

Preliminary Draft

FY 2024 Video Lottery Terminal Revenue Spending Plan

Pimlico Local Impact Aid

JANUARY 10, 2023

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I. Introduction

Overview

On behalf of Mayor Brandon Scott, and in partnership with City agencies, community organizations, and residents, the Baltimore City Department of Planning prepared this draft 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 completion of public park renovations, and the expansion of job-training and entrepreneurship programs, among other proposals. In FY2024, the total amount of revenue estimated to be available is \$5,261,000.

The release of this draft Spending Plan marks the start of a 45-day public review window wherein residents and community leaders will continue to have the opportunity to help the City home in on final recommendations. The dates and methods for feedback are:

- **January 10 – February 10, 2023:** Release of draft Spending Plan and launch of a digital survey where community members can review and rate proposed spending priorities, and provide open-ended comments. Residents are also invited to submit feedback via email to pcda@baltimorecity.gov. Access the survey by visiting bit.ly/FY24PCDA
- **January 17:** Virtual public meeting to present the draft spending plan to the Pimlico Community Development Authority (PCDA), an appointed advisory board who will recommend final spending priorities to the Mayor, and the public.
- **February 1:** Virtual public meeting to present the draft spending plan to the public. Residents will be able to ask questions and provide comments during the meeting, or continue to submit feedback via survey or email at pcda@baltimorecity.gov.
- **February 10:** Deadline for community members to submit written comments via survey or email.
- **February 15:** PCDA work session to review public comments will be broadcast online. Community members are invited to attend.
- **February 24:** Deadline for PCDA to submit recommendations to the Mayor's Office and post them online.
- **March 7:** Virtual public meeting for the PCDA to present its recommendations to the Mayor and to the public.
- **Spring 2023:** The final Spending Plan will be published, and allocations will be included in the City's FY2024 budget for consideration and adoption by the Baltimore City Council and the Mayor.

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) 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.

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 will have 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 December 2022, the Northwest Community Planning Forum is partway through updating the SNAP, and expects to have a revised plan in early 2023.
- **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. Preliminary Draft 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 far exceeded the previous estimate and because the State is correcting a previous over-allocation to Prince George’s County. In addition to the Local Impact Aid estimate, State and City budget analysts estimate that Park Heights Renaissance will receive \$2,587,000 in FY2024. 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 draft FY24 Spending Plan allocates 85% of Pimlico Local Impact Aid (\$4,471,850) 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. Complete funding for the Park Heights Library is in sight. As of December 2022, it is estimated that Enoch Pratt needs an additional \$4.5M in funding commitments to reach the \$17M estimated for design and construction of a new library. This draft FY24 Spending Plan proposes allocating \$2,028,000 to the Park Heights Library.

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 one’s 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. The project request concerns 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 today’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. Federal, state, and private partners have committed more than \$7.9 M to this project; the proposed PCDA allocation represents the first commitment from the City. The total estimated project cost is \$10.5M.



Images show youth creative expression session and a professional development session. Source: PWHS, 2023.

Homeowner Repair Grants: \$500,000

Homeowner Repair Grants help stabilize neighborhoods and promote new investment in the awarded neighborhoods. Through this program, more than 60 homeowners have received funds for needed home improvements. The Department of Housing and Community Development (DHCD) also reviews whether homeowners who receive grants are eligible for additional home improvement funding opportunities. In FY24, \$500,000 in grants are proposed to assist three areas: 1) Woodmere Neighborhood Statistical Area, 2) Langston Hughes Neighborhood Statistical Area, 3) and the inner-block parcels that surround Plantation Park Heights Urban Farm (PPHUF) and Cottage Avenue Park. These inner-block parcels include the 3700-3800 blocks of Park Heights Ave, 2600 block of Keyworth Ave., 2600 block of Spring Hill Ave., 2600 block of Violet Ave., and the even side of 3700-3800 Cottage Ave. (see image below).

DHCD has proposed 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 proposed FY24 allocation provides for 50 grants for \$10,000 worth of repairs each, to include major system repairs such as HVAC, plumbing, electrical, roofing, weatherization, lead hazard reduction, issues of safety in the home, and accessibility modifications.



Map highlights recommended inner-block parcels that surround Plantation Park Heights Urban Farm and Cottage Avenue Park. Source: DOP, 2023.

Towanda Pool and Playground: \$500,000

Renovation of the Towanda Recreation Center pool and playground is underway with more than \$3.5M in funding from American Rescue Plan Act (ARPA), and previous PCDA funding of \$350,000. This draft Spending Plan proposes allocating an additional \$500,000 to support construction and to ensure timely completion of the pool and playground upgrades. Baltimore City Recreation and Parks (BCRP) has indicated that any underspent PCDA funding can go toward additional improvements of the surrounding sidewalks and the football field.

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. The proposed PCDA 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 request also includes a budget for up to eight subsidies for area residents who can be hired into apprenticeships.

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 the proposed PCDA 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 proposed 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.

Arlington INSPIRE Community Garden Improvements: \$140,000

The Arlington INSPIRE Community Garden is prominent community asset in the Arlington neighborhood. Community 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 PCDA 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 proposes additional funding for the garden to support the design and construction of a permanent structure that will provide much-needed space for learning and education, storage, and administration. The funding will also allow garden leaders to acquire higher-capacity tools that will facilitate future expansion.



Photos feature the Arlington INSPIRE Garden. Source: Farmer Chippy, via DHCD, 2023.

Park Heights Main Streets Program: \$100,000

The Baltimore Main Streets program aims to revitalize neighborhoods by attracting new businesses and new jobs to each Main Streets district. Attraction and retention 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. Previous allocations to the Park Heights Main Streets Program provided crucial start-up capital. The FY24 Spending Plan proposes allocating \$100,000 to fund a full-time business development/retention position that is dedicated to the Park Heights Main Streets Program.

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 proposed funding for FY24 will close gaps in the Museum’s operating funds and stabilize the institution while they develop a new business plan.

PCDA Administration: \$60,000

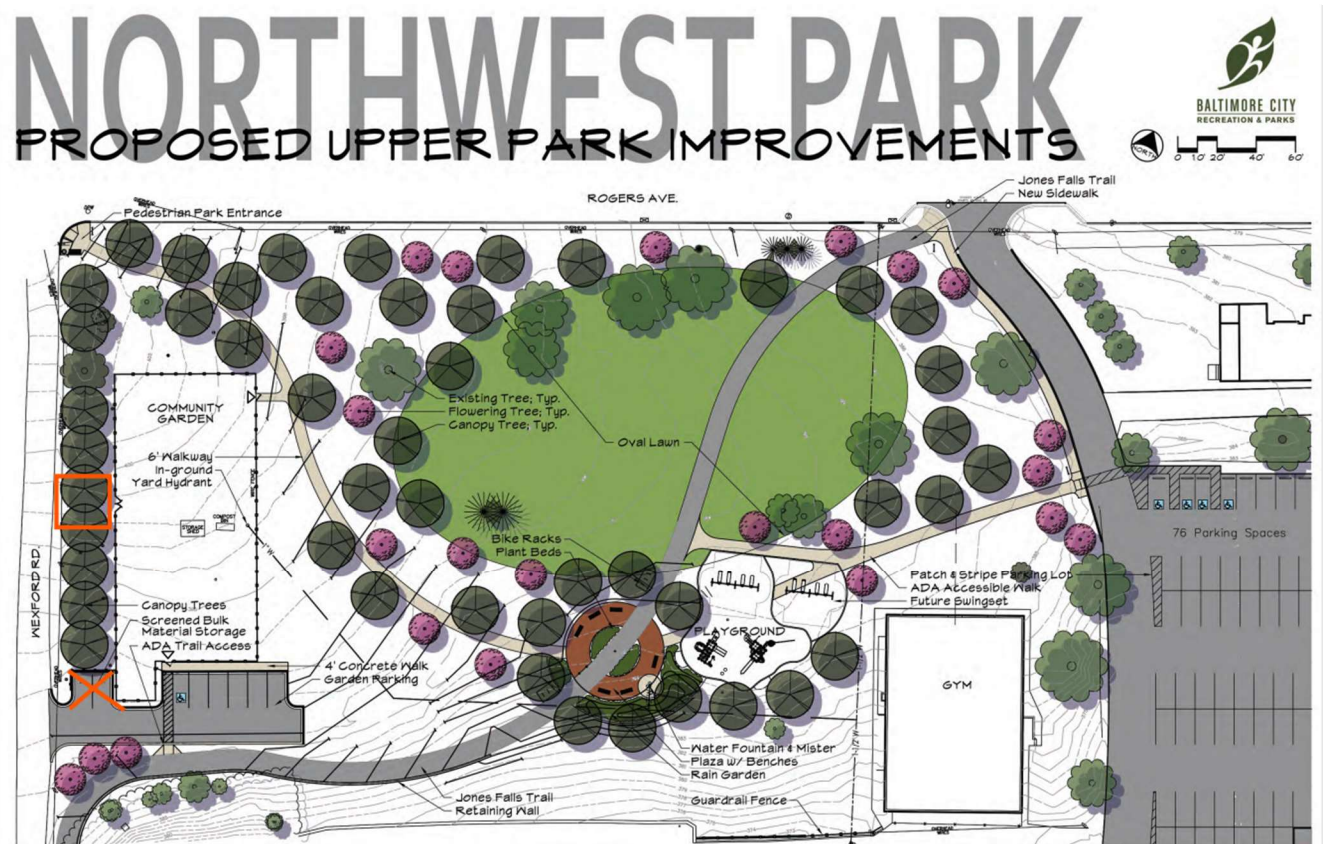
The Planning Department provides administrative support to PCDA. This support includes drafting the Spending Plans; serving as a liaison between the PCDA and communities; creating public presentations and FAQs; organizing and staffing public meetings; coordinating projects, grant agreements, and amendments 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 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 \$789,150.

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

Proposed improvements to 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 proposed FY24 allocation would provide \$292,000 of the estimated remaining \$300,000 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 proposed FY24 allocation of \$111,000 would cover the entire cost of resurfacing the basketball and tennis court at Luckman Park. Costs also include the installation of new basketball and tennis posts and nets.

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 that could provide an annual source of sustainable funding. The FY24 Spending Plan proposes \$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.

Community-Based Grants: \$52,000

In FY24, \$52,000 is proposed for competitive community-based grants. These grants are often referred to as “small grants” and are frequently awarded to community associations working on placemaking initiatives, communications projects, neighborhood organizing and events, and other community improvement efforts.

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

The FY24 Spending Plan proposes allocating \$51,000 to Comprehensive Housing Assistance Inc. (CHAI) to further their neighborhood development and organizing work in Fallstaff and Glen. The funding will support community organizing, community school supports, community building, capacity building for community associations, grassroots leadership development, and other programs to strengthen the Fallstaff and Glen Neighborhoods. Programs will include block projects, neighborhood beautification, facade improvement grants, security-light grants, 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

In FY24, \$50,000 in slots funds are proposed to be allocated toward 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.

Street Cleaning: Baltimore Clean Streets: \$50,000

In FY24, \$50,000 in slots funds is proposed to be allocated for contracting with Baltimore Clean Streets (BCS) for street cleaning services in the 1 Mile Radius. This street cleaning effort will keep sidewalks, gutters, and storm drains cleared of litter and debris. With input from community leaders, this funding will target well-travelled, high-visibility roads.

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 grantees.

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

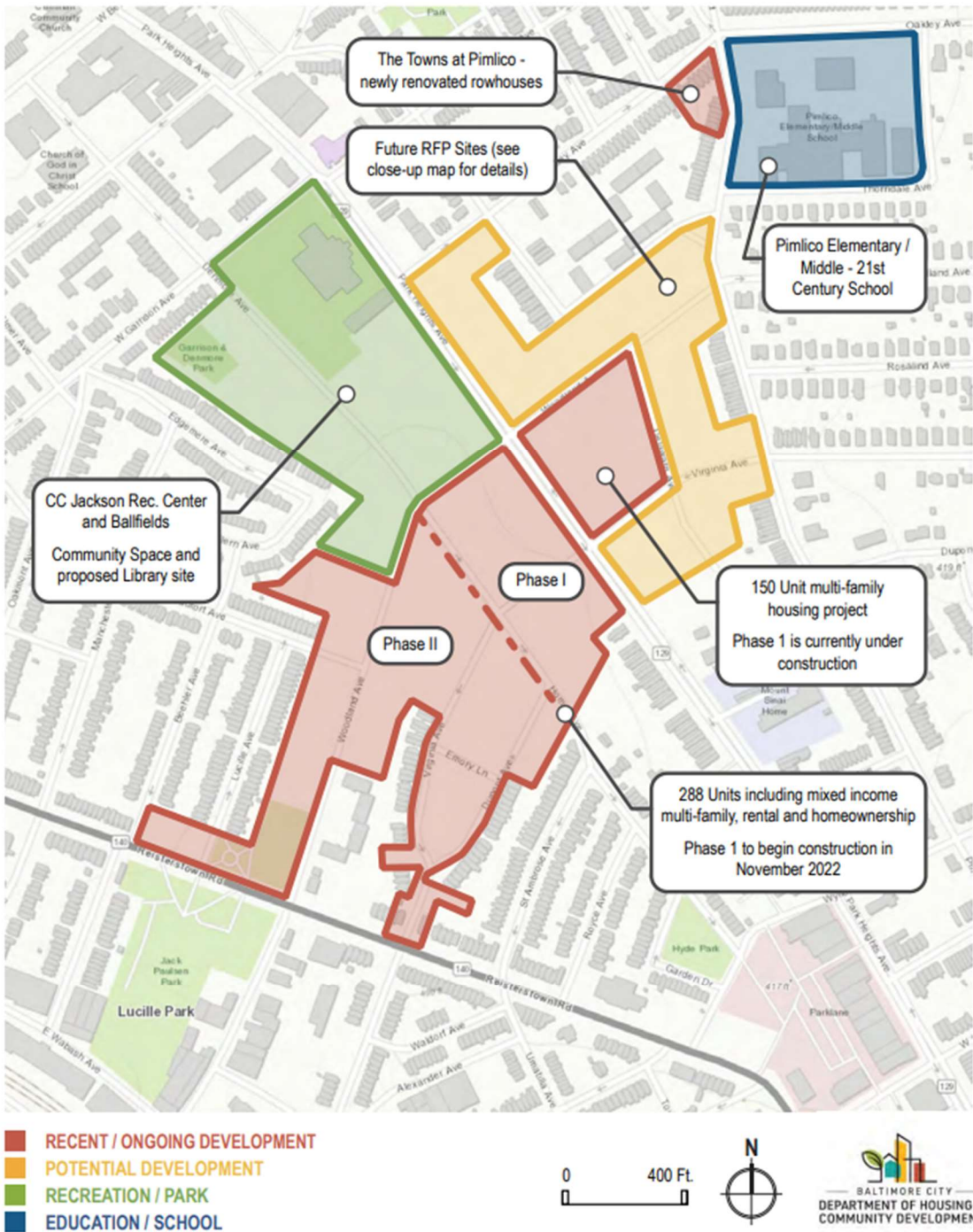
One of the key components of the Park Heights Master Plan is the redevelopment of the Major Redevelopment Area (MRA) in Central Park Heights (see Map 1). The 62 acres centered on Park Heights and Woodland Avenues were comprised of nearly 600 properties, of which approximately 400 were vacant buildings 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, the 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 multi-family 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.

Map 1. Major Redevelopment Area

PARK HEIGHTS | Enlarged View - Major Redevelopment Area



Map shows additional detail of Major Redevelopment Area, including current planned developments. Source: DHCD, 2023.

Table 2. Major Redevelopment Area Project Updates (January 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.	CHAI has broken ground on Woodland Gardens II with a completion date of Spring 2023. Woodland Gardens I went to settlement in December 2022 and expects to announce a groundbreaking date in early 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 early Spring 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	Final buildout is underway. BCRP is also finalizing the plan for the remaining parcels development including the library and community greenspace.
Park Heights Library	Central Park Heights	Construction of a new library for the Park Heights community.	N/A	N/A	Library has received significantly more funding and now has an estimated gap of \$4.5M, which they will look to cover through PCDA and State funding. These are estimates until the Library gets to 30% Design.
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 (January 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DEVELOPER/ PROJECT LEAD	DHCD Involvement	STATUS
Homeowner Repair Grants	Greenspring/Pimlico Terrace	PCDA funded \$600K in 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	Applicants were able to begin submitting in Oct 2022. Hope to have funding in account shortly for ORS to move forward with work.
Homeowner Repair Grants	Parklane	PCDA funded \$250K in grants up to \$10K for current homeowners who need repairs on their property such as roof repair, major systems, weatherization, façade/porch repair. PHR will be leading grant program similar to DHCD INSPIRE pilot program. Awaiting details.	N/A	Homeownership will be assisting in administering grant	Awaiting more details from PHR.
Homeowner Repair Grants	Pimlico Good Neighbors	PCDA funded \$300K in 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	Applicants will begin submitting in Jan 2023. Hope to have funding in account shortly for ORS to move forward with work immediately once apps are filed.
Homeowner Repair Grants	Towanda-Grantley	PCDA funded \$240K in 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 project will be around Summer 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 7 of the 13 properties; under construction on the remainder. DHCD actively working to acquire 2 final properties for a Phase 2 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.	Only homeowner recently moved and that house, along with another on the block, are currently being redeveloped. DHCD will work to acquire the properties that are not being redeveloped; then sell properties with incentive money for homeownership.
Park Circle Rehab/Stabilization Project	Park Circle	Rehab/Stabilization of 13 existing homes	TBD	City has provided \$450K in VLT funds 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 DHCD receivership program.	CHAI in partnership with Rebirth Baltimore LLC is actively under construction on properties on 2900 block Oakley Avenue and will begin work on Denmore Avenue once Oakley is completed. All properties have INSPIRE development grants attached.
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 (January 2023)

PROJECT	NEIGHBORHOOD	DESCRIPTION	DHCD Involvement	STATUS
James Gross Rec Center	Parklane	School received funding through PCDA and State to do much needed rehab work to rec center.	N/A	Work has begun on the Rec Center as of January 2023. Work is scheduled to take roughly 6 months.
At the House	Arlington	Social Settlement House for community	DHCD sold parcel to At the House through v2v	Pastor Randall is working to finalize building plans, and finalize financing, to begin project.
Plantation Park Heights Urban Farm	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.
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 at some point.
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 PH Avenue in Park Circle. DOT says they are willing to look into the project but will need Capital budget dollars in order to proceed with anything.

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 both Arlington and Pimlico.
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 both Arlington and 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.
Oakford Park/Parque de Oakford	Central Park Heights				
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. Remaning improvements to pool and playground are underway.
Langston Hughes Resource Center/Food Bank	Langston Hughes	Currently operating as food bank and resource center.	N/A	N/A	Property caught fire and PCDA funds were awarded to help with repair of the building. Repairs have been completed and building is now re-opened.

Table 6. Future/Planned Development Opportunities (January 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	Property was put out for bid, through the Fall 2022 RFP. Committee is actively reviewing applications. Community Presentation scheduled for January, to present applicants.
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. (in early meeting stages, nothing official yet. Putting properties in "Do Not Dispose")	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.
Grand Family Housing	Park Circle	New Construction Affordable Housing	Gillis Memorial CDC and Hodges Development, LLC	All properties are City owned.	ENP/ROE issued	After meeting with Planning and DHCD in Dec 2022, new site may need to be established as the zoning changes necessary for the project may not be feasible.

IV. Appendix

Preliminary Draft FY24 Spending Plan Summary

	FY24 (draft)	FY25 (Initial Proposals)
Estimate	\$3,000,000	\$3,000,000
Adjustments (FY22)	\$2,261,000	\$
Pimlico Local Impact Aid	\$5,261,000	\$3,000,000
Park Heights Master Plan Area (85%)		
	\$4,472,000	\$2,550,000
Park Heights Library	\$2,028,000	\$1,040,000
Park West Health Systems Capital Expansion	\$600,000	\$500,000
Homeowner Repair Grants	\$500,000	\$500,000
Towanda Pool and Playground	\$500,000	\$0
Wage Subsidy for Small, Minority- and/or Woman-Owned Businesses, Entrepreneurship Training, and Apprenticeships	\$318,000	\$0
Employment Development - Mobile Career Center	\$176,000	\$0
Arlington INSPIRE Garden Improvements	\$140,000	\$0
Business Development and Main Streets Initiative	\$100,000	\$100,000
PCDA Administration	\$60,000	\$60,000
Sankofa Children's Museum of African Cultures	\$50,000	\$0
Park Circle Pedestrian Improvements	\$0	\$300,000
Arlington Jazz Garden Improvements	\$0	\$50,000
Park Heights Total	\$4,472,000	\$2,550,000

	FY24 (draft)	FY25 (Initial Proposals)
1 Mile Radius Area (15%)		
	\$789,000	\$450,000
Northwest Park	\$300,000	\$0
Luckman Park Court Refurbishment	\$111,000	\$0
Ambassador Theater/community development	\$100,000	\$100,000
Community-Based Grants	\$52,000	\$100,000
Northwest Community Partnership - CHAI	\$51,000	\$100,000
Community Organizer - GO Northwest	\$50,000	\$50,000
Baltimore Clean Streets	\$50,000	\$50,000
PCDA Administration	\$60,000	\$60,000
Administration of Community-Based Projects	\$15,000	\$15,000
1 Mile Radius Total	\$789,000	\$450,000

