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City has new vision for housing development

Pugh administration identifies four target zones and new investment funds



Mayor Catherine Pugh said the housing department's focus is to find ways to reverse decades of disinvestment in neighborhoods. (Amy Davis/Baltimore Sun)

BY YVONNE WENGER THE BALTIMORE SUN

The Baltimore housing department has a new framework for community development targeting specific neighborhoods and using new investment funds, under a plan released Wednesday by the Pugh administration.

In the coming weeks, the city also is expected to select a development partner for the first phase of a long-planned 62-acre project to create homes and amenities at the center of Park Heights.

Marcus Pollock, who runs the neighborhood nonprofit Park Heights Renaissance, said the community has suffered dramatic disinvestment over decades, leading to a non-existent real estate market that has stopped owners from collecting on their investments and stripped families of generational wealth. The new attention from the housing department — and the public investment that is promised to follow — is necessary and overdue, Pollock said.

“When a community is stable, the real estate market is likewise stable,” Pollock said. “When you bring the kind of resources to places like Park Heights that the mayor is pledging to bring, the opportunities become much greater.”

Braverman also highlighted the dedicated pots of money the restructured agency has for distressed communities to improve and attract private investment: the \$52 million Neighborhood Impact Investment Fund, the Affordable Housing Trust Fund that will grow to \$20 million a year, and \$5 million in Community Catalyst Grants.

The neighborhood investment fund is paying to help develop real estate projects and small businesses in parts of the city trying to overcome the affects of structural racism, stemming from the city’s historic housing policies and other forces. The initial \$52 million has come from leasing city-owned parking garages, but Braverman said that investment is likely to grow as the fund leverages the money.

The affordable housing fund, approved by voters in 2016, will expand the number of homes that Baltimore’s low- and extremely low-income families are able to buy or rent. Money for that fund is coming from a slight increase in the taxes paid on certain real estate deals.

The catalyst grants are going to neighborhood associations, churches and other local groups to pay for community-driven revitalization efforts. The grants cover both operating and capital costs.

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A New Era Of Neighborhood Investment



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

Organization Name	Operating Funds Awards
1. Arch Social Community Network	\$75,000
2. Baltimore Good Neighbors Coalition	\$50,000
3. Baltimore Roundtable for Economic Democracy	\$47,000
4. Baltimore Youth Kinetic Energy	\$40,000
5. Belair- Edison	\$48,000
6. Bikemore	\$35,000
7. Black Women Build Baltimore	\$65,000
8. Bon Secours	\$25,000 + \$ 25, 000 CDBG
9. BRIDGES	\$70,000
10. Central Baltimore Partnership	\$40,000
11. Cherry Hill Development Corporation	\$75,000
12. Coldstream homestead Montebello	\$25,000 +\$ 25,00 CDBG
13. Coppin Heights Community Development Corp, Inc.	\$75,000
14. Clergy United for the Transformation of Sandtown Winchester	\$50,000
15. East North Avenue CDC	\$50,000
16. Endside Out Incorporated	\$50,000
17. Forest Park Alliance & WBC CDC	\$75,000
18. Garrison Restorative Action and Community Empowerment	\$45,000
19. Greater Bay brook alliance & CASA	\$50,000 + \$25,000 CDBG
20. Habitat for Humanity of the Chesapeake	\$40,000 + \$20,000 CDBG
21. Hanlon Improvement Association	\$25,000
22. Historic East Baltimore Community Action Coalition, Inc	\$47,000
23. Holy Nativity St. John's Development Corporation	\$50,000
24. Impact HUB Baltimore & Twilight Quest	\$34,000
25. Intersection of Change	\$48,000
26. KMW/ Threshold	\$50,000
27. Leaders of a Beautiful Struggle	\$75,000
28. Peoples Homesteading Group	\$60,000
29. Parks & People Foundation	\$40,000
30. The Neighborhood Design Center	\$25,000 + \$20,000 CDBG
31. St. Francis Neighborhood Center	\$49,000
32. Sandtown Harlem Park Master Plan Collective	\$60,000
33. Southwest Partnership	\$47,000
34. Station North Tool Library	\$70,000
35. Upton Planning Committee .Inc.	\$40,000

Ednor Gardens – Lakeside Association

Membership Meeting – Tues, Mar 19, 2019



Meeting Outline:

- **Call to Order and Welcome 7:30 – 7:40pm (10 minutes)**
 - Postcards – What does safety mean to you?
- **Presentations 7:40 – 8:25pm (45 minutes)**
 - Good Dog Farm – Community Supported Agriculture
 - GEDCO Stadium Place Development Projects
 - Weinberg Y at 33rd
- **Board Updates 8:25 – 8:45 (20 min)**
 - Finance Update
 - Micro-Community Policing; Email safety concerns or reports to Safety@ednorgardenslakeside.org
 - Neighborhood Signs
 - Email Housing questions, concerns our highlights to Housing@ednorgardenslakeside.org
 - Community Pitch-ins:
 - Saturday, May 11 @ 3500 Tivoly
 - Saturday, July 20 @ Rexmere & Andover
 - Saturday, Sept 14 @ Tunlaw & Tivoly
 - Saturday, Nov 9 @ Crestlyn & Ednor
- **Closing 8:45 – 9:00 (15 min)**
 - Neighborhood Announcements
 - Mayor's Spring Cleanup – Saturday, April 27
 - Other Announcements

Next Meeting: Tuesday, May 21

Ednor Gardens – Lakeside Association Dues are \$15 per Household; Pay your dues via:

- In person at any Membership Meeting with cash or check
- Mail check or money order to: EGLS Civic Association P.O. Box 7204, Baltimore, MD 21218
- Online with credit or debit card: <https://www.ednorgardenslakeside.org/giving>



CATHERINE E. PUGH
MAYOR

100 North Holliday Street, Room 250
Baltimore, MD 21202

2019 Legislative Priorities

Education

- **Kirwan Commission** – While I am disappointed in the Kirwan Commission's decision to delay comprehensive policy recommendations and changes to the current *Thornton* funding formula, I will be fully supportive of funding and policy priorities for FY 2020, including expansion of early childhood education programs for **all** three and four-year-olds; full-day Pre-K; increasing health and behavioral health funding and extending declining enrollment grants. Any proposed new funding allocation must be distributed equitably, with substantially greater resources going to those jurisdictions with high concentrations of poverty.
- **State CIP – School Construction (Knott Commission)** – Baltimore City has some of the oldest school building stock in the state, with nearly \$3 billion in deferred maintenance. The state's CIP is meant to serve as an equalizer between wealthier local education agencies ("LEAs") with greater capacity to contribute to capital projects, and jurisdictions like Baltimore City that lack the tax base to contribute to capital projects. My administration will continue to advocate for our fair amount of state capital dollars so that we can provide quality education in an environment befitting our most precious resource – our children.

Health

- **Operating funds for Baltimore City's Stabilization Center** – In fiscal year 2017, we secured \$3.6 in state capital funding and \$2 million in federal funds to establish the city's first-ever stabilization center ("Center"). We have requested additional state operating funds of \$10 million over five years. The Center is located at the Hebrew Orphan Asylum – 2700 Rayner Avenue – a site that had been vacant since 1989. The Center provides short-term services for persons who are under the influence of drugs and/or alcohol, and it is staffed with a nurse practitioner, a licensed practical nurse and/or peer recovery specialists. The Center will divert expensive and unnecessary visits to our hospitals' emergency rooms and will provide comprehensive wraparound services 24 hours a day, 7 days a week, and 365 days a year. Since the Center's launch in April of last year, 288 patients have been admitted, with 179 of those patients accepting referrals to further treatment upon discharge.

Community & Economic Development

- ***Continuing Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise)*** – The state's investment in Project C.O.R.E. is a hallmark achievement that has been critical to our community and economic development efforts. Since the Memorandum of Understanding was signed in February 2016, more than 1200 blighted units have been removed and our goal of removing 4,000 blighted properties remains. Continuing this momentum is imperative, and I am again requesting that the state extend this partnership beyond 2019 and allocate \$25 million per year through FY 2024. I am requesting also that the state provide an additional \$5 million to the current FY 2019 allocation – bringing the total to \$30 million this fiscal year -- to help us leverage the city's new Neighborhood Impact Investment Fund. This fund will support a variety of revitalization activities, including gap financing, incentives and subsidies, as well as operating support to build the capacity of our community development and nonprofit partners.
- ***EBDI*** – Until FY 2016, the state included EBDI as part of its five-year CIP, with an annual appropriation of \$5 million. These funds were critical to acquiring and demolishing properties in the 88-acre project site and funding public infrastructure. For example, state support has been critical to completing the recently-opened Marriott Hotel -- which has created 100 permanent jobs, and in supporting the infrastructure necessary for the innovation hub at 1812 Ashland Avenue -- which will provide over 175,000 square feet of office and lab space. We are requesting that the state restore its annual \$5 million appropriation for each of the next five years, so that we can complete the infrastructure work needed to offer prepared development sites.
- ***Park Heights Infrastructure Development*** -- Park Heights remains one of my top redevelopment priorities and to date, the City has acquired 550 properties on 62 acres that represent the most blighted sections of this community. We have issued an RFP for the development of 17 acres in Park Heights, with an anticipated award date in early 2019. I am requesting \$17 million over the next five fiscal years to support the new public infrastructure that will be needed for redevelopment of this site.
- ***Enoch Pratt Branch in Park Heights*** – The Park Heights community has long advocated for a branch in their neighborhood, and a feasibility study has determined that the best location for a branch is at the site of the CC Jackson Recreation Center, for a total cost of \$18 million. We have allocated \$500,000 of local impact aid, and \$5 million of city funds over the next two fiscal years for this project. We are requesting \$12.5 million in State funding over the next two years to support this effort. (An Enoch Pratt branch also is part of our comprehensive Pimlico renovation.)

FRESH, CUSTOMIZED FARM SHARES

FOUR EASY STEPS

1. Choose Your Share, Add-ons and Pickup Location
2. Set Your Produce Preferences
3. Customize Your Boxes and Order Extras
4. Pick Up and Start Cooking!

Delivering fresh to:

Mid-Govans, Ednor Gardens,
Hamden, Charles Village

Share Dates

June 2 - September 14
and September 15 - December 21

SHARE PRICING

Small Family \$22/Delivery
Large Family \$30/Delivery
Summer Fruit Share \$6/Delivery
Egg Share \$6/Delivery
Fall Apple Share \$6/Delivery

Questions?

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MAYOR CATHERINE E. PUGH

NEWS RoundUP

*Keeping Citizens
Informed As We
Move Baltimore
Forward*

March 2019

INTRODUCTION OF ACTING COMMISSIONER MICHAEL S. HARRISON

We recently officially welcomed Acting Commissioner Michael S. Harrison to Baltimore. His first priority was to engage with communities across our City to listen and better understand their concerns about public safety and the conditions that contribute to crime and violence. The Commissioner spent nearly 28 years in New Orleans, where he retired from Police Superintendent (a post he has held since 2015) in order to begin this new chapter of his career in Baltimore. He conducted 9 community meetings in each of the 9 police districts and also shared his views on multi-dimensional crime fighting which aims to address the root causes of crime and violence, while also deploying tactics that reflect 21st century community-based policing. We welcome Acting Commissioner Harrison and his wife to Baltimore and look forward to a new and more promising era for the Baltimore Police Department.

Top left: Mayor Catherine Pugh and Council members Eric Castello, Zeke Cohen (rear), and President Jack Young welcome Acting Commissioner Michael S. Harrison in a City Hall press conference.



Left: Mayor Catherine E. Pugh joined by County Executives Marc Elrich, Johnny Olszewski, Jr., Stuart Pittman, and Ricarra Jones, Chair of the Fight for 15 movement.



JOINT PRESS CONFERENCE IN SUPPORT OF STATEWIDE MINIMUM WAGE INCREASE

Recently, County Executives from across our region and I travelled to Annapolis to encourage lawmakers to support legislation to increase the minimum wage gradually to \$15 by 2025. The legislation recently passed the House of Delegates and has strong support in the Maryland Senate and across our state. It is so important that we support our working citizens with a living wage that allows them a decent quality of life.

Feeling confident to walk around the neighborhood or from car to door without having to constantly check my surroundings. Feeling secure. No invasions of space (unwantedly) or property

adequate police presence

Safety means to me being safe to come & go on my property & streets in my neighborhood & be safe in my house. Safe from physical & verbal assaults & environmental hazards. Safe from my neighbors house like flooding, roof falling apart on my property, tree branches, trash drawing rats, etc. Thanks.

SAFETY

CAMERAS AND TALK LIGHT POLES WITHOUT THE BLUE LIGHTS THAT CAN POSSIBLY SURVEY AN ENTIRE BLOCK BLOCKS THAT ARE WELL LIT.

Law Enforcement and Community working together

Also safe green spaces where the community can live, play, grow and thrive towards healthy living

2 PUBLIC SAFETY

THE AVERAGE COMMUNITY MEMBER

FEELS SAFE DURING NORMAL LIFE

ACTIVITIES IN THE BOUNDS

OF THE NEIGHBORHOOD

PUBLIC SAFETY FOR ME IS BEING ABLE TO GO IN AND OUT OF MY HOUSE WITHOUT BEING ON JACKET, ARMED OR SHOT, THIS IS DAY AND NIGHT,

Safety means being aware of one's area and doing things to ensure that invites a well-rounded community. It means being willing to ~~participate~~ take part in programs to help ensure safety.

Being able to move about
the community in a safe
manner for myself and my
friends & family, and not be
worry about damage to my car

Safety to me is having

The presence of more

Police Presence in the

Neighborhood, some neighbors

are afraid to come

out

Since I mostly feel safe in
Eglar's Side, I guess for
me it is being able to walk
the neighborhood any time
and not feel "threatened".
I like the feeling of being
able to come home any time and
not worry about being accosted.
This is for anyone of day or night.
Again, our block has not been

Public Safety is

① Feeling safe to be outside & enjoy
neighborhood - not to feel
threatened & paranoid —

② More designated police in the
neighborhood - actually walking a
beat & engaging the public.

③ A collective & strategic plan to →

while parked

some of the same issues as other
blocks so it already feel pretty
safe.

Out the house

Tackle the Dysfunction
that is at the root of
Baltimore Violence:
Don't know how this is
possible - it's so broken -
but that is the hope + wish

highlight the Neighborhood

Assoc. We will not know
what is going on in the

Neighbor, and to find out what
going on in the Neighbor, and
what he the first concern
Especially the older member

(over)

In the neighborhood
Sageby is what we older Resident
think about all the time
It mean every thing to the
Neighborhood