INFORMING INTERVENTIONS TO ADDRESS BLIGHT AND ABANDONMENT: AN ONGOING RESEARCH PARTNERSHIP
DHCD MISSION

• Community Development/Redevelopment Authority
• Affordable Housing and Homeownership
• Housing and Building Code Enforcement
• Community Leaders, Institutional Partners, For- and Non-Profit Developers, Advocates, and Elected Officials
Baltimore’s Blight Challenge

- Loss of industrial economy
- 950K to 600K
- Decline from 40% of state’s population to 10%
- Decrease in effective demand for housing resulting in
  - Disinvestment
  - Abandonment
  - Blight
Market Conditions

Boarded up vacants
Vacants to Value (V2V) Program

- Market-based
- Data-Driven
- Geographically focused
Interventions used to:

- Combat vacants
- Grow markets
- Improve communities in different housing market typologies.

Streamlined Code Enforcement
Community Development Cluster
Demolition Cluster
Comparing 2010 and 2019, CDCs experienced a 47% reduction in VBNs, while non-focus areas rose by 8%.
“Unoccupancy” and Middle Neighborhoods

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

Through partnership with the State and City, communities are seeing an unprecedented amount of blight addressed. The number of vacant buildings citywide will substantially decline for the first time in many years.
"Unoccupancy" and Whole Block Demo

1800 block of Lauretta

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 the right strategy.
Real World Story: End-of-Group Vacants
Afternoon Session

- Michael: Open
- Phil: Optimization Analysis
- Michael: What do we want out of Demolition?
- Alan: How can researchers engage and support?
Vacancy, Blight and Abandonment:

Leveraging Data and Analysis to Inform Demolition Interventions
Market Conditions

Boarded up vacants
Demolitions by Year

Through partnership with the State and City, communities are seeing an unprecedented amount of blight addressed. The number of vacant buildings citywide will substantially decline for the first time in many years.
Phil’s Analysis
Rationale for Demolition

Blight/Vacancy +…

• Supporting Investment and Homeowners
1100 N Sticker

AFTER
Rationale for Demolition

*Blight/Vacancy +…*

• Supporting Areas of Strength / Homeowners

• Greening to Leverage Investment
2500 E Eager

BEFORE
2500 E Eager
Rationale for Demolition

*Blight/Vacancy +…*

- Supporting Investment and Homeowners
- Greening to Leverage Investment
- Addressing Public Safety to Leverage Investment
2700 Tivoly
2700 Tivoly
Rationale for Demolition

*Blight/Vacancy* +…

- Supporting Investment and Homeowners
- Greening to Leverage Investment
- Addressing Public Safety to Leverage Investment
- Adjoining Owner / Constituency Requests
- Emergency
Rationale for Demolition

Blight/Vacancy +...

• Supporting Investment and Homeowners
• Greening to Leverage Investment
• Addressing Public Safety to Leverage Investment
• Adjoining Owner / Constituency Requests
• Emergency

What Types of Outcomes are We Having?
Alan for Group Discussion
THANK YOU