



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

# CIP FY 2025 - FY 2030

**Presentation to the Planning Commission II January 2024**



# AGENDA

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



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# 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

**\$87,731,703 Operating Budget FY2024**

General, federal, state, special, and special grant

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**\$54,200,00 Capital Budget FY2024**

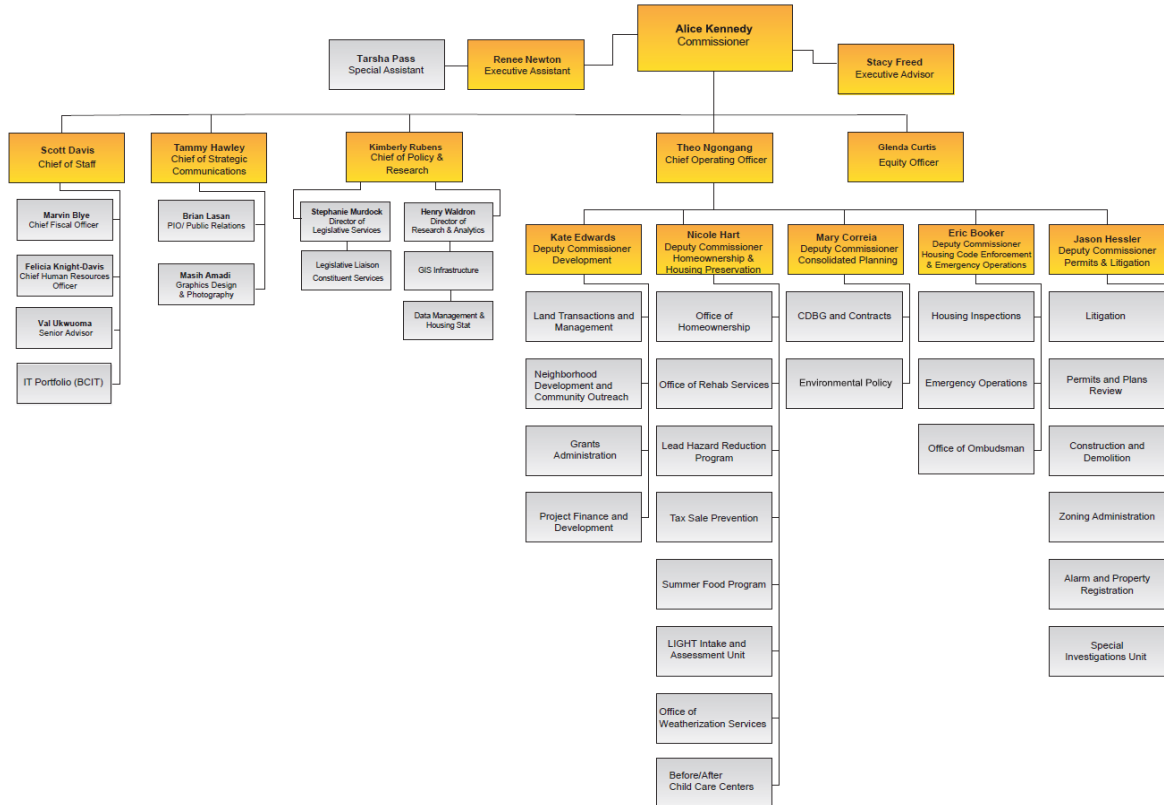
General, federal, state, general obligation bonds, and other

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**343 Employees**



# DHCD Organization Chart





# Overview of Agency Assets

## Agency Assets

8,212 Mayor & City Council owned vacant building and lots (910 VBNS & 7,306 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	Assessment Completed 11/23
1135 Gilmore ST Office Rehab	January 2024
Dawson Center	August 2024
Enterprise Technology System	December 2024
1137 Gilmore ST Office Rehab	TBD

# Recently Completed Projects



# Perkins, Somerset, Oldtown (PSO)

## Somerset Phase 3, The Ruby

**PRJ #**

002264 – Representative of Multiple Projects

**Total cost**

\$30,424,655

**Funding sources**

**City Funds:**

- General Funds
- HOME Funds

**HABC Funds:**

- ARPA Funds
- Choice Neighborhood Grant Funds
- Infrastructure Loan
- Sellers Note

**State Funds:**

- 4% LIHTC
- National Housing Trust Funds
- Partnership Housing Rental

**Developer Funds:**

- First Mortgage
- Deferred Fee
- Sponsor Loan

**Completion Date**

December 2023







# 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>	October 30, 2023



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



# 1313 Druid Hill

<b>PRJ #</b>	002732
<b>Total cost</b>	\$2,410,000
<b>Funding sources</b>	<ul style="list-style-type: none"><li>• General Funds</li><li>• State Funds</li><li>• American Rescue Plant Act (ARPA)</li><li>• Community Development Block Grant (CDBG)</li></ul>
<b>Completion date</b>	January 19, 2024





# CCG - Black Women Build

<b>PRJ #</b>	000348
<b>Total cost</b>	\$2,100,000 (12 properties)
<b>Funding sources</b>	<ul style="list-style-type: none"><li>• Community Catalyst Grants (CCG)</li><li>• Maryland State Revitalization Funds</li><li>• Equity</li></ul>
<b>Completion date</b>	First Quarter 2023





# Affordable Housing Trust Fund (AHTF)

## Round 2 – NEHI

<b>PRJ #</b>	000706
<b>Total cost</b>	\$1,466,419 (for 9 properties)
<b>Funding sources</b>	<ul style="list-style-type: none"><li>• OrrsTown Bank</li><li>• AHTF</li><li>• (Neighborhood Impact Investment Fund) NIIF</li><li>• Baltimore Community Lending</li><li>• NEHI equity</li></ul>
<b>Completion date</b>	Various completion dates in 2023



*'Building community one home at a time'*



# Projects Under Construction



# Uplands Phase II

<b>PRJ #</b>	002666, 002667 - Representative of Multiple Projects	
<b>Estimated Total Cost</b>	\$83,000,000	
<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>Estimated completion date</b>	April 2024 - Infrastructure January 2025-March 2025 Rental Housing	

## Aerial view of Uplands Phase II

Construction of the Rental Housing is under way in the background. Infrastructure for the homeownership phase is in the foreground.







# Perkins, Somerset, Oldtown

<b>PRJ #</b>	0002890 – Representative of Multiple Projects	
<b>Estimated Total Cost</b>	\$182,835,783	
<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>• Supplemental Appropriation (GF)</li><li>• Tax Increment Financing (TIF) Advance</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></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>	2025	





# National Housing Partnership (NHP)

## Phase I

### NHP Site Plan & Groundbreaking

<b>PRJ #</b>	000706 - Representative of Multiple Projects	
<b>Estimated Total Cost</b>	\$52,215,136	
<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	







# AHTF - Ascension Homes – GEDCO

**Worktags**

2055-CCA000333-SC670701

*Scattered site unit rehab - 512 Harwood AVE,  
424 Winston AVE, and 502 Evesham AVE*

**Estimated Total Cost**

\$2,683,530

**Funding sources**

- AHTF: \$500,000
- CCG: \$300,000
- Other sources: 1,883,530

**Estimated completion date**

November 2024





# 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>• CCG: \$395,000</li><li>• State of Maryland</li><li>• NIIF</li></ul>
<b>Estimated completion date</b>	August 2025





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# Overview DHCD FY 2025-2030 Capital Budget Request

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**Total CIP Request | \$28M**

## **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 FY2025 – 2030**

1. 1701 E North AVE Gompers Building Redevelopment
2. Infrastructure Assessment & Analysis
3. 2200 Block of Druid Hill



# High Priority Projects – Vacants Reduction Strategy

Project title	PRJ #	Amount requested	Estimated cost	Why high priority
Impact Investment Areas	002439	\$2,000,000	\$2B	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.
2200 Block Druid Hill	003089	\$1,000,000	\$1,000,000	This is a community identified priority and supports the Mayor's Vacants Strategy.
Coldstream, Homestead, Montebello (CHM) Acquisition & Demolition	000175	\$500,000	\$5,000,000	This will support community identified priority vacants investments and the Mayor's Vacants Strategy.
Upton	000590	\$500,000	\$1,000,000	This is a community identified priority and supports the Mayor's Vacants Strategy.
800 Block Harlem Edmondson	002321	\$500,000	\$1,000,000	This will support community identified priority vacants investments and the Mayor's Vacants Strategy.
Poppleton Acquisition, Demolition & Relocation	002437	\$200,000	\$900,000	This is a community identified priority and supports the Mayor's Vacants Strategy.
Housing Repair Assistance Programs	002604	2,300,000	\$13,800,000	This is the cornerstone of the Mayor's Vacants Prevention work.



# High Priority Projects – Vacants Reduction Strategy

Project title	PRJ #	Amount requested	Estimated cost	Why high priority
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.
Demolition & Stabilization	002928	\$4,750,000	\$28,500,000	
Housing Upgrades to Benefit Seniors	002324	\$500,000	\$3,000,000	Post COVID, Older adults have had a greater need for healthy and safety upgrades to be able to age in place in their homes.
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.
Lead Hazard Reduction	000386	\$750,000	\$4,500,000	This is critical to keeping Baltimore's young people lead free and is crucial to the Health Department's youth health strategy.
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.
Baltimore SHINES	002540	\$450,000	\$2,700,000	The program launched in FY24 and is now in its ramp up phase.



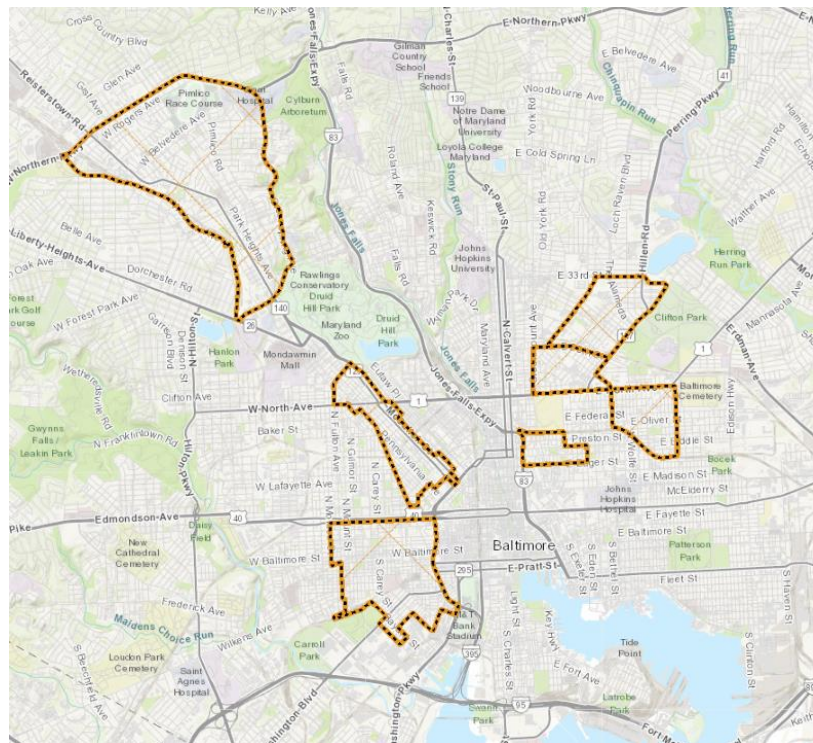
# High Priority Projects

<b>Project Title</b>	<b>PRJ #</b>	<b>Amount Requested</b>	<b>Total Estimated Cost</b>	<b>Brief Explanation why high priority</b>
SE Baltimore Redevelopment	001573	\$3,000,000	\$9,000,000	Perkins, Somerset, Oldtown (PSO) - commitment to complete housing by September 30, 2025
SE Baltimore Redevelopment Affordable Housing	002434	\$500,000	\$1,500,000	
Infrastructure Assessment & Analysis (pilot program)	003201	\$500,000	\$500,000	More effectively infrastructure needs and costs as part of vacancy reduction, IIA, and redevelopment initiatives



# Impact Investment Areas (IIA)

<b>PRJ #</b>	002439
<b>Total estimated cost</b>	\$2B
<b>Project purpose</b>	Project will support acquisition, rehabilitation and redevelopment of vacant properties and homeownership supports in the 7 IIAs.
<b>FY 25 CIP requests / sources</b>	\$2,000,000 / GO Bonds
<b>Future CIP requests</b>	\$3,900,000 / FY26 \$4,850,000 / FY27 \$8,350,000 / FYs 28 - 30
<b>Why prioritized in FY25 CIP</b>	Renovating vacants, assisting current residents and creating new development in the IIAs is the cornerstone of both the Mayor's Comprehensive 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 25 CIP requests / sources</b>	\$750,000 / GO Bonds
<b>Future CIP requests</b>	\$750,000 / FY26
<b>Reason for Prioritization in FY25 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



# 2200 Block Druid Hill

<b>PRJ #</b>	003089
<b>Total estimated cost</b>	\$1,000,000
<b>Project purpose</b>	To reduce vacancy by providing capital support to leverage outside funding for this project to hasten its redevelopment, which is key to neighborhood and community revitalization
<b>FY 25 CIP requests / sources</b>	\$1,000,000 / GO Bonds
<b>Future requests</b>	N/A
<b>Why prioritized in FY25 CIP</b>	This block is identified in the Druid Heights Impact Investment Area Implementation Strategy as a high priority block for renovation and it advances the Mayor's Comprehensive Vacants Reduction & Prevention Strategy.

2200 Block of Druid Hill AVE





# Coldstream, Homestead, Montebello

## (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 25 CIP requests / sources</b>	\$500,000 / GO Bonds
<b>Future CIP requests</b>	\$500,000 / FY26 \$1,000,000 / FYs 27-30
<b>Why prioritized in FY25 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*

<b>PRJ #</b>	000684, 000590
<b>Total estimated cost</b>	\$1,400,000
<b>Project purpose</b>	To demolish 9 properties in the Upton Neighborhood to facilitate site assemblage.
<b>FY 25 CIP requests / sources</b>	\$500,000 PRJ000590 \$400,000 PRJ000684
<b>Future CIP requests</b>	\$500,000 / FY26 (PRJ000590)
<b>Reason for Prioritization in FY25 CIP</b>	It directly supports the Mayor's Comprehensive Vacants Reduction & Prevention Strategy and will enable the redevelopment of affordable housing in the West IIA.

*Upton Neighborhood*





# 800 Blocks of Harlem & Edmondson

<b>PRJ #</b>	002321
<b>Total estimated cost</b>	\$1,000,000
<b>Project purpose</b>	The redevelopment of the 800 block of Edmondson is underway and additional funding is needed to support infrastructure & project related costs
<b>FY 25 CIP requests &amp; sources</b>	\$500,000 / GO Bonds
<b>Future CIP requests</b>	\$500,000
<b>Reason for Prioritization in FY25 CIP</b>	It directly supports the Mayor's Comprehensive Vacants Reduction & Prevention Strategy and is in the West IIA

*800 Block of Edmondson Avenue*







# Poppleton Acquisition, Demolition & Relocation

<b>PRJ #</b>	002437
<b>Total estimated cost</b>	\$900,000
<b>Project purpose</b>	Funding is needed to continue the ongoing redevelopment work in Poppleton by strategically acquiring any remaining properties and existing ground rents as well as supporting the redevelopment of vacant properties throughout the neighborhood.
<b>FY 25 CIP requests / sources</b>	\$200,000 / GO Bonds
<b>Future CIP requests</b>	\$200,000 / FY26 \$500,000 / FY27
<b>Why prioritized in FY25 CIP</b>	Longtime residents of Poppleton will benefit from this investment. It also advances the Mayor's Comprehensive Vacants Reduction & Prevention Strategy.

*The 1100 block of Sarah Ann Street in Poppleton. This block is being renovated for homeownership*





# Housing Repair Assistance Programs

<b>PRJ #</b>	002604
<b>Total estimated cost</b>	\$13,800,000
<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 25 CIP requests / sources</b>	\$1,500,000 / CDBG \$800,000 / GO Bonds
<b>Future CIP requests</b>	\$1,500,000 / FYs 26-30 (CDBG) \$800,000 / FYs 26-30 (GO Bonds)
<b>Why prioritized in FY25 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*





# 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 25 CIP requests / sources</b>	\$1,600,000 / CDBG
<b>Future CIP requests</b>	\$1,600,000 / FYs 26-30
<b>Why prioritized in FY25 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.







# Demolition & Stabilization

<b>PRJ #</b>	002928
<b>Total estimated cost</b>	\$28,500,000
<b>Project purpose</b>	Demolition of vacant buildings and stabilization of vacant properties to support adjacent residents and to protect the public.
<b>FY 25 CIP requests / sources</b>	\$4,000,000 / GO Bonds \$750,000 / CDBG
<b>Future CIP requests</b>	\$750,000 / FYs 26-30 (CDBG) \$4,000,000 / FYs 26-30 (GO Bonds)
<b>Why prioritized in FY25 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*



# 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 25 CIP requests / sources</b>	\$500,000 / GOBonds
<b>Future requests</b>	\$500,000 / FYs26-30
<b>Why prioritized in FY25 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.





# Homeowner Incentives Program

<b>PRJ #</b>	001876
<b>Total estimated cost</b>	\$16,800,000
<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 25 CIP requests / sources</b>	\$1,000,000 / CDBG \$1,800,000 / GO Bonds
<b>Future CIP requests</b>	\$1,000,000 / FYs 26-30 (CDBG) \$1,800,000 / FYs 26-30 (GO Bonds)
<b>Why prioritized in FY25 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.winstan@baltimorecity.gov](mailto:brenda.winstan@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).



# Lead Hazard Reduction

<b>PRJ #</b>	000386
<b>Total estimated cost</b>	\$4,500,000
<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 25 CIP requests</b>	\$750,000 / GO Bonds
<b>Future requests</b>	\$750,000 / FYs 26-30
<b>Reason for Prioritization in FY25 CIP</b>	This is critical to keeping Baltimore's young people lead free and is crucial to the Health Department's youth health strategy. It is also a key part of the Mayor's Comprehensive Vacants Reduction & Prevention Strategy.

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





# Community Catalyst Grants (CCG)

<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 25 CIP</b>	\$1,500,000 / GO Bonds
<b>Future requests</b>	\$1,500,000 / FYs 26-30
<b>Why prioritized in FY25 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.

*2023 CCG Award Recipients*







# Baltimore Shines – Low Income Solar Program

<b>PRJ #</b>	002540
<b>Total estimated cost</b>	\$2,700,000
<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 25 CIP</b>	\$450,000 / CDBG
<b>Future requests</b>	\$450,000 FYs 26-30
<b>Why prioritized in FY25 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 installed solar panels 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 25 CIP requests / sources</b>	\$3,000,000 / GO Bonds
<b>Future CIP requests</b>	\$3,000,000 / FY26 and FY27
<b>Reason for Prioritization in FY25 CIP</b>	To meet the HUD CNI Grant deadline of completing 1,350 units by September 30, 2025.

*New Sidewalk and Road Infrastructure at Somerset*





# SE Baltimore Redevelopment – Affordable Housing

<b>PRJ #</b>	002434
<b>Total estimated cost</b>	\$1,500,000
<b>Project purpose</b>	To support the construction of affordable housing at PSO
<b>FY 25 CIP requests / sources</b>	\$500,000 / GO Bonds
<b>Future CIP requests</b>	<ul style="list-style-type: none"><li>• \$500,000 / FY26</li><li>• \$500,000 / FY27</li></ul>
<b>Reason for Prioritization in FY25 CIP</b>	To meet the HUD Choice Neighborhoods Initiative (CNI) Grant deadline of completing 1,350 units by September 30, 2025.

*Demolition at Perkins*







# Infrastructure Assessment & Analysis

<b>PRJ #</b>	003201
<b>Total estimated cost</b>	\$500,000
<b>Project Purpose</b>	To evaluate existing infrastructure conditions, and provide estimates of infrastructure needs in the Impact Investment Areas where development is planned and/or underway
<b>FY 25 CIP requests / sources</b>	\$500,000 GO / Bonds
<b>Future CIP requests</b>	TBD
<b>Reason for Prioritization in FY25 CIP</b>	In many cases bringing vacant properties back into productive use requires significant infrastructure work. This is due to a variety of reasons, i.e., water lines have been removed, conduits have been removed, or alleys are too small for the new use. Understanding the current status of infrastructure and what is needed for redevelopment is crucial to renovating vacants.

Uplands Construction demonstrates the need for new infrastructure (such as roads) in new development projects





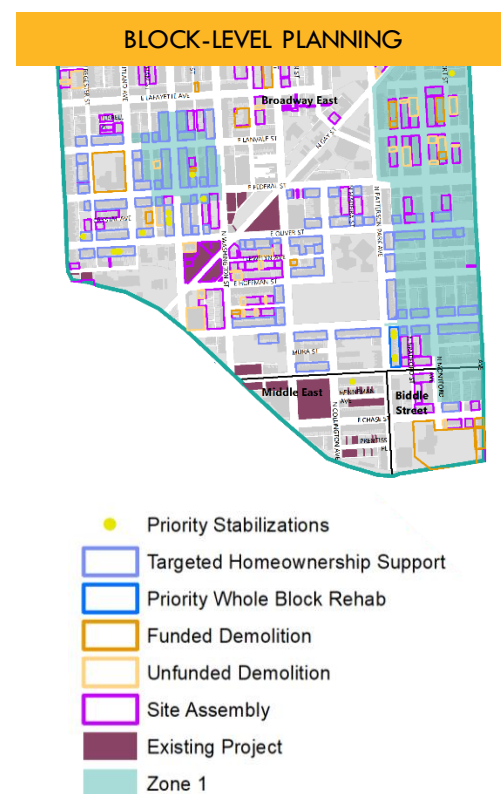
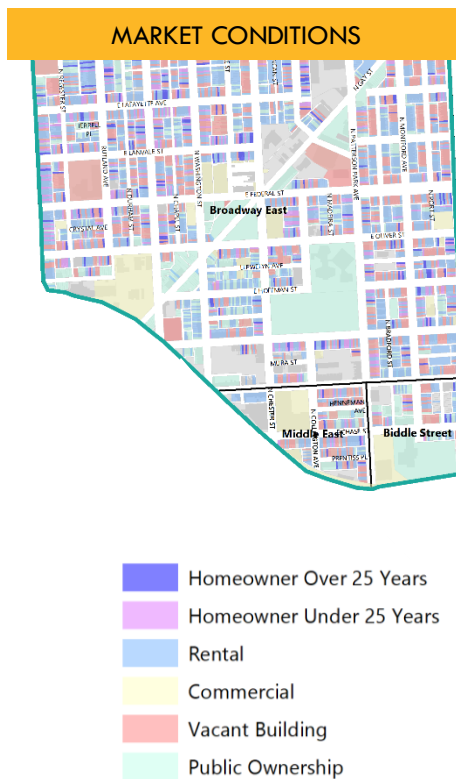
# AGENDA

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



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



[Implementation Strategy & Project Tracker](#)

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

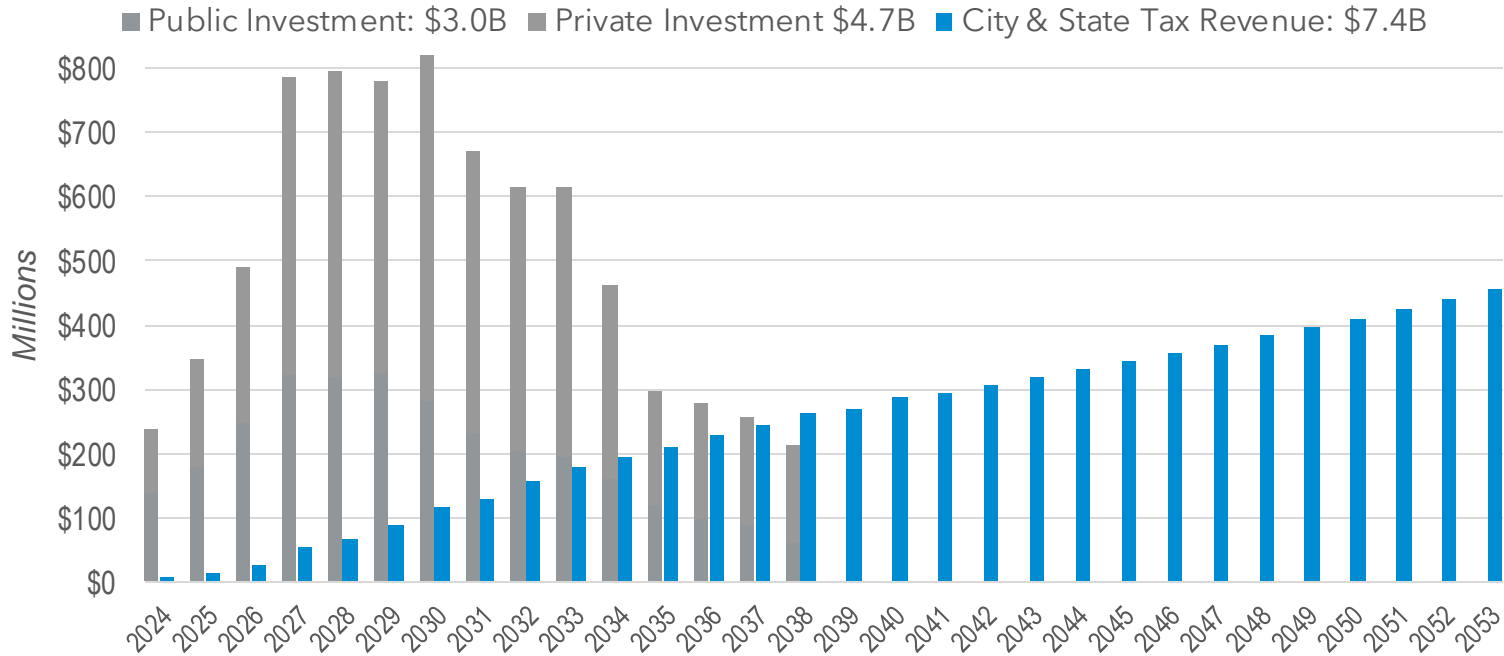
*Investing in more than 35,000 properties*

NEIGHBORHOOD	Demolition	Acquisition	Stabilization	Live/Work Incentive	Developer Incentives	Homebuyer Down Payment Incentives	Home Repair Incentives	Infrastructure	Total
<b>BROADWAY EAST</b>	\$14,348,700	\$79,303,250	\$9,018,000	\$329,000	\$ 7,179,000	\$4,786,000	\$6,490,500	\$102,500,000	<b>\$223,954,450</b>
<b>CHM</b>	\$9,696,300	\$15,422,000	\$1,404,000	\$570,500	\$4,641,000	\$3,094,000	\$13,779,000	\$102,500,000	<b>\$151,106,800</b>
<b>East Baltimore Midway</b>	\$1,113,600	\$22,292,900	\$2,808,000	\$1,326,500	\$6,033,000	\$4,022,000	\$6,262,500	\$102,500,000	<b>\$146,358,500</b>
<b>JOHNSTON SQUARE</b>	\$882,600	\$19,629,900	\$1,080,000	\$238,000	\$2,784,000	\$1,856,000	\$2,272,500	\$102,500,000	<b>\$128,243,000</b>
<b>PARK HEIGHTS</b>	\$4,988,700	\$32,100,700	\$3,456,000	\$108,500	\$9,399,000	\$6,266,000	\$33,948,000	\$102,500,000	<b>\$192,766,900</b>
<b>Southwest Partnership</b>	\$17,059,500	\$47,260,000	\$4,590,000	\$1,904,000	\$9,705,000	\$6,470,000	\$14,796,000	\$102,500,000	<b>\$204,284,500</b>
<b>WEST</b>	\$6,537,900	\$53,958,450	\$6,318,000	\$2,198,000	\$19,053,000	\$12,702,000	\$8,304,000	\$102,500,000	<b>\$211,571,350</b>
<b>AREAS OF FOCUS</b>	\$3,157,500	\$114,870,500	-	\$5,390,000	\$9,735,000	\$3,002,000	\$35,107,500	\$80,000,000	<b>\$232,562,500</b>
<b>BROOKLYN</b>	\$739,500	\$11,271,000	\$560,000	\$1,666,000	\$1,836,000	\$1,224,000	\$10,633,500	\$21,250,000	<b>\$49,792,000</b>
<b>CURTIS BAY</b>	\$484,500	\$9,226,750	\$350,000	\$595,000	\$1,224,000	\$816,000	\$6,171,000	\$21,250,000	<b>\$40,525,250</b>
<b>West North Avenue Development Association (WNADA)</b>	\$6,744,000	\$161,521,600	\$4,144,000	\$4,578,000	\$16,827,000	\$11,218,000	\$51,756,000	\$228,250,000	<b>\$485,038,600</b>
<b>Additional Investment, years 11 - 15</b>									<b>1,000,000,000</b>
<b>Total</b>	<b>\$65,752,800</b>	<b>\$455,019,600</b>	<b>\$33,728,000</b>	<b>\$18,903,500</b>	<b>\$88,416,000</b>	<b>\$55,456,000</b>	<b>\$189,520,500</b>	<b>\$1,068,250,000</b>	<b>\$3,066,203,850</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.**





# CONCLUSION





BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

# QUESTIONS