BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

ANNUAL REPORT 2019

Vision

A Baltimore where current and future residents live in safe and decent housing in thriving, inclusive and equitable neighborhoods.

Mission

DHCD leads City efforts to promote thriving neighborhoods through community revitalization investments; supporting homeowmers; funding critical programs and neighborhood stakeholders; creating and preserving affordable housing; and ensuring safe conditions through code enforcement.

Values

Equity and Inclusion
Customer Service
Innovation
Integrity and Transparency
Partnership
Sustainability

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Michael Braverman
Commissioner, Baltimore City, Department of Housing & Community Development

MESSAGE FROM THE COMMISSIONER

The purpose of this annual report is to inform stakeholders and the larger community about our accomplishments this past year, and to highlight the vision, community development framework, and equity statement that drives both what we do every day and how we do it. I hope as you read this report, you share my sense of pride and excitement about the direction we are taking and the progress we are making. This progress is made possible because of the talent and dedication of the leadership and staff at DHCD, as well as the incredible commitment and contributions of all our partners. Our partners in community, in advocacy, in anchor institutions, in philanthropy and in business and development, inspire and equip us with the insight, resources, sense of urgency, and expertise to make better decisions and to take actions that move us towards more thriving and equitable neighborhoods. There is so much to do and so much to do better.

There are a few headlines from our work in Calendar Year 2019 that I want to highlight:

- We made significant and strategic investments in affordable housing and in homeownership support, a critical priority for us and our partners.
- Working closely with our community partners, we made long awaited awards of land and property in many neighborhoods including Park Heights, Upton, and in Coldstream Homestead Montebello. These awards leveraged greater investment and advanced broader community development agendas critical for revitalization.
- We continued to show strong results on our customer service, responding on time to over 90% of our citizen service requests for housing inspections for the third consecutive year.
- We shifted our practices, formed new partnerships, and expanded our investments with a priority on building our collective capacity to support equitable community development in long-disinvested communities, including providing new sources for operating and capital support and focusing on emerging organizations.

More details and data are provided in this report.

While Calendar Year 2019, which opened with a federal government shutdown, our Mayor resigning, and a punishing cyber attack, was indeed a difficult year, it was also the year that DHCD launched *A New Era of Neighborhood Investment, A Framework for Community Development*. Informed by our partners, The Framework is an effort by a newly independent agency to be transparent about its direction and to clearly communicate its values. The Framework continues to guide us and we look forward to expanding and updating it in the near future.

2020 came with an even greater set of challenges, and DHCD has risen to meet them. We look forward to sharing more about that and about our current work and progress in the months ahead. Once again, I am grateful for the dedication of DHCD's staff and its partners. For our Calendar Year 2019 report, unfortunately delayed by these recent challenges, we were intentionally brief, but we are happy to expand on any of the information provided, and we welcome your feedback. Thank you for your support and partnership. Buoyed by what we have accomplished in the past year and motivated by our awareness of the work left to do, we look forward to our ongoing collaboration, with and for the citizens of Baltimore.

Michael Braverman, Commissioner

COMMUNITY DEVELOPMENT FRAMEWORK

In 2019, the Baltimore City Department of Housing & Community Development (DHCD) released its Community Development Framework which articulates DHCD's overall strategic approach to community development and neighborhood revitalization. The Framework is organized around three key strategies, annotated below.

Expand Resources and Capacity for Strategic Community Development

Revitalization of long-disinvested communities requires a detailed development and investment strategy and new and expanded sources of capital and operating dollars deployed in a complementary fashion to implement the overall strategy.

Visit DHCD.Baltimorecity.gov to view a full copy of the Community Development Framework

Promote Access and Equity

Equity in housing and community development must begin with our acknowledgement that the history of slavery and institutional racism is undeniably woven into the fabric of present conditions. Equitable community development requires working purposefully to address these long-standing, race-based barriers that have devastated neighborhoods, concentrated poverty and created an affordable housing crisis. This means achieving economically stable, thriving, mixed-income communities while at the same time promoting racial equity, minimizing displacement, and maintaining the culture and character of our neighborhoods. To achieve these ends DHCD has committed to:

- Ensuring community voices are central to shaping neighborhood redevelopment;
- Minimizing the displacement that can occur with rising values;
- Supporting existing homeowners and residents to help them stay in their homes;
- Maximizing Baltimoreans' access to jobs and entrepreneurial opportunities created by reinvestment;
- Prioritizing affordable housing in neighborhood revitalization efforts from the outset, not as an afterthought; and
- Building an implementation team that represents Baltimore.

Invest in all Neighborhoods

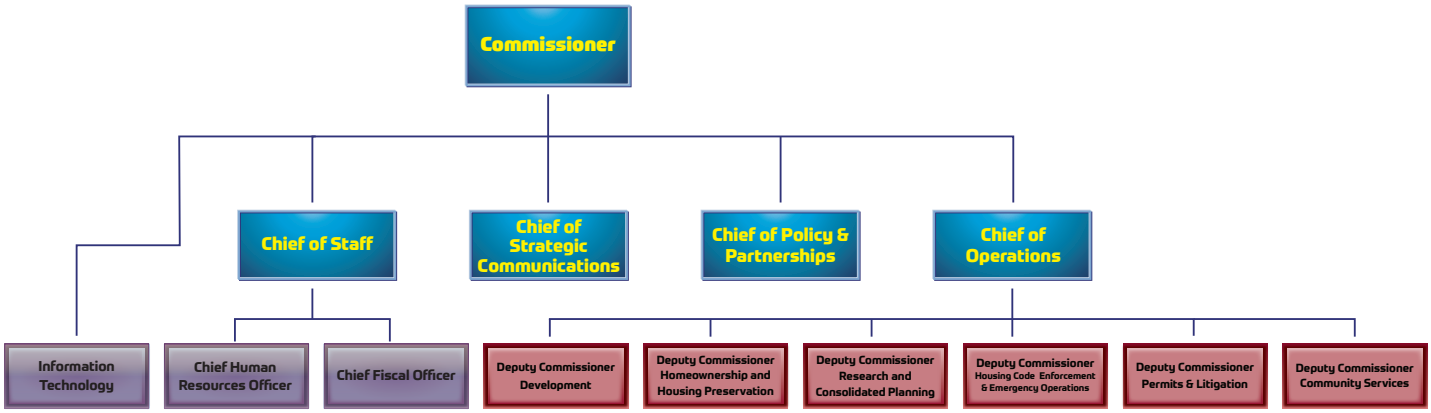
Unique, individual neighborhoods represent the heart of Baltimore city. Every neighborhood is different. While community development goals are the same, the approach in each neighborhood must be tailored to current conditions in that neighborhood. This means that the strategic intervention does not look the same in every area of the city. DHCD invests in all areas of the city but our approach, the type of investment, and our ability to leverage private investment will vary across neighborhoods and over time.

SERVING BALTIMORE'S RESIDENTS

Commissioner Michael Braverman at Community Catalyst Grants briefing.

SERVING BALTIMORE'S RESIDENTS

Organizational Chart



Development

Newly constituted in 2019, the Development Division leads neighborhood and community redevelopment activities for DHCD, aligning both internal and external financing resources with the disposition of real property assets that are consistent with community plans and vision.

- Underwrites and finances affordable housing and critical community development projects.
- Coordinates with various City, State and Federal agencies on development projects by providing construction and program compliance oversight for affordable housing projects.
- Strategically acquires, manages, markets and solicits proposals for redevelopment of real property.
- Serves as primary point of contact for neighborhood partners and coordinates across the Department's various Divisions and other City Departments.
- Provides critical financial operating support for both established and new and emerging community-based organizations.

Research & Consolidated Planning

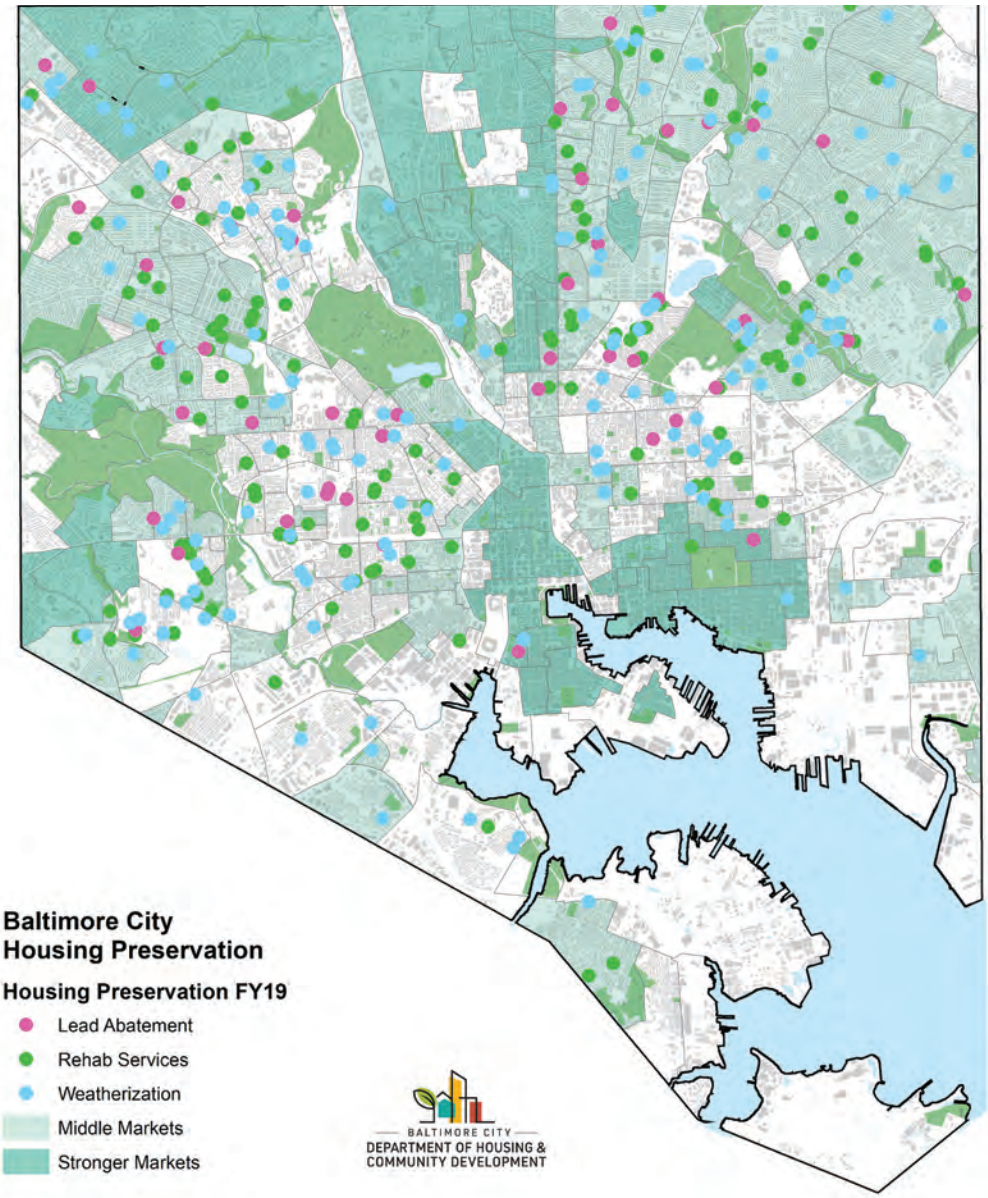
The Research & Consolidated Planning division coordinates the receipt and retention of United States Department of Housing and Urban Development (HUD) grant resources to support community development activities in the city. It also manages the Community Development Block Grant (CDBG) program and houses the Department's quantitative, Geographic Information System (GIS) and research functions.

- Oversees the production of the Five-Year Consolidated Plan and Annual Action Plans through which HUD formula grant funds are secured.
- Provides a wide range of mapping and data support for DHCD Divisions and manages the CodeMap on-line mapping and data tool available to City agencies and the public.

Homeownership & Housing Preservation

DHCD supports current and future homeowners in Baltimore city through the Division of Homeownership and Housing Preservation. Preserving legacy homeownership and promoting new affordable homeownership opportunities are primary components of the Department's equity strategy.

- Assists low- and moderate-income homeowners to make repairs to their homes, addressing emergencies, code violations and health and safety issues, including roofing and heating.
- Supports low-and moderate-income homeowners with weatherization, lead hazard reduction, and accessibility modification programs.
- Assists homeowners who face tax sale and estate issues.
- Supports new homeowners through a set of homebuyer incentives.



Housing Code Enforcement & Emergency Operations

The Housing Code Enforcement & Emergency Operations Division maintains safe and attractive neighborhoods through the enforcement of the property maintenance; zoning; and building, fire, and related codes. The Division represents DHCD and coordinates the emergency response efforts for the agency when the City's' Emergency Operations Center (EOC) is activated.

- Conducts over 200,000 property maintenance inspections each year while monitoring every vacant building and parcel in the city for corrective maintenance.
- Assists the public with understanding owner and tenant responsibilities including the parameters for taking corrective action on properties when necessary.
- Coordinates with other City agencies including the Departments of Public Works and Transportation for resolutions to property maintenance efforts.
- Responds to over 55,000 citizen requests for service within 3 days.
- Operates an Inspector Apprentice program creating job opportunities.
- Provides EOC coverage at the emergency operations center for the agency and helps to coordinate any response needed in the event of an emergency.

Permits & Litigation

The Permits and Litigation Division ensures compliance with the Baltimore City Building Code and other laws pertaining to construction and occupancy. The Division also issues building permits and provides inspections for construction, alteration, electrical, mechanical and plumbing work in both commercial and residential structures and oversees City demolition of vacant and blighted properties.

- Issues over 30,000 construction permits and annually conducts over 70,000 trade inspections.
- Conducts investigations of illegal dumping and leads enforcement litigation for the agency.
- Administers Baltimore's national best practice "receivership" program through which vacant properties can be auctioned to new prequalified owners, reducing blight throughout the city. More than 400 receivership cases were filed in 2019.
- In 2019, oversaw the expansion of inspection, licensure and registration requirements for all rental units in the City (previously only owners of rental properties with three or more units needed to be licensed), created an on-line portal for licensure and a new inspection process.
- Oversees City demolition dedicated to eliminating blight, promoting public safety and clearing sites for redevelopment. 2019 saw a ten-year high in the number of demolitions through combined efforts of the City and the State Project C.O.R.E. or Creating Opportunities for Renewal and Enterprise program.

A mural by Danamarie Hosler in Central Park Heights.

Community Services

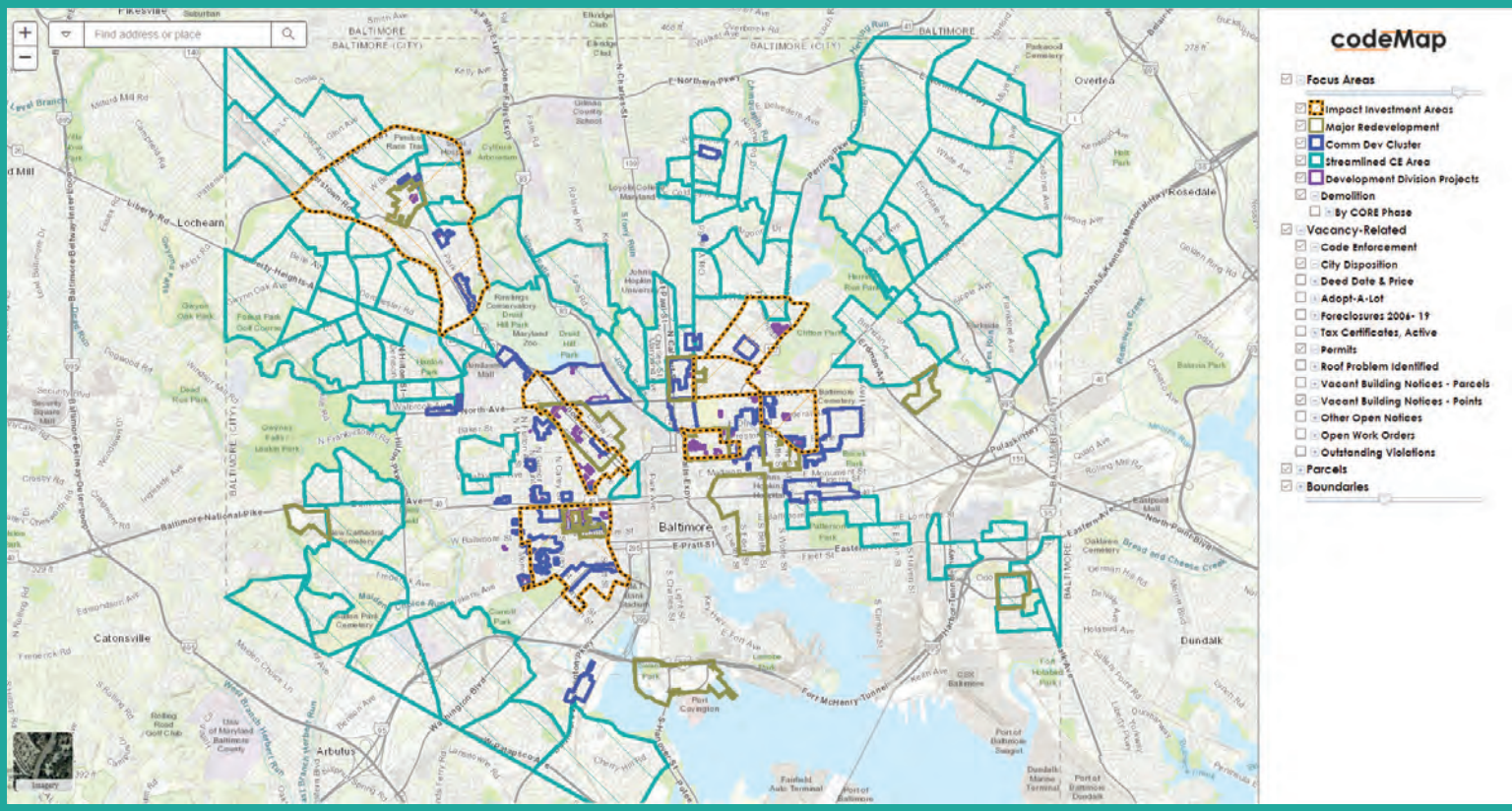
The Community Services Division annually provides a range of support to hundreds of Baltimore households facing difficult circumstances including displacement due to fires, floods or other crises. Community Services also:

- Provides food, clothing, and emergency relocation services to Baltimore families who are in danger of homelessness.
- Operates three community programs for youth providing before- and after-school care, including the Dawson Center.
- Assists families facing eviction.

Administration

The DHCD Divisions are aided by a business support team that includes fiscal management, procurement, human resources and staff development, and facilities support. In addition, DHCD's Information Technology team (IT) not only supports day-to-day technology needs, but also has a long history of internal application development and support, such as the CHIP inspections system and the rental registration portal, which has saved the City millions in software development costs. In 2019, IT led the Department's response to the cyber attack on City government and managed the smooth migration from Housing Authority servers to the Baltimore City Information Technology networks.

- DHCD Communications leads the overall Agency messaging, conducts media operations by interacting with a wide range of local and national outlets by generating press releases and responding to inquiries, produces and shares social media content, maintains the Agency's website, develops products such as this Annual Report and provides design support for Divisions.
- The Office of Policy and Partnerships manages DHCD's legislative and policy activities and supports internal strategic planning and alignment.

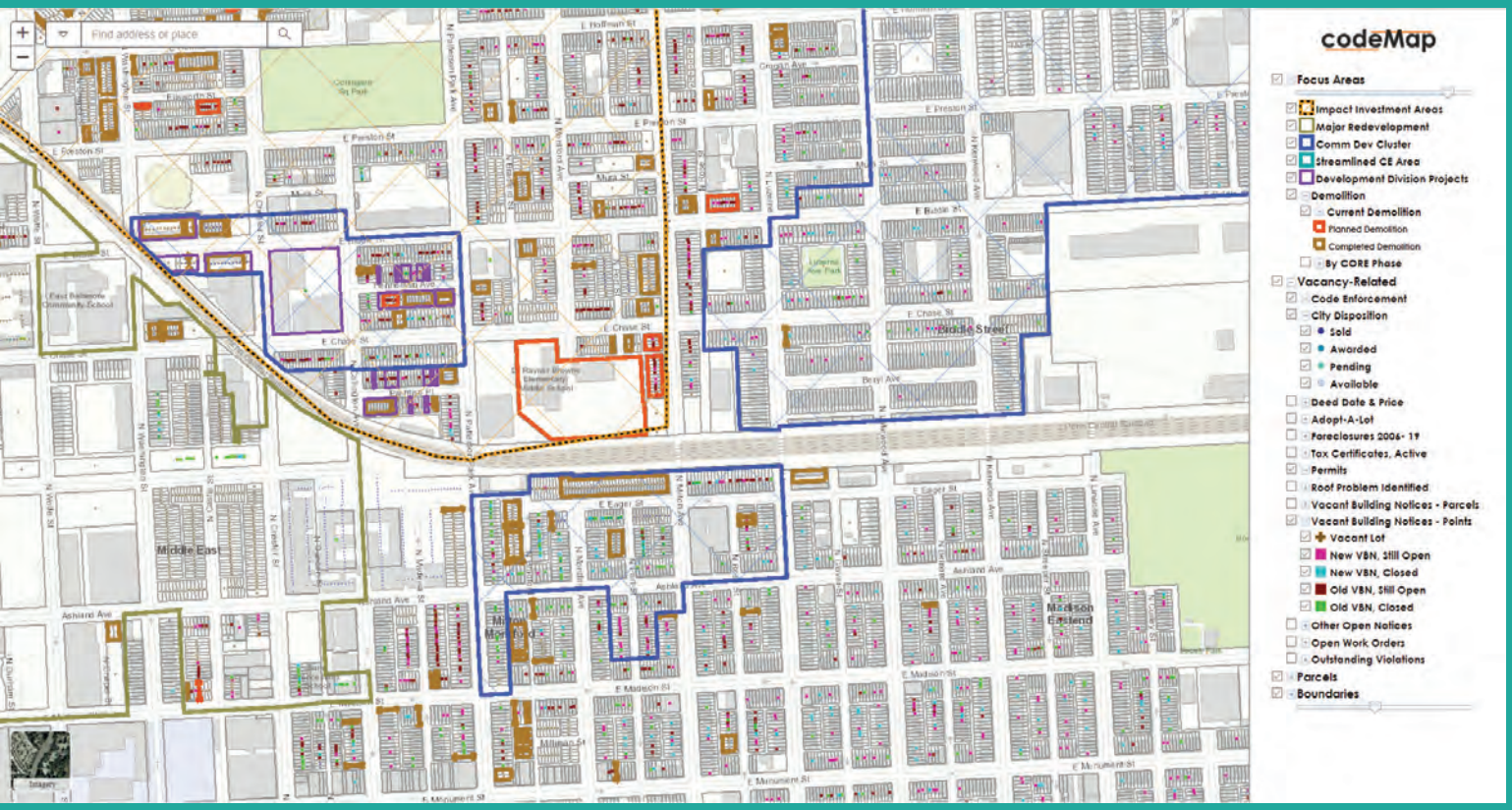


BALTIMORE CODEMAP:

The GIS Tool Helping DHCD With Strategic Planning

DHCD is committed to data informed decision-making processes. CodeMap is a critical resource for this process. It uses multiple data sets to spatially portray on-ground-conditions, real estate activity and community development opportunities on a parcel-, block-, neighborhood- and citywide level. The application allows users to display dozens of public datasets and link to external tools such as Google Maps and the State Department of Assessments & Taxation (SDAT) system.

This GIS tool, originally designed for DHCD staff, is also available to the public. During 2019, CodeMap 2.0, which added new data layers and functionality, was launched. Demolition data was added along with neighborhood profiles allowing



users to view demographic and socioeconomic data by neighborhood. Other new data layers included: cleaning and boarding work orders, Development Division projects, Impact Investment Areas, outstanding lead violations, Opportunity Zones, Neighborhood Impact Investment Fund (NIIF) areas, school zones and HUD low- and moderate-income areas. Further upgrades are planned for 2020.

Visit CodeMap at:
cels.baltimorehousing.org/ codeMap/codeMapExternal.html

SUPPORTING PARTNERS

Mayor Bernard C. "Jack" Young, City officials, and community members launch West Baltimore Gateway.

SUPPORTING PARTNERS

COMMUNITY DEVELOPMENT BLOCK GRANT

The CDBG program supports a wide range of activities and projects carried out by non-profit providers and City agencies. The program provides capital funds for affordable housing and public facilities projects, as well as operating support for employment training, housing counseling, education, literacy, youth recreation and many other social service activities. In 2019, CDBG funds were allocated to the following organizations to carry out a diverse set of community development activities.

City officials and Druid Heights community break ground on a new play space.

HOMEOWNERSHIP AND FAIR HOUSING ACTIVITIES

Baltimore Neighborhoods, Inc. **$100,000**

Funds used to combat housing discrimination and promote fair housing practices in the sale and rental of housing; protect the rights of tenants and improve tenant/landlord relations; educate the general public on fair housing laws; and investigate and resolve housing code complaints between tenants and landlords.

Belair-Edison Neighborhoods Inc. **$110,000**

Funds a pre-purchase and default and foreclosure prevention counseling program; community outreach and organizing; and technical assistance to businesses and property owners located in the Belair-Edison commercial district.

Comprehensive Housing Assistance, Inc. **$46,750**

Funds awarded for CHAI's Home Ownership program operating in the Upper Park Heights area. The program assists first-time homebuyers with the purchase of a home.

DHCD Deferred Loan Program (City-Wide) $1,000,000

Provides loans to low-income homeowners for critical repairs to their properties. Loans are not repaid until the property is sold.

DHCD Direct Home Ownership Assistance (City-Wide) $1,500,000

Funds assist first-time, low- and moderate-income homebuyers with the purchase of a home by providing $5,000 down payment and/or closing costs assistance grants.

DHCD Emergency Roof Repair Program (City-Wide) $500,000

Provides low-interest loans to low-income elderly and disabled homeowners whose properties are in critical need of roof repairs. Applications accepted on a first-come, first-served basis. After 5-years of occupancy, the loan converts to a grant and the owner has no obligation to repay.

DHCD Deputy Commissioner Eric Booker joins Mayor Young on a Violence Reduction Initiative (VRI) Walk.

Druid Heights Community Development Corporation $385,000

Funds allocated for a wide-range of community development activities including: homeownership counseling; creation of affordable housing; community outreach and organizing; tutorial and recreational activities for youth; employment training for ex-offenders and other activities aimed at revitalizing the Druid Heights community. The Druid Heights CDC is a strong partner with the Department in the West Impact Investment Area.

Guidewell Financial Solutions $75,000

Funds support pre-purchase homebuyer education and counseling, fair housing education, homebuyer coaching, foreclosure prevention counseling, and budget and credit counseling services.

Home Free USA $75,000

Funds support housing counseling services for first-time homebuyers. The organization served primarily homebuyers interested in purchasing houses in West and Southwest Baltimore.

Innovative Housing Institute $75,000

Funds assist disabled low-and-moderate- income households rent housing by providing one-time payments for security deposits, rental application, and utility fees.

Latino Economic Development Corporation $160,000

Funds support staff overseeing the Baltimore Small Business Lending program, which provides micro-loans, technical assistance and business planning services to small, not yet bankable businesses owned by low- and moderate-income people. Funds also support a housing counseling, financial education, credit management and foreclosure assistance program.

Maryland Legal Aid Bureau, Inc. **$75,000**

Funds support staff providing legal services to renters threatened with eviction or who lived in substandard housing.

Neighborhood Housing Services **$400,000**

Funds allocated for neighborhood revitalization efforts in Baltimore City neighborhoods. Services include homeownership counseling, homebuyer education, rehab loans, refinancing of existing loans and post purchase counseling.

Park Heights Renaissance **$90,650**

Funds support staff overseeing a housing rehabilitation loan fund for home owners and a housing counseling program.

People Encouraging People/Community Housing Associates Rehab **$68,230**

Funds support staff managing the rehabilitation of two residential properties to create fourteen rental units for low-income, non-elderly persons with disabilities and for the homeless.

Public Justice Center **$130,000**

Funds support staff providing legal services to renters at risk of eviction or who live in substandard housing. Additionally, the organization educates housing organizations and public agencies regarding fair housing laws and practices.

ReBuild Metro **$150,000**

Funds support the staff managing the rehabilitation of forty row houses into forty-three rental units in East Baltimore. Funds also support the development of a master plan for the Johnston Square. ReBuild Metro is a member organization of Johnston Square Partners and is a strong partner of the Department in the East Impact Investment Area.

DHCD Deputy Commissioner Jason Hessler discusses code enforcement during VRI Walk.

Southeast Community Development Corporation **$120,000**

Funds awarded for implementation of a healthy-community strategy for Southeast Baltimore as well as community organizing services. The organization also provides pre-purchase and foreclosure prevention housing counseling.

St. Ambrose Housing Aid Center **$375,000**

Funds support pre-purchase housing counseling, credit repair coaching, and default and foreclosure prevention counseling and legal services. Funds also support the Homesharing Program which matches homeowners with low/moderate persons seeking affordable housing.

The Development Corporation of NW Baltimore $40,000

Operating allocated for home ownership counseling. Program covers financial planning, pre-purchase and post-purchase counseling.

HOUSING REHABILITATION AND IMPROVEMENT

Arundel Community Development **$326,000**

Capital and operating funds to rehabilitate seven homes occupied by low-income homeowners in the Brooklyn and Curtis Bay communities.

Clergy United for The Transformation of Sandtown **$143,000**

Capital funding to support design and engineering work for the rehabilitation of a vacant commercial building into the Sandtown Community Center.

DHCD - Lead Paint Hazard Reduction **$500,000**

Funds support the management of lead paint hazard reduction services in homes occupied by children across the City.

DHCD - Office of Rehabilitation **$1,362,069**

Funds support staff managing the Emergency Roof Repair, Maryland Housing Rehabilitation, Deferred Loan and other capital programs for the rehabilitation of homes occupied by low-income owners. The Office of Rehabilitation administers loan applications and coordinates and inspects construction activities.

Habitat for Humanity of The Chesapeake **$265,000**

Funds support staff managing a program that rehabilitates vacant houses to create homeownership opportunities for low-income households.

Rebuilding Together Baltimore **$75,000**

Funds cover a portion of staff and material costs for a program that provides home repair services to low-income homeowners, particularly for the elderly and disabled.

Southwest Partnership/Rehab For Homebuyers **$800,000**

Funds allocated for the rehabilitation of 28 vacant row houses in the Franklin Square and Mt. Clare neighborhoods for sale to low-income homebuyers. Southwest Partnership is strong partner of the Department working to revitalize the Southwest Impact Investment Area.

NEIGHBORHOOD SUPPORT

Adult Resource Center – Living Classrooms **$100,000**

Funds support the Adult Resource Center which provides adults living in the Perkins, Douglass, Latrobe and Albemarle public housing developments with work readiness, life skills and financial literacy training.

Adult Literacy Program–Strong City Baltimore **$55,000**

Funds support a portion of staff and operating costs for an adult literacy and ESOL Program that offers instruction in basic reading, writing and math.

A Habitat for Humanity of the Chesapeake rehabilitation project.

A mural by Dalvin Wade in Druid Heights.

Baltimore Green Space **$49,950**

Funds support a program that provides technical assistance to communities to increase the number of Community Managed Open Spaces (CMOS) and develop viable and self-sustaining public interest land projects.

Baltimore Mural Program – Baltimore Office of Promotion and the Arts **$75,000**

Funds awarded for the Baltimore Community Arts program that works with neighborhood groups and artists to revitalize blighted areas and unite community residents by engaging them in community mural projects in low- moderate income residential areas in Baltimore City.

Bon Secours of Maryland **$210,000**

Funds support the conversion of blighted vacant lots into public open spaces to enhance the appearance of low-income neighborhoods while providing employment training to local residents in landscaping and carpentry. Participants will receive classroom instruction and on-the-job training.

Casa de Maryland **$180,000**

Funds help support staff managing the Baltimore Workers Employment Center. The Center provides low-wage workers with employment placement services, legal assistance on employment and wage law and workplace rights education. The Center also provides English language and financial literacy education.

Casa de Maryland Baltimore Regional Education and Training Center **$750,000**

City and CDBG funds support the redevelopment of the long-vacant Belnord Theater in East Baltimore into the Baltimore Regional Education and Employment Center which serves as Casa de Maryland's Baltimore offices, classrooms and training facility.

Civic Works **$155,300**

Operating support for the community lots and construction apprentice programs that convert vacant lots into mini-parks, community gardens, tot lots and landscaped open space. The construction apprentice program teaches basic skills in housing rehabilitation to low-income persons.

Code Enforcement – Living Classrooms **$450,000**

Funds awarded for an employment-training program through which unemployed city residents are taught carpentry skills while cleaning and boarding vacant buildings in Baltimore City.

Community Law Center **$81,300**

Funding supports legal and technical assistance to community organizations regarding drug and alcohol nuisance abatement, illegal dumping and the elimination of vacant, blighted properties. The Law Center funds also assist community organization with bylaw revisions, incorporation amendments and obtaining non-profit status.

Community Mediation **$60,000**

Funds awarded to provide mediation services at no cost to individuals, families, community groups, businesses, landlords and tenants to resolve conflicts peacefully. Services also include training on conflict resolution techniques.

Department of Public Works (Cleaning and Boarding Program) **$1,100,000**

Funds cover a portion of the staff costs associated with the cleaning and boarding of vacant structures in low-income residential areas that are deteriorating or deteriorated and are a threat to public health and safety.

Family Tree **$34,850**

Funding helps support a program that provides case management, community-based family education, parental support and crisis intervention services for low-income families.

Franciscan Center **$50,000**

Funds help support a food pantry, and other essential services to low-income persons and families.

Greater Baybrook Alliance **$85,000**

Funds allocated for the Alliance's efforts to spur neighborhood revitalization by attracting private and public investments and partnerships to eliminate blight and improve housing and the quality of life in the South Baltimore neighborhoods of Brooklyn & Curtis Bay.

Mayor Bernard C. "Jack" Young speaking at the St. Francis Neighborhood Center's groundbreaking ceremony.

Baltimore City STEM Program Students explore city map with DHCD Deputy Commissioner Steve Janes.

Green and Healthy Homes Initiative $185,400

Funds help support the Green and Healthy Homes Initiative whose primary focus is on lead hazards and preventing childhood poisoning in homes with pregnant women or children less than 6 years of age. The Initiative also provides free lead hazard reduction services to low-income homeowners or tenants and education and training to pregnant women, parents, families, tenants and homeowners on how to prevent lead poisoning through cleaning, nutrition, access to legal services and lead safe repairs.

Govans Ecumenical Development Corporation $60,000

Funds support mental health services at the recipient's five affordable housing facilities (Stadium Place, Epiphany House, Gallagher House, Harford House and Micah House).

Harbel Community Organization $85,000

Funds help support a community watch program in Northeast Baltimore and a housing program that provides pre-purchase and financial planning services.

Historic East Baltimore Community Action Coalition $75,000

Funds help support services to individuals seeking recovery from alcohol and drug addiction. CDBG funds also support staff managing the rehabilitation of rowhomes occupied by low-income homeowners in the Station East area of East Baltimore.

Housing Authority of Baltimore City (HABC) $50,000

Funds awarded for the Rat Rubout program which is a collaboration between HABC and the Department of Public Works to eradicate rats at twelve public housing communities: Brooklyn; Cherry Hill, Westport, Poe, Gilmor, Rosemont, Dukeland, McCulloh, Latrobe, Perkins, Douglass, O'Donnell.

Job Training and Employment Caroline Friess Center $150,000

Funds help support employment training, literacy and education services and career counseling to unemployed and underemployed women. The program includes GED classes, job placement and post-training retention support.

Jubilee Arts Program - Intersection of Change $40,000

Funds support an arts program that provides classes and cultural opportunities to adults and children in the Sandtown-Winchester, Upton and surrounding communities with a focus on visual arts and dance.

Jubilee Baltimore, Inc. $100,000

Funds help cover project delivery costs for the restoration of a commercial property on North Avenue in the Station North District and to assist low-income homeowners in Greenmount West with façade improvements and home repairs.

Julie Community Center $60,000

Funds help support a program providing health services, youth after-school programs, emergency food and clothing, adult education programs and other social service activities in East Baltimore.

(Photo by Nate Larson)

Jubillee Baltimore Arts Program.

Learning Is for Tomorrow (Lift) $63,370

Funds support literacy program for persons with disabilities. In addition to teaching reading, the program curriculum includes math, life skills, and computer training.

Martha's Place – Intersection of Change $46,000

Funds help support a long-term residential supportive housing program for women recovering from drug addiction.

Maryland New Directions $135,000

Funds help support a job training program that provides hard-skills training and career counseling to low-income individuals. Services include, case management, computer literacy training and transportation industry certification track education.

Mayor's Office of Human Services $861,500

Funds support Community Action Partnership staff, who run five centers that provide a range of services to Baltimore households. These services include: energy assistance and conservation education, weatherization, financial empowerment, and eviction prevention. The Centers also provide referrals to other government and non-profit agencies concerning mental health, substance abuse, housing and employment development.

Mayor Young and City officials with Johnston Square community leaders at Greenmount & Chase groundbreaking.

Mayor's Office of Small, Minority and Woman-Owned Business Development (MOSMWB) **$125,000**

Funds allocated to support operations and assistance to businesses in six of the city's Main Street districts.

Neighborhood Design Center **$198,000**

Funds help support design and planning assistance to low-income neighborhoods. Services include: strategic planning, concept design for neighborhood revitalization initiatives, defensible space design, and playground design.

Morgan State University-Institute for Urban Research **$45,000**

Funds help support Morgan staff and graduate students to assist neighborhood associations develop community plans and profiles.

People's Homesteading Group **$50,000**

Funds support staff managing the rehabilitation of vacant row houses in the Greenmount West community for sale to low-income homeowners. Funds also support community outreach and organizing in the neighborhood.

Pigtown Mainstreet, Inc. **$50,000**

Funds support the Washington Village/Pigtown Main Street program which assists local businesses with marketing, applying for façade grants and other resources, and capacity building.

Reservoir Hill Improvement Council **$60,000**

Funds support community outreach and organizing, a public safety program, neighborhood cleanups and housing counseling in the Reservoir Hill community.

Roberta's House **$100,000**

Funds provide for grief counseling and bereavement program for adults and children who experience acute emotional distress related to a death and/or traumatic loss.

South Baltimore Learning Center **$65,000**

Funds allocated for the operating costs for an adult educational program that provides reading, math, writing, GED preparation and career counseling services.

Strength To Love II – Intersection of Change $25,000

Funds allocated for an urban farm in the Sandtown-Winchester neighborhood that provides employment training to ex-offenders returning to the community from incarceration.

Upton Planning Committee $80,000

Funds help support citizen participation in community development plans and activities, community cleanups and the redevelopment of vacant lots for community gardens. Upton Planning Committee is a major partner for the Department in the Upton neighborhood and West Impact Investment Area.

Women's Housing Coalition $63,000

Funds used to provide case management, referrals, life-skills training and other supportive services to formerly homeless women and families while living in WHC housing.

SUPPORT FOR SENIORS AND YOUTH

Action in Maturity $35,000

Funds provide transportation services to seniors living in subsidized housing in Baltimore City.

Commission on Aging and Retirement Education (CARE) $500,000

Funds support services for the elderly at three senior centers (1601 Baker, 1700 N. Gay and 1000 Cathedral Streets). Services include recreational activities, a nutrition program, physical fitness, and assistance with Medicare Part D prescription plan registration.

Bright Starts Program – Baltimore Office of Promotion and the Arts $52,150

Funds support a free after-school art instructions program for youth ages 7-15. Workshops include visual arts, theatre, dance, music, and creative writing. Program is offered at after-school sites, such as schools, recreation and community centers.

Ravens Hall of Fame Safety Ed Reed presents the Upton Planning Committee with a generous donation toward community homeownership goals.

Banner Neighborhoods **$85,000**

Funds awarded for year-round after-school and summer programs for youth living in the Patterson Park area of East Baltimore. Activities include reading assistance, art classes and community projects.

The Club at Collington Square–Strong City Baltimore **$50,000**

Funds support the Club at Collington Square, an after-school and summer camp program that provides educational and recreational opportunities for children in kindergarten through 7th grade in the Collington Square neighborhood of East Baltimore.

DHCD Deputy Commissioner Reggie Scriber with community members at a Dawson Safe Have Center Open House.

Coldstream Homestead Montebello **$103,750**

Funds help support an after-school and summer program for area youth, a crime prevention and property maintenance program, and nuisance abatement and neighborhood cleanup efforts.

Creative Alliance **$80,000**

Funds support an after-school/summer arts program that involves youth with history, art training and community services. Funds also support a program that engages new immigrant residents into community life through outreach and education workshops.

Dawson Safe Haven Center **$336,763**

Funds allocated for operating costs of the Dawson Safe Haven Center which carries out after-school and summer programs for area youth. Services provided include emergency assistance, referrals, computer lab, recreation and cultural activities and homework assistance.

Department of Recreation & Parks (City-wide) **$427,900**

Funds support recreation programs for city youth after-school, evenings and at summer camps. Activities are provided at five city recreation centers (C.C. Jackson, Carroll F. Cook, Chick Webb, John Eager Howard, and Greenmount Rec Center). Funds also support youth sports programs for youth ages 10-17 at eleven targeted recreation centers.

Family League of Baltimore **$377,000**

Funds support the Community Schools and Out of School Time programs. These programs serve Baltimore City students during after-vschool hours. The programs combine STEM education, art, academic assistance, and sports.

Greening & Youth Employment Initiative – Parks and People Foundation **$100,000**

Funds help support a program that provides training and employment opportunities for youths ages 14-20 to maintain and beautify public parks and green spaces. The youth also participate in recreational activities, field trips to colleges and universities, and learn about careers and personal finance.

Liberty's Promise **$70,000**

Funds help support an after-school program to educate immigrant youth in civic engagement, and citizenship and offer paid summer internship programs. The program serves immigrant youth between the ages of 15-21, introducing them to American life while exposing them to college and career opportunities.

Power House Youth Program – Living Classrooms **$75,000**

Funds support an after-school and summer program which offers youth residing in the Baltimore Target Investment Zone of East Baltimore an opportunity to participate in academic enrichment curricula and cultural arts education that is designed to increase academic skills.

SuperKids Camp – Parks and People **$ 22,000**

Funds help underwrite transportation costs for a summer program that provides reading instruction, recreation and cultural activities for 1st through 5th grade Baltimore City Public Schools students.

The Village Learning Place **$49,000**

Funds support an after-school program that provides tutoring, computer instruction and cultural enrichment activities for youth living in Central Baltimore.

DHCD Deputy Commissioner Alice Kennedy at Summer Food Service Program kick-off.

COMMUNITY CATALYST GRANTS

The Community Catalyst Grants program (CCG) provides flexible operating and capital support to neighborhood-based organizations, including new and emerging groups working in the City's long-disinvested neighborhoods. In 2019, the Department awarded $1.75 million in hard to obtain operating support to 35 organizations in the City. The program also awarded $3 million in capital to 25 grantees supporting a wide range of investments and leveraging over $52 million in other investments.

Mayor Bernard C. "Jack" Young during Community Catalyst Grants awards program.

OPERATING GRANT AWARDS

Arch Social Community Network **$75,000**

Funds awarded to build capacity in the areas of economic development, youth development and cultural engagement in West Baltimore. Located in the Druid Heights neighborhood of the West Impact Investment Area, the Arch Social has been a fixture of Black Baltimore's civil society for over 100 years and is one of the oldest known, continuously operating African American men's club in the United States. Current programs create opportunities to engage youth leadership in action, build economic opportunities for residents, reinvigorate and enhance culture through the engagement of the arts.

Baltimore Good Neighbors Coalition **$50,000**

Funds awarded for a full-time community organizer in zip codes 21215 and 21217 who works to reduce violent crimes associated with alcohol outlets.

Baltimore Youth Kinetic Energy Collective (BYKE) **$40,000**

Funds support Bike Mechanics, an after-school program that provides jobs and bike mechanics to youth. Funds allow the grantee to offer more programs and develop the curriculum for the youth workshops.

Baltimore Roundtable for Economic Democracy **$47,000**

Funds awarded for a pilot program to prototype with the end goal mobilizing retired business owners to help create successful worker-owned businesses.

Belair-Edison Neighborhood Inc. **$48,000**

Funds for build capacity by hiring a Real Estate Asset Specialist to increase homeownership in the community. The new specialist oversees the acquisition, rehabilitation, and sale of properties.

Bikemore **$35,000**

Funds support a full-time manager position with the goal of building the capacity of the Mobile Bike shop. The bike shop provides free repair services to areas that lack access to bike shops and teaches the community about transportation and land-use issues.

Black Women Build **$65,000**

Funds awarded for strategic planning, accounting, and insurance to support operations for a new program that trains black women to rehabilitate and purchase vacant homes in Upton & Druid Heights. Participants will learn skills which will help them maintain their home and will serve as a resource to future participants in the process.

Bon Secours **$25,000**

Funds support a full-time program manager who will manage the Clean & Green Landscaping & Urban Agriculture programs, which teach youth farming skills and address food insecurity issues.

BRIDGES **$70,000**

Funds support establishing BRIDGES, a new CDC that will focus on the Belvedere Avenue Corridor by providing strategic planning and project management for three integrated real estate projects. Funds will also support the development of a community kitchen to expand community outreach.

Commissioner Michael Braverman, Chief Operations Officer Jalal Greene, and DHCD staff attending an open-house event for Community Catalyst Grant recipient Black Women Build.

Cherry Hill Community Planning Session.

Central Baltimore Partnership **$40,000**

Funds awarded to build the capacity of the Greater Greenmount Community Association (GGCA) and support revitalization in East Baltimore Midway. Funds will support the hiring of dedicated staff members to support GGCA projects, including a block lighting program and a block captain program.

Cherry Hill Development Corporation **$75,000**

Funds support building capacity for Cherry Hill Development Corporation (CHDC) during the first phase of the community's comprehensive revitalization plan. Funds will be used to hire staff and a master planner consultant, and two upgrade IT capabilities for the CHDC.

Coldstream Homestead Montebello **$25,000**

Funds awarded to improve conditions near the Tivoly Avenue development site by establishing a Clean and Green program. Community residents have been recruited to support the Clean and Green program pilot.

Coppin Heights CDC **$75,000**

Funds support capacity building by hiring a community organizer and office assistant in support of the Walbrook Lumber redevelopment project. Funds will support increased community outreach and resident involvement in the CDC's initiatives.

Clergy United for the Transformation of Sandtown **$50,000**

Funds awarded to build organizational capacity by hiring an executive director and administrative assistant who can assist with programs and fundraising. Funds will also support the development of a master plan.

East North Avenue CDC **$50,000**

Funds support hiring of an expert, organization-building consultant to advise and develop capacity of the CDC. Funds also support purchase of office systems.

Endside Out **$50,000**

Funds expand Endside Out's "Know your Health" program at five elementary schools: Cherry Hill, Arundel, Graceland Park, Matthew Henson, and Carter Woodson. Funds also support the launch of Endside Out's new website and the reorganization and restructuring of program curriculum for virtual delivery.

Forest Park Alliance & WBC CDC **$75,000**

Funds awarded to hire consultants, purchase computers, and support operating costs in meeting the shared objectives of a five-member community collaborative.

Garrison Restorative Action **$45,000**

Funds support staff and consultants as they expand programs, engage in strategic planning, and support community organizing. Community outreach events and partnerships with community agencies will allow the organization to improve neighborhood conditions in the Calloway Garrison community.

Greater Baybrook Alliance **$50,000**

Funds expand the community participation of underrepresented groups by partnering with CASA to support growing Latin presence in the Baybrook community.

Habitat for Humanity of the Chesapeake **$40,000**

Funds awarded for the expansion of the HabiCorps program by creating a landscaping pilot program that will provide training for individuals to complete landscaping on Habitat Homes. Participants train with a master landscaper and will learn skills for work on Habitat properties that are also marketable skills for future employment.

Hanlon Improvement Association **$25,000**

Funds support capacity building for the association by opening an office and hiring a director and administrative assistant.

Mayor Bernard C. "Jack" Young and Commissioner Michael Braverman with the Community Catalyst Grants Capital Award winners.

Historic East Baltimore Community Action Coalition **$47,000**

Funds support consulting services and hiring new staff to support Madison East End Community development initiative - a new program aimed at stabilizing the housing market, attracting investment and building a mixed-income "housing ladder." Efforts will focus on engaging residents through property enhancements and repair projects, which will increase the neighborhood value (through facade upgrades), individual housing value and neighborhood pride.

Holy Nativity CDC **$50,000**

Funds support consultant services associated with operations, program, workforce, and economic development of the CDC. Funds will also support the CDC's partnership with Sankofa Children's Museum of African Cultures in both organizations' focus on the neighborhood revitalization.

Impact Hub Baltimore & Twilight Quest **$34,000**

Funds expand the Strategy School program, designed to spur job creation and economic development with small businesses in Main Streets, Violence Reduction Initiative VRI areas and Arts Districts, and to support the transformation of Strategy School program into an online adaptive educational platform.

Intersection of Change **$48,000**

Funds build organizational capacity by supporting the director for Jubilee Arts, Martha's Place and Strength To Love 2. Funds also support the completion of a Strategic Plan for the organization.

KMW/Threshold **$50,000**

Funds support creation of KMW, a subsidiary of Threshold that will undertake development projects, provide development consulting services for proposed residential development in the 400 block of E Lafayette and expand Threshold's pre-release services for non-violent offenders.

Leaders of a Beautiful Struggle **$75,000**

Funds support the establishment of the nation's first black arts and entertainment district on Pennsylvania Avenue, establish the nonprofit organization (The Black Arts District), create a strategic plan and create strategic partnerships for the nonprofit.

Neighborhood Design Center **$25,000**

Funds awarded for the "Plan Together" program, which provides comprehensive planning services in disinvested neighborhoods for projects that require complex approaches for redevelopment.

Parks & People **$40,000**

Funds increase technical capacity by hiring consultants, purchasing equipment and contracting with workforce development programs to provide expertise in design, land-use, construction management, financing and maintenance.

Peoples Homesteading Group **$60,000**

Funds support build capacity building through the hiring a Director of Operations to strengthen efforts to renovate vacant properties and expand market of home sales in the Barclay-Greenmount Historic District. Funds will also support the expansion of the Greenmount Jobs Center.

Sandtown Harlem Park Master Plan **$60,000**

Funds support development of a master plan for Harlem Park and Sandtown to guide redevelopment for these communities.

Southwest Partnership $47,000

Funds awarded for the implementation of a Main-Street style program on West Baltimore Street. Funds will support the hiring of a Community Coordinator and the creation of a residential property inventory and a retail/commercial inventory. Southwest Partnership is a strong partner for the Department leading revitalization activities in the Southwest Impact Investment Area.

Station North Tool Library $70,000

Funds awarded to formalize the nonprofit organization and expand the capacity of its Home Care & Repair program. Funds support the creation of a 501(c)3, development of a strategic plan, and education and outreach to low-income neighborhoods to support affordable housing in areas with rising housing costs.

St. Francis Neighborhood Center $49,000

Funds for hiring staff to support the expansion of the Center's youth programming services and facility, increase administrative capacity, and support the creation of a new website.

Upton Planning Committee $40,000

Funds support hiring of a full-time Main Street Manager for Pennsylvania Avenue, a program associate to help implement master-plan recommendations, and a finance consultant. Funds also support the marketing of the organization. Pennsylvania Avenue is the main corridor for neighborhoods and in the West Impact Investment Area and success of Main Streets efforts vital for neighborhood-level success.

Celebrating the State designation of the Pennsylvania Avenue Black Arts and Entertainment District with Mayor Bernard C. "Jack" Young, City officials, and community members.

CAPITAL GRANT AWARDS

Historic Arch Social Club

American Communities Trust **$87,000**

Funds support the acquisition of up to six vacant properties located on Llewelyn Avenue and Oliver Street in the Broadway East Community. Funds will also be used to support the rehabilitation of the properties for resale.

Arch Social Club **$180,120**

Funds support the upgrade of Arch Social Club's electrical system and improvements needed in the museum as part of the planned rehabilitation of its historic building. Funds will also support ADA-compliant upgrades in the building.

Arch Social Community Network **$100,000**

Funds support revitalization of three properties on the 2400 block of Pennsylvania Avenue as part of ASCN's Community Improvement Project. The goal of the project is to build a new youth, cultural and economic facility to allow ASCN to grow its community involvement program.

Baltimore Rock Opera Society
$47,100

Funds awarded for the renovation of a portion of the historic North Avenue Market into a performing arts venue and nonprofit headquarters. This $1.1 million project includes a 292-seat venue, theater production space, education programs, and administrative offices.

Belair-Edison Neighborhood Inc. **$76,448**

Funds support Belair-Edison's commercial rehabilitation efforts along the 3400 block of Belair Road, including the acquisition and renovation of 3432 Belair Rd.

Black Women Build **$204,750**

Funds awarded to reduce blight and train black women to rehabilitate 10 houses and sell them at affordable rates in Baltimore neighborhoods. First homes are on Etting Street in Druid Heights in the West Impact Investment Area.

BRIDGES **$300,000**

Funds awarded to support a mixed-income housing project offering families affordable rental housing and townhomes for homeownership.

City Life – Community Builders **$125,000**

Funds support tenant improvements for a new mixed-use space in the Hoen Lithograph building redevelopment. When complete, Hoen will host the largest workforce training and job placement center in the area and provide a bustling hub in the East Impact Investment Area.

Civic Works **$225,000**

Funds support the HUBS initiative, providing low-income older adult homeowners in Baltimore City with extreme emergency home repairs.

Coldstream Homestead Montebello **$125,000**

Funds awarded for the scattered site rehabilitation of seven homes in partnership with The Children's Guild and Civic Works. The project will help eliminate blight, provide homeownership opportunities for low- and moderate-income families, and give job training experiences for youth.

Civic Works Home Repair Project

Countered **$90,000**

Funds for development of a "healthy corner store" in the Madison Avenue/Penn-North neighborhood. Countered will offer a model for how hot prepared food made from whole ingredients, and fresh produce can be brought to food deserts.

Creative Alliance **$125,000**

Funds support the redevelopment of a vacant commercial building in East Baltimore into a multicultural education center. With equipped classroom/studios, a professional teaching kitchen, and professional quality dance studio, the Creativity Center will provide model education, job training, and community-building programs for residents of all ages and backgrounds.

Druid Heights CDC **$125,000**

Funds support Phase II of the Bakers View Homeownership Development Project - a project designed to reduce the offer lower-density, affordable, homeownership opportunities in newly constructed townhomes with green spaces and parking in a mixed-income community. This project is a critical anchor for redevelopment in the West Impact Investment Area.

East Baltimore Historical Library **$125,000**

Funds support the construction of a permanent home for the East Baltimore Historical Library in three rowhomes on the campus of the Henderson-Hopkins School. With the completion of this project, the East Baltimore Historical Library will have a permanent space within which to tell the stories and preserve the unique history of East Baltimore residents.

Forest Park Alliance/WBC CDC **$125,000**

Funds awarded for acquisition, development, construction and renovation of vacant properties in six communities in Forest Park Alliance. Funds also support a new a senior homeowner assistance program to assist senior citizens with home maintenance and energy-saving weatherization measures.

Greater Baybrook Alliance **$125,000**

Funds provide subsidies to private investors to rehabilitate vacant or distressed commercial properties on the key Patapsco Avenue and Hanover Street corridors to get them move-in ready for new businesses.

Harwood Community Association **$125,000**

Funds awarded to improve the housing stock in the East Harwood through residential façade improvements, while supporting the subsidization of housing sales in the area.

Heritage Crossing Resident Association **$40,000**

Funds awarded for the redesign and restoration of the deteriorated MLK Boulevard and Franklin Street entrance to the community. The restoration of this entrance is needed as a catalyst for homeownership retention/development and the reduction of crime and blight in the community.

Historic East Baltimore Community Action Coalition, Inc. **$65,000**

Funds support the Madison East End Development Initiative - specifically the repair/renovation of exterior homes in the project area. The focus of the initiative is to preserve homeownership while stabilizing and strengthening the housing market in the neighborhoods.

KMW/Threshold, Inc. **$125,000**

Funds support the predevelopment and development of new residential townhomes located on a group of vacant lots in Greenmount West.

Monarch Butterfly & WBC **$158,000**

Funds support the restoration of vacant properties and the Welcome Home Program - a collaborative effort from Forest Park communities to restore vacant sites and properties towards energy-efficient affordable homes to purchase for low-to-moderate income homebuyers.

Neighborhood Housing Services Baltimore **$125,000**

Funds support tenant build-out for a food hall on the ground floor of the new Walbrook Mill Apartments, a 65-unit mixed-income multifamily rental community adjacent to Coppin State University on W. North Avenue.

People's Homesteading Group **$200,000**

Funds for the rehabilitation of nine deteriorated, vacant houses for homeownership. Several of the properties will be sold to low- or moderate-income homeowners.

Strong City Baltimore **$250,000**

Funds support the completion of Strong City Baltimore's move to the Hoen Lithograph Building, where Strong City will be the lead anchor tenant of the new Center for Neighborhood Innovation.

UPC Westside CDC **$50,000**

Funds awarded for site development and construction of five storefronts and eight apartments along the Pennsylvania Avenue Corridor as part of Shops at the Triangle development project.

OTHER CITY SUPPORT

Roberta's House Bereavement and Grief Center **$300,000**

Fund support demolition of blighted buildings at 906-910 East North Avenue, the site of the Roberta's House Bereavement and Grief Center development in the East Baltimore Midway Impact Investment Area.

The Compound **$300,000**

Fund support demolition of blighted buildings at 2555 Kirk Avenue home to "The Compound," a multi-purpose cultural space providing affordable housing to 10 working artists, affordable work/studio space to 24 artists and artisans, and employment and training opportunities in the East Baltimore Midway Impact Investment Area.

BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

INVESTING IN NEIGHBORHOODS

City and State officials during the Harlem-Edmondson RFP Award Press Event.

INVESTING IN NEIGHBORHOODS

In 2019, three long-standing, large-scale new construction or multi-block rehabilitation projects took major steps forward. Projects at this scale reposition long-disinvested neighborhoods in the marketplace and provide critical mass for equitable community revitalization.

Upton: 800 Edmondson and Harlem Avenue

In March, DHCD awarded 38 vacant, historic rowhomes on the 800 blocks of Edmondson and Harlem Avenues to Upton Renaissance, LLC. The selected developer will rehabilitate these elegant townhomes and bring new homeowners to the Upton neighborhood. These critical blocks were originally acquired by the City in the early 2000s to bolster the then newly built Heritage Crossing development and extend its positive market impact into West Baltimore. With the support of the Upton Planning Committee, the State of Maryland, and the City, Upton Renaissance will realize this strategic vision.

- Project achieves a whole block turnaround with restoration of these City-owned three-story Italianate rowhouses for new buyers.
- Upton Renaissance, LLC, is a minority-led, experienced development team including Tower Hill Harrison Development, Parris Development and Stanton View Development.
- The Maryland Department of Housing and Community Development C.O.R.E. program has provided $1 million to stabilize the units and the City is committing $1.7 million in City capital to support redevelopment.

Commissioner Michael Braverman addressing City officials and attendees during the Harlem-Edmondson RFP Award Press Event.

Coldstream Homestead Montebello: Tivoly Redevelopment

In June, DHCD awarded the first phase of the "Tivoly Triangle" site in the heart of the Coldstream Homestead Montebello community to Leon N. Weiner and Associates and Urban Green, LLC. The selected developer will ultimately construct a new "eco-village" development on nine-acres of cleared land replacing a blighted site with a new unique and attractive, homeownership community.

- The first phase of the project includes a mix of housing options with 34 duplexes and 5 single-family homes.
- Homes are priced from $250,000 to attract middle-class families and anchor ongoing revitalization of the CHM neighborhood in partnership with the Coldstream Homestead Montebello Community Corporation.
- Homes will be locally manufactured by Baltimore-based Blueprint Robotics using computer-based design and robotic technology and will include state-of-art solar energy-efficient systems.
- The development will be Baltimore's first "net-zero" neighborhood with homes that generate 100 percent of the energy they consume using efficient design and renewal energy sources such as solar.
- The City of Baltimore and State of Maryland via Project C.O.R.E have invested over $10 million in removing blight and preparing the site for redevelopment.

Coldstream Homestead Montebello Tivoly Triangle RFP Award Press Event.

Park Heights: Major Redevelopment Area

In September, after years of planning and acquisition, the first 17-acre phase of a 68-acre Major Redevelopment Area in Central Park Heights was awarded to the NHP Foundation(NHPF) development team. When completed, the development will offer rental and homeowner opportunities at market rate and affordable prices, a mix of retail sites, and attractive public open space.

- Development will include 288 housing units in a mix of styles including townhomes and multi-family apartments.
- The project is a component of a holistic, whole-neighborhood revitalization. Other public amenities include the expansion of C.C. Jackson Park, a proposed new library, community garden space, an urban plaza, pocket parks and two newly built or reconstructed 21st Century Schools - Arlington Elementary and Pimlico Elementary/Middle School.
- The development team has extensive national and local experience and includes the NHP Foundation, the Henson Development Company and Merenberg Enterprises, Inc., and will work closely with community partners led by Park Heights Renaissance.
- Land assembly and site clearance for the 68-acre site totaled more than $13 million in City, slots related revenue, and State Project C.O.R.E. resources.
- Estimated to be completed in 2025, the project will leverage $68 million in new investment and $130 million in total economic output including $47 million in labor income and 804 jobs.

Park Heights RFP Award Press Event attendees examine redevelopment plans for Central Park Heights.

City officials, HABC officials, developers, and community members break ground on PSO Transformation project.

Perkins Somerset Oldtown: Choice Neighborhood

Located within minutes of Downtown Baltimore and the thriving waterfront, Perkins Somerset Oldtown (PSO) is a community of over 5,939 residents in 2,122 households. Built in 1942, the Perkins Homes public housing site at the center of this area has long outlived its useful life. The long-term vision of the PSO transformation Plan is to transform Perkins Homes and the surrounding community into a Community of Choice, an inviting area that promotes resident pride and unity among neighbors and is integrated into the surrounding area—a new model for a 21st century urban neighborhood.

The redevelopment project includes 629 new units of public housing, a one-for-one replacement for current Perkins Homes ensuring no current households are displaced. The project will incorporate over 400 additional market-rate and affordable units of family housing to ensure a thriving mixed-income neighborhood. PSO is a holistic neighborhood revitalization including the restoration of the Oldtown retail district, a newly constructed, state-of-the-art City Springs Elementary-Middle School, a rebuilt Chick Webb recreation Center, as well as park, streetscape and infrastructure upgrades. This project represents $800 million in total investment and is supported by a $30 million Neighborhood Choice grant from federal Department of Housing and Urban Development, as well as multi-year, multi-million commitments from the State and the City.

In July, the first phase of the project broke ground - 1234 McElderry Apartments, a $30 million 104 unit mixed-income rental project with 84 affordable units and 20 market-rate units.

East Impact Investment Area: HOEN Building

In 2019, with the additional assistance of two CCG grants, the renovation of the historic Hoen Building as the Center for Neighborhood Innovation was completed. The Center brings together community members, social entrepreneurs, nonprofits, service providers, and researchers committed to solving challenges facing Baltimore's neighborhoods. For nearly a hundred years, the site was home to the A. Hoen & Company Lithography plant creating everything from iconic National Geographic maps to Topps baseball cards to concert placards. The building became vacant like so many other industrial properties and fell into dereliction and ultimately City-ownership. In 2014, the City awarded the redevelopment rights to City Life Historic Properties, later adding Cross Street Partners and Strong City Baltimore as a nonprofit partner. The redevelopment of this historic whole-block, six-building campus represents $28.6M in total investment including federal, state and city support.

Tenants of the new Hoen Building include the non-profit Strong City Baltimore, Associated Builders and Contractors (ABC) and City Life Community Builders. Nationally recognized for the quality of the preservation work, the Hoen Building is central to other neighborhood improvements, attracting significant private investment to the Broadway East Impact Investment Area.

Hoen Lithograph Building in East Baltimore.

EXPANDING AFFORDABLE HOUSING

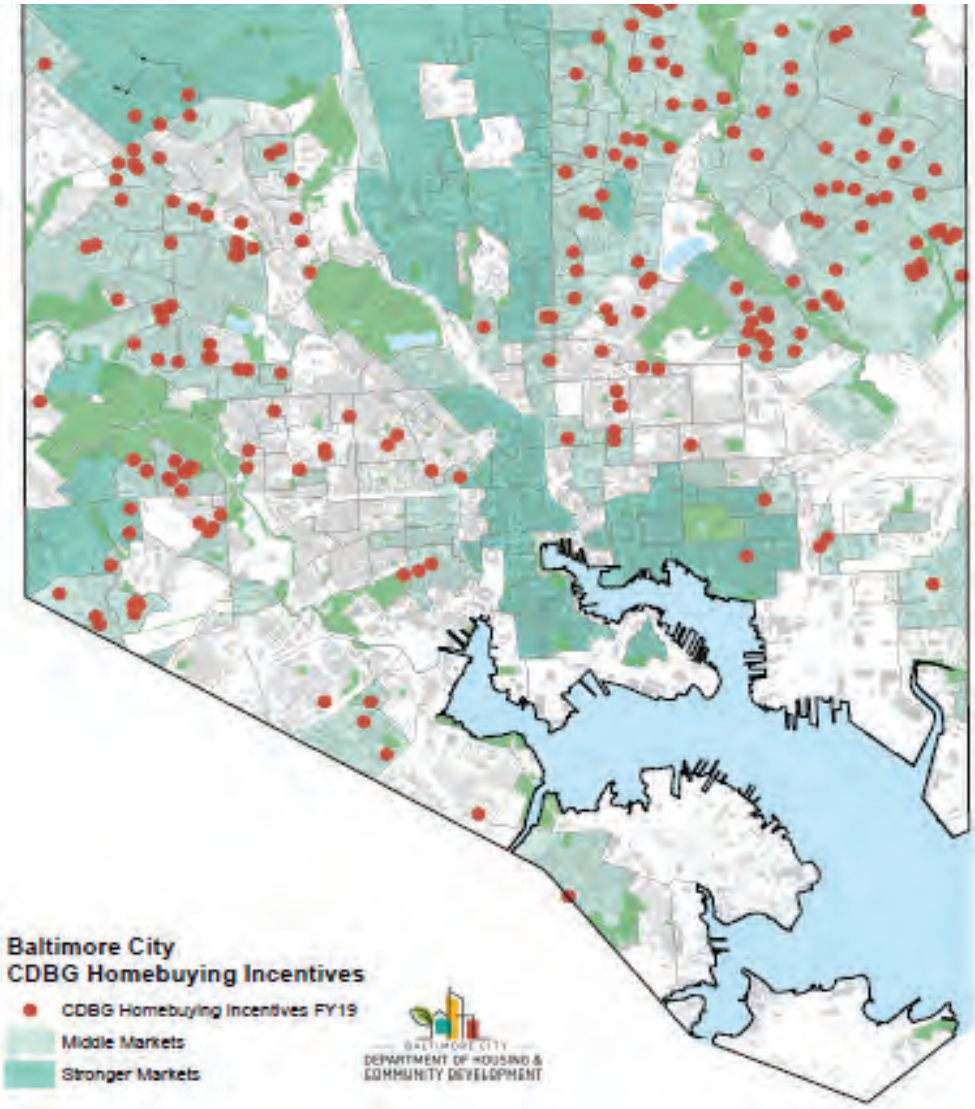
The Affordable Housing Trust Fund Commission hosting a monthly meeting in City Hall.

EXPANDING AFFORDABLE HOUSING

Using local, state and federal resources - DHCD works with communities and developers to help produce housing for low-income households. Most commonly, HOME Investment Partnerships Program funds are used in combination with Low Income Housing Tax Credits and other state and local subsidies and private capital for affordable rentals and CDBG funds for affordable homeownership.

AFFORDABLE HOMEOWNERSHIP SUPPORT

Through the Division of Homeownership and Housing Preservation, DHCD provides down-payment assistance incentives to low- and moderate-income homeowners throughout the City. In 2019, the Department provided more than $2 million in incentives, primarily to African-American homebuyers in middle-income City neighborhoods. DHCD also supports housing counseling through CDBG and other sources.



AFFORDABLE RENTAL HOUSING DEVELOPMENTS

Bakers View
City Bond $1.1 million

In March of 2019, the Druid Heights Community Development Corporation closed on financing, including $1.1 million in City Bond capital and began construction in [June 2019] on six townhouses in Phase Two of its 87 unit affordable, homeownership development program. Built on the cleared site of a formerly blighted block, these townhomes reduce density in the neighborhood, will face a new urban square, and will anchor ongoing catalytic improvements in the Druid Heights neighborhood.

1234 McElderry Apartments
HOME loan $1.5 million

In May of 2019, DHCD closed on project financing with the non-profit Mission First Housing Development Corporation in partnership with the Henson Development Company on this $30-million 104 unit mixed-income rental project. 1234 McElderry includes 84 affordable units and 20 market-rate units as well as ground-level retail. Constructed on the site of the former Somerset Homes, the project is the first phase of the multi-phase Perkins Somerset Old Town Transformation Plan.

Greenmount Chase Multifamily Apartments
HOME loan $2 million

In June of 2019, DHCD closed on a $2 million HOME loan to ReBuild Metro in support of this $16 million, affordable rental new construction project in the Johnston Square neighborhood. Greenmount Chase Multifamily Apartments began construction in [June 2019] and will anchor ongoing catalytic investments in Johnston Square.

Marshall Gardens
City PILOT, City Funded Demolitions and Low-Cost Land

Marshall Gardens is an 87-unit development of 60 townhomes and a 27-unit apartment building encompassing three vacant city blocks in the Upton and Druid Heights neighborhoods of Central West Baltimore. Mostly new construction, the project includes the rehabilitation of five existing, historic rowhouses. The City completed demolition and conveyed the land at nominal cost and approved a PILOT in September of 2019. Occupancy is expected in 2021.

Four Ten Lofts Apartments
HOME loan $750,000, City Bond $400,000

In November of 2019, DHCD closed on HOME funds and City capital resources to Four Ten Lofts, LLC, a joint venture consisting of the French Development Company and Episcopal Housing Corporation, for 68 affordable rental units within a 76-unit mixed income development in downtown Baltimore. Forty-eight units are targeted to artists and 20 will be set aside as permanent supportive housing for chronically homeless individuals.

Park View at Coldspring
HOME loan $1.1 million

RF Coldspring Limited Partnership, a joint venture consisting of affiliates of Enterprise Homes, Inc, Unity Properties and M&T Bank closed on financing including a HOME loan in November of 2019. Funds will help preserve and upgrade ninety-nine affordable rental units for low-income elderly households in Coldstream New Town community. The total development cost of the renovation project is over $16 million.

22 Light Street Apartments
HOME loan $1 million HOME

Located in downtown Baltimore, 22 Light Street Apartments, LLC will provide thirty-six affordable units for low-income households within a forty-unit historic commercial building. In December of 2019, DHCD provided $1 million in HOME funds to the developer of the site, Osprey Development, leveraging $21 million in total development costs. 22 Light was one of the first buildings constructed after the Baltimore Fire of 1904. The adaptive reuse of the former distillery and office building will provide affordable units in heart of downtown.

BUDGET SUMMARY

Administrative and Operating Costs

FUNDING SOURCE CATEGORY	FY19 BUDGET (7/1/2018 - 6/30/2019)	FY20 BUDGET (7/1/2019 - 6/30/2020)
Local	$31,787,239	$32,000,451
Federal	$6,408,078	$6,748,522
State	$754,498	$1,666,921
Affordable Housing Special Fund	$0	$392,109
Total:	**$38,949,815**	**$40,808,003**

Capital Budget - Local Funds Only

SOURCES OF FUNDS	FY 2019 (7/1/2018 - 6/30/2019)	FY 2020 (7/1/2019 - 6/30/2020)
DHCD CAPITAL BUDGET SOURCES		
BONDS	$15,265,000	$16,580,000
BONDS - AFFORD HSNG	$3,000,000	$5,000,000
G/F HUR (MVR)	$1,625,000	$1,375,000
GENERAL FUNDS	$3,169,000	$8,275,000
CIP FundingTotals:	**$23,059,000**	**$31,230,000**

Mercy