

Baltimore-Johns Hopkins University Partnership on Smart Blight Remediation

Michael Braverman

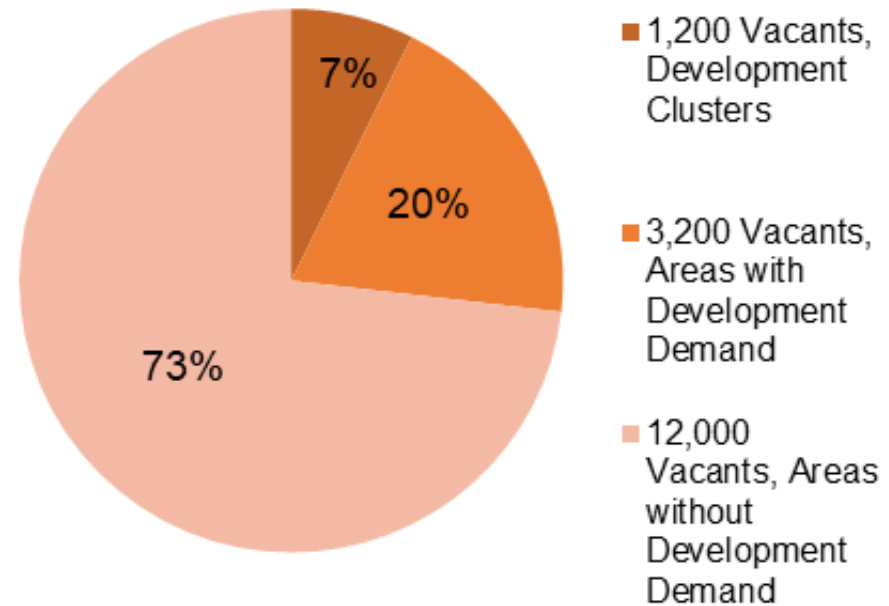
Baltimore City Department of Housing and Community Development

Tamas Budavari and Phil Garboden

Johns Hopkins University

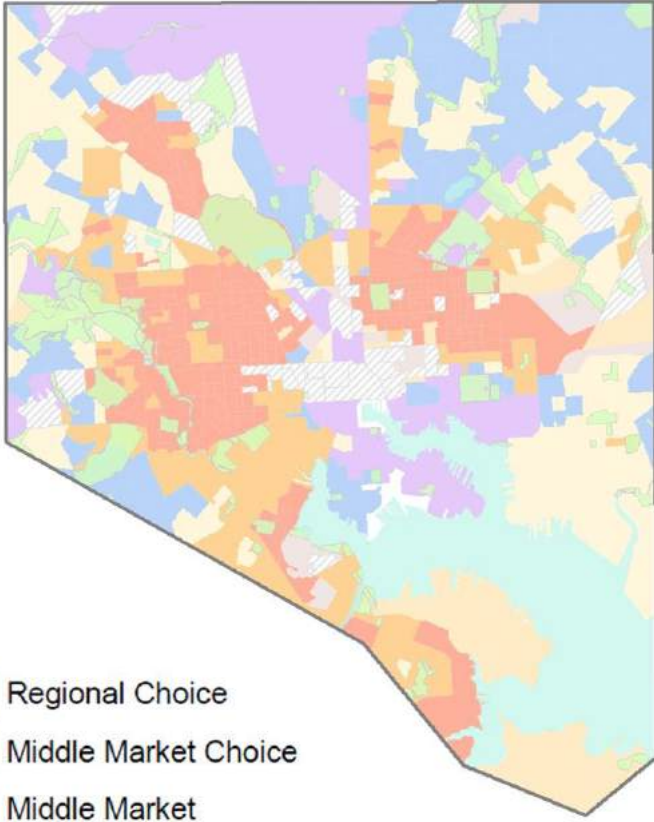
Presentation overview

- Baltimore's blight challenges
- Making informed decisions
- City/university partnership to meet data needs

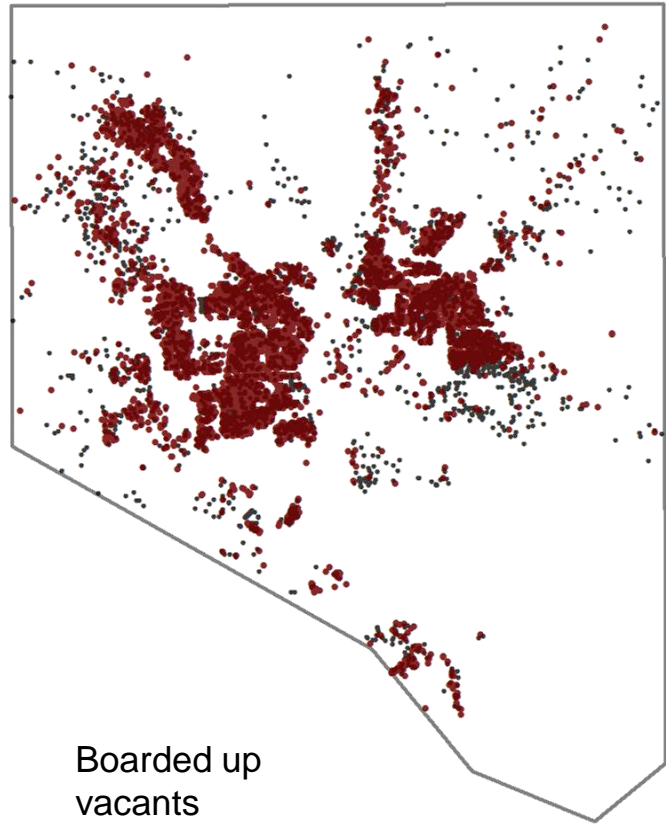


Baltimore overview

- Baltimore has lost 1/3 of its population since 1950
- Today, we have 16,500 boarded up vacant buildings
- Of these, 13,000 are in distressed markets
- Despite these conditions, we have developed capacity and made progress through strategic partnerships



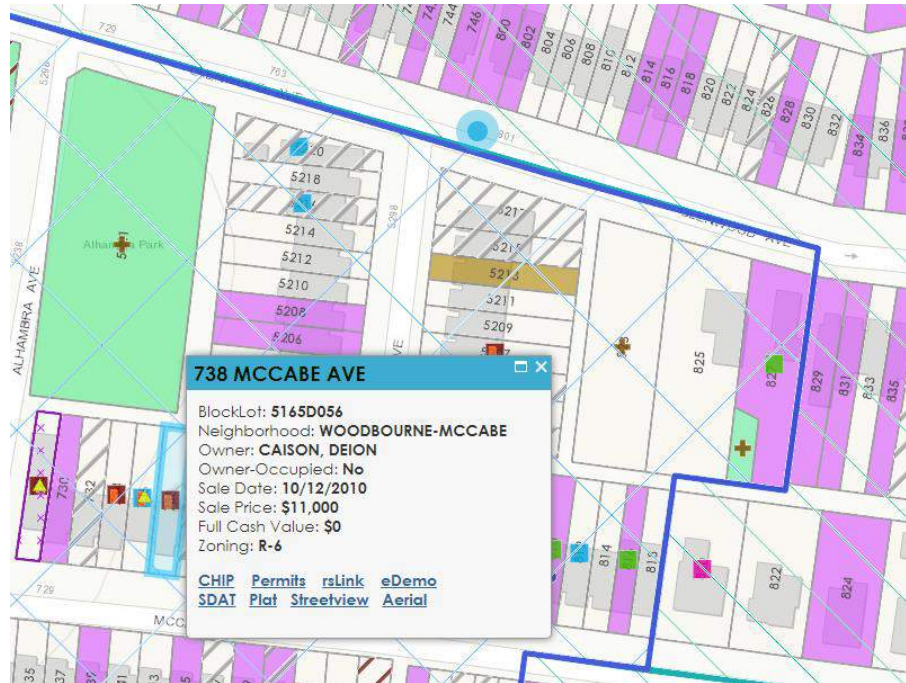
- Regional Choice
- Middle Market Choice
- Middle Market
- Middle Market Stressed
- Distressed

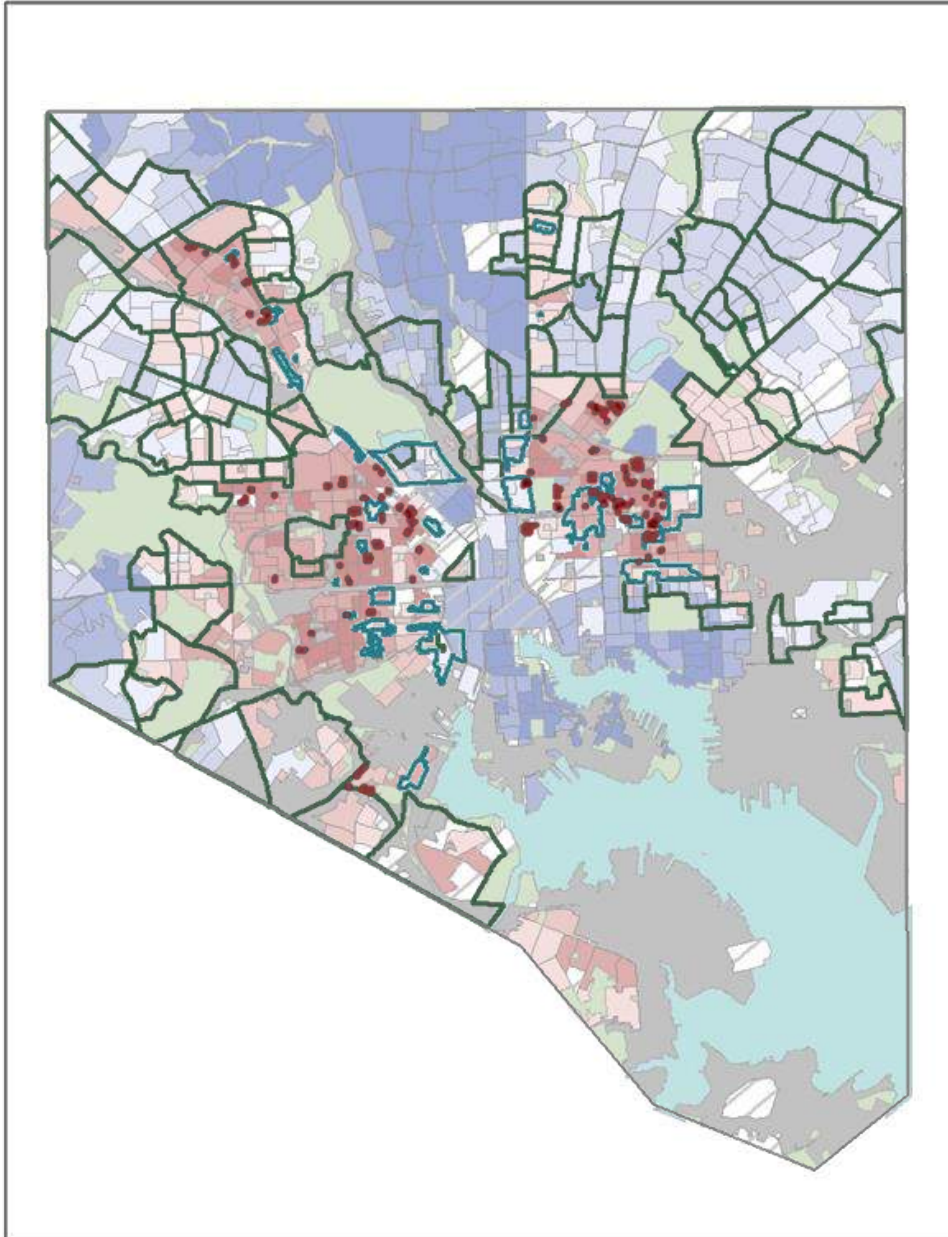


Boarded up
vacants




DHCD's data infrastructure

- DHCD maintains its own mapping system, CodeMap
- We bring in information from our internal business systems that track vacant property notices and code enforcement interventions, and from the State Department of Assessments & Taxation, along with a host of other context data

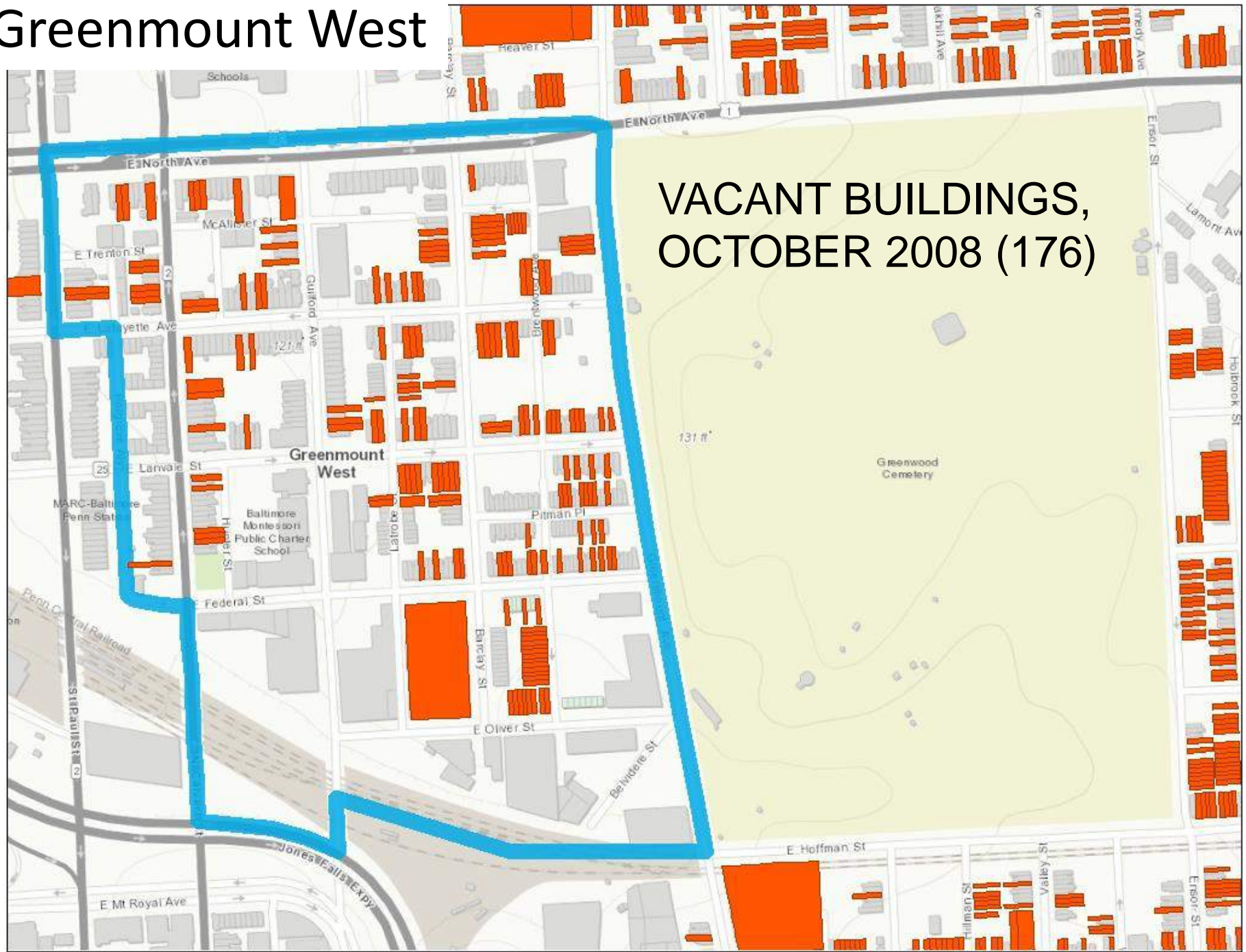


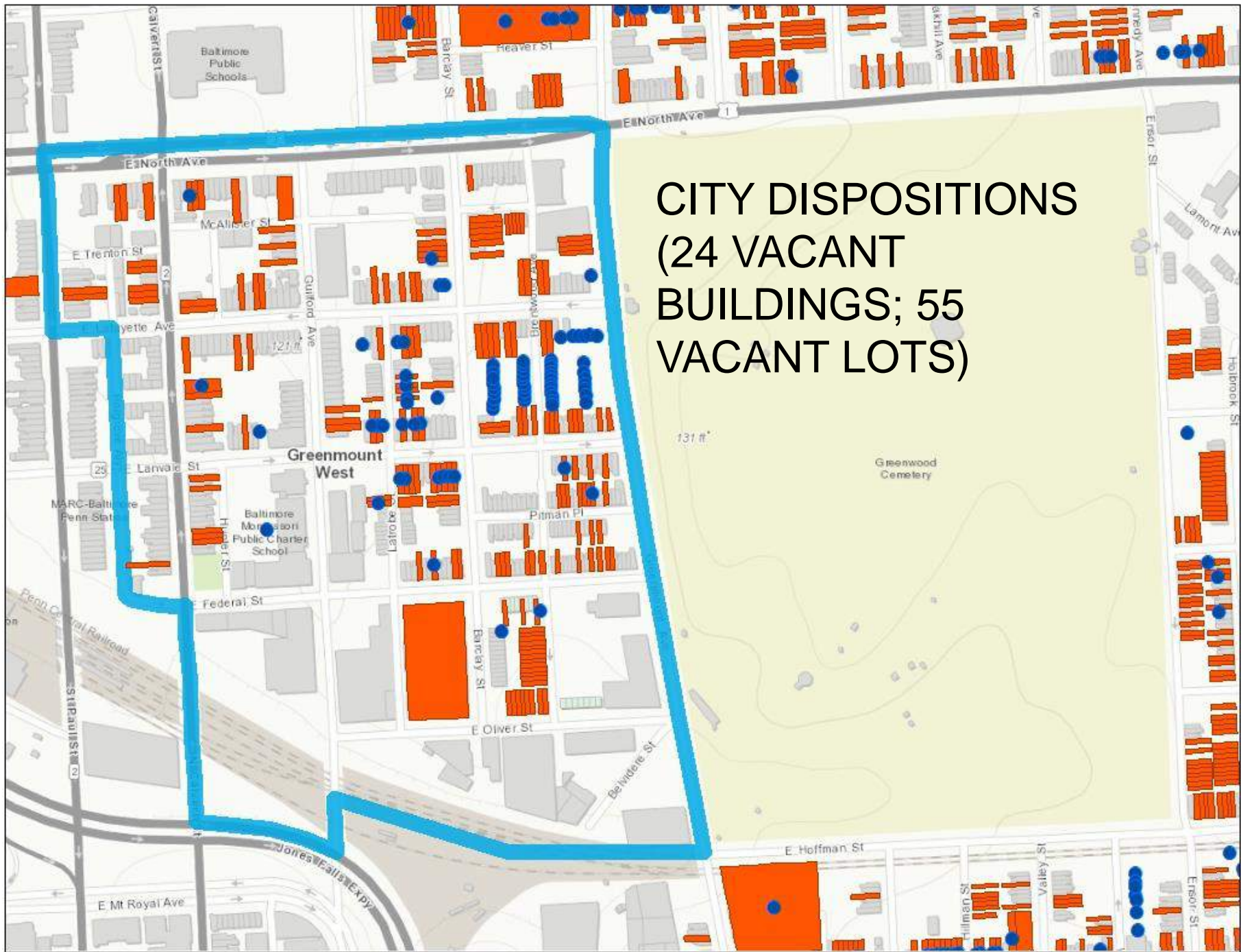


DHCD uses different interventions to combat vacants, grow markets, and improve communities in different housing market typologies.

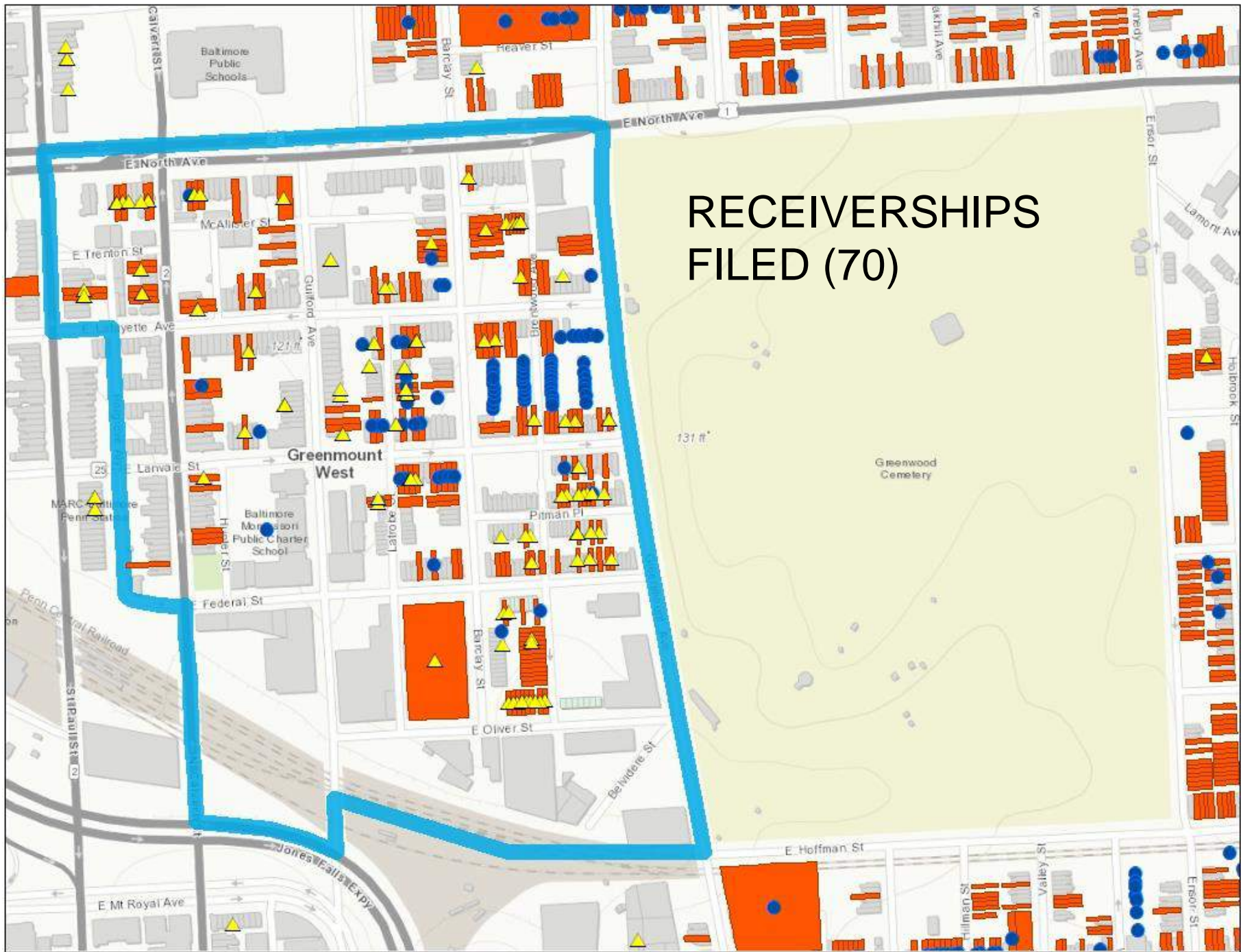
-  Streamlined Code Enforcement
-  Community Development Cluster
-  Demolition Cluster

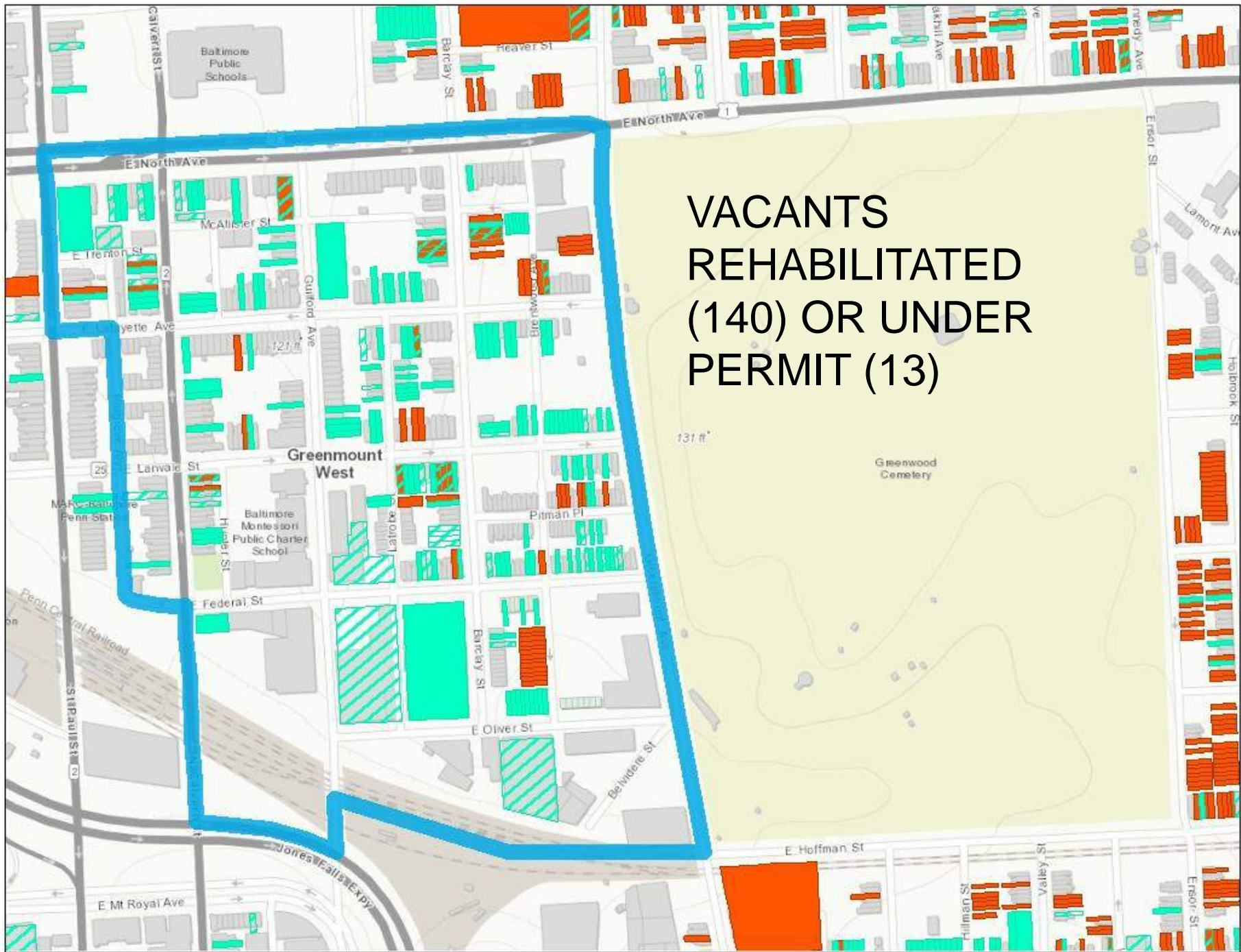
Example: Greenmount West

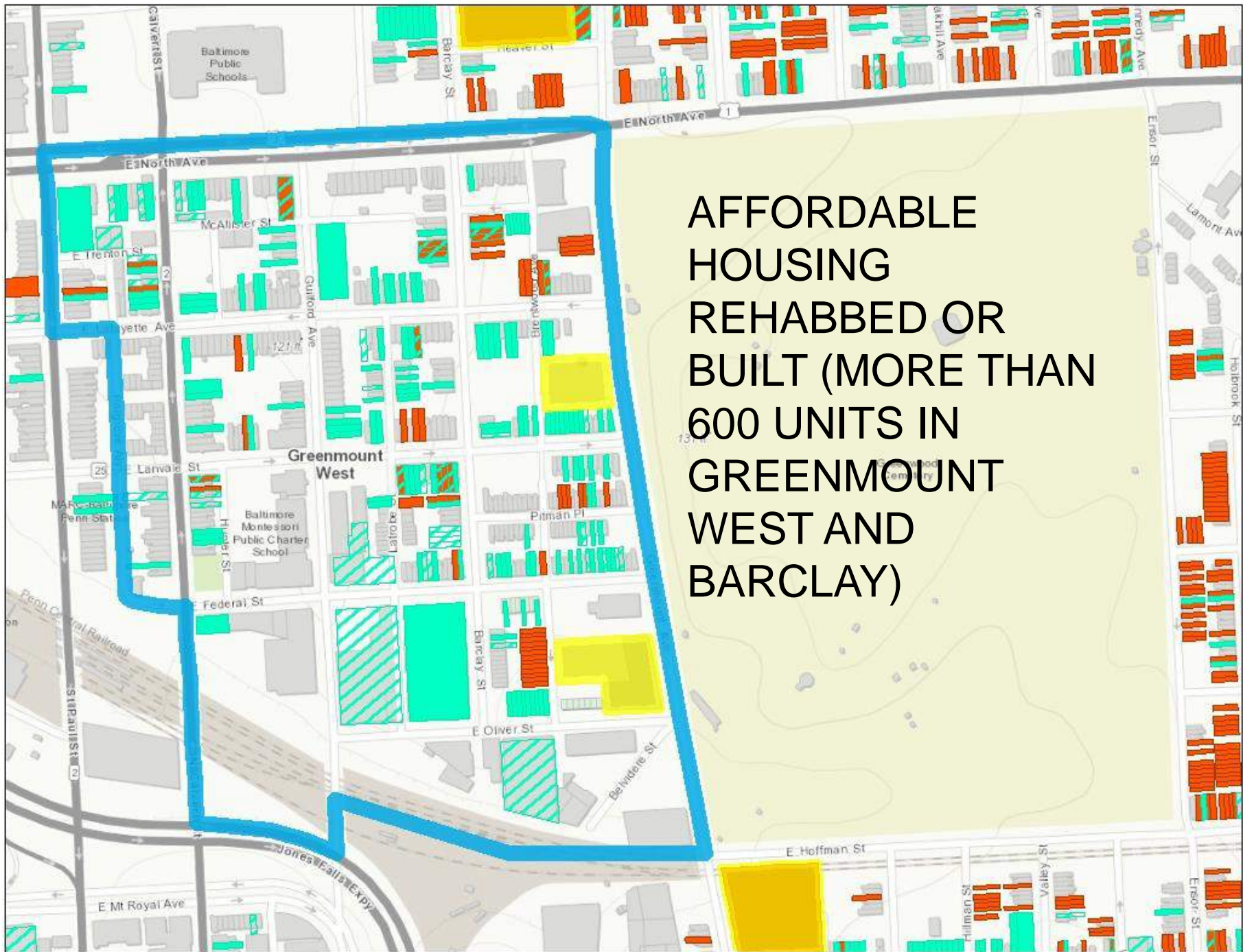




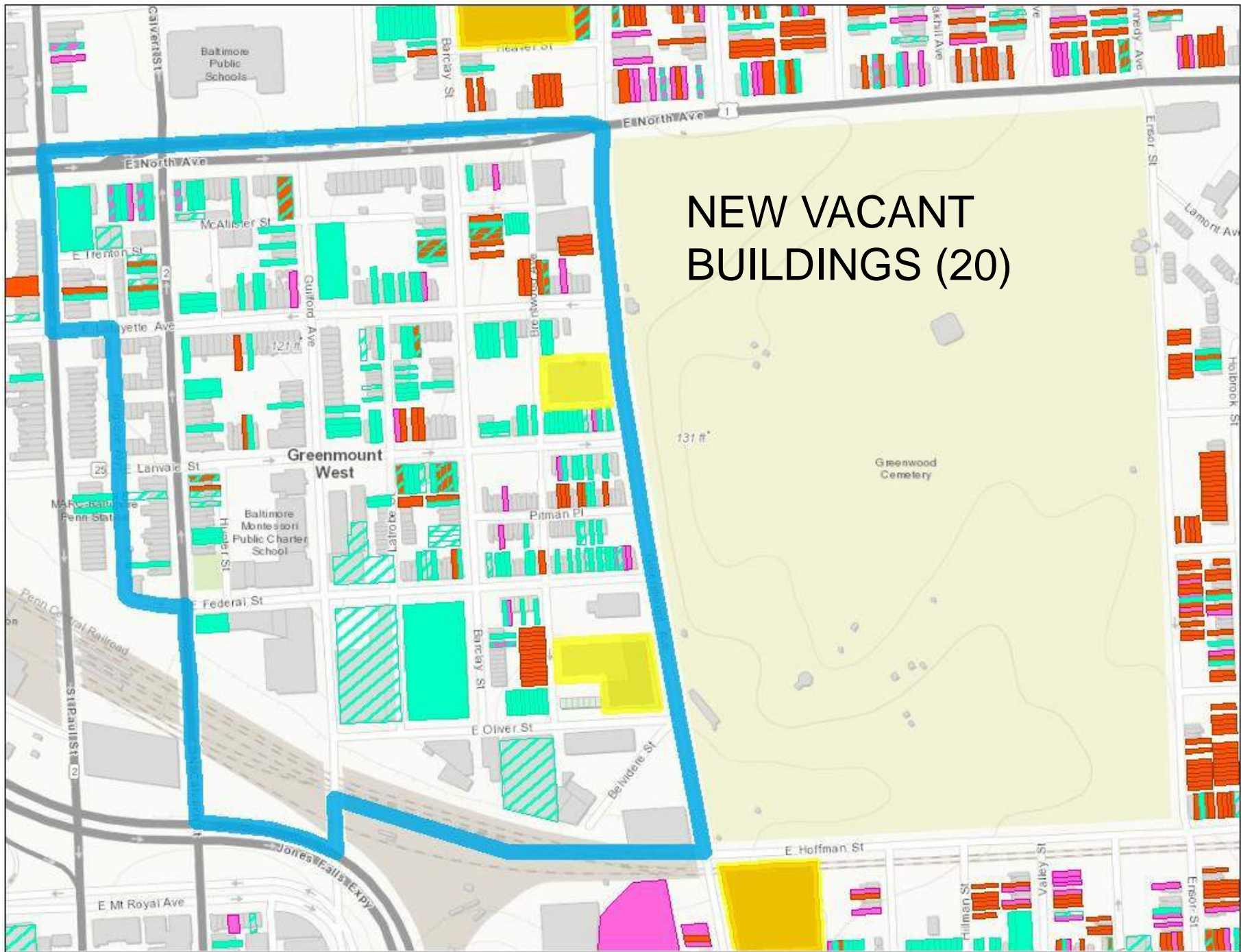
CITY DISPOSITIONS
(24 VACANT
BUILDINGS; 55
VACANT LOTS)

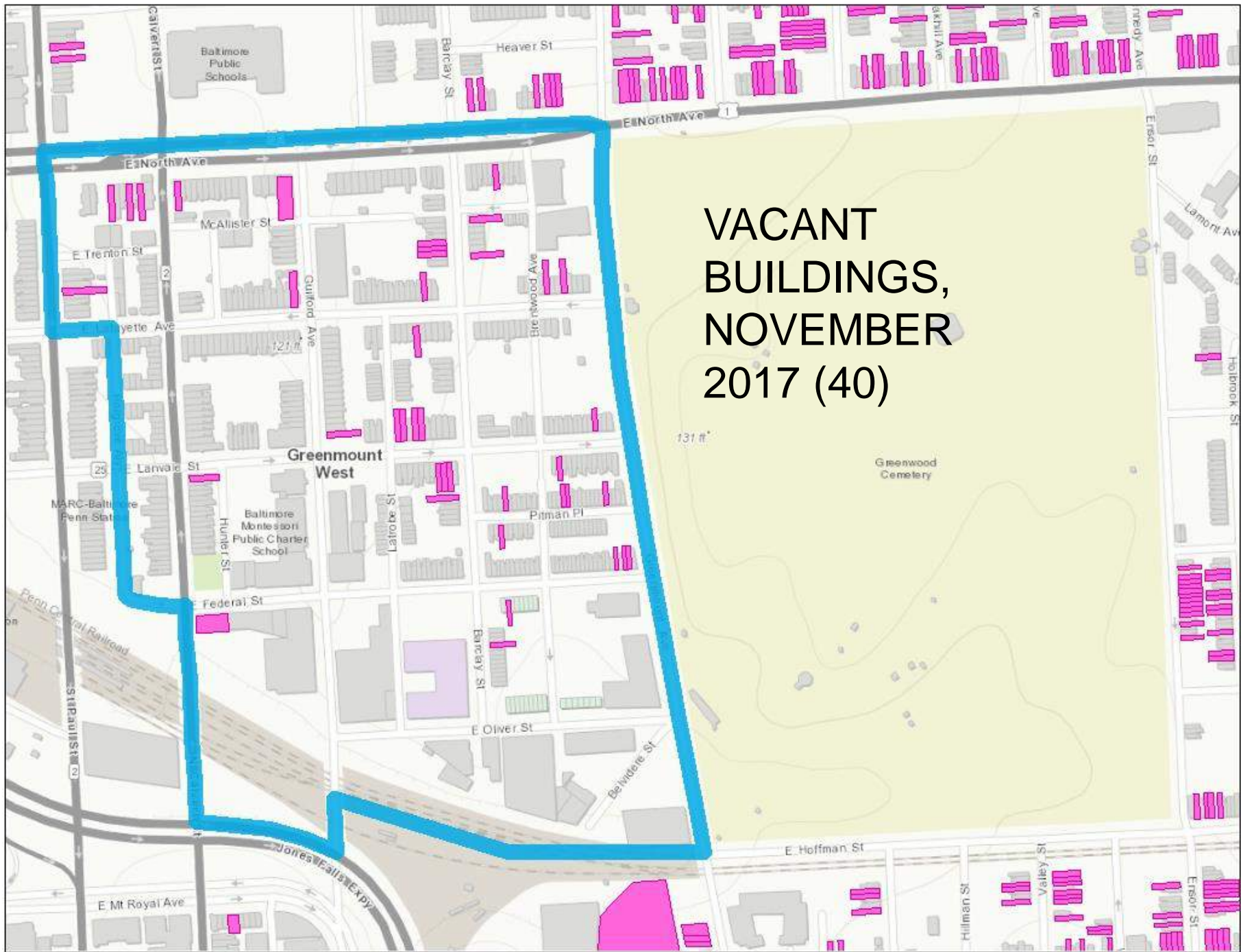






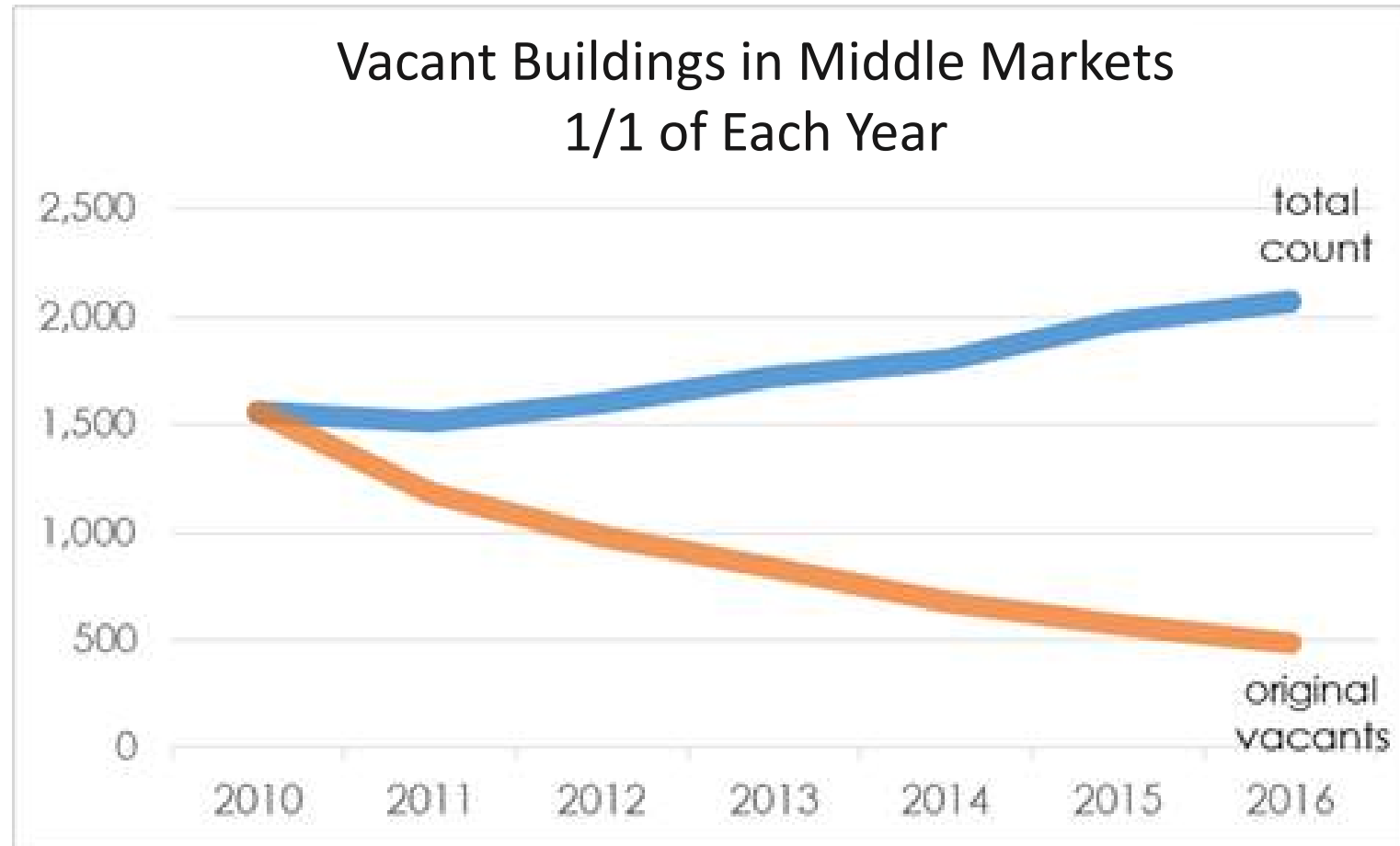
AFFORDABLE
HOUSING
REHABBED OR
BUILT (MORE THAN
600 UNITS IN
GREENMOUNT
WEST AND
BARCLAY)



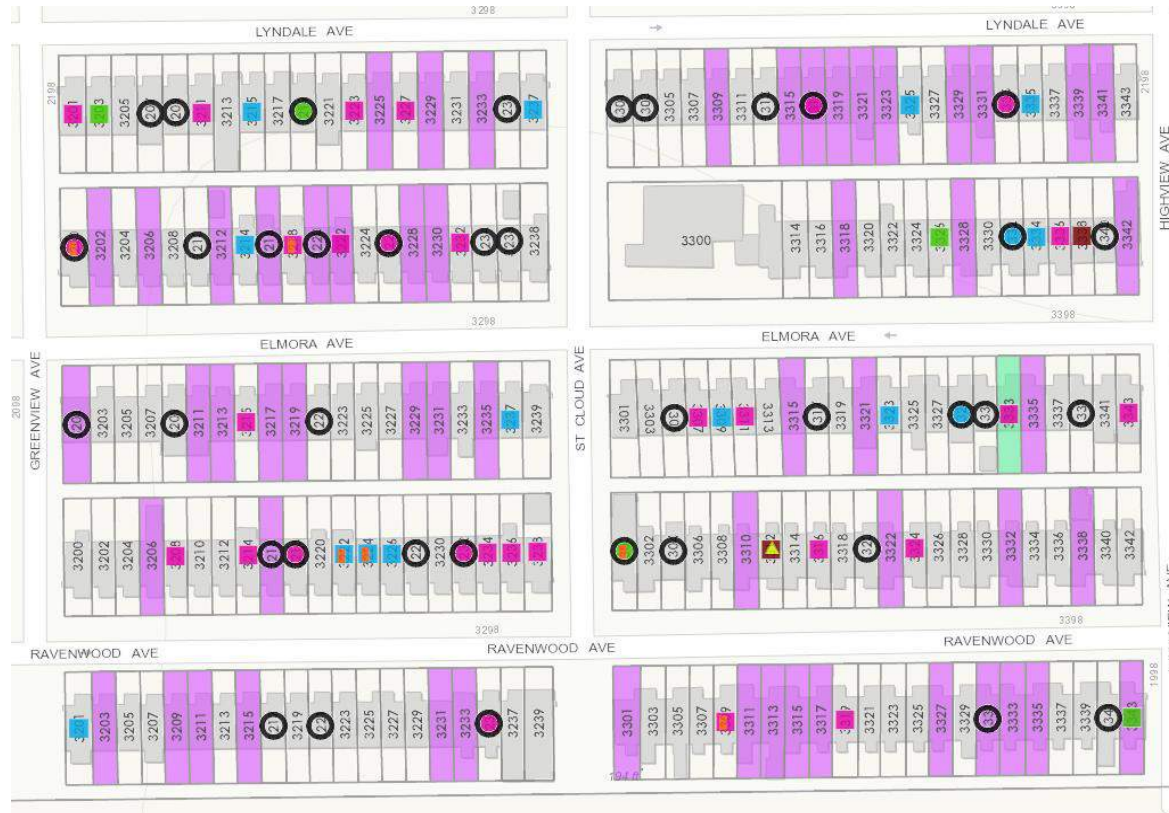


VACANT
BUILDINGS,
NOVEMBER
2017 (40)







Middle market vacancy trends



Unoccupied as indicator of neighborhood stability



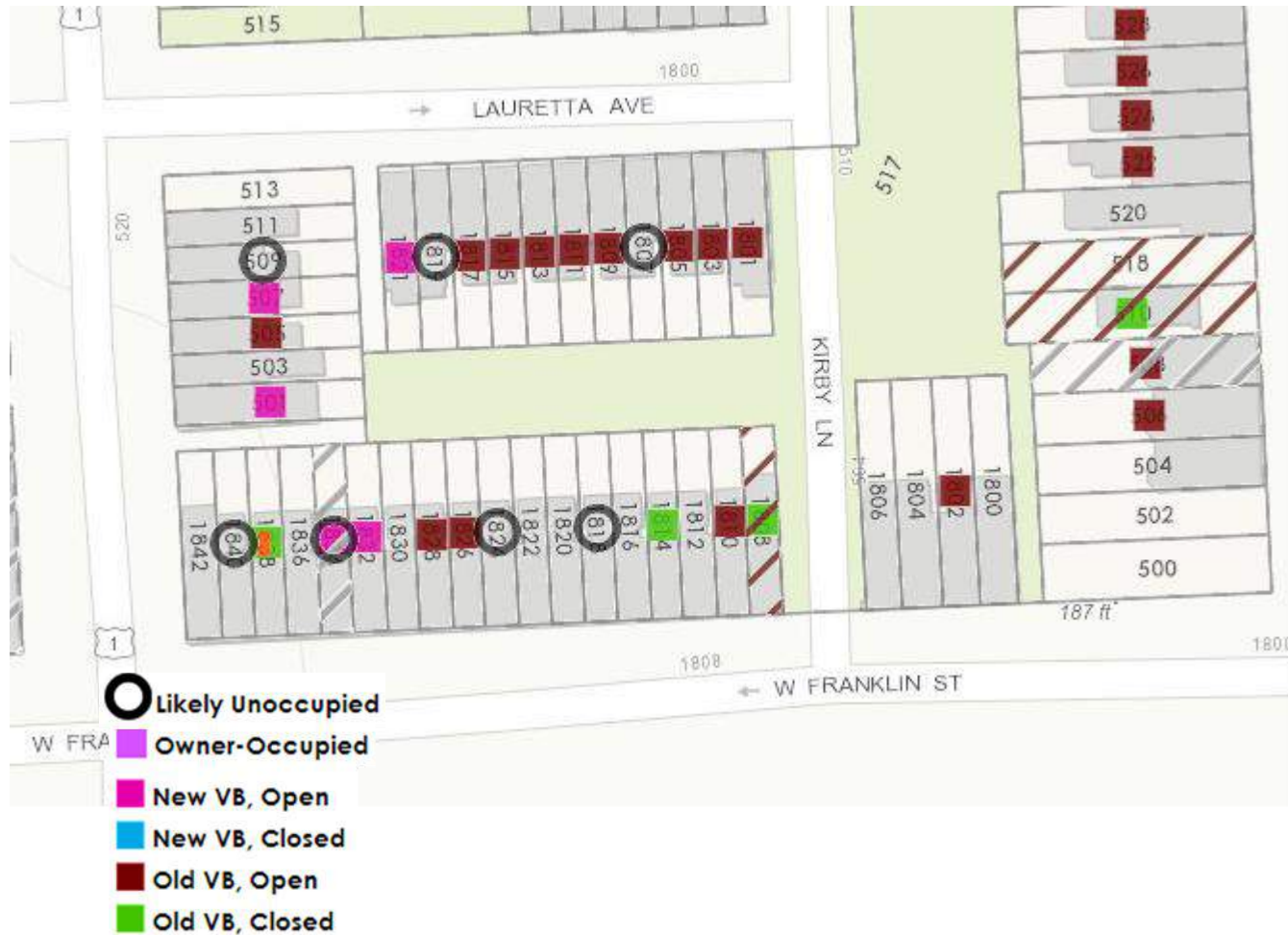
Many properties that were likely unoccupied 1.5 years ago have now become vacant.

-  Likely Unoccupied
-  Owner-Occupied
-  New VB, Open
-  New VB, Closed
-  Old VB, Open
-  Old VB, Closed

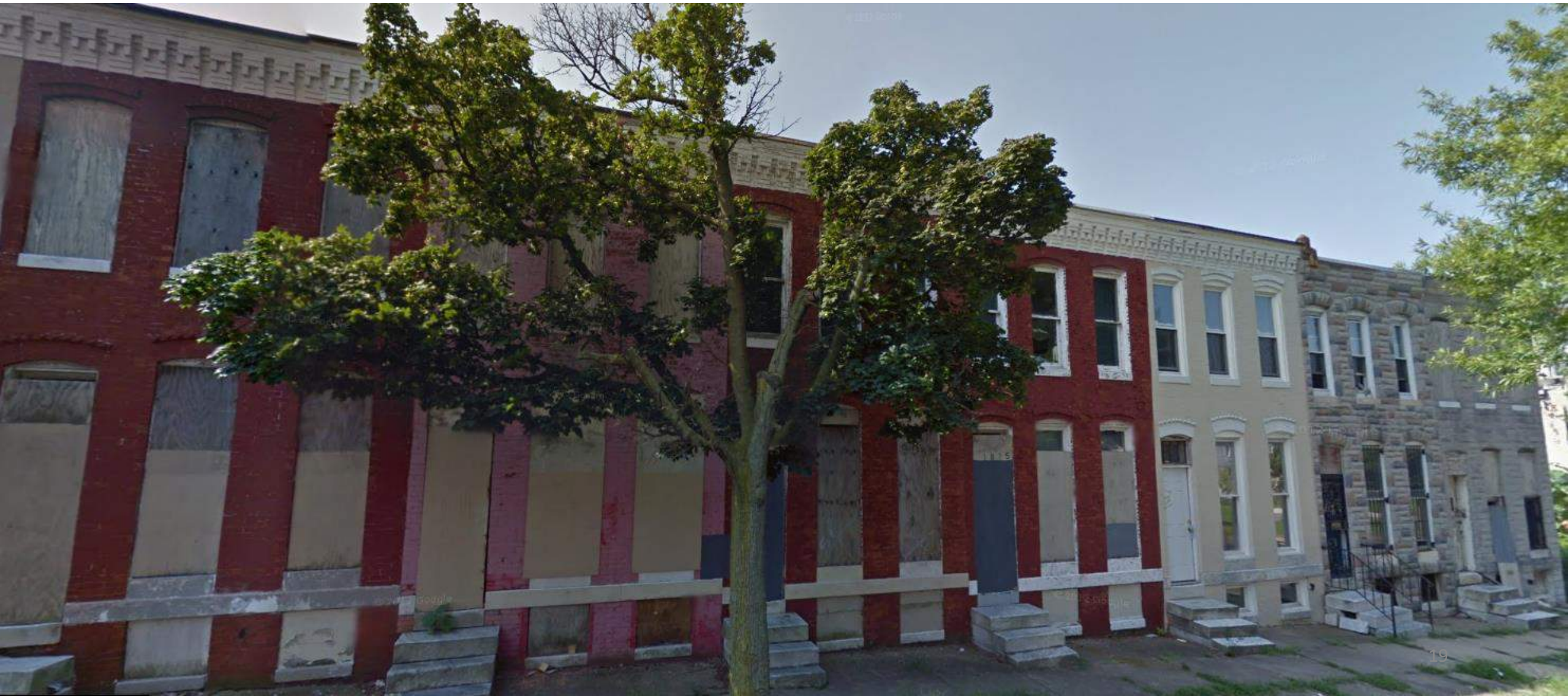
Unoccupancy and demolition in a rowhouse environment

1800 block of Laretta

Based on an imperfect water data proxy, the two non-VBNs on the south side of this block are likely to be unoccupied. If so, demolition may be more affordable than it would otherwise appear.



1800 block of Laretta (2011)



Identifying contiguous vacants in a rowhouse environment

2000 block of Harlem

Among many vacants, it might not be obvious that 2019-23 could be demolished without building any walls, but for GIS analysis.



Using data to identify imminent dangers



N. Calhoun & W. Lafayette

Using data to identify end of group properties that may present an imminent danger, and demolishing those that present a safety risk.

 End of Group (EOG)
Emergency Demolition

903 N. Calhoun



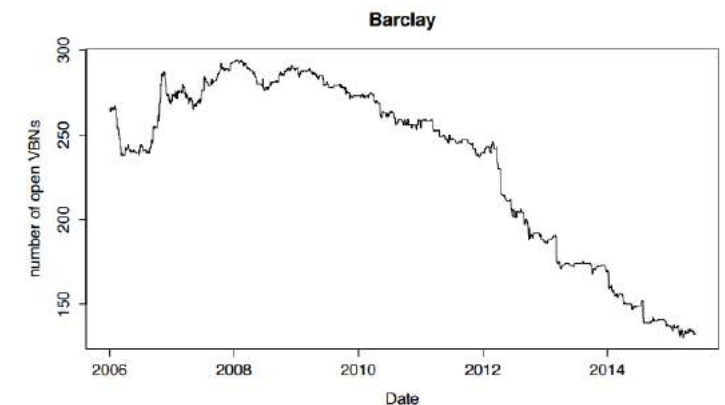
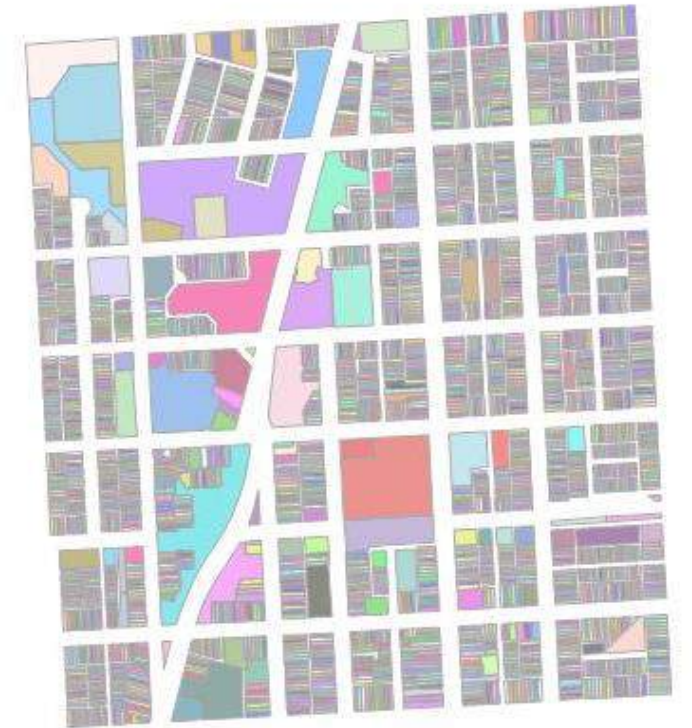
City+University Partnership

Close collaboration for several years

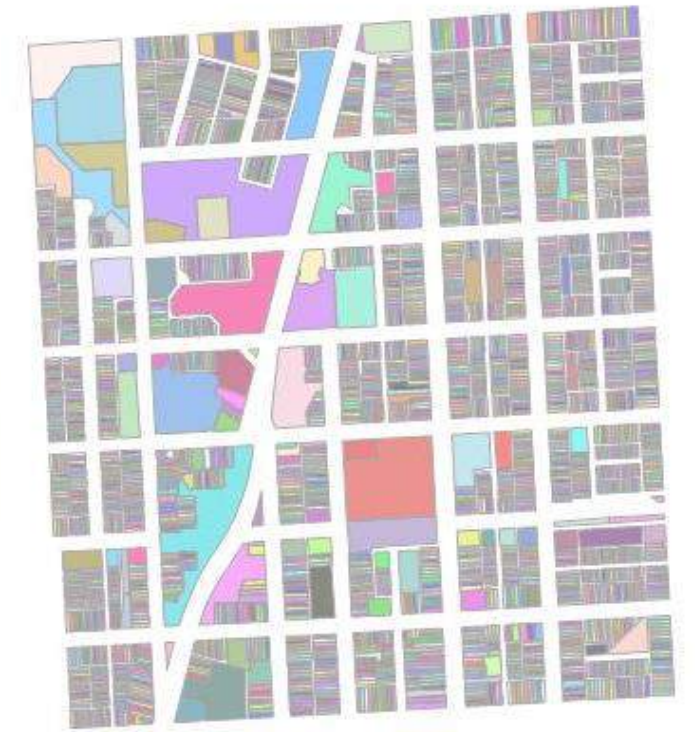
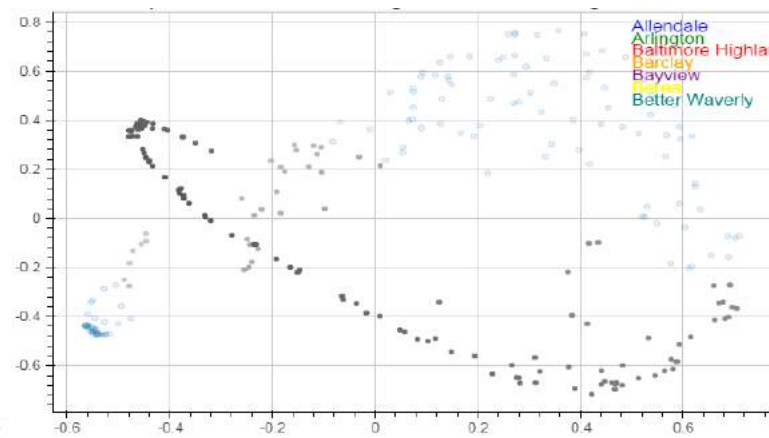
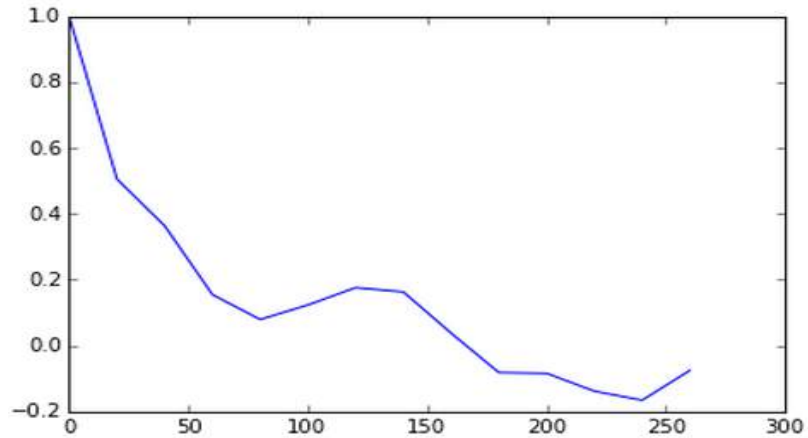
- Depts. of Applied Math & Stats and Sociology
- Policy evaluation, rapid response, and research

Projects

- Vacant and Unoccupied properties
- Demolition priorities and imminent danger
- Understanding the impact of residency trends with qualitative data – Who is moving in?

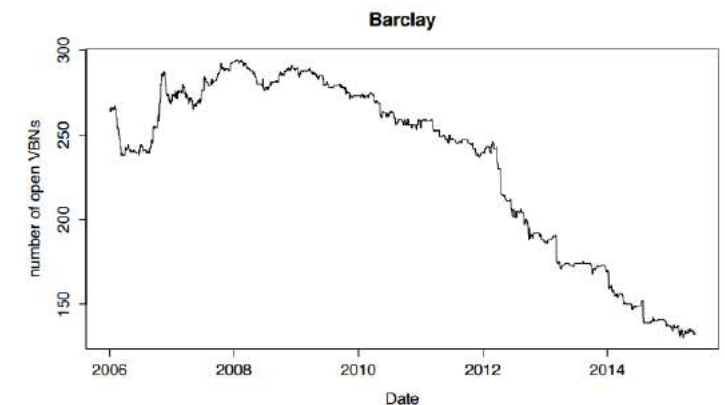


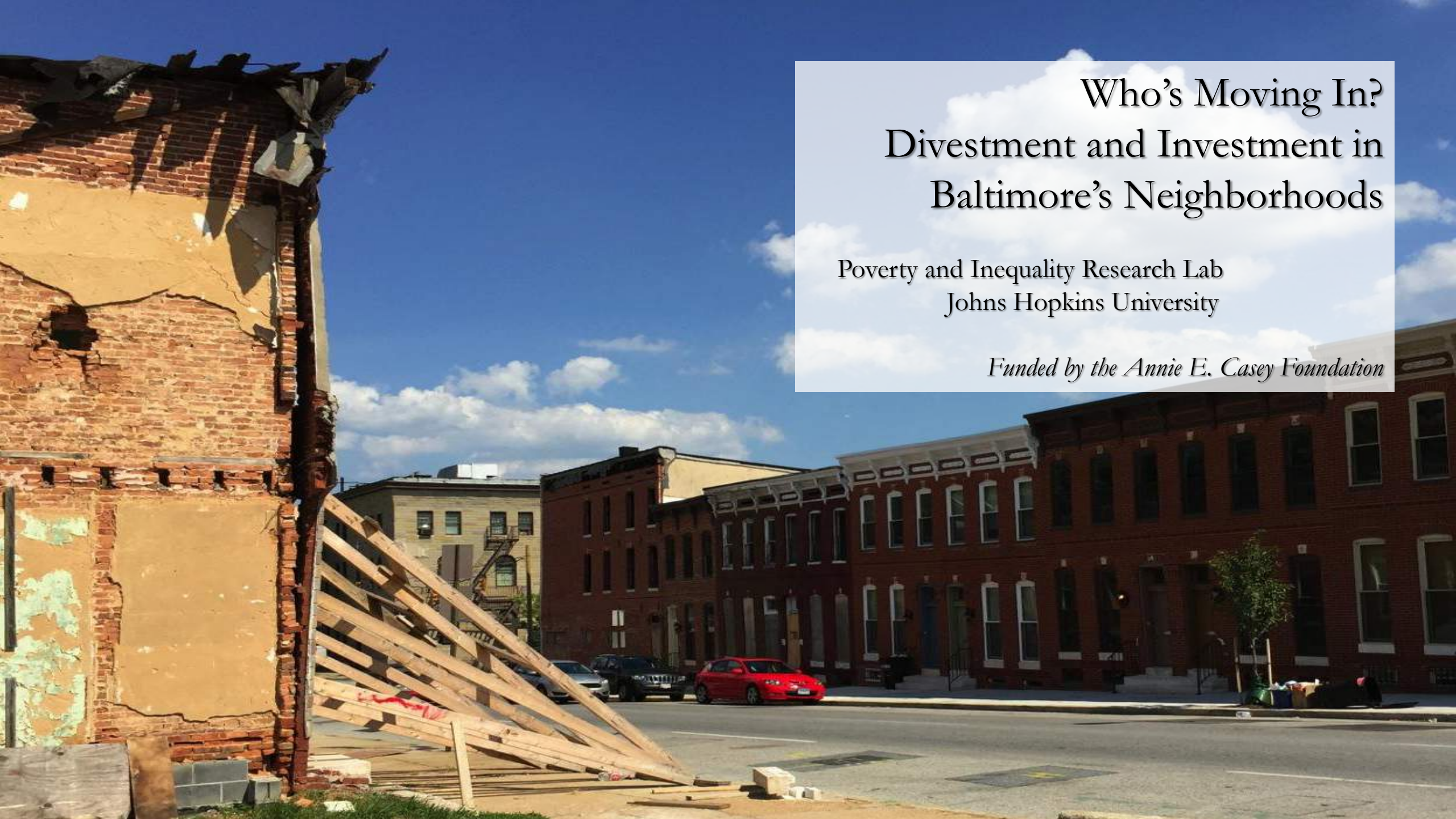
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Projects

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Who's Moving In? Divestment and Investment in Baltimore's Neighborhoods

Poverty and Inequality Research Lab
Johns Hopkins University

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