

Department of Housing & Community Development Capital Improvement Plan FY2022-FY2027

Agency Overview

The City of Baltimore’s “A New Era of Neighborhood Investment - A Framework for Community Development” continues to guide the Department of Housing & Community Development’s (DHCD) strategy to preserve and revitalize Baltimore neighborhoods. Our agency intends to update the Framework in the near future to capture recent activities and reaffirm the agency’s commitment to equitable redevelopment for all residents.

♦ **Promote equitable economic growth.** Through nurturing and relying on the wisdom of community-based leadership to develop a vision of neighborhood change, we will ensure that revitalization efforts will be guided by existing residents and homeowners and that they will directly benefit from changes in their neighborhoods. The support of legacy homeowners, youth, and families — coupled with the development of quality affordable housing — will both minimize displacement and promote racial equity.

♦ **Build resources for investment.** The City has launched the Neighborhood Impact Investment Fund and through the CIP, continues to leverage private, Federal and State funds, particularly through Project CORE. This CIP includes the Community Catalyst Grants program in addition to dedicated funds for affordable housing.

♦ **Invest in all neighborhoods.** The City will build from strength in disinvested neighborhoods where smart public investments can leverage private resources for positive, equitable, transformative growth; improve existing conditions while building assets and nodes of strengths in areas where near-term, neighborhood-wide transformation is beyond the reach of current public resources; and preserve the strength of middle neighborhoods in which the bulk of Baltimore’s homeowners, primarily African- Americans, have invested their generational wealth.

DHCD works with partners to accomplish positive, equitable, neighborhood transformation. This approach requires that we redress the longstanding race-based barriers and policies that have devastated neighborhoods, concentrated poverty, and created an affordable housing crisis.



“Expression of Interest” Information Session

DHCD is threading redevelopment activities, supporting existing homeowners, rehabilitating vacant homes, building mixed-income affordable housing — with code enforcement and blight remediation — and collaborating at every step with residents, community groups and stakeholders. City Capital is the foundation on which the strategy is implemented. This FY22 CIP request launches the next phase of the Community Development Framework.

Vision: A Baltimore where current and future residents live in safe and decent housing in thriving, inclusive and equitable neighborhoods.

Mission: Lead City efforts by promoting thriving neighborhoods through community revitalization investments; supporting new and existing homeownership; funding critical programs and neighborhood stakeholders; creating and preserving affordable housing; and ensuring safe conditions through code enforcement.

Values: Equity and Inclusion; Customer Service; Innovation; Integrity and Transparency; Partnership; and Sustainability.



Renaissance Row Groundbreaking

Programmatic Divisions

♦ **Housing Code Enforcement and Emergency Operations** is the “tip of the spear,” the City’s eyes on the street, conducting over 200,000 inspections in a typical year and, among other duties, monitoring every vacant building and parcel in the city.

♦ **Homeownership and Housing Preservation** supports existing homeowners and new homeownership opportunities, preserving and creating affordable housing, preventing displacement, building equity for Baltimoreans, preventing blight, and stabilizing communities. The Division offers buying incentives, financing, lead-paint remediation, weatherization, home repairs, and assistance with estate and lien issues.

♦ **Development Division** assembles parcels for blight elimination and redevelopment; leverages investments in affordable housing and new homeownership by conducting property acquisitions, relocation, leasing, disposition, and asset management of City real estate; and supports affordable housing and other projects through financing, assisting with leveraging external funds, and providing low-cost land and property.

♦ **Permits and Litigation** issues more than 30,000 construction permits and conducts over 70,000 trade inspections in a typical year; oversees property registration and coordinates demolition and stabilization; conducts investigations of illegal dumping; and leads litigation such as Baltimore’s national best practice “receivership” program through which vacant properties can be auctioned to new pre-qualified owners.

♦ **Community Services operates** community facilities including the Dawson Center, and assists families displaced by fire, disaster, or other crises.

♦ **Research and Consolidated Planning** coordinates the receipt and retention of HUD formula grant resources including the Community Development Block Grant program, which supports a wide range of housing and social services to over 50,000 low- and moderate-income Baltimoreans annually. The Division also provides data management, analytics, and research services.



Capital Projects

The projects in this Capital Improvement Plan intentionally invest in long disadvantaged neighborhoods, as well as in middle neighborhoods, to ultimately lift every community.

♦ **Affordable Housing:** As part of its intentional, equitable community development efforts, and to minimize displacement, DHCD supports the production and preservation of quality affordable housing. The DHCD FY22 request includes \$5 million in bond funding as approved by Baltimore City voters. Through these resources, the ongoing use of HOME funds, and the revenue committed to the Affordable Housing Trust Fund, DHCD can improve housing outcomes for hundreds of families a year.



Johnston Square Field Demolition Event

♦ **Supporting Partners:** The Community Catalyst Grants program represents a significant investment in building the capacity of community-based organizations that drive community development in neighborhoods. The requested capital will support local community-led projects, and most importantly, those led by new and emerging organizations, including affordable housing and mixed-use developments.

♦ **Demolition and Stabilization:** By City Charter, DHCD enforces the housing code and addresses blighted and unsafe conditions in the City. Demolition is often a necessary component of this work, both to eliminate blight and create sites for redevelopment. The stabilization of deteriorating vacant properties is equally important in blocks that communities choose to preserve. City demolition capital leverages more than \$18.75M annually in State Project CORE demolition and other investment.

♦ **Preserving and Incentivizing Homeownership:** Homeownership is a widely held American aspiration that generates important social and psychological benefits for families and stabilizes neighborhoods and property values. The DHCD CIP request includes loans and grants to assist low- and moderate income homeowners with weatherization, energy efficiency, and roof and home repairs that are critical to preventing displacement, homelessness, and blight. This support helps ensure that residents benefit as the neighborhoods in which they have long lived begin to thrive again, and that they have assets to pass to future generations.

♦ **Redevelopment Projects:** DHCD has critical, ongoing project commitments for multi-year Capital investments to improve neighborhoods. These include: the transformative Perkins/Somerset/Old Town Choice Neighborhoods project in which City capital leverages \$30M in federal grant dollars and an estimated \$800M in other funds; the 17-acre Park Heights redevelopment; large-scale rehabilitation in Upton; new homeownership construction in Druid Heights; the exciting Centre West Poppleton project; a new neighborhood in Uplands; and the “Tivoly Triangle” project through which one of the City’s most dangerous and disinvested areas is being reborn as a new homeownership community. All these projects yield a high degree of leverage from State, federal, and private sources and will be truly transformative.

♦ **Property Acquisition, Relocation, Disposition, and Asset Management:** To carry out community development, City government has the role and responsibility to acquire, assemble, hold, and dispose of real property, including conducting relocation when required. City Capital supports these critical functions, which underlie most of the neighborhood revitalization and blight removal efforts described herein.



1315 Division Street RFP Announcement

♦ **Priority Impact Investment Areas and Middle Neighborhoods:** Working with community-based partners, DHCD will concentrate investments in areas where public investment can leverage equitable, positive transformation in the near-term, continuing to “build from strength” as the City has successfully done in recent decades. This CIP request includes capital to support these efforts through geographically targeted acquisitions, demolition, stabilization, development projects, and other activity.

Conclusion

DHCD is committed to investing in Baltimore’s communities. CIP resources are the cornerstone for efforts to make Baltimore a bright and beautiful city of diverse, equitable, and thriving neighborhoods with safe, high-quality housing that is accessible to Baltimoreans of all incomes.