Appendix A: Maps

Housing Market Typology

Demolition, Development, and Greening

Vacant Properties and Funded Demolition

Tree Planting Sites

Zoning

Code Enforcement Zones

311 Calls - Dirty Streets and Alleys

Food Environment

Part 1 Crime Incidents
Neighborhood market conditions affect most neighborhood change strategies city governments, community development corporations, or others would like to pursue. For goals to be met – whether to improve the quality of rental housing, foster reuse of vacant properties, attract commercial development, etc. – interested parties must take into account local market conditions. Market conditions are not the only factor to consider, but they can help inform activities that will have the greatest positive impact. 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 also used to inform local neighborhood planning and activities by helping residents understand the housing market forces impacting their communities. The 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. This map identifies market conditions around Frederick Elementary School.
Neighborhoods in the **Regional Choice** market category represent competitive housing markets with high owner-occupancy rates and high property values in comparison to all other market types. Foreclosure, vacancy and abandonment rates are low. Market interventions are not necessary in the Regional Choice market, but basic municipal services such as street maintenance are essential to maintaining these markets.

Neighborhoods in the **Middle Market Choice** category have housing prices above the city’s average with strong ownership rates, and low vacancies, but with slightly increased foreclosure rates. Modest incentives and strong neighborhood marketing should keep these communities healthy, with the potential for growth.

Neighborhoods in the **Middle Market** category have median sales values above the City’s average, as well as high homeownership rates. These markets experienced higher foreclosure rates when compared to higher value markets, with slight population loss. Interventions are geared toward aggressive code enforcement, in an effort to move vacant buildings as quickly as possible to rehabilitation, which in turn supports existing homeowners. Significant portions of the Middle Market spectrum are covered by Streamlined Code Enforcement.

Neighborhoods in the **Middle Market Stressed** category have slightly lower home sale values than the City’s average, and have not shown significant sales 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 the national economy. These communities often have under-appreciated assets such as historic housing stock, significant park spaces and choice locations that can serve as building blocks for future revitalization efforts.

Neighborhoods in the **Stressed** category have experienced significant deterioration of the housing stock. This market category contains the highest vacancy rates and the lowest home ownership rates, compared to the other market types. It also has experienced some of the most substantial population losses in the city during the past decade. Comprehensive housing market inventions 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. Support for stable residential blocks is also necessary.

*The housing markets in the INSPIRE area are “Stressed,” although there are pockets of stability. Recommendations described in this plan build on those areas.*
Demolition, Development, and Greening

This map shows a mix of funded projects and unfunded opportunities. In addition to demolition or development that is “Funded” or “Planned,” the map reflects conceptual planning ideas collected from a community stakeholder charrette. These concepts have not yet been widely-vetted or approved. Information about future demolition clusters will be available on the Baltimore Housing website when decisions are finalized.
Vacant Properties and Funded Demolitions

This map shows vacant lots and buildings, and funded demolitions.

Information about future demolition clusters will be available on the Baltimore Housing website when decisions are finalized.
Tree Planting Sites

This map shows potential tree planting sites, as assessed by Tree Baltimore. Further assessment will take place to determine final sites.
This map reflects new zoning categories, as defined in Transform Baltimore. These new zoning categories allow for a mix of compatible land uses, particularly those areas north of the school.
This map shows the Code Enforcement Zones designated by HCD for within the quarter-mile INSPIRE area.
This map shows 311 calls for dirty streets and alleys (January-May 2015).
The Food Environment Map includes food retail, food assistance, and food production. It does not include establishments such as restaurants.

Part 1 crimes are incidents of homicide, rape, aggravated assault, arson, robbery, burglary, larceny, and auto theft.