BUILD ONE BALTIMORE NOW

Reclaim Vacant Homes • Restore Communities and Wealth • Reduce Violence

THE PROBLEM

Baltimore is facing a crisis of vacant and abandoned homes. This crisis has been with us for decades, through multiple administrations and programs. The vacant and abandoned homes make communities less safe, contribute to crime, and hurt families' ability to build wealth through homeownership.

The neighborhoods hit hardest by vacancy have seen repeated and intentional disinvestment, created by more than a century of racially discriminatory housing policies and practices in Baltimore (including the legacy of redlining). **Today, city neighborhoods that are 85% Black still receive only a quarter of the investment of neighborhoods that are less than 50% black.**[1]

THE SCALE OF THE PROBLEM

15,000
vacant and abandoned houses and structures

20K+
Vacant Lots
with ongoing vacancy resulting in increased crime

Tens of Thousands
of homes at high vacancy risk since near other vacants

1K+
More Houses
become vacant every year

BUILD'S WORK TO DATE

1 We've developed a nationally recognized model — working with ReBUILD Metro — in East Baltimore redeveloping 450 vacant units and properties and rebuilding whole neighborhoods without displacement.

Vacancy went down by 85%, murders by half, and population increased by 45% as the city was losing population. These neighborhoods have remained more than 90% Black, with more than $50 million in wealth created for residents of these neighborhoods.

2 In 2022, we connected with more than 600 households in West and Southwest Baltimore to hear firsthand how this crisis hurts families and communities. They told us the action they want and need now.

3 We've analyzed ownership and vacancy on every city block and created a concrete solution that's been vetted with community leaders, foundations, investors, and national and local policy experts.

4 We worked with Mayor Scott to invest $50 million in ARPA monies in 2022 as a down payment on this strategy.

5 We held an action with 1,000 people, securing a commitment from then-candidate Wes Moore to act if elected.

BUILD
ROOTED IN COMMUNITY.
COMMITTED TO CHANGE.

BUILD is proposing a solution that will finally end the crisis of vacant and abandoned homes in Baltimore City. It will create thousands of new, first-time homeowners in Baltimore and — we estimate — $4.5 billion in wealth for families in the neighborhoods most impacted by persistent vacancy and by the legacy of racially discriminatory housing policies and practices.

TWO PILLARS OF A LONG-TERM SOLUTION

PILLAR 1: INVEST AT SCALE

Focus on rehabilitating vacant houses and lots and supporting existing homeowners who are at risk of vacancy — without displacing current residents.

The investment will reap enormous benefits: creating billions in wealth for current residents, investing in Black and minority-owned businesses and locally accountable CDCs, and rebuilding whole neighborhoods.

To address the history of redlining and disinvestment, we need to invest $7.5 billion in Baltimore's neighborhoods — $2.5 billion in public capital (up to $200 million per year), leveraging $4-5 billion in private capital.[2]

This investment will allow the city to recoup the $200 million lost every year because of vacant and abandoned houses.[3]

PILLAR 2: CREATE A SPECIAL PURPOSE ENTITY THAT IS LOCALLY ACCOUNTABLE

Raising public and private capital at this scale requires buy-in and support from public officials, the bond market, foundations, and private investors.

Public and private sector experts make clear this is the best and only way to generate the needed capital and have an entity with the authority to act quickly and at scale.

The entity would integrate BUILD's successful principles in East Baltimore: non-displacement, community-led development that creates mixed-income, right-sized communities.

This entity could create partnerships between different public and private entities. It would be accountable to Baltimore leaders and residents.

ACHIEVING THE VISION: NEXT STEPS

1 There must be focused action NOW in neighborhoods where BUILD and others are organizing, moving with speed and efficiency to address the needs of whole blocks and whole neighborhoods.

2 Mayor Scott and Gov. Moore must agree to create a special purpose entity that is locally accountable and has the powers, financing, and scale to do the job in partnership with residents and city leaders.

3 During the 2023 State Legislative Session, (in alignment with Mayor Scott's recommendations) the state should:
- Invest $100 million to accelerate our response to Baltimore's vacant and abandoned properties in this year's state budget.
- Expand In Rem Foreclosure to allow this tool to address more vacant properties in Baltimore.
- Pass Sen. Hayes' legislation to address the appraisal gap in historically redlined communities.

For more information or to get involved, visit buildonebaltimorenow.org or contact info@buildaf.org

1 See the Urban Institute's 2019 report, *"The Black Butterfly": Racial Segregation and Investment Patterns in Baltimore.* 2 "Whole Blocks, Whole City: Reclaiming Vacant Property Throughout Baltimore," January 2023. Prepared by czbLLC for ReBUILD Metro & BUILD.; 3 See Miller & McComas, "The Cost of Baltimore's Vacant Housing," Sept. 2022.