

**I. SUSTAINABLE COMMUNITY MODIFICATION APPLICANT INFORMATION**

**Name of Sustainable Community:**

Baltimore City Sustainable Communities Revitalization Area

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**Name of Applicant:**

City of Baltimore

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**Applicant's Federal Identification Number:** 52-6000769

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**Applicant's Street Address:** 417 East Fayette Street

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**City:** Baltimore                      **County:** NA                      **State:** MD    **Zip Code:** 21202

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**Phone Number:**                      **Fax Number:**                      **Web Address:**  
www.baltimorecity.gov

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**Sustainable Community Application Local Contact:**

**Name:** Jessica Varsa                      **Title:** Director of Research

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**Address:** 417 E. Fayette Street                      **City:** Baltimore                      **State:** MD    **Zip Code:** 21202

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**Phone Number:** 410-396-6812                      **Fax Number:** 410-244-7358                      **E-mail Address:**  
jessica.varsa@baltimorecity.gov

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**Sustainable Community Contact for Application Status:**

**Name:** Jessica Varsa                      **Title:** Director of Research

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**Address:** 417 E. Fayette Street                      **City:** Baltimore                      **State:** MD    **Zip Code:** 21202

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## **II. SUSTAINABLE COMMUNITY MODIFICATION DESCRIPTION**

Existing Sustainable Communities may find it useful, or necessary, to alter their strategic plan or geographic area to reflect a new approach or add regions targeted for revitalization. Please be advised that any approved changes will not extend beyond the Sustainable Community's five-year designation period.

Please specify if the proposed change is a boundary modification or a strategy modification.

**Boundary**  
 **Strategy**

1. What is the reason/justification for your proposed modification? What are the proposed projects or activities that will take place as a result of this modification? What State resources do you anticipate using as a result of this modification?

A. Coldstream Homestead Montebello (CHM)/East Baltimore Midway/Darley Park. These communities have been a part of Mayor Rawlings-Blake's Vacants to Value initiatives since the Program's inception in 2012. Including these communities supports two of the City's Sustainable Communities strategies: Strategy #5, Invest in anchor institutions and major redevelopment areas; and, Strategy #6, Target Greening Strategies in areas near strong housing markets.

Portions of CHM are included in the City's Healthy Neighborhood program and the entire community is part of the Morgan Mile. The additional area will complement efforts underway to build value. East Baltimore Midway is adjacent to the Barclay Redevelopment area; resident leaders play a leadership role working with the developer, Telesis Baltimore, on revitalization efforts.

This area is bounded by East 25<sup>th</sup> Street (north), East 20<sup>th</sup> Street (south), Loch Raven Boulevard (east) and Boone Street (west).

B. Broadway East Community. The Second Request for Modification added the Mary Harven Transformation site to capitalize on a senior housing project and other planned investment and to support the American Brewery site. Adding the Mary Harven site created an approximately four-block "donut hole" that is now one of the most active Vacants to Value Community Development clusters. The four-block area is bounded by: East North Avenue (north); Oliver Street (south); North Washington Street (east) and North Broadway (west). Including this four-block area would support the increasing private market interest and support Strategy #5, Investing in anchor institutions and major redevelopment areas.

C. East/Southeast Baltimore Revitalization. Several organizations are working throughout neighborhoods in East and Southeast Baltimore to build value and attract investment. The City would like to support these efforts by expanding the Sustainable Communities' boundaries to include, among others, the following neighborhoods: Berea; Ellwood Park/Monument; Four by Four; McElderry Park; Montford; Orangeville; and, Orchard Ridge. This area includes Bocek and Ellwood Parks, the Eager Street Vacants to Value Community Development Cluster, the East Fayette Street greening initiative, the \$90 Million Orchard Ridge redevelopment and is bounded by: Baltimore Cemetery (north), N. Kresson/East Lombard Street (south), Edison Highway/East Monument Street/North Kresson Street (east) and the existing Sustainable Community boundary (west). Current and planned efforts in this community support Strategies 5 and 6 of the City's Sustainable Communities plan: Strategy #5, Invest in anchor institutions and Strategy #6, Target greening strategies near strong housing markets.

If this is a boundary modification, provide the following information:

- a. Size of modified area: 1,494 acres
- b. Description of area being included: current zoning, adopted growth tier, current land use, vacancy rate (if applicable), etc.

The areas proposed in this Boundary Modification are predominantly residential rowhouse neighborhoods. These communities are identified as stable, emerging, transitional and distressed (Middle Market, Middle Market Stressed, and Distressed) according to the Baltimore City Housing Market Typology and provide a broad spectrum of investment opportunities. All of the areas are part of Mayor Rawlings-Blake's nationally recognized Vacants to Value initiative.

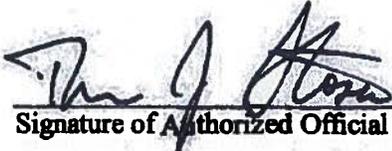
Two of the communities are part of the City's Major Redevelopment initiatives. East Baltimore Midway is included in the Telesis Barclay Revitalization area, a four-phase project that is projected to include over 300 mixed-income, mixed-tenure units representing an estimated \$90 million investment. Over 200 units are complete; Low Income Housing Tax Credits will be requested for an additional 57 units. Orchard Ridge will include over 400 units of mixed-income, mixed-tenure housing representing over \$94 million in investment. The first four phases of the project are complete and or underway; Low Income Housing Tax Credits are being requested to complete the final phase of the project.

Efforts underway in these communities embody the City's Healthy Neighborhood principles of building value by encouraging residents to undertake improvements to their homes and by encouraging neighborhood associations and other partners to identify small capital projects that enhance "curb appeal." For instance, the Southeast CDC is assisting with landscaping efforts between the 2300 to 3200 blocks of East Fayette Street and is also working with the McElderry Park community to implement a façade improvement program.

All of the communities proposed in this Boundary Modification are part of the City's Vacants to Value (V2V) initiative, which uses market-based analyses and strategies to reduce the vacant property inventory, attract investment and increase value. Blight Elimination is proposed in the CHM, East Baltimore Midway, Biddle Street, Broadway East and Berea communities to remove long-time vacant and abandoned opportunities and to support existing revitalization initiatives, create new opportunities for development and green spaces.

2. If boundary-related, please also submit an electronic GIS shapefile and a PDF map on a CD-ROM with your application. If you have any GIS-related questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, [Wolters@dhcd.state.md.us](mailto:Wolters@dhcd.state.md.us). All other questions should be directed to Mary Kendall, Project Manager, [Kendall@dhcd.state.md.us](mailto:Kendall@dhcd.state.md.us) or 410-209-5810.

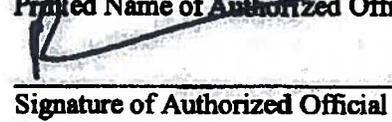
3. Please also include the original signed disclosure authorization form and local government resolution with your modification form. The disclosure authorization form and sample local government resolution are attached. *(If the applicant is proposing to designate an area that was included in the original Sustainable Communities application but was not designated by the Smart Growth Subcabinet, you will NOT need to submit a disclosure authorization form or local government resolution. Instead, the person authorized to execute documents as indicated in the resolution included with the original application will need to sign this modification request.)*

  
Signature of Authorized Official

9/16/14  
Date

Thomas D. Stouder  
Printed Name of Authorized Official

9/16/14  
Date

  
Signature of Authorized Official

9/17/14  
Date

Paul T. Graziano  
Printed Name of Authorized Official

9/17/14  
Date

Please send all completed forms and files to Mary Kendall, DHCD Project Manager, at the address listed below:

Maryland Department of Housing and Community Development  
Division of Neighborhood Revitalization  
10 North Calvert Street, Suite 444  
Baltimore, MD 21202

## DISCLOSURE AUTHORIZATION AND CERTIFICATION

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant and the accuracy of the application.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 *et seq.* of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. The applicant has the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public the contents of the local governments' Sustainable Community Plans, Maps and the contents of Sustainable Community Applications, including posting of entire applications on the DHCD website, use of such materials at presentations, training sessions, press releases, articles and other means of publication. This information may be confidential under the Act. If the applicant considers this information confidential and does not want it made available to the public, please indicate this objection in writing and attach the same to this application.

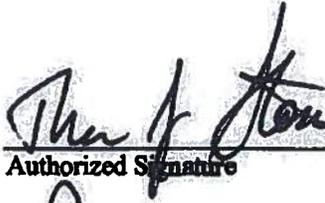
The applicant agrees that not attaching an objection constitutes consent to the information being made available to the public as herein described, and a waiver of any rights the applicant may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant's Initials:**



Anyone who knowingly makes, or causes to be made, any false statement or report relative to this Application, for the purposes of influencing the action of the Department on such Application, may become ineligible to receive State financial assistance, and is subject to other penalties authorized by law.

The undersigned hereby certifies that s/he is authorized to enter into the agreements and certifications contained herein and in the Application, and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

  
Authorized Signature

\_\_\_\_\_  
Type Name and Title

9/16/14  
Date

  
Authorized Signature

**Paul T. Graziano, Commissioner**  
\_\_\_\_\_  
Type Name and Title

9/17/14  
Date