

Vacants to Value



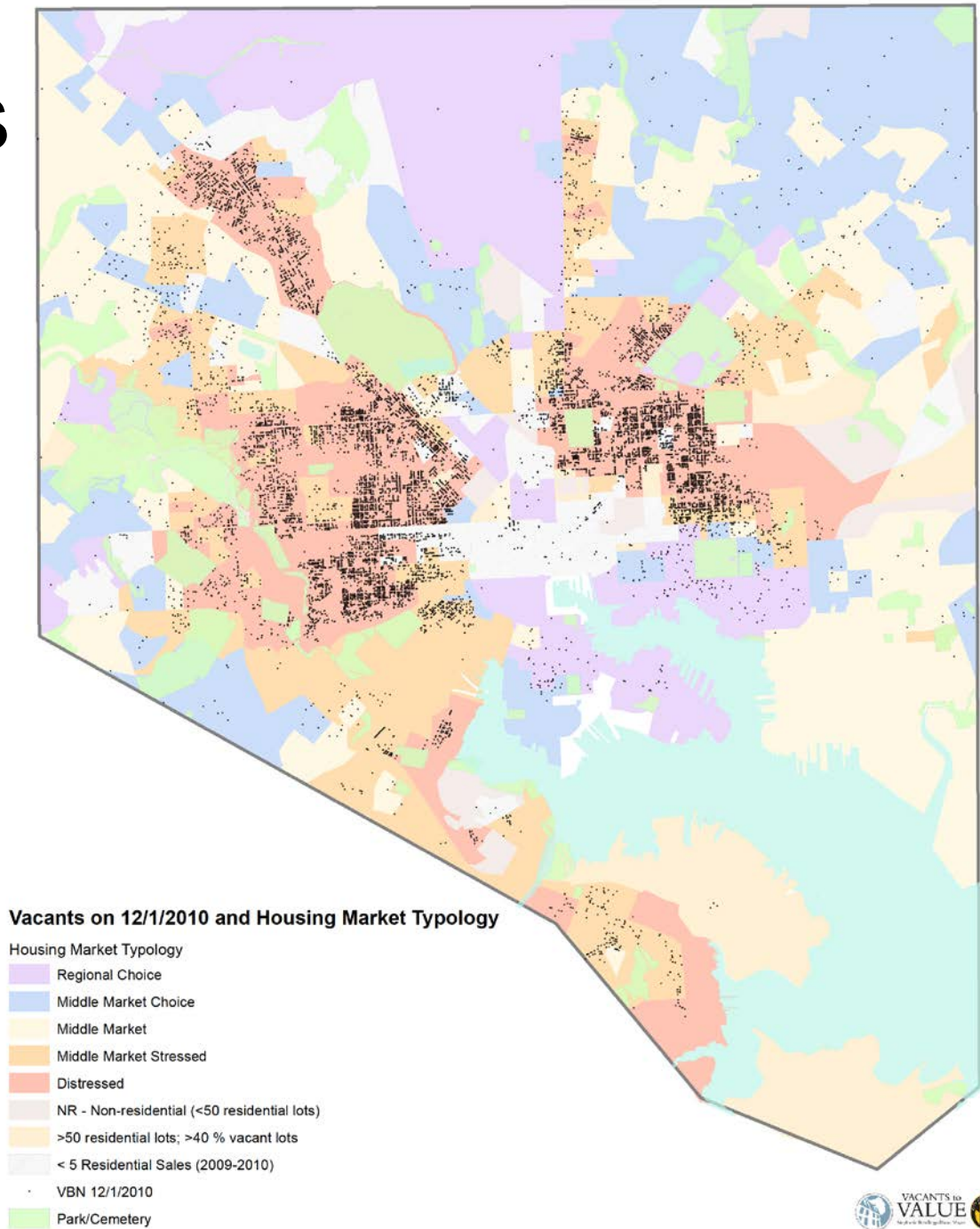
Jason Hessler, Assistant Commissioner for Litigation

March 18, 2015

Vacant Buildings in Baltimore

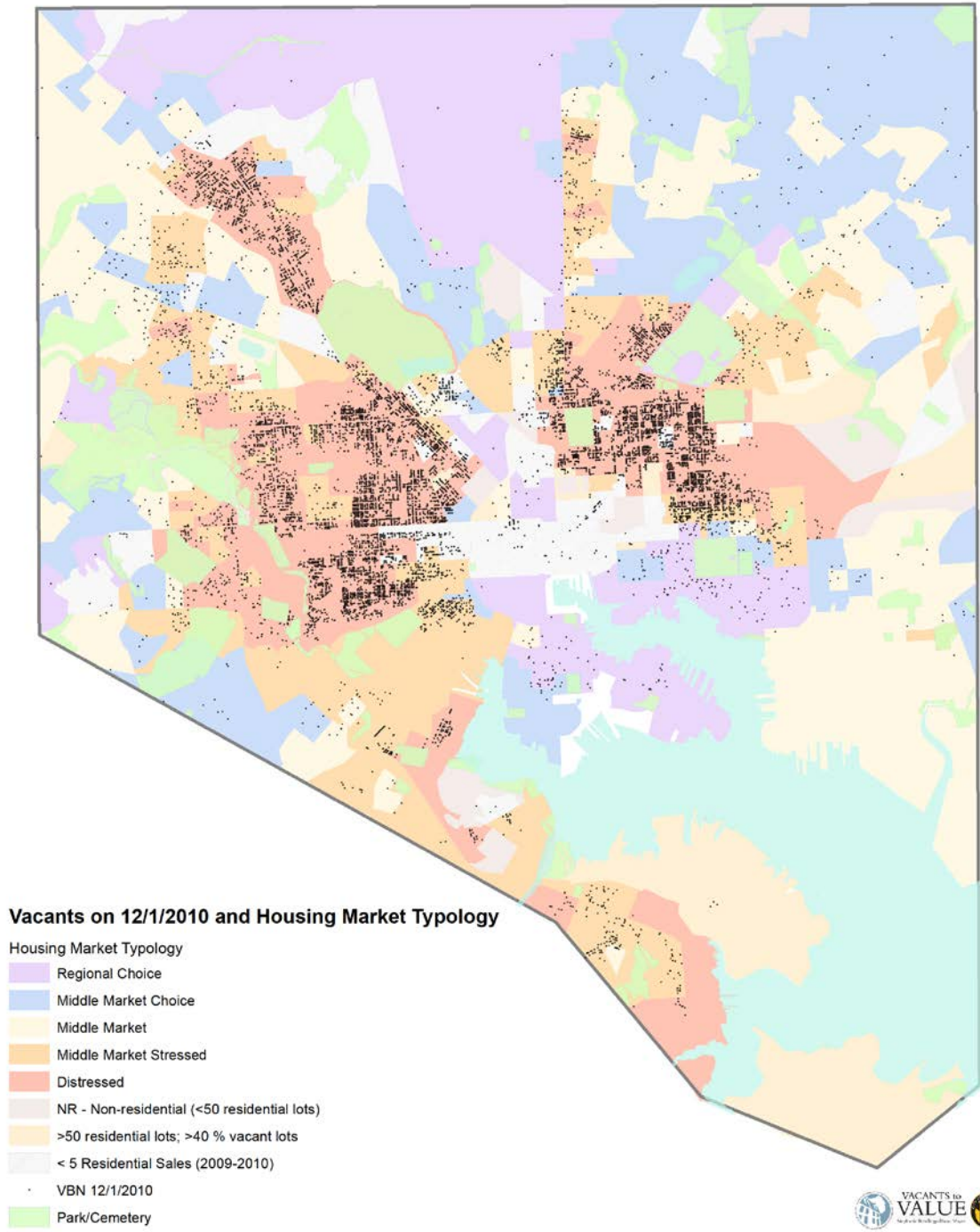
More than 16,000
vacant and
boarded
buildings in the
City

How do we
encourage their
rehabilitation
and reuse?



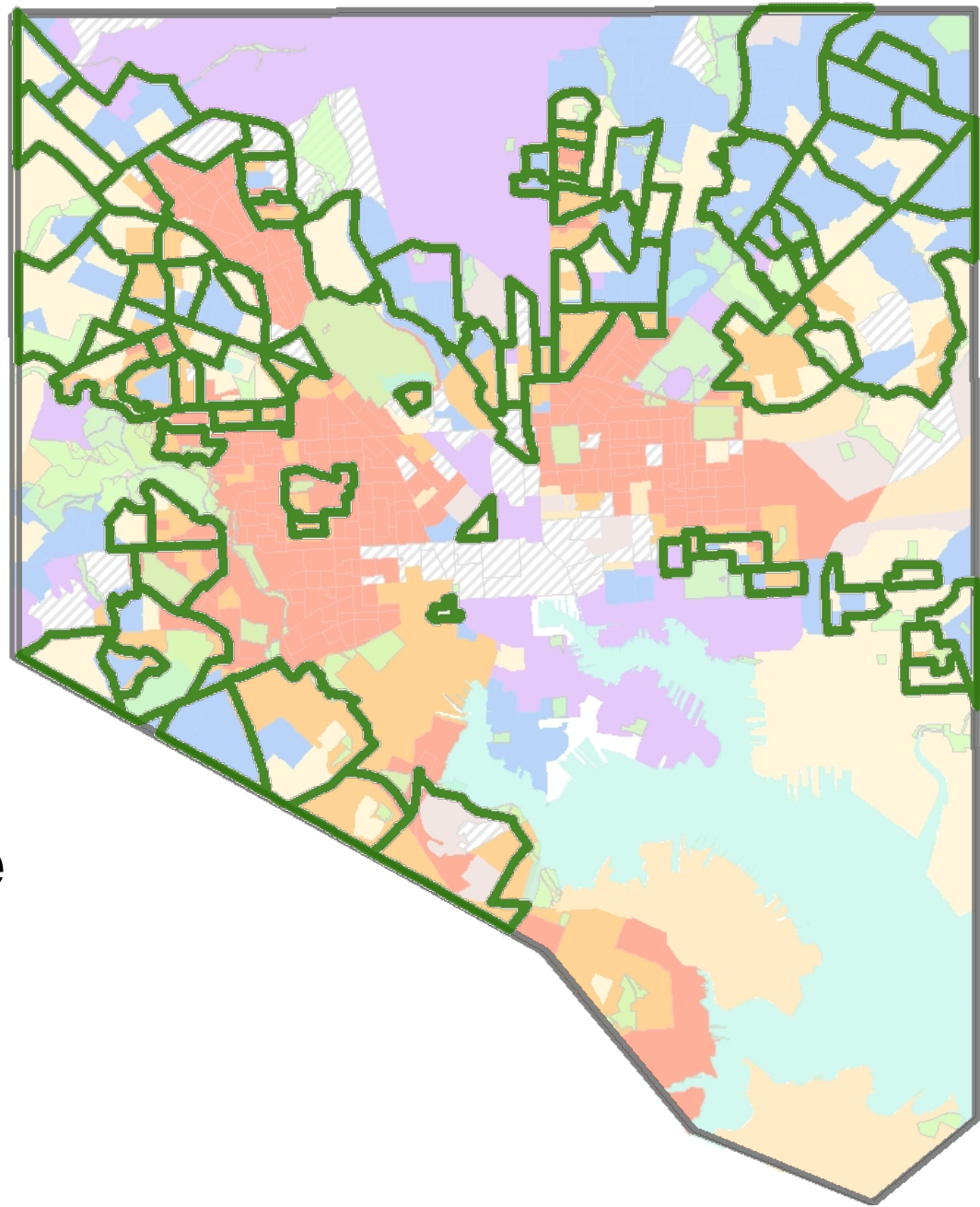
V2V Strategies

1. Streamline the Disposition Process
2. Streamline Code Enforcement on Transitional Blocks
3. Facilitate Investment in Community Block Clusters Near Areas of Strength
4. Targeted Homebuyer Incentives
5. Support Large-Scale Development in Distressed Areas
6. Maintain, Clear, Hold and Identify Non-Housing Uses
7. Target Area Green and Healthy Home Improvements



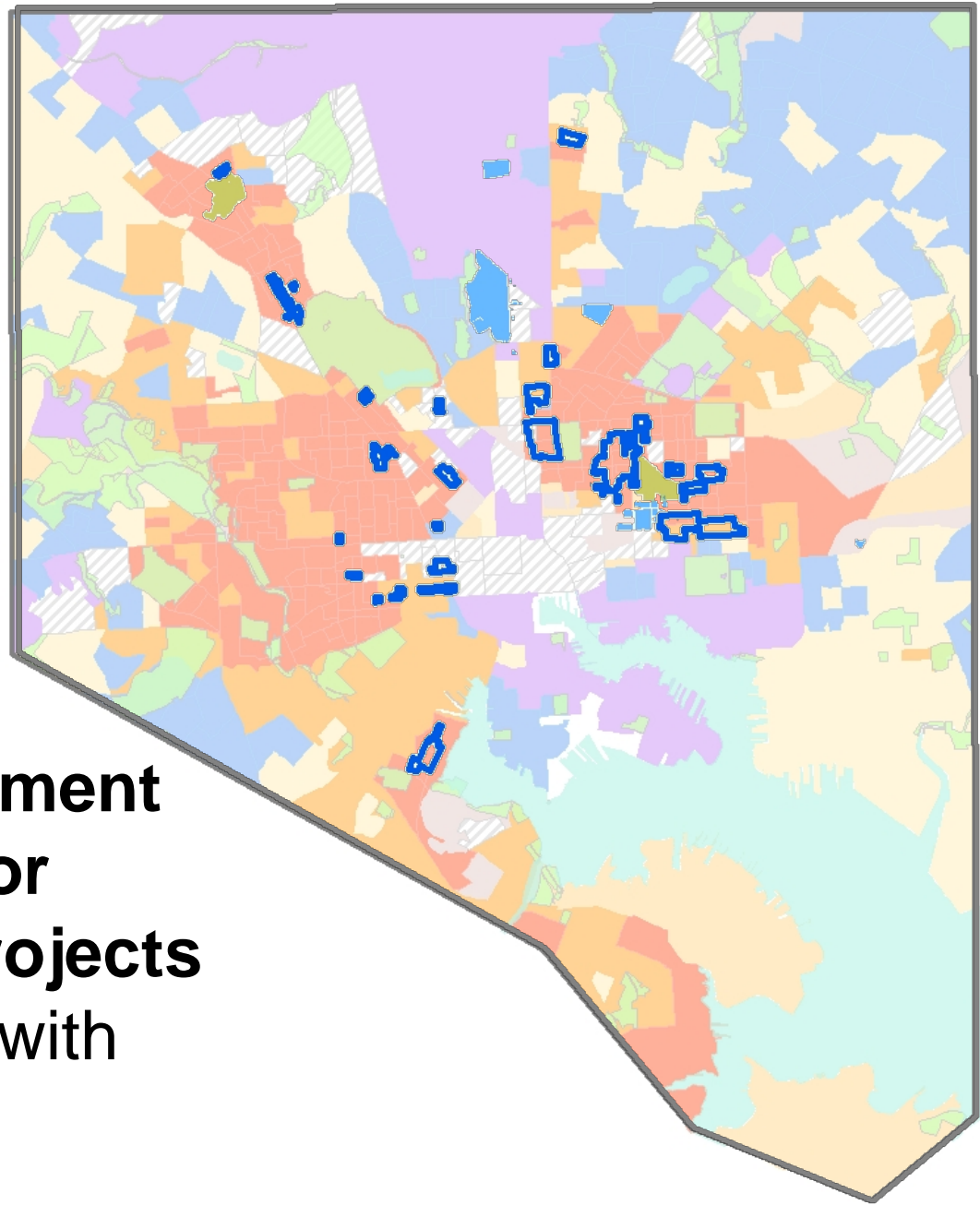
V2V Strategies in Practice

**Streamlined Code
Enforcement**
in middle
markets



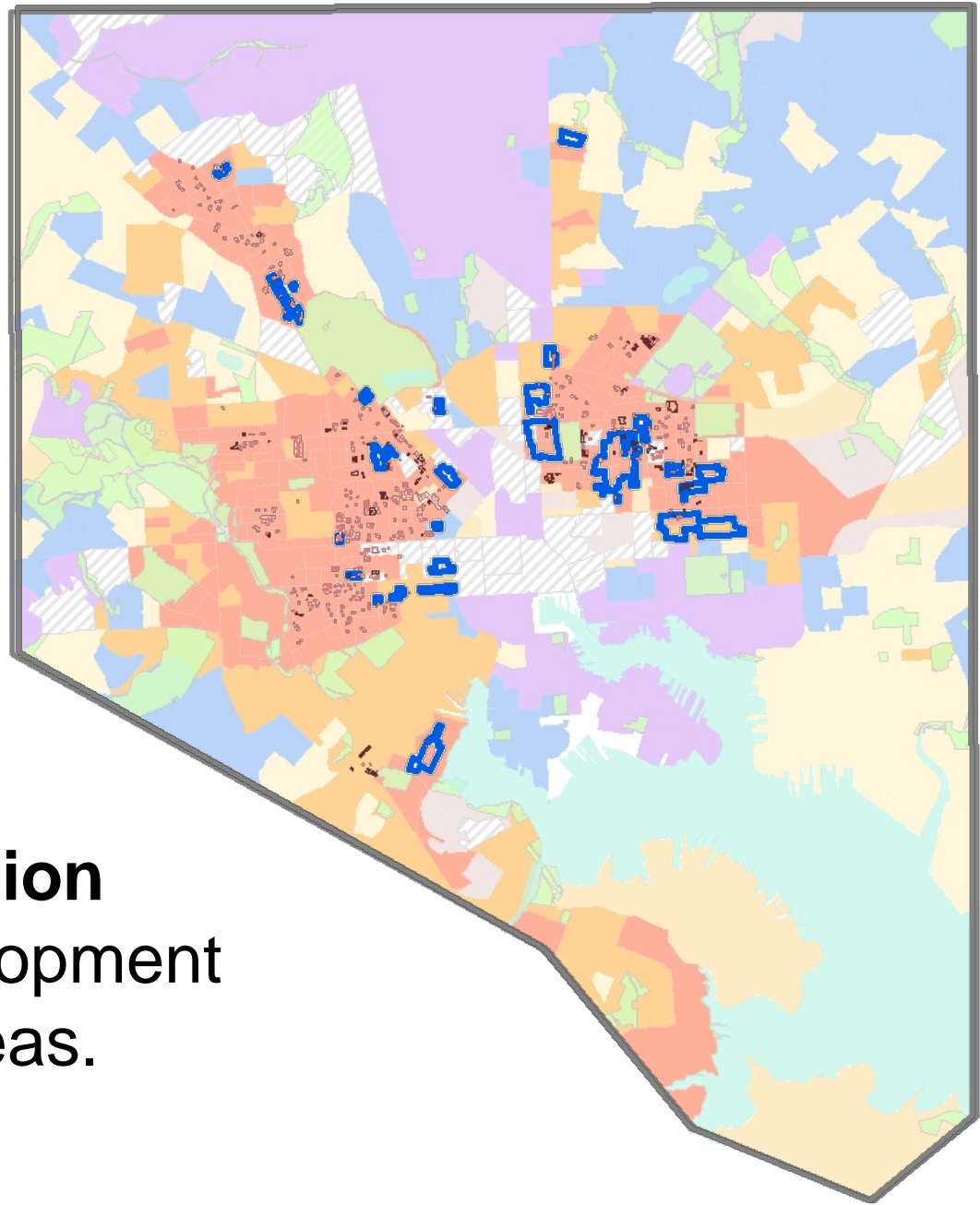
V2V Strategies in Practice

**Community Development
Clusters (CDCs) + Major
Redevelopment Projects**
in distressed areas with
potential for growth

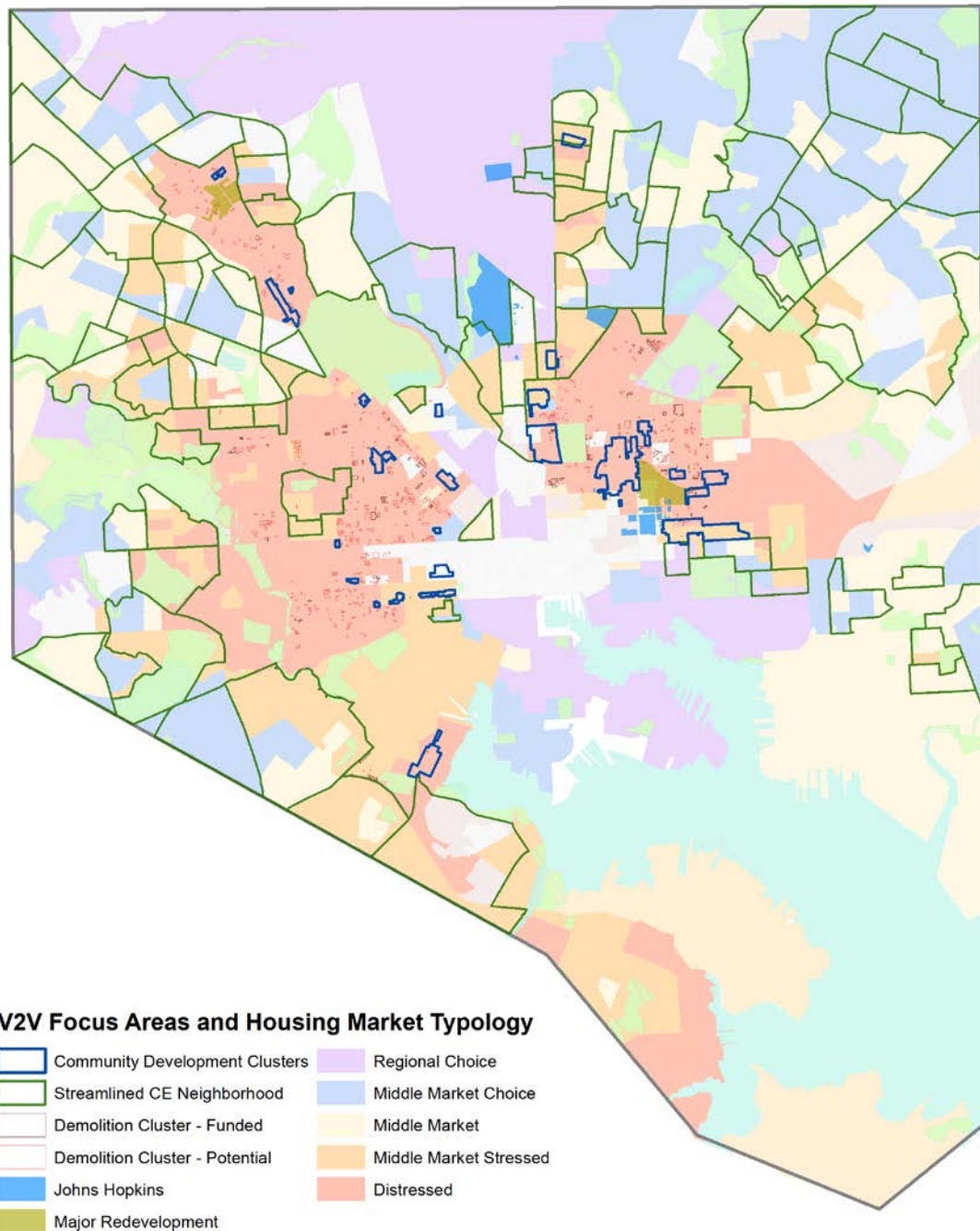


V2V Strategies in Practice

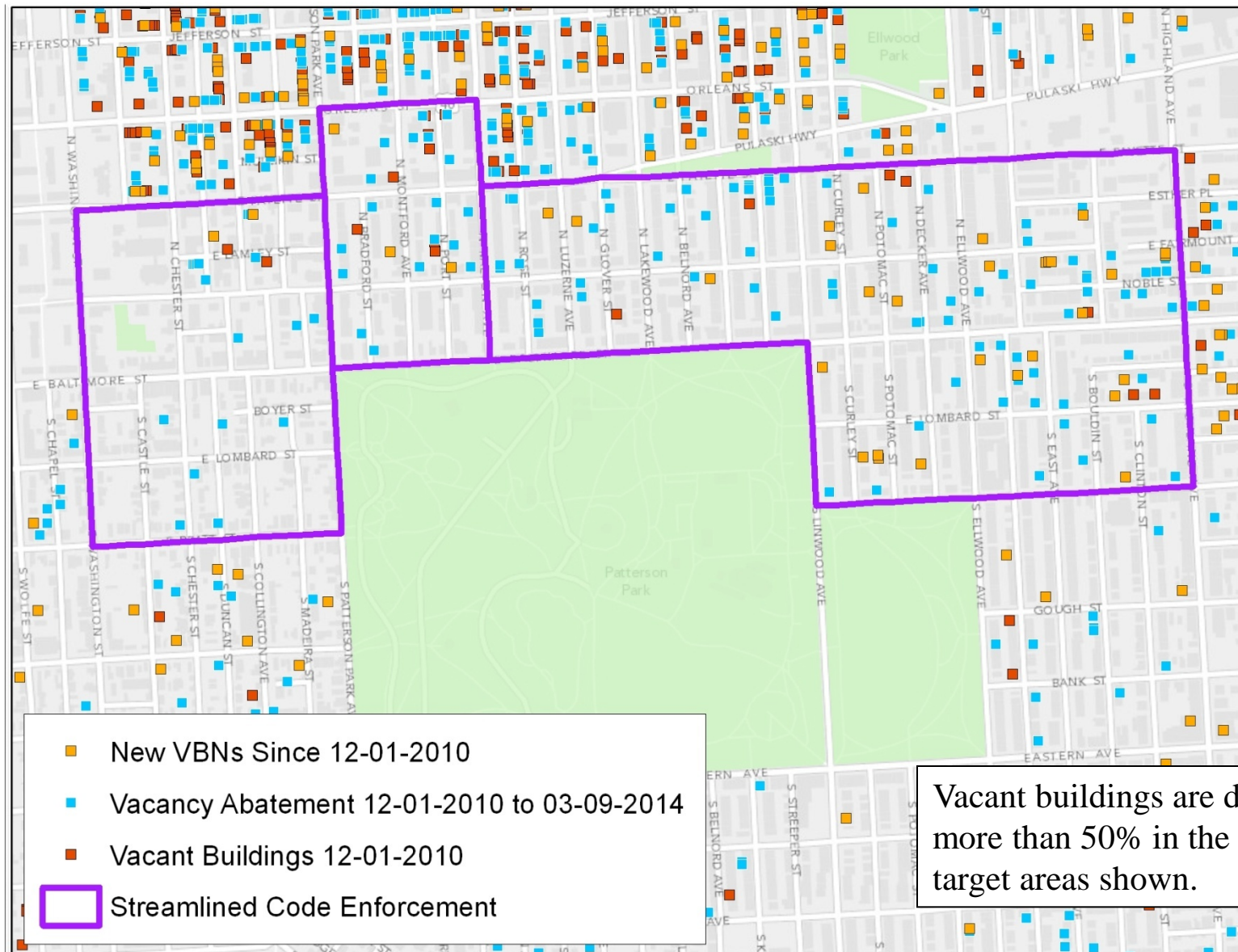
Strategic Demolition
to support development
in distressed areas.



V2V Strategies in Practice



Results of Streamlined Code Enforcement



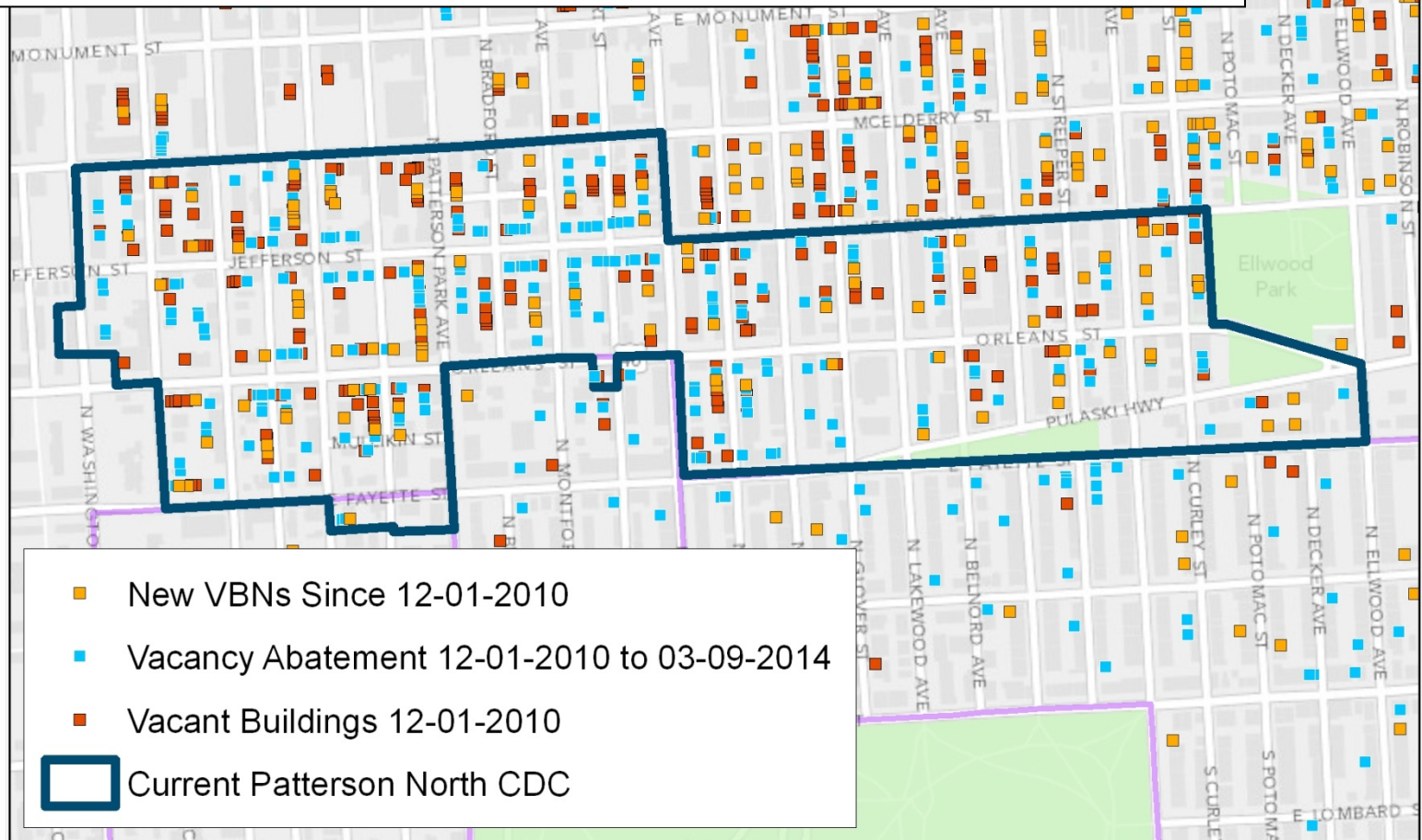
Results of Community Development Clusters

Vacants are down significantly, especially in the earliest phases launched.

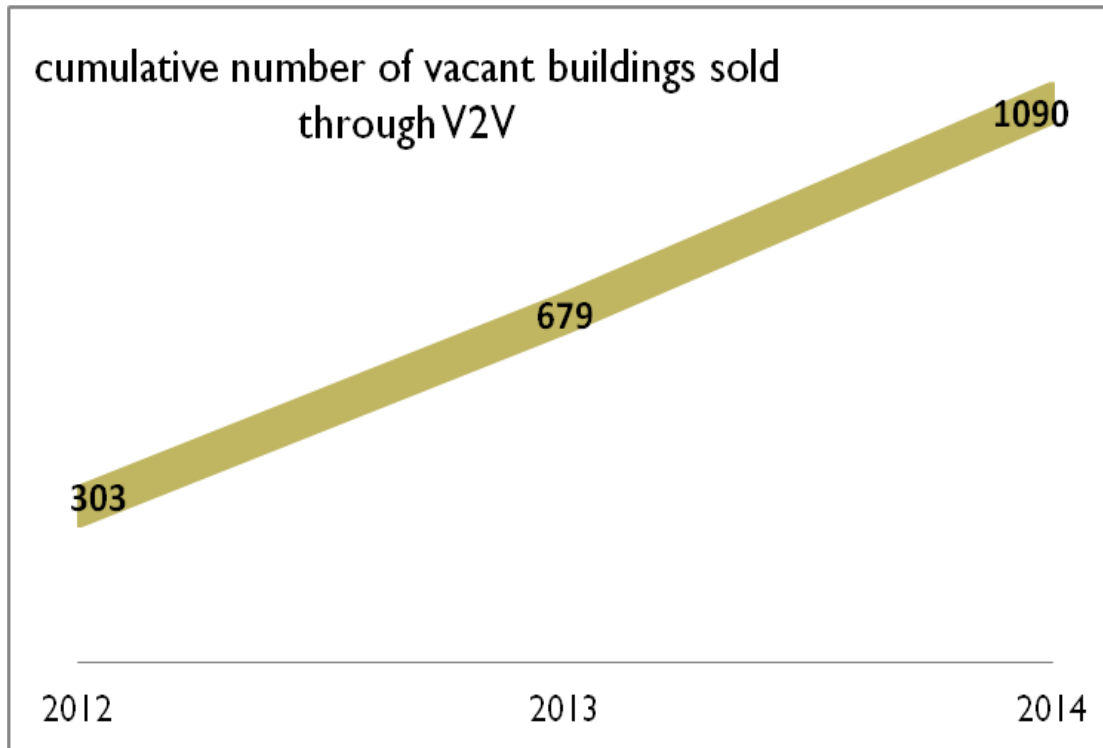
In phase 1: down 43%

In 1 and 2 combined: down 41%

In phases 1-4 combined: down 30%



Vacant Buildings Sold through V2V



Over 1,000 properties transferred to private owners and developers since 2012

More than **\$53 million** in investment leveraged*

*as measured by construction costs estimated on permits for properties in community development clusters alone



Hoen Building

Centre Theater

