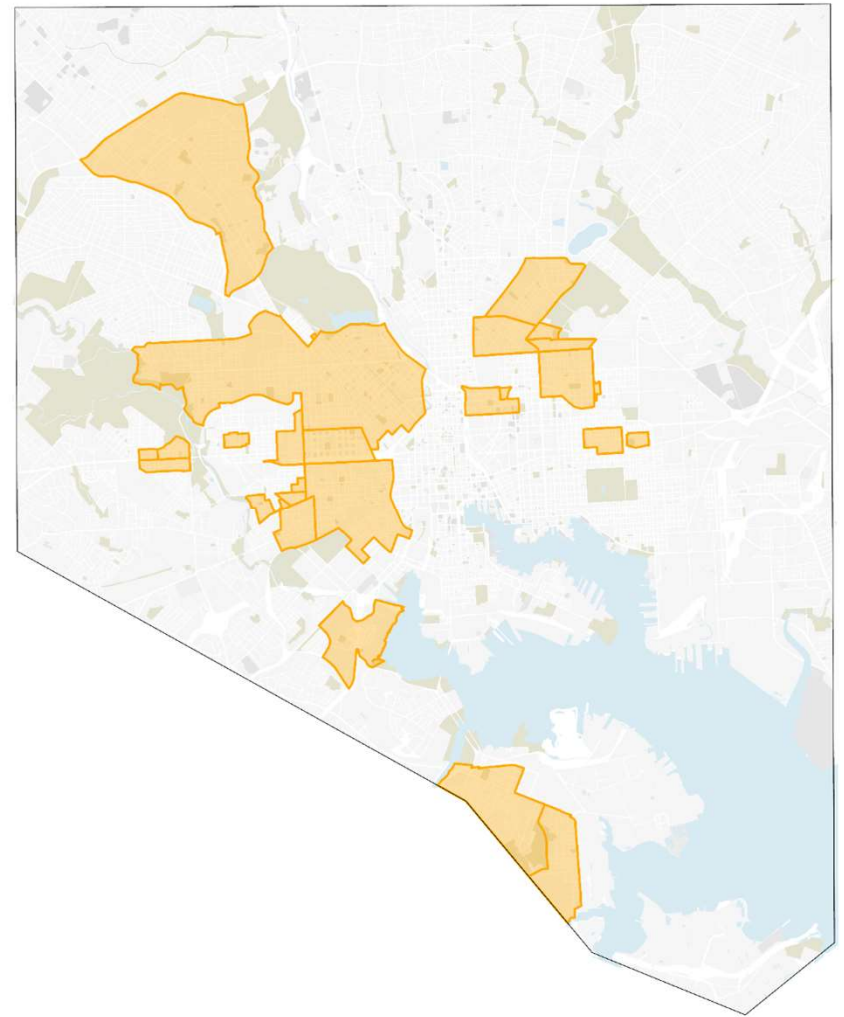
Goals of Open Block-Level Planning Presentation

BVRC Members will learn about:

1. Processes and inputs behind Baltimore City's Block-Level Planning (BLP)
2. Overall **Outcome and Implementation work plan** of FY25 BLP
3. Demonstrative blocks assigned and implementing strategies during FY25 BLP

Vacancy Reduction Priority Geographies

- 70% of VBNs are inside Vacancy Reduction Priority Geographies
- All Block-Level Planning occurs within the VRPGs



Current Vacant Building Notice Status



**VBN
Ownership**

915
7.1%
City

11,839
91.9%
Private

117
1.0%
Other

[DHCD Key Stats Dashboard](#), retrieved March 31, 2025

REINVEST *Baltimore*

A vacant building notice on a property is resolved through demolition or issuance of a use and occupancy permit, whereas vacant lots are addressed through ownership, future development, or maintenance

Vacant Buildings



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



Demolition completed

Vacant Lots



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



To operationalize the Mayor's capital plan, DHCD must reduce the number of vacant properties while producing whole block outcomes



Reduce Vacant Buildings

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



Produce Whole Block Outcomes

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



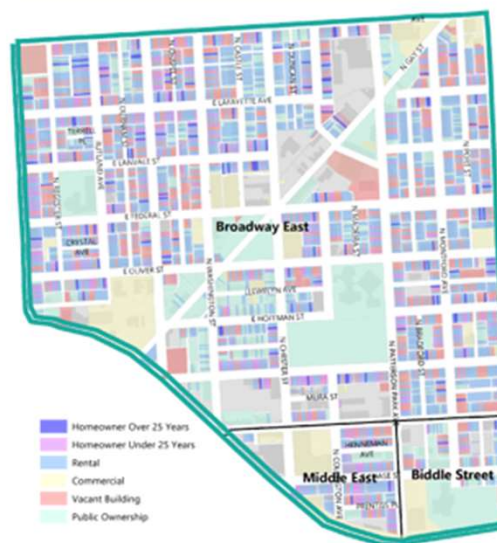
City DHCD's community development strategy is community led, data-driven, and based on deep market knowledge.

ASSET MAPPING



[Implementation Strategy & Project Tracker](#)

MARKET CONDITIONS



BLOCK-LEVEL PLANNING



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

FY 2025 PRIORITIES

28 Priority Blocks

113 VBNs

155 lots

Highlighted Investments

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

LEADING MARKET CONDITIONS

Median Sales price 2024 (2016)	\$29,700 (\$10,000)
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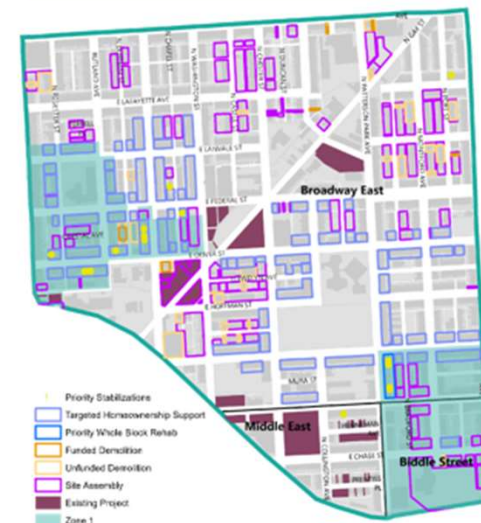
Homeownership rate (% change since 2011)	19.5% (-9.9%)
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Population	3,376
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Population Change Since 2010	-32% (4,931)
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[Implementation Strategy Document](#)
[Neighborhood Data Profiles](#)
[Project Tracker + Housing Marker Data](#)
[2020 Census Demographics Data Explorer by Neighborhood](#)

BLOCK - LEVEL PLANNING



 MAYOR
BRANDON M. SCOTT

Block-Level Planning Leads to Whole Block Outcomes

All of our work is **centered in the goal of whole block outcomes**. The work of DHCD is dynamic and interconnected.

- Block Level Planning leads to whole block outcomes.

Agile and effective implementation of every strategy leads to whole block outcomes - in which every property is engaged in a productive use.

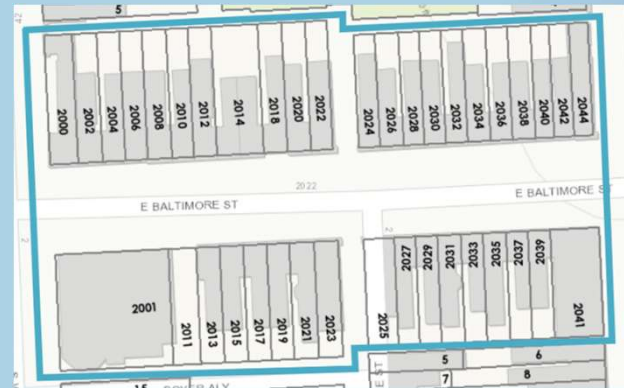
What is Block-Level Planning?

DHCD staff and partner agencies utilize neighborhood master plans, strategic implementation plans and community-led decisions to deploy all of DHCD's tools to address every VBN and Vacant Lot to create whole block outcomes. These strategies are paired with support for existing residents resulting in a detailed path toward whole block outcomes.

Block Definition:

- Both sides of the street
- Corner to corner

E.g. 2000 Block of E Baltimore St.



Block-Level Planning Process

Identify Priority Blocks

Convene
Meetings

Assign
Strategies

Deploy
Strategies

Monitor
Progress

Keys to Success:

1. Assign/implement strategies for every VBN and vacant lot on priority blocks
2. Support and engage existing residents
3. Evaluate & repeat process on new priority blocks

Block-Level Planning Process

Identify Priority Blocks

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Meetings

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Strategies

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Progress

Priority Block Criteria:

- Part of community plan
- Building from Strength
- Active redevelopment
- Proximity to large developments
- Community Input
- Tied to fiscal year budget planning
- Ongoing work



Block-Level Planning Process

Identify Priority Blocks

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Meetings

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Strategies

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Strategies

Monitor
Progress

Collaborators:

- Community Representatives
- Code Enforcement
- Development
- Permits & Litigation
- Senior Leadership
- Research & Analytics
- Homeownership Support
- Community Planners
- Elected Officials



Block-Level Planning Process

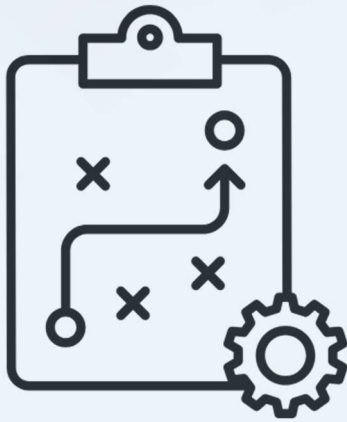
Identify Priority Blocks

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Assign strategies to every VBN and vacant lot on the block. Decision factors:

- Community preferences
- Existing projects/development
- Successful/Ongoing strategies
- Legal Considerations
- Building condition (roofs)
- Housing Market Conditions
- Homeownership
- In Rem Eligibility
- Permit Activity

Block-Level Planning Process

Identify Priority Blocks

Convene
Meetings

Assign
Strategies

Deploy
Strategies

Monitor
Progress



- Prioritize within DHCD Operations
- Coordinate w/ Community Development Partners
- Inform budget planning
- Inform BVRI funding request
- Align w/ Mayor's Neighborhood Subcabinet/Working Groups
- Coordinating w/ other agencies (DOT, Planning, DPW, etc)

Block-Level Planning Process

Identify Priority Blocks

Convene
Meetings

Assign
Strategies

Deploy
Strategies

Monitor
Progress



- Update strategies if needed
- Update projections & goals
- Monitor funding needs
- Performance Management Meetings
- BVRC Reporting

FY25 Block-Level Planning Strategy Definitions

2,868 VBNs/Vacant Lots with Strategies Assigned

Acquisition - DHCD acquires properties using methods including in rem foreclosure, condemnation, negotiation and donation

Acquisition (With Relocation) - Acquiring an occupied property that requires relocation

Demolition - Removal of unsafe structures and catalyzing development

Disposition - The city disposes of DHCD-owned properties through methods including the fixed-pricing program, open bid, request for proposal/request for qualification and adopt-a-lot

Homeownership & Housing Preservation (HHP) - Program outreach to homeowners

Infrastructure Investment - Vacant Lots requiring infrastructure improvements for larger developments

FY25 Block-Level Planning Strategy Definitions

2,868 VBNs/Vacant Lots with Strategies Assigned

Land Disposition Agreement (LDA) Compliance - Completed dispositions with limited development activity

Monitor (Code Enforcement) - VBNs with open permits. Monitor to ensure work is up to code.

Monitor (Development) - VBNs with open permits require monitoring to ensure project completion

Monitor (Permits and Litigation) - Active receivership cases

Offer as a Side Yard - Individual vacant lots next to owner-occupied properties

Receivership - File receivership

Site Assembly - Assigned to properties where acquisition leads to a larger development site. Can be assigned to city-owned properties and acquisition targets.

Stabilization - Reinforce and support the damaged parts of unsafe or vacant buildings

FY25 Block-Level Planning Strategies

2,868 VBNs/Vacant Lots with Strategies Assigned

Strategy	VBNs	Vacant Lots
Acquisition	665	425
Receivership*	205	0
Monitor (Code Enforcement)	199	14
Stabilization*	177	0
Demolition*	82	0
Monitor (Permits & Litigation)	78	3
Disposition	69	325

Strategy	VBNs	Vacant Lots
Monitor (Development)	49	189
LDA Compliance	21	15
Site Assembly	15	302
Acquisition (with Relocation)*	7	0
HHP*	1	0
Offer as Side Yard**	0	21
Infrastructure Investment**	0	6

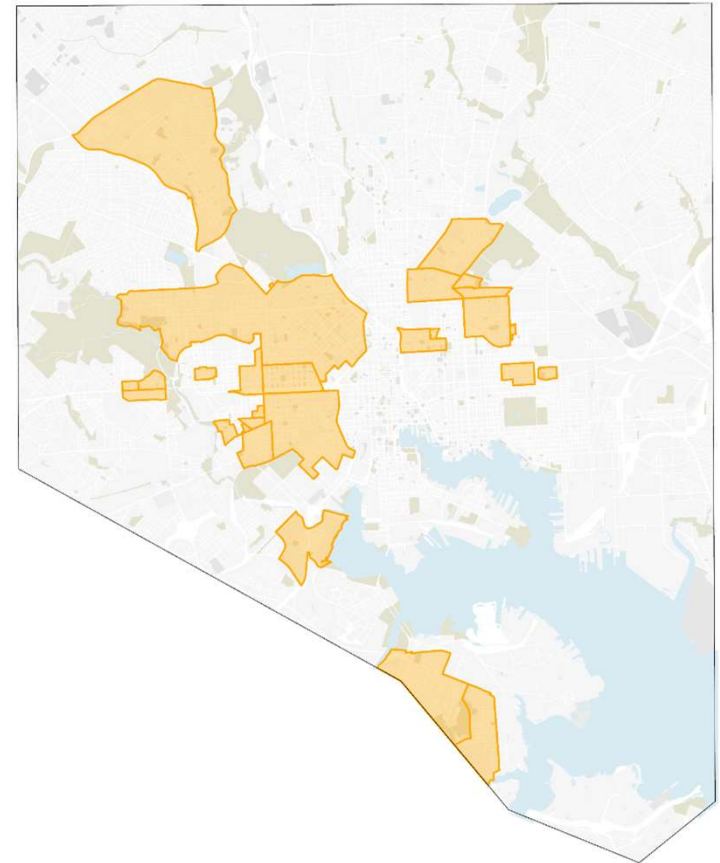
⇒ 240 VBNs & 7 Vacant Lots in the 308 BLP blocks are under permit.

*strategy unique to VBNs

**strategy unique to vacant lots

Vacancy Reduction Priority Geographies

- 70% of VBNs are inside Vacancy Reduction Priority Geographies
- All Block-Level Planning occurs within the VRPGs



Block-Level Planning in Action - 2600 Loyola Northway



Strategy	# complete in FY25	# in progress
Acquisition (excluding in-rem)	0	1
In Rem Acquisition	0	4
Demolition	n/a	n/a
Stabilization	n/a	n/a
Disposition	0	4
Receivership	n/a	n/a

Properties with strategies not started	0
Number of Homeowners	19

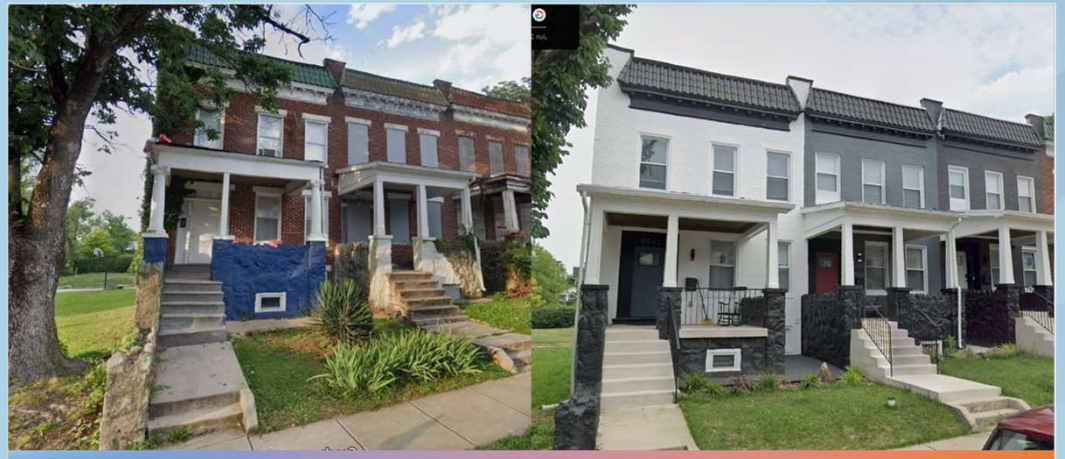
2600 Loyola Northway - Before and After

State and Local Funding

- \$300K from MD DHCD for demolition, stabilization, developer subsidy & buyer subsidy
- \$420K from Baltimore DHCD for acquisition, stabilization w/ \$150K allocated for home improvement and facade grants for existing homeowners

Private Investment Leveraged

- Over \$1M in private investment
- Reported rehab costs: \$250K per property
- Resale prices: \$290K - \$350K



FY25 Block-Level Planning Summary

There are **308** blocks in FY25 block-level planning containing **1,568** currently open VBNs and **1,300** vacant lots.

All of these properties have strategies assigned.

FY25 Block-Level Planning Summary Stats

- **3,152** total blocks in the vacancy reduction priority geographies (not all blocks have VBNs or will have reason to be part of future BLP)
- **308** blocks in FY25 Block-level Planning
- **1,568** open VBNs within the block-level planning blocks (all have strategies assigned)
 - **109** VBNs have been abated on the BLP blocks in FY25
 - **650** open VBNs are included in the FY25 BVRI funding request
- **1,300** vacant lots within the block-level planning blocks have been assigned strategies
- **1,104** properties owned by the city that are part of FY25 BLP
 - **182** VBNs
 - **922** Vacant lots
 - **4,610** city-owned vacant lots in the vacancy reduction priority geographies (not all will have reason to be part of block level planning)

City-Owned Properties in FY25 Block-Level Planning

- **182** city-owned VBNS with assigned block level planning strategies (108 have strategies in progress)

Strategy	# Assigned 1st Strategy	# Assigned 2nd Strategy	# Assigned 3rd Strategy
Stabilization	57	1	0
Disposition	50	15	10
Acquisition	25	21	0
Demolition	19	3	0
Monitor Development	16	0	0
Site Assembly	15	13	5

City-Owned Properties in FY25 Block-Level Planning

- **746** city-owned vacant lots with assigned strategies (Mayoralty, HCD, Finance, Tax Sale)

Strategy	# Assigned 1st Strategy	# Assigned 2nd Strategy	# Assigned 3rd Strategy
Disposition	317	26	0
Site Assembly	286	11	0
Monitor Development	104	0	0
Offer as Side Yard	21	0	0
Acquisition	13	0	0
Infrastructure Investment	5	0	0

Summary Stats - BLP Strategy Progress

Properties are already making progress on their designated BLP strategies including many state funded properties
58% of strategies below are in progress or complete

Strategy	Total Assigned	In Progress	Completed in FY25	Included in BVRI Funding Request	% In Progress or Complete
Acquisition (excluding in-rem)	999	540	33	328	57%
In Rem Acquisition	498	241	27	n/a	54%
Demolition	210	47	7	88	26%
Stabilization	183	6	19	161	14%
Disposition	617	403	8	n/a	67%
Receivership	234	236	27	n/a	112%