RENEWING BALTIMORE:
REVITALIZATION WITHOUT DISPLACEMENT
CONTEXT: Baltimore Vacant Housing is not equivalent to vacancy in other cities

Baltimore’s Vacancy Rate is 56% higher than the average vacancy rate across east coast cities
Baltimore Vacant Housing is not equivalent to vacancy in East Coast cities

ReBUILD Metro Development Partners

Share of Baltimore Vacant Houses that are Chronically vacant, 1970-2020


Whole Blocks, Whole City
Reclaiming Vacant Property Throughout Baltimore

Prepared by czbLLC for ReBUILD Metro and BUILD
Baltimore Vacant Housing is not equivalent to typical vacancy in other cities

Vacant House

Days on Market 78

Vacant Housing Units: 41,770
2020 US Census
https://data.census.gov/profile?g=160XX00US2404000

Abandoned House (VBN)

Vacant Building Notices (VBN): 14,654
2021 Baltimore City DHCD

* VBN is a vacant building notice issued by Baltimore City. VBNs are issued and tracked for unoccupied buildings that are 1) unsafe or uninhabitable and/or 2) have received multiple unaddressed code violations
Baltimore Vacancy Problem is Not Just VBNs and Vacant Houses

21,056 Vacant lots remain following decades of building demolitions
Baltimore Vacancy Problem is Not Just VBNs and Vacant Houses

34,371 additional homes are at risk of becoming a future VBN, because they are located next to an abandoned home and/or lot
Baltimore Vacant Housing Issue- More than VBNs

* VBN is a vacant building notice issued by Baltimore City. VBNs are issued and tracked for unoccupied buildings that are 1) unsafe or uninhabitable and/or 2) have received multiple unaddressed code violations.

- **VBN*s: 14,654 Properties**
  - 21% of Total Need

- **Vacant Lots: 21,056**
  - 30% of Total Need

- **At- risk properties: 34,371**
  - 49% of Total Need

Total: 70,081 properties at-risk

31% of City properties are vacant lots, VBNs, or houses at high risk of becoming a VBNs

(70,081 properties)
ReBUILD Metro’s Development Without Displacement

1600 E. Preston Street- Today

<table>
<thead>
<tr>
<th>Oliver/Broadway East</th>
<th>2011</th>
<th>2021</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>1,281</td>
<td>1,902</td>
<td>48%</td>
</tr>
<tr>
<td>Vacancy</td>
<td>48%</td>
<td>7.3%</td>
<td>-85%</td>
</tr>
<tr>
<td>Median Home Price</td>
<td>$ 18,540</td>
<td>$ 152,000</td>
<td>720%</td>
</tr>
<tr>
<td>Homicide/ 10,000 residents</td>
<td>6.25</td>
<td>3.15</td>
<td>-49%</td>
</tr>
<tr>
<td>% Households -Black</td>
<td>94%</td>
<td>93%</td>
<td>-1%</td>
</tr>
</tbody>
</table>

Core Principles
- Community Led
- Build From Strength
- Right Sized to Market
- Income Integrated
- No gentrification/ displacement
Total Residential Properties: 1,249 • Residential Vacancy Rate: 52%
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Redevelopment Based on Community Vision
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Teachers Housing
Redevelopment Based on Community Vision

Machine Work - 50,000 Sq./Ft.