Census Demographics

Housing and Community Development

Children and Family Health

Crime and Safety

Workforce and Economic Development
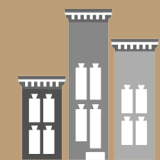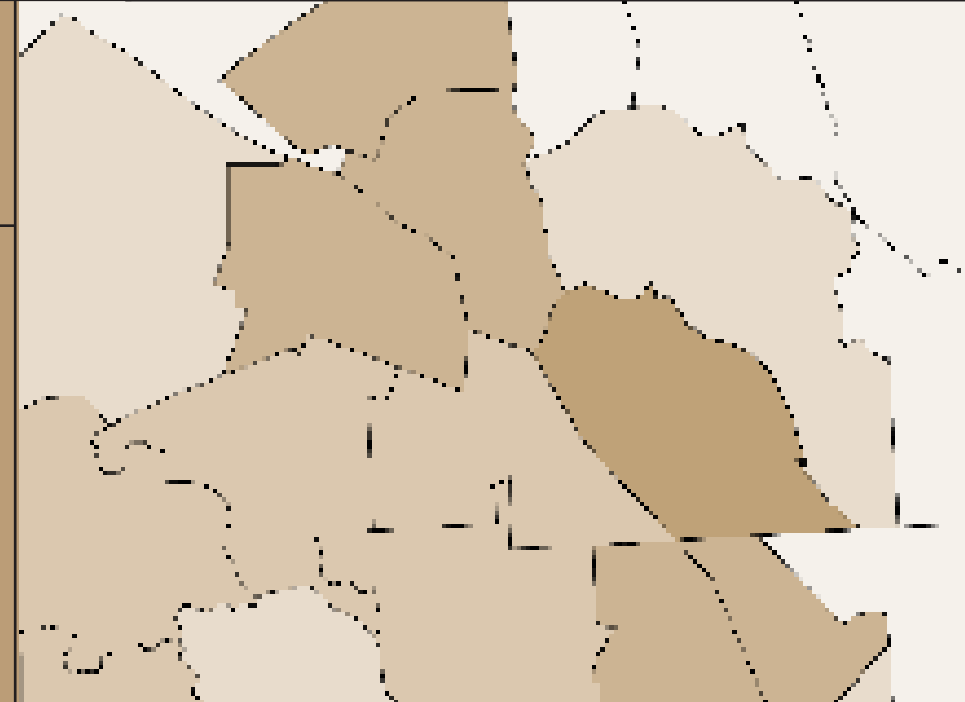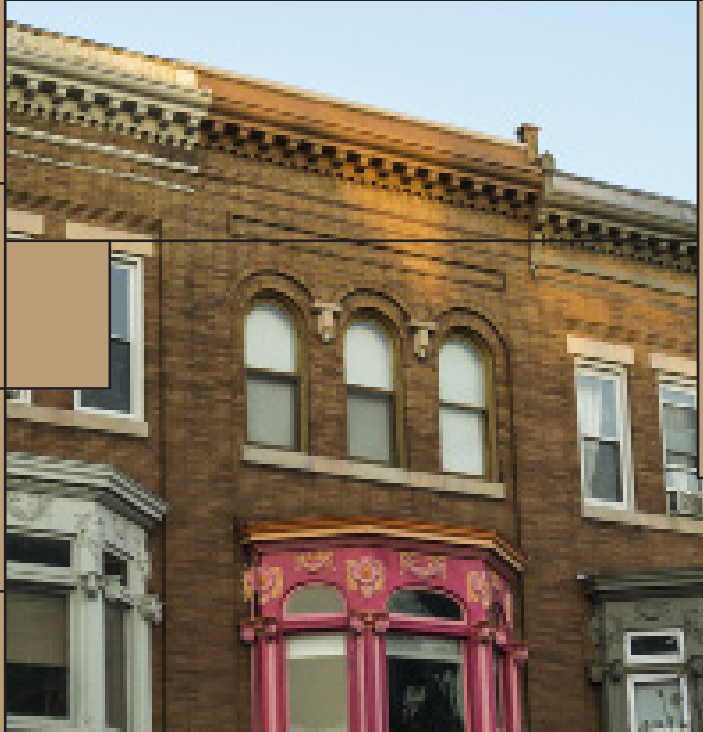
Education and Youth

Arts and Culture

Sustainability

SPRING 2017
VITAL SIGNS 15

Measuring Progress Toward a Better Quality of Life in Every Neighborhood

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T he housing stock within neighborhoods represents the majority of real estate for most communities in Baltimore City, including areas that had traditionally been central business districts. Therefore, understanding localized housing markets is critical for individual property owners as well as community-based organizations to maintain stability in terms of sales prices and occupancy. Some communities in Baltimore are also engaged in proactively demolishing obsolete building stock and bringing in new housing. The housing market in Baltimore has been slowly recovering from the national economic recession that began in 2007. *Vital Signs 15* shows that the median sales prices and occupancy rates have increased for most neighborhoods.

Following the national trend in other metropol- itan areas,[1] the percentage of renter households is increasing in Baltimore. The number of rental housing units has also increased to meet the demand. However, rent affordability is impacting more than 50% of Baltimore renter households, and several middle-income neighborhoods are experiencing low affordability overall. Of particular concern is housing for Baltimore's households with children; according to analysis of the American Housing Survey from the past 40 years, the fraction of children living in unaffordable housing has doubled[2] since the 1970's.

Several indicators in *Vital Signs 15* measure the quality of the housing particularly whether the housing is vacant and abandoned which has slowly been increasing in Baltimore. In 2015, Maryland Governor Hogan announced funding for Project C.O.R.E.[3] to support the City's ability to demolish buildings deemed unsafe. The rate of demolition in 2015 has significantly increased in neighborhoods with high vacancy.

Although the *Vital Signs* reports have been tracking housing-related indicators in Baltimore since 2000, recent housing market conditions due to the national economic recession that began in 2007 combined with other factors of neighborhood change in an urban setting required the development of a more robust set of indicators to truly assist neighborhoods preparing for ongoing change. The indicators in this chapter aim to help neighborhoods track the following issues:

- *Nature of Sales:* Mortgage-based sales generally suggest that the housing unit will be owner occupied. Cash-based sales suggest investment transactions that may not be occupied by the buyer, or possibly not occupied at all.[4] Bank-owned (REO) sales occur after a property owner has been foreclosed upon, which typically means that displacement has occurred.

- *Housing Affordability & Choice:* Housing costs can be a burden for households on a fixed- or low-income, those have experienced job loss or displacement, or where housing values are increasing rapidly. Federal housing choice vouchers assist households by subsidizing rent for units in the private market, but some neighborhoods have rents too high for landlords to accept vouchers.

- *Unoccupied vs. Vacant:* Vacant and abandoned housing is relatively easy to identify with boarded up windows and/or an official condemnation notice. Homes that are

1   Sean Capperis, Ingrid Gould Ellen & Brian Karfunkle (2015), "Renting In America's Largest Cities" NYU Furman Center/Capital One
2   Holupka, C.Scott and Sandra Newman (2011). "The Housing and Neighborhood Conditions of America's Children:
     Patterns and Trends over Four Decades," Housing Policy Debate, Vol. 21, No. 2, pp. 215-246.
3   For more information on Project C.O.R.E (Creating Opportunities for Renewal and Enterprise), visit the Maryland Department
     of Housing and Community Development website http://dhcd.maryland.gov/ProjectCORE/
4   Alan Mallach, "Depopulation, Market Collapse and Property Abandonment" in *Rebuilding America's Legacy Cities*, Alan Mallach editor, 2012. The American Assembly

unoccupied and do not have anyone living in them are less obvious from appearance alone, but are a growing concern for many neighborhoods. Homes that the United States Postal Service no longer delivers mail to can be considered unoccupied.

- *Tax relief*: Although Baltimore City has one of the highest property tax rates in the State of Maryland, many residents avail themselves to tax credit programs based on ownership status, income eligibility and/ or rehabilitation of historic properties.

Vital Signs 15 tracks 21 indicators for Community Statistical Areas (CSAs)[5] designed to follow the city's housing market and community development processes over time. These indicators are grouped into the following categories: *housing market, affordability, tax credits, permits and code enforcement*, and *total residential properties.*

Data

Data for *Vital Signs 15* housing indicators comes from sources that can be grouped into the following categories:

- *City sources*: Baltimore City Department of Housing, Baltimore City Circuit Court, Baltimore City Department of Finance, BidBaltimore

- *State sources*: Maryland Department of Planning

- *Federal sources*: United States Postal Service, Bureau of the Census, American Community Survey, Department of Housing and Urban Development

- *Proprietary sources*: First American Real Estate Solutions, RBIntel

When possible, indicators are created by normalizing data by the number of residential properties to establish rates that allow for comparison across neighborhoods and over time.

Housing Market

Nine housing market indicators for Baltimore's neighborhoods are included in *Vital Signs 15*: *median price of homes sold; total number of homes sold; median number of days on market; percent of homes sold in foreclosure; percent of homes sold for cash; percent of properties under mortgage foreclosure; percentage of properties that are owner-occupied;* and *percent of residential properties that do not receive mail*. A new indicator in *Vital Signs 15* is the *percentage of residential tax lien sales.*

- Between 2014 and 2015, the total number of homes sold in Baltimore City decreased by -11.3% from 7,822 to 6,583. The highest number of homes were sold in Patterson Park North & East (362), Inner Harbor/Federal Hill (321), and Medfield/Hampden/Woodberry/Remington (314). The lowest number of homes sold were in

Cherry Hill (7), Poppleton/The Terraces/Hollins Market (19), and Dickeyville/Franklintown (20).

- Between 2014 and 2015, the median sales price of homes sold decreased by -1.1% from $126,325 to $125,000. The CSAs with the highest median home sales in 2014 include South Baltimore ($306,000) North Baltimore/ Guilford/Homeland ($305,000), and Canton ($302,900). The CSAs with the lowest median home sales include Sandtown-Winchester/ Harlem Park ($12,550), Southwest Baltimore ($15,600), and Greater Rosemont ($17,500).

- The largest percentage increases in median home sales prices between 2014 and 2015 were experienced in Loch Raven, Northwood, and Greenmount East. The greatest percentage decreases in median sales price occurred in Oldtown/Middle East, Pimlico/ Arlington/Hilltop, and Southwest Baltimore.

- Between 2014 and 2015, the median number of days that a house was listed on the market in Baltimore City decreased slightly from 38 to 37. The CSAs where it took the least amount of time to sell a home in 2015 included Westport/ Mt. Winans/Lakeland (26.0 days) and Greater Roland Park/Poplar Hill, Medfield/Hampden/ Woodberry/Remington, Mt. Washington/ Coldspring, and Patterson Park North & East (27.0 days). The CSAs with the longest median days on the market in 2015 were Poppleton/ The Terraces/Hollins Market (69.0 days) and Dickeyville/Franklintown (66.0 days).

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5 CSAs are groups of census tracks that correspond to neighborhoods. See *Vital Signs 15* Introduction

- Baltimore City's owner-occupancy rate was 56.1% in 2015. The CSAs with the highest percentage of owner-occupied properties Claremont/Armistead (85.1%), Cross-Country/Cheswolde (82.3%), and Mt. Washington/Coldspring (82.0%). The CSAs with the lowest percentage of owner-occupied properties Madison/East End (24.3%) and Southwest Baltimore (25.0%).

- Between 2014 and 2015, the percentage of homes sold under foreclosure or as a real estate owned (REO) sale declined from 2.0% in 2014 to 1.6% in 2015. The CSAs with the highest percentage of homes sold under foreclosure in 2015 were Downtown/Seton Hill (7.4%) and Pimlico/Arlington/Hilltop (5.4%). Seven CSAs had zero homes sold in foreclosure.

- Between 2014 and 2015, the percentage of all homes sold in Baltimore purchased in cash increased from 45.9% in 2014 to 46.3% in 2015. For two CSAs, over 90% of the homes sold were cash-based purchases: Sandtown-Winchester/Harlem Park and Madison/East End. Conversely, in 2015, there were three CSAs where less than 20% of the homes sold were purchased with cash: South Baltimore, Canton, and Fells Point.

- The percentage of homes in Baltimore City receiving notice of a mortgage foreclosure filing decreased from 2.0% in 2014 to 1.7% in 2015. The highest foreclosure rates occurred in Dickeyville/Franklintown (3.4%), Cedonia/Frankford and Belair-Edison (3.2%). The lowest foreclosure filing rates occurred in Greater Roland Park/Poplar Hill (0.2%) and Inner Harbor/Federal Hill (0.3%).

- Between 2014 and 2015, the percent of residential addresses that did not receive mail from the U.S. Postal Service identified as unoccupied for more than 90 days declined from 8.4% to 7.5%. The CSAs with the highest percentages of addresses not receiving mail were Penn North/Reservoir Hill (21.8%), Greater Mondawmin (17.6%), and Sandtown-Winchester/Harlem Park (17.4%). The lowest percentages occurred in Cross-Country/Cheswolde (0.6%) and Downtown/Seton Hill (1.0%).

- From 2014 to 2015, the CSAs with the greatest increase in the percentage of addresses not receiving mail were Chinquapin Park/Belvedere (+2.6%) and Penn North/Reservoir Hill (+2.5%). The CSAs with the greatest decrease in the percentage of homes not receiving mail were Madison/East End (-2.9%) and Belair-Edison (-2.8%).

The percentage of residential properties with city liens sold as tax certificates at the annual tax lien certificate sale held in May is a new indicator in *Vital Signs 15* (*See Data Story*).

- In 2015, 5.4% of residential properties has tax liens for sale. The CSAs with the highest percentage of tax lien sales were Southwest Baltimore (16.3%), Sandtown-Winchester/Harlem Park (15.3%), and Greenmount East (14.0%). The CSAs with the lowest percentage of tax lien sales were Greater Roland Park/Poplar Hill and Claremont/Armistead (0.4%).

Housing Affordability[6]

Housing costs are a burden for households on a fixed or low income, those have experienced job loss or displacement, or where housing values are increasing rapidly. *Vital Signs 15* tracks the percentage of households paying 30% or more of their total household income on either mortgage or rent as well as the number of housing vouchers per 1,000 rental units being used in a neighborhood.

- Between 2006-2010 and 2011-2015, the percentage of households with mortgages paying more than 30% of their total household income on home-related expenses decreased by -2.7% from 40.0% to 37.6%. During 2011-2015, the CSAs with low mortgage affordability, or the highest percentage of homeowners spending more than 30% of their total income on housing, included Clifton-Berea (56.8%), Southeastern (53.6%), and Greater Rosemont (49.0%).

- Between 2006-2010 and 2011-2015, the percentage of households paying more than 30% of their total household income on rent decreased slightly from 52.7% to 51.6%. During 2011-2015, the CSAs with low rent affordability, where the greatest percentage of renters paid in excess of 30% of their income on housing included Belair-Edison (69.9%), Washington Village/Pigtown (67.2%), and Madison/East End (66.3%). The CSAs with the least percentage of renters who paid more than 30% of their total household income on rent were Canton (30.3%) and Fells Point (32.3%).

Data Story:
Tax Liens and Vacancy

Every spring, Baltimore City conducts an auction of any delinquent tax, water, and other liens, selling these liens as tax sale certificates to private purchasers. The certificate purchasers pay off the outstanding debt to the City, and in turn acquire the right to collect the debt directly from the property owner — along with interest rates of 12% and additional fees. If the property owner does not pay the debt, fees, and interest, the purchaser can initiate a process to foreclose on the property, becoming the new owner of the property for the amount of the taxes due — which can be as little as $750.

As the data indicates, the areas with the highest number of tax liens, like Southwest Baltimore, Sandtown-Winchester/Harlem Park, Greater Rosemont, Clifton-Berea, and Greenmount East, are also areas plagued by high numbers of vacant properties. This is no coincidence; tax sale certificate purchasers often realize during the tax lien foreclosure process that there is no value in the property or that the owner is unlikely to redeem the certificate, and may choose to simply walk away, without recording a deed and leaving a cloud on the property's title. Anyone who subsequently wishes to purchase the property must clear the title, which could cost more than the property's actual value. The property could then sit in limbo, as the previous owner may have also walked away during the foreclosure process, and the certificate purchaser who never recorded the deed may not take responsibility for maintaining the property, or paying future taxes.

Abandoned properties, especially those with low assessed values (some with assessed values of $3,000 or less) but large liens (some with hundreds of thousands of dollars' worth of liens), will cycle through tax sale year after year, accumulating liens and continuing to deteriorate. No developer or prospective local governments to collect delinquent tax revenue, and can work hand in hand with a redevelopment strategy to return vacant properties to productive use.

The Baltimore City Tax Sale Work Group brings together community and consumer advocates, lawyers, housing counselors, City employees, data experts, web developers, and others to address the negative impacts of Baltimore's current tax sale system on vulnerable homeowners and neighborhoods.

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Percentage of Residential Tax Lien Sales, 2015

Percentage:
- 0.0% - 1.8%
- 1.9% - 3.5%
- 3.6% - 6.1%
- 6.2% - 10.3%
- 10.4% - 16.3%
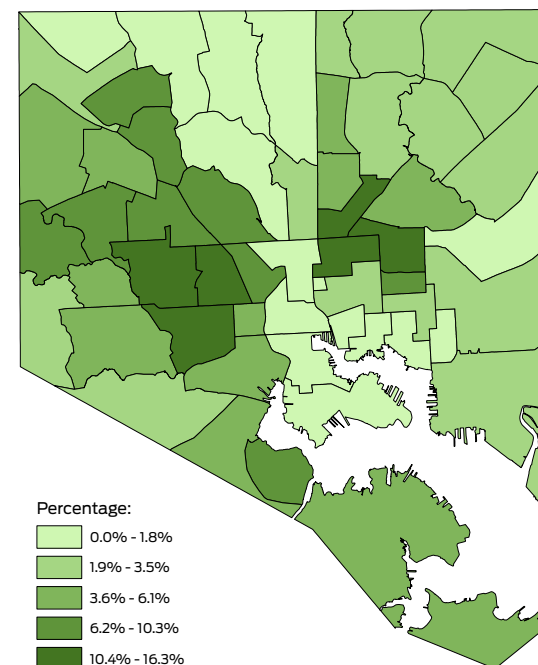
Data Story:
Tax Liens and
(continued)

Work Group members work with homeowners at risk of having their properties go to tax sale, organizing clinics staffed by volunteer attorneys and housing counselors; educate homeowners about tax credits they may be eligible for, to lower their tax bills and help them stay in their homes; and advocate for tax

sale reform at the Baltimore City Council and the Maryland General Assembly, successfully lobbying to reduce the interest rate to redeem tax sale certificates, and increase the lien threshold at which properties go to tax sale.

Recently, the Center for Community Progress assessed Baltimore's current tax sale system and provided recommendations to overhaul Baltimore City's tax sale system to one that is more equitable, efficient, and effective . The Work Group continues to advocate in support of essential changes to the tax sale system, to protect vulnerable Baltimoreans from losing their homes, and eliminate tax sale a contributor to vacancy.

Methodology for New Indicator:
The results of the tax certificate sale are published on-line on BidBaltimore.com. In order to calculate the indicator, property address information from the tax sale certificate results was matched with address information for residential properties.
The total number of matched addresses was then divided by the total number of residential properties in each neighborhood.

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Percentage of Residential Properties That are Vacant and Abandoned, 2015

Percent:
- 0.1% - 1.3%
- 1.4% - 3.6%
- 3.7% - 6.8%
- 6.9% - 20.0%
- 20.1% - 35.4%
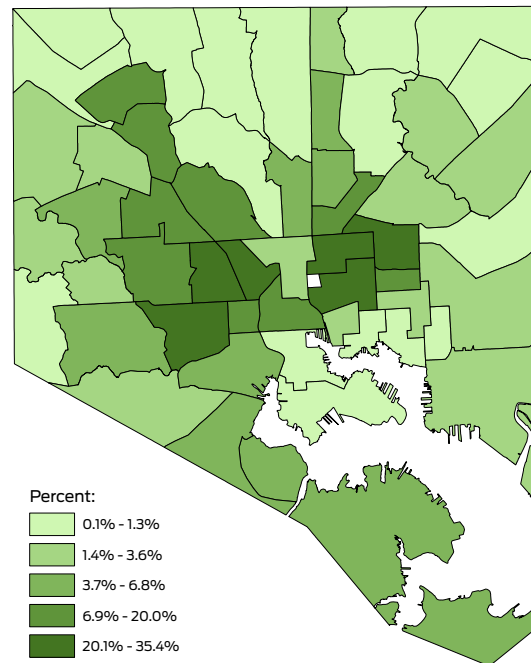
- Between 2014 and 2015, the rate of housing vouchers used per 1,000 rental units in Baltimore City declined from 131.3 to 127.8; this is the result of a small reduction in the number of housing choice vouchers and a significant increase in the overall number of rental units. The CSAs with the highest rates of housing voucher use per 1,000 rental units were Belair-Edison (420.9), Madison/East End (300.1), and Washington Village (294.2). These are the same CSAs with the lowest rent affordability.

Housing Tax Credits[7]

Baltimore City residential property owners can apply for two property tax credits in order for owner-occupants to manage fluctuations in assessed value (homestead tax credit) and to ensure their tax bill does not exceed a percentage of household gross income (homeowner's tax credit). Property owners must apply for these credits and many homeownership preservation strategies are aimed at raising awareness about how and when to apply. For property owners in designated historic districts, Historic Tax credits help incentivize renovation of buildings located in these districts. *Vital Signs 15* tracks the percentage of properties that receive each of these credits to show the rate of uptake of these potential credits in different parts of the City.

- From 2014 to 2015, the rate of residential properties receiving the Homestead Tax credit in Baltimore City declined from 272.7 per 1,000 residential properties to 258.5 per 1,000. The CSAs with the highest rates of residential properties that received the Homestead Tax credit were located in Northwood (530.5 per 1,000 residential properties), Dorchester/Ashburton (458.5 per 1,000), and Edmondson Village (433.8 per 1,000). The CSAs with the lowest rates of residential properties that received the Homestead Tax credit were located in Greater Rosemont (42.3 per 1,000), Southern Park Heights (67.7 per 1,000), and Southwest Baltimore (70.2 per 1,000).

- From 2014 to 2015, the rate of residential properties that received the Homeowners Tax credit declined from 49.4 to 46.5 per 1,000 residential properties in Baltimore City. The rate decreased most in Greater Rosemont (-13.2 per 1,000) and Morrell Park/Violetville (-13.0 per 1,000). The rate increased most in Madison/East End (+4.6 per 1,000) and Northwood (+3.9 per 1,000).

- In 2015, the highest rates of Homeowners Tax credit were located in Edmondson Village (100.0 per 1,000), Northwood (98.4 per 1,000 residential units), and Glen-Fallstaff (87.4 per 1,000). In 2015, there was only one CSAs with less than 10 per 1,000 residential properties receiving the Homeowners Tax credit: Downtown/Seton Hill CSA (7.3 per 1,000).

- Between 2014 and 2015, the rate of Historic Tax credits per 1,000 residential properties increased from 6.4 to 10.1 per 1,000 residential properties. In 2015, the CSAs with the highest rates of Historic Tax credits were Midtown (72.1 per 1,000 residential properties), Patterson Park North & East (59.8 per 1,000 residential properties), and Canton (57.5 per 1,000 residential properties). There were 28 CSAs that did not have any allocations of historic tax credits in 2015.

Housing Permits and Code Enforcement

Baltimore Housing, the city's Department of Housing and Community Development, is responsible for issuing permits for rehabilitation, new construction, and demolition as well as enforcing the building code and issuing violations. *Vital Signs 15* uses these datasets to track both investment in and/or potential neglect of a neighborhood's housing stock.

- Between 2014 and 2015, the rate of new construction permits increased from 2.3 to 2.4 per 1,000 residential properties. The CSAs with the highest increase in the rate of new construction permits were South Baltimore (+9.5) and Dickeyville/Franklintown (+9.3) and). In 2015, the CSAs with the highest rate of new construction permits occurred in Orangeville/East Highlandtown (31.5 per 1,000 residential properties) and South Baltimore (31.3 per 1,000 residential properties). Sixteen CSAs experienced no new construction permits in 2015.

- Between 2014 and 2015, the percentage of

residential properties with rehabilitation permits in excess of $5,000 increased slightly in Baltimore from 2.7% in 2014 to 2.9% in 2015. The CSAs that experienced the largest increases in the rate of rehabilitation permits were Greater Charles Village/Barclay (+2.3%) and Penn North/Reservoir Hill (+2.1%).

- In 2015, the CSAs that had the largest percentage of residential properties with rehabilitation permits was Highlandtown and South Baltimore (6.3%), and Patterson Park North & East (6.2%). The CSAs that had the smallest rate of residential properties with rehabilitation permits were Brooklyn/Curtis Bay/Hawkins Point (0.9%), Claremont/Armistead (0.9%), and Southwest Baltimore (1.0%).

Given that Baltimore was once nearly 50% larger in terms of population size, the supply of housing in Baltimore today greatly outnumbers current demand which, over many decades, has resulted in deferred maintenance of residential properties and ultimately abandonment. The City's current *Vacants to Value*[8] program aims to strategically rehabilitate or redevelop or potentially demolish vacant housing in order to stabilize neighborhoods.

- Between 2014 and 2015, the percentage of homes receiving a vacant house notice (VHN) in Baltimore City increased from 8.1% to 8.2%. The percentage of vacant and abandoned properties increased in 31 CSAs led by Oldtown/Middle East (+1.8%) and Downtown/Seton Hill (+1.5%). The CSAs with the largest

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Rate of Rehabilitation Permits Over $5,000, 2015

Rate per 1,000
Residential Properties:

	0.8 - 1.5
	1.6 - 2.5
	2.6 - 3.4
	3.5 - 4.5
	4.6 - 6.3
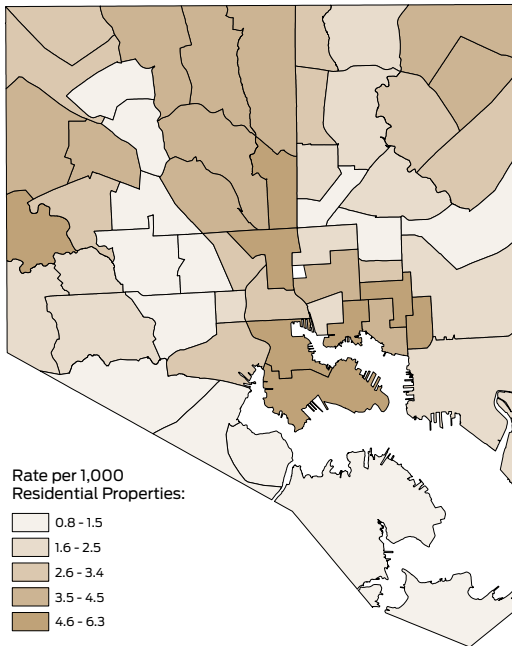
decreases in vacant and abandoned housing were Poppleton/The Terraces/Hollins Market (-1.2%) and Midway/Coldstream (-0.9%).

- In 2015, the CSAs with highest percentage of vacant and abandoned properties were Sandtown-Winchester/Harlem Park (35.4%), Upton/Druid Heights (34.0%), and Greenmount East (32.5%). In 2015, 14 CSAs had less than 1% vacant and abandoned properties.

- Between 2014 and 2015, the rate of demolition permits increased from 2.1 to 3.8 per 1,000 homes. In 2014, the greatest rate of demolition permits occurred in Upton/Druid Heights (40.2 per 1,000 properties) and Midway/Coldstream (35.9 per 1,000 properties).

From previous *Vital Signs*:

- In 2013, the CSAs with the largest percentage of properties receiving a housing violation included: Upton/Druid Heights (35.5%), Poppleton/The Terraces/Hollins Market (28.9%), and Greenmount East (27.1%). In 2013, there were five CSAs where less than 1% of the homes received a housing violation. The CSAs with the lowest percentage of housing violations include Mt. Washington/Coldspring (0.5%), Cross-County/Cheswolde (0.5%), and South Baltimore (0.8%).

- The percentage of properties receiving housing violations (other than vacant and

abandoned) in Baltimore City increased from 4.7% in 2012 to 5.9% in 2013. From 2012 to 2013, 22 CSAs experienced an increase in the percentage of homes receiving a housing violation. The greatest increases occurred in Upton/Druid Heights (+16.4%), Poppleton/The Terraces/Hollins Market (+7.8%), and Oldtown/Middle East (+4.8%).

- In 2013, 15.2% of the vacant and abandoned properties were owned by the City, down from 18.6% in 2012. The CSAs with the greatest percentage of vacant and abandoned properties owned by the City in 2013 were in Oldtown/Middle East (58.5%), Downtown/Seton Hill (53.7%), and Upton/Druid Heights (41.7%). There were 33 CSAs where the percentage of vacant and abandoned properties owned by the City declined, led by Greater Charles Village/Barclay (-28.3%) and Westport/Mt. Winans/Lakeland (-35.8%).

Housing and Community Development:

Tables
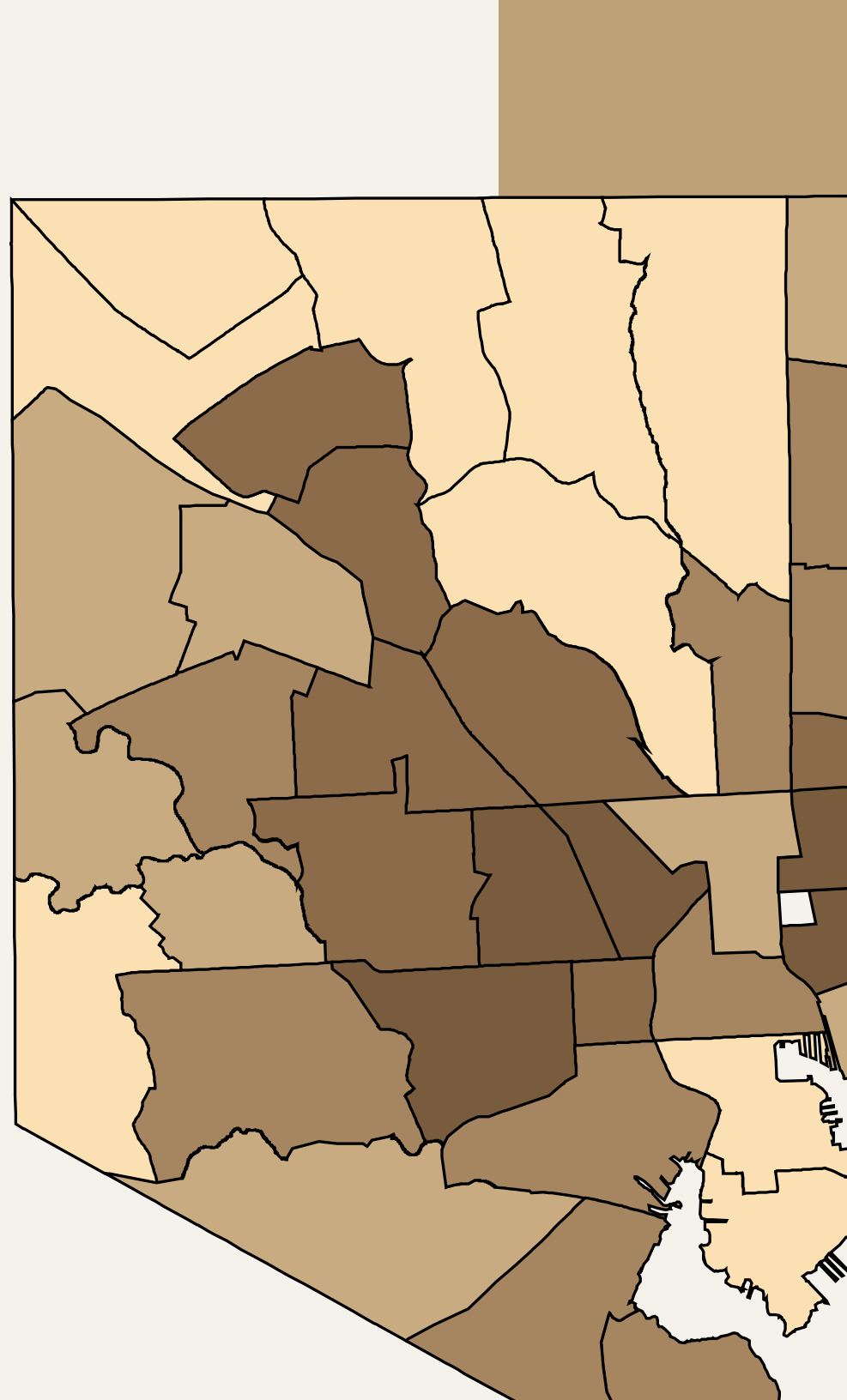
For each indicator reported in *Vital Signs 15*, we provide the data source, the years for which it is reported, and the five CSAs with the highest and lowest values for the indicator; these may not correspond to positive or negative trends.

Housing Market Indicators

Total Number of Homes Sold

Measures housing market activity in an area.

Definition: The total number of homes and condominiums that are sold within a full calendar year. This includes both market and private transactions of single family homes, rowhouses/ townhouses, mid- and high-rise condominiums, apartments, duplexes, and multi-family dwellings.
(SOURCE: FIRST AMERICAN REAL ESTATE SOLUTIONS (FARES), 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Patterson Park North & East
2. Inner Harbor/Federal Hill
3. Medfield/Hampden/Woodberry/ Remington
4. Canton
5. Harford/Echodale

Five Lowest:

1. Cherry Hill
2. Poppleton/The Terraces/Hollins Market
3. Dickeyville/Franklintown
4. Claremont/Armistead
5. Downtown/Seton Hill

Median Price of Homes Sold

Measures the value of residential properties in an area.

Definition: The median home sales price is the middle value of the prices for which homes are sold (both market and private transactions) within a calendar year. The median value is used as opposed to the average so that both extremely high and extremely low prices do not distort the prices for which homes are sold. This measure does not take into account the assessed value of a property.
(SOURCE: FIRST AMERICAN REAL ESTATE SOLUTIONS (FARES), 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. South Baltimore
2. North Baltimore/Guilford/Homeland
3. Canton
4. Inner Harbor/Federal Hill
5. Harbor East/Little Italy

Five Lowest:

1. Sandtown-Winchester/Harlem Park
2. Southwest Baltimore
3. Greater Rosemont
4. Southern Park Heights
5. Midway/Coldstream

Median Number of Days on the Market

Measures the demand for housing in an area.

Definition: The median number of days that homes listed for sale sits on the public market in a given area. This time period is from the date it is listed for sale till the day the contract of sale is signed. Private (non-listed) home sale transactions are not included in this indicator. The median days on market is used as opposed to the average so that both extremely high and extremely low days on the market do not distort the length of time for which homes are listed on the market.
(SOURCE: RBINTEL, 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Poppleton/The Terraces/Hollins Market
2. Dickeyville/Franklintown
3. Downtown/Seton Hill
4. Upton/Druid Heights
5. Allendale/Irvington/S. Hilton

Five Lowest:

1. Westport/Mount Winans/Lakeland
2. Greater Roland Park/Poplar Hill
2. Medfield/Hampden/Woodberry/ Remington
2. Mount Washington/Coldspring
2. Patterson Park North & East

Percent of Homes Sold in Foreclosure

Measures sales of homes by banks owning foreclosed properties

Definition: The portion of the homes and condominiums sold that were identified as being owned by the bank (REO) out of all residential properties sold in a calendar year.
(SOURCE: RBINTEL, 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Downtown/Seton Hill
2. Pimlico/Arlington/Hilltop
3. Cherry Hill, Dickeyville/Franklintown
4. Southern Park Heights
5. Brooklyn/Curtis Bay/Hawkins Point

Five Lowest:

Seven CSAs had zero homes sold in foreclosure.

Percent of Homes Sold for Cash

Measures the purchasing of homes in cash, without a mortgage.

Definition: The portion of homes and condominiums sold for cash out of all residential properties sold in a calendar year. These types of sales tend to signify investor-based purchases as homes purchased for cash either become rental properties or later sold again in an effort to generate a profit.
(SOURCE: RBINTEL, 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Sandtown-Winchester/Harlem Park
2. Madison/East End
3. Clifton-Berea
4. Greater Rosemont
5. Southwest Baltimore

Five Lowest:

1. South Baltimore
2. Canton
3. Fells Point
4. Highlandtown
5. Inner Harbor/Federal Hill

Percent of Properties Receiving Mortgage Foreclosure Filing

Measures properties for which foreclosure proceedings are underway due to mortgage delinquencies.

Definition: The percentage of properties where the lending company or loan servicer has filed a foreclosure proceeding with the Baltimore City Circuit Court out of all residential properties within an area. This is not a measure of actual foreclosures since not every property that receives a filing results in a property dispossession.
(SOURCE: BALTIMORE CITY CIRCUIT COURT, 2010, 2011, 2012, 2013, 2014, 2015; MD PROPERTY VIEW 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Dickeyville/Franklintown
2. Howard Park/West Arlington
3. Belair-Edison
4. Cedonia/Frankford
5. Hamilton

Five Lowest:

1. Greater Roland Park/Poplar Hill
2. Inner Harbor/Federal Hill
3. Canton
4. North Baltimore/Guilford/Homeland
5. South Baltimore

Percentage of Residential Tax Lien Sales

Measures residential properties with city liens sold at the annual tax lien certificate sale.

Definition: The percentage of residential properties with city liens sold as tax certificates at the annual tax lien certificate sale held in May. Tax sales are used to collect delinquent real property taxes and other unpaid charges to the city, which are liens against the real property. The tax certificate sale is a public online auction of City lien interests on properties that occurs annually in May. The highest bidder in the auction pays the total amount of property liens to the City and receives a tax sale certificate from the City, giving the bidder the right to obtain ownership of the property by filing a tax sale foreclosure lawsuit. This indicator does not include properties with liens auctioned during the October bulk property auction.
(SOURCE: BIDBALTIMORE, 2015)

Five Highest:

1. Cross-Country/Cheswolde
2. Mt. Washington/Coldspring
3. Northwood
4. Beechfield/Ten Hills/West Hills
5. Harford/Echodale

Five Lowest:

1. Madison/East End
2. Southwest Baltimore
3. Greenmount East
4. Poppleton/The Terraces/Hollins Market
4. Sandtown-Winchester/Harlem

Percent of Properties that are Owner-Occupied

Measures property occupancy by owners.

Definition: The percentage of homeowners that are the principal residents of a particular residential property out of all residential properties. It is important to note that a portion of these owner-occupied properties may be subdivided and have tenants that pay rent and are not included in the calculation.
(SOURCE: MDPROPERTY VIEW, 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Cross-Country/Cheswolde
2. Mt. Washington/Coldspring
3. Northwood
4. Beechfield/Ten Hills/West Hills
5. Harford/Echodale

Five Lowest:

1. Madison/East End
2. Southwest Baltimore
3. Greenmount East
4. Poppleton/The Terraces/Hollins Market
4. Sandtown-Winchester/Harlem

Percent of Addresses that Do Not Receive Mail (USPS No Stat)

Measures housing units where mail delivery has been discontinued.

Definition: The percentage of residential addresses for which the United States Postal Service has identified as being unoccupied (no mail collection) for a period of at least 90 days or longer. These properties may be habitable, but are not currently being occupied. It is important to note that a single residential property can contain more than one address.
(SOURCE: UNITED STATES POSTAL SERVICE, DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, 2010, 2011, 2012, 2013, 2014, 2015; MDPROPERTY VIEW 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Penn North/Reservoir Hill
2. Greater Mondawmin
3. Sandtown-Winchester/Harlem Park
4. Greenmount East
5. Southwest Baltimore

Five Lowest:

1. Cross-Country/Cheswolde
2. Downtown/Seton Hill
3. Dickeyville/Franklintown
4. Mount Washington/Coldspring
5. North Baltimore/Guilford/Homeland

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Housing Affordability Indicators

Affordability Index - Mortgage

Measures housing burden for households with mortgages in an area.

Definition: The percentage of households that pay more than 30% of their total household income on mortgage and other housing-related expenses. (SOURCE: AMERICAN COMMUNITY SURVEY, 2006-2010, 2011-2015)

Five Highest:

1. Clifton-Berea
2. Southeastern
3. Greater Rosemont
4. Greenmount East
5. Howard Park/West Arlington

Five Lowest:

1. South Baltimore
2. Canton
3. Highlandtown
4. Fells Point
5. Upton/Druid Heights

Affordability Index - Rent

Measures housing burden for households paying rent in an area.

Definition: The percentage of households that pay more than 30% of their total household income on rent and related expenses out of all households in an area. (SOURCE: AMERICAN COMMUNITY SURVEY, 2006-2010, 2011-2015)

Five Highest:

1. Belair-Edison
2. Washington Village/Pigtown
3. Madison/East End
4. Midway/Coldstream
5. Howard Park/West Arlington

Five Lowest:

1. Canton
2. Fells Point
3. Mount Washington/Coldspring
4. South Baltimore
5. Greater Roland Park/Poplar Hill

Rate of Housing Vouchers Per 1,000 Rental Units

Measures the ability of housing voucher holders to find housing in the private rental market

Definition: The Housing Choice Voucher (HCV) program is the federal government's largest low-income housing assistance program where people can seek housing in the private market. The maximum housing assistance is generally the lesser of the payment standard minus 30% of the family's monthly adjusted income or the gross rent for the unit minus 30% of monthly adjusted income. (SOURCE: US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PICTURE OF SUBSIDIZED HOUSING, 2014, 2015)

Five Highest:

1. Belair-Edison
2. Madison/East End
3. Washington Village/Pigtown
4. Patterson Park North & East
5. Clifton-Berea

Five Lowest:

1. Greater Roland Park/Poplar Hill
2. South Baltimore
3. Canton
4. Fells Point
5. Mount Washington/Coldspring

Housing Tax Credit Indicators

Rate of Properties Receiving Homestead Tax Credit

Measures homeownership and residential properties receiving a tax credit.

Definition: The number of residential properties that received the homestead tax credit per 1,000 residential properties within an area. The Homestead Credit limits the increase in taxable assessments each year to a fixed percentage. Every county and municipality in Maryland is required to limit taxable assessment increases to 10% or less each year, with the Baltimore City rate capped at 4%.
(SOURCE: BALTIMORE CITY DEPARTMENT OF FINANCE, 2011, 2012, 2013, 2014; MDPROPERTY VIEW 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Northwood
2. Dorchester/Ashburton
3. Edmondson Village
4. Lauraville
5. Harford/Echodale

Five Lowest:

1. Greater Rosemont
2. Southern Park Heights
3. Southwest Baltimore
4. Sandtown-Winchester/Harlem Park
5. Poppleton/The Terraces/Hollins Market

Rate of Properties Receiving Homeowners Tax Credit

Measures homeownership and residential properties receiving a tax credit.

Definition: The number of residential properties that received the homeowners tax credit per 1,000 residential properties within an area. The homeowner's tax credit sets a limit on the amount of property taxes any homeowner must pay based upon his or her income.
(SOURCE: BALTIMORE CITY DEPARTMENT OF FINANCE, 2011, 2012, 2013, 2014; MDPROPERTY VIEW 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Edmondson Village
2. Northwood
3. Glen-Fallstaff
4. Dorchester/Ashburton
5. Howard Park/West Arlington

Five Lowest:

1. Downtown/Seton Hill
2. Midtown
3. Sandtown-Winchester/Harlem Park
4. Greenmount East
5. Poppleton/The Terraces/Hollins Market

Historic Tax Credit

Measures number of residential properties receiving historic tax credits.

Definition: The number of residential properties that received the Historic Tax Credit per 1,000 residential properties within an area. The credit is granted on the increased assessment directly resulting from qualified improvements. The duration of the credit is for 10 years, and is applicable to properties located in designated areas of significant historical value.
(SOURCE: BALTIMORE CITY DEPARTMENT OF FINANCE, 2012, 2013, 2014; MDPROPERTY VIEW, 2012, 2013, 2014, 2015)

Five Highest:

1. Midtown
2. Patterson Park North & East
3. Canton
4. Fells Point
5. Highlandtown

Five Lowest:

Twenty-six CSAs did not have any allocations of Historic Tax credits.

Housing Permits and Code Enforcement Indicators

Percent of Residential Properties with Rehabilitation Permits Exceeding $5,000

Measure of interest, demand, and financial ability to invest in residential properties in an area.

Definition: The portion of residential properties that have applied for and received a permit to renovate the interior and/or exterior of a property where the cost of renovation will exceed $5,000. The threshold of $5,000 is used to differentiate a minor and more significant renovation project.
(SOURCE: BALTIMORE CITY DEPARTMENT OF HOUSING, 2010, 2011, 2012, 2013, 2014, 2015; MDPROPERTY VIEW 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Highlandtown
2. South Baltimore
3. Patterson Park North & East
4. Midtown
5. Greater Charles Village/Barclay

Five Lowest:

1. Brooklyn/Curtis Bay/Hawkins Point
2. Claremont/Armistead
3. Southwest Baltimore
4. Sandtown-Winchester/Harlem Park
5. Midway/Coldstream

Rate of New Construction Permits

Measures new construction and residential investment in an area.

Definition: The number of permits issued for new residential buildings per 1,000 existing residential properties within a community. The permits are analyzed by date of issue and not date of completion.
(SOURCE: BALTIMORE CITY DEPARTMENT OF HOUSING, 2011, 2012, 2013, 2014, 2015; MDPROPERTY VIEW 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Orangeville/East Highlandtown
2. South Baltimore
3. Dickeyville/Franklintown
4. Allendale/Irvington/S. Hilton
5. Highlandtown

Five Lowest:

Sixteen CSAs did not have any permits issued for new residential construction.

Rate of New Demolition Permits

Measures residential demolition permits issued by area.

Definition: The number of permits issued for the demolition of residential buildings per 1,000 existing residential properties. The permits are analyzed by date of issue and not date of actual demolition.
(SOURCE: BALTIMORE CITY DEPARTMENT OF HOUSING, 2011, 2012, 2013, 2014, 2015; MDPROPERTY VIEW 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Upton/Druid Heights
2. Midway/Coldstream
3. Oldtown/Middle East
4. Greenmount East
5. Downtown/Seton Hill

Five Lowest:

Twenty-on CSAs did not have any permits issued for demolition.

Percent of Residential Properties that are Vacant and Abandoned

Measure of homes with an official Vacant House Notice (VHN) issued by Baltimore Housing.

Definition: The percentage of residential properties that have been classified as being vacant and abandoned by the Baltimore City Department of Housing out of all properties. Properties are classified as being vacant and abandoned if: the property is not habitable and appears boarded up or open to the elements; the property was designated as being vacant prior to the current year and still remains vacant; and the property is a multi-family structure where all units are considered to be vacant.
(SOURCE: BALTIMORE CITY DEPARTMENT OF HOUSING, 2010, 2011, 2012, 2013, 2014; MDPROPERTY VIEW 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Sandtown-Winchester/Harlem Park
2. Upton/Druid Heights
3. Greenmount East
4. Southwest Baltimore
5. Clifton-Berea

Five Lowest:

1. Greater Roland Park/Poplar Hill
2. Mount Washington/Coldspring
3. Cross-Country/Cheswolde
4. Claremont/Armistead
5. North Baltimore/Guilford/Homeland

Total Residential Properties

Number of Residential Properties

The number of residential properties is used as a denominator in several of the indicators.

Definition: The total number of residential properties located within an area as identified by Maryland Property View. It is important to note that that this indicator is a count of properties (single family homes, condominiums, and duplexes) and that a property can be comprised of multiple housing units.
(SOURCE: MDPROPERTY VIEW, 2010, 2011, 2012, 2013, 2014, 2015)

Five Highest:

1. Cedonia/Frankford
2. Greater Rosemont
3. Southwest Baltimore
4. North Baltimore
5. Belair-Edison

Five Lowest:

1. Dickeyville/Franklintown
2. Downtown/Seton Hill
3. Cherry Hill
4. Poppleton/The Terraces/Hollins Market
5. Oldtown/Middle East

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From Previous *Vital Signs*

Percent of Residential Properties with Housing Violations

Measure of homes receiving housing violations (excluding vacancy).

Definition: The percentage of residential properties that have received at least one housing code violation from the Baltimore City Department of Housing out of all properties. Properties whose façade, structure, and/or surrounding area violate the City's Housing Code are issued a notice and are considered open till the property is found in compliance. A property may receive multiple violations.
(SOURCE: BALTIMORE CITY DEPARTMENT OF HOUSING, 2010, 2011, 2012; MDPROPERTY VIEW 2010, 2011, 2012, 2013)

Five Highest:

1. Upton/Druid Heights
2. Poppleton/The Terraces/Hollins Market
3. Greenmount East
4. Sandtown-Winchester/Harlem Park
5. Penn North/Reservoir Hill

Five Lowest:

1. Mt. Washington/Coldspring
1. Cross-Country/Cheswolde
2. South Baltimore
2. Canton
3. Greater Roland Park/Poplar Hil

Percent of Vacant Properties Owned by Baltimore City

Measure of local government ownership of vacant residential properties.

Definition: The percent of properties that are classified as being vacant and abandoned that are owned by Baltimore City. Baltimore City has come to own these properties through a variety of ways including (but not limited to) eminent domain, unpaid tax or water bills, and purchase.
(SOURCE: BALTIMORE CITY DEPARTMENT OF HOUSING, 2011, 2012, 2013)

Five Highest:

1. Oldtown/Middle East
2. Downtown/Seton Hill
3. Upton/Druid Heights
4. Poppleton/The Terraces/Hollins Market
5. Midtown

Five Lowest:

Twenty-one CSAs have no vacant properties identified as being owned by Baltimore City.

Housing and Community Development:

Tables
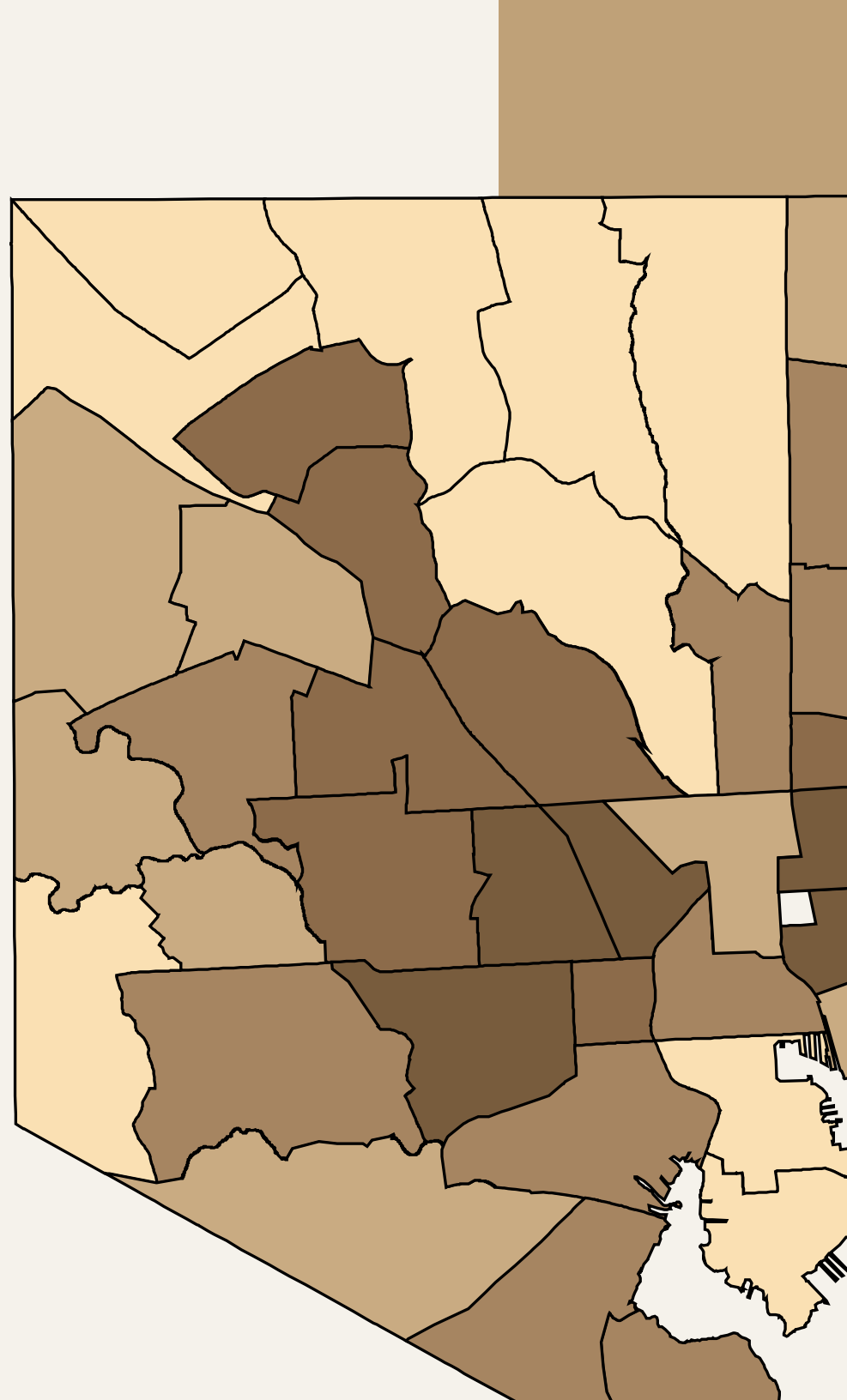
Housing and Community Development: Housing Market

Community Statistical Area (CSA)	Total Number of Homes Sold						
	2010	2011	2012	2013	2014	2015	% Change (14-15)
Allendale/Irvington/S. Hilton	118	80	76	74	184	116	-37.0
Beechfield/Ten Hills/West Hills	72	84	64	62	117	102	-12.8
Belair-Edison	153	127	132	117	184	161	-12.5
Brooklyn/Curtis Bay/Hawkins Point	104	86	84	77	113	95	-15.9
Canton	230	199	288	244	315	271	-14.0
Cedonia/Frankford	195	171	141	132	262	224	-14.5
Cherry Hill	9	8	6	2	18	7	-61.1
Chinquapin Park/Belvedere	74	59	63	55	89	70	-21.3
Claremont/Armistead	16	18	6	7	17	25	47.1
Clifton-Berea	87	76	40	40	63	73	15.9
Cross-Country/Cheswolde	53	69	86	119	117	105	-10.3
Dickeyville/Franklintown	4	8	11	9	10	20	100.0
Dorchester/Ashburton	84	73	57	60	148	127	-14.2
Downtown/Seton Hill	20	17	30	25	34	33	-2.9
Edmondson Village	70	39	49	40	87	83	-4.6
Fells Point	170	173	178	191	241	216	-10.4
Forest Park/Walbrook	81	87	55	49	129	93	-27.9
Glen-Fallstaff	90	73	55	92	138	142	2.9
Greater Charles Village/Barclay	110	108	121	121	177	130	-26.6
Greater Govans	92	61	54	73	100	98	-2.0
Greater Mondawmin	75	52	44	42	67	60	-10.4
Greater Roland Park/Poplar Hill	90	98	120	116	157	123	-21.7
Greater Rosemont	190	141	83	85	145	137	-5.5
Greenmount East	93	54	41	52	118	52	-55.9
Hamilton	120	123	134	104	203	186	-8.4
Harbor East/Little Italy	46	42	47	51	99	55	-44.4
Harford/Echodale	124	139	154	130	269	238	-11.5
Highlandtown	145	135	177	158	237	196	-17.3
Howard Park/West Arlington	71	60	73	50	109	109	0.0
Inner Harbor/Federal Hill	313	263	336	321	373	321	-13.9
Lauraville	129	111	132	118	199	174	-12.6
Loch Raven	99	88	64	68	125	105	-16.0
Madison/East End	110	77	48	34	71	63	-11.3
Medfield/Hampden/Woodberry/Remington	223	187	260	226	334	314	-6.0
Midtown	81	105	159	126	149	117	-21.5
Midway/Coldstream	86	75	52	43	70	77	10.0
Morrell Park/Violetville	73	68	78	71	118	115	-2.5
Mt. Washington/Coldspring	32	52	69	58	58	64	10.3
North Baltimore/Guilford/Homeland	151	174	183	196	271	195	-28.0
Northwood	83	85	98	77	176	142	-19.3
Oldtown/Middle East	48	67	48	41	51	48	-5.9
Orangeville/East Highlandtown	107	98	83	85	155	104	-32.9
Patterson Park North & East	424	270	256	291	441	362	-17.9
Penn North/Reservoir Hill	117	84	66	72	137	86	-37.2
Pimlico/Arlington/Hilltop	72	67	38	34	79	63	-20.3
Poppleton/The Terraces/Hollins Market	41	31	39	30	44	19	-56.8
Sandtown-Winchester/Harlem Park	107	120	68	67	88	62	-29.5
South Baltimore	186	179	196	218	299	231	-22.7
Southeastern	49	46	37	39	69	53	-23.2
Southern Park Heights	107	83	50	40	82	82	0.0
Southwest Baltimore	187	153	119	105	152	143	-5.9
The Waverlies	74	60	50	69	84	100	19.0
Upton/Druid Heights	61	59	59	43	40	55	37.5
Washington Village/Pigtown	109	86	79	59	151	104	-31.1
Westport/Mt. Winans/Lakeland	53	33	32	30	62	40	-35.5
Baltimore City	**5,913**	**5,188**	**5,166**	**4,935**	**7,822**	**6,583**	**-15.8**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Market

Community Statistical Area (CSA)	Median Sales Price						% Change (14-15)
	2010	2011	2012	2013	2014	2015	
Allendale/Irvington/S. Hilton	$42,500	$30,000	$47,500	$31,806	$33,250	$35,500	6.8
Beechfield/Ten Hills/West Hills	$142,250	$120,000	$144,501	$139,500	$130,000	$126,000	-3.1
Belair-Edison	$56,000	$44,000	$60,000	$45,100	$41,975	$42,000	0.1
Brooklyn/Curtis Bay/Hawkins Point	$58,005	$42,950	$47,050	$45,000	$40,000	$37,500	-6.3
Canton	$251,000	$231,000	$261,200	$285,500	$275,000	$302,900	10.1
Cedonia/Frankford	$103,225	$88,000	$94,500	$97,250	$78,575	$69,950	-11.0
Cherry Hill	$69,000	$61,050	$16,000	$34,850	$23,500	$19,109	-18.7
Chinquapin Park/Belvedere	$117,450	$130,000	$124,000	$125,000	$120,000	$109,500	-8.8
Claremont/Armistead	$139,000	$135,000	$79,200	$97,000	$90,000	$104,900	16.6
Clifton-Berea	$13,250	$16,050	$21,250	$24,000	$20,000	$19,000	-5.0
Cross-Country/Cheswolde	$165,000	$143,500	$111,250	$131,250	$165,000	$200,000	21.2
Dickeyville/Franklintown	$245,000	$140,625	$225,000	$235,000	$227,550	$210,000	-7.7
Dorchester/Ashburton	$68,150	$80,000	$100,000	$88,500	$86,250	$84,000	-2.6
Downtown/Seton Hill	$210,450	$157,600	$197,500	$220,000	$235,250	$215,000	-8.6
Edmondson Village	$49,100	$41,000	$60,000	$56,444	$55,000	$45,500	-17.3
Fells Point	$215,500	$205,000	$226,500	$244,000	$249,000	$255,000	2.4
Forest Park/Walbrook	$60,250	$50,000	$50,000	$70,000	$65,500	$50,150	-23.4
Glen-Fallstaff	$102,600	$90,000	$127,500	$127,450	$87,500	$63,500	-27.4
Greater Charles Village/Barclay	$146,000	$135,000	$185,000	$170,000	$189,900	$167,000	-12.1
Greater Govans	$47,094	$37,000	$62,750	$60,000	$50,600	$50,000	-1.2
Greater Mondawmin	$34,000	$41,950	$28,000	$57,000	$40,500	$36,100	-10.9
Greater Roland Park/Poplar Hill	$380,000	$335,000	$316,250	$320,000	$310,000	$269,900	-12.9
Greater Rosemont	$29,700	$20,000	$39,900	$21,875	$20,000	$17,500	-12.5
Greenmount East	$12,900	$19,000	$18,508	$32,450	$30,000	$39,500	31.7
Hamilton	$139,175	$105,975	$116,600	$120,000	$106,000	$88,500	-16.5
Harbor East/Little Italy	$242,500	$202,500	$242,000	$292,900	$298,000	$284,000	-4.7
Harford/Echodale	$154,950	$134,500	$134,950	$144,950	$123,999	$144,450	16.5
Highlandtown	$215,000	$191,500	$220,000	$250,000	$265,000	$265,000	0.0
Howard Park/West Arlington	$115,000	$74,250	$115,000	$115,000	$70,000	$78,000	11.4
Inner Harbor/Federal Hill	$275,000	$280,000	$284,950	$314,000	$320,000	$290,000	-9.4
Lauraville	$137,000	$92,900	$114,450	$128,750	$132,000	$106,000	-19.7
Loch Raven	$134,000	$94,000	$98,500	$109,000	$73,100	$104,400	42.8
Madison/East End	$25,000	$16,000	$34,500	$26,250	$25,000	$19,000	-24.0
Medfield/Hampden/Woodberry/Remington	$164,950	$139,000	$144,600	$178,000	$175,000	$184,950	5.7
Midtown	$195,000	$190,000	$229,900	$207,450	$200,000	$220,000	10.0
Midway/Coldstream	$24,500	$17,500	$19,400	$22,000	$17,005	$18,250	7.3
Morrell Park/Violetville	$103,000	$63,250	$80,700	$65,000	$69,000	$59,000	-14.5
Mt. Washington/Coldspring	$280,000	$250,000	$280,000	$308,000	$287,000	$265,000	-7.7
North Baltimore/Guilford/Homeland	$347,500	$352,000	$340,000	$370,000	$325,000	$305,000	-6.2
Northwood	$138,000	$115,000	$110,050	$109,900	$90,000	$120,000	33.3
Oldtown/Middle East	$173,750	$57,500	$50,000	$102,000	$149,900	$94,250	-37.1
Orangeville/East Highlandtown	$84,000	$70,000	$75,000	$94,500	$90,000	$84,950	-5.6
Patterson Park North & East	$189,950	$114,750	$162,200	$201,000	$172,000	$189,750	10.3
Penn North/Reservoir Hill	$44,000	$39,950	$70,000	$83,500	$65,000	$78,950	21.5
Pimlico/Arlington/Hilltop	$48,094	$21,500	$18,653	$57,500	$30,000	$19,800	-34.0
Poppleton/The Terraces/Hollins Market	$48,000	$69,900	$69,000	$117,450	$73,600	$59,000	-19.8
Sandtown-Winchester/Harlem Park	$12,886	$26,000	$34,500	$32,000	$18,000	$12,550	-30.3
South Baltimore	$250,500	$250,000	$246,750	$309,750	$289,900	$306,000	5.6
Southeastern	$79,000	$90,000	$70,000	$83,000	$75,000	$67,000	-10.7
Southern Park Heights	$21,000	$18,800	$19,553	$28,500	$19,900	$18,050	-9.3
Southwest Baltimore	$22,500	$17,000	$21,150	$22,000	$23,250	$15,600	-32.9
The Waverlies	$84,950	$56,100	$74,000	$79,200	$79,950	$55,000	-31.2
Upton/Druid Heights	$20,100	$30,000	$50,000	$30,000	$71,202	$60,000	-15.7
Washington Village/Pigtown	$70,000	$58,450	$92,000	$80,000	$113,000	$107,750	-4.6
Westport/Mt. Winans/Lakeland	$62,250	$39,000	$52,900	$37,700	$35,500	$32,300	-9.0
Baltimore City	**$115,000**	**$100,000**	**$135,000**	**$147,000**	**$126,325**	**$125,000**	**-1.0**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Market

Community Statistical Area (CSA)	Median Number of Days on the Market						
	2010	2011	2012	2013	2014	2015	% Change (14-15)
Allendale/Irvington/S. Hilton	85	55	58	57	43	56	30.2
Beechfield/Ten Hills/West Hills	102	74	69	53	49	39	-20.4
Belair-Edison	94	66	46	39	39	34	-14.1
Brooklyn/Curtis Bay/Hawkins Point	108	68	59	51	36	36	-1.4
Canton	82	58	27	17	30	33	10.0
Cedonia/Frankford	99	71	48	39	45	43	-4.4
Cherry Hill	141	92	28	36	38	48	26.3
Chinquapin Park/Belvedere	103	78	54	45	36	38	5.6
Claremont/Armistead	135	43	49	108	57	34	-40.4
Clifton-Berea	71	45	36	50	32	52	60.9
Cross-Country/Cheswolde	121	109	60	38	35	36	2.9
Dickeyville/Franklintown	219	81	114	45	126	66	-47.6
Dorchester/Ashburton	120	75	59	29	40	29	-26.6
Downtown/Seton Hill	111	106	46	42	88	63	-28.4
Edmondson Village	95	79	59	40	39	29	-25.6
Fells Point	123	60	35	21	33	40	21.2
Forest Park/Walbrook	122	63	41	35	49	46	-5.2
Glen-Fallstaff	120	60	61	54	47	35	-25.5
Greater Charles Village/Barclay	90	73	36	22	41	33	-18.5
Greater Govans	99	50	71	45	44	46	3.4
Greater Mondawmin	88	69	41	40	33	34	3.0
Greater Roland Park/Poplar Hill	111	37	40	17	36	27	-25.0
Greater Rosemont	102	50	41	32	54	54	0.0
Greenmount East	117	76	75	88	72	40	-44.1
Hamilton	106	58	57	40	45	37	-18.0
Harbor East/Little Italy	111	49	84	35	55	41	-25.5
Harford/Echodale	98	76	51	34	47	41	-12.8
Highlandtown	107	46	26	21	41	30	-28.0
Howard Park/West Arlington	105	51	22	40	34	41	22.4
Inner Harbor/Federal Hill	99	56	31	23	28	43	56.4
Lauraville	106	67	46	34	46	36	-21.7
Loch Raven	99	57	38	52	34	47	38.2
Madison/East End	123	53	36	29	61	42	-31.1
Medfield/Hampden/Woodberry/Remington	97	58	37	28	29	27	-6.9
Midtown	83	77	54	33	33	37	13.8
Midway/Coldstream	85	55	60	26	28	44	60.0
Morrell Park/Violetville	91	63	72	47	35	41	18.8
Mt. Washington/Coldspring	115	79	29	26	34	27	-20.6
North Baltimore/Guilford/Homeland	122	57	47	28	33	34	3.0
Northwood	96	55	52	42	36	44	22.2
Oldtown/Middle East	111	79	48	31	35	42	20.0
Orangeville/East Highlandtown	108	59	35	28	37	32	-13.5
Patterson Park North & East	102	63	44	28	28	27	-3.6
Penn North/Reservoir Hill	101	59	40	30	36	37	4.2
Pimlico/Arlington/Hilltop	80	52	41	35	48	37	-24.0
Poppleton/The Terraces/Hollins Market	116	53	42	38	27	69	155.6
Sandtown-Winchester/Harlem Park	90	56	41	26	39	35	-10.3
South Baltimore	82	59	31	15	23	28	19.6
Southeastern	87	67	80	36	65	55	-15.5
Southern Park Heights	82	57	40	57	47	56	19.4
Southwest Baltimore	89	58	38	37	54	37	-31.5
The Waverlies	98	42	63	28	54	31	-42.1
Upton/Druid Heights	117	88	80	95	31	59	91.8
Washington Village/Pigtown	100	57	49	56	36	48	33.3
Westport/Mt. Winans/Lakeland	103	48	51	41	30	26	-13.3
Baltimore City	**101**	**60**	**43**	**33**	**38**	**37**	**-2.6**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Market

Community Statistical Area (CSA)	Percent of Homes Sold in Foreclosure (REO)					
	2011	*2012*	*2013*	*2014*	*2015*	*Change (14-15)*
Allendale/Irvington/S. Hilton	53.5	29.3	8.3	4.4	3.7	-0.7
Beechfield/Ten Hills/West Hills	38.5	9.0	3.2	1.7	2.4	0.7
Belair-Edison	41.1	23.2	6.5	3.5	2.7	-0.8
Brooklyn/Curtis Bay/Hawkins Point	42.6	23.7	0.8	5.1	4.4	-0.6
Canton	14.0	3.9	0.7	0.4	0.3	0.0
Cedonia/Frankford	42.6	16.9	6.7	1.8	1.1	-0.7
Cherry Hill	15.4	6.7	0.0	4.3	4.8	0.4
Chinquapin Park/Belvedere	24.2	11.5	5.5	2.2	1.0	-1.2
Claremont/Armistead	31.6	20.0	0.0	0.0	0.0	0.0
Clifton-Berea	53.1	14.6	7.4	2.0	2.5	0.6
Cross-Country/Cheswolde	7.4	4.2	1.7	1.1	2.1	1.0
Dickeyville/Franklintown	62.5	15.4	0.0	0.0	4.8	4.8
Dorchester/Ashburton	45.9	27.3	7.8	3.6	1.3	-2.3
Downtown/Seton Hill	16.7	13.0	3.7	0.0	7.4	7.4
Edmondson Village	42.1	20.0	7.5	3.7	1.8	-1.9
Fells Point	21.8	8.0	1.0	0.0	0.5	0.5
Forest Park/Walbrook	45.1	16.7	4.0	2.0	0.8	-1.1
Glen-Fallstaff	30.0	20.3	5.6	1.2	2.6	1.5
Greater Charles Village/Barclay	27.1	9.4	2.4	2.5	0.0	-2.5
Greater Govans	47.4	25.0	5.4	4.6	1.7	-2.9
Greater Mondawmin	41.4	29.4	3.1	1.4	2.4	1.0
Greater Roland Park/Poplar Hill	12.4	2.6	0.0	0.0	0.0	0.0
Greater Rosemont	52.5	34.9	9.4	3.0	2.0	-0.9
Greenmount East	34.1	17.1	4.3	3.1	0.0	-3.1
Hamilton	41.6	18.9	3.8	1.6	2.2	0.5
Harbor East/Little Italy	31.3	2.6	0.0	0.0	2.9	2.9
Harford/Echodale	30.7	12.6	2.3	4.4	1.8	-2.6
Highlandtown	25.3	8.3	1.5	0.0	0.0	0.0
Howard Park/West Arlington	47.8	21.1	9.1	2.0	2.5	0.5
Inner Harbor/Federal Hill	10.6	4.8	0.8	0.7	0.6	-0.1
Lauraville	35.8	22.6	2.9	2.7	0.5	-2.2
Loch Raven	29.3	11.8	3.4	1.9	2.1	0.3
Madison/East End	45.5	20.0	8.0	0.0	1.0	1.0
Medfield/Hampden/Woodberry/Remington	16.4	8.4	0.7	1.3	1.5	0.1
Midtown	17.7	11.5	0.9	3.3	0.0	-3.3
Midway/Coldstream	48.2	27.1	5.5	3.1	1.0	-2.1
Morrell Park/Violetville	44.9	22.5	3.8	2.5	2.0	-0.6
Mt. Washington/Coldspring	7.8	7.2	0.0	0.0	1.4	1.4
North Baltimore/Guilford/Homeland	8.0	4.0	1.3	1.3	0.0	-1.3
Northwood	32.1	13.5	3.8	1.6	2.9	1.3
Oldtown/Middle East	28.6	8.0	2.1	0.0	1.9	1.9
Orangeville/East Highlandtown	34.6	7.1	4.0	0.8	2.0	1.1
Patterson Park North & East	34.8	10.0	2.1	1.3	0.7	-0.7
Penn North/Reservoir Hill	58.4	18.3	4.0	2.4	3.0	0.6
Pimlico/Arlington/Hilltop	52.2	44.6	1.4	4.7	5.5	0.8
Poppleton/The Terraces/Hollins Market	37.9	26.1	9.7	6.1	3.2	-2.8
Sandtown-Winchester/Harlem Park	46.1	26.4	7.5	1.0	1.3	0.3
South Baltimore	8.5	7.1	1.1	0.4	0.4	0.0
Southeastern	25.5	12.5	6.3	1.6	1.2	-0.4
Southern Park Heights	52.7	23.2	6.3	0.0	4.7	4.7
Southwest Baltimore	51.1	27.6	8.3	4.1	3.5	-0.6
The Waverlies	43.1	15.2	5.1	0.0	2.8	2.8
Upton/Druid Heights	51.1	20.0	7.9	0.0	3.7	3.7
Washington Village/Pigtown	54.5	9.6	2.0	5.6	0.7	-4.9
Westport/Mt. Winans/Lakeland	37.8	17.1	4.8	2.9	3.3	0.5
Baltimore City	**33.1**	**13.9**	**3.4**	**2.0**	**1.6**	**-0.4**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Market

Percent of Homes Sold for Cash

Community Statistical Area (CSA)	2011	2012	2013	2014	2015	Change (14-15)
Allendale/Irvington/S. Hilton	78.2	76.1	78.8	76.6	78.3	1.7
Beechfield/Ten Hills/West Hills	32.1	25.4	29.0	34.7	27.8	-7.0
Belair-Edison	66.7	67.4	67.7	69.2	68.5	-0.7
Brooklyn/Curtis Bay/Hawkins Point	73.4	72.0	76.9	75.4	74.8	-0.6
Canton	26.6	20.1	15.5	18.3	18.4	0.1
Cedonia/Frankford	45.4	42.2	40.2	43.7	45.1	1.4
Cherry Hill	61.5	86.7	76.5	95.7	85.7	-9.9
Chinquapin Park/Belvedere	40.3	31.1	43.8	40.0	40.6	0.6
Claremont/Armistead	52.6	40.0	56.3	57.1	48.4	-8.8
Clifton-Berea	90.6	85.4	87.0	93.1	89.0	-4.2
Cross-Country/Cheswolde	55.6	55.6	52.5	49.4	54.3	4.8
Dickeyville/Franklintown	50.0	15.4	30.8	33.3	28.6	-4.8
Dorchester/Ashburton	55.3	50.0	47.6	52.9	46.8	-6.1
Downtown/Seton Hill	55.6	39.1	37.0	15.8	29.6	13.8
Edmondson Village	63.2	58.2	73.1	51.9	61.9	10.1
Fells Point	29.9	27.3	22.4	21.8	19.9	-1.9
Forest Park/Walbrook	62.6	61.1	53.3	58.8	60.5	1.7
Glen-Fallstaff	57.5	50.0	46.1	42.4	62.3	19.9
Greater Charles Village/Barclay	46.9	47.9	45.6	36.1	40.0	3.9
Greater Govans	69.2	61.7	67.4	66.1	73.3	7.2
Greater Mondawmin	74.1	82.4	70.3	68.1	65.1	-3.1
Greater Roland Park/Poplar Hill	33.3	28.2	25.2	34.1	35.3	1.2
Greater Rosemont	86.5	87.2	93.5	88.8	88.8	0.1
Greenmount East	88.6	74.3	63.0	58.3	81.4	23.1
Hamilton	41.6	28.8	30.1	35.9	39.7	3.8
Harbor East/Little Italy	43.8	42.1	53.7	44.1	40.0	-4.1
Harford/Echodale	30.7	25.8	27.1	31.0	30.7	-0.2
Highlandtown	31.2	25.9	24.2	21.7	21.0	-0.7
Howard Park/West Arlington	53.6	39.4	53.2	44.1	41.3	-2.8
Inner Harbor/Federal Hill	21.6	26.3	24.2	22.1	22.3	0.2
Lauraville	46.7	38.7	37.1	32.4	35.2	2.7
Loch Raven	36.0	40.8	25.0	43.4	39.3	-4.1
Madison/East End	93.9	94.0	85.3	87.0	93.3	6.3
Medfield/Hampden/Woodberry/Remington	35.0	31.2	24.3	23.2	24.5	1.3
Midtown	40.0	26.5	28.7	35.0	29.0	-6.0
Midway/Coldstream	85.9	84.7	90.9	93.9	86.1	-7.7
Morrell Park/Violetville	44.9	51.2	50.0	56.8	54.2	-2.5
Mt. Washington/Coldspring	19.6	20.3	20.0	19.6	27.5	7.9
North Baltimore/Guilford/Homeland	21.1	26.0	28.5	33.8	27.2	-6.5
Northwood	32.1	28.1	39.0	34.4	34.9	0.5
Oldtown/Middle East	47.6	48.0	54.2	40.0	39.6	-0.4
Orangeville/East Highlandtown	54.6	57.6	48.0	47.9	49.3	1.4
Patterson Park North & East	41.8	40.9	35.0	31.6	29.2	-2.4
Penn North/Reservoir Hill	71.4	60.6	53.3	62.2	65.7	3.5
Pimlico/Arlington/Hilltop	82.1	85.7	69.6	66.3	74.5	8.3
Poppleton/The Terraces/Hollins Market	58.6	52.2	64.5	45.5	64.5	19.1
Sandtown-Winchester/Harlem Park	92.1	88.7	92.5	93.2	97.4	4.2
South Baltimore	19.2	18.0	15.7	14.3	13.0	-1.3
Southeastern	41.2	47.5	60.4	57.8	50.6	-7.2
Southern Park Heights	91.9	73.2	84.4	80.4	84.9	4.5
Southwest Baltimore	90.0	92.4	89.0	86.4	88.0	1.6
The Waverlies	51.7	65.2	55.7	48.7	46.2	-2.5
Upton/Druid Heights	76.6	52.7	73.7	68.8	68.5	-0.2
Washington Village/Pigtown	60.4	62.5	53.9	53.8	47.6	-6.3
Westport/Mt. Winans/Lakeland	71.1	73.2	82.3	75.7	83.3	7.6
Baltimore City	**50.8**	**44.4**	**44.4**	**45.9**	**46.3**	**0.4**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Market

Community Statistical Area (CSA)	Percent of Properties Receiving Mortgage Foreclosure Filing							Percentage of Residential Tax Lien Sales
	2010	2011	2012	2013	2014	2015	Change (14-15)	2015
Allendale/Irvington/S. Hilton	2.6	1.3	2.0	3.3	2.8	2.0	-0.8	6.1
Beechfield/Ten Hills/West Hills	2.1	1.0	1.4	3.0	2.4	2.1	-0.3	2.9
Belair-Edison	3.2	1.7	2.3	4.7	3.1	3.2	0.1	4.2
Brooklyn/Curtis Bay/Hawkins Point	2.8	1.3	1.8	3.6	2.5	2.1	-0.4	6.0
Canton	1.8	0.5	0.6	1.4	0.7	0.4	-0.3	0.8
Cedonia/Frankford	2.9	1.3	2.4	4.1	3.2	3.2	0.0	3.0
Cherry Hill	2.0	1.0	0.6	1.9	1.4	0.9	-0.5	7.7
Chinquapin Park/Belvedere	2.0	0.9	1.6	2.6	2.3	1.9	-0.3	2.5
Claremont/Armistead	4.7	0.8	2.0	2.9	1.3	0.7	-0.6	0.4
Clifton-Berea	1.7	0.5	0.9	1.8	1.4	1.1	-0.3	13.4
Cross-Country/Cheswolde	0.9	0.2	0.5	1.3	0.9	1.1	0.2	0.8
Dickeyville/Franklintown	1.5	0.3	0.3	1.6	1.2	3.4	2.2	8.4
Dorchester/Ashburton	2.8	1.5	2.0	3.9	3.2	3.0	-0.2	6.0
Downtown/Seton Hill	5.1	3.9	3.4	2.1	2.5	2.5	0.0	1.6
Edmondson Village	2.3	0.9	1.7	3.4	2.5	1.9	-0.6	5.3
Fells Point	1.6	0.8	0.7	1.1	1.0	0.7	-0.3	1.1
Forest Park/Walbrook	4.5	1.5	1.8	4.1	3.5	2.7	-0.8	8.1
Glen-Fallstaff	2.2	0.9	1.4	1.9	2.0	1.6	-0.4	2.8
Greater Charles Village/Barclay	1.6	1.0	1.3	1.9	1.3	1.0	-0.3	2.9
Greater Govans	2.1	1.1	1.5	2.9	2.5	2.8	0.3	6.0
Greater Mondawmin	2.1	1.1	1.5	3.0	1.6	1.9	0.3	10.3
Greater Roland Park/Poplar Hill	0.4	0.2	0.3	0.4	0.2	0.2	0.0	0.4
Greater Rosemont	2.3	1.0	1.6	2.8	2.2	1.6	-0.7	11.6
Greenmount East	1.2	0.4	0.6	1.2	1.1	0.8	-0.3	14.0
Hamilton	3.1	1.2	2.0	3.8	3.3	3.0	-0.3	2.5
Harbor East/Little Italy	1.2	0.5	0.7	1.5	1.6	0.6	-1.0	0.8
Harford/Echodale	2.6	1.3	2.1	3.3	2.7	2.4	-0.3	2.1
Highlandtown	2.2	1.0	0.9	1.4	1.2	1.0	-0.3	1.6
Howard Park/West Arlington	3.8	0.9	1.5	3.0	3.4	3.3	-0.2	5.0
Inner Harbor/Federal Hill	1.3	0.4	0.7	1.2	0.9	0.3	-0.6	0.7
Lauraville	2.5	1.3	2.0	3.0	2.6	2.4	-0.2	2.8
Loch Raven	2.7	1.0	1.4	3.5	2.3	2.8	0.6	2.2
Madison/East End	2.4	1.0	1.3	2.9	1.9	1.9	0.0	9.0
Medfield/Hampden/Woodberry/Remington	1.6	0.7	0.8	1.5	1.3	1.1	-0.2	1.6
Midtown	1.6	1.4	1.5	2.5	1.0	1.3	0.3	1.8
Midway/Coldstream	2.1	0.9	1.2	2.5	1.9	1.3	-0.6	12.2
Morrell Park/Violetville	2.3	1.5	1.6	3.4	2.8	2.3	-0.5	3.0
Mt. Washington/Coldspring	0.9	0.5	0.8	1.5	1.0	1.0	0.0	0.8
North Baltimore/Guilford/Homeland	0.8	0.3	0.4	0.6	0.9	0.5	-0.4	0.7
Northwood	2.1	0.8	1.3	2.4	2.7	2.1	-0.6	2.9
Oldtown/Middle East	1.9	0.6	1.6	2.1	0.8	1.3	0.5	3.5
Orangeville/East Highlandtown	1.8	0.7	0.7	1.6	1.3	1.4	0.0	2.0
Patterson Park North & East	2.9	1.1	1.7	2.1	1.6	1.1	-0.5	3.4
Penn North/Reservoir Hill	2.8	1.4	1.8	3.1	2.4	2.0	-0.4	10.2
Pimlico/Arlington/Hilltop	2.3	0.9	2.0	2.9	2.2	1.8	-0.4	7.5
Poppleton/The Terraces/Hollins Market	3.0	1.5	1.4	2.8	2.6	1.9	-0.7	5.6
Sandtown-Winchester/Harlem Park	1.6	0.8	1.1	1.6	1.2	1.7	0.5	15.3
South Baltimore	1.4	0.4	0.7	1.1	0.6	0.5	-0.1	0.8
Southeastern	1.6	1.2	1.0	2.3	2.0	1.8	-0.2	2.8
Southern Park Heights	1.9	0.9	1.3	2.8	2.3	1.5	-0.9	9.0
Southwest Baltimore	2.5	0.9	1.2	1.8	1.5	1.3	-0.2	16.3
The Waverlies	2.3	1.3	1.6	2.9	2.1	2.2	0.1	4.8
Upton/Druid Heights	2.5	0.7	1.2	2.1	1.6	1.5	0.0	7.8
Washington Village/Pigtown	2.6	2.9	2.6	3.2	2.7	1.9	-0.8	4.4
Westport/Mt. Winans/Lakeland	2.5	0.8	2.0	3.8	3.1	2.1	-1.1	4.4
Baltimore City	**2.2**	**1.0**	**1.4**	**2.5**	**2.0**	**1.7**	**-0.3**	**5.4**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Tenure

Community Statistical Area (CSA)	Percent of Properties that are Owner-Occupied					
	2010	*2011*	*2012*	*2013*	*2014*	*2015*
Allendale/Irvington/S. Hilton	66.0	61.6	61.8	60.3	58.1	58.1
Beechfield/Ten Hills/West Hills	82.7	79.5	81.0	80.8	78.7	78.7
Belair-Edison	67.2	64.8	64.5	63.5	61.6	61.6
Brooklyn/Curtis Bay/Hawkins Point	50.4	46.2	46.9	45.6	43.5	43.5
Canton	69.9	67.9	68.7	68.4	66.6	66.6
Cedonia/Frankford	79.2	76.5	76.1	75.2	73.1	73.1
Cherry Hill	54.7	53.0	53.0	52.2	49.5	49.5
Chinquapin Park/Belvedere	74.0	70.3	71.6	70.5	68.9	68.9
Claremont/Armistead	76.6	70.9	75.2	74.5	85.1	85.1
Clifton-Berea	35.8	34.4	34.0	33.5	33.0	33.0
Cross-Country/Cheswolde	84.4	83.4	83.6	83.1	82.3	82.3
Dickeyville/Franklintown	70.9	45.6	69.2	68.3	66.9	66.9
Dorchester/Ashburton	73.6	67.8	70.1	68.8	67.2	67.2
Downtown/Seton Hill	43.3	40.7	40.2	39.9	37.6	37.6
Edmondson Village	70.9	64.8	66.6	66.1	64.5	64.5
Fells Point	53.2	51.5	51.9	51.7	51.4	51.4
Forest Park/Walbrook	63.4	59.9	60.1	58.1	56.4	56.4
Glen-Fallstaff	78.5	75.6	76.5	75.5	73.7	73.7
Greater Charles Village/Barclay	44.9	43.6	43.4	43.0	43.2	43.2
Greater Govans	64.4	60.6	62.2	61.3	59.2	59.2
Greater Mondawmin	55.3	51.6	52.5	51.5	50.0	50.0
Greater Roland Park/Poplar Hill	76.7	73.2	75.7	75.7	75.4	75.4
Greater Rosemont	50.9	48.1	47.3	46.7	45.4	45.4
Greenmount East	30.2	29.3	29.1	28.6	28.0	28.0
Hamilton	83.1	79.3	80.1	78.9	76.4	76.4
Harbor East/Little Italy	41.9	40.6	37.8	37.6	36.9	36.9
Harford/Echodale	84.5	80.6	81.3	80.5	78.1	78.1
Highlandtown	61.9	59.8	59.4	60.0	58.3	58.3
Howard Park/West Arlington	78.0	74.7	75.3	73.9	72.3	72.3
Inner Harbor/Federal Hill	63.5	61.5	60.7	60.5	59.0	59.0
Lauraville	79.0	76.0	75.9	74.6	73.6	73.6
Loch Raven	81.5	80.5	79.8	79.1	77.7	77.7
Madison/East End	26.9	24.5	25.6	24.9	24.3	24.3
Medfield/Hampden/Woodberry/Remington	68.7	64.5	67.3	66.8	64.8	64.8
Midtown	41.9	41.7	41.5	42.0	41.1	41.1
Midway/Coldstream	40.9	39.2	38.9	37.7	36.4	36.4
Morrell Park/Violetville	77.2	71.3	72.6	71.1	67.8	67.8
Mt. Washington/Coldspring	83.6	80.9	83.3	82.9	82.0	82.0
North Baltimore/Guilford/Homeland	76.4	74.5	75.7	75.5	74.7	74.7
Northwood	84.2	82.5	82.7	82.0	80.4	80.4
Oldtown/Middle East	41.0	39.2	39.3	38.7	37.4	37.4
Orangeville/East Highlandtown	56.9	53.9	52.5	52.5	50.0	50.0
Patterson Park North & East	48.8	47.3	47.1	47.1	46.8	46.8
Penn North/Reservoir Hill	39.2	38.2	37.2	36.2	35.7	35.7
Pimlico/Arlington/Hilltop	56.1	54.5	54.1	53.1	51.9	51.9
Poppleton/The Terraces/Hollins Market	33.4	31.2	30.8	30.8	30.3	30.3
Sandtown-Winchester/Harlem Park	33.0	31.4	31.0	30.8	30.3	30.3
South Baltimore	71.1	70.0	69.8	70.4	70.9	70.9
Southeastern	69.2	62.8	65.5	65.2	63.1	63.1
Southern Park Heights	48.3	46.0	46.1	45.1	44.1	44.1
Southwest Baltimore	29.4	27.2	26.5	26.1	25.0	25.0
The Waverlies	63.5	61.5	61.1	60.3	58.6	58.6
Upton/Druid Heights	32.4	31.4	31.5	31.1	30.4	30.4
Washington Village/Pigtown	46.5	43.7	42.9	42.6	41.1	41.1
Westport/Mt. Winans/Lakeland	55.8	52.6	51.8	50.3	48.5	48.5
Baltimore City	**60.2**	**57.6**	**57.8**	**57.2**	**56.1**	**56.1**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Residential Properties

Total Residential Properties

Community Statistical Area (CSA)	2010	2011	2012	2013	2014	2015
Allendale/Irvington/S. Hilton	5,568	5,551	5,554	5,568	5,589	5,589
Beechfield/Ten Hills/West Hills	3,557	3,575	3,599	3,599	3,612	3,612
Belair-Edison	6,295	6,296	6,292	6,295	6,296	6,296
Brooklyn/Curtis Bay/Hawkins Point	4,283	4,259	4,256	4,256	4,249	4,249
Canton	4,013	4,017	4,025	4,024	4,033	4,033
Cedonia/Frankford	6,294	6,290	6,286	6,290	6,285	6,285
Cherry Hill	988	985	985	984	984	984
Chinquapin Park/Belvedere	2,694	2,688	2,689	2,689	2,689	2,689
Claremont/Armistead	725	755	745	752	2,267	2,267
Clifton-Berea	4,783	4,756	4,738	4,723	4,675	4,675
Cross-Country/Cheswolde	2,914	2,918	2,925	2,925	2,926	2,926
Dickeyville/Franklintown	333	319	318	322	323	323
Dorchester/Ashburton	3,421	3,421	3,419	3,424	3,422	3,422
Downtown/Seton Hill	670	670	676	675	687	687
Edmondson Village	2,843	2,835	2,832	2,832	2,831	2,831
Fells Point	4,058	4,073	4,076	4,080	4,096	4,096
Forest Park/Walbrook	2,883	2,881	2,879	2,882	2,879	2,879
Glen-Fallstaff	3,691	3,685	3,685	3,686	3,719	3,719
Greater Charles Village/Barclay	3,675	3,675	3,690	3,694	3,681	3,681
Greater Govans	3,720	3,730	3,728	3,729	3,731	3,731
Greater Mondawmin	3,439	3,437	3,432	3,434	3,444	3,444
Greater Roland Park/Poplar Hill	3,030	3,020	3,021	3,023	3,023	3,023
Greater Rosemont	7,267	7,212	7,189	7,164	7,133	7,133
Greenmount East	4,100	4,087	4,059	4,071	4,088	4,088
Hamilton	4,368	4,367	4,368	4,368	4,364	4,364
Harbor East/Little Italy	1,596	1,595	1,695	1,695	1,698	1,698
Harford/Echodale	5,076	5,045	5,047	5,054	5,050	5,050
Highlandtown	3,163	3,168	3,168	3,169	3,211	3,211
Howard Park/West Arlington	3,165	3,157	3,157	3,157	3,154	3,154
Inner Harbor/Federal Hill	5,894	5,927	5,949	5,954	5,992	5,992
Lauraville	4,480	4,474	4,478	4,479	4,475	4,475
Loch Raven	4,229	4,230	4,231	4,231	4,228	4,228
Madison/East End	3,220	3,445	3,212	3,238	3,237	3,237
Medfield/Hampden/Woodberry/Remington	6,750	6,739	6,728	6,747	6,810	6,810
Midtown	3,279	3,283	3,431	3,440	3,441	3,441
Midway/Coldstream	4,176	4,161	4,151	4,148	4,118	4,118
Morrell Park/Violetville	3,165	3,150	3,153	3,154	3,154	3,154
Mt. Washington/Coldspring	1,825	1,822	1,827	1,827	1,830	1,830
North Baltimore/Guilford/Homeland	5,099	5,093	5,089	5,092	5,095	5,095
Northwood	4,670	4,670	4,669	4,667	4,667	4,667
Oldtown/Middle East	1,423	1,430	1,430	1,445	1,499	1,499
Orangeville/East Highlandtown	3,505	3,509	3,625	3,625	3,806	3,806
Patterson Park North & East	6,342	6,347	6,359	6,365	6,377	6,377
Penn North/Reservoir Hill	2,976	2,976	2,980	2,981	2,984	2,984
Pimlico/Arlington/Hilltop	3,980	3,962	3,940	3,933	3,915	3,915
Poppleton/The Terraces/Hollins Market	1,367	1,370	1,369	1,369	1,363	1,363
Sandtown-Winchester/Harlem Park	6,076	6,079	6,070	6,064	6,057	6,057
South Baltimore	3,307	3,311	3,374	3,373	3,387	3,387
Southeastern	1,841	1,821	1,820	1,832	1,831	1,831
Southern Park Heights	4,037	4,030	4,006	3,999	3,987	3,987
Southwest Baltimore	8,243	8,254	8,227	8,217	8,252	8,252
The Waverlies	2,692	2,692	2,690	2,690	2,690	2,690
Upton/Druid Heights	2,179	2,159	2,153	2,156	2,163	2,163
Washington Village/Pigtown	2,752	2,758	2,760	2,759	2,777	2,777
Westport/Mt. Winans/Lakeland	2,146	2,137	2,133	2,134	2,141	2,141
Baltimore City	**202,265**	**202,309**	**202,387**	**202,362**	**204,295**	**204,295**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Occupancy

Community Statistical Area (CSA)	Percent of Residential Properties that do not Receive Mail						
	2010	2011	2012	2013	2014	2015	Change (14-15)
Allendale/Irvington/S. Hilton	9.0	8.7	8.4	9.0	10.2	9.7	-0.5
Beechfield/Ten Hills/West Hills	2.3	2.6	2.8	2.4	2.9	2.4	-0.4
Belair-Edison	6.2	6.7	8.7	9.8	11.3	8.4	-2.8
Brooklyn/Curtis Bay/Hawkins Point	8.9	8.8	9.9	9.9	11.3	10.3	-1.0
Canton	7.7	7.4	6.4	5.6	4.9	4.3	-0.6
Cedonia/Frankford	4.8	5.2	6.2	6.1	6.0	5.0	-1.0
Cherry Hill	3.1	3.3	4.4	4.3	3.7	3.7	0.0
Chinquapin Park/Belvedere	6.0	5.3	4.3	4.8	5.2	7.7	2.5
Claremont/Armistead	3.6	3.9	4.6	4.2	3.7	2.4	-1.4
Clifton-Berea	9.5	8.8	9.6	10.7	12.5	10.5	-1.9
Cross-Country/Cheswolde	1.7	1.9	2.2	2.3	1.6	0.6	-1.0
Dickeyville/Franklintown	0.9	0.9	1.8	2.0	1.9	1.0	-0.9
Dorchester/Ashburton	8.8	9.1	7.3	7.1	7.8	7.6	-0.3
Downtown/Seton Hill	4.8	4.7	4.3	3.8	1.8	1.0	-0.8
Edmondson Village	7.8	8.4	8.0	8.1	9.2	8.8	-0.4
Fells Point	7.0	6.8	3.7	4.0	4.0	3.2	-0.8
Forest Park/Walbrook	11.5	11.3	11.4	13.5	11.7	10.0	-1.7
Glen-Fallstaff	4.1	4.3	4.1	4.0	4.9	4.7	-0.3
Greater Charles Village/Barclay	5.0	5.4	5.9	5.9	5.4	5.0	-0.5
Greater Govans	8.5	8.5	7.9	8.7	11.1	11.3	0.2
Greater Mondawmin	12.7	12.6	13.0	14.2	17.2	17.6	0.3
Greater Roland Park/Poplar Hill	2.7	2.6	2.9	3.2	3.0	2.4	-0.5
Greater Rosemont	10.5	10.3	10.9	11.3	15.3	13.4	-1.8
Greenmount East	16.6	16.3	15.8	16.3	17.5	16.3	-1.2
Hamilton	5.4	5.8	4.8	4.7	6.0	4.7	-1.3
Harbor East/Little Italy	4.6	5.0	3.6	3.6	3.8	3.6	-0.2
Harford/Echodale	4.9	4.6	4.3	4.8	5.9	5.3	-0.6
Highlandtown	8.8	8.3	8.8	7.3	6.7	5.4	-1.3
Howard Park/West Arlington	6.4	7.1	6.9	7.7	9.6	9.2	-0.4
Inner Harbor/Federal Hill	3.6	3.4	2.8	2.8	2.9	1.9	-1.0
Lauraville	7.1	6.9	6.8	7.2	8.0	7.3	-0.7
Loch Raven	2.2	2.1	2.7	2.9	2.9	2.3	-0.5
Madison/East End	13.0	11.2	11.5	12.7	15.0	12.1	-2.9
Medfield/Hampden/Woodberry/Remington	5.0	5.1	4.7	3.9	3.9	3.5	-0.4
Midtown	6.7	6.9	6.4	5.8	5.8	3.8	-2.0
Midway/Coldstream	16.5	17.0	15.4	15.8	16.4	14.7	-1.8
Morrell Park/Violetville	4.4	4.4	5.8	5.6	5.5	5.8	0.3
Mt. Washington/Coldspring	0.9	1.0	0.6	1.1	1.0	1.0	0.1
North Baltimore/Guilford/Homeland	2.1	2.2	1.6	2.6	2.9	1.3	-1.6
Northwood	3.4	3.9	3.5	3.6	4.2	3.7	-0.4
Oldtown/Middle East	4.6	4.4	7.3	7.1	3.1	3.4	0.3
Orangeville/East Highlandtown	9.1	8.7	7.0	6.6	6.0	4.9	-1.0
Patterson Park North & East	13.5	12.2	13.2	12.0	12.6	10.2	-2.5
Penn North/Reservoir Hill	15.9	16.3	16.4	16.7	19.3	21.8	2.5
Pimlico/Arlington/Hilltop	10.0	10.0	10.5	12.1	14.8	14.1	-0.8
Poppleton/The Terraces/Hollins Market	11.2	11.0	10.6	11.2	10.3	9.7	-0.6
Sandtown-Winchester/Harlem Park	11.9	12.4	12.7	12.3	16.2	17.4	1.2
South Baltimore	4.2	3.7	2.6	2.2	3.7	2.0	-1.7
Southeastern	5.0	4.9	5.8	5.8	6.6	6.1	-0.5
Southern Park Heights	11.9	12.1	14.0	13.8	16.9	16.1	-0.8
Southwest Baltimore	14.7	14.2	14.5	14.3	18.3	16.2	-2.0
The Waverlies	6.4	6.3	6.8	8.2	8.4	6.5	-1.9
Upton/Druid Heights	11.6	12.1	11.1	11.0	12.7	13.6	0.9
Washington Village/Pigtown	12.5	12.0	12.7	11.9	11.6	9.4	-2.1
Westport/Mt. Winans/Lakeland	6.6	6.3	7.8	7.0	8.7	7.5	-1.2
Baltimore City	**7.5**	**7.5**	**7.5**	**7.6**	**8.4**	**7.5**	**-0.8**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Tax Credits

Community Statistical Area (CSA)	Homestead Tax Credits per 1,000 Residential Properties					
	2011	*2012*	*2013*	*2014*	*2015*	*Change (14-15)*
Allendale/Irvington/S. Hilton	599.9	550.8	501.4	499.7	222.0	-277.7
Beechfield/Ten Hills/West Hills	740.4	641.6	585.2	577.8	356.6	-221.2
Belair-Edison	613.7	582.8	443.4	444.4	207.1	-237.3
Brooklyn/Curtis Bay/Hawkins Point	382.0	364.4	305.7	307.4	157.2	-150.2
Canton	448.3	355.8	321.1	320.6	291.8	-28.8
Cedonia/Frankford	720.5	683.4	528.1	528.2	333.5	-194.7
Cherry Hill	510.7	500.5	470.5	470.5	304.9	-165.7
Chinquapin Park/Belvedere	674.9	636.7	482.0	483.1	336.2	-146.9
Claremont/Armistead	543.1	567.8	432.2	142.9	101.9	-41.0
Clifton-Berea	162.7	135.5	113.5	114.7	125.8	11.1
Cross-Country/Cheswolde	732.0	617.1	439.0	436.1	348.9	-87.1
Dickeyville/Franklintown	551.7	506.3	475.2	448.9	306.5	-142.4
Dorchester/Ashburton	691.0	654.9	606.3	612.8	458.5	-154.3
Downtown/Seton Hill	210.5	284.0	232.6	228.5	148.5	-80.1
Edmondson Village	662.8	558.3	464.3	465.2	433.8	-31.4
Fells Point	349.6	304.7	275.5	274.9	238.0	-36.9
Forest Park/Walbrook	532.8	546.0	493.8	496.7	336.6	-160.1
Glen-Fallstaff	629.0	675.2	587.4	580.8	409.5	-171.3
Greater Charles Village/Barclay	369.5	365.3	319.7	325.5	244.0	-81.5
Greater Govans	591.7	561.4	506.0	506.6	358.9	-147.7
Greater Mondawmin	438.5	376.5	293.5	293.3	238.4	-54.9
Greater Roland Park/Poplar Hill	608.3	541.5	403.9	406.2	307.6	-98.6
Greater Rosemont	357.3	272.5	224.0	225.4	42.3	-183.1
Greenmount East	149.0	122.4	104.6	104.2	96.1	-8.1
Hamilton	733.2	680.2	609.2	609.3	406.0	-203.3
Harbor East/Little Italy	234.5	182.9	160.5	163.7	155.5	-8.2
Harford/Echodale	753.0	704.4	631.0	625.7	411.9	-213.9
Highlandtown	466.9	408.5	372.7	367.2	272.5	-94.7
Howard Park/West Arlington	703.5	650.3	584.1	577.4	399.8	-177.6
Inner Harbor/Federal Hill	426.7	334.3	289.7	287.7	308.1	20.4
Lauraville	684.4	675.3	608.8	610.9	413.0	-198.0
Loch Raven	762.7	724.4	600.1	602.6	344.6	-258.0
Madison/East End	164.9	162.8	152.9	153.8	116.8	-37.1
Medfield/Hampden/Woodberry/Remington	552.8	530.5	482.3	478.0	368.0	-110.0
Midtown	333.8	309.5	282.3	282.5	199.4	-83.1
Midway/Coldstream	217.0	236.3	148.0	149.1	132.1	-17.0
Morrell Park/Violetville	701.6	647.6	595.8	594.8	300.9	-293.9
Mt. Washington/Coldspring	743.7	656.8	524.4	510.9	364.5	-146.4
North Baltimore/Guilford/Homeland	600.4	557.3	478.2	477.9	348.6	-129.3
Northwood	785.7	753.9	702.4	704.9	530.5	-174.4
Oldtown/Middle East	297.2	287.4	258.8	249.5	175.5	-74.0
Orangeville/East Highlandtown	525.8	450.5	419.0	396.7	253.5	-143.2
Patterson Park North & East	372.1	348.3	316.9	317.2	239.9	-77.3
Penn North/Reservoir Hill	320.6	305.7	277.8	278.2	247.7	-30.5
Pimlico/Arlington/Hilltop	268.3	207.4	171.9	173.2	89.1	-84.0
Poppleton/The Terraces/Hollins Market	132.9	144.6	130.8	131.3	77.0	-54.3
Sandtown-Winchester/Harlem Park	175.5	159.5	114.6	115.2	75.9	-39.3
South Baltimore	452.4	382.6	343.6	340.4	393.6	53.1
Southeastern	575.5	559.3	522.9	515.0	345.7	-169.3
Southern Park Heights	295.3	272.8	229.3	232.8	67.7	-165.0
Southwest Baltimore	202.5	175.6	138.2	138.0	70.2	-67.9
The Waverlies	541.2	514.1	461.7	462.1	361.3	-100.7
Upton/Druid Heights	192.7	173.7	150.7	150.7	127.1	-23.6
Washington Village/Pigtown	378.5	326.1	295.8	294.2	193.4	-100.8
Westport/Mt. Winans/Lakeland	485.7	453.4	415.7	411.5	273.2	-138.3
Baltimore City	**481.8**	**441.3**	**380.2**	**376.2**	**258.5**	**-117.7**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Tax Credits

Community Statistical Area (CSA)	Historic Tax Credits per 1,000 Residential Properties				
	2012	*2013*	*2014*	*2015*	*Change (14-15)*
Allendale/Irvington/S. Hilton	0.0	0.0	0.0	0.0	0.0
Beechfield/Ten Hills/West Hills	0.6	0.6	0.6	0.8	0.3
Belair-Edison	0.0	0.0	0.0	0.2	0.2
Brooklyn/Curtis Bay/Hawkins Point	0.0	0.0	0.0	0.0	0.0
Canton	28.1	31.3	31.2	57.5	26.3
Cedonia/Frankford	0.0	0.0	0.0	0.0	0.0
Cherry Hill	0.0	0.0	0.0	0.0	0.0
Chinquapin Park/Belvedere	0.0	0.0	0.0	0.4	0.4
Claremont/Armistead	0.0	0.0	0.0	0.0	0.0
Clifton-Berea	0.2	0.0	0.0	0.4	0.4
Cross-Country/Cheswolde	0.3	0.3	0.3	0.3	0.0
Dickeyville/Franklintown	0.0	9.3	12.4	0.0	-12.4
Dorchester/Ashburton	0.0	0.0	0.0	0.3	0.3
Downtown/Seton Hill	59.2	50.4	50.9	49.5	-1.5
Edmondson Village	0.0	0.0	0.0	0.0	0.0
Fells Point	41.5	42.9	43.0	50.5	7.6
Forest Park/Walbrook	0.0	0.0	0.0	0.0	0.0
Glen-Fallstaff	0.0	0.0	0.0	0.0	0.0
Greater Charles Village/Barclay	12.7	16.5	16.6	19.6	3.0
Greater Govans	0.0	0.0	0.0	0.0	0.0
Greater Mondawmin	0.0	0.0	0.0	0.0	0.0
Greater Roland Park/Poplar Hill	7.6	6.9	7.3	6.3	-1.0
Greater Rosemont	0.0	0.0	0.0	0.0	0.0
Greenmount East	0.7	1.5	1.5	7.6	6.1
Hamilton	0.0	0.0	0.0	0.0	0.0
Harbor East/Little Italy	33.6	18.3	18.3	19.4	1.2
Harford/Echodale	0.0	0.0	0.0	0.0	0.0
Highlandtown	18.0	22.7	22.4	50.5	28.0
Howard Park/West Arlington	0.0	0.0	0.0	0.0	0.0
Inner Harbor/Federal Hill	14.3	16.1	16.4	21.7	5.3
Lauraville	0.4	0.4	0.4	0.7	0.2
Loch Raven	0.0	0.0	0.0	0.0	0.0
Madison/East End	2.5	4.9	4.9	9.0	4.0
Medfield/Hampden/Woodberry/Remington	1.6	1.8	1.9	8.2	6.3
Midtown	63.5	62.2	62.8	72.1	9.3
Midway/Coldstream	0.0	0.0	0.0	0.0	0.0
Morrell Park/Violetville	0.0	0.0	0.0	0.0	0.0
Mt. Washington/Coldspring	3.3	2.2	2.2	2.2	0.0
North Baltimore/Guilford/Homeland	2.9	3.3	3.3	3.3	0.0
Northwood	0.2	0.4	0.4	0.4	0.0
Oldtown/Middle East	9.8	11.1	11.3	44.7	33.4
Orangeville/East Highlandtown	1.1	1.1	1.1	1.1	0.0
Patterson Park North & East	25.8	29.7	29.6	59.7	30.1
Penn North/Reservoir Hill	20.8	21.1	21.1	21.4	0.3
Pimlico/Arlington/Hilltop	0.0	0.0	0.0	0.0	0.0
Poppleton/The Terraces/Hollins Market	28.5	29.9	30.1	36.7	6.6
Sandtown-Winchester/Harlem Park	0.2	0.5	0.5	0.7	0.2
South Baltimore	1.2	3.3	3.2	26.3	23.0
Southeastern	0.5	1.1	1.1	1.6	0.5
Southern Park Heights	0.0	0.3	0.3	0.5	0.3
Southwest Baltimore	4.0	3.9	3.9	5.6	1.7
The Waverlies	1.1	1.1	1.1	1.5	0.4
Upton/Druid Heights	0.0	5.6	6.0	10.2	4.2
Washington Village/Pigtown	4.0	11.2	11.9	13.0	1.1
Westport/Mt. Winans/Lakeland	12.2	0.0	0.0	0.0	0.0
Baltimore City	**6.0**	**6.4**	**6.4**	**10.1**	**3.6**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Tax Credits

Community Statistical Area (CSA)	Homeowner Tax Credits per 1,000 Residential Properties					
	2011	*2012*	*2013*	*2014*	*2015*	*Change (14-15)*
Allendale/Irvington/S. Hilton	69.0	62.3	71.3	72.5	63.2	-9.3
Beechfield/Ten Hills/West Hills	56.5	52.5	60.0	60.4	55.1	-5.3
Belair-Edison	57.5	52.6	57.7	58.3	55.3	-3.0
Brooklyn/Curtis Bay/Hawkins Point	51.0	47.2	52.9	53.2	52.0	-1.2
Canton	46.6	43.0	44.0	44.4	33.5	-10.9
Cedonia/Frankford	69.3	68.7	72.0	72.6	71.9	-0.6
Cherry Hill	67.0	66.0	74.2	74.2	66.1	-8.1
Chinquapin Park/Belvedere	61.0	58.0	62.5	62.8	61.0	-1.9
Claremont/Armistead	46.4	44.3	57.2	19.4	15.0	-4.4
Clifton-Berea	30.7	27.0	29.6	29.9	26.5	-3.4
Cross-Country/Cheswolde	71.6	61.2	63.2	63.6	62.5	-1.0
Dickeyville/Franklintown	37.6	34.6	49.7	49.5	49.5	0.0
Dorchester/Ashburton	86.5	73.1	82.9	84.7	86.2	1.5
Downtown/Seton Hill	0.0	7.4	7.4	7.3	7.3	0.0
Edmondson Village	107.9	94.3	96.8	97.8	100.0	2.1
Fells Point	37.1	28.9	33.6	33.7	31.3	-2.4
Forest Park/Walbrook	56.2	52.4	59.3	61.8	57.7	-4.2
Glen-Fallstaff	75.2	77.9	86.8	87.9	87.4	-0.5
Greater Charles Village/Barclay	21.2	20.3	22.5	22.8	25.8	3.0
Greater Govans	75.6	74.6	81.5	81.7	76.9	-4.8
Greater Mondawmin	45.7	39.9	45.4	45.6	41.5	-4.1
Greater Roland Park/Poplar Hill	19.9	21.2	18.2	18.5	17.2	-1.3
Greater Rosemont	50.9	44.1	50.4	50.8	37.6	-13.2
Greenmount East	8.3	11.6	13.5	13.7	12.5	-1.2
Hamilton	77.6	74.2	79.2	80.7	71.0	-9.6
Harbor East/Little Italy	5.6	19.5	21.8	21.8	24.7	2.9
Harford/Echodale	78.7	74.9	78.2	78.6	77.0	-1.6
Highlandtown	60.6	56.5	52.1	51.7	45.8	-5.9
Howard Park/West Arlington	88.4	83.3	86.5	88.8	85.0	-3.8
Inner Harbor/Federal Hill	32.7	29.6	30.4	30.4	28.2	-2.2
Lauraville	59.7	58.5	61.4	62.1	61.0	-1.1
Loch Raven	64.3	59.1	67.8	68.4	69.1	0.7
Madison/East End	10.2	12.8	13.3	13.6	18.2	4.6
Medfield/Hampden/Woodberry/Remington	53.4	55.6	52.0	51.7	52.0	0.3
Midtown	4.0	9.0	11.9	12.2	10.2	-2.0
Midway/Coldstream	24.5	27.0	27.7	28.4	19.9	-8.5
Morrell Park/Violetville	82.5	78.3	85.6	85.9	72.9	-13.0
Mt. Washington/Coldspring	28.0	24.1	26.3	26.2	27.9	1.6
North Baltimore/Guilford/Homeland	18.5	17.7	19.4	19.8	17.9	-2.0
Northwood	88.7	88.2	93.4	94.5	98.4	3.9
Oldtown/Middle East	11.9	17.5	23.5	23.3	24.7	1.3
Orangeville/East Highlandtown	88.9	74.5	80.8	77.2	77.5	0.3
Patterson Park North & East	38.4	38.8	39.6	40.0	38.3	-1.7
Penn North/Reservoir Hill	25.5	25.2	27.5	27.8	24.8	-3.0
Pimlico/Arlington/Hilltop	60.1	49.7	57.5	58.0	57.0	-1.0
Poppleton/The Terraces/Hollins Market	7.3	8.0	9.5	9.5	13.2	3.7
Sandtown-Winchester/Harlem Park	13.5	12.2	10.2	10.2	11.1	0.8
South Baltimore	53.5	50.4	47.7	47.8	37.2	-10.6
Southeastern	92.8	90.1	92.8	93.4	82.5	-10.9
Southern Park Heights	32.8	34.2	36.3	36.6	30.1	-6.5
Southwest Baltimore	18.3	15.8	16.3	16.5	14.4	-2.1
The Waverlies	44.6	45.0	52.8	53.9	51.7	-2.2
Upton/Druid Heights	11.1	12.1	16.7	16.6	18.0	1.4
Washington Village/Pigtown	37.4	38.0	39.1	38.9	40.7	1.8
Westport/Mt. Winans/Lakeland	56.2	51.6	52.0	51.8	53.2	1.4
Baltimore City	**49.5**	**46.0**	**49.3**	**49.4**	**46.5**	**-2.9**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Affordability

Community Statistical Area (CSA)	Housing Vouchers Per 1,000 Rental Units			Affordability Index: Mortgage			Affordability Index: Rent		
	2014	2015	Change	2006-2010	2011-2015	Change	2006-2010	2011-2015	Change
Allendale/Irvington/S. Hilton	211.4	223.3	12.0	49.4	47.4	-2.1	57.4	49.4	-8.0
Beechfield/Ten Hills/West Hills	166.7	135.9	-30.8	42.1	36.6	-5.5	49.6	45.0	-4.6
Belair-Edison	420.3	420.9	0.6	40.4	41.7	1.4	60.6	69.9	9.3
Brooklyn/Curtis Bay/Hawkins Point	54.5	55.6	1.1	43.7	32.9	-10.8	48.6	56.6	8.0
Canton	16.3	11.0	-5.2	35.6	25.0	-10.6	40.7	30.3	-10.4
Cedonia/Frankford	132.0	139.5	7.5	49.8	42.2	-7.6	60.3	57.6	-2.7
Cherry Hill	99.6	94.7	-4.9	24.9	36.3	11.4	51.3	48.3	-3.0
Chinquapin Park/Belvedere	116.9	134.5	17.6	35.6	36.0	0.4	49.1	60.0	10.9
Claremont/Armistead	270.3	227.1	-43.2	46.1	36.2	-9.8	50.1	49.8	-0.3
Clifton-Berea	229.0	233.7	4.6	44.7	56.8	12.1	67.6	52.1	-15.5
Cross-Country/Cheswolde	25.1	27.1	2.0	43.3	43.6	0.3	39.1	42.8	3.6
Dickeyville/Franklintown	143.2	123.5	-19.8	30.9	33.5	2.6	53.6	57.1	3.5
Dorchester/Ashburton	131.8	139.3	7.5	48.9	43.7	-5.2	62.8	58.8	-4.0
Downtown/Seton Hill	78.5	101.0	22.5	58.9	42.9	-16.0	45.9	50.8	5.0
Edmondson Village	184.6	205.3	20.7	58.1	48.3	-9.8	55.5	61.2	5.7
Fells Point	12.8	11.5	-1.3	41.3	25.3	-15.9	50.9	32.3	-18.6
Forest Park/Walbrook	209.8	209.1	-0.7	49.9	35.5	-14.4	62.5	53.9	-8.6
Glen-Fallstaff	199.4	202.6	3.1	43.3	47.5	4.1	55.1	50.3	-4.9
Greater Charles Village/Barclay	68.7	64.8	-3.9	34.7	37.8	3.1	47.8	52.1	4.3
Greater Govans	199.1	213.0	13.9	36.3	43.5	7.2	61.7	51.9	-9.8
Greater Mondawmin	250.5	208.9	-41.6	40.1	31.3	-8.7	46.9	58.8	11.9
Greater Roland Park/Poplar Hill	5.9	4.2	-1.7	28.3	31.7	3.4	43.9	36.3	-7.6
Greater Rosemont	245.4	228.2	-17.2	45.5	48.9	3.4	64.8	57.7	-7.2
Greenmount East	158.4	159.8	1.4	43.5	48.9	5.4	60.4	56.1	-4.2
Hamilton	172.4	195.0	22.6	41.3	41.8	0.4	54.4	53.0	-1.4
Harbor East/Little Italy	50.0	55.2	5.3	36.4	39.9	3.4	59.9	42.4	-17.5
Harford/Echodale	120.4	119.2	-1.2	35.1	37.7	2.5	58.1	45.9	-12.2
Highlandtown	66.1	60.4	-5.7	37.9	25.1	-12.8	40.3	53.0	12.7
Howard Park/West Arlington	149.8	168.1	18.3	55.0	48.7	-6.4	62.3	61.4	-1.0
Inner Harbor/Federal Hill	59.5	42.9	-16.6	28.2	28.5	0.3	39.1	50.6	11.5
Lauraville	198.3	181.1	-17.2	46.2	32.7	-13.4	57.1	50.1	-6.9
Loch Raven	91.3	88.4	-2.9	31.6	44.5	12.9	48.3	50.1	1.8
Madison/East End	328.8	300.1	-28.7	43.2	38.3	-4.9	58.0	66.3	8.3
Medfield/Hampden/Woodberry/Remington	21.5	19.0	-2.5	33.1	29.3	-3.8	45.2	44.4	-0.7
Midtown	76.6	67.8	-8.7	28.8	32.0	3.1	46.9	43.4	-3.5
Midway/Coldstream	184.5	165.9	-18.6	31.2	43.2	12.0	70.1	62.3	-7.8
Morrell Park/Violetville	123.5	142.6	19.1	40.2	35.6	-4.7	40.7	54.8	14.1
Mt. Washington/Coldspring	61.0	16.7	-44.4	33.8	29.8	-4.0	47.7	32.7	-15.0
North Baltimore/Guilford/Homeland	42.4	40.2	-2.1	28.5	27.9	-0.7	51.7	53.5	1.8
Northwood	146.5	135.8	-10.7	35.7	41.3	5.6	55.4	52.3	-3.1
Oldtown/Middle East	80.5	93.4	12.9	51.9	36.9	-15.0	41.9	43.6	1.7
Orangeville/East Highlandtown	102.8	79.4	-23.4	47.8	32.4	-15.4	49.3	52.6	3.3
Patterson Park North & East	260.4	245.5	-14.8	36.5	26.6	-9.9	55.7	48.5	-7.1
Penn North/Reservoir Hill	195.7	203.2	7.4	47.8	36.9	-11.0	57.2	51.0	-6.2
Pimlico/Arlington/Hilltop	178.3	165.8	-12.5	43.0	45.8	2.9	55.7	53.2	-2.5
Poppleton/The Terraces/Hollins Market	84.0	72.5	-11.5	30.5	31.7	1.2	55.6	53.5	-2.1
Sandtown-Winchester/Harlem Park	78.1	81.2	3.0	37.6	41.0	3.4	56.3	51.3	-5.0
South Baltimore	14.4	7.7	-6.7	37.6	23.9	-13.7	44.5	33.8	-10.8
Southeastern	106.1	113.4	7.3	42.3	53.6	11.3	62.2	55.6	-6.6
Southern Park Heights	158.0	156.3	-1.7	41.8	46.3	4.4	45.9	60.3	14.3
Southwest Baltimore	139.2	134.9	-4.3	41.9	31.4	-10.6	54.5	60.5	6.0
The Waverlies	182.9	198.6	15.8	37.9	36.9	-1.0	62.6	52.5	-10.1
Upton/Druid Heights	117.9	120.6	2.7	49.1	25.7	-23.4	57.3	59.5	2.2
Washington Village/Pigtown	276.1	294.2	18.2	41.9	37.3	-4.6	48.8	67.2	18.4
Westport/Mt. Winans/Lakeland	119.1	107.9	-11.2	39.4	44.3	5.0	52.8	51.3	-1.5
Baltimore City	131.3	127.8	-3.6	40.0	37.6	-2.4	52.7	51.6	-1.2

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Permits and Enforcement

Community Statistical Area (CSA)	Percent of Residential Properties with Rehab Permits Over $5,000						
	2010	*2011*	*2012*	*2013*	*2014*	*2015*	*Change (14-15)*
Allendale/Irvington/S. Hilton	1.3	1.6	1.4	1.6	1.4	1.8	0.4
Beechfield/Ten Hills/West Hills	1.9	3.1	1.8	2.4	2.6	2.3	-0.3
Belair-Edison	1.4	1.9	1.8	1.5	1.9	1.7	-0.2
Brooklyn/Curtis Bay/Hawkins Point	1.3	1.0	1.2	1.0	1.0	0.8	-0.2
Canton	4.0	5.3	6.6	6.5	5.3	4.4	-0.9
Cedonia/Frankford	1.9	1.6	2.1	2.7	2.4	2.8	0.5
Cherry Hill	0.4	0.5	0.2	0.4	1.1	1.1	0.0
Chinquapin Park/Belvedere	2.3	1.8	1.3	2.2	2.8	2.6	-0.2
Claremont/Armistead	1.5	2.7	4.6	7.6	1.4	0.9	-0.5
Clifton-Berea	1.7	1.2	1.5	1.6	1.2	1.2	0.0
Cross-Country/Cheswolde	2.8	2.8	3.1	4.2	6.0	3.3	-2.7
Dickeyville/Franklintown	3.9	2.2	3.1	2.8	5.3	5.0	-0.3
Dorchester/Ashburton	1.9	2.4	2.8	3.2	3.0	3.7	0.6
Downtown/Seton Hill	0.9	1.0	0.9	2.4	3.3	3.2	-0.1
Edmondson Village	2.1	1.7	1.7	2.4	2.0	2.3	0.3
Fells Point	4.4	3.7	4.7	5.3	4.8	4.9	0.1
Forest Park/Walbrook	3.8	2.7	2.7	4.3	3.6	3.3	-0.3
Glen-Fallstaff	2.7	1.2	2.1	2.8	2.2	2.8	0.6
Greater Charles Village/Barclay	2.7	2.9	4.1	4.2	2.9	5.2	2.3
Greater Govans	1.5	1.4	2.0	2.1	2.6	2.6	0.0
Greater Mondawmin	1.3	1.8	1.5	1.4	1.8	1.5	-0.3
Greater Roland Park/Poplar Hill	3.6	3.7	5.3	5.0	4.5	4.2	-0.3
Greater Rosemont	2.0	1.4	1.5	1.6	1.1	1.4	0.3
Greenmount East	2.9	2.1	3.0	3.6	1.7	2.2	0.5
Hamilton	1.9	2.2	2.0	2.1	2.8	4.1	1.3
Harbor East/Little Italy	1.4	1.6	1.4	1.8	3.8	2.5	-1.3
Harford/Echodale	1.9	1.9	2.1	2.1	2.5	3.6	1.1
Highlandtown	4.4	4.7	6.0	8.2	6.0	6.3	0.2
Howard Park/West Arlington	2.8	3.1	2.4	3.1	3.4	4.2	0.7
Inner Harbor/Federal Hill	3.9	3.7	4.4	4.6	4.8	4.9	0.1
Lauraville	2.0	2.6	2.5	3.6	3.4	3.4	0.0
Loch Raven	1.5	1.2	0.9	1.2	1.5	2.0	0.5
Madison/East End	3.7	2.8	3.0	1.8	1.2	2.7	1.5
Medfield/Hampden/Woodberry/Remington	2.4	1.9	2.9	3.6	3.8	3.5	-0.3
Midtown	3.9	3.9	4.7	4.7	5.8	5.6	-0.2
Midway/Coldstream	2.0	1.6	1.6	1.6	1.3	1.0	-0.2
Morrell Park/Violetville	1.1	1.4	1.4	1.0	1.1	1.2	0.1
Mt. Washington/Coldspring	3.1	6.5	4.2	4.8	4.6	4.5	-0.2
North Baltimore/Guilford/Homeland	3.5	3.5	3.9	4.5	4.6	4.2	-0.4
Northwood	1.4	1.4	1.6	1.7	2.1	2.4	0.2
Oldtown/Middle East	4.9	6.0	8.5	11.8	5.2	4.5	-0.7
Orangeville/East Highlandtown	1.5	1.7	1.1	3.5	2.5	1.7	-0.7
Patterson Park North & East	4.9	5.0	4.9	7.1	4.9	6.2	1.4
Penn North/Reservoir Hill	3.8	2.5	3.7	4.2	2.0	4.1	2.1
Pimlico/Arlington/Hilltop	1.7	1.5	1.7	1.5	1.4	1.5	0.1
Poppleton/The Terraces/Hollins Market	2.6	8.3	2.6	3.3	1.7	2.2	0.5
Sandtown-Winchester/Harlem Park	1.6	1.0	1.2	1.1	1.0	1.0	0.0
South Baltimore	6.0	5.4	7.3	7.3	5.5	6.3	0.8
Southeastern	2.0	2.3	1.2	1.7	1.3	1.7	0.4
Southern Park Heights	2.2	1.6	1.6	2.0	1.4	1.4	0.0
Southwest Baltimore	1.7	1.5	1.3	1.4	0.8	1.0	0.1
The Waverlies	2.4	2.0	2.4	2.3	2.8	2.4	-0.4
Upton/Druid Heights	5.0	2.1	2.4	3.5	1.5	2.5	1.1
Washington Village/Pigtown	4.0	3.0	3.3	4.6	2.5	2.7	0.2
Westport/Mt. Winans/Lakeland	1.8	1.2	0.8	1.2	0.5	1.1	0.6
Baltimore City	2.5	2.4	2.6	3.1	2.7	2.9	0.2

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Permits and Enforcement

Community Statistical Area (CSA)	Number of New Construction Permits per 1,000 Properties					
	2011	2012	2013	2014	2015	Change (14-15)
Allendale/Irvington/S. Hilton	0.0	0.9	0.0	3.6	11.6	8.1
Beechfield/Ten Hills/West Hills	4.8	0.8	6.1	0.6	0.3	-0.3
Belair-Edison	0.0	0.3	0.0	0.3	0.0	-0.3
Brooklyn/Curtis Bay/Hawkins Point	0.5	0.5	0.5	0.2	0.0	-0.2
Canton	0.3	1.0	0.7	1.5	1.0	-0.5
Cedonia/Frankford	0.5	1.1	0.2	0.2	0.0	-0.2
Cherry Hill	0.0	0.0	0.0	1.0	0.0	-1.0
Chinquapin Park/Belvedere	0.0	0.0	0.4	0.4	0.4	0.0
Claremont/Armistead	6.6	49.7	6.6	26.0	4.9	-21.2
Clifton-Berea	0.0	0.0	0.0	0.0	0.0	0.0
Cross-Country/Cheswolde	0.7	2.1	3.1	0.7	0.3	-0.3
Dickeyville/Franklintown	0.0	0.0	6.2	3.1	12.4	9.3
Dorchester/Ashburton	0.6	0.3	0.3	0.9	0.6	-0.3
Downtown/Seton Hill	0.0	0.0	0.0	1.5	2.9	1.5
Edmondson Village	0.4	0.4	0.0	0.0	0.4	0.4
Fells Point	0.3	0.0	0.0	0.7	2.0	1.2
Forest Park/Walbrook	0.7	0.3	1.0	0.7	0.7	0.0
Glen-Fallstaff	2.2	0.5	0.5	1.3	2.2	0.8
Greater Charles Village/Barclay	0.0	0.3	0.0	0.0	1.6	1.6
Greater Govans	0.0	0.0	0.5	0.8	0.3	-0.5
Greater Mondawmin	0.0	0.3	0.0	0.9	0.6	-0.3
Greater Roland Park/Poplar Hill	0.3	0.0	0.3	1.3	1.7	0.3
Greater Rosemont	0.4	0.3	0.0	0.7	0.3	-0.4
Greenmount East	0.0	0.5	0.0	0.2	0.5	0.2
Hamilton	0.9	0.7	0.7	1.1	0.9	-0.2
Harbor East/Little Italy	0.0	3.5	0.0	0.0	1.2	1.2
Harford/Echodale	0.6	0.8	0.4	0.2	2.4	2.2
Highlandtown	0.3	0.3	1.3	8.4	7.2	-1.2
Howard Park/West Arlington	1.6	1.0	1.0	1.6	1.6	0.0
Inner Harbor/Federal Hill	0.5	0.8	0.8	2.5	3.8	1.3
Lauraville	0.9	0.0	1.1	0.4	0.2	-0.2
Loch Raven	0.7	0.2	0.0	0.0	0.2	0.2
Madison/East End	0.0	0.0	0.0	0.0	0.0	0.0
Medfield/Hampden/Woodberry/Remington	0.9	0.6	1.8	2.5	2.6	0.1
Midtown	0.3	2.0	0.6	1.5	2.3	0.9
Midway/Coldstream	0.0	0.0	0.0	0.0	0.0	0.0
Morrell Park/Violetville	1.0	2.5	0.3	1.0	1.6	0.6
Mt. Washington/Coldspring	7.7	1.1	0.5	1.6	0.5	-1.1
North Baltimore/Guilford/Homeland	1.0	0.0	1.0	0.4	0.8	0.4
Northwood	0.4	0.0	0.2	0.4	0.2	-0.2
Oldtown/Middle East	0.7	1.4	0.7	0.0	3.3	3.3
Orangeville/East Highlandtown	0.3	3.0	12.7	37.0	31.5	-5.5
Patterson Park North & East	2.2	1.1	0.0	0.5	1.3	0.8
Penn North/Reservoir Hill	0.3	0.3	0.0	0.0	0.0	0.0
Pimlico/Arlington/Hilltop	0.0	0.3	0.8	0.5	0.0	-0.5
Poppleton/The Terraces/Hollins Market	0.0	1.5	0.0	2.2	0.0	-2.2
Sandtown-Winchester/Harlem Park	0.0	0.2	0.0	0.0	0.0	0.0
South Baltimore	3.0	8.6	0.3	21.8	31.3	9.4
Southeastern	0.6	0.0	0.5	0.0	0.0	0.0
Southern Park Heights	0.0	0.2	0.0	1.0	0.0	-1.0
Southwest Baltimore	0.2	0.1	0.0	0.0	0.0	0.0
The Waverlies	0.4	0.7	0.7	0.0	0.0	0.0
Upton/Druid Heights	0.0	0.5	0.0	0.0	0.0	0.0
Washington Village/Pigtown	0.0	0.0	0.0	9.0	5.4	-3.6
Westport/Mt. Winans/Lakeland	0.0	1.4	0.0	0.0	0.0	0.0
Baltimore City	0.7	0.9	0.8	2.3	2.4	0.1

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Permits and Enforcement

Community Statistical Area (CSA)	Number of Demolition Permits per 1,000 Properties						Percent of Properties with Housing Violations				
	2011	2012	2013	2014	2015	Change (14-15)	2010	2011	2012	2013	Change (12-13)
Allendale/Irvington/S. Hilton	0.4	0.2	2.0	0.2	1.4	1.3	5.0	5.3	3.3	3.5	0.2
Beechfield/Ten Hills/West Hills	0.0	0.0	0.6	0.0	0.0	0.0	2.0	3.1	1.3	1.4	0.2
Belair-Edison	0.0	0.3	0.0	0.0	0.2	0.2	2.2	3.2	2.6	2.5	-0.1
Brooklyn/Curtis Bay/Hawkins Point	0.9	3.8	0.5	1.2	2.4	1.2	3.7	4.3	3.1	4.1	1.0
Canton	0.0	0.5	0.0	0.5	0.7	0.2	0.6	0.4	0.5	0.8	0.3
Cedonia/Frankford	0.2	0.0	0.6	0.5	0.3	-0.2	1.6	2.6	1.0	1.8	0.7
Cherry Hill	0.0	0.0	0.0	3.0	0.0	-3.0	2.9	5.2	2.4	3.4	0.9
Chinquapin Park/Belvedere	0.4	0.0	0.0	0.0	0.0	0.0	2.3	3.8	2.9	2.9	-0.0
Claremont/Armistead	0.0	0.0	0.0	0.4	0.0	-0.4	3.3	2.8	3.6	3.1	-0.6
Clifton-Berea	4.8	4.0	2.8	6.4	16.3	9.8	11.3	12.7	11.8	14.0	2.1
Cross-Country/Cheswolde	0.0	1.0	0.7	0.3	0.7	0.3	0.4	0.6	0.3	0.5	0.2
Dickeyville/Franklintown	0.0	0.0	3.1	0.0	0.0	0.0	4.5	5.0	1.6	2.2	0.6
Dorchester/Ashburton	0.3	1.8	0.3	1.2	0.9	-0.3	2.5	2.5	1.8	2.8	1.0
Downtown/Seton Hill	4.5	3.0	3.0	2.9	18.9	16.0	7.2	11.3	9.0	12.7	3.7
Edmondson Village	0.0	0.0	1.1	0.0	0.0	0.0	3.8	6.2	1.6	1.8	0.2
Fells Point	1.0	0.0	1.2	1.0	6.3	5.4	2.1	1.9	1.3	1.6	0.3
Forest Park/Walbrook	1.0	0.0	1.7	0.0	1.0	1.0	5.1	5.1	4.6	6.5	1.9
Glen-Fallstaff	0.3	0.8	0.8	0.8	0.0	-0.8	1.1	1.3	1.4	1.4	0.0
Greater Charles Village/Barclay	0.3	11.7	9.2	2.7	1.1	-1.6	3.6	6.3	8.4	9.3	0.9
Greater Govans	2.4	1.9	0.3	0.8	1.6	0.8	3.2	4.5	2.4	4.7	2.3
Greater Mondawmin	3.5	0.9	0.3	0.0	12.8	12.8	4.9	5.5	4.8	6.6	1.8
Greater Roland Park/Poplar Hill	0.3	0.3	0.0	0.3	0.0	-0.3	0.5	0.8	0.9	0.9	-0.0
Greater Rosemont	0.1	4.3	1.7	3.4	1.1	-2.2	5.6	7.0	6.1	7.6	1.6
Greenmount East	16.2	11.1	16.9	8.6	20.5	12.0	15.5	19.2	23.2	27.1	3.9
Hamilton	0.0	0.2	0.2	0.5	0.2	-0.2	1.6	2.1	1.4	2.0	0.6
Harbor East/Little Italy	0.0	1.2	1.8	2.4	4.7	2.4	2.8	2.5	2.7	6.7	4.0
Harford/Echodale	0.2	0.4	0.2	1.0	0.8	-0.2	1.5	1.9	1.9	2.2	0.3
Highlandtown	0.6	0.3	2.5	0.9	0.6	-0.3	1.4	1.4	1.8	3.3	1.5
Howard Park/West Arlington	1.0	1.3	0.6	0.6	0.0	-0.6	2.6	2.2	2.1	3.0	1.0
Inner Harbor/Federal Hill	0.5	0.2	0.8	1.0	1.7	0.7	0.4	1.1	1.0	1.3	0.3
Lauraville	0.0	0.7	0.7	0.0	2.5	2.5	1.3	2.1	1.3	2.5	1.1
Loch Raven	0.0	0.0	0.0	0.0	0.5	0.5	1.4	2.2	2.6	2.8	0.2
Madison/East End	7.6	3.1	4.6	15.8	4.0	-11.7	3.7	3.9	4.6	5.8	1.2
Medfield/Hampden/Woodberry/Remington	1.0	0.6	0.6	0.1	2.2	2.1	1.3	2.4	1.6	2.2	0.5
Midtown	0.3	0.0	2.3	0.6	2.0	1.5	5.3	5.1	6.3	8.6	2.4
Midway/Coldstream	1.7	1.9	4.1	6.3	35.9	29.6	7.0	9.0	7.5	8.8	1.2
Morrell Park/Violetville	0.3	0.6	0.6	0.6	0.0	-0.6	2.5	2.7	1.6	2.7	1.0
Mt. Washington/Coldspring	0.6	0.5	0.0	0.0	1.6	1.6	0.1	0.4	0.3	0.5	0.2
North Baltimore/Guilford/Homeland	0.2	0.2	0.4	0.6	0.6	0.0	1.0	1.3	1.4	1.1	-0.3
Northwood	0.0	0.0	0.0	0.0	0.0	0.0	1.0	1.6	1.3	2.5	1.2
Oldtown/Middle East	5.6	7.7	6.2	5.3	30.7	25.4	4.9	6.0	7.7	12.5	4.8
Orangeville/East Highlandtown	1.4	0.8	0.3	0.5	0.3	-0.3	1.1	2.1	1.4	2.6	1.3
Patterson Park North & East	0.2	0.0	0.0	0.2	0.5	0.3	2.2	1.8	1.7	2.9	1.2
Penn North/Reservoir Hill	0.0	1.3	3.0	2.3	4.4	2.0	8.1	9.8	11.1	15.6	4.5
Pimlico/Arlington/Hilltop	2.5	2.0	9.4	1.5	1.0	-0.5	4.3	6.5	5.9	6.8	1.0
Poppleton/The Terraces/Hollins Market	25.6	31.4	5.1	9.5	0.0	-9.5	7.2	9.5	21.1	28.9	7.8
Sandtown-Winchester/Harlem Park	0.5	2.6	4.8	4.8	4.0	-0.8	10.5	10.2	16.3	18.7	2.4
South Baltimore	0.9	0.3	1.5	1.5	0.9	-0.6	0.2	0.5	0.7	0.8	0.0
Southeastern	0.6	1.1	1.6	1.1	1.1	0.0	0.7	2.0	5.2	2.6	-2.6
Southern Park Heights	7.9	3.5	0.3	2.8	4.3	1.5	8.4	10.2	10.7	12.8	2.1
Southwest Baltimore	4.4	4.0	1.1	3.0	4.7	1.7	7.9	9.8	10.1	11.0	0.9
The Waverlies	0.4	3.7	0.4	1.5	1.9	0.4	4.0	4.5	3.2	5.3	2.1
Upton/Druid Heights	2.3	1.4	11.6	2.8	40.2	37.4	11.3	12.1	19.1	35.5	16.4
Washington Village/Pigtown	0.0	2.2	2.5	0.0	3.2	3.2	2.7	3.0	2.7	3.4	0.7
Westport/Mt. Winans/Lakeland	0.5	1.9	1.4	33.6	0.0	-33.6	3.5	6.5	6.1	6.6	0.5
Baltimore City	**1.6**	**1.9**	**1.9**	**2.1**	**3.8**	**1.7**	**3.8**	**4.7**	**4.7**	**5.9**	**1.2**

For more information on these indicators please visit http://www.bniajfi.org.

Housing and Community Development: Housing Permits and Enforcement

Community Statistical Area (CSA)	Percent of Properties that are Vacant and Abandoned							Percent of Vacant Properties Owned by Baltimore City			
	2010	2011	2012	2013	2014	2015	Change (14-15)	2011	2012	2013	Change (12-13)
Allendale/Irvington/S. Hilton	4.3	4.7	5.1	5.2	5.7	6.0	0.3	3.0	2.8	1.7	-1.1
Beechfield/Ten Hills/West Hills	0.3	0.4	0.8	0.4	0.6	0.9	0.3	6.7	3.7	6.7	3.0
Belair-Edison	1.5	1.7	2.0	2.5	2.7	3.0	0.3	0.9	0.0	0.0	0.0
Brooklyn/Curtis Bay/Hawkins Point	3.7	4.2	5.0	5.5	5.9	6.2	0.2	2.7	3.8	3.9	0.1
Canton	0.9	0.7	0.8	0.6	0.5	0.4	-0.1	0.0	0.0	0.0	0.0
Cedonia/Frankford	0.7	0.6	1.1	1.3	1.7	1.9	0.3	2.6	1.4	1.2	-0.2
Cherry Hill	3.4	3.7	4.0	4.1	4.9	5.2	0.3	5.4	5.1	5.0	-0.1
Chinquapin Park/Belvedere	0.3	0.6	0.7	1.0	1.6	1.7	0.1	0.0	5.6	3.7	-1.9
Claremont/Armistead	0.0	0.3	0.3	0.5	0.2	0.4	0.1	0.0	0.0	0.0	0.0
Clifton-Berea	24.5	23.7	24.1	25.1	26.0	26.7	0.7	17.4	15.7	15.4	-0.4
Cross-Country/Cheswolde	0.1	0.2	0.1	0.1	0.2	0.1	0.0	0.0	0.0	0.0	0.0
Dickeyville/Franklintown	1.5	1.4	4.7	2.5	2.2	1.9	-0.3	0.0	0.0	0.0	0.0
Dorchester/Ashburton	3.3	3.2	3.3	2.9	3.1	3.5	0.4	4.3	4.4	4.1	-0.3
Downtown/Seton Hill	8.4	8.9	8.6	9.9	10.2	11.6	1.5	55.0	55.2	53.7	-1.4
Edmondson Village	2.6	2.9	3.4	3.2	3.7	3.4	-0.3	5.8	4.2	1.1	-3.1
Fells Point	1.0	1.1	0.9	1.2	0.8	0.8	-0.1	0.0	0.0	0.0	0.0
Forest Park/Walbrook	5.6	5.7	6.4	6.2	6.0	6.3	0.3	0.6	1.1	0.6	-0.5
Glen-Fallstaff	0.7	0.8	0.9	1.1	1.1	1.3	0.2	0.0	0.0	2.5	2.5
Greater Charles Village/Barclay	9.6	9.0	7.6	6.8	5.7	5.4	-0.2	42.7	37.1	8.8	-28.3
Greater Govans	4.1	4.0	4.5	4.5	4.9	5.0	0.1	16.0	4.8	3.6	-1.2
Greater Mondawmin	10.3	10.3	10.9	11.4	12.0	12.3	0.3	6.5	7.2	6.4	-0.8
Greater Roland Park/Poplar Hill	0.1	0.1	0.1	0.0	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Greater Rosemont	14.9	15.5	16.0	15.7	16.3	16.8	0.5	7.9	7.7	6.5	-1.2
Greenmount East	38.6	34.7	35.6	32.7	32.8	32.5	-0.3	31.4	29.7	25.6	-4.1
Hamilton	0.3	0.5	0.4	0.6	0.9	1.0	0.0	0.0	0.0	0.0	0.0
Harbor East/Little Italy	1.6	1.7	1.7	2.1	1.9	1.6	-0.3	18.5	10.7	5.7	-5.0
Harford/Echodale	0.2	0.3	0.3	0.5	1.0	1.2	0.3	0.0	0.0	0.0	0.0
Highlandtown	1.0	1.1	1.6	1.7	1.2	1.2	-0.1	0.0	0.0	0.0	0.0
Howard Park/West Arlington	2.0	2.0	4.1	2.3	2.4	2.7	0.3	3.0	9.4	0.0	-9.4
Inner Harbor/Federal Hill	0.6	0.5	0.4	0.5	0.6	0.5	0.0	3.7	4.2	0.0	-4.2
Lauraville	0.7	0.8	1.2	1.5	1.6	1.9	0.3	0.0	1.8	0.0	-1.8
Loch Raven	0.1	0.1	0.1	0.3	0.6	0.6	0.0	0.0	0.0	0.0	0.0
Madison/East End	25.7	22.7	20.7	20.7	20.1	19.9	-0.2	17.3	18.3	14.9	-3.4
Medfield/Hampden/Woodberry/Remington	1.0	0.9	1.0	0.9	0.8	0.7	-0.1	20.0	16.4	1.7	-14.7
Midtown	5.3	4.7	4.1	3.6	2.9	2.7	-0.2	40.4	43.9	29.0	-14.9
Midway/Coldstream	16.6	16.2	17.7	18.9	20.9	20.0	-0.8	11.0	10.9	11.1	0.2
Morrell Park/Violetville	1.6	1.6	1.8	1.8	2.2	2.2	0.0	0.0	0.0	0.0	0.0
Mt. Washington/Coldspring	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.0
North Baltimore/Guilford/Homeland	0.2	0.2	0.2	0.4	0.5	0.4	-0.1	0.0	0.0	0.0	0.0
Northwood	0.2	0.3	0.4	0.4	0.7	0.8	0.0	0.0	0.0	0.0	0.0
Oldtown/Middle East	40.1	41.7	37.3	34.7	24.8	26.6	1.8	52.4	55.4	58.5	3.1
Orangeville/East Highlandtown	1.4	1.3	1.4	1.5	1.6	1.6	0.0	2.1	0.0	0.0	0.0
Patterson Park North & East	5.3	4.6	4.4	3.8	3.6	3.6	-0.1	8.9	7.5	2.9	-4.6
Penn North/Reservoir Hill	16.4	16.1	16.0	16.3	15.8	16.4	0.5	8.8	8.4	6.0	-2.4
Pimlico/Arlington/Hilltop	13.1	13.0	13.2	13.5	14.2	14.9	0.7	23.9	22.4	19.3	-3.1
Poppleton/The Terraces/Hollins Market	18.7	16.6	15.3	15.5	16.4	15.3	-1.2	39.7	34.9	34.0	-1.0
Sandtown-Winchester/Harlem Park	31.0	32.6	33.1	34.3	35.0	35.4	0.4	21.1	21.3	17.1	-4.2
South Baltimore	1.0	0.5	0.2	0.4	0.5	0.4	-0.1	0.0	0.0	0.0	0.0
Southeastern	0.5	0.7	0.9	2.0	1.9	1.8	-0.1	0.0	5.9	0.0	-5.9
Southern Park Heights	17.7	17.4	17.1	18.5	19.6	19.9	0.3	27.8	25.5	24.3	-1.2
Southwest Baltimore	25.2	25.0	25.9	27.1	27.8	28.1	0.3	10.7	10.8	8.2	-2.6
The Waverlies	3.5	3.7	3.9	4.1	4.5	4.6	0.1	7.9	3.8	2.7	-1.1
Upton/Druid Heights	35.5	34.0	34.3	33.7	34.2	34.0	-0.2	45.2	45.2	41.7	-3.5
Washington Village/Pigtown	8.7	7.9	7.9	7.5	7.2	6.8	-0.4	6.4	5.0	0.5	-4.5
Westport/Mt. Winans/Lakeland	8.1	8.4	8.6	8.4	6.2	6.5	0.4	39.7	39.7	3.9	-35.8
Baltimore City	**7.9**	**7.8**	**8.0**	**8.0**	**8.1**	**8.2**	**0.1**	**19.7**	**18.6**	**15.2**	**-3.4**

For more information on these indicators please visit http://www.bniajfi.org.
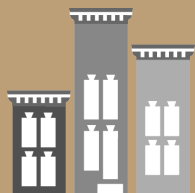
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