



BUYINTOBMORE BUNDLES

PARK HEIGHTS BUNDLES

The Department of Housing and Community Development is seeking developers interested in rehabilitating properties along the 3400, 3600 and 4200 blocks of Park Heights Avenue. We are offering 3 property bundles for homeownership outcomes in which applicants may apply for a single or multiple bundles. Applicants cannot apply for individual properties within the bundle. The three bundles are:

3400 BLOCK (4 Properties) Park Circle	3600 BLOCK (6 Properties) Park Circle	4200 BLOCK (4 Properties) Central Park Heights
3303 HENRY G PARKS JR CIR 3411 PARK HEIGHTS AVE 3421 PARK HEIGHTS AVE 3423 PARK HEIGHTS AVE	3607 PARK HEIGHTS AVE 3609 PARK HEIGHTS AVE 3627 PARK HEIGHTS AVE 3629 PARK HEIGHTS AVE 3643 PARK HEIGHTS AVE 3653 PARK HEIGHTS AVE	4210 PARK HEIGHTS AVE 4212 PARK HEIGHTS AVE 4216 PARK HEIGHTS AVE 4226 PARK HEIGHTS AVE

The 14 properties are located within the Park Circle neighborhood, range in size from approximately 1,500 – 2,000 sq ft. and are zoned R-6. Properties are a mix of 2 story porch-front style rowhomes homes, located at a key entryway into the Park Heights community. The spacious properties feature beautiful mature trees and sizeable rear yards. The buildings are currently vacant and will be sold in “as-is” condition.

Developer Incentives

To assist with development, **each property will be eligible to receive up to \$50,000 in appraisal gap funding**, as justified by a certified property appraisal or recent broker price opinion, and an accepted development pro forma and project budget. Eligible projects must be single family projects for homeownership in the City's designated Impact Investment Areas and serving households that earn no more than 80% of the HUD Area Median Income (AMI), as adjusted by household size. For more information, please review the [Developer Incentive Program NOFA](#).

How To Apply

These bundles are being offered through our BuyIntoBmore website at <http://buyintobmore.baltimorecity.gov/> . Once there, select Purchase City Property and "Bundle Sales" under Programs.

Background check criteria is outlined below and will apply as a baseline for consideration.

Background Check Criteria:

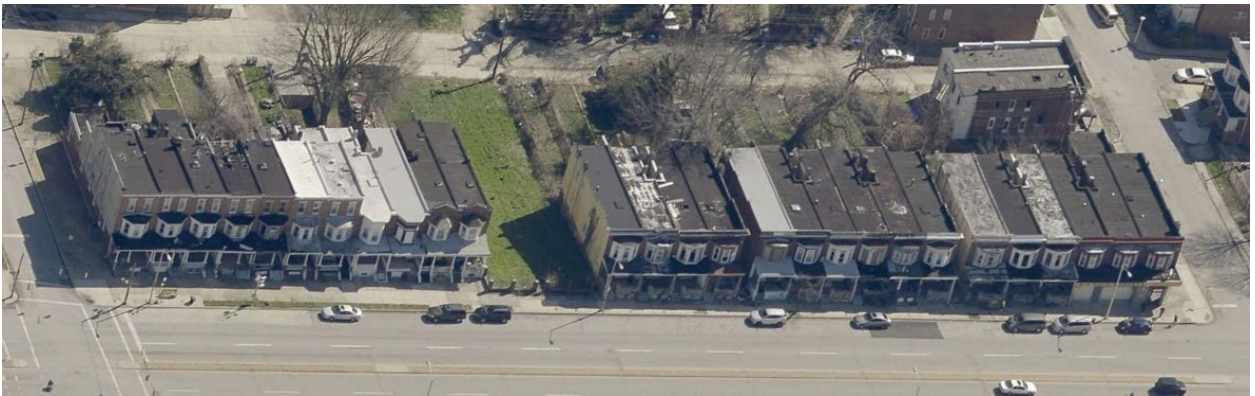
- 1. \$90,000 available for rehab per property applied for**
- 2. Does the applicant own vacant building inventory older than two years?**
- 3. Does the applicant own vacant building inventory for less than two years without a recent open/active permit?**
- 4. Does the applicant have open or pending criminal cases that might result inability to complete project?**
- 5. Applicant does not have any open federal or state liens.**
- 6. Applicant does not have any open federal or state judgments.**

Below are aerial images of the blocks with the properties being offered.

3400 block



3600 block



4200 block

