



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

# CIP FY 2026 - FY 2031

Presentation to the Planning Commission | January 9, 2025



# AGENDA

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- I. Background
- II. FY26 Requests & Other Priority Projects
- III. Conclusion



# AGENDA

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## **I. Background**

II. FY25 Requests & Other Priority Projects

III. Conclusion



# Overview of Agency & Budget

## **VISION** - the future state we strive for:

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

## **MISSION** - the actions we will take to achieve the vision:

DHCD leads City efforts to promote thriving neighborhoods through community revitalization investments; supporting homeowners; funding critical programs and neighborhood stakeholders; creating and preserving affordable housing; and ensuring safe conditions through code enforcement.

## **VALUES** - how we intend to carry out our mission:

- ◆ Equity and Inclusion
- ◆ Customer Service
- ◆ Innovation
- ◆ Integrity and Transparency
- ◆ Partnership
- ◆ Sustainability

**\$80,801,357 Operating Budget FY2025**

General, federal, state, special, and special grant

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**\$73,484,000 Capital Budget FY2025**

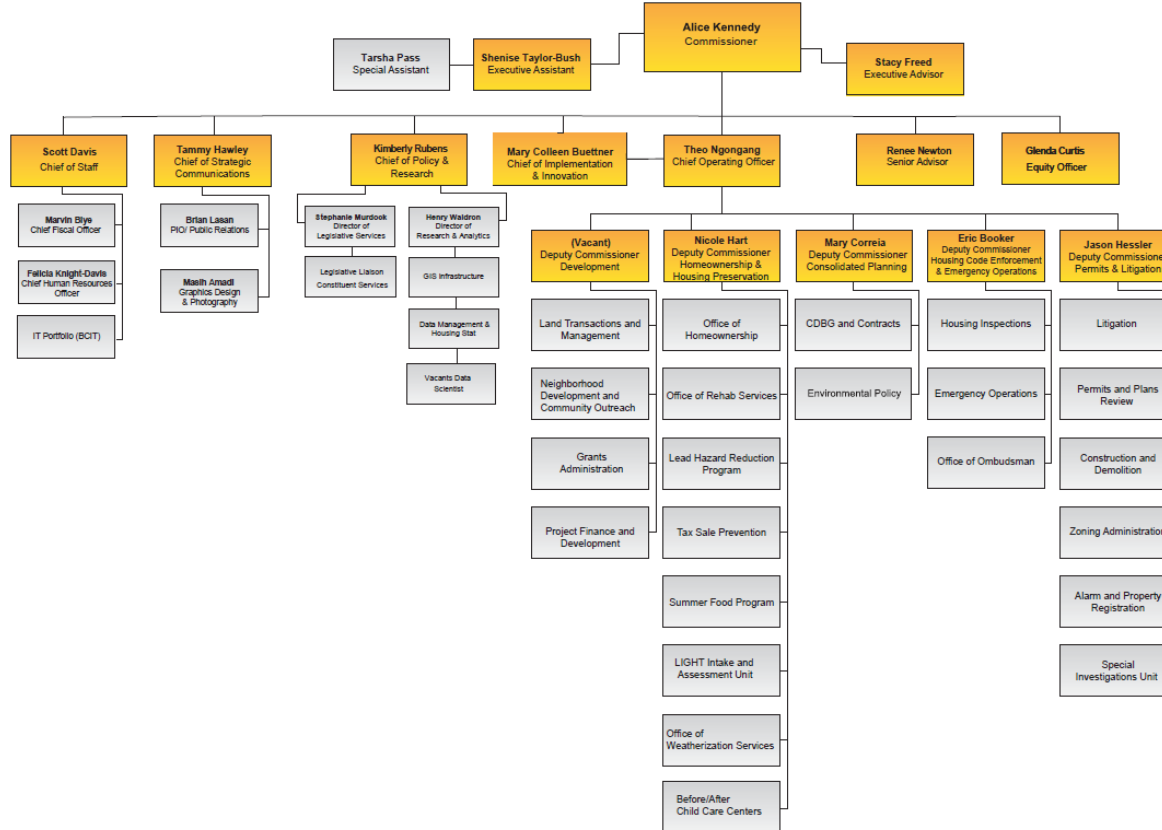
General, federal, state, general obligation bonds, and other

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**421 Employees**



# DHCD Organization Chart

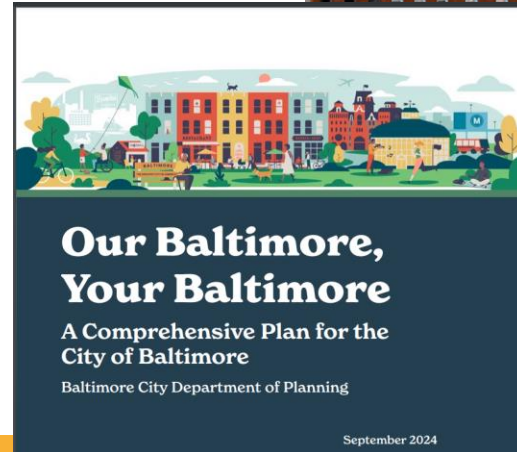




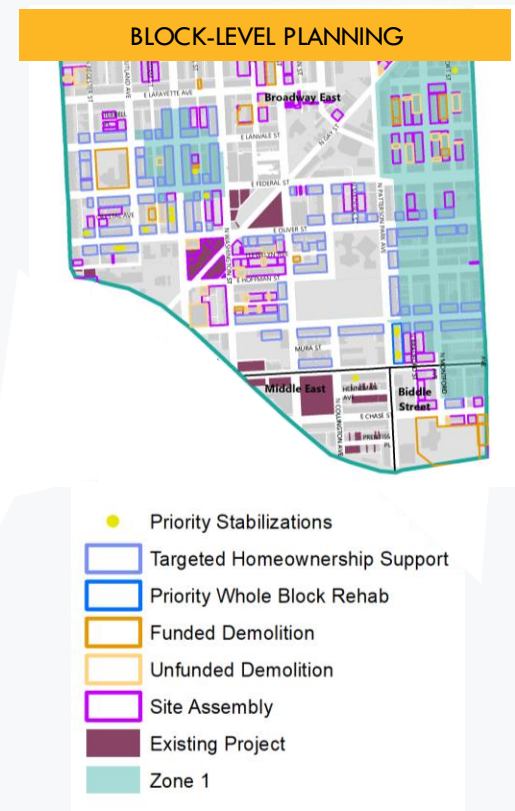
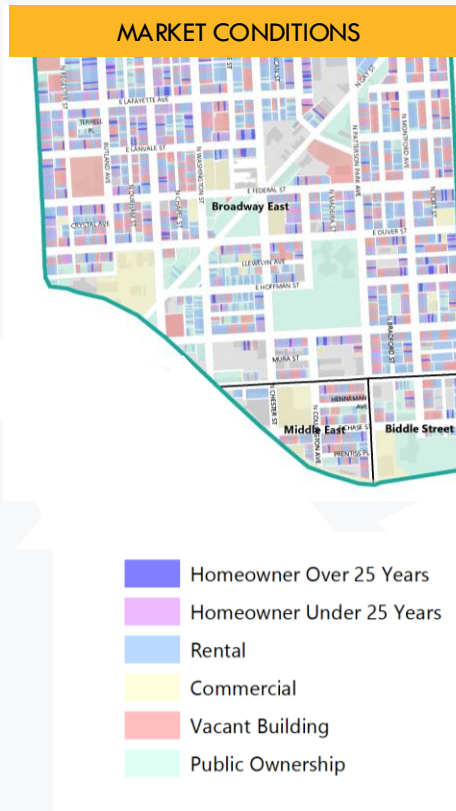
# Guiding Plans

DHCD used the following plans when creating our FY26-FY31 Capital Budget

- A Framework for Community Development
- Our Baltimore, Your Baltimore: A Comprehensive Plan for the City of Baltimore



# DHCD's community development strategy is data-driven, community lead, and based on deep market knowledge





# Guiding Plans

## Vacant Property Financial Modeling

*Investing in at least 37,500 properties*

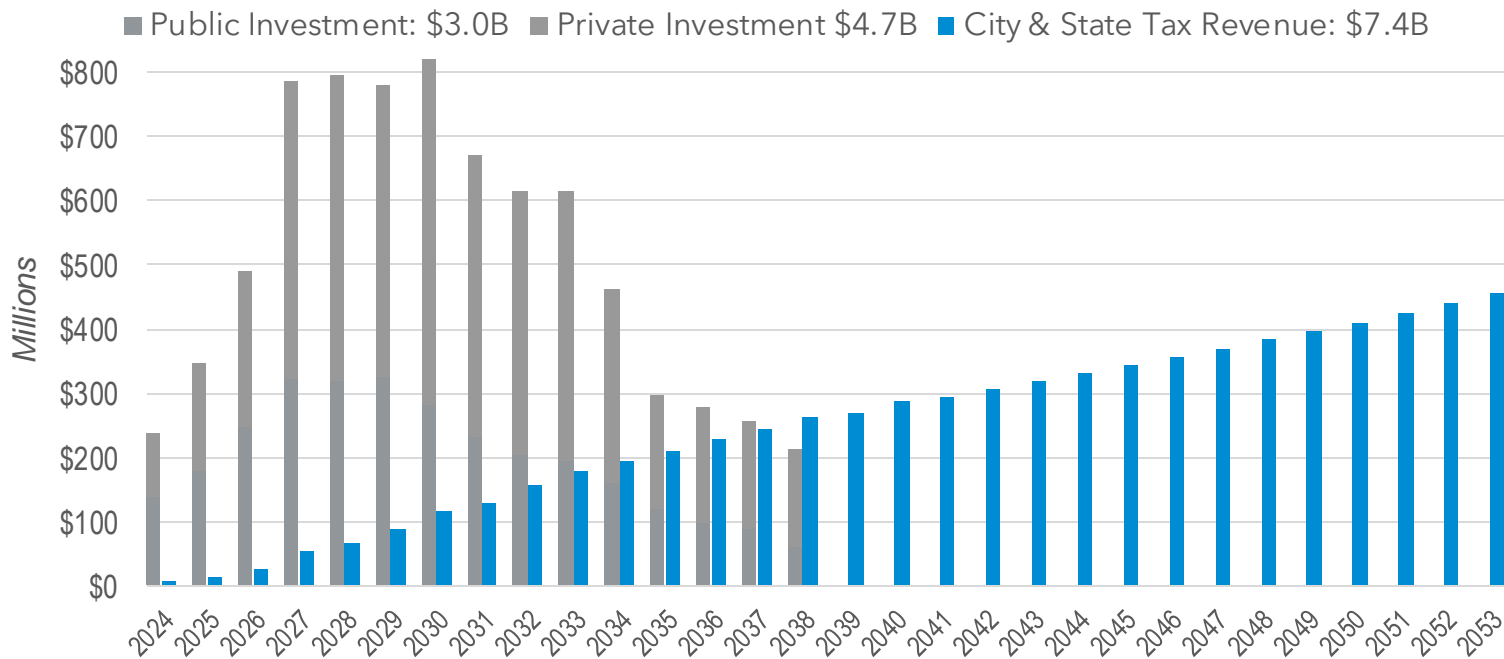
NEIGHBORHOOD	Demolition	Acquisition	Stabilization	Live/Work Incentive	Developer Incentives	Homebuyer Down Payment Incentives	Home Repair Incentives	Infrastructure	Total
<b>BROADWAY EAST</b>	\$18,964,500	\$12,332,000	\$10,521,000	\$322,000	\$19,365,000	\$18,254,000	\$8,300,000	\$102,500,000	<b>\$190,558,500</b>
<b>CHM</b>	\$7,587,000	\$3,613,500	\$1,638,000	\$546,000	\$8,970,000	\$6,812,000	\$17,670,000	\$102,500,000	<b>\$149,336,500</b>
<b>EBM</b>	\$1,905,000	\$6,113,000	\$3,276,000	\$1,246,000	\$17,049,000	\$13,030,000	\$8,108,000	\$102,500,000	<b>\$153,227,000</b>
<b>JOHNSTON SQUARE</b>	\$1,146,000	\$5,351,500	\$1,260,000	\$238,000	\$11,421,000	\$8,254,000	\$2,954,000	\$102,500,000	<b>\$133,124,500</b>
<b>PARK HEIGHTS</b>	\$10,314,000	\$7,715,000	\$4,032,000	\$105,000	\$19,311,000	\$14,922,000	\$43,656,000	\$102,500,000	<b>\$202,555,000</b>
<b>SOUTHWEST</b>	\$14,305,500	\$9,737,500	\$5,355,000	\$1,904,000	\$19,965,000	\$16,030,000	\$19,118,000	\$102,500,000	<b>\$188,915,000</b>
<b>WEST</b>	\$5,842,500	\$18,420,500	\$7,371,000	\$2,135,000	\$46,389,000	\$34,670,000	\$11,006,000	\$102,500,000	<b>\$228,334,000</b>
<b>AREAS OF FOCUS</b>	\$79,377,000	\$67,956,500	\$20,692,000	\$15,666,000	\$157,506,000	\$118,284,000	\$115,010,000	\$80,000,000	<b>\$654,491,500</b>
<b>BROOKLYN</b>	\$2,137,500	\$3,051,500	\$892,500	\$1,666,000	\$3,897,000	\$3,078,000	\$14,178,000	\$21,250,000	<b>\$50,150,500</b>
<b>CURTIS BAY</b>	\$1,408,500	\$2,252,500	\$595,000	\$595,000	\$2,448,000	\$1,952,000	\$8,228,000	\$21,250,000	<b>\$38,729,000</b>
<b>WNADA</b>	\$26,325,000	\$28,260,000	\$7,518,000	\$1,372,000	\$40,776,000	\$31,856,000	\$65,632,000	\$228,250,000	<b>\$429,989,000</b>
								<b>Fixed Costs</b>	<b>781,000,000</b>
<b>Total</b>	<b>\$169,312,500</b>	<b>\$164,803,500</b>	<b>\$63,150,500</b>	<b>\$25,795,000</b>	<b>\$347,097,000</b>	<b>\$267,142,000</b>	<b>\$313,860,000</b>	<b>\$1,068,250,000</b>	<b>\$3,133,060,500</b>





# Mayor Scott's \$3B Vacants Reduction Strategy

**Analysis from PFM, an independent consulting firm, demonstrates that this public investment more than pays for itself in the form of increased City and State tax revenue over a 30-year investment horizon.**





# Overview of Agency Assets

## Agency Assets

8,048 Mayor & City Council owned vacant building and lots (893 VBNs & 7,155 lots)

3 City-owned buildings that serve as community facilities and provide a range of services to the community

CoDeMap that is used to drive development priorities, investments, and agency strategy decisions

Asset Assessment / Upgrade	Est. Completion Date
Oliver Center	Visioning Process Underway
1135 Gilmor St. Office Rehab	January 2025
Dawson Center	January 2026
Enterprise Technology System	February 2025
1137 Gilmor St. Office Rehab	Summer 2025

# Recently Completed Projects





# PSO Perkins Square (Perkins Phase 2)

<b>PRJ #</b>	002264 - Representative of Multiple Projects	
<b>Total cost</b>	\$73,889,662	
<b>Funding sources</b>	<p><b>City Funds:</b></p> <ul style="list-style-type: none"><li>• General Funds</li><li>• HOME Funds</li></ul> <p><b>HABC Funds:</b></p> <ul style="list-style-type: none"><li>• ARPA Funds</li><li>• Choice Neighborhood Grant Funds</li><li>• Infrastructure Loan</li><li>• Sellers Note</li></ul>	<p><b>State Funds:</b></p> <ul style="list-style-type: none"><li>• 4% LIHTC</li><li>• 9% LIHTC</li><li>• National Housing Trust Funds</li><li>• Partnership Housing Rental</li></ul> <p><b>Developer Funds:</b></p> <ul style="list-style-type: none"><li>• First Mortgage</li><li>• Deferred Fee</li><li>• Sponsor Loan</li></ul>
<b>Completion Date</b>	October 2024	



Ribbon Cutting for Perkins Square  
October 9, 2024



# Housing Repair Assistance Program

<b>PRJ #</b>	002604
<b>Total cost</b>	<b><u>\$13,800,000 Total</u></b> \$4,800,000 GO Bonds \$9,000,000 CDBG
<b>Funding sources</b>	<ul style="list-style-type: none"><li>• Affordable Housing Trust Fund</li><li>• Deferred Loan Program</li><li>• Emergency Roof Repair Program</li></ul>
<b>Completion date</b>	December 2024



*Work completed on a resident's home through the Housing Repair Assistance Program.*



# 1313 Druid Hill

<b>PRJ #</b>	002732
<b>Total cost</b>	\$20,000,000
<b>Funding sources</b>	<ul style="list-style-type: none"><li>• General Funds</li><li>• State Funds</li><li>• ARPA</li><li>• CDBG</li></ul>
<b>Completion date</b>	January 19, 2024





# Uplands Phase II

<b>PRJ #</b>	002666, 002667 - Representative of Multiple Projects	
<b>Total Cost</b>	\$81,000,000	
<b>Funding sources</b>	<b>City Sources:</b> <ul style="list-style-type: none"><li>• ARPA Funds</li><li>• Highway User Revenue</li><li>• HOME Funds</li><li>• GO Bonds</li><li>• Sellers Take Back Note</li><li>• HUD UpFront Grant</li></ul>	<b>State Sources:</b> <ul style="list-style-type: none"><li>• 9% and 4% LIHTC</li><li>• Development Relief Funds</li><li>• EmPower Maryland</li></ul> <b>Developer Sources:</b> <ul style="list-style-type: none"><li>• Deferred Fee</li><li>• First Mortgage</li><li>• Weinberg Foundation</li></ul>
<b>Completion date</b>	December 2024	

## Uplands Phase II Ribbon Cutting



# Projects Under Construction



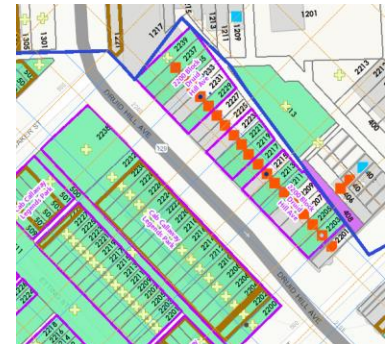




# 2200 Block Druid Hill

<b>PRJ #</b>	003089
<b>Total estimated cost</b>	\$3,500,000
<b>Funding Sources</b>	City GO Bonds State DHCD
<b>Estimated Completion Date</b>	2026

*2200 Block of Druid Hill AVE*





# 800 Blocks of Harlem & Edmondson

<b>PRJ #</b>	002321
<b>Total estimated cost</b>	\$16,500,000
<b>Funding sources</b>	GO Bonds State DHCD
<b>Estimated Completion Date</b>	December 2025

*Ribbon Cutting for the 800 block of Harlem*





# PSO: Somerset 4 and Perkins 4 & 5

<b>PRJ #</b>	0002890 – Representative of Multiple Projects	
<b>Estimated Total Cost</b>	\$332,769,082	
<b>Funding sources</b>	<p><b>City Sources:</b></p> <ul style="list-style-type: none"><li>• AHTF</li><li>• HOME Funds</li><li>• SE Redevelopment Funds</li><li>• SE Affordable Housing</li><li>• TIF Advance</li><li>• General Funds</li></ul> <p><b>HABC Sources:</b></p> <ul style="list-style-type: none"><li>• ARPA Funds</li><li>• Choice Neighborhood Grant Funds</li><li>• Infrastructure Loan</li><li>• Sellers Note</li></ul>	<p><b>State Sources:</b></p> <ul style="list-style-type: none"><li>• 9% and 4% LIHTC</li><li>• HOME Funds</li><li>• Partnership Rental Housing Funds</li><li>• Rental Housing Works</li><li>• Governors Capital Funds</li></ul> <p><b>Developer Sources</b></p> <ul style="list-style-type: none"><li>• Capital Magnet Funds</li><li>• Commitment Refund</li><li>• Deferred Fee</li><li>• First Mortgage</li><li>• Garage Licensing Fee</li><li>• General Partners Capital</li><li>• Soft Interest</li></ul>
<b>Estimated completion date</b>	September 2026	





# Affordable Housing Trust Fund

## Project: NHP Phase I - Park Heights Major Redevelopment Area

<b>PRJ #</b>	000706 - Representative of Multiple Projects	
<b>Estimated Total Cost</b>	\$52,451,991	
<b>Funding sources</b>	<b>City Sources:</b> <ul style="list-style-type: none"><li>• AHTF</li><li>• ARPA Funds</li><li>• Sellers Note</li></ul> <b>Developer Sources:</b> <ul style="list-style-type: none"><li>• First Mortgage</li><li>• Deferred Fee</li><li>• IRS Energy Credits</li></ul>	<b>State Sources:</b> <ul style="list-style-type: none"><li>• 4% LIHTC</li><li>• National Housing Trust Funds</li><li>• Rental Housing Program Funds</li></ul>
<b>Estimated completion date</b>	May 2025	



*NHP Site Plan & Construction*





# Community Catalyst Grants

## Project: Druid Heights – Bakersview II

<b>PRJ #</b>	0002538
<b>Estimated Total Cost</b>	\$3,643,571
<b>Funding sources</b>	<ul style="list-style-type: none"><li>• Community Catalyst Grant</li><li>• State of Maryland</li><li>• NIIF</li></ul>
<b>Estimated completion date</b>	Fall 2025





# AGENDA

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I. Background

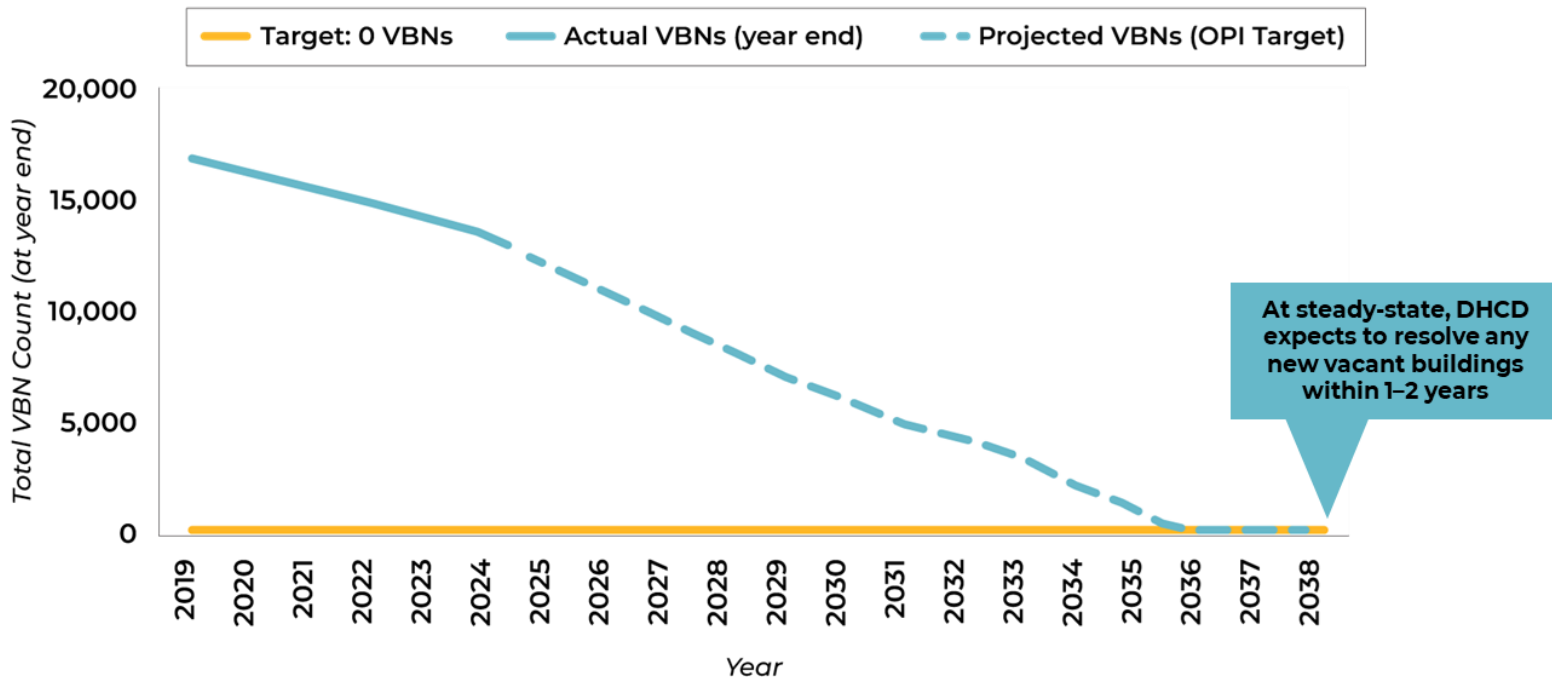
**II. FY26 Requests & Other Priority Projects**

III. Conclusion



# Strategy & Goals

The data shows that successful implementation of the Mayor's Vacants Elimination Plan will eliminate Vacant Building Notices (VBNs) in Baltimore City.

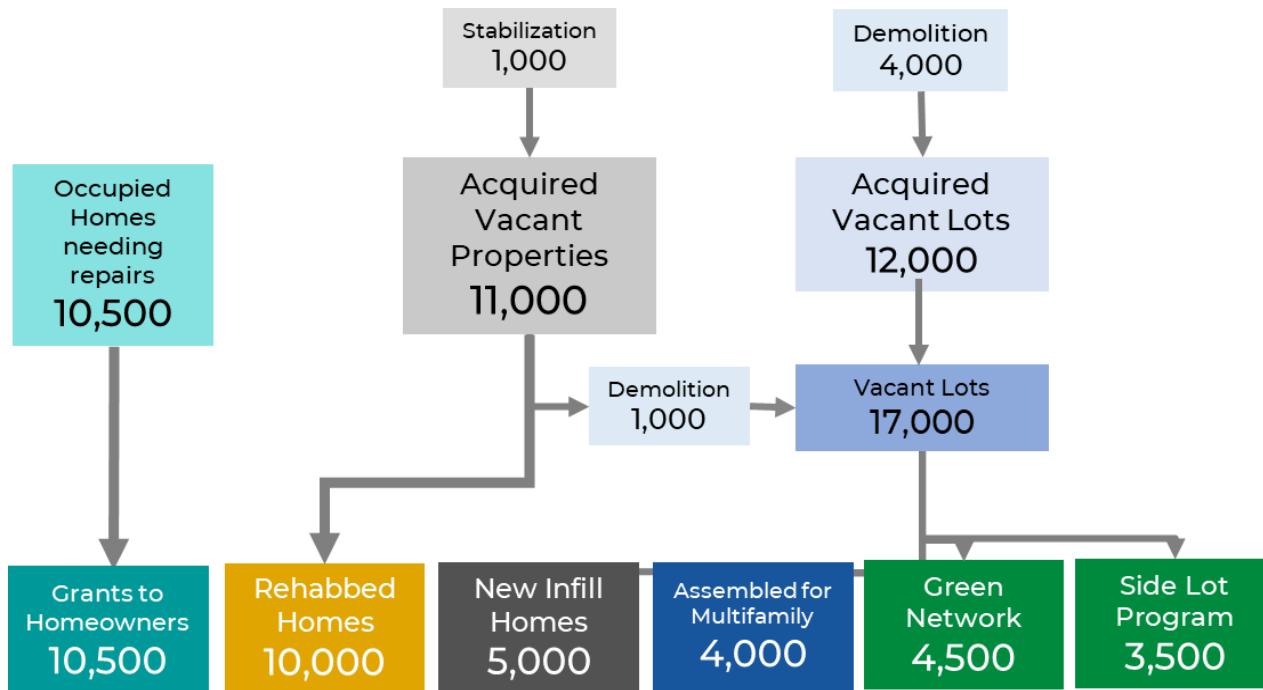






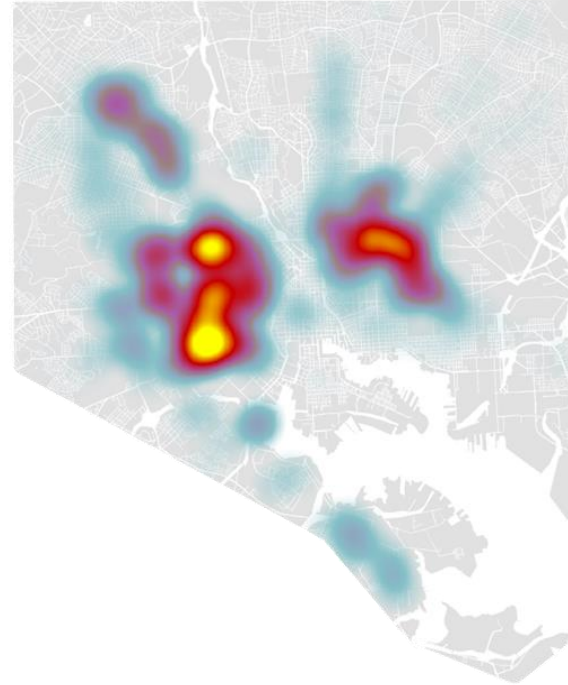
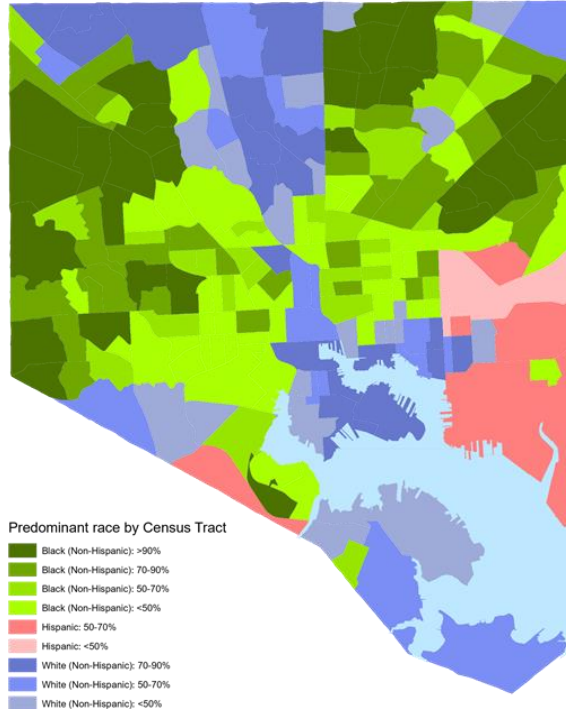
# Strategy & Goals

The 37,500 Vacant Properties are slated for the following interventions and outcomes.



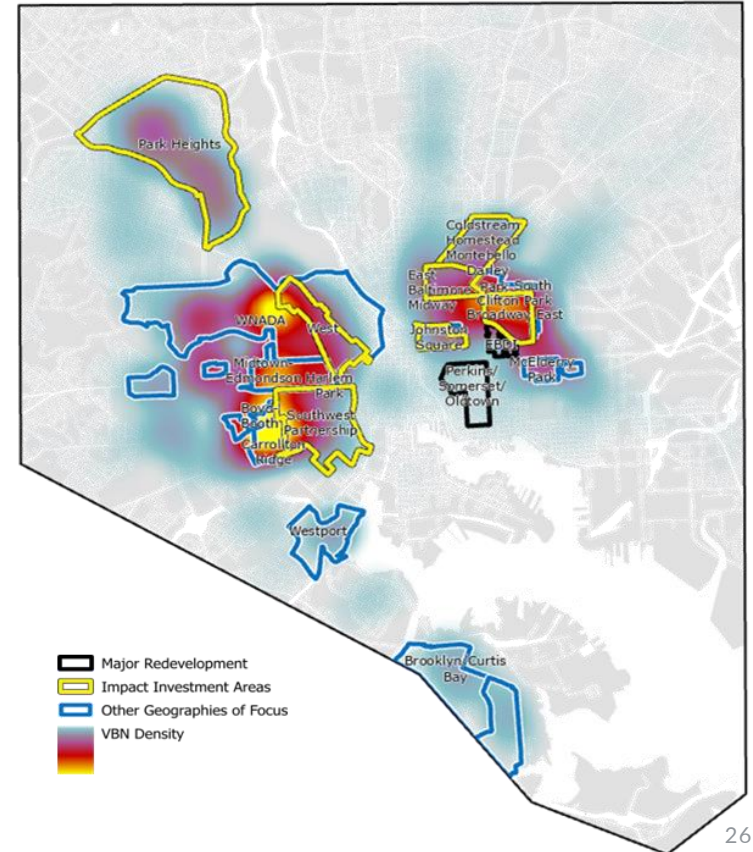


**Baltimore's history of redlining, block busting, population loss, and disinvestment created a stubborn issue of about 16,000 vacant properties for several decades.**



# Vacancy Reduction Priority Geographies

1. Broadway East IIA
2. Brooklyn
3. Coldstream Homestead Montebello IIA
4. Curtis Bay
5. East Baltimore Midway IIA
6. Johnston Square IIA
7. Park Heights IIA
8. Southwest IIA
9. West IIA
10. West North Avenue Development Authority
11. Additional Geographies of Focus



# Vacancy Reduction Priority Geographies

## Impact Investment Areas

Broadway East IIA  
Coldstream Homestead  
Montebello IIA  
East Baltimore Midway IIA  
Johnston Square IIA  
Park Heights IIA  
Southwest Partnership IIA  
West IIA

## Neighborhoods

Boyd-Booth  
Brooklyn  
Carrollton Ridge  
Curtis Bay  
Darley Park  
Harlem Park  
McElderry Park  
Midtown-Edmondson  
South Clifton Park  
Westport

## Neighborhood Strategic Blocks

Allendale  
Auchentoroly-Parkwood  
Berea  
Biddle Street  
Edgewood  
Edmondson Village  
Ellwood Park/Monument  
Mosher  
Oliver  
Penrose/Fayette Street Outreach  
Shiple Hill  
WNADA\*

\*WNADA is comprised of 16 neighborhoods, including the 3 in the West IIA. Data is not duplicated in our analysis. For a list of neighborhoods, go to [this website](#).



# Overview DHCD FY 2026 Capital Budget Request

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**Total CIP Request | \$71,650,000**

## **How DHCD Prioritizes Capital Budget**

1. Alignment with the Mayor's Pillars and the Comprehensive Vacants Reduction & Prevention Strategy
2. Equitably investing in disinvested communities with high concentrations of vacant properties
3. Creating and preserving affordable housing
4. Strategic investments & leveraging resources

## **New Projects in CIP FY2026 - 2031**

1. Hope Village II
2. Poe Home Public Right Of Way Infrastructure
3. Site Preparation



# High Priority Projects – Vacants Reduction Strategy

Project title	PRJ #	Amount requested	Estimated cost	Why high priority
Impact Investment Areas	002439	\$10,000,000	\$3B	Addressing vacants is the cornerstone of both the Mayor's Vacants Strategy and DHCD's Community Development Framework.
1701 E North AVE Gompers Building Redevelopment	003088	\$750,000	\$1,500,000	The Gompers Building is an anchor building in the Broadway East IIA and crucial to addressing vacants.
CHM Acquisition & Demolition	000175	\$750,000	\$5,000,000	This will support community identified priority vacants investments and the Mayor's Vacants Strategy.
Lead Hazard Reduction	000386	\$550,000	\$5,000,000	This is critical to keeping Baltimore's young people lead free and is crucial to the Health Department's youth health strategy.
Housing Repair Assistance Programs	002604	\$800,000	\$313,000,000	This is the cornerstone of the Mayor's Vacants Prevention work.
Housing Upgrades to Benefit Seniors	002324	\$500,000	\$1,000,000	Older adults have had a greater need for health and safety upgrades to be able to age in place, and prevent vacant properties.
Community Catalyst Grants	002538	\$1,500,000	\$9,000,000	CCG funds will provide flexible capital to support equitable neighborhood led development, which is critical to the success of the Mayor's Comprehensive Vacants Reduction & Prevention Strategy.

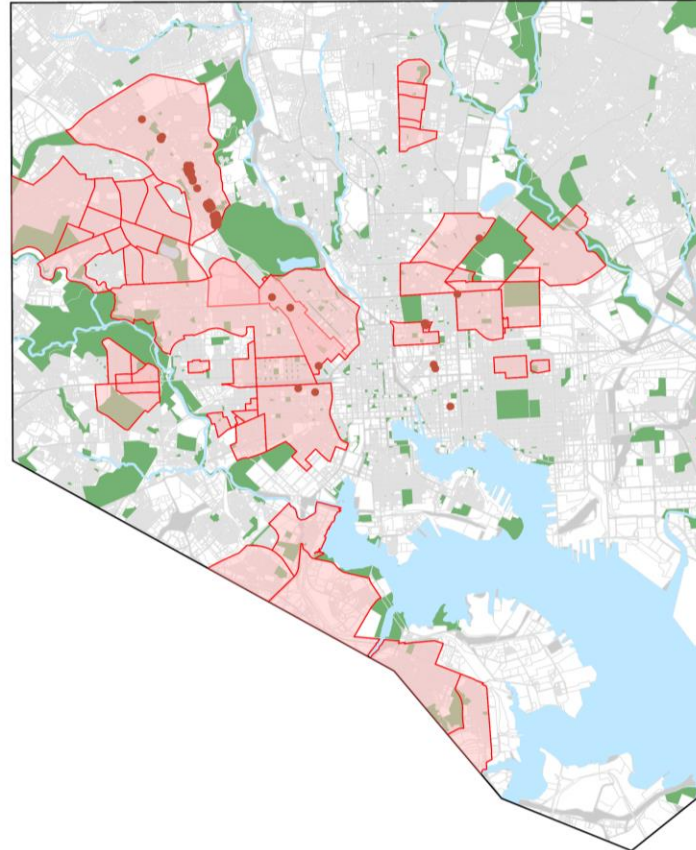


# High Priority Projects – Vacants Reduction Strategy

Project title	PRJ #	Amount requested	Estimated cost	Why high priority
Demolition & Stabilization	002928	\$2,500,000	\$238,000,000	The demolition and stabilization of vacants is key activity to reduce vacant properties
Emergency Demolition & Stabilization	003236	\$1,600,000	\$9,600,000	The demolition of vacants is a key program of the Mayor's Vacants Strategy. It is also critical to protect from building collapses.
Homeowner Incentives Program	001876	\$2,800,000	\$16,800,000	With limited inventory and higher interest rates the need is greater to assist homebuyers. This is also a cornerstone strategy of the Mayor's Vacants Strategy.
Hope Village II	003478	\$2,000,000	\$20,000,000	Provides deeply affordable homeownership opportunities to meet demand and need.
SE Baltimore Redevelopment	001573	\$3,000,000	\$9,000,000	PSO - commitment to complete housing by September 30, 2026
Affordable Housing Trust Fund	003478	\$6,500,000	\$20,000,000	Provides funding to preserve and create affordable housing



# Map of CIP Projects

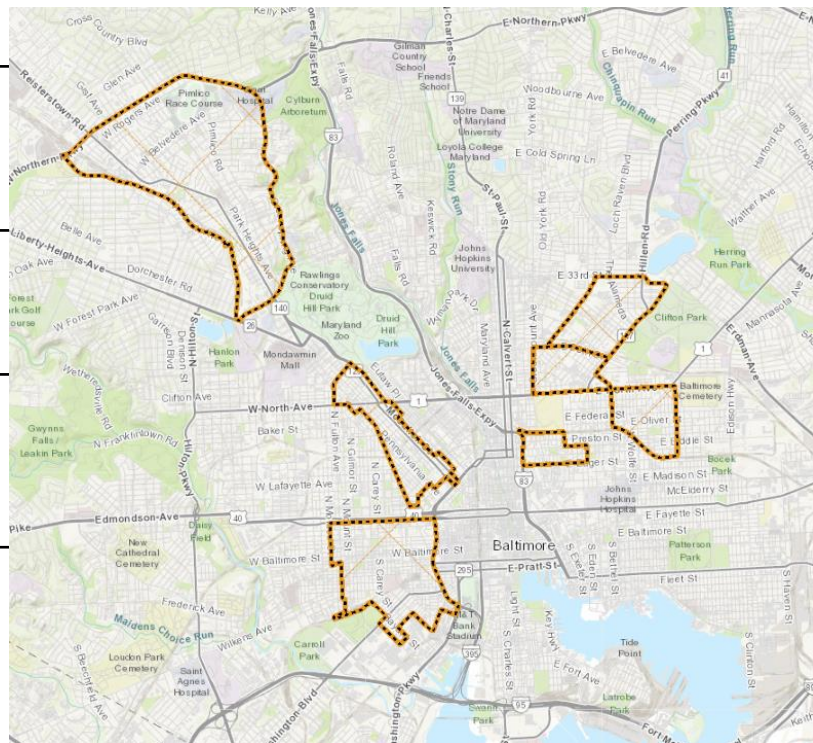






# Impact Investment Areas (IIA)

<b>PRJ #</b>	002439
<b>Total estimated cost</b>	\$3B
<b>Project purpose</b>	Project will support acquisition, rehabilitation, stabilization and redevelopment of vacant properties, vacant lots, and homeownership supports in the 7 IIAs.
<b>FY 26 CIP requests / sources</b>	\$2,000,000 / GO Bonds \$8,000,000 / General Funds \$20,000,000 / State
<b>Future CIP requests</b>	\$10,000,000 / FY27 (GO Bonds & GF) \$14,500,000 / FY28 - 31 (Go Bonds & GF) \$18,500,000 / FY27 (State) \$20,000,000 / FY28-31 (State)
<b>Why prioritized in FY26 CIP</b>	Renovating vacants, assisting current residents and creating new development in the IIAs is the cornerstone of both the Mayor's Vacants Reduction & Prevention Strategy and DHCD's Framework for Community Development







# 1701 E North Ave (Gompers Building) Redevelopment

<b>PRJ #</b>	003088
<b>Total estimated cost</b>	\$1,500,000
<b>Project purpose</b>	Funding is needed to help subsidize and incentivize redevelopment of this building
<b>FY 26 CIP requests / sources</b>	\$750,000 / GO Bonds
<b>Future CIP requests</b>	N/A
<b>Reason for Prioritization in FY26 CIP</b>	The Gompers Building is an anchor building in the Broadway East IIA. Renovating this building is crucial to spur redevelopment of vacants in the neighborhood. Renovation costs for this building are estimated at over \$50 million dollars - necessitating subsidy.



1701 E North Avenue



# CHM Acquisition & Demolition

<b>PRJ #</b>	000175
<b>Total estimated cost</b>	\$5,000,000
<b>Project purpose</b>	To acquire and demolish privately owned vacant structures generally in the vicinity of the 1500 and 1600 blocks of Abbotston, Gorsuch, and Carswell to prepare the site for future new construction and renovation of selected properties.
<b>FY 26 CIP requests / sources</b>	\$750,000 / GO Bonds
<b>Future CIP requests</b>	\$750,000 / FY27-31
<b>Why prioritized in FY26 CIP</b>	The CHM Community identified the 1500-1600 blocks of Abbotston, Gorsuch, and Carswell as high priority blocks in the Coldstream Homestead Montebello IIA and it advances the Mayor's Comprehensive Vacants Reduction & Prevention Strategy.



*1500 block of Abbotston Street*



# Housing Repair Assistance Programs

<b>PRJ #</b>	002604
<b>Total estimated cost</b>	\$313,860,000
<b>Project purpose</b>	DHCD's Office of Rehabilitation Services is dedicated to helping low-to-moderate income homeowners with emergency repairs, such as roofing, plumbing, water and sewer line replacement, furnace replacement, accessibility improvements, and major repair for structure integrity and code compliance.
<b>FY 26 CIP requests / sources</b>	\$1,500,000 / CDBG \$800,000 / GO Bonds
<b>Future CIP requests</b>	\$1,500,000 / FY27-31 (CDBG) \$800,000 / FY27-31 (GO Bonds)
<b>Why prioritized in FY26 CIP</b>	Many homeowners are faced with multiple, major repairs that impact the safety of their homes. These repairs enable residents to stay in their homes, which is a key part of the Vacants Prevention Strategy.

*New window and exterior basement Bilco door installation*





# Lead Hazard Reduction

<b>PRJ #</b>	000386
<b>Total estimated cost</b>	\$7,000,000
<b>Project purpose</b>	This program provides homeowners and landlords with assistance to reduce the hazards of lead paint. Applications are accepted through referrals from the LIGHT Program, Mayor's Office, City Council, Community Action Centers and Neighborhood Associations.
<b>FY 26 CIP requests</b>	\$550,000 / GO Bonds
<b>Future requests</b>	\$750,000 / FY27-31
<b>Reason for Prioritization in FY26 CIP</b>	This is critical to keeping Baltimore's young people lead free and is crucial to the Health Department's youth health strategy and is a required match for the City's HUD Lead Hazard Reduction Grant.

*Before & After Window Replacement Done as part of the Lead Hazard Reduction Program*





# Housing Upgrades to Benefit Seniors (HUBS)

<b>PRJ #</b>	002324
<b>Total estimated cost</b>	\$3,000,000
<b>Project purpose</b>	Housing Upgrades to Benefit Seniors (HUBS) is a program that provides home modifications and repairs as well as wraparound services that enables older adults (65 years +) to age in place.
<b>FY 26 CIP requests / sources</b>	\$500,000 General Funds
<b>Future requests</b>	\$500,000 / FY27-31
<b>Why prioritized in FY26 CIP</b>	Post COVID, Older adults have had a greater need for healthy and safety upgrades to be able to age in place in their homes. Enabling residents to stay in their homes is a key part of the Vacants Prevention Strategy.







# Community Catalyst Grants

<b>PRJ #</b>	002538
<b>Total estimated cost</b>	\$9,000,000
<b>Project purpose</b>	Support neighborhood revitalization and market-building efforts by providing flexible capital grants that support equitable development and investment.
<b>FY 26 CIP</b>	\$1,500,000 / GO Bonds
<b>Future requests</b>	\$1,500,000 / FY27
<b>Why prioritized in FY26 CIP</b>	CCG funds will provide flexible capital to support equitable neighborhood led development, which is critical to the success of the Mayor's Comprehensive Vacants Reduction & Prevention Strategy.

2024 CCG Award Recipients





# Demolition & Stabilization

<b>PRJ #</b>	002928
<b>Total estimated cost</b>	\$238,500,000
<b>Project purpose</b>	Demolition of vacant buildings and stabilization of vacant properties to support adjacent residents and to protect the public.
<b>FY 26 CIP requests / sources</b>	\$2,500,000 / GO Bonds \$750,000 / CDBG
<b>Future CIP requests</b>	\$1,750,000 / FY27-31 (CDBG) \$2,500,000 / FY27-29 (GO Bonds)
<b>Why prioritized in FY26 CIP</b>	The demolition of vacants is a key program of the Mayor's Comprehensive Vacants Reduction & Prevention Strategy. It is also critical to protect from building collapses.



*Vacant Property Roof Stabilization*



# Emergency Demolition & Stabilization

<b>PRJ #</b>	003236
<b>Total estimated cost</b>	\$9,600,000
<b>Project purpose</b>	Demolition, stabilization and removal of dangerous and unsafe buildings with a focus on vacants.
<b>FY 26 CIP requests / sources</b>	\$1,500,000 / GO Bonds
<b>Future CIP requests</b>	\$1,500,000 / FY27-31
<b>Why prioritized in FY26 CIP</b>	The demolition of vacants is a key program of the Mayor's Comprehensive Vacants Reduction & Prevention Strategy. It is also critical to protect from building collapses.







# Homeowner Incentives Program

<b>PRJ #</b>	001876
<b>Total estimated cost</b>	\$267,132,000
<b>Project purpose</b>	The Baltimore Homeownership Incentive Program (B-HiP) provides incentives for new homebuyers to assist individuals in choosing Baltimore City as their home. A majority of the incentives are provided to households with income below 80% AMI.
<b>FY 26 CIP requests / sources</b>	\$1,000,000 / CDBG \$2,700,000 / GO Bonds
<b>Future CIP requests</b>	\$1,000,000 / FY27-31 (CDBG) \$2,700,000 / FY27-31 (GO Bonds)
<b>Why prioritized in FY26 CIP</b>	With limited inventory and higher interest rates the need is greater to assist homebuyers. Homebuying incentives are critical for ensuring a market for renovated homes as part of the Vacants Reduction Strategy.



The Office of Homeownership offers a variety of incentive programs to homebuyers purchasing in Baltimore city. These incentives can make buying a home more affordable by lowering your closing costs and boosting your down payment.

#### HERE ARE THE DETAILS:

##### **BALTIMORE CITY EMPLOYEE HOMEOWNERSHIP PROGRAM**

\$5,000 for employees of City and quasi-City agencies who have been employed for at least six months.  
Email: [moryea.briggs@baltimorecity.gov](mailto:moryea.briggs@baltimorecity.gov) and [mia.conyer@baltimorecity.gov](mailto:mia.conyer@baltimorecity.gov)

##### **BUYING INTO BALTIMORE**

\$5,000 awarded by lottery to people who attend a Live Baltimore Trolley Tour and meet other conditions. Visit: [www.LiveBaltimore.com](http://www.LiveBaltimore.com) Email: [mia.conyer@baltimorecity.gov](mailto:mia.conyer@baltimorecity.gov)

##### **LIVE NEAR YOUR WORK**

This partnership with participating employers encourages homeownership near places of employment. The City matches employers' contributions between \$1,000 and \$2,500, for total incentives of \$2,000-\$5,000+, depending on the employer.  
Email: [moryea.briggs@baltimorecity.gov](mailto:moryea.briggs@baltimorecity.gov)

##### **FIRST-TIME HOMEBUYERS INCENTIVE PROGRAM**

\$10,000 for first-time homebuyers with a household income at or below 80% of the area median income. An additional \$10,000 is available for purchases within an Impact Investment Area.

A \$5,000 bonus is available for first-time homebuyers who (a) purchase the house they have rented and occupied for at least six months, or (b) have a disability or have a household member with a disability.  
Email: [brenda.winston@baltimorecity.gov](mailto:brenda.winston@baltimorecity.gov)

##### **VACANTS TO VALUE BOOSTER**

\$10,000 incentive for properties that were subject to a Vacant Building Notice for at least one year prior to (a) rehabilitations of the property by a developer, or (b) sale of the property to a homebuyer who intends to renovate the property using an acquisition/rehabilitation loan.  
Email: [mia.conyer@baltimorecity.gov](mailto:mia.conyer@baltimorecity.gov)

For more information about B-HiP, call (410) 396-3124 or visit [DHCD.Baltimorecity.gov](http://DHCD.Baltimorecity.gov) or [LiveBaltimore.com](http://LiveBaltimore.com).



# Baltimore Shines – Low Income Solar Program

<b>PRJ #</b>	002540
<b>Total estimated cost</b>	\$5,000,000
<b>Project purpose</b>	Baltimore Shines provides rooftop solar installations for low-income homeowners across the City. It will reduce residents' energy bills as well as provide additional jobs in the field.
<b>FY 26 CIP</b>	\$450,000 / CDBG
<b>Future requests</b>	\$450,000 FY27-31
<b>Why prioritized in FY26 CIP</b>	The program launched in FY24 and is now in its ramp up phase. This is part of the Vacants Prevention Strategy by lowering expenses and helping build generational wealth.

*Housing Commissioner Alice Kennedy inspecting solar panels installed on a Baltimore rowhouse.*





# SE Baltimore Redevelopment

<b>PRJ #</b>	001573
<b>Total estimated cost</b>	\$9,000,000
<b>Project purpose</b>	To support infrastructure and site development costs at Somerset and Perkins
<b>FY 26 CIP requests / sources</b>	\$3,000,000 / GO Bonds
<b>Future CIP requests</b>	\$3,000,000 / FY27
<b>Reason for Prioritization in FY26 CIP</b>	To meet the HUD CNI Grant deadline of completing 1,350 units by September 30, 2026.



*Commissioner Kennedy and a community member enjoying the new sidewalk at Perkins Square*



# Affordable Housing Trust Fund

<b>PRJ #</b>	000706
<b>Total estimated cost</b>	\$100,000,000
<b>Project purpose</b>	To support the creation and preservation of affordable housing units at 50% and 30% AMI
<b>FY 26 CIP requests / sources</b>	\$6,500,000 / Affordable Housing Bonds
<b>Future CIP requests</b>	\$6,500,000/ FY27 \$7,000,000 / FY28-31
<b>Reason for Prioritization in FY26 CIP</b>	The creation and preservation of affordable housing units is necessary in order to meet the significant demand



*South Baltimore Community Land Trust - Heart of Curtis Bay Ribbon Cutting Nov 2024*



# Hope Village II

<b>PRJ #</b>	003478
<b>Total estimated cost</b>	\$20,000,000
<b>Project purpose</b>	Funding will support the construction of small footprint homes, for deeply affordable homeownership opportunities.
<b>FY 26 CIP requests / sources</b>	\$2,000,000 / Affordable Housing Bonds
<b>Future CIP requests</b>	\$2,000,000 / FY27-31
<b>Why prioritized in FY26 CIP</b>	To meet the demand for deeply affordable homeownership opportunities, and diversified housing stock.

*1300 Block of Holbrook - location of Hope Village. Completed Unit*





# Poe Homes Infrastructure – Outer Year Request

<b>Project Title</b>	<b>PRJ #</b>	<b>Amount Requested</b>	<b>Total Estimated Cost</b>	<b>Brief Explanation why high priority</b>
Poe Home Public Right Of Way Infrastructure	003477	FY27 / \$2,700,000 FY28 / \$2,740,000 FY29 / \$4,455,000 FY30 / \$2,052,000 FY31 / \$4,320,000	\$40,000,000	Poe Home redevelopment is a key component of the revitalization of the Poppleton community. These funds will provide matching funds for future HUD CNI grant



# AGENDA

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- I. Background
- II. FY25 Requests & Other Priority Projects
- III. Conclusion**





## Policy Issues – Reinvest Baltimore

Signed by Governor Moore on October 1, 2024, the Executive Order establishes Reinvest Baltimore, a coordinated effort to align City, State and private partners' initiatives into a unified approach to address vacant properties in Baltimore City.





# CONCLUSION



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

# QUESTIONS