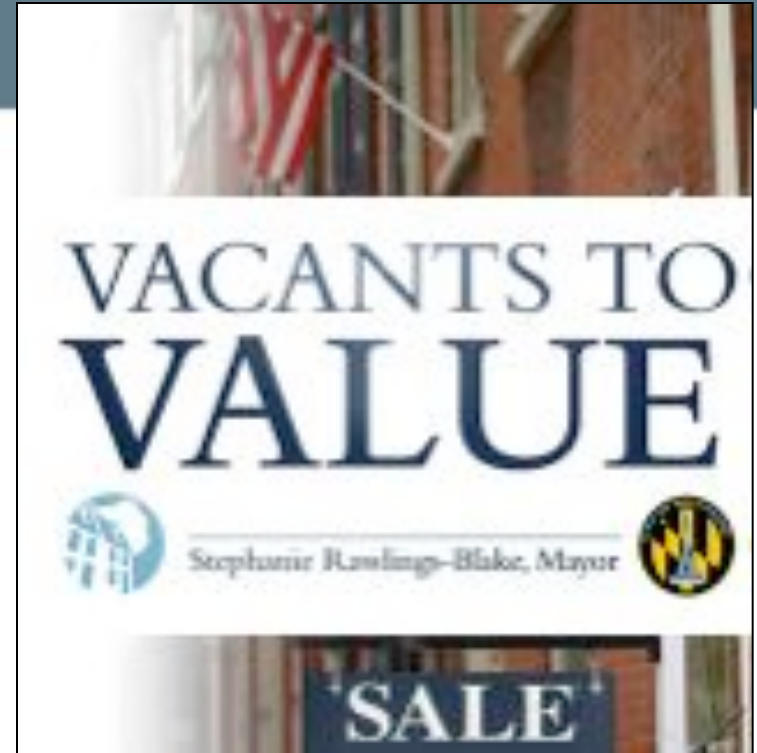


MIND YOUR
Business
Homeownership Opportunities
for the Creative Leaders of Baltimore's New Economy



Julie Day

Deputy Commissioner // Baltimore Housing in the Land Resources Division

Ken Strong

Deputy Commissioner // Baltimore City Department of Housing and Community Development,
Division of Green, Healthy and Sustainable Homes which includes the Office of Homeownership

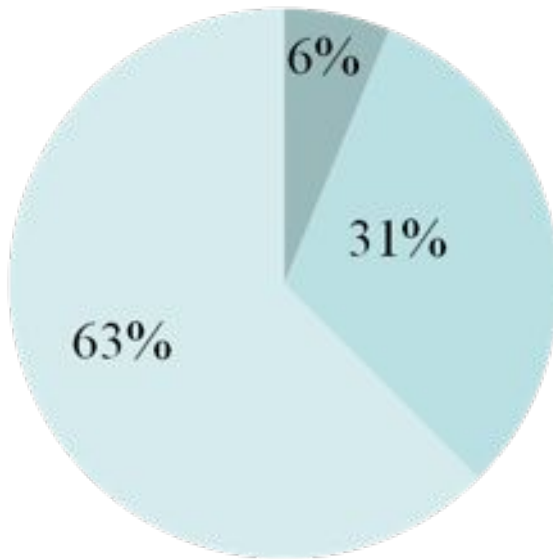
"You cannot depend on
your eyes when your
imagination is out of focus."
– Mark Twain

OUR STRATEGIES

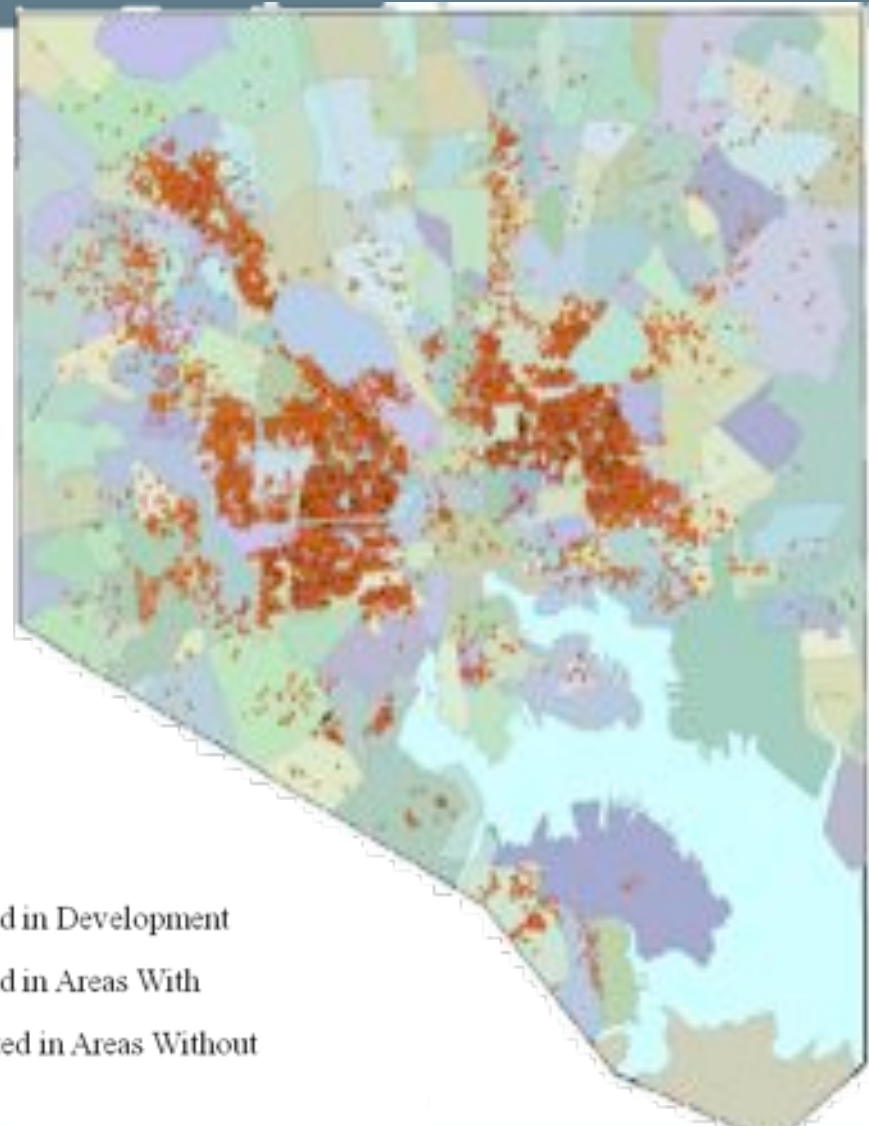
- Streamline The Process
- Streamline Code Enforcement
- Facilitate Investment In Block Cluster Areas
- Provide Targeted Incentives
- Support Large-Scale Development in Distressed Areas
- Maintain, Clean and Hold

Baltimore's Challenge: 16,000 Vacant Buildings

Breakdown of the City's 16,000 Vacants
by Area Type
(80% Privately Owned)



- (1,000 Vacants) Located in Development Clusters
- (5,000 Vacants) Located in Areas With Development Demand
- (10,000 Vacants) Located in Areas Without Development Demand



BENEFITS OF BUYING A VACANT PROPERTY...

- Create your dream home.
- Purchase a home at an affordable cost.
- Receive Tax Incentives
- Help Stabilize A Neighborhood

V2V – PENDING
228 N. Port St.



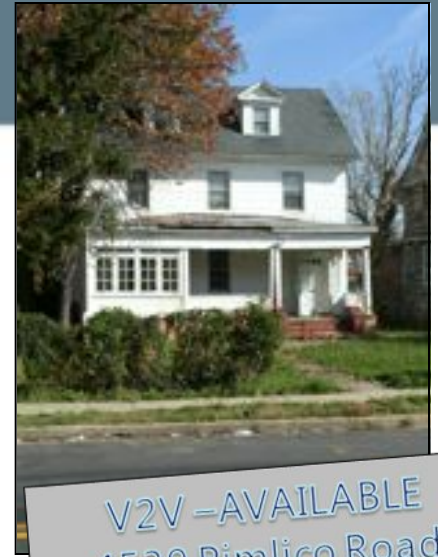
V2V –AVAILABLE
2530 N. Ellamont St.



V2V –AVAILABLE
4423 Wrenwood Ave.



V2V –AVAILABLE
4539 Pimlico Road



V2V –AVAILABLE
3029 Rosalind Ave.



Introduction to Our Properties

- Webpage
- Searchable Features
- Online Application
- Property Image & Descriptions
- FAQs and Neighborhood Links
- Homeownership Opportunities
- Property Status



The screenshot displays the Baltimore Housing website interface. At the top, the Baltimore Housing logo and name are visible. Below the header, there is a navigation menu with options like 'Home', 'About Us', and 'Departments & Services'. The main content area features a large banner for 'VACANTS TO VALUE' with a 'SALE' tag. To the right, there is a sidebar with a 'Search Menu' and a 'Property Search' form. The search form includes fields for 'City/Zip', 'State', 'Price Range', 'Bedrooms', 'Bathrooms', and 'Square Feet'. Below the search form, there are several property listings with images and brief descriptions. The footer of the website includes the tagline 'Building A Better Tomorrow, Today.' and a small portrait of a woman.

How to Find Our Properties

- Resource Center
- Facebook
- Webpage Partnerships
- Neighborhood Meetings
- Email Announcements



The screenshot shows the Baltimore Housing website interface. At the top, there is a search bar with the text "Looking for something? We can help:" and a "Search by keyword" button. The main header features the Baltimore Housing logo and the text "BALTIMORE HOUSING". Below the header, there is a navigation bar with "Departments & Services" and a dropdown arrow. The main content area displays a "Property Detail" for a townhome at 4117 ALHAMBRA AVE. The property details include:

- Type: Townhome Building
- Neighborhood: VILLAGE PARK
- Address: 4117 ALHAMBRA AVE, 21212-6802
- Bedroom: 2/2/0-0/0
- Price: \$2,000.00

 A "Buy It Now!" button is visible. To the right of the property details is a "QuickInfo To..." sidebar with a list of services:

- Doing Business
- Add a Property Registration
- Code Enforcement
- Community Services
- Resident Services
- Housing Choice Voucher Program
- Public Housing
- Document Central
- Plans and Reports
- Inquiries
- Helpful Links

 At the bottom of the page, there are sections for "Stay in Touch" and "Resources". A footer note says "Click here to contact our office".

TO RESEARCH OWNERSHIP & REVIEW PROPERTY HISTORY, Visit the Maryland Real Property Database
<http://www.dat.state.md.us/>

- Get the latest information on the V2V Program
- See photos & details on properties for sale
- Post questions or comments
- Learn about upcoming events

**Take a Look at Our
Facebook Page -**



**Baltimore Housing –
Vacants to Value**

“How to Buy A City-Owned Property”

The Vacants to Value initiative will use different strategies to market Baltimore's vacant properties and land. From homebuyers, contractors, investors and rehabbers, Baltimore City has an inventory of properties with good economic and community investment opportunity.

- **Open Bid**
- **Request For Proposal**
- **Bundle Purchase**
- **Side Yard Program**



Average Sales Price 2012

Baltimore City

\$159,437

Baltimore County

\$244,756

Washington, DC Metro

\$359,000

Source: MRIS

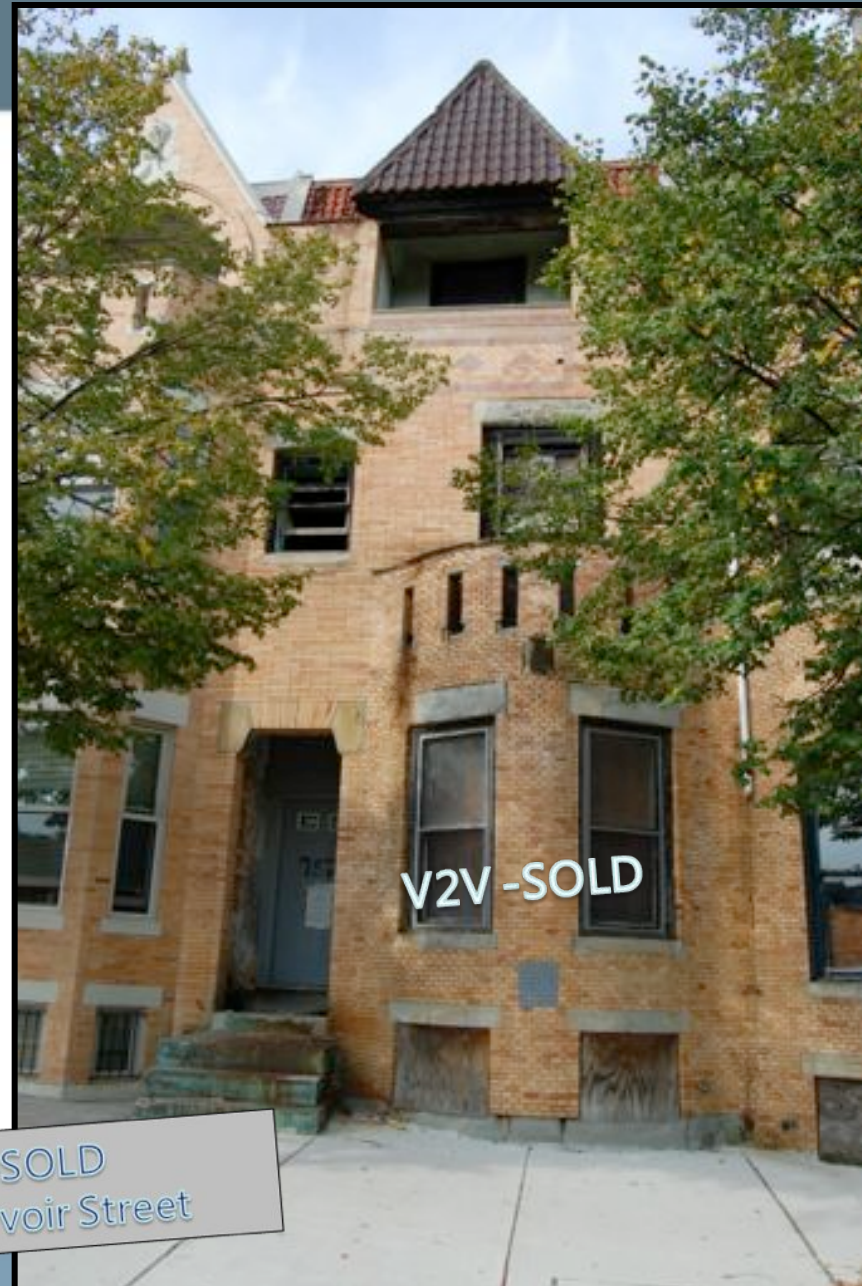
Open Bid

Purchase your property directly from the City of Baltimore. Our housing inventory crosses many neighborhoods and provides the buyer with various housing amenities and characteristics.

PROGRAM HIGHLIGHTS

- Marketing & Community Outreach Officers
- 2 Week Public Bidding Opportunity
- Streamlined Process
- Inspection Right of Entry

To view properties, visit www.baltimorehousing.org/vacants_to_value.aspx



V2V -SOLD
752 Reservoir Street

Home Vacants to Value Homes Database

Purchasing a Home

For E-News Updates,

Welcome to the Vacants to Value Homeownership Page

Here, prospective homebuyers can locate houses that are eligible for one or more of the Vacants to Value [homeownership incentives](#).

The single most valuable incentive, \$10,000 for the first fifty buyers of Vacants to Value Houses, is still available. An excellent place to start is to enroll in [homeownership counseling](#); a housing counseling certificate is prerequisite for program participation. Read carefully the [disclosure statement](#), our purpose is to connect you to developers and sellers of eligible houses not to broker or be involved in the home buying process.

ATTENTION: The properties located at 2781 W. North Avenue, 6115 Fairwood, 1629 Heathfield, and 3610 Bellevue are under contract.


Home Search

Keyword or MLS# Bedrooms Bathrooms Neighborhood


Home Listings

 **212 North Madeira**
MIDDLE EAST
MLS# BA7750013
Price: \$158,900
Extras: Tray Ceilings, Hardwood Floors, Ceramic tile, 48" HD TV, Surround Sound System, Private Carport, Brick Flower Box, Vision Intercom Doorbell, Deck.

2 Beds | 2 Baths

 **1025 Hollis St.**
HOLLIS MARKET
MLS# BA7750007
Price: \$189,900.00

2 Beds | 2 Baths

 **1629 Heathfield Road**
MLS# BA7750756
Price: \$224,000

Quicklinks To...

- Doing Business
- Alarm & Property Registration
- Code Enforcement
- Community Services
- Resident Services
- Housing Choice Voucher Program
- Public Housing
- Document Central
- Plans and Reports
- E-Newsletters
- Helpful Links

Services for

- Developers
- Jobseekers
- Contractors
- Homebuyers
- Landlords
- Residents

READY TO PURCHASE A HOME THAT IS MOVE-IN-READY??

Here, prospective homebuyers can locate houses that are eligible for one or more of the Vacants to Value [homeownership incentives](#).

Vacants to Value Homebuying Incentives

- Booster Program - \$10,000 grant
- Community Development Block Grant's Homeownership Program - \$5,000 grant
- Buying Into Baltimore Grant - \$5,000 grant
- Live Near Your Work Program - up to \$6,000 grant

For information, please call
our Office of Homeownership

410-396-3124



Mark Your Calendar
June 15, 2013
BUYING INTO BALTIMORE
\$5,000 toward V2V Homes
Registration Required.
www.livebaltimore.com



BALTIMORE HOUSING

Can You See The Potential?

Join us for an

OPEN HOUSE

at
2915 Woodland Avenue

Tuesday, March 22, 2011
12:30pm until 2pm

BRING VISION & A CONTRACTOR

GREAT HOUSE for SALE!

This property is located in the neighborhood of Cyburn, near Park Heights! It's close to Pimlico Elementary School, Edgcomb Elementary School and 5 minutes from Sinai Hospital.

Offered at \$10,000



For information and to learn about incentives, please contact Baltimore Land Resources Office and call 410.396.4111.

Baltimore Builds Workshop Series:

PERMITS 101



Free Admission!

SATURDAY, MARCH 16, 2013
10 A.M. - 11 A.M.

Baltimore Housing Permits Office 417 E. Fayette Street Room 100, Baltimore, MD 21202

Seating is Limited and Pre-Registration Required!
Register Today! Call 410-396-4111 or email: V2V@baltimorecity.gov



For more information, please visit the Vacants to Value page at www.baltimorehousing.org or find us on Facebook.

Imagine Baltimore: Neighborhood Rehab Tour

Greenmount West

Looking to purchase, rehab or develop? This tour is not to be missed! Explore one of Baltimore's rapidly-growing and diverse neighborhoods. Here's your chance to get a closer look at Greenmount West!



Free Admission!
Pre-Registration Required.

Saturday, October 22, 2011

9 A.M. - 12 NOON

City Arts Building, 440 E. OLIVER STREET, Baltimore, MD 21202

Register Today! Call 410-396-4111 or email: V2V@baltimorecity.gov



Jubilee BALTIMORE



VACANTS to VALUE
Supporting Enterprise Urban, Mixed



www.baltimorehousing.org/land_resources



JOHNS HOPKINS UNIVERSITY

Building A Better Tomorrow, Today.



Baltimore Builds Workshop Series:

Rehab a Home With HUD's 203k Rehab Program



**Free
Admission!**

Wednesday, May 22, 2013

6 P.M. - 7 P.M.

Sandtown-Winchester Senior Center • 1601 N. Baker Street • Baltimore, MD 21217

Seating is Limited and Pre-Registration Required!

Register Today! Call 410-396-4111 or email: V2V@baltimorecity.gov

FEATURED PROPERTY INSPECTION

ATTENTION HOMEBUYERS & DEVELOPERS!!!



You're invited to a Vacants to Value
FEATURED PROPERTY INSPECTION

3905 Ridgewood Ave.

Baltimore, Maryland 21215

Dorfield Neighborhood

Tuesday, May 21, 2013

10:00 a.m. - 11:30 a.m.

LIST PRICE \$5,000

* 90% homeowner
occupied block

* Walking distance to
schools & transportation

* Neighborhood is part
of the Greater
Northwest Community
Coalition

* May be eligible for the
\$10,000 V2V Booster

* Easy access to many
city amenities

REGISTER TODAY!

410.396.4111

V2V@baltimorecity.gov
www.baltimorehousing.org

RAIN OR SHINE

Right of Entry Waiver Required

For more information or to register, contact Baltimore Housing's Lead Resources Office and ask for Nikki Cooper.

*This is not an offer, but a preliminary price or established for marketing purposes. Actual price and availability may be updated at the time of a sale's agreement.

Before and After

1028 N. Broadway

Photos Courtesy of :

Timothy LLC.



Before and After

1028 N. Broadway

Photos Courtesy of :
Timothy LLC.



Imagine Baltimore!



Successes: 1200 Block of N. Bond



Imagine Baltimore!

Successes: 1200 Block
of Broadway





Seminars

DIY Workshops

Exhibitors

**Rose-Colored
Glasses Tour**



Baltimore Builds Expo: 2013

Restoring Value to Baltimore's Vacant Properties

SATURDAY • JUNE 8 • 2013

10 a.m. - 2 p.m.

Coppin State University, Talon Center

2500 W. North Avenue, Baltimore, Maryland 21216



FREE ADMISSION

Pre-Registration Required

- Visit exhibit booths and speak to professionals in the industry
- Take a self-guided tour of some renovated & ready-for-rehab properties
- Attend educational seminars



**VACANTS to
VALUE**
Stephanie Rawlings-Biko, Mayor



Stephanie Rawlings-Biko,
Mayor of Baltimore City

www.baltimorehousing.org/vacants_to_value.aspx