Central Baltimore Housing Strategy

Residential Development and Marketing Task Force

March 9, 2016
Central Baltimore Housing Goals

• Build strong, stable housing markets in all neighborhoods
• Grow by 3,000 households
• Preserve and improve affordable housing
Key Activities

• Raise $17.5 million
• Calm traffic on all residential streets
• Improve schools to middle-class quality
• Reduce number and impact of metropolitan-serving clinics
• Market Neighborhoods
Progress 2012-2016

- 265 Vacants Rehabbed
- All Neighborhoods Strengthened
- 500 New Housing Units
- 151 New Affordable Units
- Public Housing Improved
Progress 2012-2016

265 Vacants Rehabbed – Greenmount West
Progress 2012-2016

265 Vacants Rehabbed - Barclay
Progress 2012-2016
265 Vacants Rehabbed - Remington
Progress 2012-2016
All Neighborhoods Strengthened - Greenmount West
Progress 2012-2015

All Neighborhoods Strengthened - Barclay
Progress 2012 – 2015

All Neighborhoods Strengthened - Remington
Progress 2012-2016

500 New Housing Units - Barclay
Progress 2012-2016
500 New Housing Units - Charles Village
Progress 2012 - 2015
500 New Housing Units - Remington
Progress 2012-2015
500 New Housing Units - Greenmount West
Progress 2012-2016

151 Affordable Housing Units - Barclay
Progress 2012 - 2016
Public Housing Improved – Charles North
Progress 2012-2015
Public Housing Improved - Barclay
Goal 1

Create Strong, Stable Housing Markets in All Central Baltimore Neighborhoods
Strong and Stable
Plug Financing Gaps for Row House Rehab -
$6.5 million
## Strong and Stable Neighborhoods
### Plug Financing Gaps

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Houses</th>
<th>Cost</th>
<th>Gap</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barclay</td>
<td>50</td>
<td>13.6 mil</td>
<td>1.0 mil</td>
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<tr>
<td>Charles North</td>
<td>5</td>
<td>1.8 mil</td>
<td>200K</td>
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<tr>
<td>Charles Village</td>
<td>25</td>
<td>15.2 mil</td>
<td>2.2 mil</td>
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<td>Greenmount West</td>
<td>30</td>
<td>8.0 mil</td>
<td>560K</td>
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<tr>
<td>Harwood</td>
<td>30</td>
<td>7.2 mil</td>
<td>1.0 mil</td>
</tr>
<tr>
<td>Old Goucher</td>
<td>10</td>
<td>3.4 mil</td>
<td>565K</td>
</tr>
<tr>
<td>Remington</td>
<td>30</td>
<td>7.0 mil</td>
<td>800K</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>180</strong></td>
<td><strong>56.2 mil</strong></td>
<td><strong>6.2 mil</strong></td>
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**Central Baltimore Partnership**
Strong and Stable Neighborhoods

Improving Livability
Strong and Stable Neighborhoods

$3 Million for Non-residential development- Waverly Main Street
Strong and Stable Neighborhoods

Improve Schools
Strong and Stable Neighborhoods

3-Legged Stool for Families

[Diagram with three images: a building, a street, and a triangle]
Goal 2
Grow Central Baltimore by 3,000 Net New Households
3,000 Net New Households

Progress 2012-2015

Vacants Rehabbed 265
New Units Developed 500
Total 765
3,000 Net New Households

Reduce Vacancy by Strengthening Neighborhoods

Household Gain: 850
3,000 Net New Households
How Much New Construction?

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Progress 2012-2015</td>
<td>765</td>
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<tr>
<td>Vacancy Reduction</td>
<td>850</td>
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<td><strong>Subtotal</strong></td>
<td><strong>1,615</strong></td>
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<tr>
<td><strong>New Construction</strong></td>
<td><strong>1,385</strong></td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>3,000</strong></td>
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</table>
3,000 Net New Households
Remington - $3 Million
3,000 Net New Households
Charles North – Amtrak Sites
3,000 Net New Households
Charles North - Tony Cheng Sites
3,000 Net New Households
Charles North – Building a Residential Market Through Non-Residential Development - $3 million
3,000 Net New Households
Barclay/Old Goucher - $1 Million
Goal 3

Maintain Income Diversity
Improve Current Affordable Housing Units
Maintain Income Diversity
Remington - Miles Avenue
Maintain Income Diversity
HUBS
Maintain Income Diversity
Greenmount West Legacy Residents