





Healthy Neighborhoods helps strong but undervalued neighborhoods...



- ✓ **Increase** home values
- ✓ **Market** their communities
- ✓ **Create** high standards for property improvement
- ✓ **Forge** strong connections among neighbors

Baltimore's "Healthy Neighborhoods"



1. Belair-Edison
2. Coldstream Homestead Montebello
3. Coppin Heights and Bridgeview/Greenlawn
4. Cylburn and Levindale
5. Edmondson Village
6. Greater Homewood
7. Garwyn Oaks, Hanlon and Howard Park
8. Glen/CHAI
9. Greater Mondawmin
10. Greater Lauraville
11. Highlandtown and Bayview
12. Midtown
13. Patterson Park
14. Reservoir Hill

How Does Healthy Neighborhoods Help?



- ✓ Capital for purchase and rehab by homeowners – HNI Loan Pool
- ✓ Professional advice for rehabbers
- ✓ Community projects which support positive images
- ✓ Neighborhood marketing
- ✓ Performance measures
- ✓ Partnerships
- ✓ Advocates for the Healthy Neighborhoods philosophy

Neighborhood Stabilization Program 2



- ✓ \$26,092,880 federal ARRA grant
- ✓ Foreclosed, abandoned, short-sale homes
- ✓ 12 census tracts in 7 neighborhoods
 - Barclay/Old Goucher
 - Belair-Edison
 - Better Waverly
 - Coldstream Homestead Montebello
 - Ednor Gardens
 - Patterson Park, McElderry Park
 - Reservoir Hill

NSP2 Program Partners

- ✓ Druid Heights Community Development Corporation, Inc.
- ✓ Habitat for Humanity of the Chesapeake, Inc.
- ✓ St. Ambrose Housing Aid Center, Inc.
- ✓ Telesis Baltimore
- ✓ Community Solutions, LLC
- ✓ French Development Company, Inc.
- ✓ Govans Ecumenical Development Corporation
- ✓ Women's Housing Coalition, Inc.
- ✓ HNI Direct Purchase Program
- ✓ Baltimore City Department of Housing and Community Development

NSP 2 Program Features

- ✓ Fully rehabilitated
- ✓ Energy efficient
- ✓ “Healthy” homes
- ✓ Upgraded finishes
- ✓ Lead free
- ✓ Prices from \$69,900 to \$249,000
- ✓ \$6,000 for Closing Costs
- ✓ Additional buyer incentives



NSP 2 Premises and Challenges



- ✓ Strategic Targeting
- ✓ Discipline
- ✓ Time and Money Constraints
- ✓ Capacity of Development Partners
- ✓ History of “affordable” Housing
- ✓ Adapting to Market
- ✓ Partnerships

NSP2 Program: Accomplishments

- ✓ \$24,033,560 spent
- ✓ 147 properties acquired -75 more expected through 2013
- ✓ 86 properties sold to home buyers
- ✓ Pre selling homes
- ✓ Estimate \$9,000,000 in Sales Proceeds to continue program in 2013
- ✓ Sales prices increasing
- ✓ Neighborhoods improving



NSP 2 Neighborhood Sales Prices

Median Sales Price	2000 and 2001	2006 and 2007	2010 and 2011	NSP 2
Charles Village / Barclay	\$ 55,000	\$ 238,190	\$ 140,000	\$ 243,850
Belair-Edison	\$ 36,739	\$ 137,200	\$ 60,000	\$ 98,650
Reservoir Hill	\$ 30,000	\$ 235,000	\$ 60,900	\$ 193,450
Patterson Park	\$ 18,156	\$ 239,000	\$ 122, 500	\$ 151,710

- ✓ Private Capital
- ✓ Subsidy Funding
- ✓ Capacity
- ✓ Momentum
- ✓ Real Estate Market
- ✓ Remaining Strategic

