DEALING WITH BLIGHTED AND FORECLOSED PROPERTIES

Maryland Municipal League
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Housing Stock Desirability
RESOURCES: PLANNING TECHNICAL ASSISTANCE

- Data & Analysis
- Mapping
- Strategic planning

MDP Parcel Viewer

Maryland Department of Planning
**RESOURCES: TOOLBOX**

Planning.maryland.gov/RMd
**Resources: Information Clearinghouse**

**Smart Growth Information Clearinghouse**

Supporting the development of vibrant, healthy communities

Visit us at smartgrowth.org for:
- Latest funding opportunities, events, news and resources related to smart growth
- Networking with smart growth practitioners

A service of the Smart Growth Network, provided by the Maryland Department of Planning under a cooperative agreement with the US EPA Office of Sustainable Communities

- Smartgrowth.org
- News
- Information
- Funding/Awards
- Events
Revitalizing Communities through Recovering Vacants

Overview of Financial Tools

Kevin Baynes, AICP
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Neighborhood Revitalization, Dept. of Housing and Community Development
Mission
The Maryland Department of Housing and Community Development works with partners to finance housing opportunities and revitalize great places for Maryland citizens to live, work and prosper.

Vision
All Maryland citizens will have the opportunity to live and prosper in affordable, desirable and secure housing in thriving communities.
Where revitalization is working

- Specific & local targeted area
- Strong local leadership & partners
- Multi-year investment strategy
Places where public & private investments and partnerships achieve:

- A healthy local economy
- Protection and appreciation of historical & cultural resources
- A mix of land uses
- Housing for all income levels
- Employment & job opportunities for all citizens
- Enhanced communities & neighborhoods by protecting the environment, conserving our natural resources and encouraging walkability & recreational opportunities
Community Legacy
- Acquisition, demolition, predevelopment, rehabilitation, streetscaping, greening
- Aims to revitalize a community via flexible use of funds, from site prep through construction
- Requires Maryland Historical Trust approval
- Fiscal year 2016 allocation: $6M

Strategic Demolition Fund
- Acquisition, demolition, site development, construction documents
- Helps prepare for infill site reuse, project demonstrates economic impact
- Requires Maryland Historical Trust approval
- Fiscal year 2016 allocation: $7.5M
PROJECT EXAMPLE: FAT DADDY’S RESTAURANT, OCEAN CITY

- **Applicant:** Ocean City Development Corp.
- **Award:** Strategic Demolition Fund 13 - $90,000
- **Use of funds:** Demolition
- **Project outcome:** Mixed-use building for first floor restaurant expansion and second floor seasonal workforce housing
- **Estimated Impact:**
  - 21 new housing units, 42 new beds
  - 15 new retail employees, 12 construction-related jobs
  - Small business expansion
  - Increase of $395,670 in property value
**Applicant:** Baltimore DHCD

**Award:** Strategic Demolition Fund 13 - $400,000

**Use of funds:** Demolition and site development

**Project outcome:** Redevelop into commercial and residential mixed-use project with the help of Chesapeake Habitat for Humanity

**Estimated impact:**
- Blight removal in residential neighborhood
- 18 new affordable single family homes, 2 community centers
• **Applicant:** Sailwinds, Inc.
• **Award:** Strategic Demolition Fund 13-$400,000
• **Use of funds:** Acquisition
• **Project outcome:** Transform vacant lots and buildings into City of Cambridge’s welcoming gateway along Route 50
• **Estimated impact:**
  – Support Main Street economy (and eventual Sailwinds development)
  – Reduce impervious surfaces and improve storm water management
• Redevelopment spurred by the Gateway Arts District Sector Plan and the 2003 Hyattsville Legacy Revitalization Plan
• EYA was the lead in the redevelopment of 21-acre former Lustine car lot and adaptive reuse of former showroom as a new community center complete with a fitness center, art gallery and studio space
• Unique mix of townhomes, retail shops, and luxury multi-family housing
• Public funding to assist with the cost of public infrastructure including $250,000 MDOT grant, $325,000 Community Legacy grant, leveraging total investment of $130 million project
Purpose: Helps strengthen Maryland’s communities by expanding affordable housing opportunities, creating jobs, stabilizing neighborhoods & improving overall quality of life

Who Can Apply:
• Local governments in non-entitlement counties with a population of less than 200,000 and non-entitlement cities and towns of less than 50,000
• Multiple jurisdictions
• Other entities, public or private, may be a sub-recipient

Eligible Projects:
• Eligible projects generally fall into three types: housing, public facilities, economic development
• CDBG funded projects must meet one of the three national objectives:
  • Principally benefits persons of low- and moderate-income
  • Eliminates slum and blight
  • Meets an urgent need of recent origin or threatens public health and safety
PROJECT EXAMPLES: COMMUNITY DEVELOPMENT BLOCK GRANT

Grantsville
- Acquisition and demolition
- Currently open space

St. Mary’s County
- Acquisition and demolition
- Currently open space
PROJECT EXAMPLES: COMMUNITY DEVELOPMENT BLOCK GRANT

Oakland - Before
• Blight removal

Oakland - After
• Affordable housing
Pilot goal: Help municipalities reverse or remove the blight caused by one or more long-standing vacant single-family residential property(ies).

- Work with Maryland Municipal League to engage several interested municipalities
- Map foreclosed properties
- Research policy and best practices for blight removal
THANK YOU

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