

REINVEST

Baltimore

Welcome!



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Agenda

Meeting Minutes

Secretary Day

Monthly Production Goals

Commissioner Kennedy

FY26 Baltimore Vacants

Reinvestment Initiative

Secretary Day

FY26 Reinvest Baltimore

Annual Report

Secretary Day

Working Group Updates

Working Group Chairs

Meeting Minutes



Monthly Production Report



Baltimore Vacants Reinvestment Initiative



FY26 Award Summary

\$3M to City DHCD

- For balance of acquisitions included in the city's FY25 funding request
 - FY25 request totaled \$45M to acquire, demo and stabilize 744 vacant properties on the city's priority blocks

\$12M to MD Stadium Authority (MSA)

- For balance of demos and stabilizations included in the city's FY25 request noted above

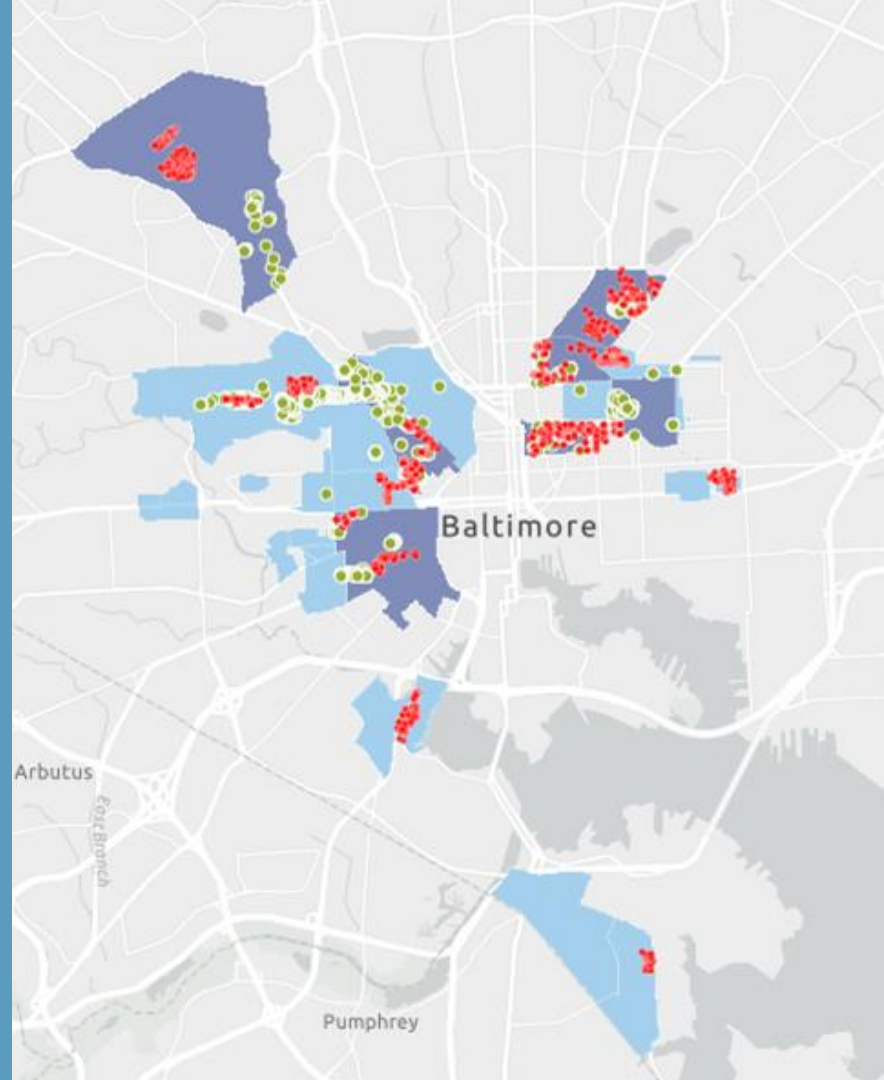
\$30M to MD Community Investment Corp. (MCIC)

- State-led review process resulted in 20 CDO awardees in 16 geographies.
- MCIC is the financial intermediary for BVRI funding to CDO awardees.

BVRI Target Geographies

- Darley Park
- Coldstream
- Homestead
- Montebello
- East Balt. Midway
- Park Heights
- W. North Avenue
- Mondawmin (Robert Coleman)
- Harlem Park
- Park Heights
- Marble Hill
- Johnston Square/Oliver
- Curtis Bay
- Westport
- Ellwood Park
- Hollins
- Market/Mount Clare
- Franklin Square
- Upton

Green = City/MSA properties
Red = FY26 CDO properties
Dark Blue = IIAs
Lt. Blue = Other VPRGs



BVRI CDO Support Fund

Overview:

- \$1.5M fund to ensure BVRI CDOs expeditiously deploy state capital funds.
- 99 pre-qualified submitters to the [TA consultant RFP](#).

Process:

- MCIC managing procurement process to identify qualified real estate and nonprofit management consultants.
- CDOs will select consultants from the approved pool.
- Each CDO must submit a TA scope of work tied to specific BVRI project milestones.
- Consultants will report progress directly to MCIC, while CDOs will evaluate the quality of services received.

Property Lists & Coordination

All grantees have **approved property lists** to ensure alignment to **whole blocks** and to track **property progress** over time.

- Property lists and modifications are approved by MD DHCD.
- State and City DHCDs work closely to coordinate property activities on the approved list.
- BVRI funding deployed by MCIC tied to approved properties.

Property List By The Numbers

2,021: properties approved to date for FY25 & FY26 BVRI funding

744: approved for City/MSA*

- 414 acquisitions
- 156 demos of which 34 are under site control by City
- 3 large site demos
- 171 stabilizations of which 56 are under site control by City

1,277: approved for CDOs*

- 138 in FY25 BVRI
- 1,139 in FY26 BVRI
 - 337 in first phase
 - 147 in first phase under site control

*as of 8/29/25 and subject to change

BVRI Awardee Grant Summary

Grantee	FY25		FY26		TOTAL	
	<i>Awarded</i>	<i>Property #</i>	<i>Awarded</i>	<i>Property #</i>	<i>Awarded</i>	<i>Property #</i>
MSA	\$9M	152	\$12M	178	\$21M	330
City DHCD	\$20M	343	\$3M	71	\$23M	414
TOTAL City/MSA	\$29M	495	\$15M	249	\$44M	744
RFA*	\$21M	138	\$5M	3	\$26M	141
MCIC	-	-	\$30M	337**	\$30M	337
TOTAL CDOs	\$21M	138	\$35M	340	\$56M	478
TOTAL	\$50M	633	\$50M	589	\$100M	1,222

* Request for Applications, MD DHCD's competitive funding round for State Revitalization Programs, awarded 31 CDOs in FY25 and 3 CDOs in FY26 for the next phases of large, mixed-use projects from FY25

** # of properties in first phase of CDO approved property lists.

Timeline

July 1:	BVRI Funding to MCIC
July 7:	BVRI Awards Announced!
July 14-29:	CDO Onboarding w/ MCIC
Aug 8:	TA Consultant RFPs Due
Aug 20:	Loan Basics Cohort Mtg
Sept: Mtg	Technical Assistance Cohort
Sept. Begin	Partner Coordination Mtgs
Oct:	BVRI CDO Cohort



Complementary Whole Block Investments

Investments and partnerships to support whole blocks and neighborhood market rebuilding:

- Incentivizing **affordable homeownership**: downpayment assistance, special mortgage programs
- Preserving **legacy homeownership** with repair grants
- Implementing **placemaking** improvements to enhance quality of life: greening vacant lots, building **parks** and other recreation, preserving and growing a walk-to-**services** and -retail environment
- Fostering collaborations around homebuyer/owner counseling, homebuyer clubs, estate planning, and tax credit utilization

MONTHLY BVRC BVRI REPORTING FRAMEWORK

BVRI Reporting Summary

1. Property Progress & Whole Block Outcomes

- a. Track timeframes, costs, redevelopment outcomes and VBN abatement by property address, and measure whole block change.

2. Neighborhood Change

- a. Develop baseline and ongoing analysis of neighborhood-level change indicators resulting from BVRI and other related investments.

3. Beneficiaries

- a. Understand the beneficiaries of the state's investment (homeowners, renters, businesses, minority contractors, local hiring).

Neighborhood Change

QUARTERLY:

- Vacancy rate
- Median home price
- Home sales
- Permit activity
- Homeownership rate

ANNUALLY:

- Unemployment rate
- Population
- Households
- Racial and ethnic composition
- Childhood poverty rate
- Household median income
- Tax assessments and revenue
- Resident employment
- Cost burden for renters and homeowner
- Tax credit utilization

BVRI Disbursement to Grantees

Grantee	FY25		FY26		TOTAL		
	<i>Awarded</i>	<i>Disbursed</i>	<i>Awarded</i>	<i>Disbursed</i>	<i>Awarded</i>	<i>Disbursed</i>	<i>% Disbursed</i>
RFA	\$21M	\$4M	\$5M	0	\$26M	\$4M	15%
MSA	\$9M	0	\$12M	0	\$21M	0	0%
City DHCD	\$20M	0	\$3M	0	\$23M	0	0%
MCIC	0	0	\$30M	\$10M	\$30M	\$10M	33%
TOTAL	\$50M	\$4M	\$50M	\$10M	\$100M	\$14M	14%

MCIC Disbursements to BVRI CDOs

- MD DHCD grants BVRI funds to MCIC
- MCIC makes BVRI loans to awarded CDOs
- Initial loan \$500K each
- Funds disbursed as advances and draws
- Additional loans based on performance

	Current Reporting Period	Last Reporting Period	Total Reporting Periods
# loans made			
\$ funds disbursed			
Repayments made			
Forgiveness			

Property Progress - CDOs

Metrics	Start of FY26	Current Reporting Period	Last Reporting Period	Total Reporting Periods
# Properties on approved list	1,139			
# Properties in first phase	337			
# Properties acquired*	0			
# Properties in production (under permit)	0			
# Properties with U&O	0			
# Properties resold	0			
# Properties rented	0			

Property Progress - City/MSA

Metrics	Start of FY26	Current Reporting Period	Last Reporting Period	Total Reporting Periods
# Properties on approved list	744			
# Properties acquired	0			
# Properties demolished	0			
# Properties stabilized	0			
TOTAL				

Whole Blocks Progress

Metrics	Start of FY26	Current Reporting Period	Last Reporting Period	Total Reporting Periods
# VBNs on BVRI blocks				
# VBNs abated				
# VBNs to abate				
# BVRI blocks				
# BVRI blocks whole				
# BVRI blocks to complete				

Challenges, Solutions

- Rotating set of discussion topics to bring to the BVRC meeting based on developments over the previous reporting period
- Insights from technical assistance requested from BVRI Support Fund

Reinvest Baltimore Annual Report



Reinvest Baltimore Annual Report

- A look back at the last year of Reinvest Baltimore (BVRC/BVRI)
- Required by the [Reinvest Baltimore Executive Order](#), which states:
 - "the Council shall submit an annual report to the Governor on or before January 1, 2025, and **by September 30th**, each year thereafter, outlining the status of Reinvest Baltimore and any **progress, challenges, and recommendations.**"

Annual Report Outline

- **INTRO:** Letter from Sec. Day
- **EXECUTIVE SUMMARY**
- **BACKGROUND:** Mayor's Vacancy Strategy; Reinvest Baltimore, BVRC, BVRI
- **BODY:**
 - **1) Implementing the Vacancy Strategy; 2) Financing the Vacancy Strategy; 3) Measuring Performance of the Vacancy Strategy**
 - In each section, the report will highlight **progress made, challenges and opportunities identified, and recommendations** from the working groups and the BVRC to accelerate and scale the reduction of vacant property on targeted whole blocks and promote neighborhood renewal.
- **RECOMMENDATIONS SUMMARY**
- **APPENDIX:** BVRC agendas and presentations

Implementing the Vacancy Strategy

Progress

- Shared values
- Shared geography
- Whole Blocks Strategy
- VBN Abatement and Production Goals
- FY26 BVRI Funding
- MCIC Partnership
- BVRC Working Groups

Challenges, Opportunities

- Scaling and targeting - increasing production overall and measuring performance on priority blocks
- Accelerating delivery systems by implementing high leverage process improvements and policy changes

Recommendations

- Further refinement of goals and outcomes to align with 5-year financial plan
- Early Delivery Chain focus areas and recommendations

Financing the Vacancy Strategy

Progress

- BVRI Funding
- BVRI Support Fund
- Affordable Housing TIF
- \$100M Loan Fund

Challenges, Opportunities

- Communicating a targeted reinvestment strategy to the private sector to demonstrate the market potential of target communities

Recommendations

- Further develop loan fund
- Publish 5-year financial plan for vacancy strategy

Measuring the Vacancy Strategy

Progress

- Vacancy Dashboard
- Data Working Group
- BVRI Progress Reporting

Challenges, Opportunities

- Tie process improvements in delivery chains to measurable change
- Determine baseline and targets for longer term outcomes of vacancy strategy, including household growth projections, private capital leverage rate, tax revenue projections

Recommendations

- Further determine baseline and targets for outcomes (see next slide)
- Data working group, city and state finalize measurement for neighborhood change where whole block investments occur

Measuring Outcomes

Data Working Group to further determine baseline and targets for the following proposed outcomes:

- Increase the number of households
- Grow property and income tax revenue
- Grow property values to build generational wealth for legacy residents
- Grow the homeownership rate
- Leverage private capital to scale redevelopment and maximize investment in vacant property development

Working Group Updates



Economic Opportunity

Otis Rolley, Chair

Recent meeting focused on encouraging minority business contracting and local hiring. Next steps include:

- MD DHCD to connect MOED and BDC with BVRI CDO cohort to discuss local hiring practices.
- Working group to develop recommendations for local hiring that incorporates best practices from around the country.

Finance

Leslie McMillan, Mark Anthony Thomas, Co-Chairs

Recent meeting included:

- Loan fund implementation next steps
- Review and discussion of BVRI-supporting financial products:
 - Construction Lending, NIIF
 - Interest Rate Reduction Mortgage, HNI

Data

Beth Blauer, Chair

Recent meeting included review of the Reinvest Baltimore Annual Report; group discussed:

- Using priority geographies to measure progress and assess the baselines for these areas as a reference point.
- Ensuring reporting not just on process but on progress.

Next working group meeting: Review changes to dashboard that show activity citywide vs in the vacancy reduction priority geographies.

Data

Requests	Working Group	Request Summary	Next Steps
Timetables & Production Volume	Delivery Chain	Chart of optimal and current timelines and production volume for Delivery Chains	Complete
Process Maps	Delivery Chain	Demolition, Donation, In Rem Pre-Filing, Disposition Negotiation & LDA	Demolition completed; others in progress for Sept. & Oct. Delivery Chain Working Group meetings
State Property Liens	Delivery Chain	Requested the city's in rem acquisition list to determine # of properties with state liens; supports Delivery Chain eval of state liens that need to be extinguished on in rem properties.	Submitted to the data request form to be discussed at upcoming data meeting

Data

Request	Working Group	Request Summary	Next Steps
Funder Scan	Finance	Survey of existing philanthropic commitments supporting vacancy reduction efforts	Engage funder around RB work plan & coordination in priority geographies
Economic Opportunity Data	Economic Opportunity	<ul style="list-style-type: none"> • Baseline: development projects, MBE participation, success rates • Housing: affordability, homeownership, credit profiles, DPA utilization • Small Business & Developer Capacity: inventory, capacity, capital challenges, capacity building programs • Workforce: unemployment, training and apprenticeship programs; local hiring; wages; barriers to employment • Financial & Economic: local spending, wealth building outcomes • Equity and Inclusion: MBE, procurement • Performance: economic indicators, social determinants 	City/State DHCDs provided readily available data; other requests require further evaluation and prioritization

Delivery Chain

Matt Gallagher, Chair

- City developed timetable chart with the strategies ‘bucketed’ to the Delivery Chain Workgroup.
- For the strategies that are active:
 - First column includes the estimated time needed for DHCD’s administrative/process steps as well as parts of the process that are mandated by law and the next column shows estimated recent performance based on available data.
 - Subsequent columns represent number of properties that have fully moved through each strategy for stated time period.
- Color Key indicates the following:

processes are not currently applicable, or
duplicative

processes are in transition or in development
and data full data is not available

Delivery Chain

Matt Gallagher, Chair

Acquisition programs

DHCD Delivery Chains Updated: 8/28/25	Estimated Optimal Time to Complete	Average Current Completion (recent performance)	Recent volume over 3 months	FY24 Actual Volume	FY25 Actual Volume	Notes
Judicial In Rem Foreclosure	120-150 days	180-210 days	58	Total: 135 Buildings: 79 Lots: 56	Total: 263 Buildings: 159 Lots: 104	Recent Volume Timeframe: Jan-Mar 2025 *Pre-filing time frames are not included.
Donation	180 days	300 days	8	Total: 29 Buildings: 14 Lots: 15	Total: 28 Buildings: 15 Lots: 13	Recent Volume Timeframe: Jan-Mar 2025

Delivery Chain

Acquisition programs

DHCD Delivery Chains Updated: 8/28/25	Estimated Optimal Time to Complete	Average Current Completion (recent performance)	Recent volume over 3 months	FY24 Actual Volume	FY25 Actual Volume	Notes
Condemnation	Default Case: 273 days Answer with Settlement: 353 days Answer without Settlement: 423 days	330 days	0	Total: 7 Buildings: 5 Lots: 2	Total: 24 Buildings: 23 Lots: 1	Recent Volume Timeframe: Jan-Mar 2025 Default=no one responds Answer with settlement=DHCD negotiation with interested party Answer without settlement=interested party and DHCD go to trial
Eminent Domain	see condemnation above	see condemnation above	(same as condemnation)			
Negotiated Purchase	209-337 days	395 days	0	Total: 12 Buildings: 10 Lots: 2	Total: 16 Buildings: 16 Lots: 0	Recent Volume Timeframe: Jan-Mar 2025

Delivery Chain

Acquisition programs

DHCD Delivery Chains Updated: 8/28/25	Estimated Optimal Time to Complete	Average Current Completion (recent performance)	Recent volume over 3 months	FY24 Actual Volume	FY25 Actual Volume	Notes
Tax Sale	not pursuing tax sale as strategy	n/a	n/a	n/a	n/a	
Bulk Tax Sale	tool to preserve properties DHCD wants to pursue	n/a	n/a	n/a	n/a	
Property Exchange	see 'donation' above	see 'donation' above	n/a: see notes	n/a: see notes	n/a: see notes	Volume is embedded in donation and disposition data. It is not a separate subset.

Delivery Chain

Disposition programs

	Estimated Optimal Time to Complete	Average Current Completion (recent performance)	Recent volume over 3 months	FY24 Actual Volume	FY25 Actual Volume	Notes
Open bid	117 days	Awarded to BOE Approved: 37 Days Awarded to Closing: 105 Days	9	174	105	Recent Volume Timeframe: Jan-Mar 2025. Broken out into 'Approved' and 'Closing' because buyer controls time to closing.
RFP	In progress: updated process in development	In progress: updated process in development	1	11	1	
Fixed price	117 days	Awarded to BOE Approved: 107 Days Awarded to Closing: 173 Days	44	6	138	Recent Volume Timeframe: Jan-Mar 2025. Broken out into 'Approved' and 'Closing' because buyer controls time to closing.

Delivery Chain

Disposition programs

	Estimated Optimal Time to Complete	Average Current Completion (recent performance)	Recent volume over 3 months	FY24 Actual Volume	FY25 Actual Volume	Notes
Vendor lien program	on hold	on hold	0	15	0	The Vendor Lien program was paused on August 4, 2023. Figures for FY 24 represent activity to that 8/4/2023 date. No activity in FY25
Land Disposition Agreements	part of disposition processes	part of all disposition processes	n/a	n/a	n/a	

Delivery Chain

Receivership

	Estimated Optimal Time to Complete	Average Current Completion (recent performance)	Recent volume over 3 months	FY24 Actual Volume	FY25 Actual Volume	Notes
Receivership	<p>Default hearing with completed service: 420 Days</p> <p>Hearing with Owner Participation: 480 days</p>	Total Time From Case Filed to Settlement: 667 days	28 properties settled	197 properties settled: January 1-December 31, 2024	51 properties settled: January 1-June 25, 2025	<p>Note--Different Recent Volume Timeframes:</p> <p>March-May 2025 (3 months) and using calendar year for volume</p>

Delivery Chain

Demolition

	Estimated Optimal Time to Complete	Average Current Completion (recent performance)	Recent volume over 3 months	FY24 Actual Volume	FY25 Actual Volume	Notes
City DHCD Demolition	Pre-Demo: 3-18 mos. Demo Prep: 3-6 mos. Demo: 60 days*	75	9	53	15	Recent Volume Timeframe: Jan-Mar 2025 *only includes time to demolish a structure once received by contractor.
MSA Demolition	8-10 months with on-call contractor.	14-16 months with RFP	5	135	9	Timeframe is notice to proceed from City to demo completion, including grass growth period. MHT Review takes 3-4 months prior to NTP issuance.
City DHCD Emergency Demolition	60-90 days	89	25	79	96	Recent Volume Timeframe: Jan-Mar 2025 Actual demo takes 24-72 hours, but job is not considered complete until grading/seeding finished.

Delivery Chain

Stabilization

	Estimated Optimal Time to Complete	Average Current Completion (recent performance)	Recent volume over 3 months	FY24 Actual Volume	FY25 Actual Volume	Notes
City DHCD Stabilization	30 days	30 days	31	181	113	Recent Volume Timeframe: Jan-Mar 2025
MSA Stabilization	TBD-have not yet performed this work	TBD-have not yet performed this work	n/a	n/a	n/a	NTP for 22 properties received from City

Delivery Chain

	Estimated Optimal Time to Complete	Average Current Completion (recent performance)	Recent volume over 3 months	FY24 Actual Volume	FY25 Actual Volume	Notes
Permitting	In transition: Permit Stat held monthly	In transition: Permit Stat held monthly	n/a	n/a	n/a	Metrics need to be identified

Delivery Chain - Initial Focus Areas

- Revise the property donation program: remove requirement for property owner to pay \$600 to donate; create marketing campaign
- Explore 3rd party options for servicing (notices, mailings, etc.)
- Reduce notices required for in-rem (requires change in legislation)
- Improve the process for removing municipal liens on vacant buildings
 - City providing recommendations at next Delivery Chain meeting
- Explore the expansion of options for facilitating private property transfer for vacant property redevelopment - forming sub-committee to meet with city staff to develop recommendations

Delivery Chain - Process Mapping

Process Map Completed:

- Demolition

Result:

- MSA can hire an on-call contractor for demos with a known number of demos per year and per month
- On-call contractor saves 6 months
- Next step: Forecast next few years of demolitions

Next Process Maps (Sept/Oct):

- Donation (Sept)
- Negotiation > Land Disposition Agreement (Oct)
- In rem foreclosure: pre-work and prioritization process before filing occurs (Oct)

2025 BVRC Meeting Dates

October 14

11 AM - 1 PM

Location: TBD

November 18

11 AM - 1 PM

Location: GBC

December 16

11AM - 1 PM

Location: TBD

Adjourn Meeting

