

# VACANTS to VALUE

Stephanie Rawlings-Blake, Mayor

## DATA INFRASTRUCTURE





BALTIMORE  
HOUSING

**PANEL MEMBERS**

***PAUL T. GRAZIANO, COMMISSIONER, BALTIMORE  
HOUSING***



***MICHAEL BRAVERMAN, DEPUTY COMMISSIONER,  
PERMITS & CODE ENFORCEMENT***



***JULIA DAY, DEPUTY COMMISSIONER, LAND RESOURCES***



***BILL BALLARD, PRESIDENT, LOCATION AGE, LLC***





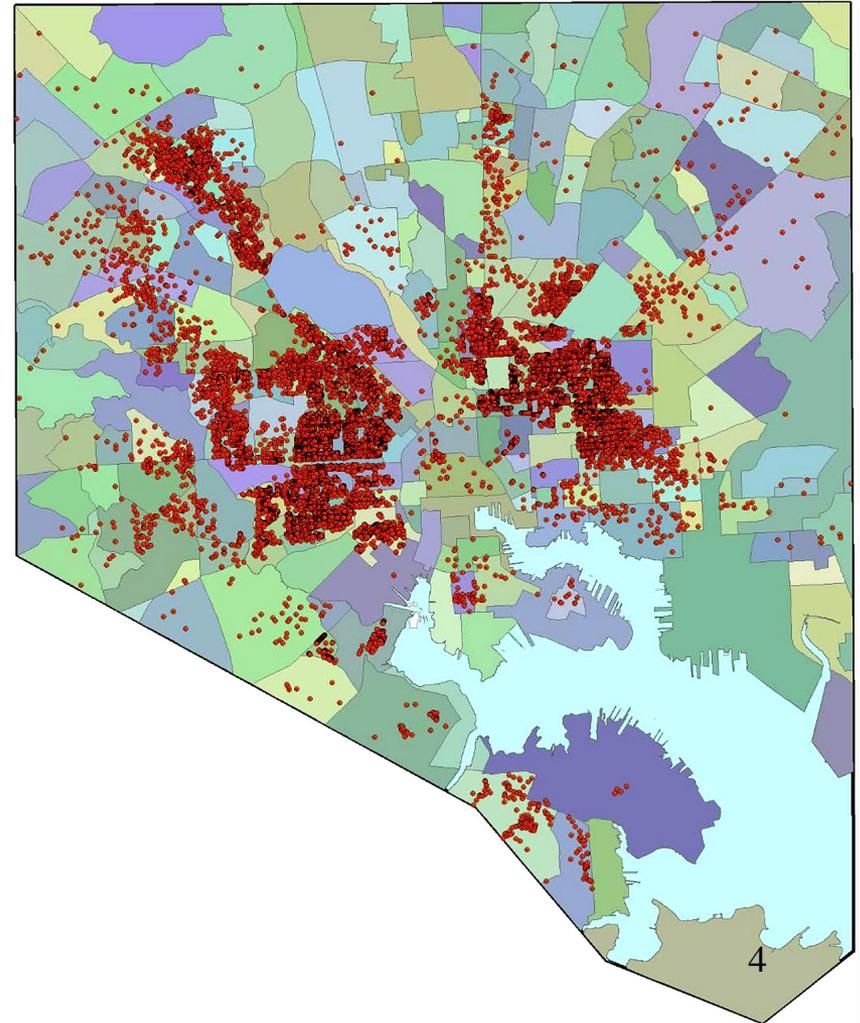
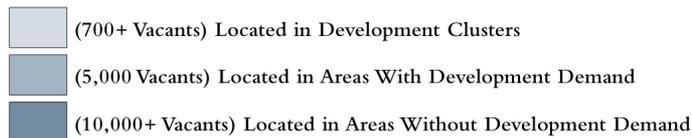
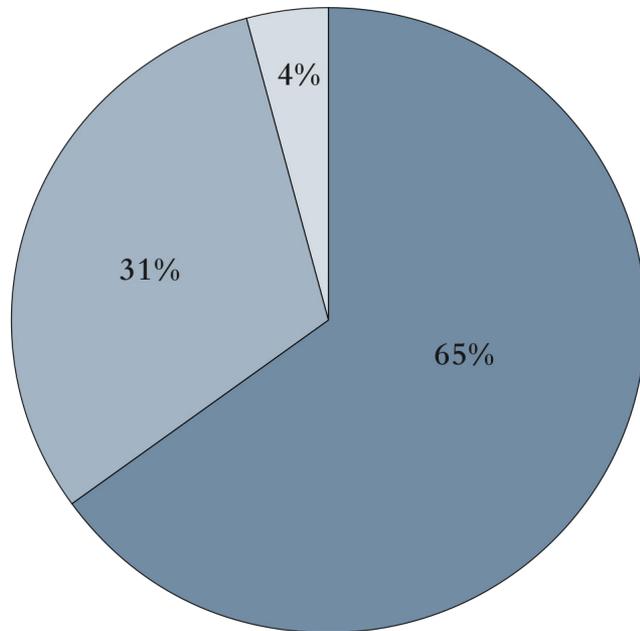
# Baltimore City's Vacancy Problem

- Fifty years of population and job loss has devastated the housing market in many of the City's lowest income neighborhoods.
- Baltimore City is plagued by decades of property abandonment resulting in 16,000 vacant and boarded buildings.
- The majority of Baltimore's boarded structures - approximately 11,000 - are highly concentrated in severely distressed areas. Unfortunately, there is insufficient development demand in those areas to support wholesale rehabilitation in the foreseeable future.
  - A limited number of emerging markets can be identified within distressed areas. With resource intensive assistance from code enforcement, these emerging markets can support the rehabilitation of 700-1000 vacant properties.
- The remainder of the abandoned properties - approximately 5,000 - are scattered throughout mostly transitional neighborhoods. These areas have otherwise healthy housing markets that could support the rehabilitation of these vacants.



# Baltimore's Challenge: 16,000 Vacant Buildings

Breakdown of the City's  
16,000 Vacants by Area Type  
(75% Privately Owned)





# Vacants to Value STRATEGY 1

## Streamlining the Disposition Process

- Land Resources Staff Reorganization
- Reengineering Business Processes
- Policy Reforms
- Branding and inventory marketing
- Enhanced monitoring and strengthened enforcement of Land Disposition Agreements
- Reforms cut the transaction process that took nearly a year by more than 2/3

The screenshot shows the Baltimore Housing website's 'Vacants to Value' page. At the top, there's a search bar and navigation links. The main content area is titled 'Vacants to Value' and includes a 'SHARE' button. Below this, there's a paragraph explaining the initiative: 'Mayor Rawlings Blake and Baltimore Housing are taking a new approach to address the blight that decades of property abandonment and disinvestment has caused to Baltimore's neighborhoods and its residents. The Land Resources Division is committed to streamlining the disposition process, creatively marketing city-owned properties available for redevelopment and reuse, and assisting those buying properties to return them to productive use.' There are also links for 'Helpful Information on...' such as 'Development Opportunities', 'How To Buy A City-Owned Property?', and 'Frequently Asked Questions'. A 'Recent Listings' section follows, featuring five property cards with photos and brief descriptions: 752 Reservoir Street, 1220 Druid Hill Avenue, 2320 Edmondson Avenue, 3814 Ednor Road, and 332 E. Federal Street. A 'Property Search' sidebar on the right allows filtering by zipcode, block/lot number, price range, neighborhood, and property type. At the bottom, there are footer links for various services and a photo of Mayor Stephanie Rawlings-Blake.



# Vacants to Value STRATEGY 2

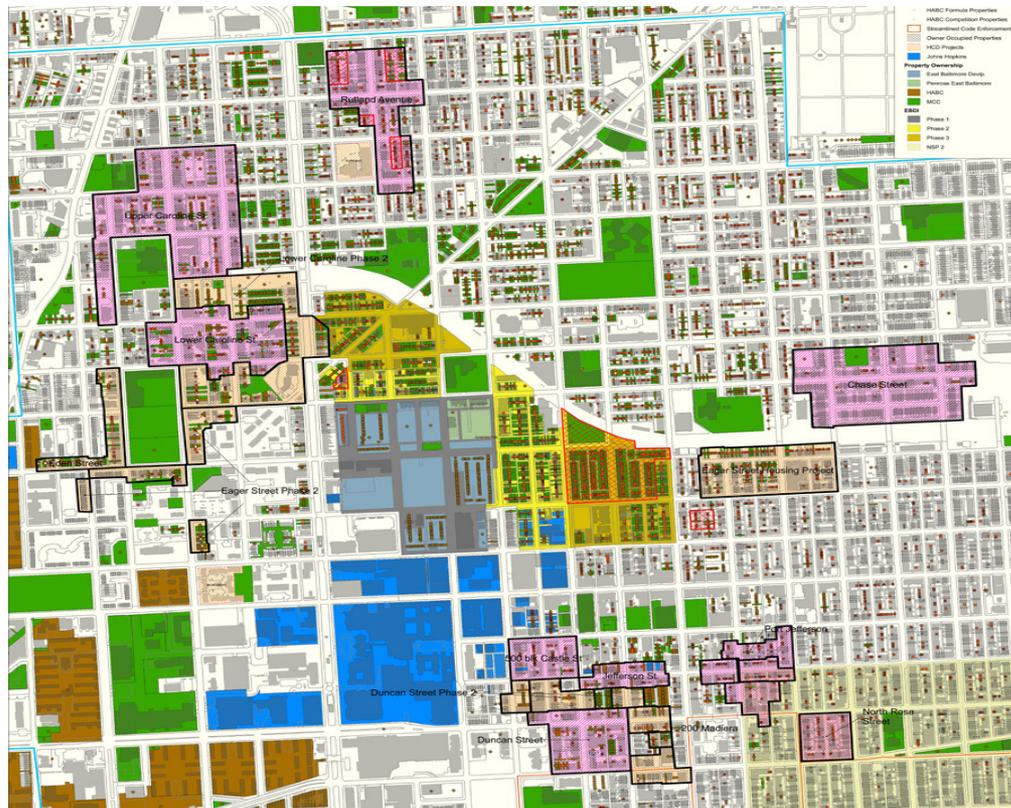
## Streamline Code Enforcement on Transitional Blocks



Transitional blocks are predominantly occupied but are challenged by a small number of vacant, boarded buildings. In these areas effective code enforcement is promoting rehabilitation.



### Facilitate Investment in Development Clusters Near Areas of Strength



- Working with committed, capitalized developers and non-profit partners to rehabilitate entire blocks in targeted areas.

- The East Baltimore clusters shown here represents a commitment of more than \$35 million in private investment (with more than \$5 million already spent.)



## Need for Coordinated City Investment and Services



Ensure adequate street lighting and facilitate the paving of streets, repair of sidewalks and the attraction of new commercial amenities on reclaimed blocks

Allocate additional capital dollars for demolition to eliminate those vacants that impede additional investments

Assign resources from City agencies

- Police
- Street-scaping/Lighting
- Planning

Schedule dates for walk-through inspections with applicable agencies



# Vacants to Value STRATEGY 4 TARGETED INCENTIVES

## Homebuyers

- Vacants to Value Booster Program- \$10,000 for the first fifty qualified buyers of Vacant to Value homes, 5-year forgivable loan.
- Good Neighbors Program- \$5,000 five-year forgivable loans for City employees.
- CDBG Homeownership Program- \$5,000 five-year forgivable loans Assisting 60 Vacants to Value Homebuyers
- Buying Into Baltimore Program- \$5,000 grants to qualified trolley tour participants For Vacants to Value Homebuyers (An increase of \$2,000 over standard program)
- Live Near Your Work Program- \$6,000 maximum for Vacants to Value Homebuyers (\$3,000 City and \$3,000 Employer match)

## Developers

- Newly Constructed Dwelling Tax Credit – For City-owned or City-cited vacant houses, the first owner-occupant buyer after rehab gets 50% reduction in property taxes year one, reducing to 10% in year five.





### Supporting Large Scale Redevelopment in Distressed Areas



Within distressed neighborhoods with large-scale blight and/or disinvestment, wholesale site clearance and redevelopment activity such as Orchard Ridge, Uplands, EBDI and O'Donnell Heights will be pursued.



## Vacants to Value STRATEGY 6 Maintenance and Clearance



The scale of the current blight in distressed areas exceeds the development demand for housing of any kind into the foreseeable future. Demolition, land banking, regular cleaning and creative interim uses including green space will create mid term stability and responsible stewardship pending future investment.

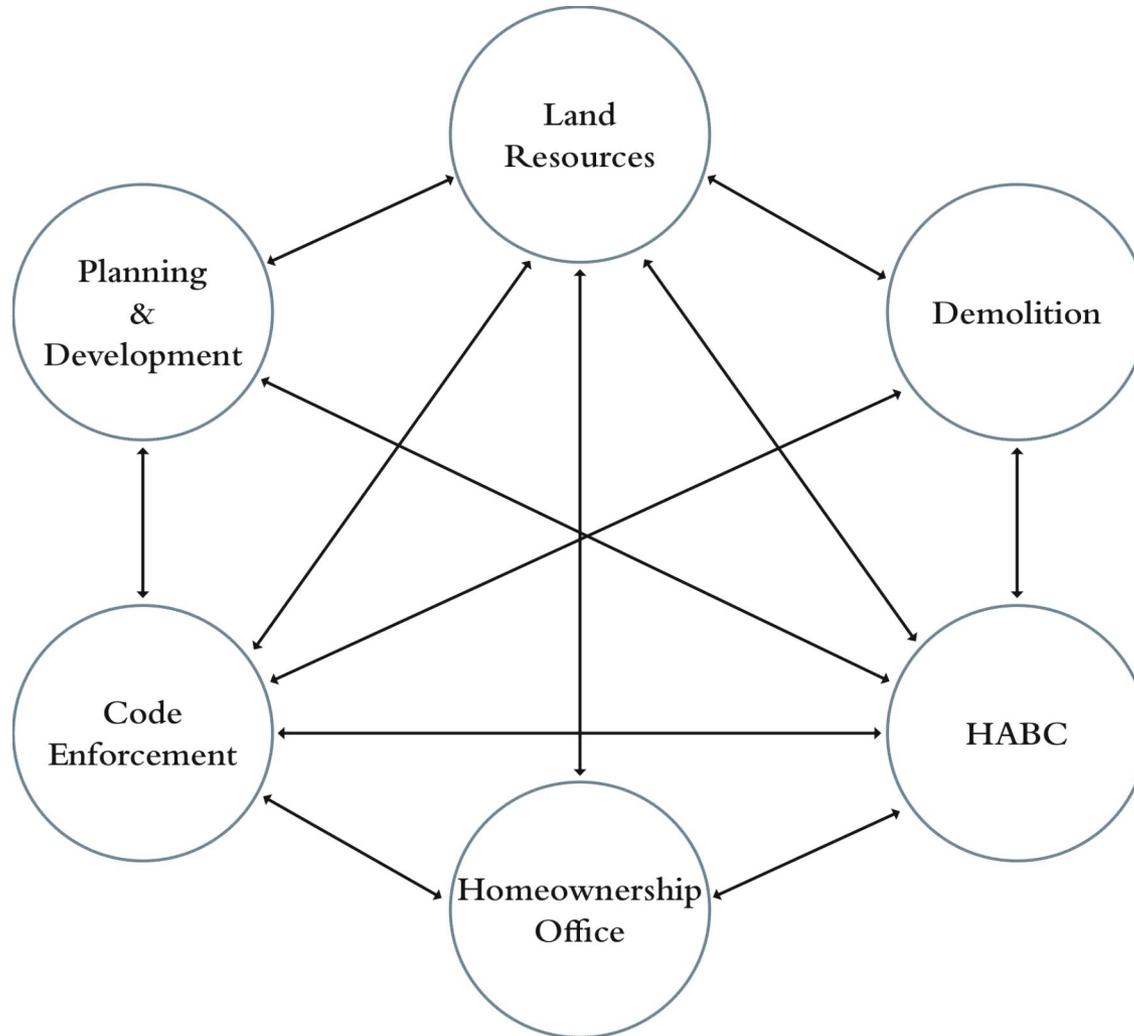


# VACANTS to VALUE

Stephanie Rawlings-Blake, Mayor

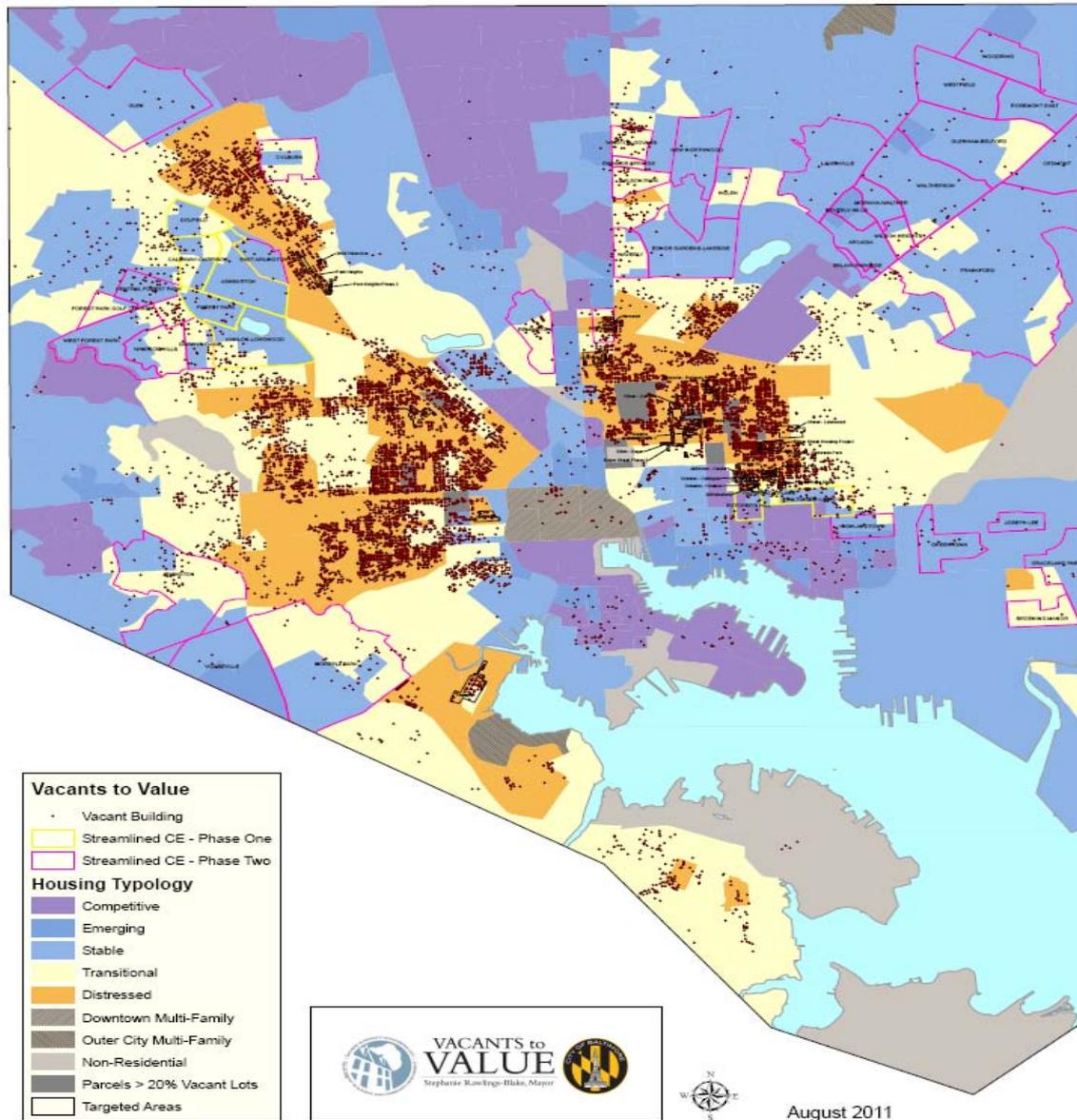


## One Agency: 6 Coordinated Strategies





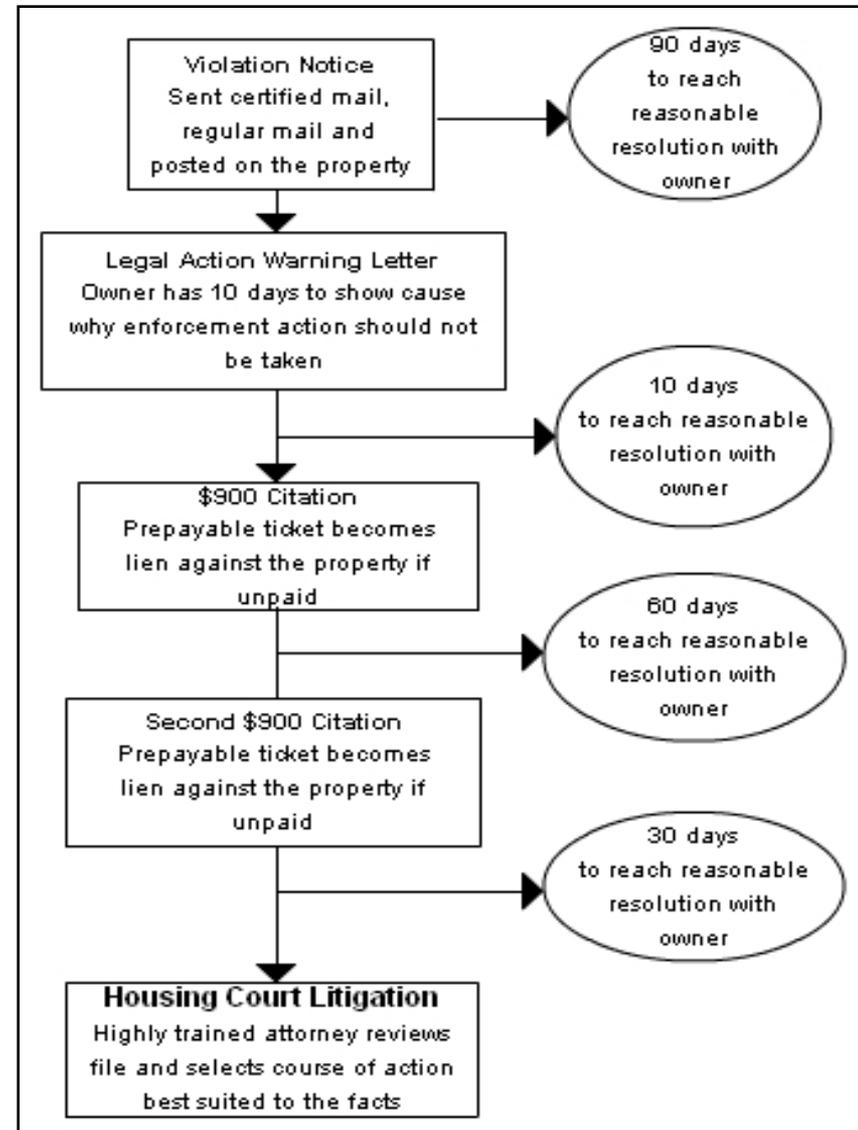
# Vacants to Value: Using HMT Data to Inform Strategy





## The Code Enforcement Timeline

New tools and business processes have been programmed into code enforcement's automated business systems.



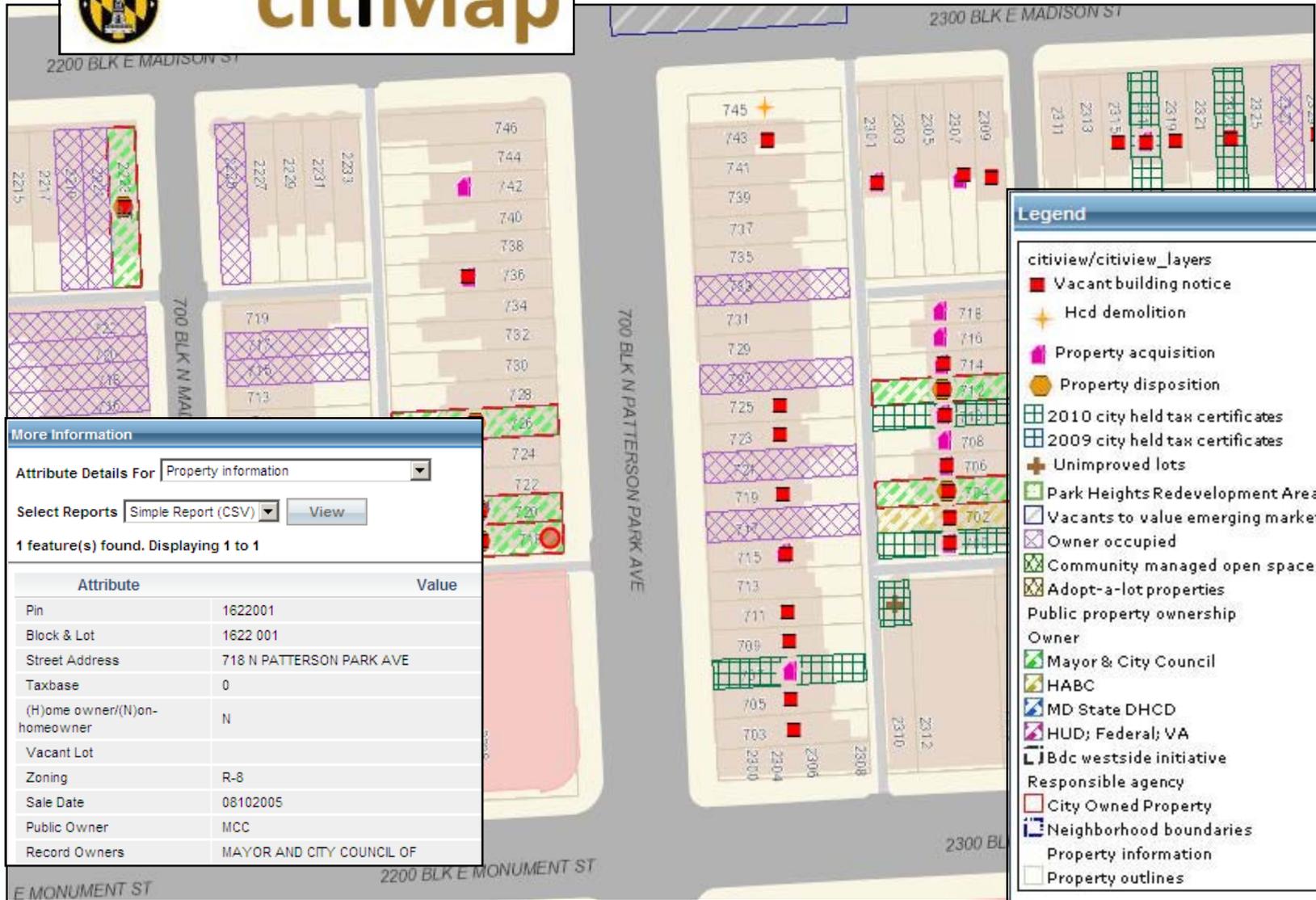


# Vacants to Value: Using Data to Manage and Measure Success

FOCUS AREAS - Emerging Market																						Phase: CDC_1 (Report Name: V2V-Focus Area-CDC)			
Focus Areas	Start-Up Metrics			Current Status		Activity										Legal				Permits, Revenue and					
	# of Properties in Focus Area	Vacant on Start Date	Publicly owned Vacants	# currently vacant	vacants currently Publicly Owned	Not previously Vacant Added since start date	Abated VBN since start date	Cancelled VBN since start date ( Owner Change)	VBN Not Yet Re Issue	# Citations issued for Fail to abate VBN	# Citations Mailed (VBN)	# Citations issued for Failing to abate Int/Ext Notice	# Citations Mailed (Int/Ext)	# Cancel (all other)	Re Issue New Owner	Vacant Notice Cases Filed	Itemized Notice Cases Filed	Active Permit VBN	Active Permit	All Permits	Permit Revenue				
500 blk Castle St	94	25	0	24	0	2	4	3	0	0	0	0	0	2	2	3	0	3	8	39	\$9,688.00				
Barclay	304	48	22	37	15	6	17	6	0	0	0	0	0	2	1	0	0	13	52	264	\$59,687.00				
Chase Street	347	21	1	19	0	4	4	4	0	0	0	0	0	3	2	3	0	4	10	109	\$16,967.00				
Duncan Street	165	42	15	35	13	2	9	13	0	0	0	0	0	2	2	1	0	8	23	58	\$8,130.64				
Jefferson St	134	49	6	26	5	0	19	11	0	0	0	0	0	6	2	2	0	14	71	247	\$32,246.00				
Lower Caroline St.	226	64	26	57	25	3	9	13	0	0	0	0	0	1	1	6	0	16	65	185	\$32,395.00				
North Rose Street	110	22	0	18	0	2	6	7	0	0	0	0	0	2	1	4	0	8	27	76	\$9,703.00				
Park Heights	157	33	3	33	3	2	2	3	0	0	0	0	0	0	0	0	0	7	20	43	\$3,450.00				



# GIS Mapping



**Legend**

- citiview/citiview\_layers
- Vacant building notice
- Hcd demolition
- Property acquisition
- Property disposition
- 2010 city held tax certificates
- 2009 city held tax certificates
- Unimproved lots
- Park Heights Redevelopment Area
- Vacants to value emerging markets
- Owner occupied
- Community managed open space
- Adopt-a-lot properties
- Public property ownership
- Owner
  - Mayor & City Council
  - HABC
  - MD State DHCD
  - HUD; Federal; VA
- Bdc westside initiative
- Responsible agency
  - City Owned Property
  - Neighborhood boundaries
  - Property information
  - Property outlines

**More Information**

Attribute Details For:

Select Reports:

1 feature(s) found. Displaying 1 to 1

Attribute	Value
Pin	1622001
Block & Lot	1622 001
Street Address	718 N PATTERSON PARK AVE
Taxbase	0
(H)ome owner/(N)on-homeowner	N
Vacant Lot	
Zoning	R-8
Sale Date	08102005
Public Owner	MCC
Record Owners	MAYOR AND CITY COUNCIL OF



715 N PATTERSON PARK AVE SuperDist:3  
NH: MILTON-MONTFORD 1st Insp: 6/17/2010  
\* Notice Num:586595A Last Insp: 10/26/2011  
[Click Here for SDAT Info.](#)

- [Registration](#)
- [WorkOrder](#)
- [MFDL](#)
- [Permits](#)
- [DEMO](#)
- [Map](#)
- [All Notices on this Property](#)
- [All Logs on This Property](#)

Housing Insp System © 2006

User ID:HESSLER(03:07) [User Management](#) [Question/Suggestion](#)

search in Other Systems: [Registration](#) [MFDL](#) [311](#) [CBI Permit](#) [CCE](#) [Condemnation](#) [Legal](#)

## Booker Stage Summary

[See Folder](#)

- [Booker Stage - Check List](#)
- [Legal](#)
- [Court Order](#)

- [Recipient Info](#)
- [Mail Receipt Info](#)
- [Violation](#)
- [Inspections](#)
- [My Requests](#)
- [Call](#)
- [Photo & Docs](#)
- [Memo](#)
- [ChipBook](#)
- [Log](#)

### Booker Stage Status

Did you identify and mail to proper party:  Y  N

Did you mail notice to tax address:  Y  N

Did you check registration and mail to addresses if listed:  Y  N

Did you take photos:  Y  N

Did you attempt to speak/contact with a responsible party:  Y  N

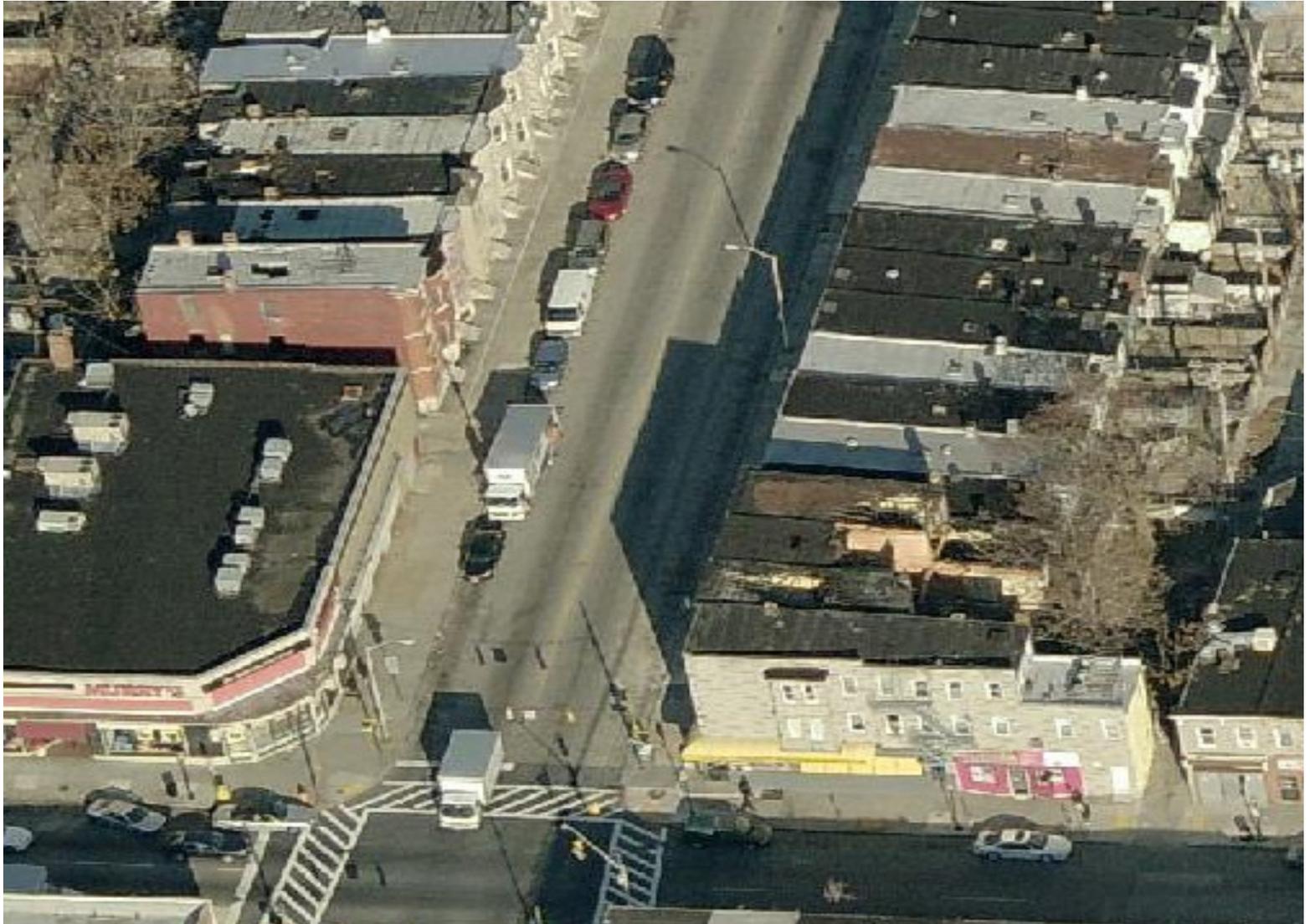
Did you post the notice:  Y  N

Date Notice Posted:

- Search Notice
- Search Insp
- Active Insp
- Add WWP RFA
- Add RFA
- District Citation
- SI RFA
- RentCourt RFA
- CHAP RFA
- DP RFA
- BDC RFA
- MFD RFA
- CCE RFA
- SEO RFA
- Non Address SEO RFA
- Non Address SEO RFA - Affidavit
- Insp Calender
- eDaily (Prototype Test)
- My List



# Aerial Photography - Pictometry





# Vacants to Value: Automated Workflow Systems

aphanie Rawlings-Blake, Mayor

[User Resources](#)



Paul Graziano, Housing Commissioner

City of Baltimore Land Asset Management

**APPLICATION DATA**

**Greater Baltimore Affordable Housing\_RB** Application Prop Count: 6 Greater Baltimore Affordable Housing Corporation

- GENERAL**
- Dashboard
- Project
- Summary and Log
- Reporting
- Feedback
- Staff
- Logout
- ACQUISITION**
- TAX SALE FORECLOSURE**
- LEGAL**
- RELOCATION**
- ASSET MANAGEMENT**
- DISPOSITION**
- Project Details (Dispo)
- Property Details (Dispo)
- APPLICATIONS**
- Application Staff
- ARCHIVE**
- ADMIN**

[Edit](#)

Last Edited: 10/31/2011 10:28:25 AM Last Edited By: Carrie Evans

<b>Project</b>	Open Bid Greater Baltimore Affordable Housing_RB 12/01/2009	<a href="#">Upload Application File</a>	<a href="#">CLONE APPLICATION</a>				
<b>Applicant</b>	, Greater Baltimore Affordable Housing Corporation <a href="#">Applicant Details</a>	Offer Price	\$35,000.00				
<b>Decision</b>	Approve	<b>Properties Applied For/ Awarded:</b>	6 / 6				
<b>Description</b>							
<b>Funding Sources</b>	<table border="1"> <thead> <tr> <th>Funding Source</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>Private Funding</td> <td>\$0.00</td> </tr> </tbody> </table>			Funding Source	Amount	Private Funding	\$0.00
Funding Source	Amount						
Private Funding	\$0.00						
<b>App Fee</b>	\$100.00	<b>App Fee Check</b>	<b>Check No: Date:</b>				
<b>Review Comments</b>		<b>CLC Review Results</b>					
<b>MBE or WBE</b>	Yes	<b>Commit To Comply</b>	No				
<b>Good Faith Deposit Amt</b>	\$0.00	<b>Good Faith Deposit Check</b>	<b>Check No: Date:</b>				
<b>App Withdrawn Date</b>		<b>Withdrawal Reason</b>					
<b>Passthrough Proceeds To</b>		<b>Passthrough Proceeds Amt</b>	\$0.00				
<b>Other Cost Credits</b>	\$0.00	<b>Cost Credit Notes</b>					
<b>Settlement Officer</b>	[Select Settlement Officer] Other:	<b>Law Dept Staff</b>					
<b>Est Settlement Proceeds</b>	\$0.00	<b>Actual Settlement Proceeds</b>	\$26,078.76				
<b>Final Sales Price</b>	\$29,000.00	<b>Final Net Proceeds</b>	26,078.76				
<b>Final Proceeds Check</b>	<b>Check No: Date:</b>	<b>Final Proceeds Deposit Slip</b>	<b>Slip No: Date:</b>				
<b>Settlement Check #</b>							
<b>UPDATE DEED INFO FOR ALL PROPS IN APPLICATION:</b>							
<b>Dispo Deed Date</b>		<b>Dispo Deed Clerk Initials, Liber, Folio</b>	, ,				



**MILESTONES IMPORTANT: WORK CANNOT PROCEED ON THIS APPLICATION UNTIL AUTHORITY TO SELL HAS BEEN INITIATED ON ALL PROJ**

Milestone	Date/Date Sent	Date Rod/Issued	Decision Date	Decision	Skip	Notes	Click To Generate
0: App Received	1/4/2010		2/2/2010		<input type="checkbox"/>		
1: Recommendation to Commissioner	2/2/2010		2/4/2010	Approve	<input type="checkbox"/>		<a href="#">Award Memo</a>
2: Decision Letters	2/9/2010			Approve	<input type="checkbox"/>		<a href="#">Award Letter</a> <a href="#">Conditional Award Letter</a>
5: Acceptance of Offer by Buyer	2/25/2010			Request Revisions	<input type="checkbox"/>		
12: Land Disposition to Law Department	8/9/2010			Approve	<input type="checkbox"/>		
13: Land Disposition Agreement	6/18/2010				<input type="checkbox"/>		<a href="#">Land Disposition Agreement</a>
14: LDA sent to MBE/WBE	8/9/2010			Approve	<input type="checkbox"/>		
16: BOE Memo (Dispo)	9/1/2010		9/12/2010	Approve	<input type="checkbox"/>		<a href="#">BOE Memo (Dispo)</a>
26: Settlement Date	12/30/2010				<input type="checkbox"/>		



## LAND RESOURCES CITISTAT BUSINESS INTELLIGENCE REPORTING

HCD Inventory						
Building vs. Lot (as of end of month)	Jul-11	Aug-11	Sep-11	Oct-11	Monthly % Change	FYTD AVG
# of Vacant (uninhabitable) Buildings	2645	3002	2911	3051	5%	2902
# of Vacant Lots	4345	4345	4318	4469	3%	4369
# of Unoccupied habitable Buildings	2	11	16	15	-6%	11
# of Government Used Facilities/leased	19	43	47	53	13%	41
Unknown	788	110	81	0	-100%	245
Other	8	35	36	62	72%	35
<b>Total HCD Inventory</b>	<b>7807</b>	<b>7546</b>	<b>7409</b>	<b>7650</b>	<b>3%</b>	<b>7603</b>
By Designation (as of end of month)	Jul-11	Aug-11	Sep-11	Oct-11	Monthly % Change	FYTD AVG
# of Properties to be marketed or currently marketed	3005	3103	3150	2664	-15%	2981
*Lots	1759	1799	1849	1493	-19%	1725
*Buildings	1193	1304	1301	1171	-10%	1242
# of Properties not to be marketed	4508	4169	4199	4276	2%	4288
*Hold for Future Development	4074	3691	3697	3467	-6%	3732
^Lots	2182	2145	2133	2021	-5%	2120
^Buildings	1349	1546	1564	1446	-8%	1476
*Transfer to another agency	196	250	274	312	14%	258
*Hold for another reason	238	228	228	599	163%	323
No Designation	294	274	60	53	-12%	170
Current Dispositions				555		555
<b>Total</b>	<b>7807</b>	<b>7546</b>	<b>7409</b>	<b>7548</b>	<b>2%</b>	<b>7578</b>
Currently Adopt A Lot or Community Managed Open Space	153	244	253	319	26%	242
Marketed/Preparing "To Be Marketed" properties for sale	Jul-11	Aug-11	Sep-11	Oct-11	Monthly % Change	FYTD AVG
# with disposition auth. already obtained (end of month)	2375	2459	2472	2386	-3%	2423
# of properties that need disposition auth. (at end of month)	630	644	678	640	-6%	648
*Need Journalization	544	577	571	544	-5%	559
*Sales Ordinance	60	49	69	70	1%	62
*Unknown	26	18	38	26	-32%	27
# of properties that have already been priced (end of month)	793	818	894	2464	176%	1242
# of properties needing pricing (at end of month)	2212	2285	2256	200	-91%	1738
# of Properties where Disp. Auth. obtained (this month)	38	3	3	68	2167%	28
# Properties where Pricing Completed (this month)	25	116	100	1491	1391%	80



BALTIMORE  
HOUSING

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[www.baltimorehousing.org](http://www.baltimorehousing.org)