

# Southwest Partnership

Barre Circle + Franklin Square + Hollins Roundhouse  
+ Pigtown + Poppleton + Union Square + Mount Clare

Housing Committee Minutes  
01.08.2015  
Neighborhood Design Center  
7PM

Present:

Jane Buccheri  
Diana Geiss  
Joshua Harris  
Brenden Jackson  
George Kleb  
Bill Marker  
Robert Meyer  
Jacqueline Murray  
Larry Nelson  
Daniel Rodenburg  
Elizabeth Weber

## Updates

**Poppleton TIF:** Baltimore City has given La Cite until July to break ground on the project. The Baltimore City Board of Finance has approved the preliminary TIF (Tax Increment Financing)—which includes housing tax credits from the federal government because of the development's percentage (20%) of workforce housing. The developers could not have secured financing for the project without the TIF

Bon Secours housing project is still ongoing as they work with the City to develop other sources of funding to support the project.

Telesis, a development company, is interested in working in the Southwest Partnership Area. Their business model is to do large scale redevelopment of properties. Franklin Square seems to be a good fit for Telesis' model. The Franklin Square Community Association will identify potential areas for development within the neighborhood and communicate those areas to Telesis.

Some of the properties on the 1200 block of Hollins St were up for auction but they didn't sell due to the lack of qualifying offers. CHAP has agreed to come to the neighborhood and evaluate the historical value of the each property to determine which need to be saved and which could be torn down if necessary.

The City has agreed to demolish 1105 thru 1117 of W. Baltimore St. and have stated that their plan is to look for a developer once the buildings are demolished. The Southwest Partnership will monitor the progress.

## Southwest Partnership Updates

Jane B. updated the committee on the Southwest Partnership. The organization is incorporated, and plans to file for 501c3 tax status once the bylaws are approved. In the meantime, Southwest Partnership is a program of Fusion Partnerships and can accept tax exempt donations. The SWP Steering Committee has approved bylaws which will be presented for approval to each neighborhood association. If a majority of the associations adopt them the Steering Committee will become a Board of Directors. The SWP has received funding from past supporters and funders and is in the process of searching for and hiring and Executive Director.

## Recruitment

Concern was expressed that not all neighborhoods were represented at the committee. Diana will draft a letter to the Presidents of the neighborhood associations asking them to send a representative to the committee meetings. The committee will review the letter at the next meeting.

# Southwest Partnership

Barre Circle + Franklin Square + Hollins Roundhouse  
+ Pigtown + Poppleton + Union Square + Mount Clare

## Plan Action Items

The committee reviewed the 'now' action items from the Housing Implementation Table from the latest draft of the plan.

**Healthy Neighborhoods:** Healthy Neighborhoods is a program which designates mid-level neighborhoods as Healthy Neighborhoods and provides incentives for purchasing homes, and some funding for neighborhood groups to maintain the stability of the neighborhood. One of the action items is for eligible SWP area neighborhoods to become Healthy Neighborhoods through the Healthy Neighborhoods program. George will research Healthy Neighborhoods and bring that information back to the committee by the next meeting so that the committee can determine how to reach out to Mark Sissman (the President) and the organization.

**Targeted Code Enforcement in Pigtown:** Jane B. will contact Richard Parker to learn about any targeted code enforcement programs in Pigtown. George will look into the Community Law Center and their work on code enforcement. Jane B. will also ask for an updated map of vacant properties in the area from the Planning department.

**Vacant to Values Program:** Jane B. will contact the office for Vacant to Value to have a representative come to the next Housing Committee meeting to discuss how the program works, what the requirements are, and how the program can support the SWP's housing goals.

**Live Baltimore:** Live Baltimore is a non-profit which holds events and provides incentives to encourage people to buy homes in the city. Diana and Daniel will get in touch with them and learn when the next big housing event is and how to arrange a tour of available houses in one or more of the SWP area neighborhoods.

**Realtors:** The committee compiled a list of realtors who should be contacted to develop their support for showing homes in the SWP area and who can provide guidance about marketing the area. They are: Keller Williams, a company which has said they will work with the SWP  
Mark Moyer (Jacqueline will contact and invite to the next meeting.  
Mark Johnson from Exit  
Martin Austin from Long and Foster

**Live Near Your Work:** Live Near Your Work is a program used by large employers to offer their employees incentives to buy homes near where they work. Bon Secours does have a Live Near Your Work incentives, but none of the home buyers purchased homes in the SWP area. They are looking to work with the city to have extra incentives for targeted neighborhoods (the SWP area) in exchange for opening the base program to include the city as a whole.

Once research has been completed and interested realtors contacted and recruited, the committee will plan a home buying event in the SWP to bring all of the potential incentives together for potential buyers, and market available homes.

**Property Maintenance and Engaging Current Residents:** The Housing Committee will work on guidelines for maintaining properties for homeowners, landlords, and renters. Once those are completed a representative from the housing committee will go to each neighborhood association meeting to present a strategy for neighborhood clean up. Work also needs to be done to learn why properties aren't maintained and what can be done to support residents in doing so.

## Next Meeting:

The next meeting will be February 13<sup>th</sup> at 7pm at the Neighborhood Design Center. The topics will be:  
Healthy Neighborhoods

Vacant to Value

Live Baltimore

Draft invitation to neighborhood association presidents.

[southwestpartnershipbaltimore.org](http://southwestpartnershipbaltimore.org)

[southwestpartnershipbaltimore@gmail.com](mailto:southwestpartnershipbaltimore@gmail.com)

# Southwest Partnership

Barre Circle + Franklin Square + Hollins Roundhouse  
+ Pigtown + Poppleton + Union Square + Mount Clare