



SUSTAINABLE COMMUNITY DESIGNATION

2015 Modification Form

Eligible Applicants:

- *Local governments or local government consortia with an already designated Sustainable Communities Area*

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
2 N Charles Street, Suite 450

Baltimore, MD 21201

410-209-5800

www.mdhousing.org



I. SUSTAINABLE COMMUNITY MODIFICATION APPLICANT INFORMATION

Name of Sustainable Community:

Baltimore City Sustainable Community Revitalization Area

Name of Applicant:

Mayor and City Council of Baltimore

Applicant's Federal Identification Number: 52-6000769

Applicant's Street Address: 417 East Fayette Street, #1309

City: Baltimore

County: NA

State: MD

Zip Code:
21202

Phone Number:

Fax Number:

Web Address:

www.baltimorecity.gov

Sustainable Community Application Local Contact:

Name: Stacy Freed
Jessica Varsa

Title: Director of Planning & Programs
Director of Research & Planning

Address: See Below

City:

State:

Zip Code:

Phone Number: See Below

Fax Number: See Below

E-mail Address: See Below

Sustainable Community Contact for Application Status:

Name: Stacy Freed

Title: Director of Planning & Programs

Address: 417 E. Fayette Street, 13th Floor

City: Baltimore

State: MD

Zip Code:
21202

Phone Number: 410-396-3238

Fax Number: 410-545-7771

E-mail Address:

stacy.freed@habc.org

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**

Introduction

The Baltimore City Sustainable Community Area consists of 17,821.9 acres that are organized around seven strategies:

Strategy #1: Support Main Streets and Commercial Areas by Targeting Investments in Middle Market Neighborhoods.

Revitalization Goal: Enhance economic competitiveness by improving the City's ability to attract new and expanded businesses and by providing quality services and products that are regionally competitive.

Strategy #2: Healthy Neighborhoods.

Revitalization Goal: Value communities and neighborhoods by building upon existing strengths, assets and amenities.

Strategy #3: Target Investment Along Major Transit Routes.

Revitalization Goal: Support transportation efficiency to improve air quality; promote access to employment opportunities and increase connections to transit.

Strategy #4: Target Investment in Arts and Entertainment Districts.

Revitalization Goal: Support and build upon existing cultural assets and strengths; enhance economic competitiveness

Strategy #5: Invest in Anchor Institutions and Major Redevelopment Areas.

Revitalization Goal: Support existing economic and business development around anchor institutions; promote access to quality affordable housing developments; increase housing choices through redevelopment of quality mixed-income housing; and, utilize targeted code enforcement to encourage existing owners to maintain and occupy properties.

Strategy #6: Target Greening Strategies in Distressed Areas Near Strong Housing Markets.

Revitalization Goal: Enhance communities and remove blighted and unsafe structures to promote market-based efforts; target demolition in areas as future holding strategies or to provide spaces for urban agriculture.

Strategy #7: Support the City's Health Enterprise Zone Located in Zip Codes 21216, 21217, 21223, 21229.

Revitalization Goal: Support efforts to reduce health disparities in West Baltimore through the integration of physical development, land use, enhanced accessibility, community engagement and new health-related programs. In the first year, the area around the West Baltimore MARC station is targeted based on its proximity to existing and planned Transit.

- A. 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?

Proposed Boundary Changes

- A. Bayview. The Bayview community is part of the Healthy Neighborhoods program managed by the Southeast Community Development Corporation. Including this community supports Strategy #2: Support Healthy Neighborhoods.
- B. Brooklyn/Curtis Bay. Baltimore City and Anne Arundel County residents, community organizations and public agencies including Strong City Baltimore (formerly the Greater Homewood Community Corporation), Chesapeake Habitat for Humanity, Arundel Community Development Services and Anne Arundel Economic Development Corporation are undertaking a joint planning process that will result in revitalization strategies that be collaboratively implemented in both jurisdictions. Brooklyn Park is currently included in Anne Arundel County's Sustainable Community Area; Strong City Baltimore has asked that the City include the Brooklyn/Curtis Bay neighborhoods to create the opportunity for joint funding applications, to support regional planning efforts and to enable residents to take advantage of forthcoming changes to the Maryland Mortgage program. Including these communities supports proposed Strategy #10 Create Regional Connections and proposed Strategy #11 Support Diverse Housing Opportunities.
- C. Greater O'Donnell Heights. The Housing Authority and its partners The Michaels Company and Greater Baltimore AHC are investing close to \$200 Million to redevelop O'Donnell Heights, an obsolete public housing community, into 925 units of mixed-income housing. A key component of the new community will be providing open space that will be available to residents and the surrounding community. O'Donnell Heights is included in the City's Sustainable Community Area; however, the surrounding neighborhoods, Broening Manor, Graceland Park, Joseph Lee and Medford that are part of the O'Donnell Heights Planning process and which also share their eastern boundary, Dundalk Avenue with Baltimore County are not. Expanding the Sustainable Community Area to include these communities provides an opportunity to pursue joint projects with the Dundalk Renaissance Corporation, whose neighborhoods are part of Baltimore County's Sustainable Community Area. Including Adding these communities to the Sustainable Community Area supports proposed Strategy #10 Create Regional Connections.
- D. Greater Rosemont and Mondawmin Area Master Plan. The GRAMMA Plan includes 17 west Baltimore Neighborhoods. This amendment proposes including those communities that are not already part of the City's Sustainable Community Area: Northwest Community Action; Franklintown Road; and, Walbrook.

Including these areas supports Strategy #3 Target Investment Along Major Transit Routes, Strategy #6 Target Greening Strategies in Distressed Areas, proposed Strategy #8 Reduce Food Deserts and proposed Strategy #11 Support Diverse Housing Opportunities.

- E. Homewood Community Partnership Initiative/Healthy Neighborhoods. The Homewood Community Partnership Initiative includes 10 neighborhoods between Penn Station and West University Parkway that are also part of the Johns Hopkins University Anchor Institution Strategy. Three neighborhoods are not included in the City's Sustainable Community Area: Abell, Oakenshawe and Wyman Park. Abell and Oakenshawe are now part of Healthy Neighborhoods. Including these neighborhoods ensures that they are eligible for programs offered by the Central Baltimore Partnership, such as HCPI Spruce Up, that are funded with Neighborhood Revitalization grants. Including these neighborhoods supports Strategy #2 Support Healthy Neighborhoods and Strategy #5 Invest in Anchor Institutions and Major Redevelopment Areas.
- F. Irvington. The Baltimore Development Corporation is working with a variety of stakeholders to develop strategies that will reinvigorate the neighborhood and commercial areas. Including Irvington supports Strategy #1 Support Main Streets and Commercial Areas and proposed Strategy #11 Support Diverse Housing Opportunities and would support neighborhood marketing efforts by enabling current and perspective homeowners to participate in the Maryland Mortgage Program.
- G. Little Italy/Jonestown. Prior Modification Requests included the 700-1200 blocks of East Fayette Street in Jonestown and the 300-400 blocks of South Central Avenue in Little Italy. Adding the remainder of the community would "fill in the donut hole" and create a connection to the Perkins' Choice Neighborhood Planning Area discussed further in this Modification Request. Including these areas will enable existing businesses to apply for Neighborhood Business Works Funds, can be used as an incentive to attract new businesses and will allow residents to participate in the Maryland Mortgage Program. Including these areas supports Strategy #1 Support Main Streets and Commercial Areas and proposed Strategy #11 Support Diverse Housing Opportunities.
- H. Medfield/Hoes Heights/Woodberry/36th Street Commercial District/Falls Road Corridor The 36th Street Commercial District and Falls Road Corridor is an important commercial area that was not previously included as part of the City's Sustainable Community Area as they are not part of the Main Streets program. The communities also include Robert Poole and Medfield Elementary, two of the schools scheduled for renovations under the 21st Century schools plan and the Mill Valley Initiative. Including these communities supports Strategy #1 Support Main Street and Commercial Areas and proposed Strategy #9 Leverage City-Owned Assets to Promote Revitalization and Economic Competitiveness.
- I. Morgan Mile The Morgan Mile is a partnership between Morgan State University, neighborhood associations, residents, businesses, nonprofit organizations and other stakeholders to improve the quality of life in an approximately 12 square mile area that includes about a dozen neighborhoods and close to six commercial districts. Some neighborhoods included within the

Morgan Mile were included in the City's application to become designated as a Sustainable Community Area and supported Strategy #2 Support Healthy Neighborhoods. Remaining neighborhoods to be added include: Belvedere; Cameron Village; Chinquapin Park; Evesham Park; Glen Oak; Hillen; Idlewood; Lake Evesham; Lake Walker; Loch Raven; Mayfield; Mid Govans; Montebello; Original Northwood; Pen Lucy; Pentwood Winston; Perring Loch; Ramblewood; Richnor Springs; Stonewood; Wilson Park; and, Wrenlane. These communities also include four of the 21st Century Schools Initiative that are part of the City's INSPIRE program. Including these neighborhoods supports Strategy #5 Invest in Anchor Institutions and Major Redevelopment Areas, proposed Strategy #8, Reduce Food Deserts, proposed Strategy #9 Leverage City-Owned Assets to Promote Revitalization and Economic Competiveness and proposed Strategy #11 Support Diverse Housing Opportunities.

- J. Penn North. The City's application to become designated as a Sustainable Community included the Penn North community but inadvertently omitted an approximately five-block area that includes: 2000-2100 block of North Fulton Avenue (odd); the 1600 block of Clifton Avenue; the 1900 block of Retreat Street (even); the 1600 block of Old Lane (odd); and, the 2600 block of Bruce Street (even), where several properties have been identified for demolition as part of the Citywide Blight Elimination initiative. Two significant redevelopment efforts are within close proximity to these blocks: Penn Square I and II which consists of 90 affordable rental units and represent an investment of close to \$30 Million. Westside Elementary/Middle is one of the Schools slated for closing as part of the 21st Century School effort, which will likely create opportunities for new development. Including this five-block area would remove a "donut hole" and support Strategy #5 Invest in Anchor Institutions and Major Redevelopment Activities, Strategy #6 Target Greening Strategies in Distressed Areas, proposed Strategy #8 Reduce Food Deserts and proposed Strategy #9 Leverage City-Owned Assets to Promote Revitalization and Economic Competiveness.
- K. Perkins Choice Neighborhood Planning Area. Choice Neighborhoods support locally driven strategies to address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive neighborhood transformation plan. The plan becomes the guiding document to redevelop public and/or assisted housing units, while also addressing physical and human capital needs in the surrounding neighborhoods. The Housing Authority has procured EJP Consulting Group who is working with residents, businesses, organizations, and other stakeholders at Perkins Homes as well as Pleasant View Gardens and the Washington Hill and Dunbar Broadway communities to develop a Transformation Plan and to be prepared when HUD releases its NOFA, which has provided up to \$30 Million to assist with redevelopment efforts. This Request is proposing to include Dunbar Broadway and the portion of Washington Hill that are not part of the Sustainable Communities area and will enable residents to be eligible for the Maryland Mortgage program. Including this area will allow community partners to pursue State Housing funds that could help leverage federal dollars. These areas support Strategy #5 Invest in Anchor Institutions and

Major Redevelopment Areas and proposed Strategy #11 Support Diverse Housing Opportunities.

- L. Pimlico One-Mile Radius Area. The State Law that authorized gambling also authorized that a portion of Local Impact Aid be directed to neighborhoods that are within a one-mile radius of the Pimlico Racetrack. In 2012, the one-mile radius area was expanded to include neighborhoods between Reisterstown Road and Liberty Heights Avenue: Ashburton; Callaway Garrison; Dorchester; East Arlington; Grove Park; and, West Arlington. Adding these neighborhoods to the Sustainable Community Area would make them eligible to leverage Slots Revenue with State housing grants. This amendment would also add Coldspring Newtown, Mount Washington, Cheswolde, Cross Country and Fallstaff, part of the original One-Mile Radius neighborhoods to the Sustainable Community Area. Including these areas supports Strategy #1 Support Main Streets and Commercial Areas, Strategy #6 Target Greening Strategies in Distressed Areas, proposed Strategy #9 Leverage City-Owned Assets to Promote Revitalization and Economic Competitiveness and proposed Strategy #11 Support Diverse Housing Opportunities.
- M. Promise Zone Initiative. HUD has announced its intent to designate the third and final round of Promise Zones beginning in the fall of 2015. Promise Zones are high poverty communities where the federal government partners with local leaders to increase economic activity, improve educational opportunities, leverage private investment, reduce violent crime, enhance public health and address other priorities identified by the community. Designation does not provide grants but does provide priority points for certain federal grant programs. The City, in partnership with the University of Maryland and community stakeholders has identified a proposed boundary and strategies to support economic development, investment, education and job development, growth and retention. The proposed boundaries extend from approximately North Avenue to I-95 North and from North Charles Street to North Bentalou Street. A significant portion of the neighborhoods within the Promise Zone are part of the City's Sustainable Community Area. This request would add neighborhoods that are not included: Barre Circle; Carroll Camden Industrial Area; New Southwest/Mount Clare; Ridgley's Delight; Union Square; and, Washington Village. Some of these areas are also included as part of the South Baltimore Gateway Master Plan Area and the Southwest Partnership Target Area. These additional areas would benefit from the ability to apply for Community Legacy, Strategic Demolition and Neighborhood Business Works Funds as well as Sustainable Community Tax Credits. Interested current and perspective homeowners could take advantage of the Maryland Mortgage Program. Including these areas supports Strategy #1 Support Main Streets and Commercial Corridors, Strategy #4 Target Investment in Arts & Entertainment Districts, Strategy #5 Invest in Anchor Institutions and Major Redevelopment Areas, Strategy #6 Target Greening Strategies in Distressed Areas, proposed Strategy #8 Reduce Food Deserts, proposed Strategy #9 Leverage City-Owned Assets to Promote Revitalization and Economic Competitiveness and proposed Strategy #11 Support Diverse Housing Opportunities.

- N. Proposed Ferry Stops. As part of efforts to expand accessibility to employment centers and reduce commuting time, the City's Department of Transportation has proposed adding stops to the Water Transit System in Westport, Fells Point and Cherry Hill. Including these areas in the City's Sustainable Community Area creates opportunities to support local business development and hiring through Neighborhood Business Works Funds. Including these areas supports Strategy #3 Target Investment Along Major Transit Routes.
- O. Rental Assistance Demonstration program sites. The Housing Authority of Baltimore City (HABC) has been approved by the U. S. Department of Housing and Urban Development (HUD) to convert over 4,000 public housing units under the Rental Assistance Demonstration (RAD). This conversion to project based rental assistance will allow for the leveraging of financing, resulting in the units undergoing major rehabilitation, thereby addressing significant capital needs. As a result the RAD conversion of the units will transform a significant portion of Baltimore's public housing units. The following public housing developments have been approved for conversion under RAD: The Allendale; B.E. Mason; Bel Park Tower; Brentwood; Chase House; Hillside Park; Hollins House; Lakeview; McCulloh Extension; Pleasant View Senior; Pleasant View Townhomes; Primrose Place; Wyman House; Somerset Court; Ellerslie Apartments; Govans Manor; Monument East; Rosemont Tower; The West 20; Heritage Crossing; Arbor Oaks; Senior Townes; and Townes at the Terrace. Many of these developments are included in or adjacent to other transformation initiatives such as Central West Baltimore Choice Neighborhoods, Oldtown Redevelopment, Perkins Choice Neighborhood and the Promise Zone. Including the RAD sites will provide opportunities to pursue State housing grants for community-related projects such as improvements to community buildings and open space and could encourage partnerships within the community to pursue activities such as block improvement projects. Including these properties supports Strategy #5 Invest in Anchor Institutions and Major Redevelopment Areas and proposed Strategy #11 Support Diverse Housing Opportunities.
- P. Saint Helena. Saint Helena is one of the City's southeast neighborhoods that also falls within Baltimore County. Including this neighborhood would create opportunities to partner with the Dundalk Renaissance and jointly address a major commercial corridor. This neighborhood supports Strategy #1 Support Main Streets and Commercial Areas and proposed Strategy #10 Create Regional Connections.
- Q. South Baltimore Gateway Master Plan Area. State laws that authorized casino gaming require that a portion of gambling revenues directly benefit the surrounding communities where a casino is located in the form of Local Impact Aid. The South Baltimore Gateway Area, consists of 13 neighborhoods, three industrial areas, two parks and the Stadium Area. Four of these communities (Mount Winans, Westport, Cherry Hill and Washington Village Main Street) are part of the City's Sustainable Community Area. Under the auspices of the Local Development Council, which makes spending recommendations to the Mayor regarding the use of slots funds, the City, the communities, the casino and other stakeholders created the South Baltimore Gateway Master Plan. The Plan

provides a 20-year vision as well as short, medium and long-range priorities to guide investment. The Plan's ambitious scope recognizes that funding sources other than Slots Revenue will be needed to implement all of the recommendations; State Housing resources will be important to leveraging Slots revenue. This amendment proposes adding areas that are not included in the City's Sustainable Community Area: Barre Circle; Carroll-Camden Industrial Area; Federal Hill; Lakeland; Otterbein; Port Covington; Ridgely's Delight; Riverside; Saint Paul; Sharp-Leadenhall; South Baltimore; and, the Spring Garden Industrial Area. Including these areas supports Strategy #1 Support Main Streets and Commercial Areas, Strategy #3 Target Investment Along Transit Routes, Strategy #6 Target Greening Strategies in Distressed Areas, proposed Strategy #9 Leverage City-Owned Assets to Promote Revitalization and Economic Competitiveness and proposed Strategy #11 Support Diverse Housing Opportunities.

- R. Southwest Partnership Planning Area. The Southwest Partnership includes seven neighborhoods and six anchor institutions in southwest Baltimore. The Partnership recently completed a vision plan that includes a housing market analysis, commercial revitalization toolkit and a resident resource guide to training programs in the community. Mount Clare/New Southwest, Union Square and the residential portions of Washington Village that are part of the Partnership but not part of the City's Sustainable Community Area. Much of the Southwest Partnership's Target Area is also part of the Promise Zone. Adding these areas would make residents eligible for the Maryland Mortgage program and support Strategy #6 Target Greening Strategies in Distressed Neighborhoods, proposed Strategy #8 Reduce Food Deserts, proposed Strategy #9 Leverage City-Owned Assets to Promote Revitalization and Economic Competitiveness and proposed Strategy #11 Support Diverse Housing Opportunities.
- S. Transit Oriented Development. The City's Transform Baltimore Comprehensive Rezoning effort includes a new TOD zoning category as part of the City's larger effort to encourage transit oriented development around subway and light rail stations. Including these areas as part of the City's Sustainable Community Area would provide the opportunity to use State Housing funds to assist with potential site development and to attract new businesses. These areas supports Strategy #3 Target Investment Along Major Transit Routes.

Proposed Strategies

Strategy #8: Reduce Food Deserts

Proposed Geography: Entire SC Area

Revitalization Goals: Promote community health and economic opportunities by reducing food deserts

Rationale: Both the City and State's Food Policy are intended to stimulate food retail development and expand access to healthy food in underserved areas to address multiple disadvantages, such as high unemployment and poor diet-related health. Including Food Deserts as part of the City's Sustainable Community Area will complement the State's Fresh Food Financing Initiative by providing

opportunities to pursue State Housing grants where acquisition and demolition could be required to build or expand access to healthy food.

Strategy #9 Leverage City-Owned Assets to Promote Revitalization and Economic Competitiveness

Proposed Geography: Entire SC Area.

Proposed Revitalization Goals: Use the City's 21st Century Schools initiative to leverage new development, increase housing values and support neighborhood revitalization efforts.

Rationale: Mayor Rawlings-Blake has initiated several programs designed to spur revitalization and improve the quality of life for residents that also have the potential to act as catalysts to either launch new revitalization efforts, or leverage additional investment where revitalization is underway. 21st Century Schools is a City-State partnership to renovate or replace between 23 to 28 schools across the city. A complementary effort, INSPIRE or Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence is a planning effort around each of the schools. Neighborhood Revitalization Funds along with other State resources will be important to implementing recommendations made through INSPIRE, to fostering redevelopment of closed or closing schools.

- "INSPIRE Program:" 27 Schools are targeted for renovation/replacement as part of Phase 1 of the 21st Century School Buildings Program:

| | |
|-------------------|-----------------------------|
| Arlington E/M | Darley Park E/M |
| Arundel E/M | Dorchester Park E/M |
| BayBrook | Edmondson Village E/M |
| Belvedere E/M | Greektown E/M |
| Berea E/M | Hampden E/M |
| Brewers Hill/EM | Howard Park E/M |
| Calverton | Lower Edmondson Village E/M |
| Canton E/M | Mill Hill E/M |
| Walter P Carter | Montebello E/M |
| Cherry Hill E/M | Northwood E/M |
| Robert W Coleman | Patterson Building |
| Cross Country E/M | Pimlico E/M |

- 11 of these schools are "Year 1" schools and have publicly available timelines and design details
- 16 of these schools are "Year 2" schools and do not yet have design details
- 26 schools slated for closing, 4 of which have already been surplusd.

| | |
|----------------------------------|-------------------------------|
| Northwestern HS | Sharp Leadenhall Building |
| Langston Hughes E/M | Samuel F.B. Morse E |
| Corps Building | William Pinderhughes E/M |
| Garrison M | Joseph C. Briscoe HS |
| Rognel Heights E/M | Westside |
| West Baltimore M | Independence Modular Building |
| Edmondson Westside Skills Center | Old Waverly Middle |
| Sarah M. Roach E/M | Lois T. Murray E |
| Patapsco Building | Thurgood Marshall E/M |

| | |
|--------------------------------|----------------------|
| Dr. Carter Goodwin Woodson E/M | Lake Clifton HS |
| Dr. Rayner Browne E/M | Claremont Building |
| Southeast M | Alexander Hamilton E |
| Laurence G. Paquin | William C. March M |

Strategy #10: Create Regional Connections

Proposed Geography: Brooklyn, Curtis Bay, Graceland Park, Eastwood and Saint Helena.

Revitalization Goals: Create or build on existing planning and revitalization efforts in city neighborhoods with adjacent communities in surrounding counties.

Rationale: The recent release of the Opportunity Collaborative's *Baltimore Regional Plan for Sustainable Development* proposes policy and investment strategies to help improve the quality of life for stakeholders within the Baltimore Metropolitan Area. The Plan formalizes regional housing and workforce development and transportation strategies to assist local governments and non-profit partners to form partnerships that maximize the ability to leverage regional resources. Two such efforts are underway. In Baltimore City and Anne Arundel County, nonprofit organizations, government agencies and residents are working to create a joint revitalization plan for Brooklyn and Curtis Bay in Baltimore City and Brooklyn Park in Anne Arundel County. The Dundalk Renaissance Corporation is active in the Baltimore County portion of neighborhoods that are multi-jurisdictional and would like to establish a formal partnership with the Southeast CDC to more effectively pursue collaborative efforts.

Strategy #11 Promote Diverse Housing Choices

Proposed Geography: Entire SC Area

Proposed Revitalization Goals: Support efforts underway that help residents maintain their homes, increase housing values, leverage other resources and address vacant properties to create sustainable communities by encouraging housing choices that meet a broad range of lifestyles and economic needs in neighborhoods classified as Middle Market (MM) and Middle Market Stressed (MMS) by the 2014 Housing Market Typology and properties selected for participation in HUD's Rental Assistance Demonstration (RAD) program.

Rationale

The Housing Market Typology (HMT) organizes neighborhoods around common market characteristics such as owner occupancy rates, vacant building notices and sales prices. The 2014 HMT classifies neighborhoods as one of five typologies: Regional Choice, Middle Market Choice, Middle Market, Middle Market Stressed and Stressed.

Neighborhoods classified as Middle Market have average sales prices that are above the City's average of \$65,000 as well as high homeowner ship rates. Middle Market neighborhoods experienced higher foreclosure rates and a slight population loss when compared to more competitive markets. Examples of

Middle Market neighborhoods include Ednor Gardens, Kenilworth Park and West Arlington.

Neighborhoods classified as Middle Market Stressed have sales prices that are slightly lower than the Citywide Average Sales price of \$65,000 and do not show significant appreciation. Middle Market Stressed Neighborhoods typically have higher population losses and are starting to experience increases in the number of vacant buildings. Examples of Middle Market Stressed neighborhoods include Lakeland, Bel Air Edison and Union Square.

Many Middle Market and Middle Market Stressed neighborhoods are currently included as part of the City's Sustainable Community Area. In light of changes to the Maryland Mortgage program that remove income limits for homes purchased and or refinanced in Sustainable Community Areas, the City is asking to include those neighborhoods that are not. Including Middle Market and Middle Market Stressed communities as part of the Sustainable Community Area will be critical to marketing efforts to attract homeowners to the City as well as provide options to existing homeowners who may be interested in refinancing their homes. Including these communities supports Strategy #11 Support Diverse Housing Opportunities.

Middle Market Stressed neighborhoods that are not part of the Sustainable Community Area or not included in the previously discussed boundary modifications that would be added include: Allendale; Carrollton Ridge; Carroll-South Hilton; Concerned Citizens of Forest Park; Fairmont; Gwynns Falls; Mill Hill; Morrell Park (partial); Mount Holly; Parkside; Rognel Heights; Saint Paul; Walbrook; Windsor Heights (partial); and, Windsor Hills (partial).

Middle Market Neighborhoods that that are not part of the Sustainable Community Area or not included in the above-discussed boundaries and that would be added include: Beechfield (partial); Central Forest Park (partial); Cedonia; Cedmont (partial); Eastwood; Frankford (partial); Glenham-Belhar (partial); Howard Park (partial); Morrell Park (partial); Oaklee; Rognel Heights; Rosemont East (partial); Saint Agnes; Uplands (partial); Violetville; West Forest Park (partial); West Hills (partial); Windsor Hills (partial); and, Yale Heights (partial).

The Rental Demonstration Program (RAD) is an effort to recapitalize many of the Housing Authority's aging developments. Neighborhood Revitalization Funds could be an important resource to support improvements in the surrounding blocks. Projects are listed below; several are already included as part of the City's SC Area.

PHASE 1 PROJECTS

| | |
|------------|------------------------|
| Allendale | 3600 W. Franklin St |
| B.E. Mason | 2121 Windsor Garden Ln |

PHASE 2 PROJECTS

| | |
|----------------------|--------------------|
| Somerset Court | 700-46 Wharton Ct. |
| Ellerslie Apartments | 601 Wyanoke Ave. |

| | | | |
|-------------------------|-------------------------|-----------------------|----------------------------|
| Bel Park Tower | 3800 Belvedere Ave | Govans Manor | 5220 York Rd. |
| Brentwood | 401 E. 25th St. | Monument East | 633 Aisquith St. |
| Chase House | 1027 Chase St. | Rosemont Tower | 740 Poplar Grove St. |
| Hillside Park | 4902 Parkton Ct. | Van Story Branch | 11 W. 20 th St. |
| Hollins House | 1010 W. Baltimore St. | Heritage Crossing | 620 N. Fremont Ave. |
| Lakeview | 717 Druid Park Lake Dr. | Arbor Oaks | 811 Dartmouth Rd. |
| McCulloh Ext. | 1102 Druid Hill Ave. | Senior Townes | 751 W. Saratoga St. |
| Pleasant View Sr. | 201 N. Aisquith Ave. | Townes @ the Terraces | 800 W. Saratoga St. |
| Pleasant View Townhomes | 201 N. Aisquith Ave. | | |
| Primrose Place | 820 S. Caton Ave. | | |
| Wyman House | 123 W. 29th St. | | |

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

Size of modified area: 19,748.4 acres

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 a combination of residential, commercial and industrial and are predominantly identified as Middle Market, Middle Market Stressed, and Stressed according to the 2014 Housing Market Typology. Some communities may be identified as Middle Market Choice or Regionally Choice in instances when communities are part of a designated planning area. This occurs in the South Baltimore Gateway Master Plan area, the Perkins Choice Neighborhood Planning Area and the Park Heights One-Mile Radius Area. In some instances, neighborhoods may be included in more than one modification area. This was done to demonstrate the potential leverage created by multiple initiatives.

Middle Market and Middle Market Stressed neighborhoods that are not part of an existing planning area are included to make it possible for both current and prospective homeowners to take advantage of the forthcoming change to the Maryland Mortgage program, that will remove income restrictions for those purchasing or refinancing a home in a Sustainable Community.

The amendment request also includes areas or locations approved to participate in current HUD initiatives or where the City is intending to seek designation: Choice Neighborhoods; Promise Zone; and, the Rental Assistance Demonstration program.

The Choice Neighborhoods program supports locally driven strategies to address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents, and stakeholders create and implement a plan that transforms distressed HUD housing and revitalizes the surrounding neighborhoods. The program is designed to catalyze critical improvements in neighborhood assets, including vacant property, housing, services and schools.

Choice Neighborhoods is focused on three core goals:

1. Housing: Replace distressed public and assisted housing with high-quality mixed-income housing;
2. People: Improve educational outcomes and intergenerational mobility for youth with services and supports delivered directly to youth and their families; and
3. Neighborhood: Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

To achieve these core goals, communities must develop a comprehensive Transformation Plan. The Plan becomes the guiding document for revitalizing public and/or assisted housing units, while simultaneously addressing the physical needs of the surrounding neighborhoods and implementing a human capital strategy to benefit all families. Implementation Grants support communities that have undergone a

comprehensive local planning process and are ready to implement their Transformation Plan.

A Choice Neighborhoods Area planning effort is underway in Perkins Homes, Pleasant View Gardens and the communities of Washington Hill and Dunbar Broadway. Some or a portion of these communities are already part of the City's Sustainable Community area; including those portions that are not will align State and Federal resources.

The City also intends to submit an application to become designated as a Promise Zone. The Promise Zones initiative seeks to revitalize high poverty communities across the country by creating jobs, increasing economic activity, improving educational opportunities, reducing violent crime, leveraging private capital, and assisting local leaders in navigating federal programs. Although no grant funding is available, the designation provides preferences for certain competitive federal programs and tax incentives if enacted by Congress.

HUD's Rental Assistance Demonstration (RAD) program was created in order to give public housing authorities (PHAs) a tool to preserve and improve public housing properties and to address the backlog of deferred maintenance. HUD has approved 23 HABC's developments to participate in the RAD program. Some sites are already part of the City's Sustainable Community Area; including those that are not will provide an opportunity to build partnerships to that can address a range of revitalization initiatives.

All of the communities proposed in this Boundary Modification support Mayor Rawlings-Blake Vacants to Value and Grow Baltimore initiatives. Vacants to Value uses market-based analyses and strategies to reduce the City's vacant property inventory through demolition and disposition, attract investment, increase value, increase green space and ensure that residents live in a healthy and sustainable environment. Grow Baltimore proposes to add 10,000 new residents over a 10-year period.

- B. 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, Brad.Wolters@maryland.gov. All other questions should be directed to Mary Kendall, Program Officer, Mary.Kendall@maryland.gov or 410-209-5810.
- C. 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

Date

Paul T. Graziano

Printed Name of Authorized Official

Date

Signature of Authorized Official

Date

Thomas J. Stosur

Printed Name of Authorized Official

Date

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

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
2 N Charles Street, Suite 450
Baltimore, MD 21201

LOCAL GOVERNMENT RESOLUTION TO MODIFY SUSTAINABLE COMMUNITY

Resolution of [INSERT Name of Local Governing Body] to modify the designated [INSERT Name/description of Community] Sustainable Community (the “**Sustainable Community**”), pursuant to the attached revised Sustainable Community map and other documentation as may be required by the Maryland Department of Housing and Community Development (the “**Department**”).

WHEREAS, [INSERT Name of Local Governing Body] has previously submitted to the Department a Sustainable Community Designation Application (the “**Application**”), and has adopted a Sustainable Community Plan (the “**Plan**”), which Application and Plan have been approved either directly by the Department, or through the Smart Growth Subcabinet of the State of Maryland; and

WHEREAS, [INSERT Name of Local Governing Body] proposes to modify the area designated as the Sustainable Community, as outlined on the attached revised Sustained Community map (the “**Modified Area**”); and

WHEREAS, the Modified Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act; and

WHEREAS, the applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department in order to modify a designated Sustainable Community;

NOW, THEREFORE BE IT RESOLVED THAT, [INSERT Name of Local Governing Body] hereby endorses the modification of the Sustainable Community.

BE IT FURTHER RESOLVED THAT, the chief elected executive official is hereby requested to endorse this Resolution, indicating his or her approval by signature hereof; and,

BE IT FURTHER RESOLVED THAT, the following persons are hereby authorized to execute documents and take any action necessary to carry out the intent of these resolutions;

| Name | Office/Title | Signature |
|-------|--------------|-----------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

and,

BE IT FURTHER RESOLVED THAT, copies of this Resolution are sent to the Secretary of the Department of Housing and Community Development of the State of Maryland for consideration by the Smart Growth Sub-Cabinet.

READ AND PASSED THIS ____ day of ____, 20____.

BY ORDER: ____, I hereby certify that Resolution Number ____ is true and correct and duly adopted by the ____ (Legislative Body) of ____ (City or County).

ATTEST/WITNESS:

[INSERT Name of Local Governing Body]

By: _____

Name: _____

Title: _____

Approved By: _____

Name: _____

Title: _____

[Chief elected executive official]

Date: _____

DISCLOSURE AUTHORIZATION AND CERTIFICATION

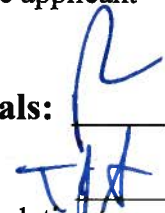
The undersigned authorizes the Department of Housing and Community Development (the “**Department**”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of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

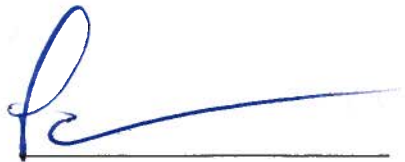
The applicant agrees that not attaching an objection constitutes consent to the information being made available to the public as herein described, and a waiver of any rights the applicant may have regarding this information under the Act.

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

Paul T. Graziano Housing Commissioner
Type Name and Title

10/6/15

Date

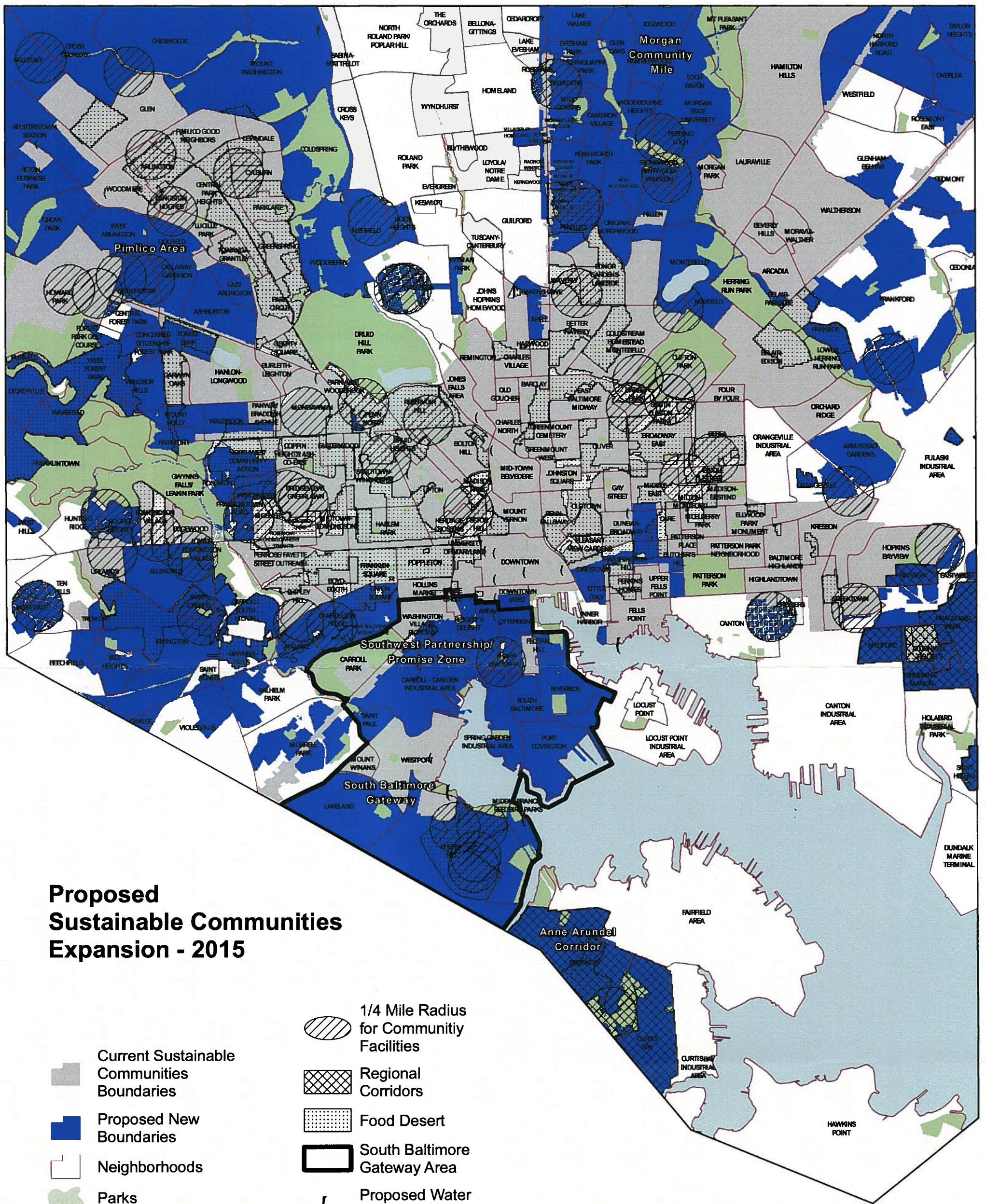


Authorized Signature

Thomas J. Stosur, Director of Planning
Type Name and Title

10/6/15

Date



Proposed Sustainable Communities Expansion - 2015

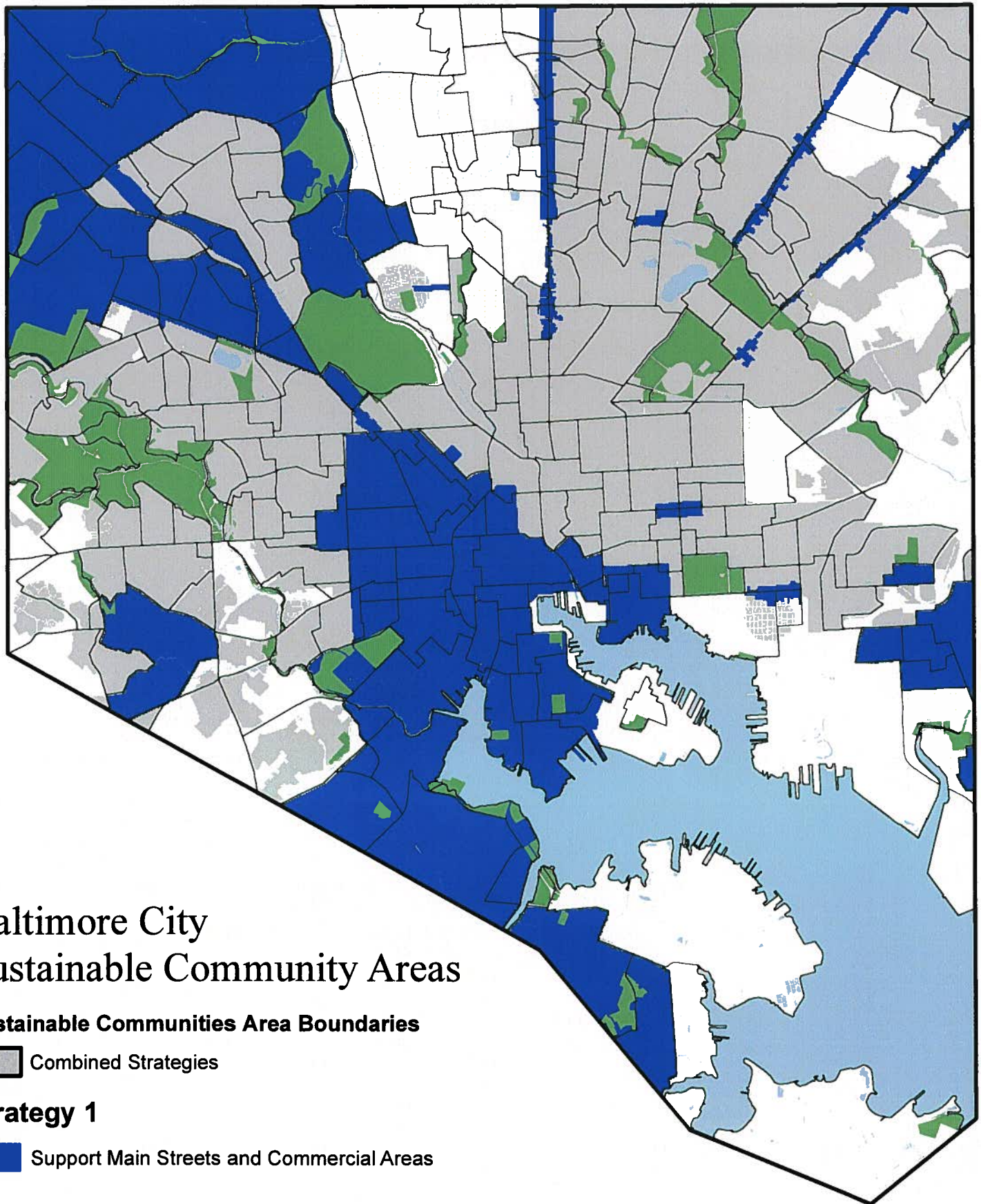
- Current Sustainable Communities Boundaries
- Proposed New Boundaries
- Neighborhoods
- Parks
- Water
- 1/4 Mile Radius for Community Facilities
- Regional Corridors
- Food Desert
- South Baltimore Gateway Area
- Proposed Water Ferry Stops
- Metro Subway Stop
- Lightrail Stop



Stephanie Rawlings-Blake
Mayor
Thomas J. Stosur
Director of Planning



10/1/2015



Baltimore City Sustainable Community Areas

Sustainable Communities Area Boundaries

 Combined Strategies

Strategy 1

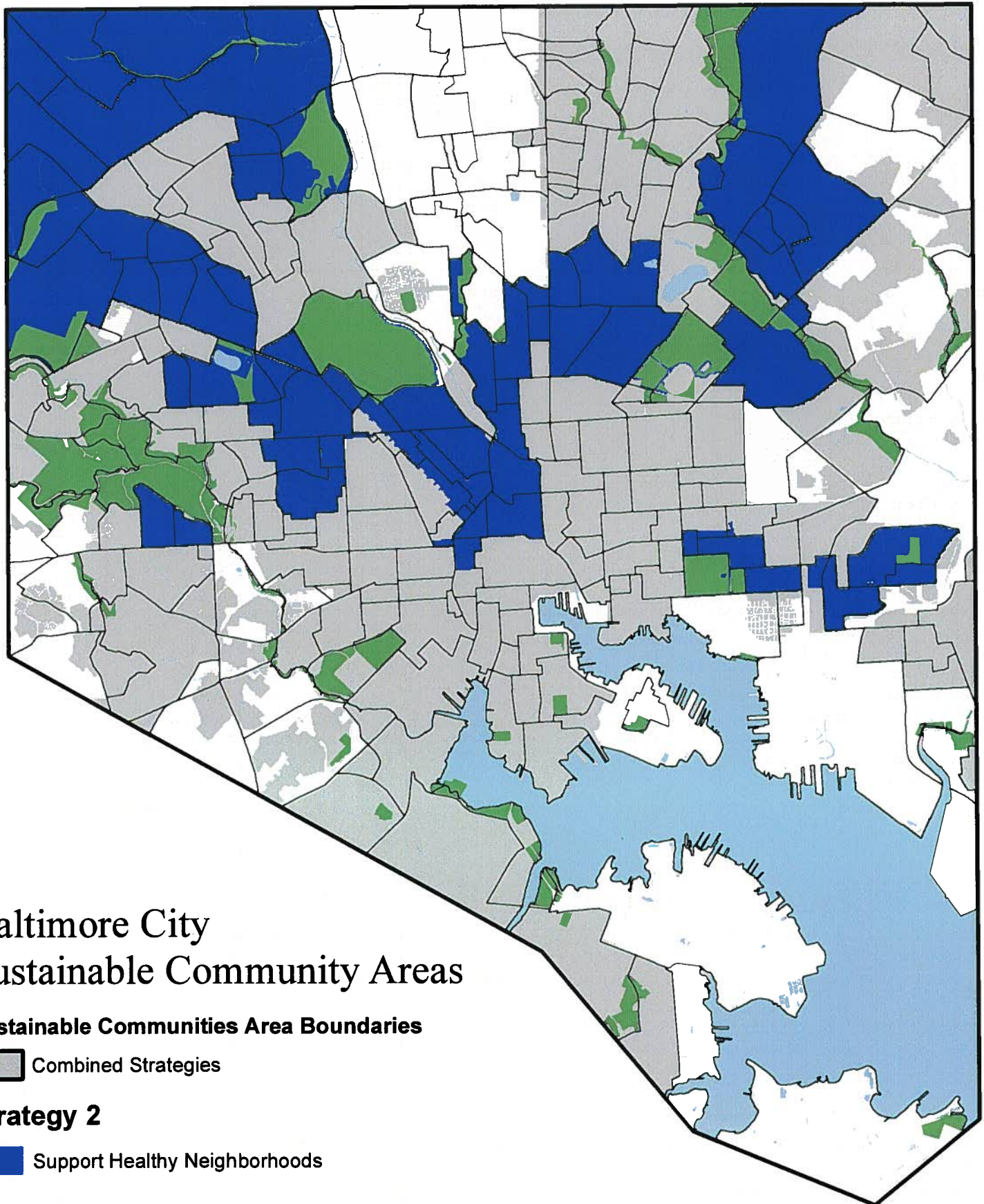
 Support Main Streets and Commercial Areas

 Neighborhoods  Major Parks  Harbor, Lakes, & Streams



Stephanie Rawlings-Blake
Mayor
Thomas J. Stosur
Director of Planning





Baltimore City Sustainable Community Areas

Sustainable Communities Area Boundaries

 Combined Strategies

Strategy 2

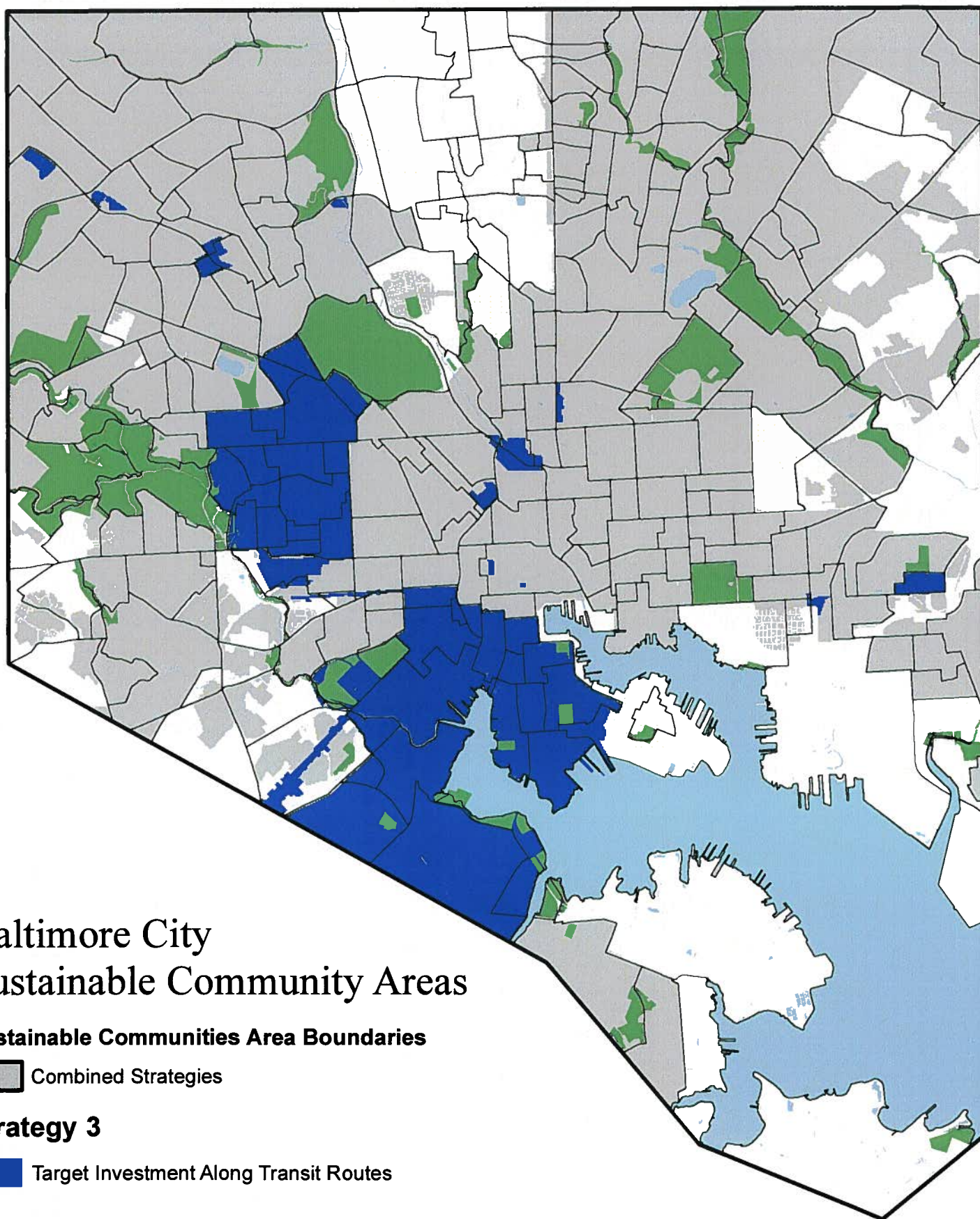
 Support Healthy Neighborhoods

 Neighborhoods  Major Parks  Harbor, Lakes, & Streams



Stephanie Rawlings-Blake
Mayor
Thomas J. Stosur
Planner and Director





Baltimore City Sustainable Community Areas

Sustainable Communities Area Boundaries

 Combined Strategies

Strategy 3

 Target Investment Along Transit Routes



Stephanie Rawlings-Blake
Mayor
Thomas J. Stosur
Director of Planning



Neighborhoods

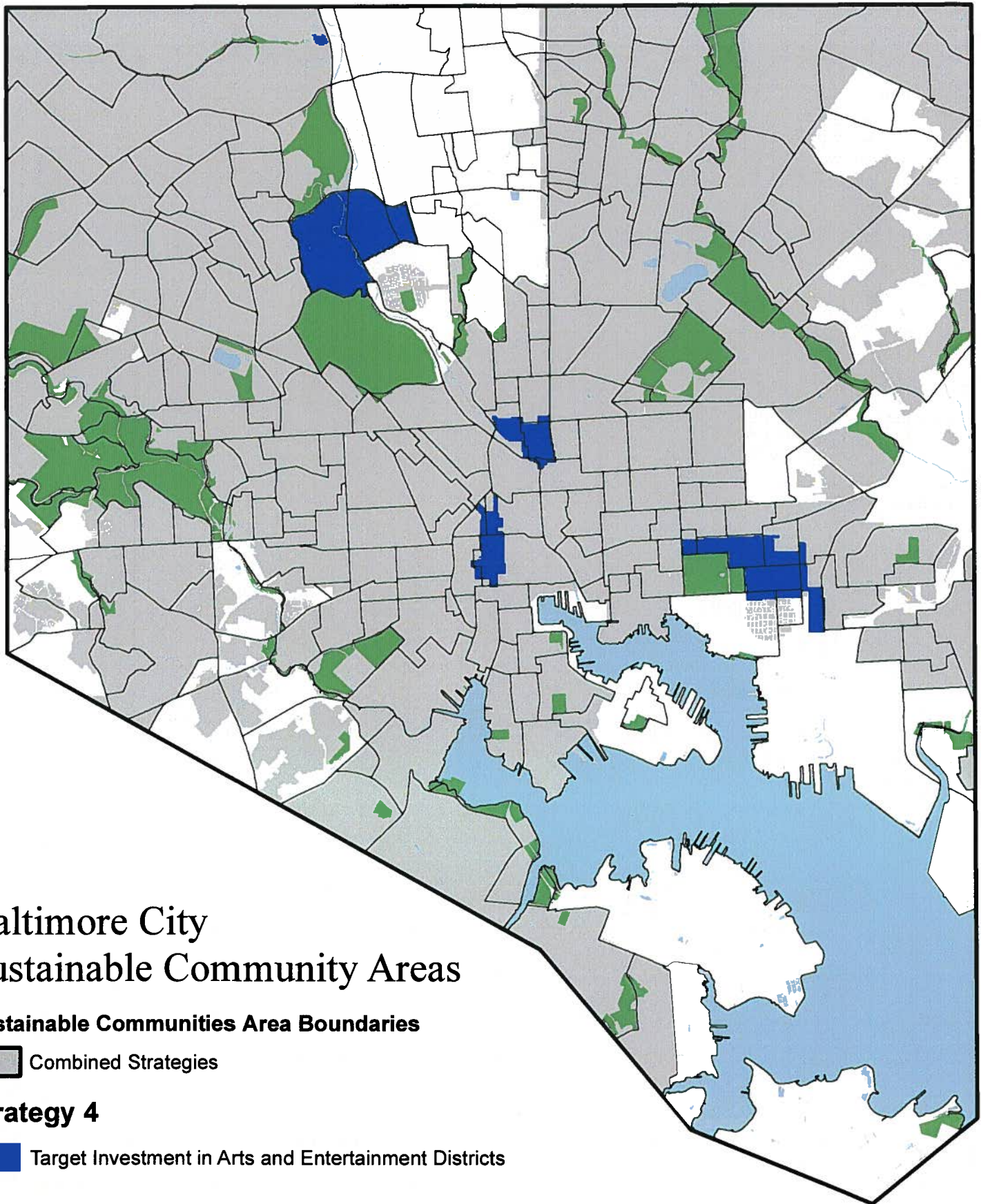


Major Parks



Harbor, Lakes, & Streams





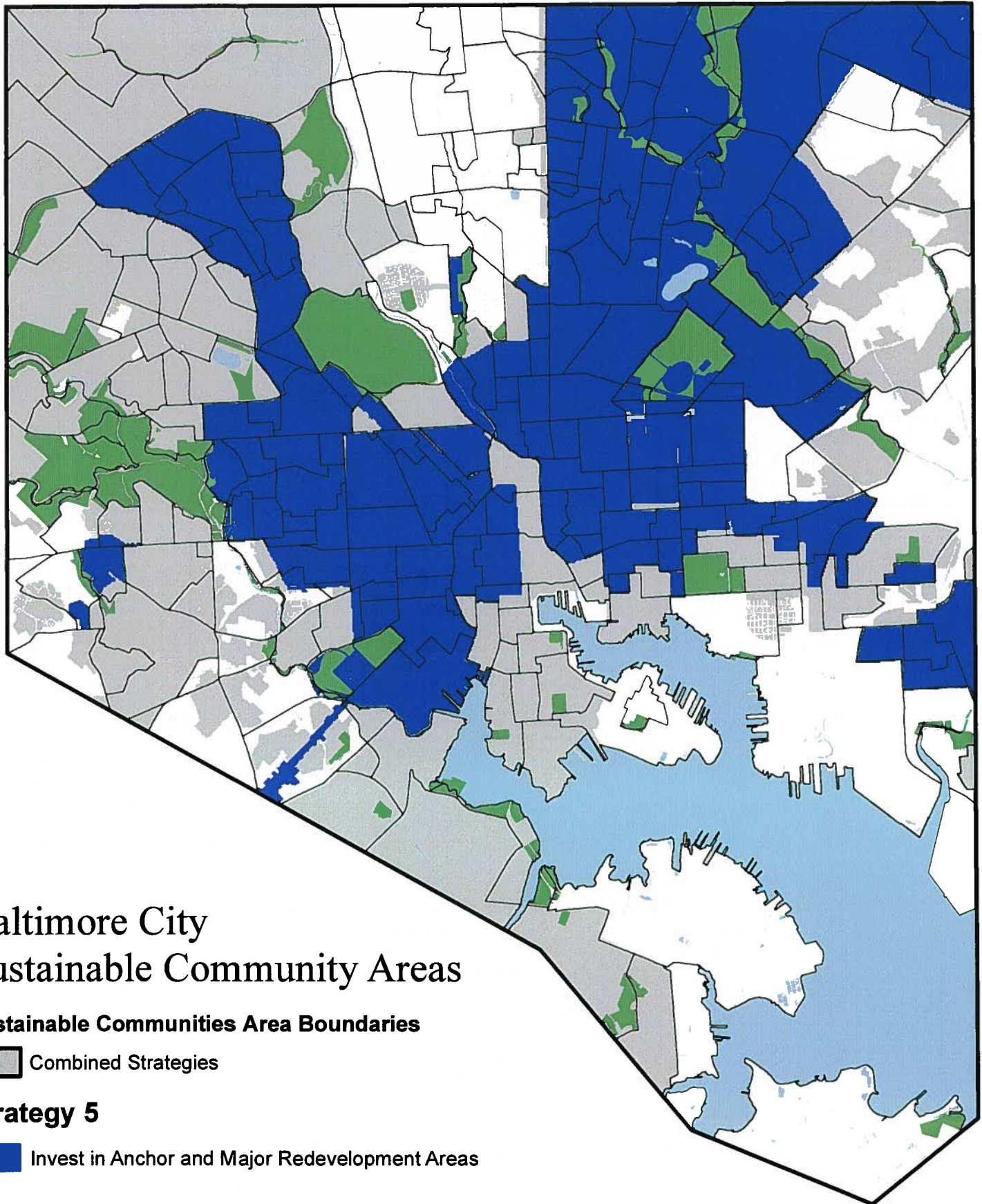
Baltimore City Sustainable Community Areas

Sustainable Communities Area Boundaries

 Combined Strategies

Strategy 4

 Target Investment in Arts and Entertainment Districts



Baltimore City Sustainable Community Areas

Sustainable Communities Area Boundaries

 Combined Strategies

Strategy 5

 Invest in Anchor and Major Redevelopment Areas



Neighborhoods



Major Parks

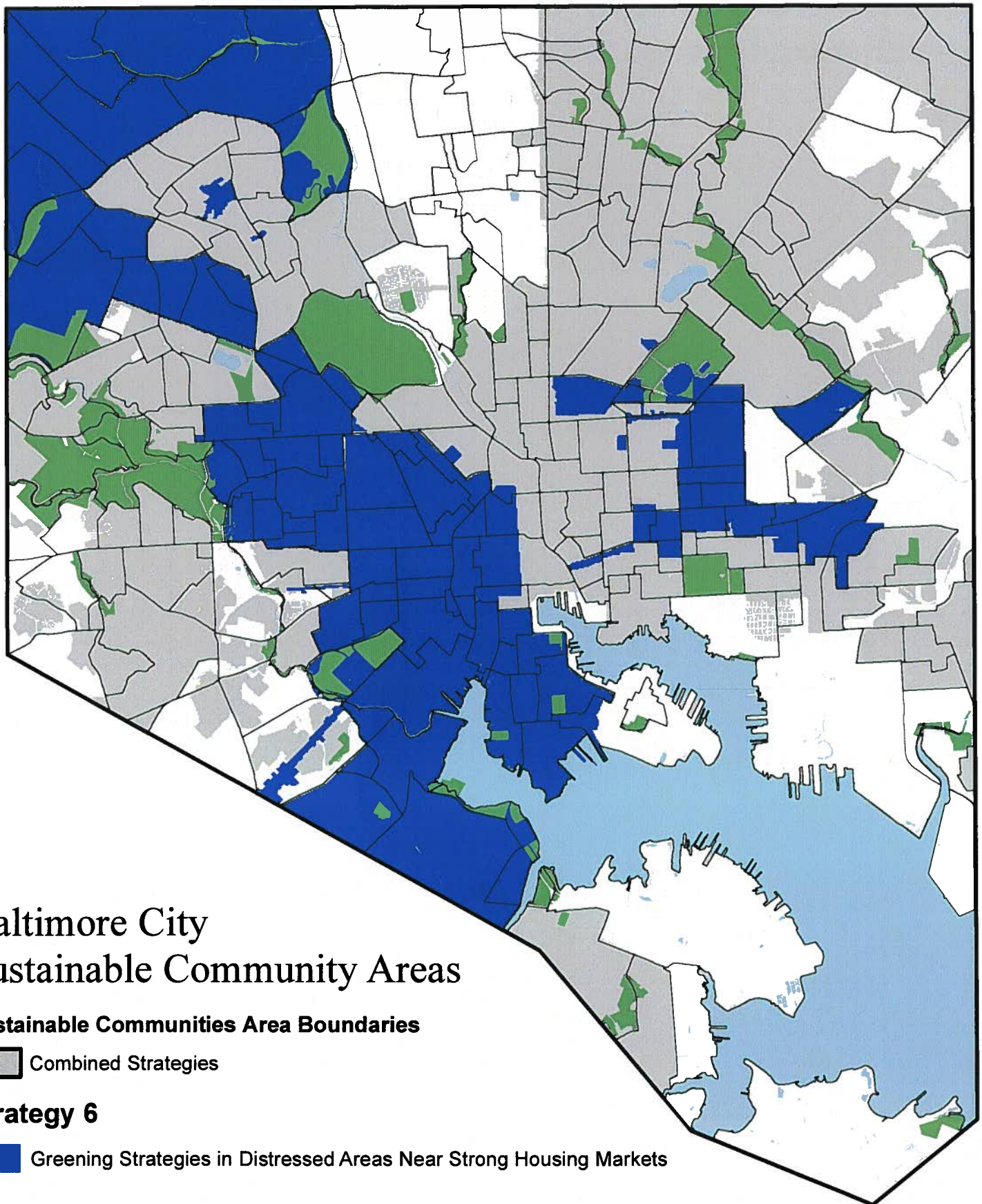


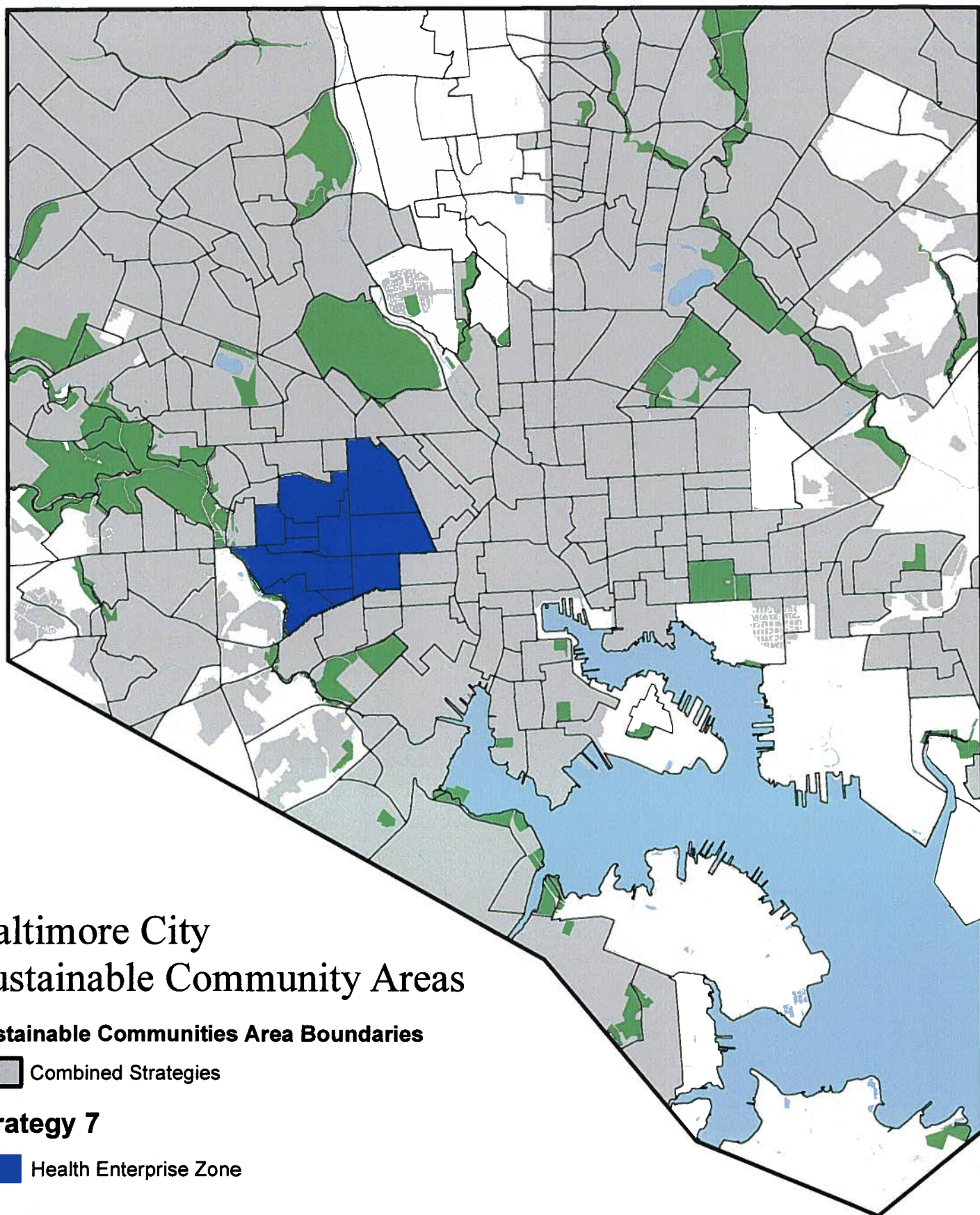
Harbor, Lakes, & Streams



Stephanie Rawlings-Blake
Mayor
Thomas J. Stoer
Director of Planning







Baltimore City Sustainable Community Areas

Sustainable Communities Area Boundaries

 Combined Strategies

Strategy 7

 Health Enterprise Zone



Stephanie Rawlings-Blake
Mayor
Thomas J. Stosur
Director of Planning



Neighborhoods

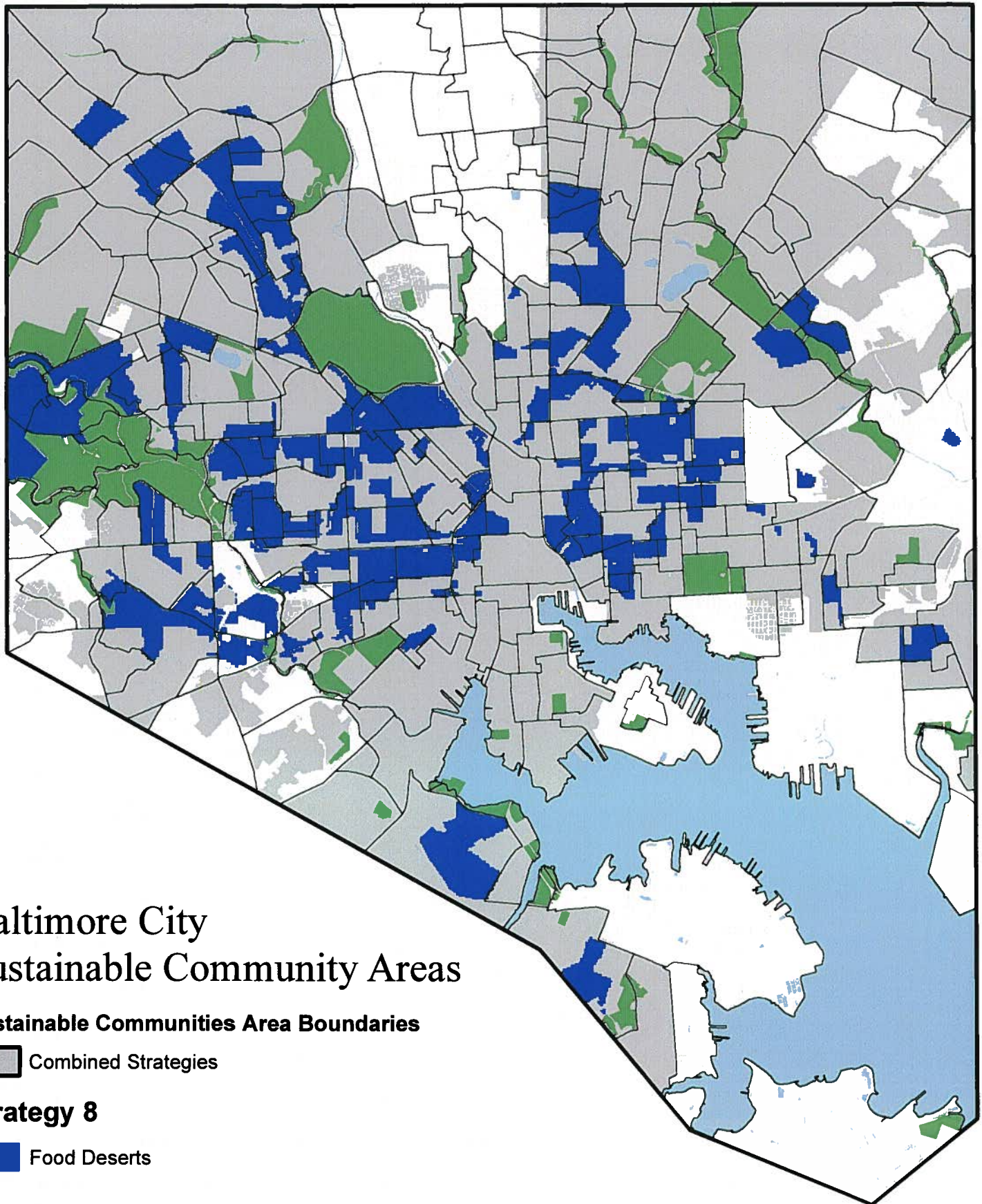


Major Parks



Harbor, Lakes, & Streams





Baltimore City Sustainable Community Areas

Sustainable Communities Area Boundaries

 Combined Strategies

Strategy 8

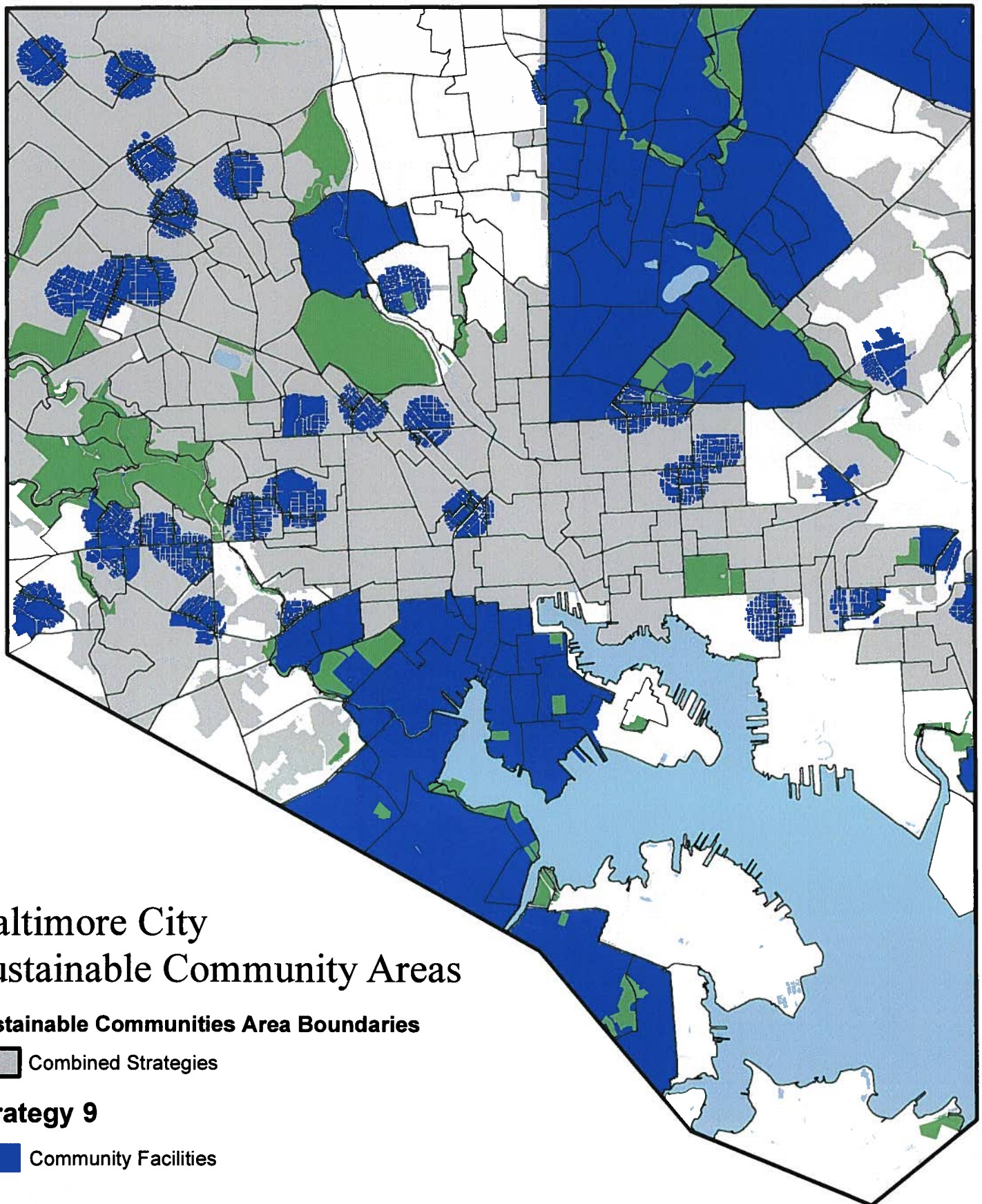
 Food Deserts

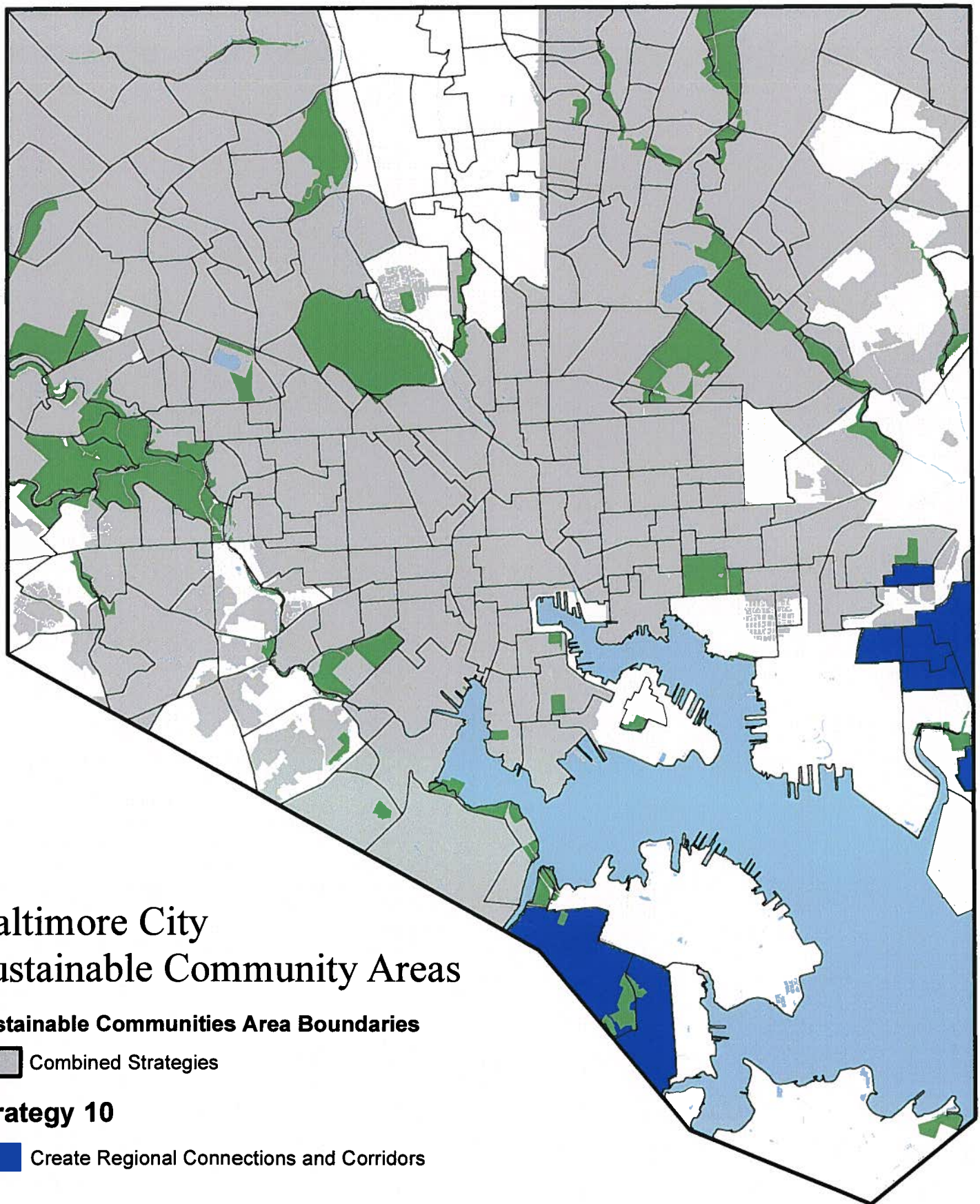
 Neighborhoods  Major Parks  Harbor, Lakes, & Streams



Stephanie Rawlings-Blake
Mayor
Thomas J. Stosur







Baltimore City Sustainable Community Areas

Sustainable Communities Area Boundaries

 Combined Strategies

Strategy 10

 Create Regional Connections and Corridors



Neighborhoods



Major Parks

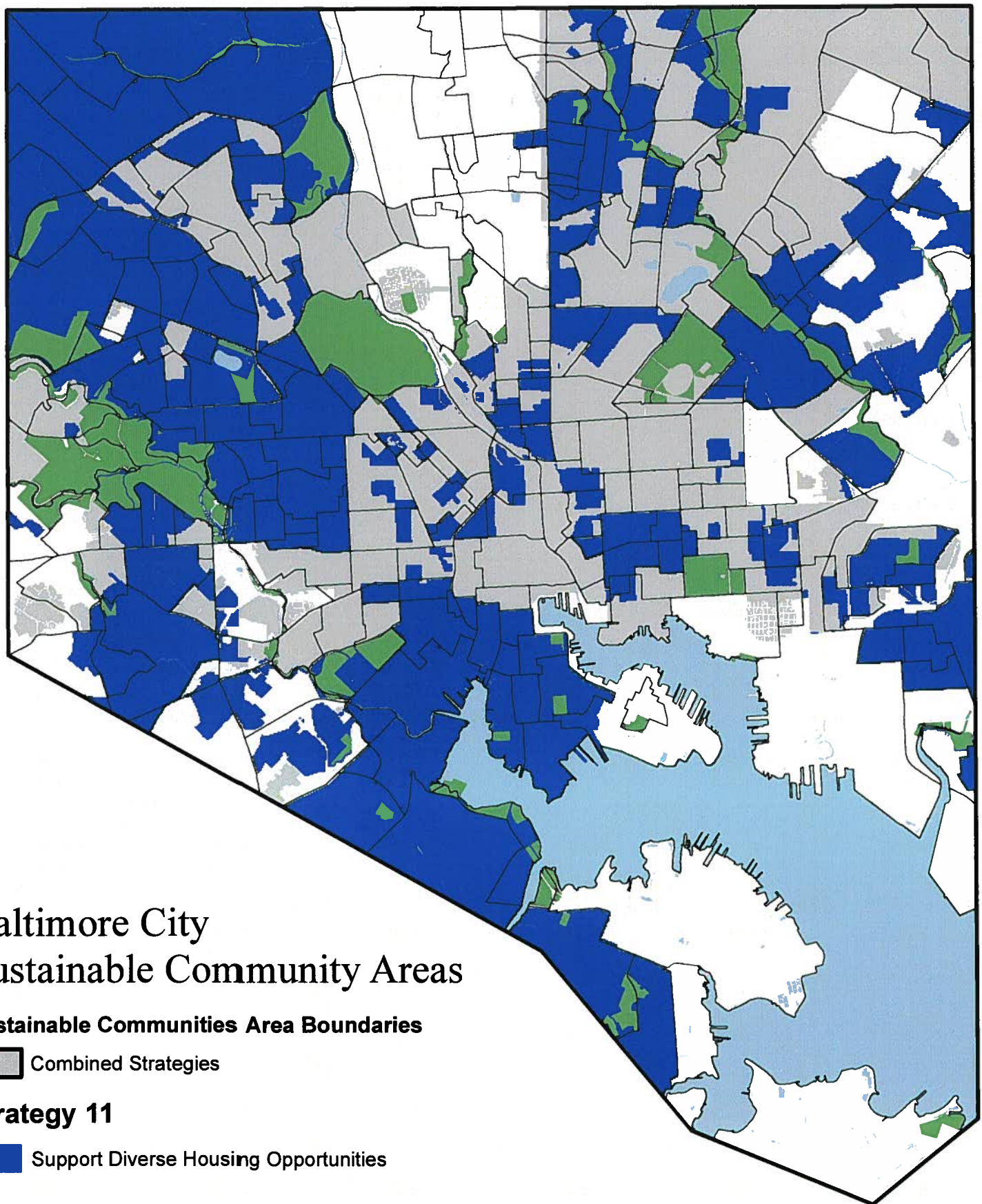


Harbor, Lakes, & Streams



Stephanie Rawlings-Blake
Mayor
Thomas J. Stoer
Director of Planning





Baltimore City Sustainable Community Areas

Sustainable Communities Area Boundaries

 Combined Strategies

Strategy 11

 Support Diverse Housing Opportunities



Neighborhoods



Major Parks



Harbor, Lakes, & Streams



Stephanie Rawlings-Blake
Mayor
Thomas J. Stoer
Director of Planning



**4TH AMENDMENT
PROPOSED GEOGRAPHIES/STRATEGIES
October 2, 2015**

PROPOSED STRATEGIES[illegible]

[illegible]

[illegible]

| | #1 Support Main Streets & Commercial Areas | #2 Support Healthy Neighborhoods | #3 Target Investment Along Transit Routes | #4 Target Investment in A/E Districts | #5 Invest in Anchor & Redevelopment Areas | #6 Greening Strategies in Distressed Areas Near Strong Housing Markets | #7 Health Enterprise Zone | #8 Reduce Food Deserts | #9 Leverage City-Owned Assets to Promote Revitalization & Economic Competitiveness | #10 Create Regional Connections | #11 Support Diverse Housing Opportunities |
|-----------------------------------|--|----------------------------------|---|---------------------------------------|---|--|---------------------------|------------------------|--|---------------------------------|---|
| West Forest Park (partial) | | | | | | | | | X | | X |
| West Hills (partial) | | | | | | | | | X | | X |
| Windsor Hills (partial) | | | | | | | | | X | | X |
| Vale Heights | | | | | | | | | X | | X |
| Middle Market Stressed | | | | | | | | | | | |
| Allendale | | | | | | | | | | | X |
| Carrollton Ridge | | | | | | X | | | X | | X |
| Carroll-South Hillton | | | | | | | | | | | X |
| Concerned Citizens of Forest Park | | | | | | | | | | | X |
| Fairmont | | | | | | | | | | | X |
| Gwynns Falls (partial) | | | | | | | | | | | X |
| Mill Hill | | | | | | | | | X | | X |
| Morrell Park (partial) | | | | | | | | | | | X |
| Mount Holly | | | | | | | | | | | X |
| Parkside | | | | | | | | | | | X |
| Rogers Heights (partial) | | | | | | | | | | | X |
| Saint Paul | | | | | | | | | | | X |
| Walbrook | | | | | | | | | X | | X |
| West Forest Park (partial) | | | | | | | | | | | X |
| Windsor Hills (partial) | | | | | | | | | | | X |
| Morgan Mile | | | | | X | | | | X | | |
| Belvedere | | | | | X | | | | X | | |
| Cameron Village | | | | | X | | | | X | | |
| Chinquapung Park | | | | | X | | | | X | | |
| Evesham Park | | | | | X | | | | X | | |
| Glen Oak | | | | | X | | | | X | | |
| Hillen | | | | | X | | | | X | | |
| Idelwood | | | | | X | | | | X | | |
| Lake Evesham | | | | | X | | | | X | | |
| Lake Walker | | | | | X | | | | X | | |
| Loch Raven | | | | | X | | | | X | | |
| Mayfield | | | | | X | | | | X | | |
| Mid Goyans | | | | | X | | | | X | | |

| | #1 Support Main Streets & Commercial Areas | #2 Support Healthy Neighborhoods | #3 Target Investment Along Transit Routes | #4 Target Investment in A/E Districts | #5 Invest in Major Redevelopment Areas | #6 Greening Strategies in Distressed Areas Near Strong Housing Markets | #7 Health Enterprise Zone | #8 Reduce Food Deserts | #9 Leverage City-Owned Assets to Promote Revitalization & Economic Competitiveness | #10 Create Regional Connections | #11 Support Diverse Housing Opportunities |
|------------------------------|--|----------------------------------|---|---------------------------------------|--|--|---------------------------|------------------------|--|---------------------------------|---|
| Bel Park Tower | | | | | | | | | | | |
| Wynan House | | | | | | | | | | | |
| Hollins House | | | | | | | | | | | |
| Lakeview Towers | | | | | | | | | | | |
| Ellerslie Apts | | | | | | | | | | | |
| Someraset Court | | | | | X | | | | | | |
| Govans Manor | | | | | | | | | | | |
| Monument East | | | | | | | | | | | |
| Rosemont Tower | | | | | | | | | | | |
| West 20 | X | | | | X | | | | | | |
| Heritage Crossing | | | | | | | | | | | |
| Terrace - Senior | | | | | | | | | | | |
| Townes @ Terrace | | | | | | | | | | | |
| Arbor Oaks | | | | | | | | | | | |
| Saint Helena | | | | | | | | | | X | |
| Southwest Partnership | X | | | | X | X | | | | | |
| Transit Oriented Development | | | X | | | | | | | | |

Baltimore City's 2014 Housing Market Typology

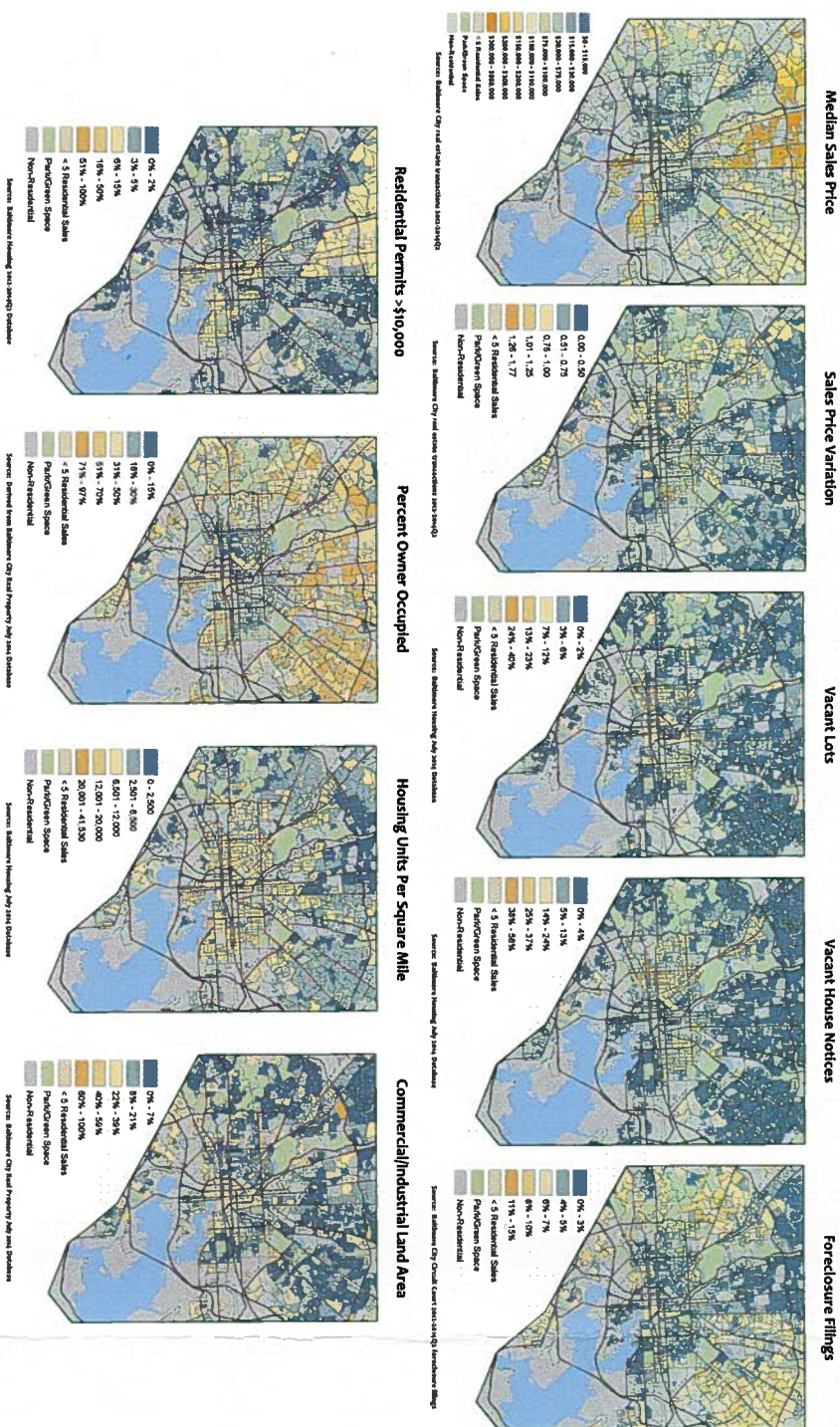
Purpose of Methodology

Baltimore's housing market typology was developed to assist the City in its efforts to strategically match available public resources to neighborhood housing market conditions. The typology is a critical tool used by the Department of Housing's Vacants to Value program to address city-wide vacant housing challenges. The typology is also used by the Housing Code Enforcement Division to tailor market interventions and strategies to neighborhood conditions. For example, some activities, such as demolition, may be necessary in distressed markets to bring about change in whole blocks. These activities may be applied more selectively in stable markets on properties that are in danger of slipping into the distressed category without such intervention. The typology is also used to inform local neighborhood planning by helping neighborhood residents understand the housing market forces impacting their communities.

The typology is a housing market classification scheme based on quantitative data and a statistical process called "Cluster Analysis." Cluster analysis is a statistical technique that is applied to data that exhibit "natural" groupings or clusters. A cluster is a group of relatively similar cases or observations. Cluster analysis sorts through the raw data and groups cases with similar data characteristics. "Subjects" in a cluster are relatively similar to each other while collectively being dissimilar to those outside the cluster. The ten variables which define the City's housing market (see below) were aggregated to the census block group level, allowing for a detailed analysis within traditional City neighborhoods.

This 2014 update of the City's Housing Market Typology was jointly developed by the Baltimore City Planning Department, the Department of Housing and Community Development (HCD), and The Reinvestment Fund.

Variable Maps



Cluster Descriptions cont.

Middle Market

Neighborhoods in the Middle Market category, such as Bayview, Eastwood, Greentown West, Heritage Crossing, Kenilworth Park, & Woodbourne Heights, have median sale values of \$91,000 (above the City's average of \$65,000) as well as high homeownership rates. These markets experienced higher foreclosure rates when compared to more competitive markets, with slight population loss. Neighborhood stabilization and aggressive marketing of vacant houses should be considered in this category. Diligent housing code enforcement is also essential to maintain the existing housing stock.

Middle Market Stressed

Neighborhoods in the Middle Market Stressed category, such as Belair-Edison, Dundalk, Garwyn Oaks, Lakeland, Union Square, & Winston-Govans have slightly lower home sale values than the City's average, and have not shown significant sale price appreciation. Vacancies and foreclosure rates are high, and the rate of population loss has increased in this market type, according to the 2010 Census data. Based on these market conditions, intervention strategies should support homeowners who may be facing economic hardships due to adverse changes in the national economy.

Stressed

Neighborhoods in the Distressed Market category, such as Broadway East, Franklin Square, Gay Street, Penn-North, Rosemont, & Shipley Hill have experienced significant deterioration of the housing stock. This market category contains the highest vacancy rates and the lowest homeownership rates, compared to the other market types. Neighborhoods in this category have also experienced the most substantial population losses in the City during the past decade. Comprehensive housing market interventions should be targeted in this market category, including site assembly, tax increment financing, and concentrated demolitions to create potential for greater public safety and new green amenities.

February 2015

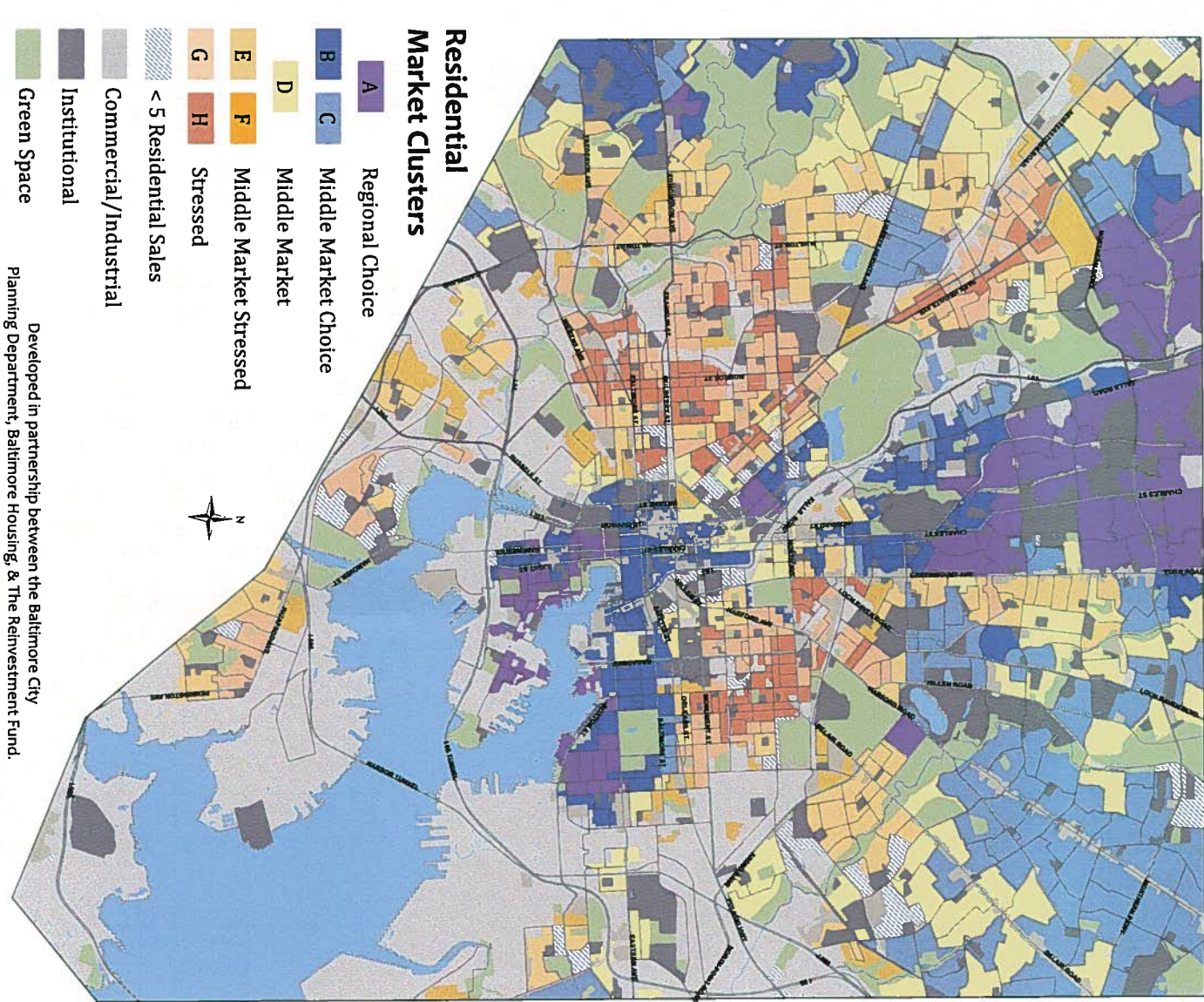
Stephanie Rawlings-Blake
Mayor

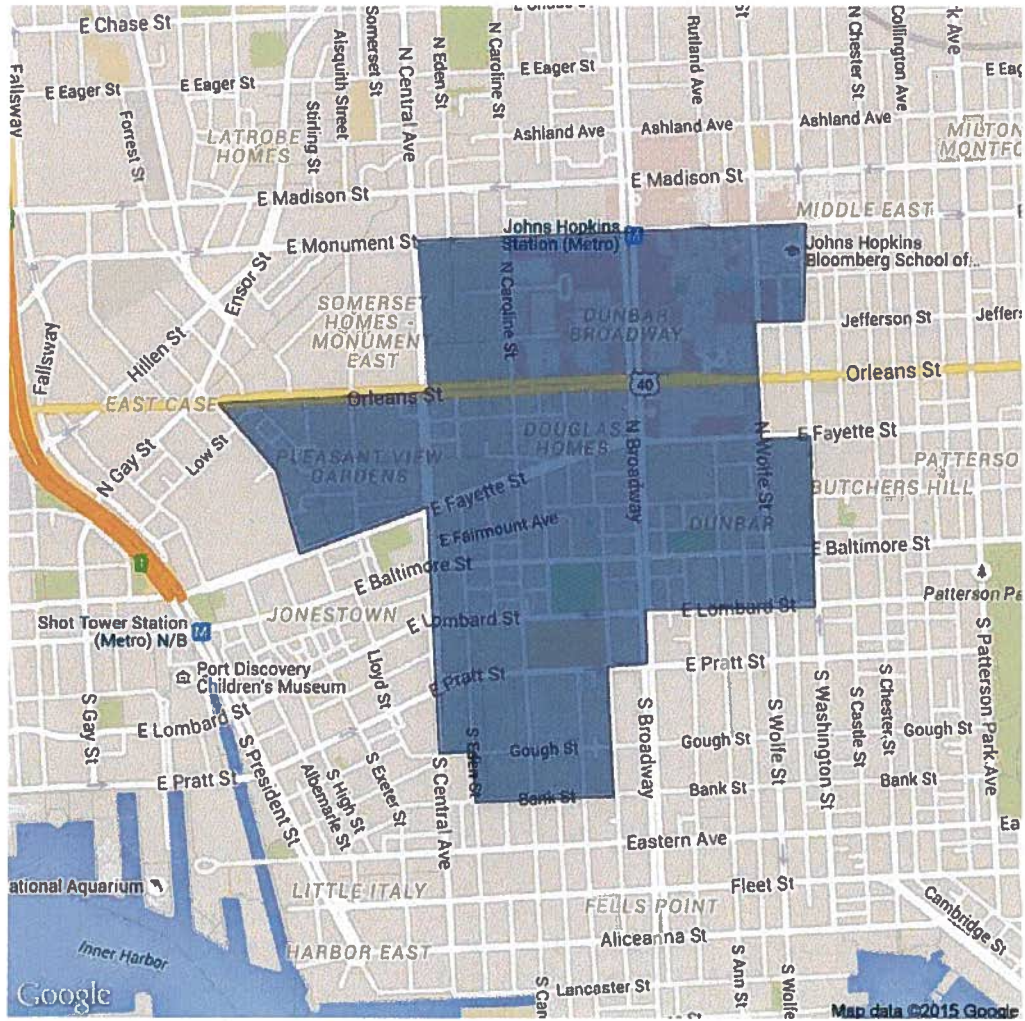
Thomas J. Stosur
Director of Planning

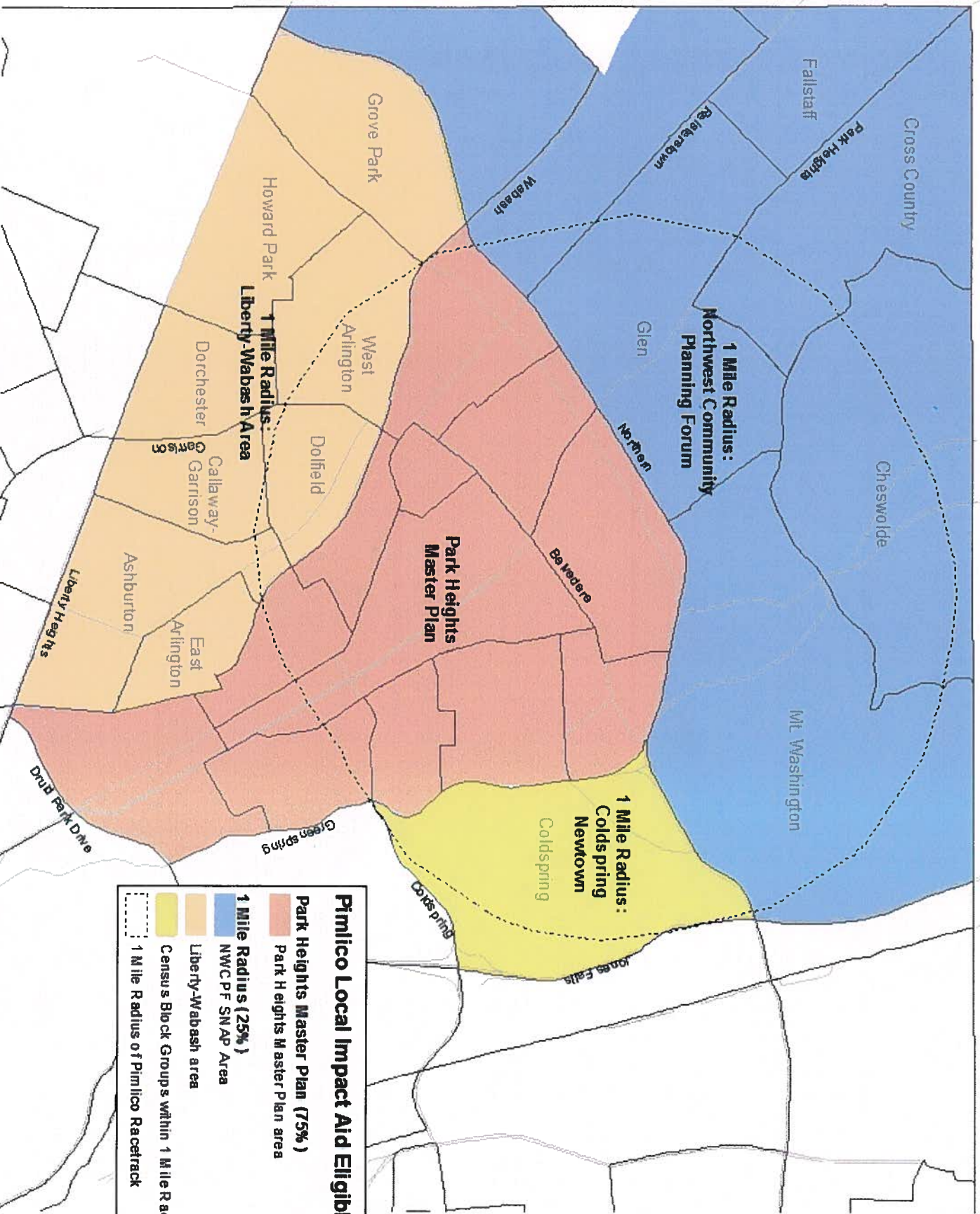
Paul T. Graziano
Commissioner

The TRF
Reinvestment Fund

Map Projection and Datum: Maryland State Plane,
North American Datum of 1983 (NAD83).



Perkins Choice Neighborhood Planning Area
Project Map Snapshot for 4518646



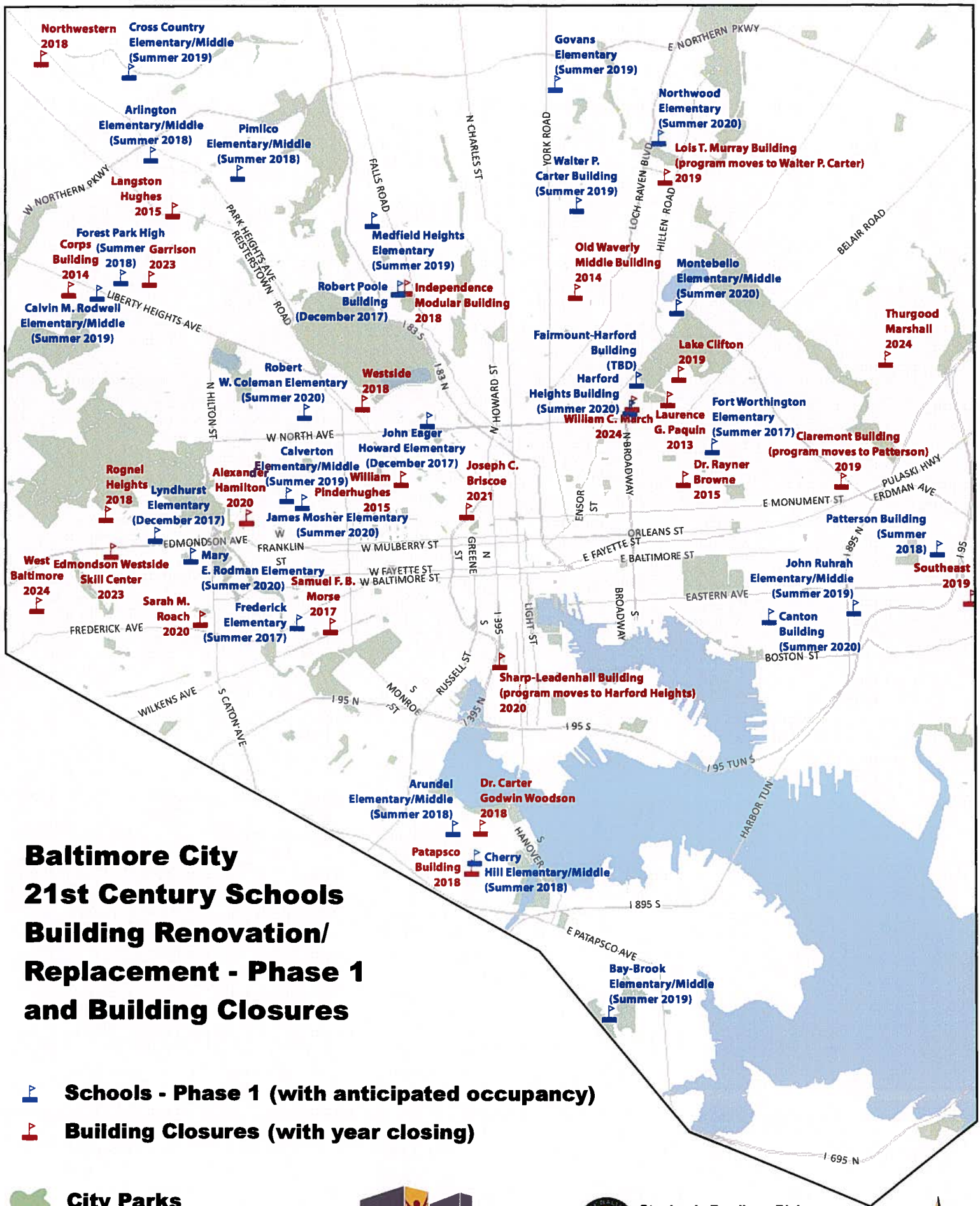
Pimlico Local Impact Aid Eligible Areas

Park Heights Master Plan (75%)

- Park Heights Master Plan area

1 Mile Radius (25%)

- NWCPF SNAP Area
- Liberty-Wabash area
- Census Block Groups within 1 Mile Radius
- 1 Mile Radius of Pimlico Racetrack



Stephanie Rawlings-Blake
Mayor
Thomas J. Stosur
Director of Planning

