

FINAL

**FY 2024 Video Lottery Terminal
Revenue Spending Plan**

Pimlico Local Impact Aid



MAY 15, 2023



BRANDON M. SCOTT

MAYOR

100 Holliday Street, Room 250

Baltimore, Maryland 21202

May 10, 2023

Dear Pimlico Community Development Authority:

Thank you for your diligent work to develop the recommended FY 2024 Video Lottery Terminal Revenue Spending Plan for Pimlico Local Impact Aid. The PCDA has shown strong leadership, dedication, and commitment to the Northwest community.

I have carefully considered the recommendations provided by the PCDA for the proposed FY24 Spending Plan, and modified the Final Spending Plan accordingly. As recommended by the PCDA, I have included funding for Lighting and Public Safety Enhancements in the Park Heights Business District and funding to support the Social Settlement House in Arlington. I am also pleased to support the PCDA's recommendation to double the amount of funding for the Neighborhood Initiative Competitive Grants Program in the 1-Mile Radius.

I recognize the PCDA's and the community's strong interest in Homeowner Repair Grants. I support the recommendation to increase both the individual grant amounts to up to \$15,000 and the total funding to \$750,000. In addition to serving the Woodmere, Langston Hughes, and Lucille Park Neighborhood Statistical Areas (NSAs), the FY24 Homeowner Repair Grants will also serve residents in Parklane and Greenspring NSAs.

I personally thank each of you for your service and dedication and look forward to implementing this budget with you over the next fiscal year.

Sincerely,

Brandon M. Scott

Mayor

City of Baltimore

cc:

Faith P. Leach, Chief Administrative Officer

Chris Ryer, Chair, PCDA, and Director, Department of Planning

Rashad Singletary, Director, Mayor's Office of Neighborhoods

Justin Williams, Deputy Mayor for Community and Economic Development

B.R. Hammed-Owens, Senior Advisor, Community and Economic Development

Alice Kennedy, Commissioner, Department of Housing and Community Development

Nichole Stewart, Deputy Director, Department of Planning

Chad Hayes, Director of Community Planning and Revitalization, Department of Planning

Kari Nye, Northwest District Planner, Department of Planning

Table of Contents

| | | |
|-------------|--|-----------|
| I. | Introduction | 1 |
| | a. Overview | 1 |
| | b. Purpose and Legislative Context | 2 |
| | c. Statutory Requirements | 2 |
| | d. Community Planning Context | 2 |
| II. | FY2024 Spending Plan | 4 |
| | a. Revenue Estimates | 4 |
| | b. Parks Heights Master Plan Area Allocations | 4 |
| | c. 1-Mile Radius Allocations | 9 |
| III. | Project Status Updates in Park Heights Master Plan Area | 12 |
| | a. Major Redevelopment Area | 12 |
| | i. Development Projects | 14 |
| | b. Park Heights Master Plan Area | 15 |
| | i. Current Residential Development Projects | 15 |
| | ii. Non-Residential Development Projects | 17 |
| | iii. Completed Since 2018 | 18 |
| | iv. Future Opportunities for Development | 19 |
| IV. | Appendix | 19 |
| | a. FY24 Spending Plan Funding Summary | 19 |
| | b. Pimlico Local Impact Aid Eligibility Map | 21 |

I. Introduction

Overview

On behalf of Mayor Brandon Scott, and in partnership with the Pimlico Community Development Authority (PCDA), City agencies, community organizations, and residents, the Baltimore City Department of Planning prepared this FY2024 Spending Plan to prioritize investments that will achieve long-standing community goals in the Pimlico Local Impact Aid area. These goals include the development of a new public library, financing for home repairs, the capital expansion of a federally qualified health care center, the provision of neighborhood-based competitive grants, and the completion of public park renovations, among other proposals. In FY2024, the total amount of revenue estimated to be available is \$5,261,000.

This document reflects the Final Spending Plan for FY2024. The Department of Planning released a preliminary draft on January 10, 2023. The PCDA – which is tasked by State law to steer the creation of the Spending Plan -- held public meetings on January 15 and February 1 to review the proposed Spending Plan and to receive feedback from interested parties. Community members were invited to complete a digital survey and to submit written comments during the public comment period between January 10 and February 10, and to testify at a public forum on February 1. The PCDA received 50 survey responses and 77 letters prior to their work session on February 15 to deliberate their final recommendations. The Department of Planning published a record of the forum, the survey responses, and letters to the PCDA website and distributed them through a digital subscriber list of nearly 4,000 people. The PCDA reviewed all feedback and provided recommendations to the Mayor, who finalized the Spending Plan. The final Spending Plan will be reflected in the City's budget and approved by the City Council.

Purpose and Legislative Context

In 2007, the State legislature passed the Maryland Education Trust Fund – Video Lottery Terminals legislation (2007 SB 3). SB 3 requires 5.5% of gross Video Lottery Terminal revenue to be returned to the jurisdiction where a casino is located; this allocation is known as local impact aid. Although the Pimlico area does not have a casino, the State allocates 18% of impact aid generated by the casinos in Anne Arundel County, Baltimore City, and Prince George's County, minus a \$1M allocation to Prince George's County for the area near Rosecroft Raceway and a \$500,000 allocation to communities near Laurel Park.

As of FY21, \$2.4M or 24% of the Pimlico Local Impact Aid – whichever is greater – is allocated directly to Park Heights Renaissance, Inc. (PHR),¹ and beginning in FY22, \$3.5M was committed for annual debt service to finance redevelopment and infrastructure improvements at the Pimlico Racetrack. Of the funds that are earmarked for the Pimlico area, 85% are allocated for the Park Heights Master Plan area, and the remaining funds may be allocated for neighborhoods around the Park Heights Master Plan community, in an area known as the 1-Mile Radius. The current statute provides funds to the Pimlico area for 20 years, through fiscal year 2032.

¹ State and City budget analysts estimate that Park Heights Renaissance will receive \$2,587,000 in FY2024

Statutory Requirements

State law allocates Pimlico Area Local Impact Aid to the Mayor and City Council. State law also requires the City to develop this Spending Plan in consultation with the Pimlico Community Development Authority. This draft Spending Plan reflects the following statutory requirements:

- Funds are proposed to be used primarily for capital purposes benefitting economic and community development.
- At least 75% of the funds are allocated in a manner that is consistent with the Park Heights Master Plan. The FY24 Spending Plan allocates 85% of the funds to the Park Heights Master Plan area, where the need is highest, and the impact will be greatest.
- The remaining funds are allocated to the 1-Mile Radius. This area includes Census block groups that are at least partially within one mile of Pimlico Racetrack, but not within the boundaries of the Park Heights Master Plan; neighborhoods included in the Northwest Community Planning Forum Strategic Neighborhood Action Plan; and/or any neighborhood within an area bounded by Liberty Heights Avenue, Northern Parkway, Druid Park Drive, and Wabash Avenue.
- The PCDA has 45 days to review the plan. Once finalized, the Spending Plan will reflect the Mayoral Administration's considerations of input from the PCDA.

Community Planning Context

Over the past decade, Baltimore City has done extensive community planning for several of the areas eligible for slots funding. These plans are the foundation for this Spending Plan.

- **Park Heights Master Plan:** In Feb. 2006, after more than two years of an intensive community process, the Baltimore City Planning Commission adopted the Park Heights Master Plan. The plan was amended in 2008. The plan covers the area from Park Circle to Northern Parkway, Greenspring to Wabash. The plan includes recommendations for physical and human service redevelopment within Park Heights. Based on the Master Plan's recommendations, PHR was created with the mission of working with the community to implement the Master Plan's recommendations.
- **Northwest Community Planning Forum Strategic Neighborhood Action Plan:** In March 2005, the Baltimore City Planning Commission adopted the Northwest Community Planning Forum Strategic Neighborhood Action Plan (SNAP). The plan covers the portion of the City north of Northern Parkway and west of the Jones Falls Expressway, including the neighborhoods of Glen, Fallstaff, Cross Country, Cheswolde, and Mt. Washington. In 2010, the communities worked together to update the plan, which the Planning Commission adopted in 2012. As of March 2023, the Northwest Community Planning Forum is partway through updating the SNAP, and expects to have a revised plan later this year.
- **Greater Northwest Community Coalition SNAP:** In April 2005, the Greater Northwest Community Coalition Strategic Neighborhood Action Plan was adopted by the Baltimore City Planning Commission. The Greater Northwest Community Coalition no longer exists, but many of the recommendations remain valid.
- **Liberty Heights LINCS:** The City conducted a planning process for the Liberty Heights corridor through the Leveraging Investments in Neighborhood Corridors Strategy (LINCS) initiative. The

goal of this initiative is to enhance the aesthetics and the economic vitality of key gateways, while seeking to improve quality of life and increase community capacity.

- **INSPIRE Plans:** INSPIRE Plans leverage investments in 21st Century Schools. In 2017 and 2018, the Planning Commission adopted three INSPIRE Plans for the communities within a quarter-mile of Pimlico Elementary Middle School, Arlington Elementary, and Forest Park High School and Calvin Rodwell K-8. A fourth INSPIRE Plan is just getting underway for the community surrounding Cross-Country Elementary Middle School.

II. FY2024 Spending Plan

Revenue Estimates

For FY2024, State and City budget analysts estimate that \$3,000,000 in Local Impact Aid will be available for the Pimlico area, plus an adjustment of \$2,261,000 for a total of \$5,261,000. This year, the adjustment amount is much higher than previous years because actual slots revenue exceeded the previous estimate and because the State is correcting a previous over-allocation to Prince George’s County. These estimates are subject to change.

Table 1. Summary of FY2022, FY2023, and FY2024 Spending Plan Allocations

| | FY2022 | FY2023 | FY2024 |
|---|--------------------|--------------------|--------------------|
| Pimlico Local Impact Aid | \$2,000,000 | \$2,700,000 | \$3,000,000 |
| Adjustments* | \$169,000 | \$230,000 | \$2,261,000 |
| Total | \$2,169,000 | \$2,930,000 | \$5,261,000 |
| <i>85% to Park Heights Master Plan Area</i> | <i>\$843,650</i> | <i>\$2,490,500</i> | <i>\$4,472,000</i> |
| <i>15% to 1-Mile Radius</i> | <i>\$325,350</i> | <i>\$439,500</i> | <i>\$789,000</i> |

* Adjustments primarily account for gaps or surpluses from the previous year’s actual slots revenue.

Park Heights Master Plan Area Allocations

Since 2006, the Park Heights Master Plan has addressed the desire for neighborhood transformation by providing a blueprint for positive change. The Plan guides investments and leverages resources to improve the built environment, revitalize distressed neighborhoods and address vacant buildings, increase economic opportunities, and enhance the quality of life. A significant amount of slots funding has been dedicated to this 1,500-acre community, coupled with additional programming around education and public safety. Park Heights is at a transformative moment and the commitment and desire remains strong to create a community with physical and social well-being, a community of character, a community of opportunity, and a healthy community as envisioned in the Park Heights Master Plan. The Final FY24 Spending Plan allocates 85% of Pimlico Local Impact Aid (\$4,472,000) to the Park Heights Master Plan area.

Park Heights Library: \$2,028,000

Park Heights residents have expressed a strong desire for a new library after the local branch closed more than 15 years ago. Creating a library in Park Heights that provides internet access, computer trainings, literacy classes, and other programming remains one of the highest priorities of Parks Heights residents and community stakeholders. The FY24 Spending Plan allocates \$2,028,000 to the Park Heights Library. With additional funding expected from the State, the Enoch Pratt Free Library has given a tentative groundbreaking date of early 2024. The new library will be located at the corner of Park Heights Avenue and Woodland Avenue, near the CC Jackson Recreation Center.

Park West Health Systems Capital Expansion: \$600,000

Park West Health Systems (PWHS) is a federally qualified health center that provides equal access to health, dental, mental, and behavioral health services to all, regardless of ability to pay. PWHS has three locations that serve the Park Heights community: Park West Belvedere, Park West Men & Family Health, and Park West Reisterstown Road Plaza. This funding will target PWHS’s Belvedere location at 3319 W. Belvedere Avenue — a critical community asset that needs a significant upgrade to meet the health and wellness needs of the community’s patient population.

The project comprises a 15,245 SF addition and 10,710 SF renovation to the existing building. Expansion and renovation will improve PWHS’s delivery of existing health, dental, behavioral, and mental health services, and enable the integration of new disciplines such as psychotherapy and youth therapies and interventions. 7,000 square feet will be dedicated to behavioral health services including youth-specific services that include youth advocacy, school-based therapies, social therapies (peer, couple, family, society), trauma, violence prevention, and creative expression therapies. Structurally, the project will improve patient access and flow; consolidate disjointed departmental operations; and bring the building up to today’s building codes and standards by addressing structural, coding and ADA compliance issues. PWHS is a significant source of local jobs and, with the expansion and renovation, expects to improve opportunities for employee attraction, advancement, and retention. The project has committed federal, state, and private funding in the amount of \$11.1M; the Pimlico local impact aid allocation represents the first commitment from the City. The total estimated project cost is \$13.9M.



Images show a collaborative art project created by community stakeholders which will adorn the interior of the lobby and public access areas. Source: PWHS.

Homeowner Repair Grants: \$750,000

Homeowner Repair Grants help stabilize neighborhoods and promote new investment in the awarded neighborhoods. The Department of Housing and Community Development (DHCD) also reviews whether homeowners who receive grants are eligible for additional home improvement funding opportunities. The FY24 Spending Plan allocates \$750,000 to assist five Neighborhood Statistical Areas (NSAs): 1) Woodmere, 2) Langston Hughes, 3) Lucille Park, 4) Parklane, and 5) Greenspring (see Map below).

The City has identified these neighborhoods based on strong levels of homeowner interest and community organizing, moderate levels of homeownership, and the potential for coordination with home repair work being carried out by partnering community organizations such as Park Heights

Renaissance, Inc. The grants provide for major system repairs such as HVAC, plumbing, electrical, roofing, weatherization, lead hazard reduction, issues of safety in the home, and accessibility modifications. Whereas previous Spending Plans and the Citywide Homeowner Repair Grant program allocate up to \$10,000 per grant, the FY24 allocation provides up to \$15,000 worth of repairs for each grantee.

Neighborhoods Eligible for Homeowner Repair Grants with FY24 Pimlico Local Impact Aid



Map shows approximate outlines of the five eligible Neighborhood Statistical Areas. Map is for reference only. Source: DOP, 2023.

Small Business Support: Wage Subsidy for Small, Minority- and/or Woman-Owned Businesses, Entrepreneurship Training, and Apprenticeships: \$318,000

Small businesses were especially hard-hit during the COVID-19 pandemic and continue to struggle as the economy recovers. Administered by the Mayor’s Office of Employment Development (MOED), this Small Business Support Program offers a range of training and support services to existing small, minority- and woman-owned businesses and to entrepreneurs and start-ups. It also incentivizes businesses in the area to hire residents into apprenticeships, with the ultimate goal of getting residents back to work and supporting those with plans to start their own enterprises. Demand for this program is high in areas of the City where it currently exists. This Spending Plan allocation would target subsidies to businesses along commercial corridors and in other areas throughout Park Heights.

MOED estimates that this program will provide at least 11 businesses with wage subsidies for up to three employees each. They also expect that at least 50 residents will participate in entrepreneurship training through their contracted job training entity. The project also includes a budget for up to eight subsidies for area residents who can be hired into apprenticeships.

At the House Social Settlement House: \$250,000

@The House, Inc., a service center located at 5345 Denmore Ave and developed by a Park Heights community leader, provides case management services that identifies a client’s needs and provides solutions from within their own community. @The House provides case management for approximately 200 residents in the Park Heights community. Needs assessments are conducted where barriers are identified and clients work with case managers to develop a road map to self-advancement and self-sufficiency. Referrals are made to services such as energy and water assistance, mental health services, daycare services, Social Security Administration/Department of Social Services, and Police mediation. Case workers contact clients on a weekly basis for encouragement and support.

Funding will support @The House in constructing a permanent Neighborhood Resource Center, which will house case management services, employment readiness and educational services, before- and after-school programming, senior support and self-help services, financial education services, a recording/podcast studio, a food pantry and community meeting space. @The House also aims to begin a returning citizens program, which will include employment readiness workshops and case management to further link individuals to needed services.

Neighborhood-Based Career Navigation: \$176,000

In 2020, the unemployment rate in the southern end of Parks Heights was 15.1%, nearly twice the Baltimore City unemployment rate. In that same year, 29% of households in southern Park Heights were living in poverty, compared to 15% citywide. With this Spending Plan allocation, MOED would hire a career navigator for two years, to focus exclusively on the Park Heights community – an area currently included in MOED’s citywide navigation team, but with no dedicated job hub.

The workforce programs aim to improve employment and earnings outcomes by connecting residents to jobs, occupational training, and supportive services. These services would include job readiness, career exploration, resume review, interviewing skills, goal-setting, job placement, referral to free occupational training, and referral to free support services, such as adult education/GED, legal services, behavioral health services, and financial empowerment counseling. MOED estimates that the career navigator would provide individualized service to at least 150 Park Heights residents per year. Many others would receive lighter-touch service at group and community events.

Park Heights Economic Development and Main Streets: \$100,000

This allocation supports funding for a full-time position for business attraction, retention, and development services dedicated to Park Heights. Services can include marketing and event planning, financial assistance for design and promotions, architectural services for facade renovations, streetscape improvements, technical support, access to grants, and more.

Public Lighting and Safety Improvements in the Business District: \$100,000

The Pimlico Merchants association extends along Park Heights Avenue from Garrison Avenue to Northern Parkway. Business in this area have requested assistance with public safety improvements, such as enhanced lighting, security cameras, and improvements to the streetscape or sightlines that promote visibility. The Spending Plan allocates \$100,000 to support these safety enhancements. The Spending Plan allocates \$100,000 for these safety enhancements.

Sankofa Children’s Museum of African Cultures: \$50,000

The Sankofa Children’s Museum of African Cultures features African art, cultural artifacts, and space for interactive learning activities. Sankofa opened its doors in February 2020, but, due to the ongoing

impacts of COVID-19, has struggled to remain current with its operating expenses. The FY24 Spending Plan allocation will close gaps in the Museum’s operating funds and help stabilize the institution while they develop a new business plan.

Arlington E/MS INSPIRE Garden Improvements: \$40,000

The Arlington INSPIRE Community Garden is prominent community asset in the Arlington neighborhood. Community school leaders designed, built, and maintain the garden on a formerly vacant lot near Arlington Elementary School—one of two schools in the Park Heights Master Plan area with an adopted INSPIRE Plan. INSPIRE stands for Investing in Neighborhoods and Schools to Promote Improvement, Revitalization, and Excellence, and the INSPIRE Program focuses on planning for the quarter-mile surrounding 21st Century Schools.

The Spending Plan previously allocated funding to support the design and construction of the garden, including the installation of a beautiful, colorful entry gate. The FY24 Spending Plan allocates \$40,000 to support the design of a structure that will provide much-needed space for learning and education, storage, and administration. The funding will also allow garden leaders to acquire new tools to maintain and potentially expand the garden in the future, and to develop new school community programming.



PCDA Administration: \$60,000

The Planning Department provides administrative support to PCDA. This support includes drafting the Spending Plans; serving as a liaison between the PCDA and communities; creating public presentations and FAQs; organizing and staffing public meetings; coordinating projects, grant agreements, and amendments with City agencies and funding mechanisms; coordinating and drafting quarterly reports drafts; managing all PCDA communication efforts; conducting public outreach; and convening PCDA sub-committee grant reviews. The Planning Department staffs all aspects of the PCDA as PCDA has no dedicated staff of its own. The FY24 Spending Plan allocates \$60,000 to establish a full-time position dedicated to PCDA Administration in the Park Heights Master Plan Area. The purpose of this funding is to better meet the needs of community members and the PCDA in administration and implementation of Pimlico Local Impact Aid.

1 Mile Radius Allocation

Within the 1 Mile Radius there are three distinct geographic areas eligible for funding allocations: the Northwest Community Planning Forum, the Liberty Wabash area, and Coldspring Newtown. The 1 Mile Radius allocations prioritize key initiatives that are achievable with limited resources, such as major public park improvements, community organizing, and community-based competitive grants. The estimated allocation for FY24 is \$789,000.

Northwest Park: Upper Park Site Improvements: \$300,000

Planned improvements for the upper park site at Northwest Park include the development of a community garden, refurbishment of the playground, new sidewalks, ADA access to Jones Falls Trail, and new facilities such as water fountains, a mister, and benches, among others. Improvements are currently partly funded by State grants and a previous PCDA allocation. The final Spending Plan provides the funding needed to complete the improvements illustrated in the site plan shown below.



Site plan shows planned improvements at upper site of Northwest Park. Source: BCRP, 2023.

Luckman Park Court Resurfacing: \$111,000

The Spending Plan allocates \$111,000 to cover the cost of resurfacing the basketball and tennis court at Luckman Park. Costs also include the installation of new basketball and tennis posts and nets.

Neighborhood Grants Initiative: \$102,000

The Final Spending plan allocates \$102,000 for this competitive community-based grants program. These grants are available for operating or capital projects initiated by members of the community and

are frequently awarded to neighborhood associations working on placemaking initiatives, communications projects, neighborhood organizing and events, and other community improvement efforts. The Department of Planning anticipates opening the grant cycle in late summer of 2023.

Ambassador Theater/Community Development: \$100,000

The Ambassador Theater, which is being developed by the nonprofit Artspace, will become an arts and cultural community center in the Liberty Wabash area. The Ambassador Theater is potentially eligible for federal and state tax credits, such as Historic and New Market tax credits, that could provide an annual source of sustainable funding. The Spending Plan provides \$100,000 to support the theater in applying for and securing relevant tax credits.



Before (left) and after (right) photos of the ongoing theater redevelopment. Source: Ambassador, 2022.

Glen and Fallstaff Neighborhood Fund: CHAI: \$51,000

The Final Spending Plan allocates \$51,000 to Comprehensive Housing Assistance Inc. (CHAI) to further their neighborhood development and organizing work in Fallstaff and Glen. The work will include block projects, neighborhood beautification, facade improvement grants, security lights grants, planning and programming for the Northwest Presidents Forum, community events and cleanups, technical assistance for grant development, translation services, and implementation of the Northwest Community Planning Forum Master Plan. The work will be implemented by CHAI's full-time Director of Community and School Engagement for Northwest Baltimore, and CHAI's bilingual Fallstaff Community Organizer.

Community Organizer: GO Northwest \$50,000

This allocation supports a full-time community organizer at GO Northwest Housing Resource Center. For the community associations and umbrella groups in this area to increase their capacity to achieve the outcomes that they desire for their neighborhoods, dedicated staff support is necessary. The community organizer will provide project management, marketing and organizing resources and strengthen and support community associations, along with managing homeownership services in eligible Liberty-Wabash neighborhoods. The organizer will work on attracting new homebuyers, engaging existing homebuyers, and marketing existing communities as desirable places to live.

PCDA Administration: \$60,000

The Planning Department provides administrative support to PCDA. This support includes drafting the Spending Plans; serving as a liaison between the PCDA and communities; creating public presentations and FAQs; organizing and staffing public meetings; coordinating projects, grant agreements, and amendments with City agencies and funding mechanisms; coordinating and drafting quarterly reports drafts; managing all PCDA communication efforts; conducting public outreach; and convening PCDA sub-committee grant reviews. The Planning Department staffs all aspects of the PCDA as PCDA has no dedicated staff of its own. The FY24 Spending Plan proposes allocating \$60,000 to support the work of a full-time staff position dedicated to PCDA administration and community outreach in the 1-Mile Radius.

Community Grants Administration: \$15,000

These funds will provide for fiscal sponsorship to support timely payments to Neighborhood Initiative Grants Program awardees.

III. Project Status Updates in the Park Heights Master Plan Area

Since 2006, the Park Heights Master Plan has addressed the desire for neighborhood transformation by providing a blueprint for positive change. The Plan has guided investments and leveraged resources to improve the built environment, revitalize distressed neighborhoods and address vacant buildings, increase economic opportunities, and enhance the quality of life. Through Video Lottery Terminal revenue, in combination with other leveraged public-private investment, much has been achieved in Park Heights to improve the physical appearance and social conditions in the Park Heights Community. A significant amount of slots funding has been dedicated to this 1,500-acre community coupled with additional programming around education and public safety.

Park Heights is at a transformative moment and the commitment and desire remains strong to create a community of physical and social well-being, a community of character, a community of opportunity, and a healthy community as envisioned in the Park Heights Master Plan. This chapter offers updates on the status of recent projects – many of which have received Pimlico Local Impact Aid in the past or may receive it again in the future – and which aim to bring about this transformation.

Major Redevelopment Area

One of the key components of the Park Heights Master Plan is the redevelopment of the Major Redevelopment Area (MRA) in Central Park Heights (see Map 1). The 62 acres centered on Park Heights and Woodland Avenues were comprised of nearly 600 properties, of which approximately 400 were vacant buildings and lots, and represented the most blighted and distressed area within the entire 1,500-acre Master Plan. Redevelopment could accommodate hundreds of new mixed-income housing units, along with new parks, streetscape improvements, and other amenities.

To facilitate new development, the City has dedicated a significant portion of slots revenue to relocating existing residents and demolishing existing structures. 583 properties have been acquired to date and 26 have been identified for stabilization. Relocation and acquisition on all real property interests has been completed; DHCD is still acquiring grant rent interests. Permits have been approved for the demolition of properties on Virginia Avenue – the final area for demolition in the MRA. Approximately \$11.5 million has been spent to date on these activities.

In September 2019, DHCD selected a developer for the first 17.3 acres through a competitive Request for Proposals (“RFP”). The NHP Foundation and the Henson Development Company were the selected team awarded the development rights and responsibilities for redevelopment of the area. Once fully complete, the project will consist of 288 housing units, new streets, and sidewalks, landscaped green spaces and an urban plaza. The development team will break ground on Phase 1 of their development plan in Spring 2023. Phase 1 will include 100 units of senior housing, 53 units of multifamily housing and 17 single family for-sale new construction homes. See Table 2 for additional details and an updated status of development projects in the MRA.

Table 2. Major Redevelopment Area Project Updates (May 2023)

| PROJECT | NEIGHBORHOOD | DESCRIPTION | DEVELOPER/ PROJECT LEAD | DHCD Involvement | STATUS |
|----------------------------|----------------------|--|----------------------------|--|---|
| Woodland Gardens I and II | Central Park Heights | New Construction Senior and Intergenerational Affordable Housing. 138 units. | CHAI | All properties are City owned. \$1M in DHCD PCDA funding was used to assist with development on WGII. | Woodland Gardens II complete. Woodland Gardens I went to settlement in December 2022 and broke ground in May of 2023. |
| NHP Development Project | Central Park Heights | 17.3 acres of vacant land for redevelopment into homeownership, rental and affordable housing, possibly commercial as well. 210 rental units; 78 for sale. | NHP/THC/ Marenberg | All properties are City owned. City has committed to help with cost of infrastructure on the site, using both ARPA and PCDA funding. | LDA for phase 1 is completed; Groundbreaking for Senior building will be Summer 2023. Currently working on Pre-Development for the remaining Phase 1 footprint. |
| CC Jackson | Central Park Heights | Draft Plan for park buildout and community engagement to be finished January 2019. | N/A | N/A | In design and approaching 90% review submission; Intending to advertise for construction in late 2023. Still finalizing consolidation and transfer of lots and parking plan. |
| Park Heights Library | Central Park Heights | Construction of a new library for the Park Heights community at Woodland and Park Heights Ave | N/A | N/A | Library has closed their funding gap and is progressing through the design phase. They have given a tentative groundbreaking date of fall 2023. |
| RFP (North Parcels of MRA) | Central Park Heights | Roughly 20 acres of land for redevelopment | TBD | All land is City owned. | Parcels B and G (4600 and 4800 block) were put out for bid through the Fall 2022 RFP. Committee is actively reviewing applications. Community Presentation scheduled for January, to present applicants. Remaining parcels A, D, E and F expected to be put out for bid in Fall 2023. |

Park Heights Master Plan Area

Outside of the MRA, but still within the Park Heights Master Plan Area, the City, developers, and community partners have been engaged in a series of residential and nonresidential projects aimed at stabilizing and strengthening the community. The tables that follow highlight current development projects, non-residential development projects, planned/future development opportunities, and development that has been completed since 2018.

Table 3. Current Residential Development (May 2023)

| PROJECT | NEIGHBORHOOD | DESCRIPTION | DEVELOPER/ PROJECT LEAD | DHCD Involvement | STATUS |
|-------------------------|-----------------------------|---|------------------------------------|--|--|
| Homeowner Repair Grants | Greenspring/Pimlico Terrace | City funded \$600K in slots revenue for grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair. | N/A | Administrator of Grant Program | Half of grants have been awarded. Footprint will expand to entire Greenspring NSA on July 1,2023 |
| Homeowner Repair Grants | Parklane | City funded \$250K in slots revenue for grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair. PHR is leading grant program similar to DHCD INSPIRE pilot program. | N/A | Homeownership will assist PHR in administering grant | Homeowner Repair Grants completed. PHR and Parklane Neighborhood Association are working together to determine next steps for remaining funding. |
| Homeowner Repair Grants | Pimlico Good Neighbors | City funded \$300K in slots revenue grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair. | N/A | Administrator of Grant Program | Grant intake starts in June of 2023. |
| Homeowner Repair Grants | Towanda-Grantley | City funded \$240K in slots revenue for grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair. | N/A | Administrator of Grant Program | All grants have been awarded. DHCD is actively underway on rehab work. Completion of work is anticipated for Winter of 2023. |

| | | | | | |
|--|------------------------------------|---|-------------------------------------|--|---|
| 2600 Loyola Northway Rehab/Stabilization | Greenspring | Rehab/Stabilization of 19 existing homes | Rebirth Development LLC | City sold properties to PHR through receivership process, and sold one to them directly through V2V program. | Rebirth Baltimore is under construction on the awarded properties; has sold 11 of the 13 properties and under construction on the final 2. DHCD actively working to acquire the final property for the next phase of this project, which will be put out for bid once acquisition is finalized. |
| 41-4200 Park Heights Avenue | Central Park Heights | Funding to repair and/or acquire properties in this block for either demolition or re-development. | TBD | DHCD has \$200K in PCDA funding for incentives and/or acquisition/relocation. | DHCD working to expand footprint of this project to 4000 block of Park Heights and 2700 of Oswego. Actively pursuing acquisition strategies. |
| Park Circle Rehab/Stabilization Project | Park Circle | Rehab/Stabilization of 13 existing homes | TBD | City provided \$450K in slots revenue for this project in FY19 | Approved for special sale. DHCD will use \$450K for a combination of Developer Incentives and Homeowner repair grants, to sell the City-owned parcels in the 34 and 3600 blocks of Park Heights Avenue. |
| 4800 Block Pimlico Rehab | Central Park Heights | The City, in partnership with Ernst Valery is completing rehab of 11 vacant homes in the 4800 block of Pimlico Road | DHCD/Ernst Valery | City/HABCo rehabbing 3 of 7 properties | DHCD has sold their properties. Developer is under construction on their remaining 2 properties. Lifebridge has LNYW program w/ \$15K for this block. Private developers, with assistance from INSPIRE Development Grant, are rehabbing 2 additional properties. |
| Spaulding Rehab/Stabilization Project | Central Park Heights | Part of BRNI grant for "Live Where You Worship" Homeownership Initiative | BRIDGES, Manna Bible Baptist Church | City sold developer 4 of the vacant properties and is working on receivership for the other vacant properties in the block | Properties were sold to BRIDGES in Dec 2021 by DHCD. Rehab has begun. Estimated completion date is Fall 2023. Additionally, 6 properties on this block are being rehabbed by other entities, through the receivership program. |
| INSPIRE Development Incentives | Arlington and Central Park Heights | Grants up to \$50K for development of vacant parcels, for 20 properties to be targeted for homeownership | N/A | Administrator of Grant Program | All grants have been awarded and City is working with Developers to complete projects and fund reimbursement. |
| Oakley/Denmore Rehab/Stabilization Project | Central Park Heights | Rehab of 9 vacant properties in the area for homeownership. Half are City owned and half are privately owned vacants through receivership process | CHAI and Rebirth Development LLC | Some of properties were sold through V2V program, others were acquired through | CHAI has completed 3 properties on Oakley Ave. and will begin work on Denmore Ave. once Oakley is completed. All properties have INSPIRE development grants attached. |

| | | | | | |
|------------------|------------------|--|---------|---|---|
| | | | | DHCD receivership program. | |
| Conifer TOD Site | Towanda-Grantley | New Construction of 163 Affordable Housing units | CONIFER | 1 parcel of this project was sold through V2V program | Groundbreaking was held October 2022. Expected completion is end of 2023. |

Table 4. Non-Residential Development Projects (May 2023)

| PROJECT | NEIGHBORHOOD | DESCRIPTION | DHCD Involvement | STATUS |
|--|----------------------|--|--|---|
| James Gross Rec Center | Parklane | School received funding through slots revenue and State to complete ADA improvements for Rec Center | N/A | Groundbreaking held on 5/15/2023; Under Construction; 4-month contract |
| At the House Inc. Social Settlement House | Arlington | Social Settlement House for community | DHCD sold parcel to At the House through Vacants to Values | Project is in the predevelopment phase and has been allocated funding in FY24 Spending Plan. |
| Plantation Park Heights Urban Farm (PPHUF) | Greenspring | Urban Farm | Properties are City owned. | Property is operated through a Homegrown Lease but with new bond funding, Farmer Chippy will be looking to purchase the land. Recently acquired 3801 Park Heights Avenue from DHCD. PPHUF also recently started managing the Druid Hill Farmers Market in a neighboring planning district. |
| Queensberry Park Revitalization | Central Park Heights | Fixing courts and other repairs to park, funded through BCRP and PCDA | N/A | Quotes have been submitted for approval, to start work shortly. BRIDGES has also committed to assisting with modifications and updates to the park as part of their master plan for Belvedere Place and to assist with the relocation of the Pimlico Golden Garden located at 3100 Spaulding. |
| SDGK Park | Greenspring | SDGK Neighborhood Association has a vision of creating a skate park on this to-be-cleared land. | Properties are City owned. | Skate park concept was terminated during Covid-19. Working to just maintain park, possibly add improvements in the future. |
| Park Heights Avenue Modifications | Park Circle | PHR is looking into how to make PH Avenue into more of a boulevard, to slow down traffic in the area around Park Circle. | N/A | Met with DOT to discuss short term and long-term plans for Park Heights Avenue in Park Circle. DOT says they are willing to look into the project but will need Capital budget dollars to proceed. |

Table 5. Development Projects Completed Since 2018 (January 2023)

| PROJECT | NEIGHBORHOOD | PROJECT | DEVELOPER/ PROJECT LEAD | DHCD INVOLVEMENT | STATUS |
|---|--|---|----------------------------|--|--|
| Pilot Program - INSPIRE Homeowner Repair Grants | 1/4 mile radius of school (Arlington) | Grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair. | N/A | Administrator of Grant Program | Funds have been extinguished in Arlington. |
| Renaissance Row | Central Park Heights | New Construction of 84 Affordable Housing units. | PENNRose | All properties are City owned | Project officially opened May 2022. PHR has moved their offices to the new location. |
| Pilot Program - INSPIRE Homeowner Repair Grants | 1/4 mile radius of school (Pimlico) | Grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair. | N/A | Administrator of Grant Program | Funds have been extinguished in Pimlico. |
| Garrison Rehab/Stabilization Project | Central Park Heights | Rehab of vacant properties in the area for homeownership. Properties are privately owned vacants through receivership process. | EwingCorp | Receivership project. No properties are City owned. | EwingCorp has completed the project. There are remaining vacants on the block but they have all recently been sold through receivership. Will monitor permits to make sure progress is being made. |
| Towanda Rec Center | Towanda-Grantley | Renovation and upgrades to Rec Center, including building and outdoor recreation facilities. | N/A | N/A | Renovated Rec Center reopened in 2021. Construction documents for pool/playground 90% complete; Project will advertise for construction upon DPW approval of SWM plan in later 2023 |
| Langston Hughes Resource Center/Food Bank | Langston Hughes | Currently operating as food bank and resource center. | N/A | N/A | Property caught fire, and slots revenue was awarded to help with repair of the building Building is now re-opened; additional improvements and repairs are getting underway. |

Table 6. Future/Planned Development Opportunities (May 2023)

| PROJECT | NEIGHBORHOOD | PROJECT | DEVELOPER/ PROJECT LEAD | DHCD Involvement | Award Status | STATUS |
|----------------------------|----------------------|---|---|---|-----------------------------|---|
| RFP MLK Elementary | Park Circle | 100,000 sqft school on 6.5 acres | TBD | All land is City owned. | To Be Awarded | Recommendation of award has been submitted to DHCD for preparation of award announcement. |
| RFP HABC Owned Oswego Mall | Greenspring | Redevelopment of former public housing site for homeownership/RAD deal | TBD | TBD | TBD | Currently planning for site assembly. Developer was chosen through HABC RFP, however project may go back out for RFP. |
| RFP Pimlico Wylie Avenue | Central Park Heights | New construction townhomes for Homeownership | Al Davis | All properties are City owned. | Award through RFP | Property was awarded in May 2022. Developer is now in Pre-Development stages. |
| RFP 4419 Reisterstown Road | Central Park Heights | New Construction mixed use development plan which will include 10 commercial units and 78 residential units, a business tech center and space for the community to meet | Sharif Small | All properties are City owned. | Award through RFP | Property was awarded in May 2022. Developer is now in Pre-Development stages. May be looking to put fewer units into the building, to lower construction cost (reducing height of building) |
| Belvedere Place | Central Park Heights | 4 story mixed use building. 1st Fl commercial, 80 unit 2 bedroom condos/apts. with mix of affordable and market rate housing | BRIDGES, Manna Bible Baptist Church, Osprey Development | Some of the parcels in this project are City owned. | LDA for City owned parcels. | Project is currently working to get financing and complete the final acquisition of property to begin work. |
| GrandFamily Housing | Park Circle | New construction affordable housing and medical retail concept | Gillis Memorial CDC | All properties are City owned. | ENP/ROE issued | Active predevelopment phase. Project may necessitate zoning changes or an adjustment to current site plan. |

IV. Appendix

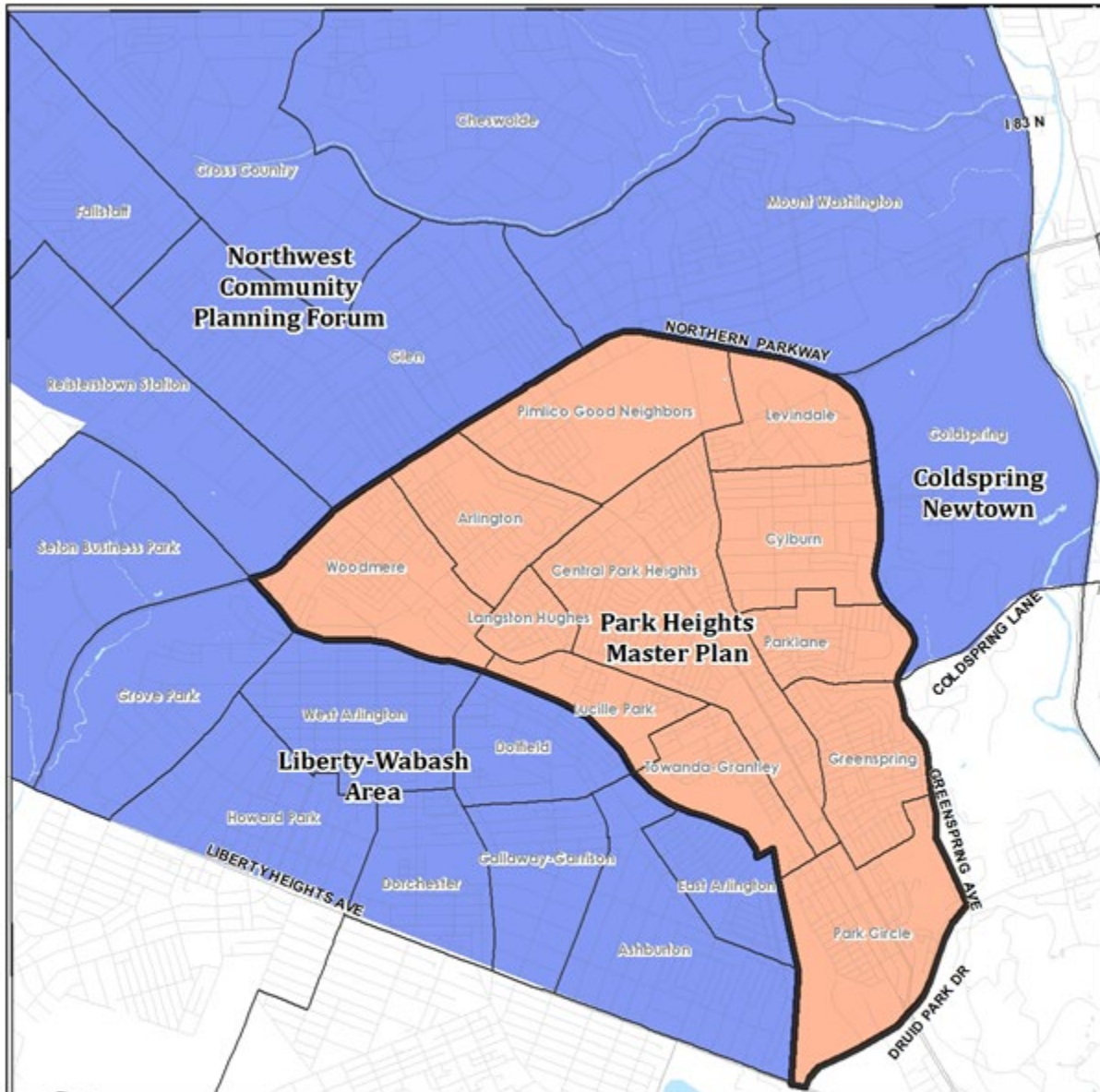
City of Baltimore Final FY24 Spending Plan for Pimlico Local Impact Aid

| | |
|---------------------------------|--------------------|
| | FY24 |
| Estimate | \$3,000,000 |
| Adjustments (FY22) | \$2,261,000 |
| Pimlico Local Impact Aid | \$5,261,000 |



| Park Heights Master Plan Area (85%) | \$4,472,000 | Grant Manager |
|---|--------------------|--------------------------|
| Park Heights Library | \$2,028,000 | Enoch Pratt Free Library |
| Park West Health Systems Capital Expansion | \$600,000 | DHCD |
| Homeowner Repair Grants (Woodmere, Langston Hughes, Lucille Park, Parklane, and Greenspring NSAs) | \$750,000 | DHCD |
| Small Business Support: Wage Subsidy for Small, Minority- and/or Woman-Owned Businesses, Entrepreneurship Training, and Apprenticeships | \$318,000 | MOED |
| Social Settlement House (At the House Inc.) | \$250,000 | DHCD |
| Neighborhood-Based Career Navigation | \$176,000 | MOED |
| Public Lighting and Safety Enhancements | \$100,000 | MWOBD |
| Park Heights Economic Development & Main Streets | \$100,000 | MWOBD |
| Arlington E/MS INSPIRE Garden Improvements | \$40,000 | DHCD |
| Sankofa Children's Museum of African Cultures | \$50,000 | MWOBD |
| PCDA Administration | \$60,000 | Planning |
| Park Heights Total | \$4,472,000 | - |

| | | |
|--|------------------|----------------------|
| | FY24 | |
| 1 Mile Radius Area (15%) | \$789,000 | Grant Manager |
| Northwest Park | \$300,000 | BCRP |
| Luckman Park Court Refurbishment | \$111,000 | BCRP |
| Neighborhood Initiative Grants Program | \$102,000 | Planning |
| Ambassador Theater/Community Development | \$100,000 | Planning |
| Northwest Community Partnership - CHAI | \$51,000 | Planning |
| Community Organizer - GO Northwest | \$50,000 | Planning |
| PCDA Administration | \$60,000 | Planning |
| Administration of Community-Based Projects | \$15,000 | Planning |
| 1 Mile Radius Total | \$789,000 | - |

Map 2. Pimlico Local Impact Aid Eligibility



Pimlico Local Impact Aid Eligible Areas

-  Park Heights Master Plan (85%)
-  1 Mile Radius (15%)

