

Greenmount Avenue LINCS
Sanitation Listening Session Notes
Mother Seton Academy
6:00 PM – 8:00 PM
4/21/16

1. Welcome – Hanifah Parker-Morrison, Strong City Baltimore
2. Introductions & LINCS Overview – Kate Edwards, Department of Planning
3. DPW overview – Natasha Neal
Q&A
4. Housing Code Enforcement overview – Amy Helbig & Peter Nyabagosi
 - Inspections –
 - Legal –
Q&A
5. Wrap-Up

Community Attendees: 12

Discussion Notes:

- Welcome/introductions of group & Strong City background (Hanifah Parker-Morrison)
- LINCS introduction and overview (Kate Edwards) – focus on corridor improvements to support work being done in surrounding neighborhoods
 - ULI – Urban Land Institute study conducted over 2-day community input town hall
 - Developed report based on community feedback for needs in investment
 - City developed implementation plan and moving forward on short-term projects; holding listening sessions so we can gain more input on

Department of Public Works Solid Waste overview and current news shared (Natasha Neal)

- Mayor’s spring cleanup scheduled for April 23, 2016 has largest request for cleaning supplies and number of volunteers for cleanup to date (over 5,000 volunteers)
- Clean city guide – printed publication booklet offering overview of DPW duties and services; offered as resource guide for residents
- Municipal trash cans distribution underway with learning curve/adjustment period needed for operators and residents to properly utilize new cans
- City sanitation code says businesses have to have privately supplied/emptied trashcan/dumpster for trash they produce, but not for customer’s trash on sidewalks
- Illegal to dump commercial/business trash into city-supplied corner can
- Baltimore city picks up 96 gallons of trash, if over 96 gallon, then must use private waste removal company
- DPW is researching feasibility of installing trash compactors on public streets; may not be cost efficient at approximately \$5,000 per compactor

- Municipal trash cans only given to homes that are currently having trash collected i.e. city cannot collect trash from multi-family units, landlord should supply trashcans to residents and arrange for private trash collection
- Clean Corps Baltimore – 1st Saturday cleanups organized by DPW; offer grant assistance to neighborhoods for cleaning/greening projects; sharing information and trains (over 100) block captains in 20 neighborhoods, thus far
- Street sweeping program expansion has been successful

Community concerns:

- Dumping hotspots in Barclay – 2400 block Brentwood
 - Housing Code Enforcement will ask special investigations unit to install still motion sensor cameras in ‘hotspots’ to pursue owners of trash and issue citation
- 2007- 2013 Greenmount Avenue constant illegal trash dumping site
- Heaver Street (between North Ave & 20th Street) illegal dumping, abandoned cars, and construction leading to rat infestation
- 1904 Barclay Street– holes around gate area indicating rat issue
 - Must complete waiver to allow property management division to enter property
 - Residents should request for abatement on property and alley
- Bus stops should have more trash receptacles; focused efforts on eliminating dumping of household trash
- City consistently not collecting recycling put out on 2300 block of Barclay street
- New municipal trash can lids not being closed, collecting rain water
- Corner cans, recently installed about a year ago, not being emptied regularly causing overflow
- Waste from people living in garages on 2400 block of Brentwood
 - 311 responded that garages cannot be addressed with code violations (City not able to board them), as there is not a code specifically addressing open garages; example at 523 E. 23rd street
- Demolition of garages explored as potential option
- Recreation center trashcans/trash on ground impacting St. Matthews church at 416 E. 23rd Street. (rear alley)
- LINCIS improvement plans permanency?
 - Working together and coordinating with multi-agency input to ensure stability after new administration voted in

Discussion of properties with Housing Code violations:

- If community member reports illegal dumping to 311, Housing Code Enforcement will respond by sending inspector to inspect trash for identifying information; if info found, will issue citation to trash owner for illegal dumping; Solid Waste will then be notified to pick up trash after Housing Department has tagged with orange sticker indicating it is ready for removal
- Repeat illegal dumping can go to court - citations in multi-unit family issued to tenant (initially send 2 citations) if not paid, 3rd citation will go to owner
- When persistent problem i.e. constant dumping at abandoned property; at what level will fines be taken to next elevated step of tax sale?

- Fees recently increased for amount of fines for housing violations and/or failure to abate, which leads to faster tax sale
- 2458 Brentwood – nuisance house, city- owned property; structural issues with roof falling in
- 515 23rd St. – city-owned vacant property, roof caved in during snowfall leading to water damage at occupied homes surrounding it
 - Housing Department is developing a new application for 311 phone calls to be sent directly to housing for problems with properties; will be available in coming week
 - Study recently conducted by JHU found 5,400 vacant buildings in Baltimore, 335 missing roofs, inspectors inspected over 300 and demolished 79 in past 11 days
 - On case by case basis city will occasionally repair vacant houses
- City Housing Department process for managing reported nuisance properties:
 - Inspector investigates reported properties
 - If structural damage reported, property will be given priority
 - Building inspector will make recommendation for repair or demolition;
 - Turnaround of 3 days for inspectors to go to property after being reported through 311 system
 - Community members can follow-up with 311 to gain info on inspectors findings
- Baltimore housing website provides listing of properties with housing violations
 - Revised code map –[cels.baltimorehousing.org\codemap](https://cels.baltimorehousing.org/codemap)
- Timing for stabilization of properties with damaged structures
 - City continuing to gain community input on large concentration areas for vacant houses to be demolished;
 - Planning Department is facilitating two large community outreach meetings in coming months to gather input on priority problem properties

Follow-up actions:

- Confirm funding amounts for city demolition plans for next 2-5 years allocated to Greenmount corridor?
- Demolition and stabilization plan for properties along Greenmount corridor in relation to LINC plan
- Effort to gather all vacant properties community wants to see demolished on corridor and surrounding corridor 1-2 blocks on east and west side of Greenmount
- Expanding housing code enforcement along corridor to push properties for receivership, must have potential buyers; community development clusters identified by Housing Department
- Housing Code Enforcement will ask special investigations unit to install still motion sensor cameras in illegal dumping ‘hotspots’ along Greenmount corridor to pursue owners of trash and issue citation