



REINVEST *Baltimore*

FY26 Reinvest Baltimore Annual Report

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Over the past year, the State of Maryland, Baltimore City, and public and private partners have made significant strides to eliminate vacant property in Baltimore City.

Baltimore Vacants Reinvestment Council (BVRC) Members

- Jake Day (Council Chair), Secretary, Maryland Department of Housing and Community Development
- Tim Keane (Council Vice Chair), Acting Commissioner, Baltimore City Department of Housing and Community Development
- Portia Wu, Secretary, Maryland Department of Labor
- Rebecca Flora, Secretary, Maryland Department of Planning
- Gary McGuigan, Executive Vice President, Maryland Stadium Authority
- Tom Sadowski, Executive Director, Maryland Economic Development Corporation
- Jasmin Torres, Assistant Attorney General, Maryland Office of the Attorney General
- Cory McCray, Maryland State Senator, Maryland General Assembly
- Stephanie Smith, Maryland State Delegate, Maryland General Assembly
- Faith Leach, Chief Administrative Officer, City of Baltimore
- Michael Mocksten, Director, Department of Finance, City of Baltimore
- John Bullock, Councilman, Baltimore City Council
- Leslie McMillan, Co-Chair, BUILD
- Mark Anthony Thomas, President & CEO, Greater Baltimore Committee
- Matt Gallagher, President & CEO, Goldseker Foundation
- Beth Blauer, Vice President of Public Impact Initiatives, Johns Hopkins University
- Otis Rolley, President & CEO, Baltimore Development Corporation

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Message From The Secretary

Governor Moore:

Baltimore City has carried the weight of too many vacant properties for too long, holding back the economic prospects of families, neighborhoods, and the city. The Reinvest Baltimore Executive Order recognized that a problem this urgent calls for an equally urgent response. It united the State of Maryland, Baltimore City, and nonprofit and for-profit partners around a shared commitment to eliminate vacant properties, expand homeownership, and revitalize neighborhoods across the city. It also called for closer coordination among all partners and, above all, faster whole-block redevelopment that delivers visible results for residents. Under that order, Project C.O.R.E. was reimagined as the Baltimore Vacants Reinvestment Initiative, and the Baltimore Vacants Reinvestment Council (BVRC) was established in November 2024.

From that foundation, the BVRC developed and adopted the Reinvest Baltimore Action Plan, which sets shared priorities, measurable targets, and clear responsibilities for State, City, and civic and community partners, turning the initiative's goals into a common roadmap for vacancy reduction and whole-block redevelopment. The Action Plan gives every partner a clearer path from coordination to measurable results.

The year also brought new leadership to Baltimore City's Department of Housing and Community Development. I am pleased to welcome new Baltimore City Acting Housing Commissioner Tim Keane as vice-chair of the BVRC. A nationally recognized planner who has led planning departments in Charleston, Atlanta, Boise, and Calgary, and most recently served as Baltimore's Planning Director, Acting Commissioner Keane brings the experience to turn strategy into results on the ground. His leadership strengthens the partnership between the State and the City at a pivotal moment for the initiative.

It remains a privilege to chair the council, and I am deeply grateful for its members' commitment. They have taken on difficult conversations and demanding work.

This report reflects the expertise, dedication, and collaborative spirit of the council and its working groups. It highlights the progress made this year to further strengthen and accelerate vacancy reduction and help Reinvest Baltimore meet its goals. On behalf of the council, it is my honor to present it to you.

Sincerely,

Secretary Jake Day

Maryland Department of Housing and Community Development

Background

For more than 50 years, Baltimore's persistent level of vacant and deteriorating buildings, in neighborhoods impacted by decades of disinvestment and racially discriminatory policies, continues to be a key barrier to the city's economic resurgence despite a multitude of positive initiatives. Over the last several years, the city has successfully reduced the number of vacant buildings to the lowest levels in more than two decades. However, Baltimore's vacant housing crisis continues to suppress property values and widen the appraisal gap in Baltimore's core Black communities, negatively impacting the ability of homeowners to build wealth, developers to create new housing, and residents to create thriving communities.

In January 2024, Governor Wes Moore committed the first annual allocation of \$50 million in the FY25 state budget for Baltimore's vacancy reduction effort, secured by legislation that protects this investment for years to come. The historic commitment launched the Baltimore Vacants Reinvestment Initiative, a dedicated funding stream that directly supports the city's \$3 billion, 15-year vision to eliminate vacant properties and deliver whole-block redevelopment in stronger, more inclusive communities, which was announced in December 2023.

On October 1, 2024, Governor Moore signed the Reinvest Baltimore Executive Order, a coordinated effort to align the city, state, community, private and philanthropic partners' initiatives into a unified strategy to move at least 5,000 vacant properties into homeownership or other positive outcomes over the next five years. Reinvest Baltimore includes the Baltimore Vacants Reinvestment Initiative (BVRI) and the Baltimore Vacants Reinvestment Council (BVRC).

The City of Baltimore's \$3 billion vision is built on the Framework for Community Development, forged through the partnership established between BUILD, GBC, and the City in 2023, and accelerated by and built on with unprecedented investment, including critical funding from BVRI. Achieving this transformational scale of investment requires deep coordination among state, city, community, philanthropic, corporate, and real estate partners, all working together in the neighborhoods most affected.

Baltimore Vacants Reinvestment Council

In November 2024, one month after the Executive Order signing, the Baltimore Vacants Reinvestment Council (BVRC) convened. The BVRC aligns funding, data, and delivery systems behind a shared goal: transform the city's vacant properties into rows of safe stable housing on thriving blocks and build strong neighborhoods that can sustainably attract private investment. The BVRC has committed to a framework that:

- Concentrates and aligns funding and effort on neighborhood-driven, whole-block redevelopment where public investment can stimulate market activity.
- Honors the unique historic built environment of Baltimore's older neighborhoods.
- Examines and streamlines property acquisition and disposition processes to accelerate vacancy reduction.
- Agrees to a shared target geography and setting production goals.
- Sets and achieves core values and guiding principles.
- Ensures public funds leverage complementary private investment.
- Uses data to drive decision making that leads to continuous improvements to programs and processes.
- Expands local hiring and economic opportunity through complementary public- and private-sector funding.

These commitments underscore the BVRC's decision making principles: invest in narrow target geographies, adopt whole-block and whole-neighborhood strategies, and align resources with shared values.

Baltimore Vacants Reinvestment Initiative

On April 1, 2025, Maryland DHCD announced the redesign of the Baltimore Vacants Reinvestment Initiative (BVRI), prioritizing and aligning funding to abate vacant building notices (VBNs) on contiguous blocks identified by non-profit community development organizations (CDOs).

During the FY2026 BVRI funding round, Maryland DHCD funded 20 non-profit CDOs committed to eliminating vacant property in 16 identified communities. The CDO awardees that scale up their production gain more ongoing BVRI investment over time through a pay-for-performance model that delivers funding in the form of forgivable working capital loans, replenished as CDOs rehab and resell or rent targeted properties. These organizations had access to \$30 million in funding through the Maryland Community Investment Corporation (MCIC) to address over 1,400 VBNs on identified target blocks.

For FY2027, Maryland DHCD expanded access to BVRI funding. After reviewing 47 applications with over \$1.4 billion in total project costs, 25 CDOs were selected and are

eligible for BVRI funding through MCIC. As of July 2027, the following CDOs are current or previous BVRI awardees (italicized organizations are new FY2027 awardees):

- Bethel Empowerment
- BRBE CDC
- Central Baltimore Partnership
- Comprehensive Housing Assistance, Inc
- Coppin Heights CDC
- Govans Ecumenical Development
- Habitat for Humanity Chesapeake
- Healthy Neighborhoods, Inc.
- Make Space, Inc
- Neighborhood Housing Services
- O'hara Development
- Parity Baltimore, Inc
- Park Heights Renaissance
- ReBuild Metro
- South Baltimore Community Land Trust
- South Baltimore Gateway Partnership
- Southeast CDC
- Southwest Partnership
- Unity Properties
- Upton Planning Committee
- *Action Baybrook*
- *Broadway East CDC*
- *City Life Community Builders*
- *Greater Baybrook Alliance*
- *Mary Harvin Transformation Center CDC*
- *West North Avenue Development Authority*

Accomplishments

VCN Reductions

Since the issuance of Governor Moore's Executive Order, 2,836 vacant properties have been rehabbed or demolished, more than halfway to the Governor's 5,000 property goal. These abatements include properties addressed with and without public sector intervention citywide. BVRI funding targets areas with the highest concentrations of vacancy where public sector funding and coordination is still necessary to catalyze a

successful housing market. With a live VBN count of 11,622 in June 2026, Reinvest Baltimore is currently exceeding Baltimore City's VBN reduction goal line to bring vacancy to functional zero by FY2036.

BVRI Support Fund

As a complement to public funding, local and national foundations organized the BVRI Support Fund, a \$1.7 million pool of funding which provides capital-enabling capacity building and technical assistance to the awarded CDOs to ensure they can expeditiously deploy their BVRI funding.

Managed by MCIC in collaboration with the Neighborhood Impact Investment Fund (NIIF), the Support Fund awarded 27 grants to CDOs in FY2026, averaging nearly \$61,000 per award. These grants support a variety of internal hires and external consultants targeting critical vacant property production stages, such as property acquisition, project/construction management, and home marketing/sales. Looking ahead to FY2027, BVRI Support Fund grants will be critical to enabling CDOs to scale and meet the goals of Reinvest Baltimore.

Homeownership Incentive Programs

In FY2026, Reinvest Baltimore introduced two new programs to support homeowners looking to purchase former VBNs in BVRI neighborhoods. With a commitment of \$4.45 million, Maryland DHCD funded both the Reinvest Baltimore Rate Savings (an interest-rate buy down program operated by Healthy Neighborhoods, Inc.) and the Reinvest Baltimore Down Payment Assistance Program (a second-position forgivable down payment loan operated by NHS of Baltimore). As of summer 2026, the programs had settled a combined 14 loans and should close approximately 225 individual loans at current funding levels.

Baltimore's Vacancy Strategy

Reinvest Baltimore accelerates Baltimore City's vacancy elimination strategy by moving at least 5,000 vacant properties into productive new uses in the first five years of the city's 15-year plan. The BVRC ensures the state, city, civic, and business partners are aligned to meet this goal.

Restoring Whole Blocks and Whole Neighborhoods

The BVRC and its partners have adopted a whole-blocks whole-neighborhoods approach—concentrating coordinated investment in a timely manner across housing, infrastructure, commercial corridors, and green space and other amenities to create visible, market-shifting impact.

Creating whole blocks and whole neighborhoods includes:

- Eliminating deteriorating structures that depress property values
- Preserving and enhancing legacy homeownership
- Implementing placemaking improvements
- Preserving and growing a walk to-services and -retail environment
- Fostering collaborations that promote homeownership counseling, estate planning, and homeowner tax credit utilization
- Pursuing strategies that create mixed-income communities

Concentrating Public Resources Geographically

Tackling Baltimore's vacant housing crisis requires a strategic approach where precious resources can be effectively utilized. Originating in Baltimore City's Framework for Community Development, the City identified Vacancy Reduction Priority Geographies (VRPGs), which designate specific areas as targets for intensive effort to eliminate vacant properties. VRPGs include neighborhoods with the highest concentrations of vacant property where a combination of sufficient, flexible capital, public/private partnership, and effectively implemented whole-blocks, whole-neighborhoods strategy can repair housing markets and restore confidence in Baltimore's cherished neighborhoods.

BVRI funds vacant building and lot redevelopment on clusters of contiguous blocks in priority BVRI Neighborhoods within the VRPGs. Additionally, MD DHCD continues to make targeted investments in home repair programs, placemaking, streetscaping improvements, and related projects through its other state funding programs.

The city and state will continue to utilize these narrowly defined geographic focus areas to direct its multi-year concentrated investment. While all communities within the VRPGs will benefit from this initiative over 15 years, implementation will be phased over time, beginning with priority geographies where concentrated public investment can catalyze private reinvestment most effectively. Future phases of this work will be determined by evaluating results in initial priority areas, changing market conditions, and ongoing neighborhood planning.

Improving Delivery Systems

Meeting the city's and state's goals requires unprecedented scale, speed, and efficiency to keep pace with vacancy levels and stimulate ongoing private investment. Much of the Reinvest Baltimore Action Plan focuses on bringing stakeholders together to speed up processes and lessen the total time required to move a property from vacant to reoccupied.

CDO Coordination Meetings

In Fall 2025, Maryland and Baltimore City DHCD staff began individual quarterly BVRI coordination meetings with each of the CDOs awarded BVRI funds. During these meetings, city and state staff use the BVRI Coordination Tracker tool developed by City DHCD to review the current status of every VBN on each of the CDO's target blocks. Collaboratively, city, state and CDO staff assign a next step or strategy to move these properties toward abatement and ultimate re-occupancy. The assigned next steps focus on all stages of the Reinvest pipeline, from site control to homeownership sale. Key staff members from City agencies and CDOs directly coordinate and resolve property-specific issues on an expedited basis. Additionally, the coordination meetings ensure all stakeholders move collectively toward whole block outcomes.

City Acquisition and Disposition

When a private owner is unwilling or unable to remedy a VBN on a BVRI target block, the whole block strategy identifies that property as an acquisition opportunity for the relevant CDO. BVRI funding gives CDOs the working capital to acquire properties directly from private owners, but the pace of that private acquisition depends on whether the owner can be located and, if located, whether the owner is willing to sell. Where an owner is unreachable or unwilling to sell, Baltimore City DHCD can pursue receivership or in rem foreclosure to bring the property into public control. Both pathways, however, face capacity constraints, including staffing needs, title work, and lien processing delays, that may prevent properties from moving as efficiently as the accelerated BVRI pipeline requires.

Of the 1,353 remaining vacant buildings on the BVRI target blocks at the end of FY2026, 926 of them had not been acquired by the CDOs or City. While 234 of these are expected to be rehabbed by a private developer, the remaining 692 will likely need City acquisition and disposition intervention. State DHCD anticipates that the number of these properties transferred to BVRI CDOs and their partners will increase substantially in FY2027.

Through the in rem foreclosure process, City DHCD can acquire a vacant property when municipal liens on the property exceed its assessed value. The city and state

recently funded an increase in Circuit Court capacity to handle a higher case volume. Working with the City's I-Team, DHCD staff mapped the in rem foreclosure process end to end, from identification of a targeted property through the city's acquisition of title. That mapping shows that once a case reaches the court, the steps and timeline are standardized and moving as expected.

The pre-filing period, however, remains slow, and its sequencing and timeline are not well understood by CDO and developer partners trying to plan around it. In the past year, City DHCD has hired additional staff for in rem foreclosure, resulting in shorter average pre-filing periods. Because of this progress, VBNs identified in coordination with BVRI CDOs as in rem eligible properties on their target blocks in Spring 2026 are expected to be acquired by the City in Winter 2027 and disposed to those CDOs for the Summer 2027 construction season. As newly hired attorneys with City DHCD continue to gain experience in the in rem foreclosure process and the City explores options for third-party capacity, the average pre-filing periods for in rem will continue to shorten toward a target of 6 months.

Once the City holds title, transferring properties to qualified developers is slowed by disposition workflows that have not been fully streamlined. Properties go through multiple Board of Estimates approval steps at the acquisition and disposition periods. The BVRC's Delivery Chain Working Group organized a developer-led focus group to identify improvements in the negotiation and disposition process that was recently presented to City DHCD.

Additionally, municipal and other liens often cause significant delays, with unpredictable timelines frequently affecting closings because clean title is required to transfer property. The City established a lien review committee to determine near-term and longer term strategies to extinguish the City's municipal liens during the disposition process.

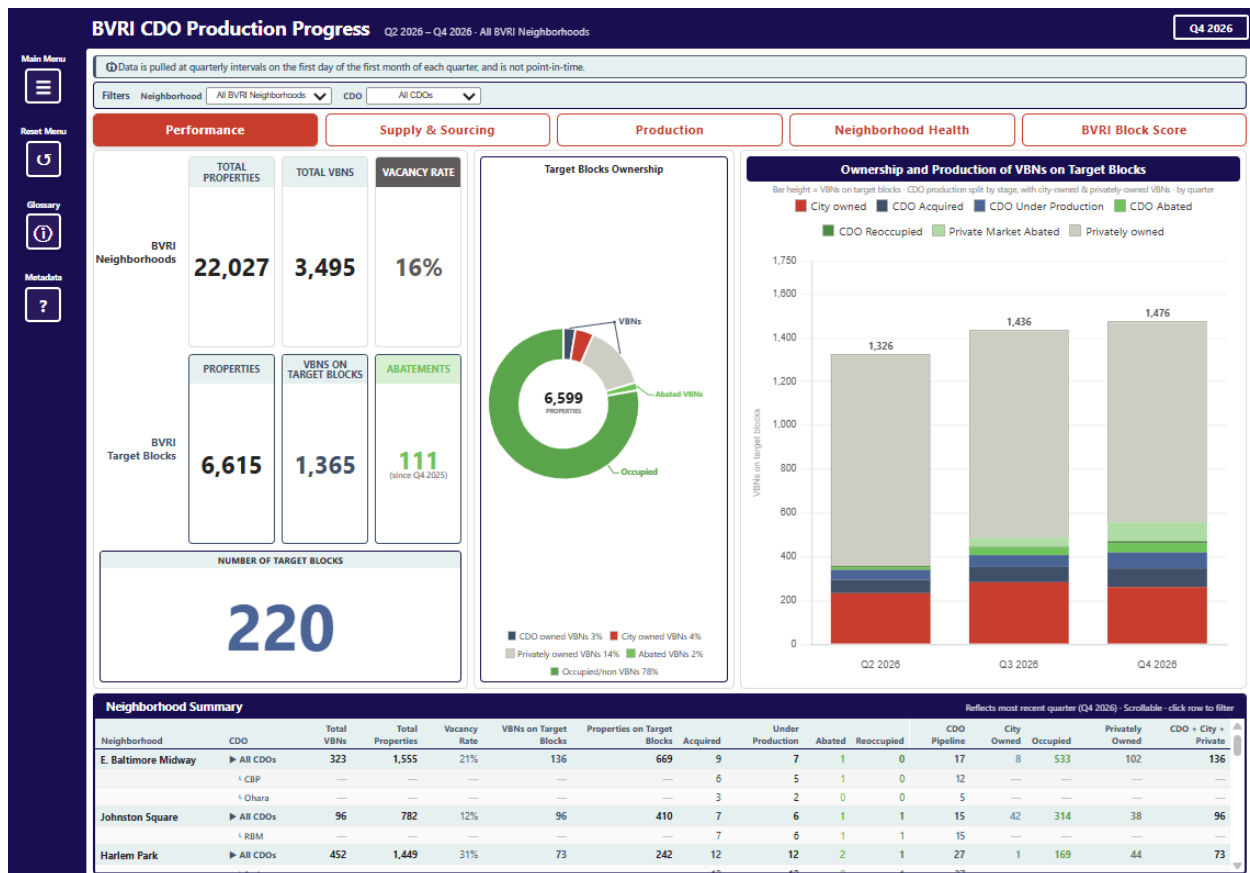
Receivership is a court-supervised process that allows the City to force repairs or bring the property to auction when the owner won't or can't act. The process can take at least two years to complete. About 50 percent of properties in receivership are resolved by the current owner (through repair, sale, or otherwise satisfying the receivership order); the remaining 50 percent proceed to public auction, which represents an acquisition opportunity for BVRI CDOs and their developer partners. City staff report a months-long backlog driven by title work delay. In FY2027, City and State DHCD staff will work to identify and solve additional delays and align property prioritization in the Receivership process to better support Baltimore's vacancy elimination strategy.

Construction Permitting

Permitting and inspection have been well-documented bottlenecks in residential and commercial property redevelopment. Baltimore City's Bmore FAST permitting reform, though intended to improve permits, produced significant frustration among developers and city officials a year after its launch. The city now reports that the bulk of residential permits are moving through the system within expected timeframes, and properties with BVRI funding in particular are being tracked closely by the Mayor's Office to keep them on schedule.

CDO Performance

In FY2026, the 20 BVRI-funded CDOs worked across 16 neighborhoods to move the 1,476 vacant properties on their target blocks toward abatement and reoccupancy, with the goal to produce whole-block outcomes. To measure that progress, the BVRI CDO dashboard was developed to track each of these properties through every stage, using quarterly coordination meetings and City building permit and Use & Occupancy (U&O) records.



The BVRI Dashboard

The dashboard's five tabs cover **Performance** (ownership and CDO progress by quarter), **Supply & Sourcing** (City dispositions and how CDOs acquire properties), **Production** (building permits, U&Os and time to completion), **Neighborhood Health** (quarterly market and annual socioeconomic indicators) and the **BVRI Block Score** (a map of block-level progress). It will continue to be refined over the coming months with input from the BVRC and CDOs, improving how it tracks CDO performance and neighborhood health indicators. Between Q3 and Q4 of FY2026:

- Properties under CDO site control rose from 162 to 210 (+30%), properties in production from 54 to 72 (+33%), and CDO abatements from 43 to 52, including 12 homes the CDOs report as reoccupied, up from 5.
- Private owners abated 93 target properties in Q4, up from 45 in Q3, raising the overall completion rate on target blocks from 6.1% to 9.8%.
- 5 of 220 target blockfaces had every vacant property abated in Q4, up from 4 in Q3.
- Southeast Community Development Corporation leads both completion measures (11.9% CDO, 30.5% overall); Upton Planning Committee completed the most CDO abatements (11); and Parity Baltimore holds the largest portfolio under site control (27 properties, 9 in production).

Looking ahead to FY2027, 25 CDOs are eligible for BVRI funding, and they are at different stages of growth: some are building their organizational capacity and acquisition pipelines, while others are moving properties through production and sale. BVRI working capital, operating support and the BVRI Support Fund's capacity-building grants and technical assistance will help CDOs of every size scale up their production.

CDO Performance FY2026

CDO	Target Area VBNs	Site Control	CDO Abated	Private Market Abated	CDO Completion Rate	Overall Completion Rate	Whole Blocks Completed
Baltimore Redlining and Blight Elimination CDC	121	16	1	13	0.8%	11.6%	0 of 14
Bethel Empowerment and Wellness Center	54	1	0	1	0.0%	1.9%	0 of 10

CDO	Target Area VBNs	Site Control	CDO Abated	Private Market Abated	CDO Completion Rate	Overall Completion Rate	Whole Blocks Completed
Central Baltimore Partnership	120	14	0	8	2.5%	9.2%	0 of 28
Comprehensive Housing Assistance	109	15	2	9	3.7%	11.9%	1 of 16
Coppin Heights Community Development Corporation	85	9	0	2	0.0%	2.4%	0 of 4
Govans Ecumenical Development Corporation	19	5	0	1	0.0%	5.3%	0 of 2
Habitat for Humanity of the Chesapeake	8	2	0	0	0.0%	0.0%	0 of 2
Healthy Neighborhoods	99	7	0	5	0.0%	5.1%	0 of 13
Make Space	35	8	2	0	5.7%	5.7%	0 of 4
Neighborhood Housing Services of Baltimore	81	18	5	8	6.2%	16.0%	0 of 16
O'Hara Development Partners CDC	16	5	1	2	6.3%	18.8%	0 of 3
Parity Baltimore	73	27	2	1	5.5%	6.8%	0 of 9
Park Heights Renaissance	30	3	0	1	0.0%	3.3%	0 of 7
Rebuild Metro	96	15	2	4	2.1%	6.3%	1 of 17
South Baltimore Community Land Trust	50	6	4	3	8.0%	14.0%	0 of 13
South Baltimore Gateway Partnership	127	9	0	3	0.0%	2.4%	0 of 11

CDO	Target Area VBNs	Site Control	CDO Abated	Private Market Abated	CDO Completion Rate	Overall Completion Rate	Whole Blocks Completed
Southeast Development Corporation	59	13	4	10	11.9%	28.8%	1 of 17
Southwest Partnership	70	4	0	9	0.0%	12.9%	2 of 18
Unity Properties	125	15	7	2	6.4%	8.0%	0 of 11
Upton Planning Committee	99	18	11	4	11.1%	15.2%	0 of 10
Total	1476	210	41	86	3.5%	9.3%	5 of 220

Definitions:

Target Area VBNs: Vacant building notices (VBNs) on the CDO's target blocks as of June 30, 2026.

Site Control: All properties under CDO control at any stage, including acquired, in production, abated or reoccupied properties.

In Production: CDO-controlled properties with a building permit on file and no Use and Occupancy permit(U&O)

CDO Abated: CDO properties with a U&O issued between July 1, 2025 and June 30, 2026.

Reoccupied: Abated CDO properties the CDO reports as sold or rented and occupied.

Private Market Abated: Target properties rehabbed by private owners with a U&O issued between July 1, 2025 and June 30, 2026.

CDO Completion Rate: Properties abated by the CDO, as a share of Target Area VBNs.

Overall Completion Rate: All U&O-confirmed abatements on target blocks, by CDOs or the private market, as a share of Target Area VBNs.

Whole Blocks Completed: Target blockfaces on which every VBN has a confirmed abatement. Blocks shared by two partner CDOs count toward each CDO but once in the total.

Promoting Homeownership

Increasing and preserving homeownership are shared goals for the state, city, community, and business partners. Owning a home in a neighborhood with appreciating property values creates a family financial asset that supports intergenerational wealth building. Historically, and presently, households of color have been excluded from homeownership, often resulting from discriminatory policies and

practices, and with today's high interest rates and insufficient housing supply, homeownership is increasingly out of reach for many more.

In FY2026, DHCD created two new homeownership incentive programs: Reinvest Baltimore Rate Savings and Reinvest Baltimore Down Payment Assistance. Operated by Healthy Neighborhoods and Neighborhood Housing Services of Baltimore, through \$4.45 million from MD DHCD, the new incentives help eligible buyers purchase renovated homes in communities where investment is restoring whole blocks, creating new opportunities for homebuyers to invest in the future of their family and their community.

Reinvest Baltimore Rate Savings reduces mortgage rates to just 3.5 percent for eligible homebuyers purchasing in BVRI Neighborhoods. With grant funding from the state, mortgage discount points are purchased on behalf of the homebuyer to significantly lower the borrowing rate, helping make homeownership more affordable.

Reinvest Baltimore Down Payment Assistance provides up to \$20,000 in down payment assistance for homebuyers interested in purchasing a home in the BVRI Neighborhoods. Funds may be used for down payment or closing costs. Available funding will support at least 150 homebuyers.

Reinvest Baltimore Action Plan

Last year's Annual Report recommended action items, devised in collaboration with the BVRC and its four working groups, with an emphasis on increasing and expediting vacant property redevelopment. From those recommended actions, the BVRC developed and adopted the [Reinvest Baltimore Action Plan](#), which operationalizes the city and state vacancy initiative into clear objectives, strategies, actions, and performance indicators. The plan's objectives include:

- **Vacancy Reduction:** Accelerate and increase the remediation of vacant property through streamlined, strategic, transparent, and accountable redevelopment processes.
- **Thriving Neighborhoods:** Prioritize reinvestment strategies that support whole neighborhoods, including adjacent commercial corridors, by pursuing targeted whole block outcomes.
- **Thriving Households:** Ensure investments in vacant property redevelopment provide wealth-building opportunities for Baltimoreans, through both homeownership and job connections.

- **Capacity for Action:** Grow the organizational and real estate development capacity of current and emerging CDOs and their partner developers working in the VRPGs.
- **Private Sector Leverage:** Leverage the lending, real estate development and building sectors to scale investment in and production of vacant property redevelopment.
- **Transparency:** Provide transparent progress reporting for Reinvest Baltimore

Under each objective, the Plan provides 18 underlying strategies, spanning 107 discrete action items tracked jointly by Maryland DHCD, Baltimore City DHCD, and the BVRC. The narrative below walks through each objective and its strategies, showing what has been accomplished, what is underway, and what remains ahead.

Objective: Vacancy Reduction

Baltimore City DHCD launched its [revised property donation program](#) with an updated website and application, eliminating the \$600 seller fee (now absorbed by the City). The city is exploring third-party noticing and servicing options to increase capacity to move more vacant properties through the in-rem foreclosure pipeline—a key strategy for increasing the number of properties in control by the city and the BVRI CDOs for future redevelopment.

On disposition, the Delivery Chain Working Group organized a developer focus group, developing recommendations to improve the city's disposition process, which the city is reviewing now. The City DHCD Development Division is executing Land Disposition Agreements with BVRI CDOs to sell them city-owned property. And while the City has not published the status and expected timelines for properties in the pre-filing in rem foreclosure pipeline broadly, they have made that information available to the BVRI CDOs through the quarterly coordination meetings, which supports CDO planning toward future acquisition of city-owned properties.

On permitting and inspections, BVRI-funded properties are tagged in the City's E-Permit system to enable expedited handling, as needed.

Strategy 1: Provide support to the city to enhance processes and tools for acquiring vacant properties on priority blocks.

Action 1.1: Launch Baltimore City Property Donation Program

Baltimore City DHCD is responsible for aiding the city in launching a revised Baltimore City Property Donation program. **Status: Complete; Target completion date: January 1, 2026.**

Action 1.1.1: Remove Donation Seller Fee

Baltimore City DHCD is responsible for removing the requirement for sellers to pay a fee to donate their vacant properties and determining a funding source to cover the fee. **Status: Complete; Target completion date: January 1, 2026.**

Action 1.1.2: Donation Marketing Strategy

Baltimore City DHCD is responsible for coordinating with the City to develop and implement a marketing strategy to draw more property donations. **Status: Complete; Target completion date: January 1, 2026.**

Action 1.2: Reduce City Acquisition Timelines

Baltimore City DHCD is responsible for working to reduce city acquisition timelines. **Status: Under implementation; Target completion date: May 1, 2027.**

Action 1.2.1: Bolster City Staffing Capacity

Baltimore City DHCD is responsible for reviewing existing city staffing and process maps, including the in rem foreclosure pre-filing period and other documents, to determine how to bolster city staffing capacity to increase the number of properties in the in rem pipeline and other acquisitions processes to move them expeditiously through the pipeline. **Status: Complete; Target completion date: July 1, 2026.**

Action 1.2.1.1: Explore Capacity Growth Options

Baltimore City DHCD is responsible for exploring options for growing staff capacity through partnerships and additional resource allocation, including third-party options for noticing and servicing for in rem and other acquisition types. **Status: Ongoing implementation; Target completion date: End of contract when date exploration and research will end.**

Action 1.2.2: Publish Pre-Filing Timelines

Baltimore City DHCD is responsible for publishing the status of and expected timelines for properties in the pre-filing in rem foreclosure pipeline. **Status: Under implementation; Target completion date: Set for the date status of expected timelines will be published.**

Action 1.2.3: Streamline Lien Removal Process

Baltimore City DHCD is responsible for standardizing and streamlining the lien removal process. **Status: Under implementation; Target completion date: January 1, 2027.**

Action 1.2.3.1: Propose Lien Removal Protocols

Baltimore City DHCD is responsible for assessing and proposing standardized protocols for lien removal that can address state tax liens, other state liens, city-based liens, and any other outstanding costs that inhibit potential acquisitions. **Status: Under implementation; Target completion date: January 1, 2027.**

Action 1.2.4: Expand Circuit Court Capacity

Baltimore City DHCD is responsible for expanding Circuit Court capacity to handle an increased volume of In Rem cases. **Status: complete; Target completion date: June 1, 2025.**

Action 1.2.5: Protect Properties from Fraudulent Buyers

Baltimore City DHCD is responsible for exploring ways to protect properties from predatory fraudulent buyers. **Status: Scheduled for the future (6 months); Target completion date: July 1, 2027.**

Action 1.2.5.1: Create Real Estate Transaction Monitoring Function

Baltimore City DHCD is responsible for exploring the creation of a monitoring function for private real estate transactions to detect patterns that indicate fraud or abuse, with tracking indicators to be determined. **Status: Scheduled for the future (6 months), with a target completion date of July 1, 2027.**

Action 1.3: Coordinate Condemnation & BVRI Acquisition

Maryland DHCD is responsible for coordinating acquisition processes with the BVRI CDOs so that CDOs that cannot acquire properties privately are supported with City DHCD acquisition authority through condemnation, aligning BVRI funds to support those acquisitions. **Status: Ongoing implementation; Target completion date: July 1, 2026.**

Strategy 2: Property Disposition

Action 2.1: Map Negotiation and Disposition Workflow

Baltimore City DHCD is responsible for mapping the workflow for negotiation and disposition agreement processes and determining opportunities for process improvements, incorporating feedback from Delivery Chain Working Group and developers with prior experience purchasing city-owned properties. **Status: Complete; Target completion date: Complete.**

Action 2.2: Review Disposition Staffing Capacity

Baltimore City DHCD is responsible for reviewing current staffing and proposed city staffing reorganization plan to identify ways to bolster city capacity in order to reduce the timelines for disposition. **Status: Under implementation; Target completion date: September 1, 2026.**

Action 2.2.1: Explore Capacity Growth Options for Disposition

Baltimore City DHCD is responsible for exploring options for growing staff capacity through partnerships and additional resource allocation. **Status: Under implementation; Target completion date: December 1, 2026.**

Action 2.3: Develop LDAs with Vetted CDOs

Baltimore City DHCD is responsible for developing LDAs with vetted BVRI CDOs working in priority areas. **Status: Initial Work Complete with Ongoing Implementation; Target completion date: June 1, 2026.**

Action 2.4: Outline Bulk Approval Plans

Baltimore City DHCD is responsible for aiding the city's work to outline bulk approval plans to reduce Board of Estimates steps and timelines for property disposition activities. **Status: Under implementation; Target completion date: October 7, 2026.**

Strategy 3: Support the city's ongoing work to accelerate permitting and inspection processes.

Action 3.1: Identify State Law Permit Changes

Baltimore City DHCD is responsible for identifying changes needed to state law, including requirement that Master-level tradespeople pull permits. **Status: Future (6 mos); Target completion date: October 7, 2026.**

Action 3.2: Improve BGE Coordination

Baltimore City DHCD is responsible for improving BGE coordination. **Status: Future (6 mos); Target completion date: October 7, 2026.**

Action 3.3: Streamline Permitting and Inspection Proposals

Baltimore City DHCD is responsible for developing programming proposals to streamline permitting and inspection processes for vacant redevelopment to include third-party permitting and pre-permitted designs. **Status: Under implementation; Target completion date: October 7, 2026.**

Action 3.4: Expedited Permitting Protocol for BVRI Properties

Baltimore City DHCD is responsible for outlining protocol to ensure permits on BVRI-funded properties are handled in an expedited manner. **Status: Complete; Target completion date: April 1, 2026.**

Action 3.4.1: Troubleshoot Permitting and Work Inspection Issues

Baltimore City DHCD is responsible for troubleshooting permitting and work inspection issues for BVRI funded properties. **Status: Complete; Target completion date: April 1, 2026.**

Action 3.4.2: Track Permit Timelines

Maryland DHCD is responsible for tracking permit timelines for BVRI funded properties. **Status: Initial Work Complete with Ongoing Implementation; Target completion date: October 1, 2026.**

Objective: Thriving Neighborhoods

Maryland DHCD completed the FY2027 BVRI funding round [with awards announced in July](#). In addition to residential rehabs, BVRI funding now supports larger-scale mixed-use projects that fuel whole-block whole-neighborhood revitalization. MCIC continues to deploy pay-for-performance-style financing to awarded CDOs. The City [announced its first tranche of its Affordable Housing TIF](#) to six developers who will use the funding to redevelop vacant property for residential use (the TIF funding is a portion of the \$300 million to be raised by the City to support the \$3 billion goal). On the private-capital side, the Greater Baltimore Committee [announced a partnership with Enterprise Community Partners to develop a \\$100 million loan fund](#) to scale renovation activity.

Live Baltimore's 2025–2030 [Analysis of Baltimore's Residential Housing Market Potential](#) has been released (the Zimmerman/Volk report), and the University of Maryland Urban Design Studio completed infill designs for state-funded demolition sites at two closed city schools, with the site at the former Eutaw Marshburn [winning a national award](#). Building on that foundation, Maryland and City DHCD teams will work with the University of Maryland again this fall to identify near-term infill sites to bring off-site manufactured projects to completion.

Additionally this September 2026, Maryland DHCD will launch an Offsite Construction Accelerator to support construction scaling through offsite construction education, technology, and process improvements.

Strategy 4: Accelerate and scale the rehab of vacant properties in priority areas.

Action 4.1: Implement BVRI Annual Round

Maryland DHCD is responsible for implementing BVRI annual round with award announcements and funding available by July 1 of each fiscal year. **Status: Complete; Target completion date: July 1, 2026.**

Action 4.1.1: Engage MCIC for Funding Deployment

Maryland DHCD is responsible for engaging MCIC to deploy BVRI funding to awarded BVRI CDOs. **Status: Initial Work Complete with Ongoing Implementation; Target completion date: July 1, 2026.**

Action 4.1.2: Provide Working Capital and Gap Financing

Maryland DHCD is responsible for providing working capital and gap financing to CDOs to purchase and rehab vacant property. **Status: Initial Work Complete with Ongoing Implementation; Target completion date: July 1, 2026.**

Action 4.1.3: Evaluate Pay-for-Performance Efficacy

Maryland DHCD is responsible for evaluating the efficacy of the accelerated pay-for-performance process and the use of a financial intermediary to expedite payments to CDOs. **Status: Future (6 mos); Target completion date: January 1, 2027.**

Action 4.2: Organize Concessionary Investments and Lending

Maryland DHCD is responsible for organizing complementary, concessionary program-related investments and construction lending for BVRI CDOs. **Status: Under implementation; Target completion date: January 1, 2027.**

Action 4.3: Scale Renovation with Private Capital

Maryland DHCD is responsible for working with private capital to determine methods to scale renovation in priority areas. **Status: Under implementation; Target completion date: July 1, 2026.**

Action 4.4: Engage Real Estate Brokers

Maryland DHCD is responsible for engaging real estate brokers to encourage owners to sell vacant properties to CDOs in the priority areas. **Status: Under implementation; Target completion date: July 1, 2026.**

Action 4.5: Implement Lien Removal Best Practices for Private Transfers

Baltimore City DHCD is responsible for implementing best practices for lien removal to facilitate private property transfers to vetted developers, including BVRI CDOs. **Status: Under implementation; Target completion date: April 1, 2026.**

Action 4.6: Coordinate TIF Grants with BVRI Priorities

Baltimore City DHCD is responsible for coordinating with the city's ongoing deployment of TIF grants to support appraisal and affordability gap coverage on vacant properties in priority areas. **Status: Under implementation; Target completion date: June 1, 2026.**

Action 4.7: Explore Developer Incentives Beyond TIF and BVRI

Baltimore City DHCD is responsible for exploring funding additional rounds of developer incentives for properties that are not supported by the TIF or BVRI funds. **Status: Under implementation; Target completion date: July 1, 2026.**

Strategy 5: Build new housing and other neighborhood resources on vacant land in priority areas to support whole block outcomes.

Action 5.1: Support Vacant Lot Identification and Assessment

Baltimore City DHCD is responsible for supporting the city's vacant lot strategy through continued partnership between City, MD DHCD, and SDAT to appropriately identify and assess vacant lots. **Status: Under implementation; Target completion date: 4-2026 (Ongoing).**

Action 5.2: Strategic Demolition

Baltimore City DHCD is responsible for using demolition strategically where rehab is not feasible. **Status: Under implementation; Target completion date: 7-2026 (Ongoing).**

Action 5.2.1: Update Demolition Criteria

Baltimore City DHCD is responsible for crafting an updated demolition criteria that responsibly supports broader whole block outcomes to guide our new shared approach to vacants. **Status: Under implementation; Target completion date: October 7, 2026.**

Action 5.2.2: Review Demolition Pipeline Targets with Community

Baltimore City DHCD is responsible for working with community partners to review demolition targets, and where appropriate, identify properties for demolition pipeline based on agreed upon criteria. **Status: Under implementation; Target completion date: 7-2026 (Ongoing).**

Action 5.2.3: Support Community Reuse Strategies for Demolition Sites

Baltimore City DHCD is responsible for supporting the identified community reuse strategy when properties are selected for demolition in priority areas (greenspace, infill housing, community amenities). **Status: Under implementation; Target completion date: 07-2026 (Ongoing).**

Action 5.2.4: Expedite Demolition Pathways

Baltimore City DHCD is responsible for exploring strategies to expedite demolitions that fit the agreed upon criteria. **Status: Under implementation; Target completion date: City Completed.**

Action 5.3: Build Infill Housing at Key Sites

Maryland DHCD is responsible for building new infill housing, including through factory-built construction, at key sites to match consumer interest. **Status: Under implementation; Target completion date: July 1, 2027.**

Action 5.3.1: Support Live Baltimore Housing Market Analysis

Maryland DHCD is responsible for supporting the completion of Live Baltimore's 2025-2030 Analysis of Baltimore's Residential Housing Market Potential to determine types of infill housing and set new construction targets to meet household demand.

Status: Complete; Target completion date: February 11, 2026.

Action 5.3.2: Complete UMD Urban Design Studio Projects

Maryland DHCD is responsible for completing UMD Urban Design Studio for infill projects at sites demolished with state funding. **Status: Complete; Target completion date: March 30, 2026.**

Action 5.3.3: Identify Infill Sites of Interest

Maryland DHCD is responsible for identifying sites of interest for near term infill housing through the comprehensive review of existing neighborhood assessments, including community master plans, strategic redevelopment plans, city priority blocks and targets from BVRI CDOs and other community development partners. **Status:**

Future (6 mos); Target completion date: April 1, 2027.

Action 5.3.4: Assess Financing Needs for Shovel-Ready Infill

Maryland DHCD is responsible for assessing financing needs to bring shovel-ready infill projects to completion. **Status: Future (6 mos); Target completion date: April 1, 2027.**

Action 5.3.5: Explore Model Infill Designs

Maryland DHCD is responsible for exploring the creation of model infill designs, including rowhouse-style modular units, that reflect neighborhood character and minimize predevelopment and permitting timelines. **Status: Under implementation; Target completion date: July 1, 2027.**

Action 5.3.6: Explore Strategies to Scale Infill Construction

Maryland DHCD is responsible for exploring strategies to support infill construction scaling, including modular construction education, technology and process enhancement. **Status: Under implementation; Target completion date: January 1, 2027.**

Action 5.3.7: Establish Partnerships with Factory-Built Housing Producers

Maryland DHCD is responsible for establishing partnerships with factory-built housing producers/innovators to determine opportunities and potential next steps, including by potentially pilot factory-built housing projects with community development partners. **Status: Under implementation; Target completion date: January 1, 2027.**

Action 5.3.8: Evaluate Stormwater Regulation Adjustments

Maryland DHCD is responsible for evaluating the efficacy of potential adjustments to state regulations such as stormwater/ESD requirements for development of vacant lots. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Strategy 6: Raise private, philanthropic, and federal funding toward the \$3B goal.

Action 6.1: Reconstitute Industrial Development Authority

Baltimore City Dept. of Finance is responsible for supporting the city's ongoing work to reconstitute the city's Industrial Development Authority to generate an additional \$150 million city investment in the vacancy strategy. **Status: Under implementation; Target completion date: July 1, 2026.**

Action 6.2: Establish Loan Fund

GBC is responsible for establishing the loan fund announced by GBC and BUILD, including an interim fund with a portion of the \$100 million goal; generate the philanthropic support needed to leverage private lending. **Status: Under implementation; Target completion date: —.**

Action 6.3: Support Affordable Housing TIF Program

Baltimore City DHCD is responsible for supporting the city's deployment of the Affordable Housing TIF program to provide capital for redeveloping vacant properties. **Status: Under implementation; Target completion date: July 1, 2026.**

Action 6.3.1: Coordinate BVRI and TIF Funding

Maryland DHCD is responsible for ensuring city and state coordination on BVRI and TIF funding to identify opportunities to supplement projects in priority areas. **Status: Under implementation; Target completion date: July 1, 2026.**

Action 6.4: Identify Home Repair Funding Streams

Maryland DHCD is responsible for identifying new funding streams for home repair programs that complement city and state funded programs. **Status: Under implementation; Target completion date: July 1, 2027.**

Action 6.5: Evaluate Additional Capital Needed for \$3B Goal

Baltimore City DHCD is responsible for evaluating the additional \$1.8 billion dollars of public and philanthropic capital needed to reach the \$3B goal, including the feasibility of existing proposals. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Strategy 7: Concentrate resources on whole-block development to build market confidence.

Action 7.1: Identify Large Site Re-use and Revitalization Projects

Maryland DHCD is responsible for identifying complementary and achievable large site re-use and other neighborhood revitalization projects in priority areas that need funding. **Status: Under implementation; Target completion date: October 1, 2026.**

Action 7.2: Determine Large Site Project Financing Needs

Maryland DHCD is responsible for determining public and private financing needed to complete those projects. **Status: Not yet started; Target completion date: April 1, 2027.**

Action 7.3: Align Public, Private, and Philanthropic Funding

Maryland DHCD is responsible for aligning state and city funding with the private and philanthropic sector to invest in complementary whole blocks projects. **Status: Under implementation; Target completion date: April 1, 2027.**

Action 7.4: Support Targeted Home Repair Programs

Maryland DHCD is responsible for supporting home repair programs targeted in priority areas, including by exploring additional resources and funding sources. **Status: Under implementation; Target completion date: April 1, 2027.**

Objective: Thriving Households

Two incentive programs have [launched successfully](#): the Reinvest Baltimore Rate Savings, the interest-rate-reduction mortgage loans now available through Healthy Neighborhoods, Inc., and a \$20,000 Reinvest Baltimore Downpayment Assistance product with Neighborhood Housing Services. Maryland DHCD is reviewing a marketing proposal from Live Baltimore to connect prospective homebuyers with available incentives and newly rehabbed homes.

Engaging legacy residents in home-repair programs is already underway, though Maryland DHCD, City DHCD and philanthropic partners are in discussions regarding opportunities to better braid and measure our collective home repair resources. Additionally, the next year presents an opportunity to increase outreach to legacy homeowners to strengthen participation in the Homeowner's, Homestead, and Renter's Tax Credits on priority blocks.

Strategy 8: Incentivize and grow homeownership in priority areas.

Action 8.1: Launch Interest Rate Reduction Pilots

Maryland DHCD is responsible for launching interest rate reduction pilot programs with the goal to learn and scale. **Status: Complete; Target completion date: July 1, 2026.**

Action 8.2: Review Downpayment Incentive Landscape

Maryland DHCD is responsible for reviewing the landscape of existing State and City downpayment incentives and suggest revisions or additions of new incentives. **Status: Under implementation; Target completion date: October 1, 2026.**

Action 8.3: Launch Homeownership Incentives for BVRI Properties

Maryland DHCD is responsible for launching a homeownership incentive program for BVRI-funded properties and explore other programs supporting vacants reduction work. **Status: Complete; Target completion date: April 30, 2026.**

Action 8.4: Marketing Strategy for Homebuyer Incentives

Maryland DHCD is responsible for designing and implementing a marketing strategy that connects potential homebuyers with homebuying incentives and available homes that have been rehabbed vacant reduction work. **Status: Under implementation; Target completion date: January 1, 2027.**

Action 8.5: Expand Homebuyer Readiness Programs

Maryland DHCD is responsible for expanding partnerships and programs to prepare prospective homebuyers through clubs, coaching and counseling. **Status: Under implementation; Target completion date: April 1, 2027.**

Action 8.6: Maintain Homeownership Affordability

Maryland DHCD is responsible for exploring and implementing options for providing and maintaining homeownership affordability in priority areas. **Status: Under implementation; Target completion date: April 1, 2027.**

Strategy 9: Preserve legacy homeownership and increase legacy homeowner property values in priority areas.

Action 9.1: Support Housing Counseling Services

Maryland DHCD is responsible for engaging and supporting housing counselors to provide post-purchase and foreclosure counseling. **Status: Future (6 mos); Target completion date: April 1, 2027.**

Action 9.2: Legal Support for Estate Planning and Title Clearing

Maryland DHCD is responsible for engaging and expanding the work of legal providers to reach out to and support residents about estate planning to clear titles and create eligibility for rehab assistance. **Status: Future (6 mos); Target completion date: April 1, 2027.**

Action 9.3: Expand Outreach for Tax Credit Programs

Maryland DHCD is responsible for expanding and aligning outreach efforts to increase participation in the Homeowner's Tax Credit, Homestead Tax Credit, and Renter's Tax Credit on priority blocks. **Status: Future (6 mos); Target completion date: April 1, 2027.**

Action 9.4: Legacy Resident Engagement for Home Repair

Maryland DHCD is responsible for engaging legacy residents in priority areas around home repair programs. **Status: Under implementation; Target completion date: April 1, 2027.**

Action 9.5: Address Residential Displacement Risks

Maryland DHCD is responsible for exploring methods to recognize and address potential residential displacement resulting from neighborhood market and home value improvements. **Status: Near Term (3 mos); Target completion date: April 1, 2027.**

Strategy 10: Build market confidence while preserving quality, affordable housing for existing residents.

Action 10.1: Determine Housing Option Mix

Maryland DHCD is responsible for determining the mix of market-rate and affordable housing options needed to create mixed income communities in priority areas, including homeownership and rental units. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Action 10.2: Provide Homebuyer and Rehab Subsidies

Maryland DHCD is responsible for providing acquisition, rehab, and homebuyer subsidies to make newly renovated homes attainable for low- and moderate-income residents. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Action 10.3: Expand Preservation Programs

Maryland DHCD is responsible for expanding homeowner repair grants, foreclosure prevention programs, and tax credit programs to preserve existing homeownership and prevent displacement. **Status: Near Term (3 mos); Target completion date: October 1, 2026.**

Strategy 11: Connect Baltimore residents to new jobs created through capital investments in targeted neighborhoods.

Action 11.1: Develop MOED Workforce Program Design

Maryland DHCD is responsible for developing program design with Mayor's Office of Employment Development (MOED) based on their existing Workforce Partnership Model, including any funding or resource needs to support the program. **Status: Under implementation; Target completion date: October 1, 2026.**

Action 11.2: Support Construction and Trades Training

Maryland DHCD is responsible for establishing opportunities to support workforce development and training programs related to vacant reduction work in Baltimore, particularly in related industries like the building trades. **Status: Under implementation; Target completion date: January 1, 2027.**

Action 11.3: Align Workforce Development with Homeownership Wages

Maryland DHCD is responsible for identifying opportunities for workforce development that generates wages capable of supporting homeownership in targeted neighborhoods. **Status: Under implementation; Target completion date: January 1, 2027.**

Action 11.4: Solicit Stakeholder Feedback on Local Hiring

Maryland DHCD is responsible for soliciting feedback from the CDOs, local developers, and contractors to inform potential local hiring programs and reporting requirements. **Status: Near Term (3 mos); Target completion date: July 1, 2027.**

Objective: Capacity for Action

Several foundational pieces have been completed to support CDO capacity. The BVRI Support Fund launched and concluded its FY2026 cycle with funding for a second FY2027 fund raised. Additionally, MCIC and Maryland DHCD have coordinated BVRI CDO cohort convenings which launched in June with emphasis on whole-block strategy, acquiring vacant properties, and finding homebuyers. Stakeholders continue to meet regularly to provide support and feedback, including MCIC bi-monthly office hours and City/State quarterly coordination meetings.

Strategy 12: Organize cohort of BVRI CDOs to identify constraints and sustainable solutions; build a supportive network for other CDOs

Action 12.1: Engage CDO Cohort on Key Topics

Maryland DHCD is responsible for engaging CDOs around relevant topics for the CDO cohort to explore (some initial topics include whole blocks strategy; local hiring; finding buyers; connecting legacy residents with support programs). **Status: Initial Work Complete with Ongoing Implementation; Target completion date: July 1, 2026.**

Action 12.2: Launch Quarterly CDO Cohort Meetings

Maryland DHCD is responsible for setting and launching quarterly meetings of the BVRI CDO cohort. **Status: Complete; Target completion date: July 1, 2027.**

Action 12.3: Implement BVRI Support Fund

Maryland DHCD is responsible for launching, implementing and measuring BVRI Support Fund. **Status: Complete; Target completion date: July 1, 2026.**

Action 12.4: Outline CDO Funding Eligibility Criteria

Maryland DHCD is responsible for outlining clear and consistent criteria that CDOs can meet to be eligible for BVRI funding. **Status: Complete; Target completion date: July 1, 2026.**

Action 12.5: Provide Technical Assistance for Whole Block Projects

Maryland DHCD is responsible for providing technical assistance to BVRI CDOs to develop and implement whole blocks projects, including facade improvements, home repair programs, streetscaping, and open space improvements. **Status: Initial Work Complete with Ongoing Implementation; Target completion date: July 1, 2026.**

Action 12.5.1: Engage Non-BVRI Funded CDOs

Maryland DHCD is responsible for separately engaging non-BVRI funded CDOs around issues they face or technical support needs. **Status: Under implementation; Target completion date: January 1, 2027.**

Action 12.5.2: Technical Assistance for CDOs in Priority Geographies

Maryland DHCD is responsible for providing technical assistance opportunities for other CDOs working in VRPGs to grow organizational capabilities. Utilize feedback received to prepare other CDOs to receive future funding rounds and engage on the implementation of whole block projects. **Status: Under implementation; Target completion date: January 1, 2027.**

Objective: Private Sector Leverage

The Greater Baltimore Committee has engaged Enterprise Community Partners to create a formalized private-sector fund, or family of funds, to aggregate and deploy private capital aligned with vacant-reduction priorities. In parallel, Maryland DHCD is tracking the two pilot homeownership incentives already underway. The Finance Working Group is developing tools to track private sector investment in line with initial projections in the PFM report.

Strategy 13: Catalyze private investment through innovative financing tools and sustainable financial structures that attract and deploy private capital alongside public resources.

Action 13.1: Create Private-Sector Fund Structure

GBC is responsible for creating a formalized private-sector fund or family of funds to aggregate and deploy private capital in alignment with vacant reduction priorities.

Status: Under implementation; Target completion date: —.

Action 13.2: Track Pilot Private Financing Products

Maryland DHCD is responsible for tracking and evaluating the progress of pilot private financing products already underway, including the pilot interest rate reduction mortgage for homebuyers and the targeted construction loan program developed in partnership with Healthy Neighborhoods, Inc. and the Neighborhood Impact Investment Fund (NIIF). ***Status: Under implementation; Target completion date: July 1, 2026.***

Action 13.2.1: Scale Private Financing Pilots

Maryland DHCD is responsible for utilizing results of the pilots to scale the programs into a useful component of our shared vacant reduction work. ***Status: Under implementation; Target completion date: January 1, 2027.***

Action 13.3: Develop Private Capital Deployment Benchmarks

Maryland DHCD is responsible for further developing performance benchmarks and public reporting to demonstrate private capital deployment and public/private leverage ratio. ***Status: Near Term (3 mos); Target completion date: January 1, 2027.***

Strategy 14: Identify local redevelopment priorities, including large site anchor investment projects, that enhance the marketability of targeted neighborhoods.

Action 14.1: Outline Major Capital Improvement Projects

Maryland DHCD is responsible for outlining the list of major capital improvement projects for investment opportunities that support priority geographies. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Action 14.2: Quantify Major Capital Project Financing Needs

Maryland DHCD is responsible for quantifying the private, public and philanthropic support needed to complete projects. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Action 14.3: Pitch Private Sector Investment Opportunities

GBC is responsible for pitching the private sector on opportunities to invest and quantify how those investments will lead to market growth. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Strategy 15: Establish partnerships between developers, builders, and CDOs.

Action 15.1: Engage Stakeholders on Partnership Models

Maryland DHCD is responsible for engaging CDOs, developers, contractors and builders on types of partnership opportunities that would expedite project completion. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Action 15.2: Develop Developer-CDO Matching Process

Maryland DHCD is responsible for developed a structured process to match developers and builders with BVRI CDOs. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Action 15.3: Connect Projects with Capital and Incentives

Maryland DHCD is responsible for seeking opportunities to connect projects with capital and other incentives. **Status: Under implementation; Target completion date: July 1, 2027.**

Action 15.4: Showcase Successful Partnerships

Maryland DHCD is responsible for showcasing successful partnerships. **Status: Future (6 mos); Target completion date: July 1, 2027.**

Objective: Transparency

Regular reporting is underway at each BVRC meeting through the BVRC and CDO dashboard, which publicly report the performance of the City and non-profit CDOs in the execution of the vacancy strategy. Additionally, the creation of neighborhood change indicators are being developed in partnership with BVRI CDOs and the Data and Reporting Working Group.

Strategy 16: Track, report, and evaluate progress and outcomes of Reinvest Baltimore projects.

Action 16.1: Compile BVRI Grantee Reports

Maryland DHCD is responsible for compiling and analyzing monthly and quarterly reports from BVRI grantees. ***Status: Initial Work Complete with Ongoing Implementation; Target completion date: July 1, 2026.***

Action 16.2: Report BVRI Progress to Council

Maryland DHCD is responsible for reporting BVRI progress at BVRC meetings, including spenddown of all BVRI funding. ***Status: Initial Work Complete with Ongoing Implementation; Target completion date: July 1, 2026.***

Action 16.3: Report Neighborhood Change Indicators

Maryland DHCD is responsible for quarterly and annually, report neighborhood change indicators as presented to the BVRC. ***Status: Under implementation; Target completion date: July 1, 2026.***

Action 16.4: Apply Whole-Block Tracking Framework

Maryland DHCD is responsible for working with the city to apply their whole-block outcomes tracking framework to BVRI funded projects. ***Status: Under implementation; Target completion date: October 1, 2026.***

Action 16.5: Develop Community Engagement Process

Maryland DHCD is responsible for developing a community engagement process that invites community feedback on the progress of Reinvest Baltimore and future revisions of this action plan. ***Status: Future (6 mos); Target completion date: July 1, 2027.***

Strategy 17: Support the ongoing data visualization efforts to publicize data through open and accessible platforms.

Action 17.1: Support Vacancy Dashboard Revisions

Baltimore City DHCD is responsible for supporting the continued revision of the BVRC Vacancy Dashboard to measure vacant building notice issuance and abatement, demolition, acquisition, stabilization, rehab and other activities in priority areas.

Status: Under implementation; Target completion date: June 1, 2026.

Action 17.2: Evolve Inter-Agency Data Sharing

Baltimore City DHCD is responsible for continuing evolving vacant property data sharing between City and State to improve workflows and data management. **Status:**

Under implementation; Target completion date: June 1, 2026.

Action 17.3: Publish Supplemental Visualization Tools

Maryland DHCD is responsible for identifying and publishing useful supplemental tools that may aid data visualization and support implementation. **Status: Under**

implementation; Target completion date: July 1, 2027.

Strategy 18: Track outcomes and key performance indicators in the Reinvest Baltimore Action Plan.

Action 18.1: Establish Baselines and Benchmarks

Maryland DHCD is responsible for establishing baselines and benchmarks for the Reinvest Baltimore outcomes. **Status: Under implementation; Target completion date: June 1, 2026.**

Action 18.2: Identify Displacement Drivers and Indicators

Maryland DHCD is responsible for identifying displacement drivers and indicators for further discussion and adoption by BVRC. **Status: Near Term (3 mos); Target completion date: January 1, 2027.**

Action 18.3: Evaluate Private Capital Data Needs

Maryland DHCD is responsible for determining available and identify needed data to evaluate private capital deployment and leverage. **Status: Near Term (3 mos); Target completion date: January 1, 2027.**

Appendix

Our Shared Values

- **Community Centered and Led.** We will ensure decisions reflect and align with the leadership and priorities of communities. We commit to seeking input from, listening directly to, engaging with, and seeking leadership from residents and community-based organizations in development decisions for their communities.
- **Protect and Preserve.** We will maximize resident retention and prevent resident displacement as we reduce vacancy. We will commit to community-led development that ensures resident choice and that current residents benefit from improvements in their communities. We will actualize this value through intentional community planning that assesses the risks of physical and cultural displacement and develops strategies to prevent displacement and through direct engagement with existing residents. We will prioritize investing in the retention of legacy homeowners and residents in neighborhoods that are targeted for community-led whole blocks investment.
- **Equity.** We will address historic and systemic inequities that led to disinvestment in Baltimore neighborhoods. We will promote strategies and align resources to support intergenerational wealth building and close the racial wealth gap created by unequal access to homeownership and capital.
- **Efficiency and Excellence.** We will not only direct resources to address historical disinvestment but also commit to improving government efficiency in processes like permitting and community planning, which are critical to ensuring equitable access to resources for historically marginalized neighborhoods with high concentrations of vacancy.
- **Inclusivity.** We will promote “complete neighborhoods” designed to reduce disparities; foster connectivity between people, places, and resources; and promote economic inclusion. Complete neighborhoods are mixed-use and mixed income with safe, stable, healthy, and affordable housing; safe and convenient access to essential amenities, services, and opportunities; and accessible and reliable transportation.
- **Opportunity.** We will ensure that investments in neighborhood, residential and commercial development maximize wealth creation and leadership development for residents while offering those residents a safe, stable, healthy, and affordable place to live near their work.

- **Growth.** We will ensure that investments in vacancy elimination generate measurable increases in population, tax revenue, property values and housing supply. We value growth that benefits historically disinvested communities, fosters equitable opportunity for every resident, preserves affordable housing, and prevents displacement while property values appreciate.
- **Transparency.** We will operate with openness and accountability and clearly communicate progress on measurable outcomes. We will operationalize this value through public Council meetings; annual reporting; publishing measurable timelines for permitting and other processes critical to revitalization efforts; and producing public-facing data dashboards that provide real-time updates on achieving on Reinvest Baltimore goals and outcomes.
- **Conservation of Community Culture and History.** We will prioritize the historic and cultural heritage of existing communities. We will employ best practices in urban design, housing design, and placemaking to align with community context and reinforce community identity.

Reinvest Baltimore Links & Resources

[Reinvest Baltimore FY2026 Action Plan](#)

Previous Reinvest Baltimore Annual Reports

- [FY2025 Annual Report](#)
- [FY2024 Annual Report](#)

FY2026 Baltimore Vacants Reinvestment Council (BVRC) Meetings

(click date for hyperlink to meeting agenda, recording/presentation, and minutes)

- [July 1, 2025 meeting materials](#)
- [September 3, 2025 meeting materials](#)
- [October 14, 2025 meeting materials](#)
- [November 18, 2025 meeting materials](#)
- [December 16, 2025 meeting materials](#)
- [February 10, 2026 meeting materials](#)
- [April 20, 2026 meeting materials](#)
- [June 29, 2026 meeting materials](#)

BVRI Neighborhoods

- FY26 Neighborhoods
- FY27 Neighborhood Additions

BC DHCD Priority Geographies

- Vacancy Reduction Priority Geographies (VRPGs)
- Impact Investment Areas

Map Labels: Park Heights, Central Park Heights, Mondawmin, Penn North, Upton, Harlem Park, Franklin Square, Hollins Market, Mount Clare, Westport, Coldstream Homestead Montebello, East Baltimore Midway, Darley Park, Oliver, Broadway East, Johnston Square, E-Madison St, Park Heights, Ellwood, Brooklyn, Curtis Bay, Pumphrey, Linthicum, Arbutus, Edmondson Ave, Frederick Ave, Eastern Ave, Dundalk Rd, Erdman Ave, Morella Rd, Hamilton Ave, E-Northern Pkwy, York Rd, Greenmount Ave, N-Charles St, N-Calvert St, Stevenson Ln, Smith Ave, Falls Rd, Wabash Ave, Garrison Blvd, Park-Heights Ave, Wabash Ave, Stony Run, Western Run, Patuxent River, 468 ft, 186 ft.

Scale: 0 0.45 0.9 1.8 2.7 3.6 Miles

North Arrow: N