Southwest Impact Investment Area (SW IIA)
Implementation Strategy

August 2024

Introduction

A New Era of Neighborhood Development

As established in the Framework for Community Development ("the Framework"), the City of Baltimore is at a unique inflection point with a substantial physical transformation and growing employment opportunities. However, a history of segregation and racial discrimination has left a disparity amongst neighborhoods, some thriving under new investment while others face the continued effects of poverty and disinvestment. The health of middle-income neighborhoods is threatened by aging residential housing stock and limited access to capital. Low-income neighborhoods face stagnant values and lack adequate, safe, affordable housing options. These combined challenges prove the urgency and necessity for continued development of a coherent, increasingly comprehensive community development strategy as initially detailed in the Framework.

Our Continued Commitment to the Framework

The city will continue to promote thriving, economically sustainable communities through an equity lens. Baltimore has a once in a generation opportunity to "get community development right" through development without displacement. The city understands the need to support community-based development efforts and strengthen social capital to empower stakeholders to participate as full partners in the process.

This begins with authentic, collaborative community planning. The city is dedicated to working directly with communities which include the following consensus-based planning work:

- Identifying target blocks in Impact Investment Areas
- Implementing community development strategies and priorities based on a neighborhood's specific characteristics

- Building support with existing residents
- Envisioning outcomes for key sites
- Considering public safety components in the design and redevelopment of neighborhoods

Finally, we remain committed to supporting existing homeowners and renters to ensure these long-term residents benefit from rising values and improved neighborhood conditions. At the same time, the preservation and creation of quality, affordable housing - both rental and homeownership - must be planned for at the outset to achieve successful mixed-income communities. Supporting long-term residents will not be an after-thought.

Southwest Impact Investment Area Implementation Strategies

The Southwest Impact Investment Area (SW IIA) strategy provides a recommended set of actions and investments which the City and partners will implement over the coming years. These recommendations are based on our iterative, detailed planning process and engagement over the last four years. In addition to the monthly Work Groups, City staff engaged in data-driven, planning workshops across multiple divisions at DHCD and with the Department of Planning (DOP) to provide detailed, analytical understanding of opportunities and challenges in each neighborhood. The purpose of the Implementation Strategy is to draw on these workshops to codify existing commitments, strengthen the platform for ongoing collaboration with community partners and stakeholders, and focus on hyper-local factors such as legacy homeowners, proximity to assets, and housing stock to make smart and targeted community-based development decisions.

In addition to the workgroups, other resources have assisted in guiding recommendations and strategies, including the 2024 Southwest Partnership Housing Action Plan, and the Southwest Partnership Vision Plan (2015).

This is a proposed list of priority sites with various development partners for the next 24 months. The rationale behind these priority sites and blocks is detailed in this document.

Table 1, Summary 24 Month Priorities

Project Title	Project Type	Action Steps	Timeline	Cost Estimate	Funding Status
1100 Blk Sarah Ann Street	Acquisition/Housing redevelopment for single family	Redevelopment and sale of former city-owned properties underway.	12 months	$1.2 million	Fully funded (private and public)
300 Blk N. Gilmor Redevelopment	Acquisition/Housing redevelopment for single family	Redevelopment and sale of former city-	6-12 months		Fully funded

		owned properties underway.			
Poppleton Recreation Center / Greater Model Park Redevelopment	Recreational Facility redevelopment	Opening of the new Center and pool.	12 months	$2.65 million	Fully funded with private, local and federal. HUD funds used for splash pads
Pigtown Community Development Zone	Acquisition/Housing redevelopment	Auction and redevelopment	24 months	-	-
Hollins Market	Commercial redevelopment-	Opening of renovated Market	1-2 months	$2.1 million	
West Baltimore Street Redevelopment (1000-1600 Blocks)-2 clusters	Receivership activity and Commercial redevelopment from 1000-1600, housing projects at 1307 W Baltimore St, 1401 W Baltimore St, SWP RFP for historic structures at 1504-06 W Baltimore St	Redevelopment of properties sold at auction for commercial.	24 months	-	-
1600 Blk McHenry	Acquisition/Housing redevelopment	Redevelopment of former city-owned properties underway.	12-24 months	$1 million (approx.)	Fully funded (private and public)
Ruth Kirk Community Center Expansion	Recreational/Facility renovation/expansion	Renovation and expansion of green space, property acquisition.	TBD		Partially funded (private and public)
The Factory, Community Resource Center	Low rent office space for nonprofits and LifeBridge health programming on W. Baltimore Street	Renovation of office/commercial space	6-12 months		
Site improvements at Mt Clare Junction including new grocery store	Commercial renovations	Grand opening of the new JumboFresh grocery store in August 2024	Completed		
Carroll Park Recreation Center and Field improvements	Recreation Center Improvements and plans for a new multipurpose turf field	SBGP leading redevelopment	Recreation Center opening August 2024. TBD on turf.	$3.5 million for Rec Center	
Pigtown Public Library Expansion	Expansion and redevelopment	Currently in pre-development	12-24 months		Privately funded.

		phase.			

Figure 1 Map of Southwest Impact Investment Area

Area Overview

The SW IIA is comprised of seven neighborhoods within the Southwest Partnership (SWP) footprint, including Franklin Square, Poppleton, Mt. Clare, Union Square, Barre Circle, Hollins Roundhouse, and Pigtown. The Neighborhood Impact area boundaries are West Mulberry Street to the North, Monroe Street to the West, Martin Luther King Boulevard to the East and Wicomico Street/Paca Street to the South. Four of these neighborhoods are listed on the National Historic Register, including Franklin Square, Union Square, Hollins Roundhouse, and Barre Circle, and Union Square, which is also a Baltimore CHAP district. Community strengths in these neighborhoods include:

- Organizations that promote economic development,
- Proximity to many job centers as well as easy access to Baltimore’s highway network,
- Architecturally attractive and strong housing stock,
- Stable residential communities,
- Longstanding commercial amenities such as Hollins Market, Mt. Clare Junction, and Pigtown Main Street,
- And several cultural assets including B & O Railroad (the birthplace of American railroading and a national historic landmark), The Edgar Allen Poe House, and H.L. Mencken House.
- Carroll Park is immediately southwest of the SW IIA

Figure 2 Union Square Park

These communities are also home to institutional assets such as the University of Maryland (UM) BioPark, a planned 14-acre, two million square-foot medical research campus, and the nearby Grace Medical Center, formerly Bon Secours Hospital. The historic Hollins Market, managed by the Baltimore Markets Corporation, just underwent a $2.1 million interior renovation to help attract new vendors with a planned reopening in September 2024. Pigtown Main Street is thriving with a 97% commercial business establishment retention/replacement rate, as well as large-project investment and façade improvement programs.

Overlapping the Impact Investment Area is the footprint of the Southwest Partnership (SWP). SWP is a non-profit organization formed in 2012 to coordinate neighborhoods' efforts following the placement of a major drug rehabilitation facility operated by the University of Maryland Medical Center (UMMC). In 2015, a number of lead institutions and community partners completed the [Southwest Vision Plan] in partnership with UMMC and 7 other anchor institutions, and seven of the surrounding communities. The Vision Plan charted a course for a holistic plan for community development for the seven neighborhoods and six institutions within the footprint of Southwest Partnership. The Plan outlined strategies for commercial development, education, historic preservation, housing, public safety, vibrant and walkable streets and workforce development. A new housing plan was finalized in Spring 2024, focusing on redevelopment strategies within the SWP footprint, which mirrors the SW IIA.

Below is a list of community partners within the SW IIA footprint. Collaboration with these partners is critical to the success DHCD's revitalization efforts. (This is not an exhaustive list of all our partners in the Southwest IIA.)

Southwest Partnership	Franklin Square Neighborhood Association	Barre Circle Community Association
Hollins Roundhouse Neighborhood Association	Mount Clare Community Council	Citizens of Pigtown
Poppleton Neighborhood Association	Union Square Association	Pigtown Main Street
Bon Secours Community Works	Baltimore City Public Markets	Housing Authority of Baltimore City
University of Maryland Baltimore	Bon Secours LifeBridge/West Baltimore Renaissance Foundation	Bon Secours Unity

Figure 3 Asset Map of Southwest Impact Investment Area

Table 2, Southwest Property Characteristics

Neighborhood	Properties	Commercial	Residential	Vacant Lots	Vacant Buildings	Private Rental	Homeowner Occupied
BARRE CIRCLE	161	1	151	7	-	61 (40%)	90 (60%)
FRANKLIN SQUARE	1,512	61	1,017	384	337 (30%)	455 (66%)	231 (34%)
HOLLINS MARKET	1,088	74	797	172	61 (7%)	523 (70%)	221 (30%)
NEW SOUTHWEST/MOUNT CLARE	1,210	16	1,048	161	285 (27%)	549 (74%)	192 (26%)
POPPLETON	1,062	36	671	376	70 (10%)	408 (72%)	156 (28%)
UNION SQUARE	548	9	486	26	77 (15%)	226 (55%)	188 (45%)
PIGTOWN	2,837	79	2,464	123	165 (6%)	1315 (56%)	1036 (44%)
Total	**8,419**	**276**	**6,634**	**1,249**	**995 (14%)**	**3,537 (63%)**	**2,114 (37%)**

January 2024

Comprehensive Neighborhood Planning

Planning Efforts

Building and sustaining economically and culturally diverse communities requires comprehensive neighborhood planning. While the City's goal is for all people to live in decent, healthy, and affordable housing, strong neighborhoods are more than housing. They should include retail and private amenities, parks and recreation opportunities, schools, public safety, transportation, and access to jobs. The city is committed to working in a coordinated fashion across departments, with residents, and community-based stakeholders to promote great neighborhoods.

Comprehensive Neighborhood Planning in Practice

In practice, comprehensive neighborhood planning is a complex process that requires coordination among city agencies including the Department of Housing and Community Development (DHCD), the Department of Planning (DOP), the Department of Transportation (DOT), the Department of Public Works (DPW), the Department of Recreation and Parks, and the Baltimore Development Corporation (BDC), the Baltimore City Housing Authority (HABC), and a growing set of community stakeholders (neighborhood leaders, community associations, small and large businesses, local institutions, as well as trusted development partners). The strategies and projects outlined in this document reflect hundreds of hours of coordination among DHCD homeownership staff, attorneys, the Neighborhood Development Officer, the Community Planner, City senior leadership, and Community partners.

This process included data-driven, block-level analysis and deliberation of existing structural assets, community support and capacity, available capital, and selection of the right type of intervention for each block or property.

And yet, the City acknowledges that this is a living document, subject to multiple iterations and refinements over time. The City commits to working collaboratively with stakeholders to ensure the plan adapts to changing conditions to best serve the positive, equitable growth of the neighborhood.

Below is a map outlining how the strategic planning process started in 2020. It started with examining the health of whole blocks as well as vacancy rates, markets and tools to create opportunities for infill redevelopment. Tools such as demolition, site assembly and stabilization were considered. Also considered were various priority zones to consider for resources and redevelopment initiatives.

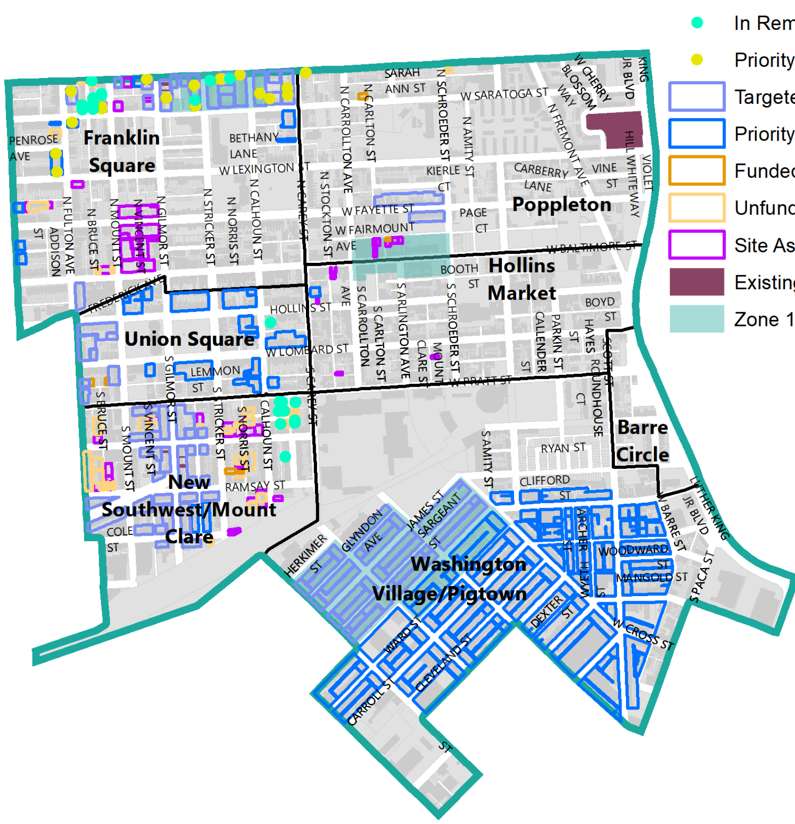

Figure 4 Comprehensive Block Level Planning in the Southwest IIA

Summary – Comprehensive Neighborhood Planning

The Southwest Impact Area is poised for a decade of sustained growth if:

- The community and the city can leverage important assets such as the UM Bio Park, B&O Museum Campus, Pigtown Main Street, and Mount Clare Shopping Center into investment across the impact investment area.
- Major planning initiatives across West Baltimore, including the Route 40 Reconnecting Communities program, MTA's Red Line, the Amtrak Frederick Douglass Tunnel, and West Baltimore MARC station area planning are catalytic development opportunities that will greatly impact the Southwest IIA.

- Investments in the residential market will bring new customers that will spur commercial and retail growth.
- The market supports more investment in housing to the west, with DHCD assistance.
- Key streetscapes are improved, especially West Baltimore Street, Washington Boulevard, Carey Street, and Pratt Street. The Gateway Intersections along Martin Luther King Boulevard are important as well.
- Parks, especially Traci Atkins, Carroll Park, and the Greater Model Park are continually improved and connected to the surrounding neighborhoods.
- People can easily and safely get to and from downtown, the commercial districts, institutions, assets, and the West Baltimore Marc Train Station regardless of transportation mode.
- Blight and open-air drug dealing are reduced. People have different tolerances for real or perceived personal and property risk. As crime and blight are reduced, the market expands for potential homeownership.
- Neighbors provide grass roots organizing to market their neighborhoods to new homeowners and find ways to improve the physical environment, given limited capital resources.
- Focused reinvestment and stability within the established homeownership zones.
- Continue code enforcement efforts to ensure improvements and maintenance of the housing stock.
- More nearby employees, especially at the growing UM BioPark, buy houses and participate in neighborhood life.

Figure 5 Rendering of proposed renovations and improvements to the B&O Railroad Museum campus.

Comprehensive Neighborhood Planning in the SW IIA

The Southwest Impact Investment area has an expanding roster of assets and growing interest from investors seeking to boost economic activity along West Baltimore Street, Washington Boulevard, and elsewhere. However, the area remains plagued by blight and crime, which has proven to be detrimental to overall neighborhood improvement efforts over the last decade. Still, there is reason for optimism. Coordinating an asset-based community development approach with stakeholders and community leaders will create sustained momentum.

The Southwest Impact Investment area is home to several significant projects and initiatives that will help stimulate more investment and sustain positive momentum. These include:

- The UM BioPark: The latest building in the BioPark, the Gateway, is a $200 million, 250,000 square foot facility developed by Wexford Science and Technology. It will house much-needed wet lab space to support life sciences research and entrepreneurship, as well as office, lab support, and conference space. It is currently under construction at the corner of MLK Boulevard and West Baltimore Street and will double the square footage of the Bio Park and add up to 1000 more jobs.
    - UMB offers a $16,000 Live Near Your Work Grant that overlaps with the IIA footprint. Attracting more people live and dine locally from UMB will be important toward leveraging the Gateway into a community development asset.

- Poe Homes Redevelopment: In Summer 2025 HABC will be seeking a $50 million HUD Choice Neighborhoods grant to tear down the outdated Poe Homes public housing complex and replace it with a 578-unit mixed-income community. This transformational project will provide one-for-one replacement for all public housing units, while adding additional low-income and market-rate housing options. Current residents will retain the right to move back into brand new apartments, and Choice Neighborhood projects include investment in community amenities and people-focused programs such as workforce development, public health, education and a path to homeownership.

- Baltimore City Recreation and Parks: has released a new design for the Greater Model Park pool area that will include two new pools and a splash pad play area recently completed. Construction is slated to begin by Winter 2024.

- Poppleton Redevelopment Project: Developer La Cité finished its first two mid-rise apartment buildings in 2019. The contract between the City and the developer was terminated in June 2024 due to a missed funding deadline. Additional planning efforts will be needed to plan for the remaining parcels.

- Pigtown Main Street: This non-profit Main Street Organization is dedicated to the commercial revitalization of Washington Boulevard. Washington Boulevard continues to make progress with a new culinary institute, a brewery, and a new public library mixed-use building (currently in predevelopment) which will serve as strong anchors on the street. The Pigtown Action Plan, completed in December 2022, will guide the redevelopment of the Pigtown community and identifies primary goals in the focus areas of economic development, safety, housing, and parks and green space.

- West Baltimore Street Revitalization: This is a signature initiative of the Southwest Partnership spanning from 1000-1600 Blocks. Mixed-use multi-family development projects at 1307 West Baltimore Street (25 residential units), 1401-03 West Baltimore Street (12 residential units), and 1420-28 West Baltimore Street (multi-family and artist space) are in the preconstruction phase. Both include ground floor retail which will aid in economic development and activate this primary neighborhood artery, with much-needed housing above.

Figure 6 West Baltimore Renaissance Community Resource Center, rendering. Development is in process.

  - o The Factory, a 33,000 square foot community resource center is nearing complete at the corner of West Baltimore St and North Calhoun St in partnership with the West Baltimore Renaissance Foundation and Lifebridge Health. The building will house workforce development, non-profit space, trauma and violence intervention programs and more community services.

- The Southwest Partnership owns two historic properties at 1504 and 1506 West Baltimore Street and has issued an RFP to collect bids on redevelopment strategies and identify a new developer.
- The Historic Lord Baltimore Theater has been in the Southwest Partnership's inventory for some time and a developer is presently completing due diligence on the property and future potential for this site.

- Mount Clare Junction Shopping Center is an important piece of the Southwest puzzle. It lies at the intersection of three neighborhoods and the Pratt and Carey Street arteries. The Carlyle Development Group of New York owns the 234,000 square foot shopping center and in 2024 executed a lease agreement with a new full-service grocery store, Jumbo Fresh which opened in the vacant space in August. The City of Baltimore committed $300,000 in Casino Local Impact funds and the Maryland Department of Housing and Community Development awarded South Baltimore Gateway Partnership a $200,000 BRNI grant, both going towards improvements in the fresh and prepared food sections.

- Hollins Market is the oldest of six public markets, dating to 1835, and is managed by the Baltimore Public Markets Corporation. Exterior renovations were completed in 2019 as part of Phase I of the rehab of the facility. Interior renovations were recently completed, and a grand opening is tentatively planned for September 2024.

Figure 7 Historic Hollins Market

- The B&O Railroad Museum: To celebrate its 2027 bicentennial, the birthplace of American railroads plans to transform its campus with $30 million in new investments, to include a new entrance plaza, community space and amphitheater, and a restored historic South Car Repair Shop for expanded museum exhibits and programming.

- West Baltimore United: In February 2023, The City of Baltimore received a $2 million grant from the USDOT Reconnecting Communities Pilot Program to launch planning efforts to remove and repurpose the I-70 / 'Highway to Nowhere' corridor. This project, located along the northern edge of the IIA, will revitalize an area that has suffered from decades of disinvestment and mark the first steps to addressing a historical injustice. The Baltimore Metropolitan Council and BDOT are reviewing proposals from planning firms to begin the process of visioning this space.

- o The West Baltimore MARC, situated just northwest of the IIA, along the Highway to Nowhere, was identified as an underutilized asset. The station could be better used to market houses to MARC/train commuters and improvements to make routes to and from to the station safer for pedestrians and cyclists are recommended. The City is pursuing a state TOD designation status.
- o In 2023, Governor Wes Moore and The Maryland Transit Administration announced that the Red Line, Baltimore's east-west mass transit route, would be relaunched. The proposed alignments follow the Franklin-Mulberry corridor immediately to the north of the IIA. Planning for this project is underway. In July 2024 the MTA announced that the vehicle mode will be Light Rail.

Activating Public Spaces in Southwest

The SW IIA footprint is also home to several green spaces that should be highlighted as key community assets, Carroll Park, Franklin Square Park, Union Square Park, Greater Model Park, and Traci Atkins Park, are the most influential green spaces for the Impact Investment Area. These parks are centerpieces for their communities. Improvements to these greenspaces will have benefits to all 7 neighborhoods, especially if access to them is improved. Priority upgrades identified by the workgroup partners include redoing the skatepark at Carroll Park and the Splash Pad and possible expansion of Traci Atkins Park. Additionally, recreational programming for youth and young adults such as softball, football, and other sports leagues – like the programming available at Patterson Park – could draw new people to the area.

Figure 8 New pools and splash pad to compliment a renovated rec center in Greater Model Park.

- The Greater Model Park includes recent renovations to the Poppleton Recreation Center, as well as a new pool and splash pad funded by HUD as part of the Transform Poe redevelopment project. The Center will include new sports and fitness programming.

- At Carroll Park, the South Baltimore Gateway Partnership are leading the efforts to expand and renovate the recreation center and are simultaneously working towards installing a brand-new multi-purpose turf field, in collaboration with the Cal Ripken Sr. Foundation.
- Vacant space treatment and streetscape appeal are critical to the vision of the SW Work Group. To the extent that the formal and or informal groups can maintain spaces that are not regularly being cared for may make the difference as to whether a block will attract investment or repel investment. One problematic vacant lot or troublesome corner can make existing residents want to move and potential homebuyers seek other locations. It is important to identify sites that could suspend progress and find partners to quickly improve these properties. Franklin Square is one of the Clean Corps neighborhoods managed by Bon Secours. 214 sites, including alleys, vacant lots and trash cans have been cleaned and maintained since the program launched April 24, 2022.
- The Ruth Kirk Recreation and Learning Center is an active community center located in Vincent Street Park, which offers after school services and gardening programming. The City's Green Network Plan outlines a proposal to expand the park to include vacant lots along the 1600 block West Fayette Street.
- Currently, South Arlington Avenue runs along the back of Mt. Clare Junction Shopping Center and the back of the B&O Railroad Museum; however, it is not an appealing environment for pedestrians. Arlington Avenue connects the Hollins Market and Pigtown neighborhoods, but its current design does not promote travel between the two neighborhoods. The Department of Transportation is designing a new streetscape for South Arlington that will make it much better for walking and bicycling. The B&O Railroad Museum has released schematic designs for a dramatic re-envisioning of this corridor as the main entrance to the museum campus, complete with public plaza and amphitheater, landscaping, and upgrades to the streetscape. This area is primed to be a central corridor between neighborhoods. The Department of Transportation is currently designing walkways for students traveling to Franklin Square Elementary School.

Placemaking Opportunities in the Southwest Partnership Impact Investment Area

Holistic community development requires consideration of more than creation of housing units or the individual components of a plan but also a commitment to "placemaking". Placemaking captures physical upgrades to both public and private spaces – including parks, plazas, landmarks, unique lighting or signage, public art, adopt-a-lot initiatives, local music & festivals, coordinated holiday decorations, and streetscapes. These placemaking initiatives provide for positive social interaction, offer cohesion to urban setting, and strengthen residential communities. These efforts can bring neighbors together when complete, but also as they are planned and implemented. To bring this concept to reality, the Department of Planning is working with community partners throughout the city to facilitate creative visioning sessions that can serve as the springboard for actionable neighborhood-based plans.

The people, architecture, and traditions make the neighborhoods of Southwest Partnership Impact area unique. Specific placemaking initiatives have and will be important to increasing neighborhood identity and pride. Two placemaking initiatives that are SW traditions are highlighted here:

Figure 9 Pigtown Festival

- The Pigtown Festival brings thousands of people from all parts of the City and State to the pig-themed festivities and food, highlighted by pig races. The Pigtown Festival celebrates the heritage and history of the community.
- Union Square has exceptional architecture and many residents who have uniquely and artistically decorated their homes. Union Square residents have held an annual Holiday season cookie tour for over 30 years so people can sample residents' cookie recipes, but also see the beauty and architectural features of the inside of Union Square homes. The tour attracts around 500 guests, any which of whom could fall in love with the neighborhood and either decide to move to Union Square or tell all their friends what a great neighborhood it is.

Recommendations:

The following are key streets that require additional streetscape improvements to promote community cohesion and development. These will require DOT & Baltimore Police Department– among other partner agencies - to collaborate with DHCD and non-City organizations to make these upgrades. Traffic calming studies and improvements are needed in the following areas:

- W. Baltimore Street – recent and upcoming development projects between the 1000 and 1600 blocks of West Baltimore Street promise to bring new life to the historic commercial corridor. Presently, maintenance of sidewalks is a problem. Beautification efforts are needed to grow this stretch into a walkable commercial area attractive to new businesses, including new tree pits, curb maintenance, murals, placemaking signage, covered bus stop shelters. Additionally, there is a known open drug market at the intersection of West Baltimore and South Carey Street that is an impediment to successful economic development.

- S. Carey Street is a thoroughfare that connects the north and the south under the train tracks. Traffic calming was recently completed. Lighting, streetscape, and improvements to the rail bridge and clearing of drug corners are viewed as important to improving the thoroughfare.
- W. Pratt Street is also a key thoroughfare, but its design prioritizes the movement of west bound traffic rather than serving as a neighborhood street. Traffic calming measures should be considered.
- S. Monroe Street, which is runs along the western edge of the SW Impact Investment area is a high-speed one-way corridor. The Friends of Carroll Park are requesting traffic calming infrastructure to make the street safer for the neighborhood.
- West Fayette Street and West Baltimore Street need traffic calming improvements including bump outs, stormwater management, and cross walks on a comprehensive level.
- Washington Boulevard is a major commercial district in the SWIIA. Improved pedestrian and cyclist safety measures would improve and control traffic flows. Traffic calming measures are currently under consideration.

Homeownership Opportunities and Strategies

Why Homeownership is Important

Supporting future and existing homeowners is a key component of equitable community development. DHCD is dedicated to helping homeowners and landlords make repairs to their homes to address emergencies, code violations, as well as health and safety issues. Our programs help eligible low- and moderate-income applicants finance home improvements including the repair and replacement of roofing, heating, plumbing and electrical systems, energy efficiency measures, lead hazard reduction, and disability accessibility modifications. In addition, reducing barriers to maintaining homeownership is an effective method to foster wealth accumulation in low-income households and stabilize neighborhoods. While these programs are Citywide, efforts are being made to provide targeted assistance to homeowners in Impact Investment Areas.

Targeted Homeownership Support Opportunities in the Southwest Impact Investment Area

The 2015 Southwest Partnership Vision Plan outlined several strategies to attract new residents and address challenges to securing healthy blocks and neighborhoods such as: an inventory of vacant and/or dilapidated housing, housing that requires reconfiguration to fit the needs of current families, and quality affordable housing. Some of these strategies include building new residential units and rehabilitating older housing stock using scattered and whole block outcomes.

Table 3, Homeownership and Legacy Residents

Neighborhood	Properties	Homeowner Occupied	Private Renter Occupied	Legacy Homeownership Rate (25 years or more)
Franklin Square	831	231 (28%)	600 (72%)	103 (12%)
Union Square	444	195 (44%)	249 (56%)	29 (7%)
Barre Circle	154	93 (60%)	61 (40%)	12 (8%)
Hollins Market	838	262 (31%)	576 (69%)	42 (5%)
New Southwest/Mount Clare	786	192 (24%)	594 (76%)	33 (4%)
Poppleton	584	156 (27%)	428 (73%)	45 (8%)
Washington Village/Pigtown	2581	1149 (45%)	1432 (55%)	138 (5%)
Total	**6218**	**2278 (37%)**	**3940 (63%)**	**402 (6%)**

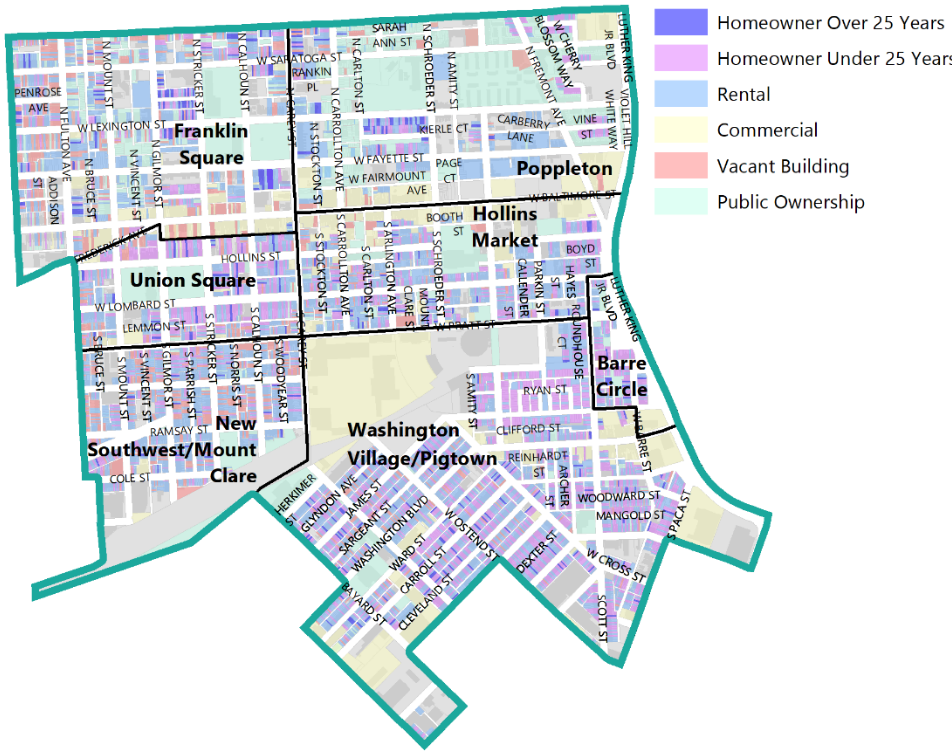

Figure 10 Current Homeowners in the Southwest IIA

Community Development Zones:

Community development zones were created to focus resources on rehabilitating residential blocks within five Southwest neighborhoods under Southwest Partnership's footprint: Ramsay/Mt. Clare, Pigtown, Franklin Square, West Baltimore Street, and Union Square. The City has implemented these community development zones via receivership opportunities through Baltimore City Department of Housing and Community Development (DHCD) in partnership with Southwest Partnership have started to transform these areas.

All five established Community Development Zones (CDZs) are located near amenities, services, and cultural assets in the SW Impact Investment Area. These zones are located on high vacancy blocks adjacent to stable homeowner blocks which helps to build a market for these new homes. SWP has been working with private developers to acquire and rehabilitate many of these properties for homeownership and or rental. The market for these homes is working families earning 60-80% of the average median income (AMI).

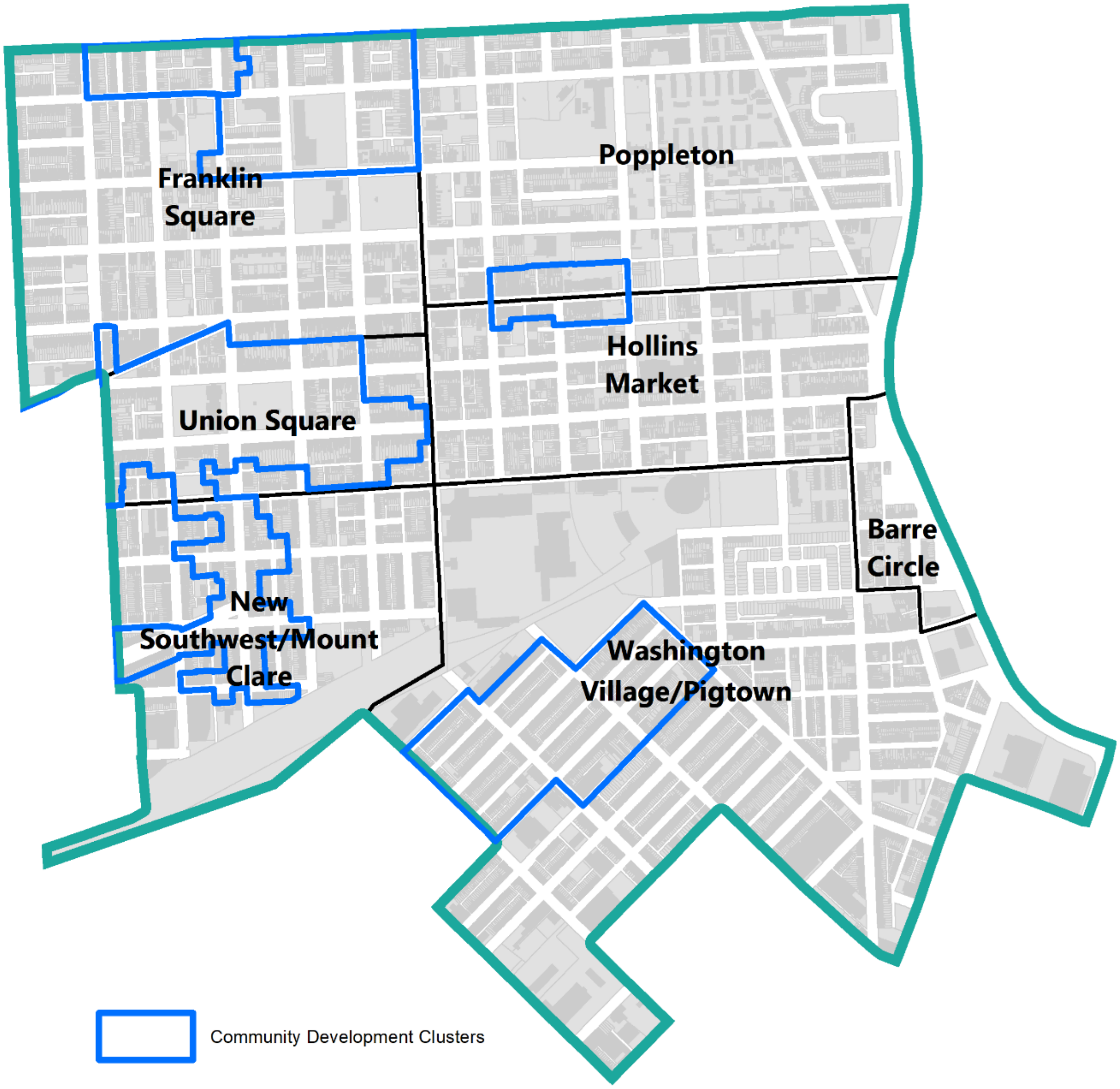

Figure 11 Community Development Zones (updated August 2024)

1. The Union Square Community Development Zone is targeted as a redevelopment opportunity for homeownership or affordable rentals in both Union Square and Carrollton Ridge. A great example of success with receivership us the near completion of the 100 blocks of S. Calhoun Street. Other blocks targeted for receivership are:

1700 block Frederick Ave
1500-1700 blocks Hollins St
11-125 S. blocks S. Fulton Ave

2. The Ramsay/Gilmor Community Development Zone in Mount Clare is bounded by South Mount Street to the west, South Stricker Street to the east, Ramsay Street to the south and McHenry Street to the north. Some of the priority blocks include the 1600 block of McHenry Street, 1600 West Pratt Street and 300 block of South Gilmor Street, which a major developer has purchased several properties via receivership auction. SWP has also purchased properties within the Zone as an initial priority area alongside the Franklin Square Community Development Zone area. Blocks included are:

1500 -1600 blocks Cole Street	200-400 blocks S. Gilmor Street
1500 -1600 blocks McHenry Street	300 block S. Parrish Street
1500 block Ramsay Street	300 block S. Stricker Street
1700 block Wilkens Avenue	

3. The Pigtown Community Development Zone is bounded by Herkimer Street, Bayard Street, West Cross Street and Ward Street. The strategy is different from the other two zones due to the high number of properties requiring receivership action as a vehicle to spur redevelopment of vacant residential structures for residential. Concentrated receivership action and some In Rem is underway as well as the Healthy Neighborhood Initiative to assist with homeownership. Blocks include:

1200 block Bayard St	800-1300 blocks Washington Blvd
800 block Reinhart St	900-1100 blocks S Carey St
1200 - 1300 blocks Glyndon Ave	1100 - 1300 blocks Sargeant St
1300 block Herkimer St	1200-1300 blocks Cross St
1200 - 1300 blocks James St	600 block Archer Street

4. West Baltimore Street Community Development Zone is the 1000-1100 block of West Baltimore Street, which is concentrated receivership actions for the redevelopment of the commercial district. Major receivership actions were between 1105-1121 West Baltimore, which resulted in demolition. Other receivership actions have occurred in the adjacent blocks from 1200-1600.

1100 block W Baltimore St	1400 block W Baltimore St
1200 block W Baltimore St	

5. The Franklin Square Community Development Zone was adjusted to include priority considerations for the SWP Housing Plan. The new boundary is North Fulton to the

West, N. Gilmor to the East, West Mulberry to the North and West Saratoga to the South. It is located south of the West Baltimore Marc Train Station west and within half a mile of the Harlem Park neighborhood. The strategy includes a combination of receivership and acquisition of city-owned properties with the goal of putting these properties back on the market for residential. Some of the priority blocks include the 300 block of North Gilmor and 300 North Mount Street. As part of Phase 1, SWP purchased 5 city-owned properties in the 300 block of North Gilmor Street for rehabilitation and sale for homeowners; and purchase of additional properties in the block are planned via receivership auction. Blocks included are:

1600 block West Mulberry	300 block N Mount Street
200-300 blocks N Gilmor St	300 block N Bruce Street
300 block N Fulton St (East side)	1600 block W Saratoga St (North side)

Rehab Priorities:

High Priority Blocks:

Many Baltimore neighborhoods suffer from blight and vacancies which inhibit comprehensive community development. By working with local communities and stakeholders, and developing detailed data and planning analyses, the City has identified high priority blocks in the SW IIA and is committed to proactively addressing conditions on these “Priority Rehab Zones.”, these blocks represent transformative opportunities that could leverage neighborhood-wide outcomes. The City is committed to providing investment of staff and resources and securing capital needed to address vacancies through a range of strategies. These zones have been ranked by priority through analyses, community engagement, and discussions with the Southwest IIA Work Group. The top priority areas are identified as Zone 1, followed by Zone 2, and so on. Many of these Priority Rehab Zones overlap with the established Community Development Zones and Southwest Partnership development areas.

Priority Zones are defined by the following criteria:

1. Collaboration to develop vacant properties with community partners, neighborhood associations, and quality developers.
2. Targeted resources for existing and legacy homeowners
3. Proactive stabilization of vacant properties which are missing roofs or otherwise in danger of further decline.

Table 3, Priority Rehab Zone 1's in SWIIA

Project Location	Neighborhood	Description	Site Lead/Developer
• The Franklin Square priority rehab zone boundaries: 300 block N Gilmor Street • Expanding this zone to include 300 Blocks of N Mount and N Fulton and 1600-1700 Blocks of Mulberry and Saratoga Streets to complement the SWP Housing Action plan priority area.	Franklin Square	Code enforcement action/tools, housing acquisition and rehab of vacant structures, market and sell/rent with whole block outcome. Goal is to increase homeownership opportunities. Support current homeowners and other residents.	Southwest Partnership partners, private developers
• The West Baltimore Street priority rehab zone 1000-1100 block of West Baltimore Street. • DHCD is working on receivership action along the corridor. Expanding the priority rehab zone to 1200-1600 blocks of West Baltimore.	Poppleton/Hollins Market/Franklin Square/Union Square	Commercial Revitalization including to rehab properties, sell. Code enforcement action/tools.	TBD
• The Pigtown priority rehab zone includes blocks within the boundaries of West Cross Street to east, Ward Street to the south, Herkimer/Glyndon to north and Bayard to the west.	Pigtown	Code enforcement action/tools, housing acquisition and rehab of vacant structures, market and sell/rent with whole block outcome.	TBD

• The 300 block South Gilmor Street	Mt Clare/Union Square	Residential redevelopment	TBD

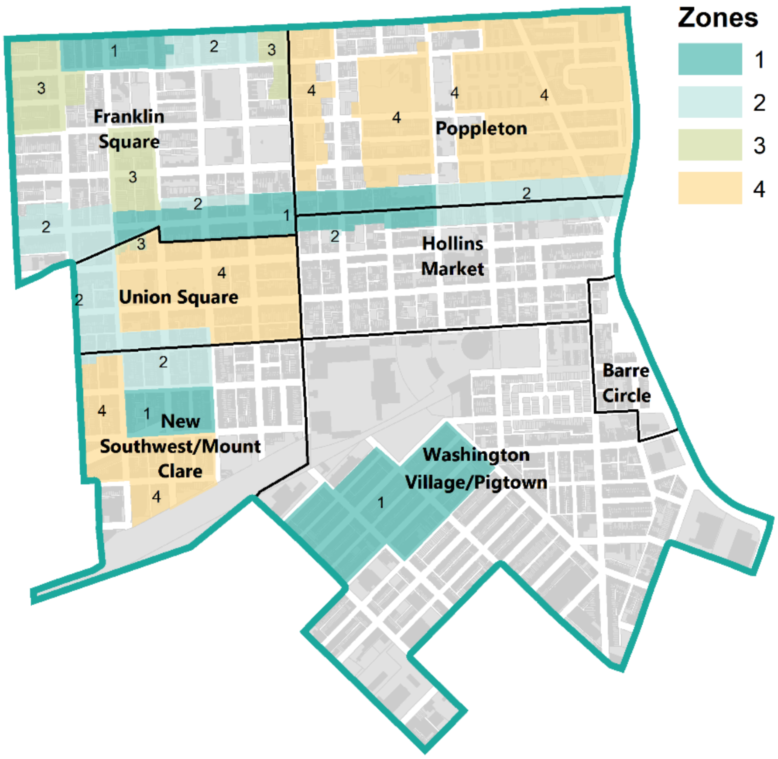

Figure 12 SW IIA Priority rehab zones (Zones 1-4)- MAP

Why These Priority Rehab Zones Were Selected

The Zone 1's in Southwest are blocks with ongoing or planned projects focused on redevelopment, homeownership and new construction/rehab. If given the right investment, these blocks can be built upon to strengthen the surrounding areas. Three of these priority zones are a part of the established Community development zones of Pigtown, Franklin Square and Mt Clare/Union Square In most cases, there is some funding for these projects. Block-level housing strategies have been developed and are being modified as needed. Zone 1 priority sites include:

1. Franklin Square Priority Zone: N. Fulton to the West, N. Gilmor to the East, West Mulberry Street to the North and West Saratoga Street to the South, which is an expansion from the original area of 300 N Gilmor Street. The Zone has promise with

the recent redevelopment of the 300 block of N Gilmor Street, which was rehabilitation, marketing, sale or rent. The block is mostly complete and an example of the whole block strategy underway for this block and other vacant properties in the Zone, spearheaded by SWP and partners. The priority is to create additional homeownership and support current homeowners. DHCD offers support with code enforcement tools including receivership, In Rem, purchase of city-owned properties, and homeownership support. In addition to receivership efforts is the In Rem focus on several blocks in the Zone, including the 300 blocks of Bruce, and 1600 block of West Saratoga. Other blocks immediately adjacent also include In Rem activity including the 1800 block of West Saratoga.

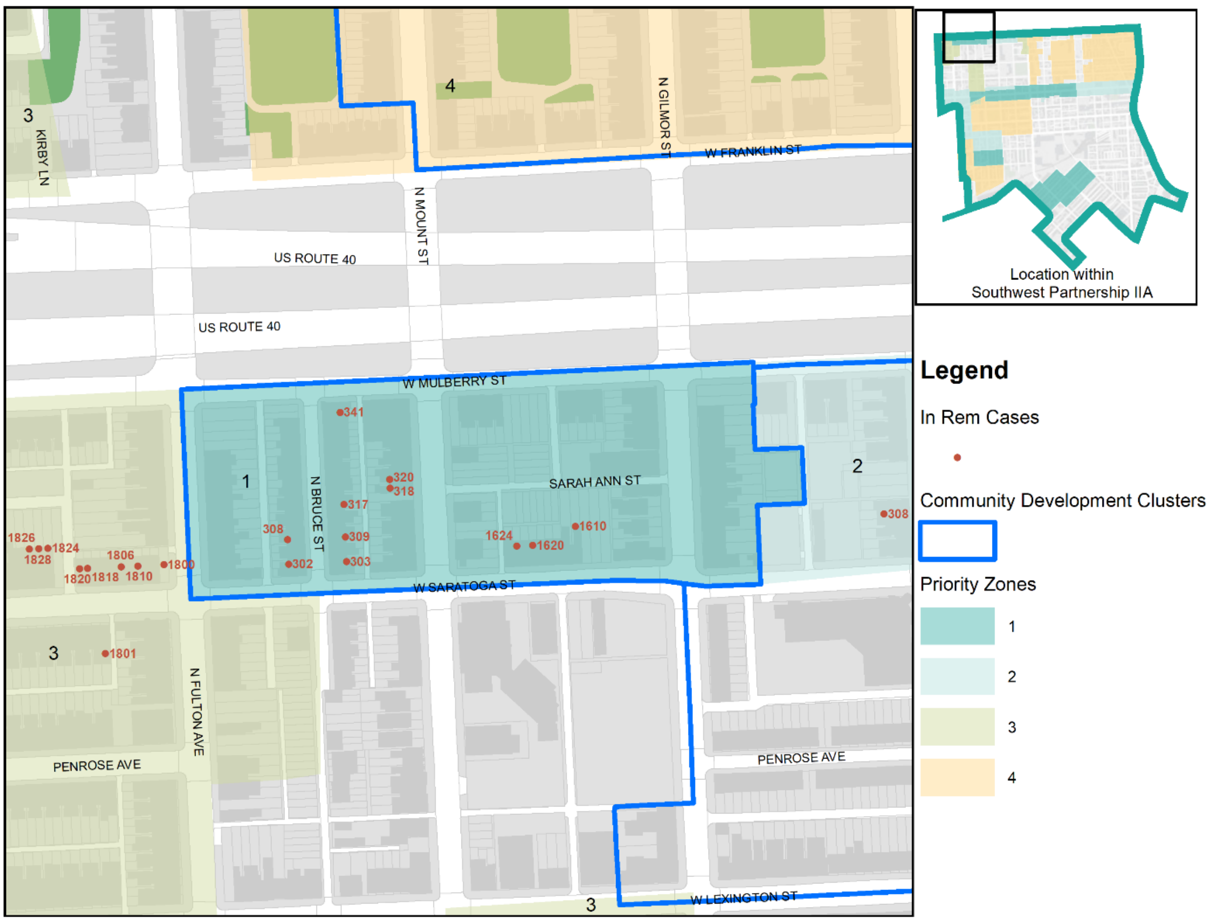

Figure 13 Franklin Square priority rehab zone (expanded August 2024)

2. West Baltimore Street Priority Zone: Schroeder Street to the East, Booth Street to the South, North Carrollton Avenue to West and West Fairmount Avenue to the North. The Zone has strong market potential. It is located along the West Baltimore Street commercial corridor, which is a high-priority redevelopment project. The expanded project area includes the 1000-1600 blocks of West Baltimore Street, which is slated

for commercial and retail infill, greening, open space, and street scape improvements. In Rem activity is also present particularly in the 1100 block of West Baltimore.

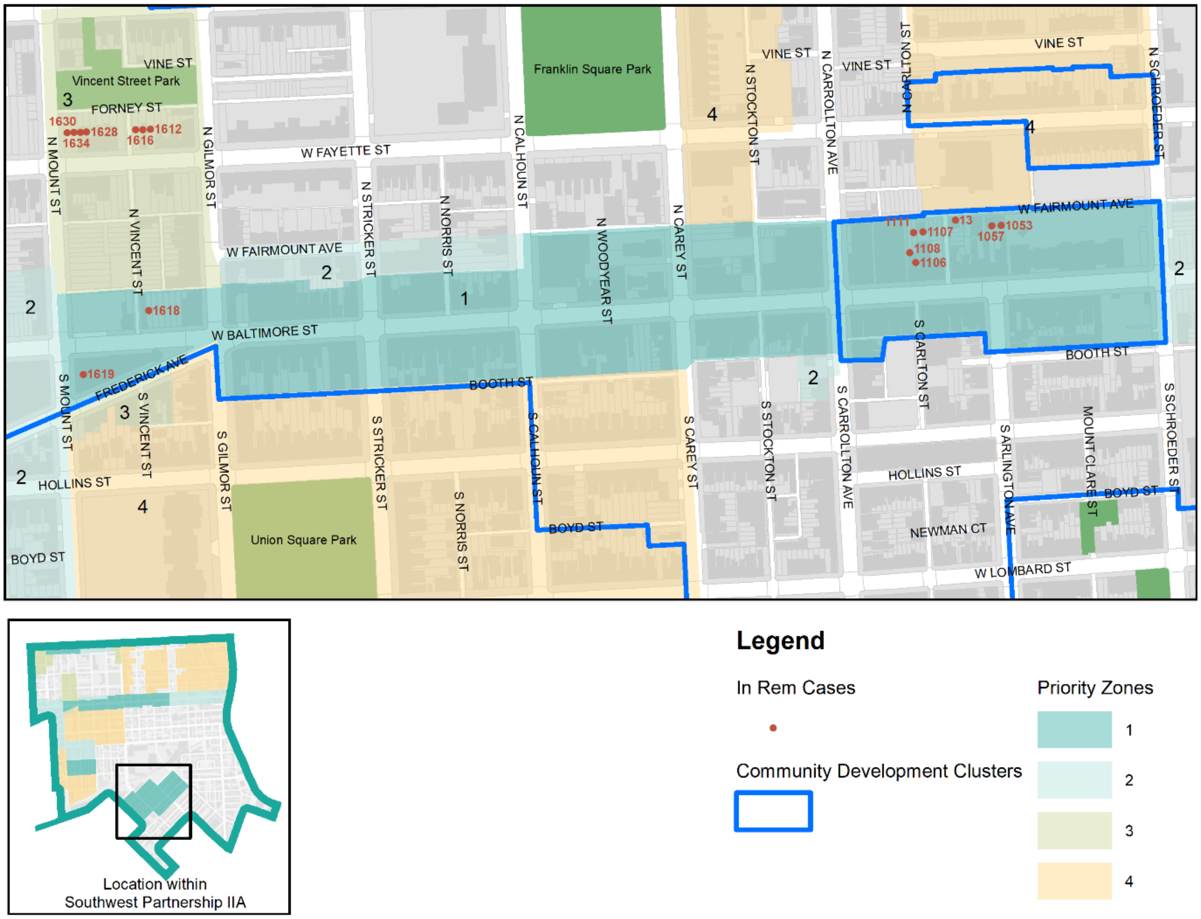

Figure 14 West Baltimore Street priority rehab zone (expanded August 2024)

3. Pigtown Priority Zone: Boundaries are approximately Herkimer Street, Bayard Street, West Cross Street and Ward Street. The Zone is a residential area comprised of a mixture of homeownership and rental units. Receivership and in Rem are tools being implemented to redevelop scattered vacants and turn-around blocks with higher numbers of VBNs. In December 2022, the Pigtown Action Plan was adopted, which has been instrumental in guiding the revitalization of the Pigtown community. Capitalizing on new attractions and existing assets, including Carroll Park Rec Center and skate park, and the B & O Museum, to name a few, the area is poised for further growth. Key goals include attracting more businesses and support existing businesses via cutting edge economic development strategies. Increase homeownership opportunities while reducing blight and protecting green spaces. In addition to receivership activity In Rem is a supportive strategy in this Zone with

focus on several blocks including the 1200 block of Glyndon, 1200 block of Washington Blvd, and the 1100 block of Nanticoke.

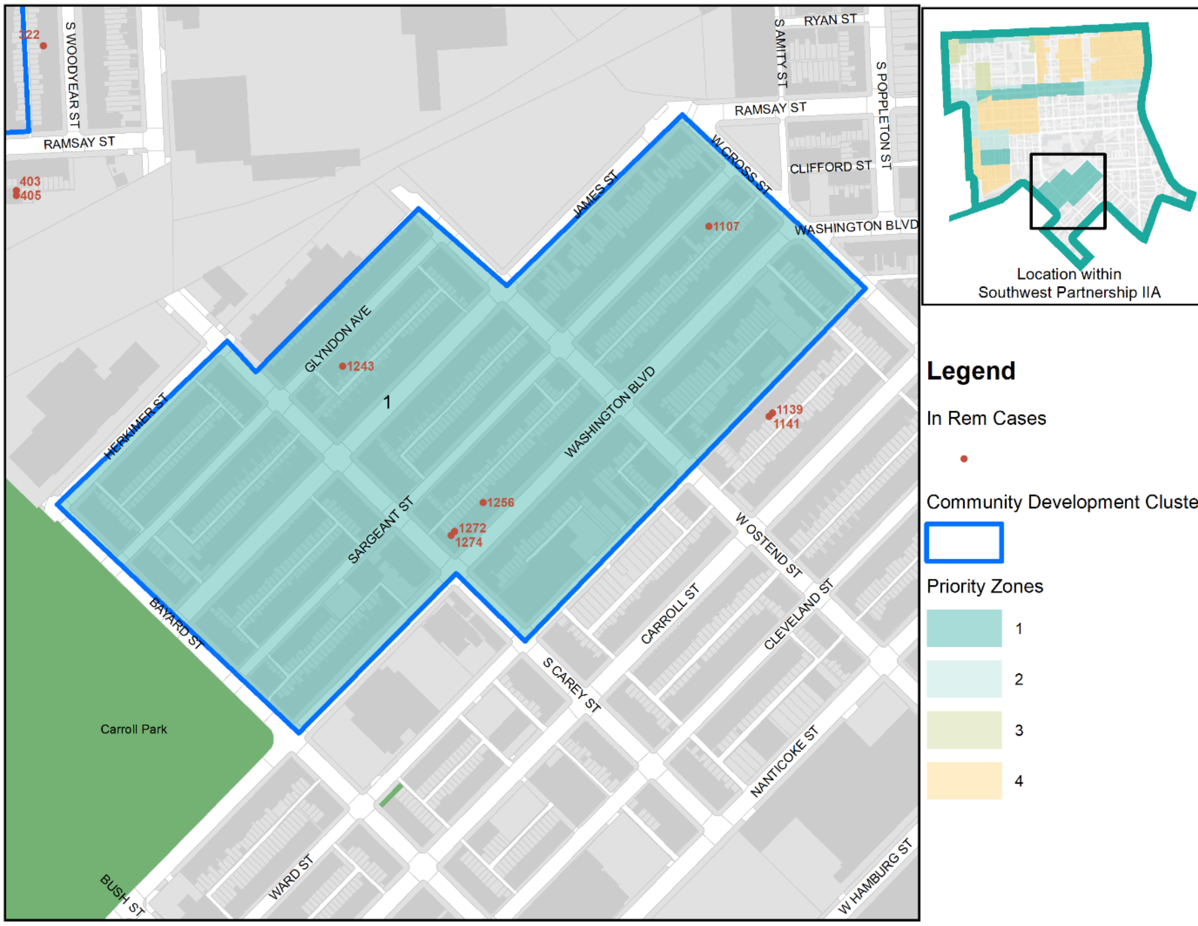

Figure 15 Pigtown Priority Rehab Zone

4. The 300 block of S. Gilmor Street Priority Zone: The 300 block of S. Gilmor Street boundaries include McHenry Street to the north, Ramsay Street to the south, S. Mount Street to the west, and S. Stricker Street to the east. This priority zone is located near the Pigtown Cluster and directly north of a major new artisan community in the 1600 block of McHenry Street., which is targeted for receivership. In rem activity will support this strategy on several adjacent blocks, including 200 S Gilmor Street. The new residential development targeted towards artists and artisans located in the 1600 block of McHenry has benefited greatly from receivership action and the purchase of several city-owned properties.

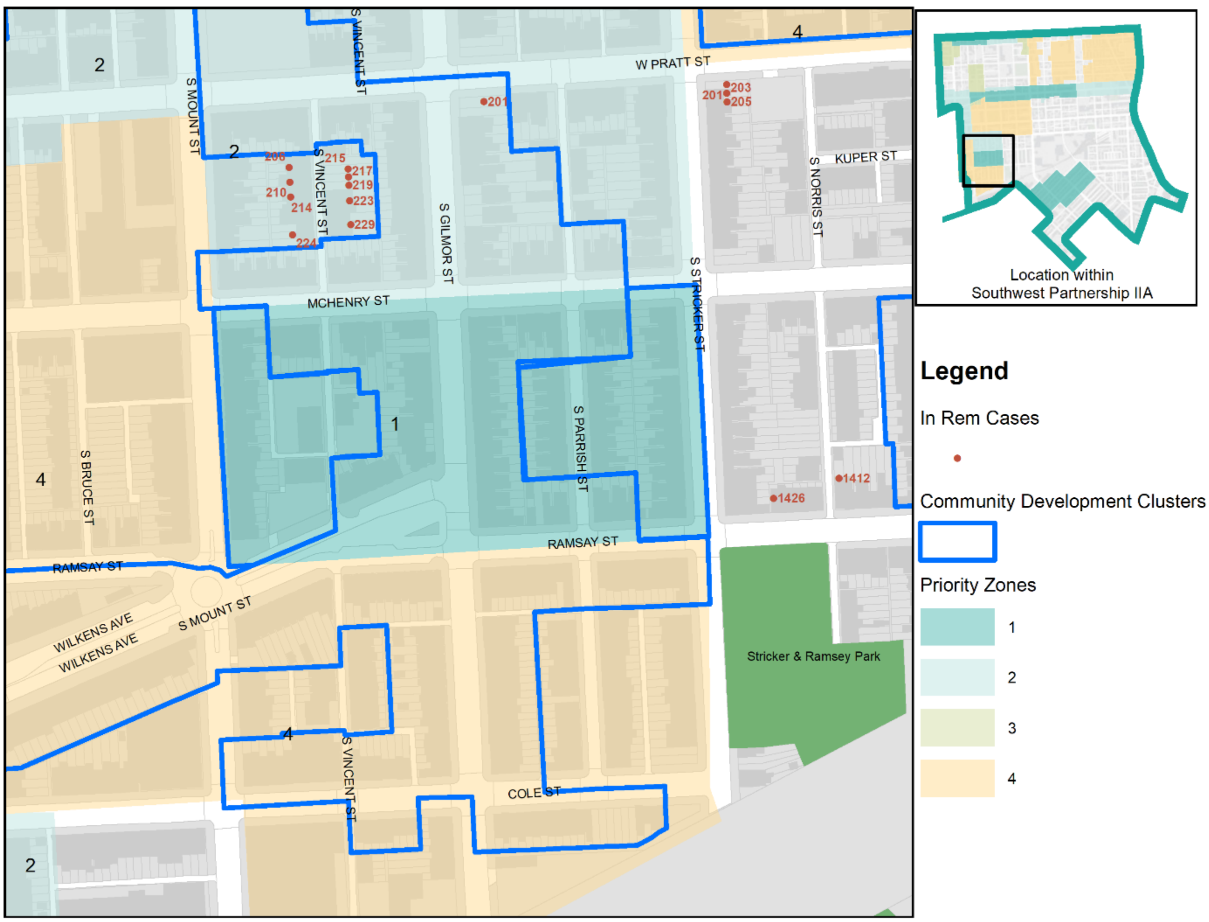

Figure 16 Ramsay-Gilmor Priority Rehab Zone

The Housing Market Typology (HMT) map, last updated in 2023, is another visual and analytical tool that informs and guides the prioritization outlined in this document. The HMT uses 8 variables to assign an “A” through “J” for all 270+ neighborhoods across the city: “A” being the strongest housing markets and “J” being the weakest. The footprint of the SW IIA typifies DHCD’s theory of change – “build from strength.” The southeast and central portion of this IIA – Pigtown, Barre Circle, Hollins Roundhouse, and the eastern half of Union Square falls primarily in the E, and G housing markets, considered middle market in Baltimore City. Poppleton is a combination of H and I, which trend towards distressed. The western portion of Franklin Square is J while G dominates the eastern section of the neighborhood. Mount Clare is entirely J, which is a significantly weaker housing market relative to the rest of the footprint. Despite this wide range of housing markets, DHCD believes that we can use the relatively strong housing market in the SE corner and the anchor institutions directly to the east of this IIA, to create a diverse and stable housing market.

Rehab Toolkit

DHCD has spearheaded several programs to support the redevelopment of neighborhoods in the city. These programs range from stabilization to whole block community development tools. The goal of these tools is to improve city neighborhoods as follows:

- **Receivership:** Receivership is an effective code enforcement mechanism to address vacant properties at a large scale and low cost. The City is able to sue owners who fail to make their vacant property code compliant and ask a judge to appoint a receiver to auction the property. Bidders who have been pre-qualified to renovate participate in the action. Receivership has accounted for hundreds of vacant building rehabs in the city and Baltimore is nationally recognized as a leader in the practice.
- **Homeowner Supports:** As discussed above, support for legacy homeowners in Impact Investment Areas, with a focus on Community Development Clusters as possible, is a critical strategy to ensure existing resident benefit as neighborhoods improve.
- **Stabilization:** For some vacant properties which are roofless or otherwise in severely deteriorated condition, stabilization is a preferred method of intervention before the property reaches an emergency situation. Many buildings are in the middle of stable and resilient blocks and so, demolition would require further substantial construction. Additionally, Baltimore is home to many unique and beautiful buildings. Stabilization would preserve their inherent value for future use.
- **Acquisition through Tax Sale Foreclosure, Judicial In Rem, and Condemnation:** In many situations, the City has the authority to actually take title to a vacant property. This provides the City significant leverage in supporting specific outcomes for the redevelopment of the property through a subsequent competitive bid process. This could include production of affordable units and/or homeownership units.
  - For abandoned properties where owners fail to pay property taxes for a significant period of time, the City may exercise tax sale foreclosure in order to positively repurpose the property. DHCD pursues tax sale foreclosure only on vacant properties where the value of the lien owed to the City is above or

near the actual market value of the property. In many instances, the properties are literally abandoned: owned by defunct corporate entities or deceased parties.

- Judicial In REM foreclosure allows the Baltimore City Department of Housing and Community Development (DHCD) to foreclose on the liens on a vacant lot or building where the value of the liens exceeds the assessed value of the property, and thereby take title to the property. This allows DHCD to acquire abandoned properties in a block-block manner and work with communities on the outcomes for these properties. This should Improve the pace at which the City can address properties that have a blight Influence on Baltimore neighborhoods.
- There are also situations in which the City may utilize powers of eminent domain to acquire vacant properties through “condemnation” because of blighting conditions, code violations or through legislation. The city uses this power selectively and in concert with community development plans. Property owners are compensated at market value through court processes, therefore, DHCD must have an identified budget for any properties that will be acquired through this method.
- The City can also engage in Donations, Negotiated Sales, and Property Swaps as methods of property acquisition.

Homeowner Toolkit

There are several direct ways in which the city supports existing, legacy, and new homeowners. DHCD conducts a “no wrong door”, single point-of-entry for programs through the LIGHT Program to best coordinate the delivery of a variety of no- and low-cost services to help homeowners become more self-sufficient, safer, more stable and healthier in their homes.

- **Housing Rehabilitation and Repairs:** The Office of Homeownership initiates the repair process that addresses emergencies, code violations, and health and safety issues for owner-occupied properties. Available only for eligible owner-occupied properties.
- **Weatherization:** The Office of Homeownership initiates the process for energy efficiency improvements that lower utility bills and make homes safer and more comfortable. Available for eligible owner-and tenant-occupied properties.
- **Lead Hazard Reduction:** The Office of Homeownership manages lead remediation projects for eligible owner- and tenant-occupied properties. Household must include a pregnant woman or a child under 6. Available for eligible owner-and tenant-occupied properties.

- **Tax Sale Prevention:** DHCD's Tax Sale Services Coordination and Prevention division assists homeowners in avoiding tax sale and in understanding and navigating the tax sale process.

The City offers a range of programs to support home buyers and businesses in the West:

- **Baltimore City Employee Homeownership Program:** $5,000 for employees of City and quasi-City agencies who have been employed for at least six months.
- **Buying Into Baltimore:** $5,000 awarded by lottery to people who attend a Live Baltimore Trolley Tour and meet other conditions.
- **Community Development Block Grant (CDBG) Homeownership Assistance Program:** $5,000 for first-time homebuyers with a household income at or below 80% of area median income. Currently, this is $54,950 for a household of one, $62,800 for two, or $78,500 for four.
- **Direct Homeownership Assistance Program:** An additional $5,000 for CDBG Homeownership Assistance Program recipients who (a) purchase the house they have rented and occupied for at least six months, or (b) have a household member with a disability.
- **Live Near Your Work:** This partnership with participating employers encourages homeownership near places of employment. The City matches employers' contributions between $1,000 and $2,500, for total incentives of $2,000-$5,000+, depending on the employer. The University of Maryland BioPark offers a $16,000 Live Near Your Work subsidy for its employees. The entire SW IIA footprint is eligible, see map.
- **BHIP:** $10,000 incentive for properties that were subject to a Vacant Building Notice for at least one year prior to (a) rehabilitation of the property by an investor/developer, or (b) sale of the property to a homebuyer who intends to renovate the property using an acquisition/rehabilitation loan.
- **Façade Improvement Grants (FIG):** This grant provides funds to make exterior improvements to commercial buildings. The grants are to be used to enhance the appearance of individual buildings facades, signs, awnings and other exterior improvements. Both businesses and property owners are eligible.
- **Housing Upgrades to Benefit Seniors (HUBS):** The initiative provides home modifications, repairs, and wraparound services for older adult homeowners. Created in 2015, HUBS brings together a network of Baltimore organizations with a shared mission of helping adult homeowners age in place. By consolidating the efforts of multiple organizations, HUBS creates efficiencies in referral, intake, and application procedures. The initiative ensures that clients are matched with the correct services and eliminates redundancies so that a greater number of older adults can live in homes that are safe, healthy, and comfortable. SWP is encourage seniors in the SW IIA footprint to apply for this funding.

- **Casino Local Impact Funds:** The initiative is in the Mayor's Office of Community and Economic Development is coordinating funds to address vacant properties and incentivize homeownership and support low income and senior homeowners in the South Baltimore Gateway area, and some surrounding communities. One of the programs, The Healthy Neighborhoods Program, is funding a homeownership incentive for both Pigtown and Barre Circle.
- **Community Catalyst Grants:** CCG Program complements the Neighborhood Impact Investment Fund and supports locally driven community development work through neighborhood-based partner organizations. Through the CCG Program, capital and operating funds are available for community-driven revitalization efforts. CCG is a competitive awards program.
- **Developer Incentives:** DHCD established the Developer Incentive Program to provide funding to organizations, non-profits, and single-family primary homeowners who are in the process completing extensive renovation of formerly vacant homes located in one the city's designated Impact Investment Areas or Middle Neighborhoods for homeownership projects. Up to $2.79 million ($1,500,000 for Impact Investment Areas and $1,290,000 for Middle Neighborhoods) in American Rescue Plan Act (ARPA) funding will be available through the Developer Incentive Program. Each project is eligible to receive up to $50,000 per property of funding for homeownership projects. Eligible projects must be single family projects for homeownership in the city's designated Impact Investment Areas and serving households that earn no more than 80% of the HUD Area Median Income (AMI) as adjusted by household size.

The above listed homebuyer funds are city-wide. No money from these specific programs has been explicitly set aside in the West Impact Investment Area, yet residents in this geography are highly encouraged to utilize these resources. For more information, please visit the Housing and Homeownership website, with more information and access to the initial online application.

Development Opportunities

Disinvestment in Baltimore neighborhoods, including the SWIIA, has led to specific blocks with near-total vacancy, partial demolition, incoherent ownership patterns and obsolete organization of parcels, streets and alleys. Since remedies are being proposed or underway, the rate of re-investment should accelerate, resulting in positive outcomes for SWIIA neighborhoods. The public sector is increasingly playing a central role in clearing, acquiring, appropriately stewarding, and repurposing the land to the benefit of the neighborhood. Plans, including the new SW Housing Plan can provide additional guidance on desired redevelopment sites.

New development can fundamentally reposition a neighborhood for investment. In addition to removing the current blighting conditions, rebuilding on these medium- and larger-scale sites can diversity housing stock – allowing for a range of income and provide opportunities for affordable housing. These sites also could be re-visioned for large scale greening and passive uses.

The City of Baltimore engages with community stakeholders to envision the future re-uses and uses a variety of tools for this purpose including blight-remediating demolition and the acquisition methods discussed above. The cost of clearing land and title is substantial, and the time required for legal and regulatory processes is measure in years. Nonetheless, these types of sites are critical components of the holistic neighborhood vision.

Opportunities for development present more options for current and future residents. Homes offer energy efficient, renovated and or newly constructed units with amenities. A diverse and solid housing stock can attract more commercial and retail to spur investment along West Baltimore Street, Hollins Market and around the University of Maryland BioPark. Hollins Market has expressed interest in more rental units in their community. The challenges include navigating the current economic conditions in moving retail and commercial developments forward and delays in construction and receivership actions. Other obstacles are overcoming perceptions for certain areas and addressing physical safety concerns.

Southwest Partnership Housing Action Plan

Through community engagement and involvement, in 2024 the Southwest Partnership developed a new Housing Action Plan that identifies 3 pilot areas, Hollins Market, Mount Clare/Union Square and Franklin Square to target investment and address vacancy and blight while increasing homeownership opportunities. Identified strategies include whole block housing rehabilitation and scattered site redevelopment in focal areas with the goal of selling and renting rehabbed properties. These focal areas, to an extent, overlap with the Community Development Zones (CDZs) outlined in this strategic plan. To support the existing CDZs, DHCD has indicated that future In Rem opportunities, including the 300 Block of North Stricker, the 300 block of N. Bruce Street, the 300 block of N Mount Street, and the 1600 block of West Fayette Street in Franklin Square will be supportive of this initiative. Other nearby areas such as Mount Clare, will support the Plan with In Rem opportunities include1300 Block of McHenry, 200 Block of South Vincent, 200 block of South Stricker, 1300 block of West Pratt Street, and 300 block Woodyear will support the Housing Action Plan.

The Southwest Housing Plan indicates Hollins Market, as higher-priority investment blocks; however, the City currently has site control of very few properties in this neighborhood. DHCD has identified property in the 1200 block of West Lombard Street to date and may identify additional properties in the future for In Rem.

Homeowners or developers citywide including the SW IIA area may qualify for other programs to benefit private owners and developers.

Housing Rehabilitation Projects Underway

There are multiple examples of private and public planned, new construction and rehabbed residential properties outside of Southwest Partnership's efforts. Many of these sites are former city-owned properties sold to various developers and many located inside the Community Development zones and Priority Areas. These projects add greatly to the viability and transformation of the area as follows:

- 1600 block of McHenry Street: Make Space, Incorporated has completed the redevelopment of a former city-owned property, 1612 McHenry, as a for-sale single family home targeted to artists and artisans, with plans for three more (1618, 1620 and 1628 McHenry Street) for units. These properties are within the Ramsay/Gilmour CDZ in the Mount Clare neighborhood. The long-term comprehensive plan is to purchase all available vacant residential structures on the block as well as the adjacent 200 block of S. Vincent Street.
- 1100 block of Sarah Ann Street: Black Women Build has purchased and is currently rehabbing 10 city-owned properties for single-family residential in the new CHAP District located in the Poppleton neighborhood. Five of the units are slated for completion by Winter 2024.

- 1400 block of West Baltimore: Women's Preservation is working on redeveloping this block. It recently purchased city-owned 1433 West Baltimore Street to redevelop as mixed use with affordable rental residential units and bottom floor retail. It is also newly constructing at1401-1403 West Baltimore Street and rehabbing the former Ford Building located at 1420 West Baltimore Street, both for housing.

Figure 17 Historic Sarah Ann Street homes.

- Transform Poe Homes: The planned redevelopment of the public housing development with new mixed-income residential buildings and homeownership opportunities. The project boundaries include Martin Luther King Blvd to the east, West Fairmount to the south, South Poppleton and N. Amity Street to the west and West Mulberry Street to the north.
- Center\West: The two residential buildings of Phase I were completed in 2019 and included 262 new market rate units and 53 low-income units. The developer's agreement was terminated in June 2024 due to a missed funding deadline. Additional planning is needed to determine the outcomes for the remaining parcels.
- 0-100 North Fulton Street: Unity Properties is working with a partner to purchase vacant properties through receivership and rehabilitating for affordable rental units.
- 300 Blk S Gilmor Street: Within the Ramsay/Gilmor CFZ in Mt Clare, the redevelopment of 16 privately-owned properties purchased via receivership. The developer is the 300 Block of South Gilmor and Ewin Corp. Several properties have been completed and on the market.
- 1100-1105 Hollins Street: Private developer is constructing three new single-family homes.
- 300 Block of North Mount, North Fulton, North Carey and North Stricker has interest from a developer seeking to acquire. The developer will need to work with SWP and DHCD on furthering these blocks.
- 1200 Block of Hollins Street: Targeted for a new residential development and an adaptive reuse project converting a former auto mechanic facility to retail establishment.

There are sites offering future opportunities for redevelopment in the Southwest IIA area. These opportunities are adjacent to other development efforts that can complement the overall community development landscape for blocks and scattered sites. The following list is not exhaustive and will increase over time:

Table 4. Potential Development Opportunities in the Southwest IIA- RECOMMENDATIONS

PROJECT LOCATION	NEIGHBORHOOD	STRATEGY/NOTES	STATUS
• 1600 Block West Fayette • Unit block and 100 block of N Mount, N Gilmour and N Vincent.	Franklin Square	The vacant lots are proposed for inclusion in the Ruth Kirk Recreation & Learning Center expansion.	Site assembly in progress
• Former Steuart Hill Academy	Union Square	Redevelopment opportunity	Lease/sell option

Conclusion

The neighborhoods within the Southwest Impact Investment area have experienced a significant resurgence in recent years. Community-centric planning combined with strong community organizations and an increased focus from City and State partners has helped to leverage investment and guide strategies that will help the area to continue to grow. Now is the time to double down and build on the many assets in Southwest.

We must continue to follow the lead of the community to make sure that these neighborhoods can experience sustainable revitalization without displacement. Tools including in-rem, receivership and other redevelopment tools are important to jumpstarting the redevelopment of blocks. The necessary redevelopment work of Southwest Partnership and other neighborhood partners is key to future success of the area. Collaboration is critical so that all stakeholders continue to work toward the goal of incremental change over time. This is a living document and will be regularly updated as we progress in partnership with our residents in the Southwest Impact Investment Area.