



FY18 Q2 QUARTERLY REPORT

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



Larry Hogan, *Governor*
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Introduction

On January 5, 2016, Governor Larry Hogan announced Project C.O.R.E., a four-year partnership with Baltimore City to remove blight through demolition or stabilization as a catalyst for redevelopment and reinvestment. The goal of this partnership is to improve economic opportunity, encourage redevelopment, and improve quality of life in Baltimore City neighborhoods. Project C.O.R.E. is designed to address the needs of the existing community and to result in safer and more attractive neighborhoods, create more jobs, provide more green space, and improve overall quality of life. In addition, Project C.O.R.E. is increasing affordable housing for the benefit of existing residents.

The Maryland Department of Housing and Community Development (the “Department”), the Maryland Stadium Authority (the “Authority”), the Mayor and City Council of Baltimore, acting through the Baltimore City Department of Housing and Community Development (the “City”), forming a three-track partnership, entered into a Memorandum of Understanding (MOU) for Demolition, Stabilization, and Deconstruction on February 10, 2016. As part of the agreement, the Authority is responsible for the management of demolition activities associated with the removal of blighted properties within Baltimore City during a four-year funding period, FY2016-FY2019.

This report provides a summary of activities by Project C.O.R.E. from October through December 2017.

Demolition and Environmental Protocols – Maryland Stadium Authority (MSA)

The Department, the City, and the Authority have worked closely with other agencies and interest groups to establish protocols and guidelines that serve as the basis for removal of blight, including project reporting requirements and a Project Manual/Technical Document. The Project Manual/Technical Document establishes demolition and environmental safety protocols that are being implemented and enforced during the C.O.R.E. initiative. Best practices include:

- **Environmental Assessments/Hazmat Survey:** complete Site Assessment/Hazardous Material Survey on all properties to identify asbestos, lead, polychlorinated biphenyl (PCB), or any other potential hazards.
- **Onsite Compliance Monitoring:** onsite environmental/protocols compliance monitoring services
- **Dust Monitoring:** dust monitoring during all demolition and debris removal operations to monitor the effectiveness of dust suppression procedures and potential exposure levels.
- **Fill Requirements:** clean fill for all excavations and prohibition of use of crushed demolition debris.
- **Sidewalk Replacement:** replacement of sidewalks along public sides of demolished properties.
- **Site Security:** detailed site security measures to ensure the safety of the general public.

Stabilization and Preservation

The Department and the Authority are required under the Maryland Historical Trust Act of 1985 to consult with the Maryland Historical Trust to determine whether or not the work would adversely affect historic properties that fall within boundaries of historic districts in Baltimore City. To that end, a programmatic agreement was signed and executed on September 8, 2016. One aspect of the agreement is that a minimum of 10 percent of Project C.O.R.E. resources will go toward building stabilization projects.

Property Identification

Baltimore City has 297 distinct neighborhoods, of which 120 are in a Stressed Housing Market, according to Baltimore City’s 2014 Housing Market Typology. A Stressed neighborhood is one where 6% to 30% of the housing stock is vacant. For Fiscal Year 2016, the Department and the City identified and executed an initial list (Phase 1) of 455 blighted properties over 72 locations for demolition that the Authority will address under the terms of the MOU. The Department and the City will continue to work together to develop additional lists of properties slated for demolition or stabilization for further action by the Authority.

Redevelopment

Through Project C.O.R.E, the State is investing \$75 million, and Baltimore City and partners are matching that with a minimum of 25 percent over four years for demolition, deconstruction and stabilization of blighted properties. Project C.O.R.E. will be further supported by more than \$600 million in department financing. The following Department

programs are committed to complementing Project C.O.R.E.: Strategic Demolition Fund, Multifamily Housing, Neighborhood BusinessWorks, Single Family Housing, Community Legacy, and the Baltimore Regional Neighborhood Initiative. The funding provides opportunities for meaningful investment by the private sector to create new housing, commercial development, and greenspace.

From the inception of Project C.O.R.E. through December 2017, the programs have invested an additional \$299,023,851 in awarded funds in Baltimore City leveraging \$1,441,953,001 in other private, public and philanthropic dollars and total project costs of \$1,740,976,852. Additionally, the aforementioned programs have supported \$76,763,417 in awarded funds in Project C.O.R.E. areas leveraging \$601,173,570 for total project costs of \$677,936,987.

Neighborhood Revitalization		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY	Program	Awards	Award Amount	Total Project Cost	In	Out	In	Out
2016	BRNI	14	\$2,870,000	\$26,637,626	\$1,950,000	\$920,000	\$1,636,844	\$25,000,782
2016	CL	7	\$1,300,000	\$7,751,525	\$150,000	\$1,150,000	\$7,423,025	\$328,500
2016	SDF-CORE	12	\$9,132,607	\$24,750,764	\$725,000	\$8,407,607	\$23,646,064	\$1,104,700
2017	BRNI	28	\$3,101,199	\$29,128,315	\$956,199	\$2,145,000	\$26,814,317	\$2,313,998
2017	CL	16	\$2,308,000	\$15,510,561	\$800,000	\$1,508,000	\$10,761,011	\$4,749,550
2017	SDF-CORE	32	\$18,000,000	\$149,769,679	\$5,810,000	\$12,190,000	\$111,908,090	\$37,861,589
2018	BRNI	34	\$7,225,000	\$154,963,457	\$3,115,000	\$4,110,000	\$54,380,747	\$100,582,710
2018	CL	10	\$2,439,500	\$91,098,810	\$764,500	\$1,675,000	\$6,682,559	\$84,416,251
2018	SDF-CORE	24	\$14,515,000	\$106,355,504	\$9,990,000	\$4,525,000	\$83,019,484	\$23,336,020
Totals		177	\$60,891,306	\$605,966,241	\$24,260,699	\$36,630,607	\$326,272,141	\$279,694,100
CDA Multifamily		Baltimore City			Project C.O.R.E. Areas			
		Totals			State Funds		Total Project Cost	
FY		Awards	State Funds	Total Project Cost	In	Out	In	Out
2016		19	\$21,844,146	\$381,131,774	\$12,487,217	\$9,356,929	\$167,421,384	\$213,710,390
2017		18	\$10,341,671	\$459,058,834	\$5,932,785	\$4,408,886	\$117,429,945	\$341,628,889
2018		3	\$2,445,000	\$65,309,064	\$2,445,000	\$0	\$25,200,839	\$40,108,225
Totals		40	\$34,630,817	\$905,499,672	\$20,865,002	\$13,765,815	\$310,052,168	\$595,447,504
Neighborhood BusinessWorks		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY		Awards	Award Amount	Total Project Cost	In	Out	In	Out
2016		45	\$2,735,000	\$16,772,984	\$1,990,000	\$745,000	\$2,051,000	\$14,721,984
2017		5	\$2,830,000	\$11,363,962	\$1,450,000	\$1,380,000	\$11,363,962	\$0
2018		2	\$14,616,069	\$18,053,334	\$0	\$14,616,069	\$0	\$18,053,334
Totals		52	\$20,181,069	\$46,190,280	\$3,440,000	\$16,741,069	\$13,414,962	\$32,775,318
CDA Single Family (MMP)		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
FY		Loans	Loan Amount	Total Loan Amount	In	Out	In	Out
2016		631	\$99,193,323	\$99,193,323	\$12,951,817	\$86,241,506	\$12,951,817	\$86,241,506
2017		428	\$66,267,936	\$66,267,936	\$12,203,879	\$54,064,057	\$12,203,879	\$54,064,057
2018		108	\$17,859,400	\$17,859,400	\$3,042,020	\$14,817,380	\$3,042,020	\$14,817,380
Totals		1,167	\$183,320,659	\$183,320,659	\$28,197,716	\$155,122,943	\$28,197,716	\$155,122,943
All Programs		Baltimore City			Project C.O.R.E. Areas			
		Totals			Award Amount		Total Project Cost	
		Loans/Awards	Loan/Award Amount	Total Loan/Award Amount	In	Out	In	Out
Grand Total		1,436	\$299,023,851	\$1,740,976,852	\$76,763,417	\$222,260,434	\$677,936,987	\$1,063,039,865

1) All data pulled from clean data and geocoded to verify if the given address is within the "Project C.O.R.E. Areas" (Baltimore City 2014 Housing Typology - E, F, G, or H). 2) Total Project Cost includes the Award Amount and State Funds so should not be summed to avoid double counting. 3) SDF-CORE numbers reported above include the three projects representing encumbrances to Maryland Stadium Authority for the MSA strategic demolition track. This is not representative of what has been disbursed to date. 4) State Funds is the combination of the following programs: Rental Housing Program (RHLP), Rental Housing Works (RHW), Partnership Rental Housing Program (PRHP), Shelter & Transitional Housing Facilities Grants (THG), and Financial Adjustment Factor (FAF).

Demolition and Deconstruction Status: Fiscal Year 18 Quarter 2

The FY16 Quarter 4 Blighted Property List – Phase 1 – issued on July 22, 2016, identified 455 properties and 72 locations. From this list as of December 2017, the Authority has received eight¹ Notices to Proceed (NTP) totaling 256 properties over 53 locations. Of the 256 properties included on the released NTP’s, a total of six properties were subsequently removed, leaving 250 properties and 51 locations.

The FY17 Blighted Property List – Phase 2 – issued on Sept. 29, 2017, identified 150 properties. The City is undertaking the legal process necessary to prepare the properties for demolition or deconstruction.² As of 2017, the Phase 3 list is in a working format. Once finalized, it will be executed between the City and the Department.

From January 2016 through December 2017, the Authority, the City of Baltimore, and the Department removed a total of 1,414 units of blight through demolition, deconstruction, or stabilization. The summary charts below highlight key information and the following maps detail where issued NTP are located:

Units of Blight Removed 1/1/2016 to 12/31/2017	
Maryland Stadium Authority	162
DHCD Request for Applications	462
Baltimore City	790
Total	1,414

Notices to Proceed (NTP)						
FY16 Quarter 4 Blighted Property List						
NTP Number	Date NTP issued to MSA	Number of Properties on NTP	Number of Locations on NTP	Number of Properties Removed	Adjusted Total Number of Properties	Adjusted Total Number of Locations
FY16-01	6/30/16	27	5	0	27	5
FY16-02	8/31/16	26	5	0	26	5
FY16-03	9/22/16	42	10	3	39	9
FY16-04	1/18/17	53	9	3	50	8
FY16-05	9/26/17	20	2	0	20	2
5³		168	31	6	162	29

¹ Environmental Assessments have been completed at the 88 properties included on NTPs 6-8. MSA anticipates commencing demolition on some of these properties in FY18 QR3 with the remaining properties to be demolished in FY18 QR4.

² As properties are removed from the list due to a variety of reasons such as emergency demolitions and conversion to stabilization, the number of properties on each executed phase list will decrease.

³ NTP 5 was issued on 9/26/17. However, MSA did not receive backup documentation until 10/2/17. Therefore, NTP 5 is included in the FY 2018 Quarter 2 report.

Project C.O.R.E. Request for Applications

Neighborhood Housing Services of Baltimore

Walbrook Mill Stabilization & Expansion

\$1,000,000 FY18 Award

Demolition of 5 townhomes as part of 65 unit mixed-use redevelopment



Figure 1 Walbrook Mill Event. Photographs by Joe Andrucyk; courtesy of the Executive Office of the Governor

Through the Department's Project C.O.R.E. Request for Applications (RFA) competitive application process, funding has been made available for redevelopment projects that can move forward quickly, achieve significant leverage and redevelopment goals, and encourage innovation and creativity in the private sector by for-profit and nonprofit sponsors committed to Baltimore City's revitalization.

Eligible applicants for C.O.R.E. funding include: Baltimore City agencies and local nonprofit Community Development Organizations (CDOs).

Specific activities eligible for Project C.O.R.E. funding are:

- *Acquisition*: costs associated with purchasing vacant buildings and/or land. Properties may be owned by private or public entities. Related-party acquisitions will be subject to additional review by DHCD.
- *Demolition*: cost to demolish blighted structures.
- *Stabilization*: cost to complete structural and other critical repairs necessary to stabilize an existing structure, remove any materials that will not be used in the completed project, remove hazardous materials (e.g. asbestos, lead paint, etc.) and other costs approved by DHCD that are associated with preparing a currently vacant structure for redevelopment.
- *Site Development*: cost associated with the preparation of vacant site for new construction activities, including the removal of unsuitable soils/fill, hazardous materials, and the installation of new infrastructure (off-site and on-site).
- *Architectural and Engineering*: cost of architectural and engineering professional services directly associated with demolition, stabilization and site development aspects of the proposed project.

Projects that significantly build upon existing community strengths and assets are a priority. These strengths and assets include but are not limited to:

- Proximity to 21st Century School investments.
- Proximity to Anchor Institutions (such as universities and hospitals).
- Proximity to other major investments, including major rental preservation projects such as the Rental Assistance Demonstration (RAD) initiative.
- Proximity to transit and transit-oriented development, including the Maryland Department of Transportation BaltimoreLink and CityLink corridors of focus.
- Implementation of recent or new comprehensive plans, such as Baltimore City’s Green Network Plan.
- Reuse of landmark historic buildings.
- Projects that build upon and expand residential market strength, for instance through homeownership in designated historic districts.



Figure 2 In progress new construction for Restoration Gardens 2, FY2016 RFA award of \$250,000 for demolition

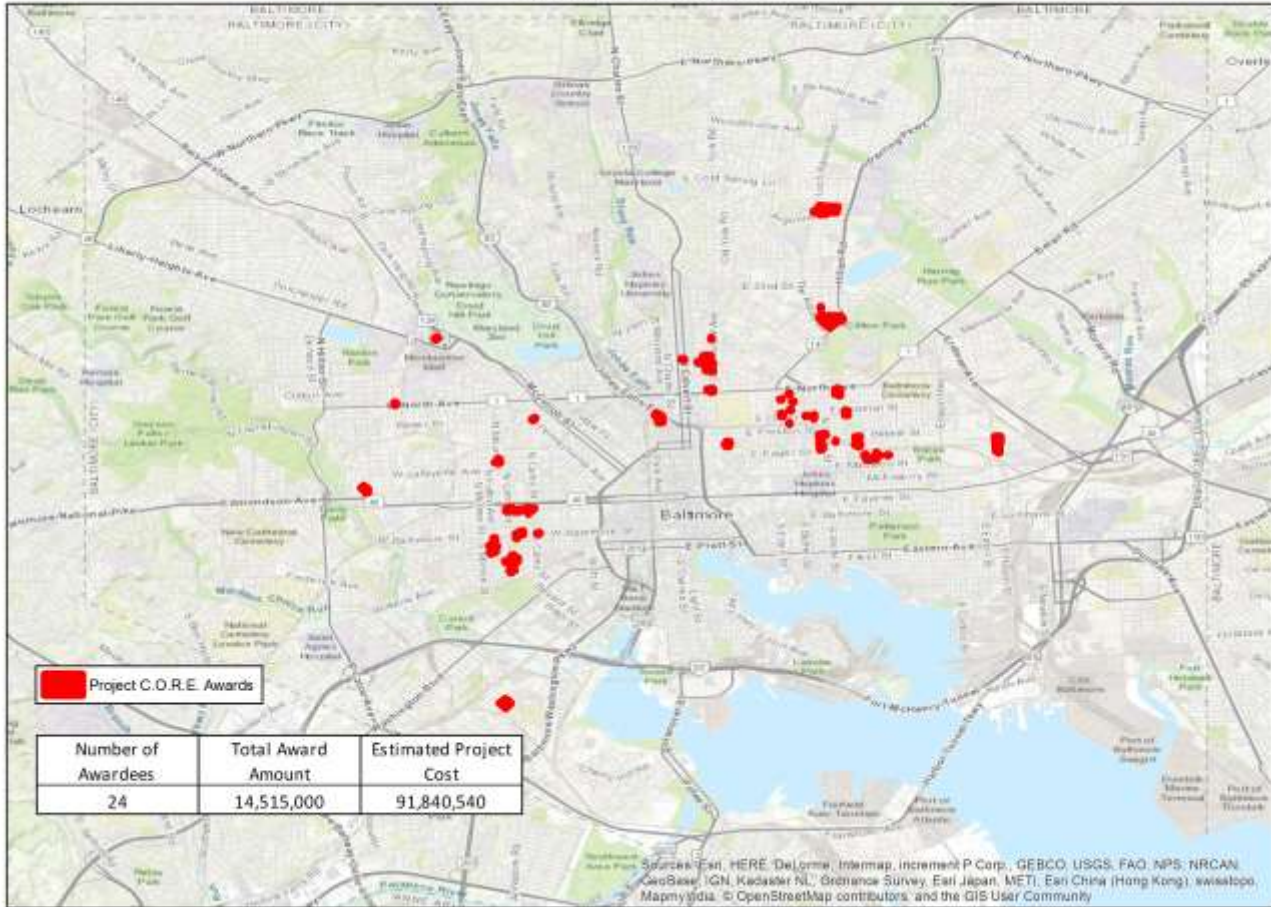
Since program inception through the end of December 2017, the Department has awarded 65 projects through the Request for Application track for a total of \$33,400,000. State funds will leverage approximately \$212 M in other public, private and philanthropic dollars, for a total project cost exceeding \$245 M. The funds will be used for various predevelopment activities, such as acquisition, stabilization, demolition, infrastructure, and architecture/engineering. Individual project award details for FY16 through FY18 are included in the Exhibits portion of the report.

SDF-CORE RFA Award Summary			
FY	No. Awards	Total Award Amount	Total Project Cost
2016	10	\$2,775,000.00	\$17,705,657.00
2017	31	\$16,110,000.00	\$121,369,679.00
2018	24	\$14,515,000.00	\$91,840,540.00
Totals	65	\$33,400,000.00	\$230,915,876.00

*Chart represents RFA awarded projects only. Standard summaries of SDF-CORE consistent with the annual report include three projects representing what has been encumbered to Maryland Stadium Authority for the MSA strategic demolition track.

In FY17 Quarter 4, the Department accepted applications for the FY18 round. A total of 61 applications from 26 organizations requested a total of about \$100 million. In FY18 Quarter 1, applications were reviewed by the Department and scored in accordance with the Project C.O.R.E. Scoring Criteria and Checklist. Out of those 61 applications, 24 projects were awarded for a total of \$14,515,000. Awards were publicly announced October 26, 2017 at an event at Walbrook Mill.

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



Community Outreach

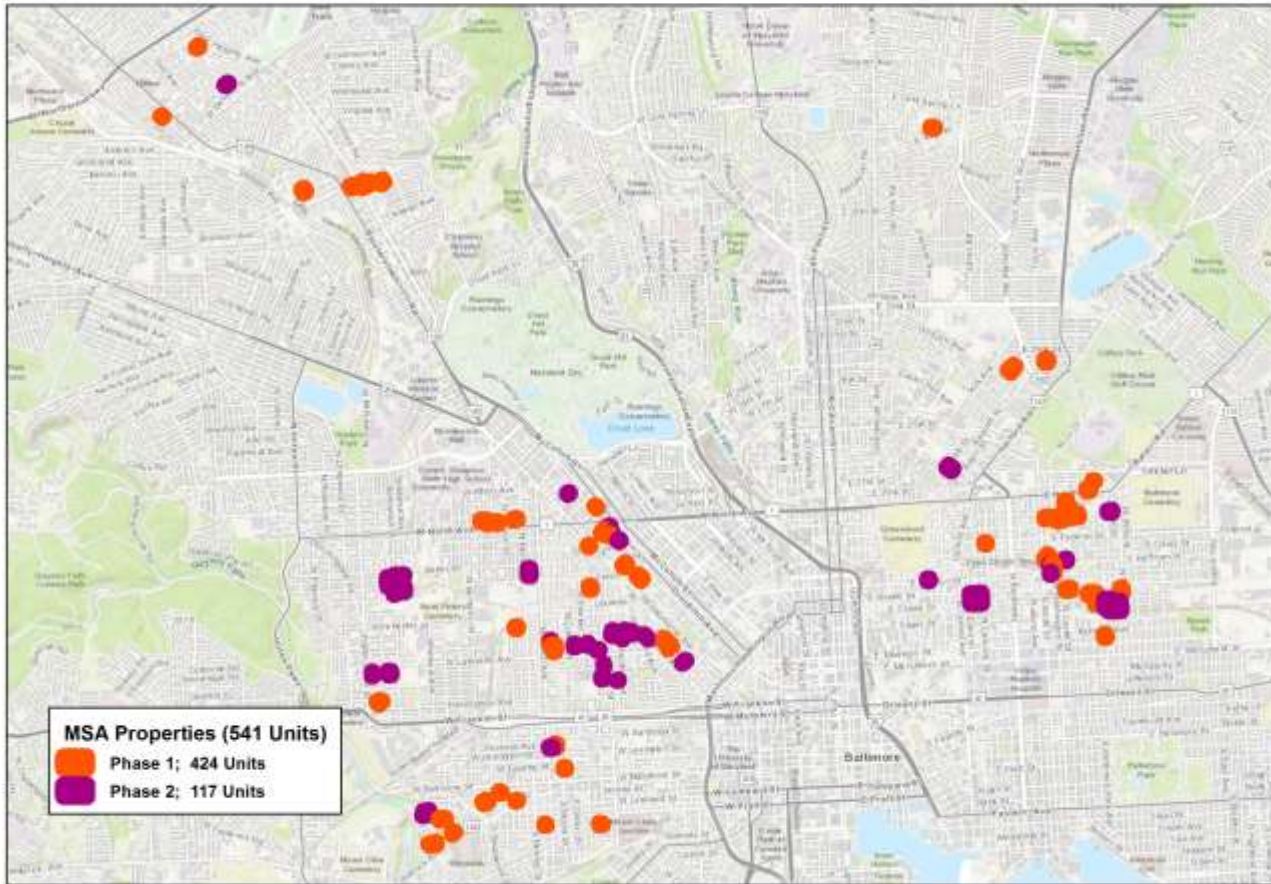
In addition to bi-weekly meetings with Project C.O.R.E. partners, the Department continued to hold numerous meetings with local stakeholders in Quarter 2. Highlights include:

- Phase III Property Identification Meeting with City Housing and City Planning
- Development of Micro-Business Loans Program and Storefront Improvement Program for business districts located in C.O.R.E. areas.

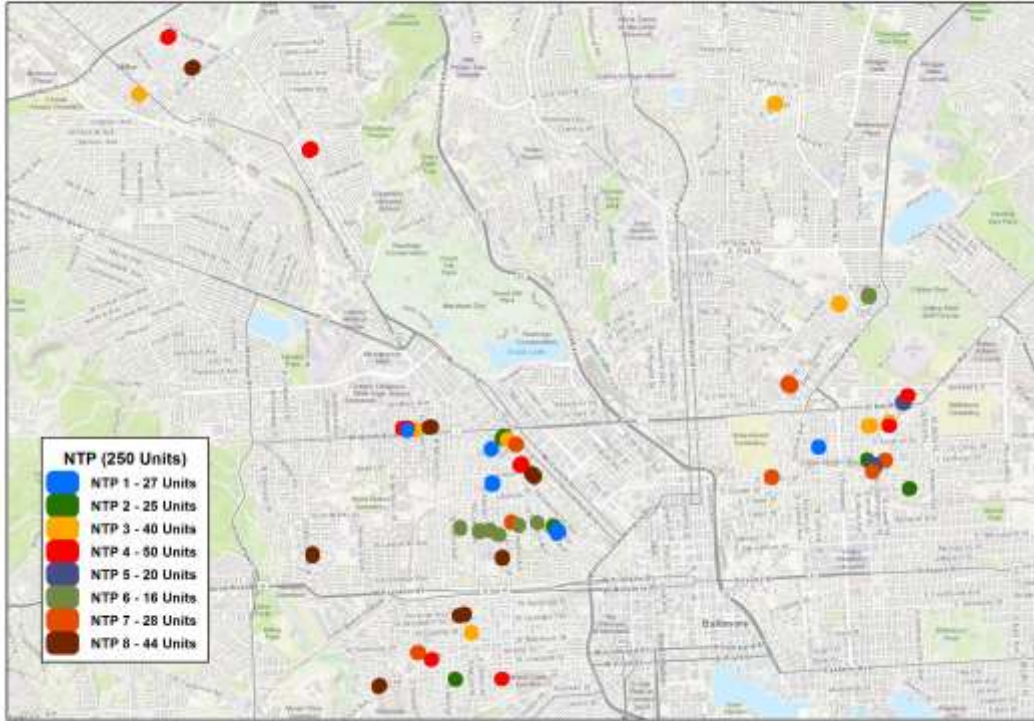
Exhibits

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

Project C.O.R.E. MSA Phase 1 and 2 Properties as of December 2017



Notices to Proceed (NTP) Issued to MSA as of December 2017



MSA Blight Removed as of December 2017

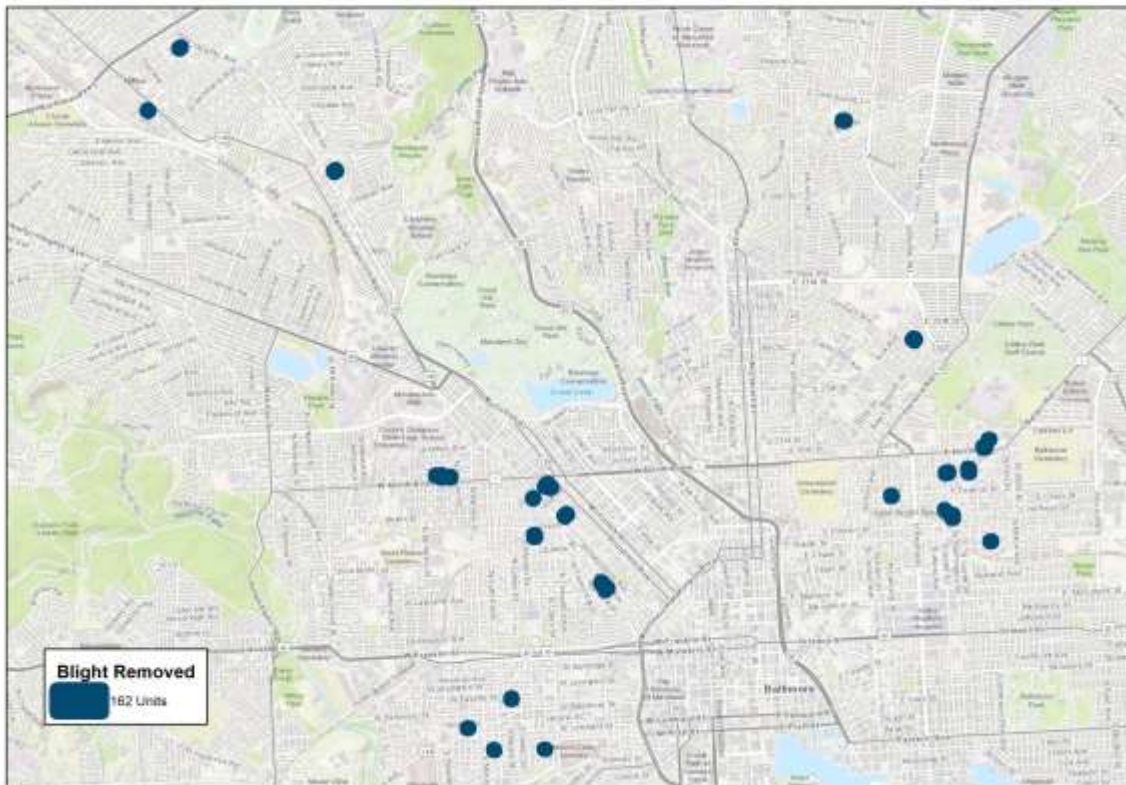


Exhibit B:
Approved Properties for Demolition⁴

ClusterName	CorePhase	Unit Count
0320 - 0330 S FRANKLINTOWN ROAD	1	6
1026 - 1034 N PATTERSON PARK AVE	1	5
106-116 S CALVERTON ROAD	1	6
1100 - 1108 APPLETON ST	1	5
1100 - 1122 N MILTON AVE	1	12
1304 - 1324 N WASHINGTON ST	1	11
1400-1404 MCHENRY	1	3
1404 - 1406 WHITELOCK ST	1	2
1424- 1432 N GAY ST	1	5
1700 - 1722 N CASTLE ST	1	12
1703 - 1707 MOSHER ST	1	3
1705 - 1735 N CASTLE ST	1	6
1710 - 1712 MOSHER ST	1	2
1710 - 1724 N COLLINGTON AVE	1	8
1800-26 & 1834-44 N CHESTER ST	1	20
1803 - 1805 N CHESTER ST	1	2
2021-2041 E Biddle ST	1	11
2203 - 2213 HENNEMAN AVE	1	6
2217 - 2235 HENNEMAN AVE	1	10
227-231 N BRUCE ST	1	3
2503 - 2507 EMERSON ST	1	3
2531 - 2533 EMERSON ST	1	2
2611 - 2621 HAFER ST	1	6
2614 - 2622 LOYOLA NORTHWAY	1	5
2700 - 2710 KENNEDY AVE	1	6
2704 - 2710 BOARMAN AVE	1	4
4303 PARK HEIGHTS AVE.	1	1
4305- 4319 PARK HEIGHTS AVE	1	8
4402 - 4414 DAYTONA AVE	1	7
615-629 N FRANKLINTOWN ROAD	1	8
806-824 N BRADFORD ST	1	10
904 - 930 N MOUNT ST	1	14
1308-1326 ARGYLE AVE	1	10
1344 -1356 N CALHOUN ST	1	5
1501 - 1507 E FEDERAL ST	1	4
2105 - 2109 HERBERT ST	1	3
604 - 612 BAKER ST	1	5

⁴ As properties are removed from the list due to a variety of reasons such as emergency demolitions and conversion to stabilization, the number of properties on each executed phase list will decrease. Due to the late release of this report, this list represents the number of units in each phase as of February 2018 rather than September 31, 2017.

ClusterName	CorePhase	Unit Count
0536 - 0558 BAKER ST	1	12
1100 - 1104 N PATTERSON PARK AVE	1	3
1408 - 1410 N GAY ST	1	2
1813 - 1819 DOVER ST	1	4
635-637/1340-1342 W LAFAYETTE/ARGYLE AVE	1	4
1563 - 1575 ABBOTSTON ST	1	7
1627-1635 W Fayette ST	1	5
1714-1722 N CHAPEL ST	1	5
1717-1725 N CHAPEL	1	5
1739 - 1751 N CHESTER ST	1	7
2023 - 2027 HERBERT ST	1	3
2228 - 2234 ETTING ST	1	4
4108 - 4110 HAYWARD AVE	1	2
4402 - 4404 SAINT GEORGES AVE	1	2
0554 - 0572 PRESSTMAN ST	1	10
1731 - 1737 N CHESTER ST	1	4
1931-1933 N PATTERSON PARK	1	2
2102 - 2138 HERBERT ST	1	19
22-26 S PAYSON ST	1	3
236 - 238 S CALHOUN ST	1	2
2600 - 2614 ROSEWOOD AVE	1	8
5414 - 5416 DENMORE AVE	1	2
1328 - 1350 N WASHINGTON ST	1	12
2228-2242 E North AVE	1	8
2758-2770 FENWICK AVE	1	7
2101 - 2113 BOOTH ST	1	7
1818-1846 DIVISION ST	1	15
1904 - 1922 HERBERT ST	1	10
213-225 N BRUCE ST	1	7
301-307 S CATHERINE ST	1	4
0078 - 0084 S FRANKLINTOWN ROAD	2	2
0701 MOSHER ST	2	1
0801 - 0817 N DUKELAND ST	2	9
1006 - 1012 N ARLINGTON AVE	2	4
1040 - 1044 AND 1201 RIGGS AVE N STOCKTON ST	2	4
1125 RIGGS AVE	2	1
1140 - 1142 ARGYLE AVE	2	2
1202 HARLEM AVE	2	1
1210-1214 SMITHSON ST	2	3
1306 W LANVALE ST	2	1
1401 E BIDDLE ST	2	1
1511 ASHBURTON ST	2	1
1522-1544 MCKEAN AVE	2	12

ClusterName	CorePhase	Unit Count
1546 - 1556 MCKEAN AVE	2	6
1919 - 1927 E HOFFMAN ST	2	5
2229 ETTING ST	2	1
2333 E CHASE ST	2	1
2401 - 2419 E LAFAYETTE AVE	2	10
2508 - 2514 SALEM ST	2	4
502 TO 522 BAKER ST.	2	10
0905 - 0907 N CALHOUN ST	2	2
1138 MOSHER ST	2	1
1423 MOSHER ST	2	1
1500 MYRTLE AVE	2	1
1513-1517 MOSHER ST	2	3
1704 MOSHER ST	2	1
1020 - 1030 N STOCKTON ST ST	2	6
1920 - 1924 E PRESTON ST	2	3
2042 - 2046 E HOFFMAN ST	2	3
2200 AISQUITH ST	2	1
501 - 507 GOLD ST	2	4
932 - 938 E PRESTON ST	2	4
0205 & 0209 N FULTON AVE	2	2
1308-1312 HARLEM AVE	2	3
2858 - 2860 W LANVALE ST	2	2
5205 BEAUFORT AVE	2	1
Total		541

Exhibit C:**Notices to Proceed (NTPs) as of December 31, 2017**

NTPs To Date			
NTP	Cluster	Status	Units
NTP 1-FY2016	1308-1326 ARGYLE AVE	Demolition Complete	10
NTP 1-FY2016	1344 -1356 N CALHOUN ST	Demolition Complete	5
NTP 1-FY2016	1501 - 1507 E FEDERAL ST	Demolition Complete	4
NTP 1-FY2016	2105 - 2109 HERBERT ST	Demolition Complete	3
NTP 1-FY2016	604 - 612 BAKER ST	Demolition Complete	5
NTP 2-FY2016	536 - 558 BAKER ST	Demolition Complete	12
NTP 2-FY2016	1100 - 1104 N PATTERSON PARK AVE	Demolition Complete	3
NTP 2-FY2016	1408 - 1410 N GAY ST	Demolition Complete	2
NTP 2-FY2016	1813 - 1819 DOVER ST	Demolition Complete	4
NTP 2-FY2016	1627-1635 W Fayette ST	Demolition Complete	5
NTP 3-FY2016	1563 - 1575 ABBOTSTON ST	Demolition Complete	7
NTP 3-FY2016	635-637/1340-1342 W LAFAYETTE/ARGYLE AVE	Demolition Complete	4
NTP 3-FY2016	1714-1722 N CHAPEL ST	Demolition Complete	5
NTP 3-FY2016	1717-1725 N CHAPEL	Demolition Complete	5
NTP 3-FY2016	2402-2406 Vonderhorst Lane	Removed	N/A
NTP 3-FY2016	1739 - 1751 N CHESTER ST	Demolition Complete	7
NTP 3-FY2016	2023 - 2027 HERBERT ST	Demolition Complete	3
NTP 3-FY2016	2228 - 2234 ETTING ST	Demolition Complete	4
NTP 3-FY2016	4108 - 4110 HAYWARD AVE	Demolition Complete	2
NTP 3-FY2016	4402 - 4404 SAINT GEORGES AVE	Demolition Complete	2
NTP 4-FY2016	0554 - 0572 PRESSTMAN ST	Demolition Complete	10
NTP 4-FY2016	1731 - 1737 N CHESTER ST	Demolition Complete	4
NTP 4-FY2016	1931-1933 N PATTERSON PARK	Demolition Complete	2
NTP 4-FY2016	2102 - 2138 HERBERT ST	Demolition Complete	19
NTP 4-FY2016	22-26 S PAYSON ST	Demolition Complete	3
NTP 4-FY2016	304-308 Stinson St.	Removed	N/A
NTP 4-FY2016	236 - 238 S CALHOUN ST	Demolition Complete	2
NTP 4-FY2016	2600 - 2614 ROSEWOOD AVE	Demolition Complete	8
NTP 4-FY2016	5414 - 5416 DENMORE AVE	Demolition Complete	2
NTP 5-FY2016	1328 - 1350 N WASHINGTON ST	Demolition Complete	12
NTP 5-FY2016	2228-2242 E North AVE	Demolition Complete	8

NTPs (cont.)

NTP	Cluster	Status	Units
NTP 6-FY2016	0905 - 0907 N CALHOUN ST	In Progress	2
NTP 6-FY2016	1138 MOSHER ST	In Progress	1
NTP 6-FY2016	1423 MOSHER ST	In Progress	1
NTP 6-FY2016	1500 MYRTLE AVE	In Progress	1
NTP 6-FY2016	1513-1517 MOSHER ST	In Progress	3
NTP 6-FY2016	1704 MOSHER ST	In Progress	1
NTP 6-FY2016	2758-2770 FENWICK AVE	In Progress	7
NTP 7-FY2016	1020 - 1030 N STOCKTON ST ST	In Progress	6
NTP 7-FY2016	1920 - 1924 E PRESTON ST	In Progress	3
NTP 7-FY2016	2042 - 2046 E HOFFMAN ST	In Progress	3
NTP 7-FY2016	2101 - 2113 BOOTH ST	In Progress	7
NTP 7-FY2016	2200 AISQUITH ST	In Progress	1
NTP 7-FY2016	501 - 507 GOLD ST	In Progress	4
NTP 7-FY2016	932 - 938 E PRESTON ST	In Progress	4
NTP 8-FY2016	0205 & 0209 N FULTON AVE	In Progress	2
NTP 8-FY2016	1308-1312 HARLEM AVE	In Progress	3
NTP 8-FY2016	1818-1846 DIVISION ST	In Progress	15
NTP 8-FY2016	1904 - 1922 HERBERT ST	In Progress	10
NTP 8-FY2016	213-225 N BRUCE ST	In Progress	7
NTP 8-FY2016	2858 - 2860 W LANVALE ST	In Progress	2
NTP 8-FY2016	301-307 S CATHERINE ST	In Progress	4
NTP 8-FY2016	5205 BEAUFORT AVE	In Progress	1

Exhibit D:
Sample of Photography of MSA Demolition & Deconstruction Activity⁵
2228-2242 E. North Avenue

Pre-demolition Photos



Progress Photos



⁵ Photographs provided by Maryland Stadium Authority.



1328-1350 N. Washington Street

Pre-demolition Photos



Progress Photos



Exhibit E:

Request for Applications (RFA) Awards FY16-FY18

FY	Organization Name	Project Name	Award Amt
2016	American Communities Trust	Baltimore Food Hub, Phase I	\$200,000
2016	Central Baltimore Partnership, Inc.	Waverly Commons Phase III	\$250,000
2016	City Life - Community Builders	Residential Rehab in Oliver and Broadway East	\$150,000
2016	East Baltimore Development Inc.	Eager Park Demolition	\$800,000
2016	East Baltimore Development Inc.	Castle Street Demolition	\$250,000
2016	Empire Homes of Maryland, Inc.	Restoration Gardens 2	\$250,000
2016	Hamilton-Lauraville Main Street, Inc.	Strand Theater	\$225,000
2016	Marian House, Inc.	Blessed Sacrament Supportive Housing Project	\$150,000
2016	Southwest Partnership	Lion Brothers Building Rehabilitation	\$250,000
2016	TRF Development Partners	Preston Place IX	\$250,000
2016 RFA Award Total			\$2,775,000
2017	Baltimore Dept. of Housing and Community Development	Marshall Gardens Site Development	\$1,200,000
2017	Baltimore Dept. of Housing and Community Development	Landmark Stabilization Program	\$250,000
2017	Baltimore Dept. of Housing and Community Development	O'Donnell Heights Redevelopment	\$1,050,000
2017	Central Baltimore Partnership, Inc.	Historic East 22nd Street Project - Stabilization and Rehabilitation	\$200,000
2017	Central Baltimore Partnership, Inc.	Barclay CORE Redevelopment	\$425,000
2017	Central Baltimore Partnership, Inc.	Redevelopment of 226 East Lafayette	\$120,000
2017	City Life - Community Builders	Home Stabilization and Neighborhood Revitalization	\$250,000
2017	Coppin Heights Community Development Corporation	Center for Health Care and Healthy Living	\$175,000
2017	Downtown Partnership of Baltimore, Inc.	Le Mondo - Redevelopment to arts incubator	\$300,000
2017	Downtown Partnership of Baltimore, Inc.	Current Space Expansion - Stabilization and Renovation	\$500,000
2017	Druid Heights Community Development Corporation	Sphinx Club/Arch Social Club	\$325,000
2017	Druid Heights Community Development Corporation	Druid Hill Development Project	\$500,000
2017	East Baltimore Development Inc.	Eager Street Town Homes Site Preparation Project	\$500,000
2017	Empire Homes of Maryland, Inc.	Restoration Gardens 2	\$400,000
2017	Episcopal Housing Corporation	Roberta's House - Development	\$500,000
2017	Episcopal Housing Corporation	Development of Sojourner Place at Argyle	\$175,000
2017	Habitat for Humanity of the Chesapeake, Inc.	Ward St. Demolition Project	\$150,000
2017	Habitat for Humanity of the Chesapeake, Inc.	Woodbourne McCabe Stabilization project	\$125,000
2017	Habitat for Humanity of the Chesapeake, Inc.	Sandtown Stabilization Project	\$310,000
2017	Mount Royal Community Development Corporation	Madison Park North Mixed-Used Development Project	\$2,000,000
2017	Neighborhood Housing Services of Baltimore, Inc.	Walbrook Lumber/North Avenue Revitalization	\$2,000,000
2017	New Shiloh Community Development Corporation	North Avenue Gateway II - Acquisition, Demolition & Redevelopment	\$500,000
2017	Southwest Partnership	1600 W Pratt Street Renovations	\$280,000
2017	Southwest Partnership	Acquisition/Demolition	\$350,000
2017	Strong City Baltimore	The Hoen Lithograph Building	\$400,000
2017	TRF Development Partners	Regester Place - Rehabilitation	\$985,000
2017	TRF Development Partners	Preston East - Rehabilitation	\$450,000
2017	Unity Properties, Inc.	Bon Secours Youth Development Center	\$450,000
2017	Unity Properties, Inc.	New Shiloh Village Apartments	\$600,000
2017	Upton Planning Committee, Inc.	The Duplexes at Dolphin Street	\$140,000
2017	Upton Planning Committee, Inc.	Upton's Historic Marble Hill Redevelopment	\$500,000
2017 RFA Award Total			\$16,110,000
2018	AHC Greater Baltimore, Inc.	Winans Way Predevelopment Work	\$750,000
2018	Central Baltimore Partnership, Inc.	Greenmount and North Avenues Mixed-Use	\$120,000
2018	Central Baltimore Partnership, Inc.	Barclay Phase 4 CORE Redevelopment	\$425,000
2018	Central Baltimore Partnership, Inc.	Greenmount Recreation Center Multipurpose Field	\$100,000
2018	Central Baltimore Partnership, Inc.	Re-Development of the USPS Site at 60 W. Oliver Street	\$500,000
2018	City Life - Community Builders	Neighborhood Stabilization-Oliver and Broadway	\$600,000
2018	East Baltimore Development Inc.	EBDI Northwest Demolition Project	\$500,000
2018	Empire Homes of Maryland, Inc.	EHM@Coldstream	\$120,000
2018	Healthy Neighborhoods, Inc.	Tivoly Triangle Redevelopment	\$500,000
2018	Historic East Baltimore Community Action Coalition, Inc.	Station East II	\$300,000
2018	Housing Development and Neighborhood Preservation Corporation	Henneman Avenue Project	\$250,000
2018	Mary Harvin Transformation Center Community Development Corporation	Mary Harvin Health and Wellness Center/Family Housing	\$600,000
2018	Morgan State University Foundation, Inc.	Northwood Commons	\$1,000,000
2018	Neighborhood Housing Services of Baltimore, Inc.	Walbrook Mill Expansion	\$1,000,000
2018	Parks & People Foundation, Inc.	Liberty Square Revitalization: A Partnership Between Mount Lebanon and Parks & People	\$300,000
2018	Red Line Investors, Inc	Franklintown Neighborhood Revitalization	\$200,000
2018	Southwest Partnership	W Baltimore Street	\$1,000,000
2018	Southwest Partnership	Lease to Purchase	\$500,000
2018	Strong City Baltimore	The Hoen Lithograph Building	\$1,500,000
2018	TRF Development Partners	Greenmount & Chase Multifamily	\$1,200,000
2018	Unity Properties, Inc.	Bon Secours Apartments V	\$500,000
2018	Upton Planning Committee, Inc.	Lenox Theatre Project	\$200,000
2018	Upton Planning Committee, Inc.	Upton Homeownership Initiative	\$2,000,000
2018	War Horse Cities CDC, Inc.	Mount Street Phase II	\$350,000
2018 RFA Award Total			\$14,515,000