



# An Analysis of the Exterior Repair Program Conducted by The Associated Black Charities of Maryland

Written by  
Cheryl Knott

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Prepared by:



The Jacob  
*france*  
Institute

1420 N. Charles Street, Baltimore, Maryland 21202  
(410) 837-6651 | [bnia-jfi@ubalt.edu](mailto:bnia-jfi@ubalt.edu) | [bniajfi.org](http://bniajfi.org)

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## Introduction

Beginning in 2004, the Empower Baltimore Management Corporation (EBMC) began working with homeowners located in the Baltimore City Empowerment Zone to improve the quality of their home's exteriors. Homeowners received grants, ranging from \$100 to \$5,000 for repairing their roofs, painting steps, replacing windows, replacing gutters, and more. The purpose of the project was to fund investment in owner-occupied properties with the belief that the initiative would have positive impacts on the quality of the housing stock in those areas and stabilize the neighborhood. The project provided an opportunity for homeowners to complete exterior improvements that matched or increased the investment of newer investors. The Baltimore Neighborhood Indicators Alliance- Jacob France Institute at the University of Baltimore (BNIA-JFI) was asked provide assistance in the analysis of the program, using their skills and expertise to provide an evaluation of the success of the program.

BNIA-JFI is an organization supported by diverse groups committed to promoting, supporting, and helping people make better decisions using accurate, reliable, and accessible data and indicators to improve the quality of life in Baltimore City neighborhoods. BNIA-JFI builds on and coordinates the related work of citywide non-profit organizations, city and state government agencies, neighborhoods, foundations, businesses, and universities to support and strengthen the principle and practice of well-informed decision making for change towards strong neighborhoods, improved quality of life, and a thriving city.

BNIA-JFI was retained by EBMC to undertake three tasks:

- Identify the locations of grantees and select comparable group of blocks in order to analyze the program's ability to stimulate neighborhood investment and stability;
- Identify and collect data on a set of indicators to analyze the effectiveness of the program in stabilizing the housing and neighborhood conditions; and
- Analyze the exterior grant repair program's effectiveness in encouraging neighborhood investment and stability within the former Empowerment Zone, examining the changes in those blocks that received the funding and comparing them to the changes in the comparison blocks identified in the first task.

## Methodology

### *Task 1: Mapping of Grant Recipients*

BNIA-JFI received several databases from EBMC containing the addresses and completion dates for exterior repair work completed at those addresses. BNIA-JFI staff edited these databases, standardizing the address fields in preparation for geocoding using Geographic Information Systems (GIS) mapping software. The databases were run through ArcGIS which created a visual data layer file or shapefile. This shapefile contained dots, or points, which indicated the location of a property that received a grant as well as the attribute data contained in the original file, such as the date. When overlaid with other shapefiles, such as streets and parcels, maps of the Village Centers were



created (see Appendix). This mapping process was used for each of the EBMC Village Centers (Harbor East, Harlem Park, Historic East Baltimore Community Action Coalition, Poppleton, Self-Motivated, and Washington Village), specifically zoomed in on the properties that received the grants.

The table below details the number of grantee blocks for the Village Centers.

**Table 1: Summary of Program Years and Number of Grantees**

Village Center	Program Years	Number of Grantees
Harbor East	2004-2005	7
Harlem Park	2004-2005	9
HEBCAC	2004-2005	43
	2008-2009	43
Poppleton	2004-2005	40
	2008-2009	11
Self-Motivated	2005	15
Washington Village	2004-2005	32
	2008-2009	36

Once those maps were created, BNIA-JFI staff could then begin the process of selecting comparison blocks. For the purpose of this evaluation, BNIA-JFI chose to look at the specific addresses that received the grants (“grantees”, the blocks those addresses were on as a whole<sup>1</sup> (“grantee blocks”), and using their expertise, similar blocks (“comparison blocks”). These comparison blocks were derived from an analysis of their physical proximity to the grantee addresses, their similarity in terms of housing age and type as well the demographic and socioeconomic composition of the residents. The comparison blocks as well as the blocks where grantee homes were located were highlighted on the maps created for each Village Center (see Appendix).

### ***Task 2: Data Collection***

BNIA-JFI selected several measures for the evaluation of the success of the exterior repair grant program. The data sets that were chosen are indicators of the vitality and value of the housing stock as well as potential desire for new and existing residents to invest in the neighborhood. The following indicators were utilized by BNIA-JFI:

- Number of rehabilitation permits issued that exceeded \$5,000;
- Number of vacant housing units;
- Number of foreclosure filings;

<sup>1</sup> The indicator values for comparison blocks also include the grantee addresses; therefore if one grantee property became vacant, that property would be counted under comparison blocks as well.

- Number of homes sold;
- Median home sale price; and
- Median number of days homes were on the market before being sold.

Values for these indicators were collected at an annual basis, from 2000 through 2009<sup>2</sup>. By examining data back to 2000 a stronger and more reliable profile of the grantee addresses, grantee blocks, and comparison blocks could be constructed, which potentially would allow for variation due to forces such as the exterior repair program to be visible.

BNIA-JFI created matrices for each of the Village Centers and populated the tables using the datasets it maintains. BNIA-JFI maintains relationships with many Baltimore City agencies, such as the Baltimore City Department of Housing and Community Development, which provided data on rehabilitation permits and vacant units and the Baltimore City Circuit Court, which provided information regarding foreclosure filings. BNIA-JFI also purchases and maintains several proprietary datasets relating to home sales and demographics. Data from First American Real Estate Solutions (FARES) was used to determine the locations of homes sold as well as their sale price and Metropolitan Regional Information Systems (MRIS) data provided figures for the length of time a property was on the market before being sold.

### *Task 3: Program Analysis*

Once the data tables were populated, BNIA-JFI staff examined the data in each of the Village Centers to determine if there were any trends or noteworthy variations in the data that could be attributed to the exterior grant program. The following is a summary of BNIA-JFI's findings.

## **Summary of Findings**

Overall, clear and concise effects of the program imitative were difficult to determine at this point in time. In HEBCAC, Poppleton, and Washington Village the exterior repairs were completed in either 2008 or 2009 and because of their recent completion dates any effects that can be seen in the data will not be evident until the end of 2010 or 2011 at the earliest. Additionally, the small number of grantees may be impacting the clarity of the results. Furthermore, two Village Centers (HEBCAC and Poppleton) had two separate periods of time where properties received grants. This further complicates the analysis of the program as it does not allow for changes to be measured following the completion of a phase of grants.

Citywide trends, particularly housing trends, may also impact the findings of this research. From 2004 through the first part of 2006 Baltimore City was in the middle of a housing boom. More homes in the City were sold during this period of time than in previous years, and these homes sold more quickly. A result of this boom was an increase in housing values in some areas of the City, which can be seen in the value of many of the homes sold

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<sup>2</sup> Data for vacant properties was collected from 2001 to 2009.

during this time. Also during this time period, foreclosure rates were low and the number of rehabilitation permits citywide was increasing.

As the housing boom ended in Baltimore City there was a decline in the market and by late 2007 the number of homes sold in Baltimore City had decreased. Homes that were on the market took longer to sell and the foreclosure rate began to increase. Additionally, the rate of vacant properties in the City increased and the number of rehabilitation permits issued began to level off.

These larger scale trends are most likely impacting analyses of smaller, localized neighborhoods and must be taken into consideration when attempting to identify the impact of the exterior repair grant program. Despite these caveats, there are some trends that can be taken away from BNIA-JFI's analysis:

- The number of vacant properties on comparison blocks in Harbor East declined following the implementation of the program;
- Very few of the grantees homes or even properties on grantee blocks in Harlem Park were under foreclosure, were sold, were vacant, or received any rehabilitation permits from 2000 to 2009;
- Following the first phase of work completed in HEBCAC, an increasing number of properties (grantee properties, properties on grantee blocks, and on comparison blocks) received rehabilitation permits. Other areas experienced an increase in rehabilitation permits during this time period and it was most marked in HEBCAC;
- In Poppleton, the number of foreclosures on grantee blocks remained low following the implementation of the project, despite a citywide increase in foreclosures;
- The number of vacant properties on grantee blocks decreased in Self-Motivated while the number of vacant properties on comparison increased; and
- Three of the grantee properties in Washington Village in 2009 received foreclosure filings whereas no other properties on the grantee blocks received filings for that year.

The following is more detailed analyses for each of the Village Centers in regards to the indicators examined and any variations during or after the implementation of the exterior repair program.

## Harbor East

- As seen below in Table 2, none of the grantee homes received foreclosure filings during and after the program period and those blocks containing the grantee homes saw a decrease in the number of filings. Conversely, the number of filings for the comparison blocks remained consistent.
- None of the grantee properties and few of the properties on grantee blocks during or after the program period were sold. The number of homes sold on the comparison blocks increased after the program period, ten properties sold from 2006 to 2008.
- The price of homes sold on the grantee blocks increased by \$331,450 from 2000 to 2009 and the median sale price on comparison blocks increased by \$257,500 from 2000 to 2009.
- None of the grantee addresses or any properties on grantee blocks were vacant prior, during, and after the program period. On comparison blocks there were four vacant homes prior to the initiative, during the program period the number decreased to one, and by 2008 there were no vacant properties on the comparison blocks. This may suggest that some of these properties were purchased or rehabilitated indicating that there may be increased interest in investment in the area.
- Over the course of the program period, blocks with grantees and comparison blocks received rehabilitation permits consistently from 2001 through 2006. The recipients of the exterior repair grants did not pursue additional reinvestment in their property during or after the program period.

**Table 2: Summary of Findings for Harbor East**

Indicator	Geography	Pre-Program Period				Program Period		Post-Program Period			
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Foreclosures	Grantees	0	0	1	1	0	0	0	0	0	0
	Grantee Blocks	0	3	3	1	3	1	2	0	1	0
	Comparison Blocks	2	4	1	4	0	1	2	2	1	1
Number of Homes Sold	Grantees	1	0	1	0	0	0	0	0	0	0
	Grantee Blocks	1	2	1	0	1	3	2	0	0	0
	Comparison Blocks	3	1	1	2	0	1	3	4	3	0
Median Sale Price	Grantees	\$140,000	\$44,000	\$104,500	NA	NA	NA	NA	NA	NA	NA
	Grantee Blocks	\$140,000	\$51,000	\$104,500	NA	\$215,000	\$330,000	\$471,450	NA	NA	NA
	Comparison Blocks	\$85,000	\$135,000	\$210,000	\$184,550	\$275,000	\$199,000	\$325,000	\$342,500	NA	NA
Median Days on the Market	Grantees	NA	62	8	NA	NA	NA	NA	NA	NA	NA
	Grantee Blocks	NA	31	8	NA	126	9	NA	NA	NA	NA
	Comparison Blocks	75	17	33	24	NA	NA	63.5	88	82	NA
Vacant Properties	Grantees	NA	0	0	0	0	0	0	0	0	0
	Grantee Blocks	NA	0	0	0	0	0	0	0	0	0
	Comparison Blocks	NA	4	4	4	3	1	1	1	0	0
Rehabilitation Permits	Grantees	0	0	1	1	0	0	0	0	0	0
	Grantee Blocks	0	3	3	1	3	1	2	0	1	0
	Comparison Blocks	2	4	1	4	0	1	2	2	1	1

Sources: Baltimore City Circuit Court, FARES, MRIS, Baltimore City Department of Housing and Community Development

Map 1: Harbor East Village Center



## Harlem Park

- From 2000-2009, few properties in the study areas received foreclosure filings, and none of the grantee addresses received filings. One property on a grantee block received a filing following the completion of the project.
- The number of homes sold in the Harlem Park study area remained low during the program period. There was one home sold during the program period on a grantee block, however, following the conclusion of the program, no additional homes were sold. There were more sales on comparison blocks, two during the program period and four in the post-program period.
- Because of the low number of homes sold from 2000-2009, as seen in Table 3, it is not possible to determine any clear trends from examining the median sale price indicator or the median days on the market.
- Before, during, and after the program period, none of the grantee addresses were vacant. On the comparison blocks several properties were vacant from 2000 to 2009.
- None of the grantees or any of the homes on the grantee blocks received rehabilitation permits during the examined time period. Permits were however issued on a handful of properties on the comparison blocks beginning in 2007.

**Table 3: Summary of Findings for Harlem Park**

Indicator	Geography	Pre-Program Period				Program Period		Post-Program Period			
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Foreclosures	Grantees	0	0	0	0	0	0	0	0	0	0
	Grantee Blocks	0	1	0	0	0	0	1	0	0	0
	Comparison Blocks	0	1	0	0	0	2	1	0	0	2
Number of Homes Sold	Grantees	1	0	0	0	0	0	0	0	0	0
	Grantee Blocks	2	0	0	0	1	0	0	0	0	0
	Comparison Blocks	0	0	0	0	1	1	0	0	3	1
Median Sale Price	Grantees	\$93,542	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Grantee Blocks	\$72,271	NA	NA	NA	\$22,050	NA	NA	NA	NA	NA
	Comparison Blocks	NA	NA	NA	NA	\$100,000	\$36,000	NA	NA	\$85,000	\$37,000
Median Days on the Market	Grantees	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Grantee Blocks	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
	Comparison Blocks	NA	74	NA	N	NA	179	NA	73.5	29	NA
Vacant Properties	Grantees	NA	0	0	0	0	0	0	0	0	0
	Grantee Blocks	NA	0	0	0	0	0	0	0	0	1
	Comparison Blocks	NA	2	3	6	5	6	9	6	6	8
Rehabilitation Permits	Grantees	0	0	0	0	0	0	0	0	0	0
	Grantee Blocks	0	0	0	0	0	0	0	0	0	0
	Comparison Blocks	0	0	0	0	0	0	0	2	4	2

Sources: Baltimore City Circuit Court, FARES, MRIS, Baltimore City Department of Housing and Community Development

Map 2: Harlem Park Village Center



### *Historic East Baltimore Community Action Coalition (HEBCAC)*

- As illustrated in Table 4, none of the grantee homes received any foreclosure filings from 2000 to 2009. In the interim period, between the two phases of the program, there was a decrease in foreclosures on grantee blocks and comparison blocks. The number began to rise in 2009, although this may also reflect City trends, not just neighborhood trends.
- Several of the grantee properties were sold from 2000-2009 however there was an overall decline in home sales during the interim period. The number of homes sold on the grantee blocks peaked in 2005 towards the end of the first phase. On comparison blocks, there were peaks in 2005 and 2007 however during the second phase of the project the numbers began to decline.
- Overall, for the grantee properties, properties on grantee blocks, and properties on the comparison blocks, the median sales price increased from 2004 at the start of the first phase through 2008. For 2009, there were declines in the median sales value, most noticeably on the comparison blocks.
- Homes on grantee blocks took longer to sell during the interim and second phase than during the first phase. The median value for properties on the comparison blocks increased in 2004 at the start of the first phase and remained high, with some variability from year to year.
- Prior to and during the program periods a property that received a grant was vacant. The number of vacant properties on the grantee and comparison blocks remained consistently high, although there was a brief decline in the number of vacant properties on grantee blocks in 2006.
- In 2007, during the interim period, an increasing number of grantees, properties on grantee blocks, and comparison blocks received rehabilitation permits.

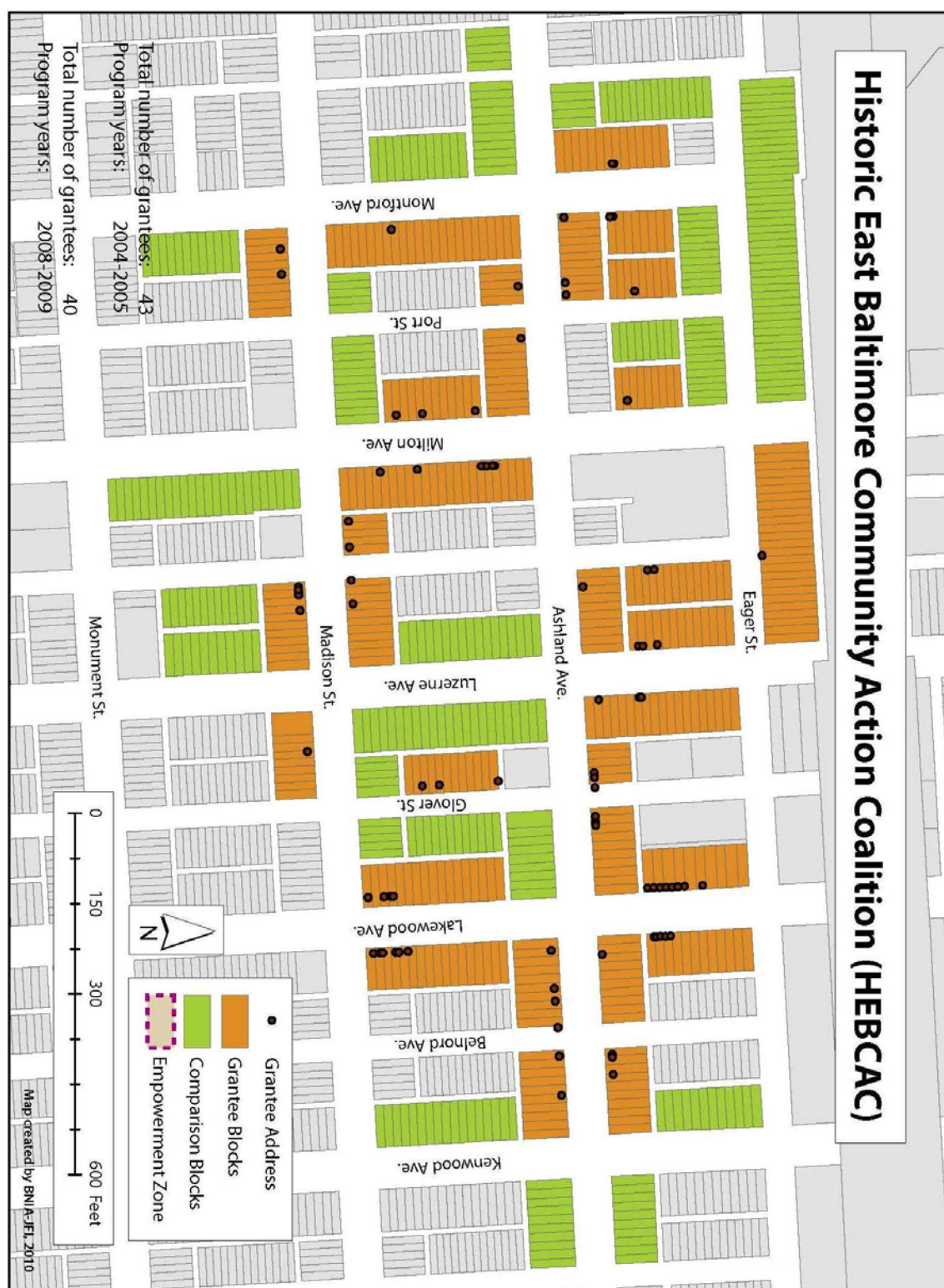
**Table 4: Summary of Findings for HEBCAC**

<i>Indicator</i>	<i>Geography</i>	<i>Pre-Program Period</i>				<i>Program Period 1</i>		<i>Interim Period</i>		<i>Program Period 2</i>	
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
<b>Foreclosures</b>	Grantees	0	0	0	0	0	0	0	0	0	0
	Grantee Blocks	18	10	5	5	9	7	6	3	4	15
	Comparison Blocks	15	11	5	5	6	3	4	8	4	13
<b>Number of Homes Sold</b>	Grantees	7	3	4	2	0	3	5	0	1	1
	Grantee Blocks	9	8	9	6	12	25	23	18	11	7
	Comparison Blocks	11	6	6	2	13	19	7	17	6	3
<b>Median Sale Price</b>	Grantees	\$54,900	\$46,900	\$52,450	\$68,000	NA	\$83,500	\$101,900	NA	\$133,000	\$69,900
	Grantee Blocks	\$49,000	\$50,500	\$30,000	\$54,500	\$47,300	\$51,450	\$45,000	\$47,000	\$67,395	\$45,000
	Comparison Blocks	\$43,000	\$53,000	\$46,500	\$37,400	\$37,000	\$46,900	\$47,250	\$59,000	\$50,000	\$18,600
<b>Median Days on the Market</b>	Grantees	92.5	47.5	35.5	NA	NA	34	NA	NA	NA	NA
	Grantee Blocks	134.5	66	218.5	10	22	33	87	61.5	82	106
	Comparison Blocks	33.5	49	23	29	119	124	100	71	116	67
<b>Vacant Properties</b>	Grantees	NA	1	2	1	1	1	0	0	2	1
	Grantee Blocks	NA	62	81	86	80	91	69	81	80	91
	Comparison Blocks	NA	77	102	77	80	84	95	88	102	89
<b>Rehabilitation Permits</b>	Grantees	0	0	0	0	0	0	0	1	3	2
	Grantee Blocks	1	0	3	3	2	2	11	25	17	16
	Comparison Blocks	3	0	2	0	1	3	17	28	20	11

Sources: Baltimore City Circuit Court, FARES, MRS, Baltimore City Department of Housing and Community Development



Map 3: HEBCAC Village Center



## Poppleton

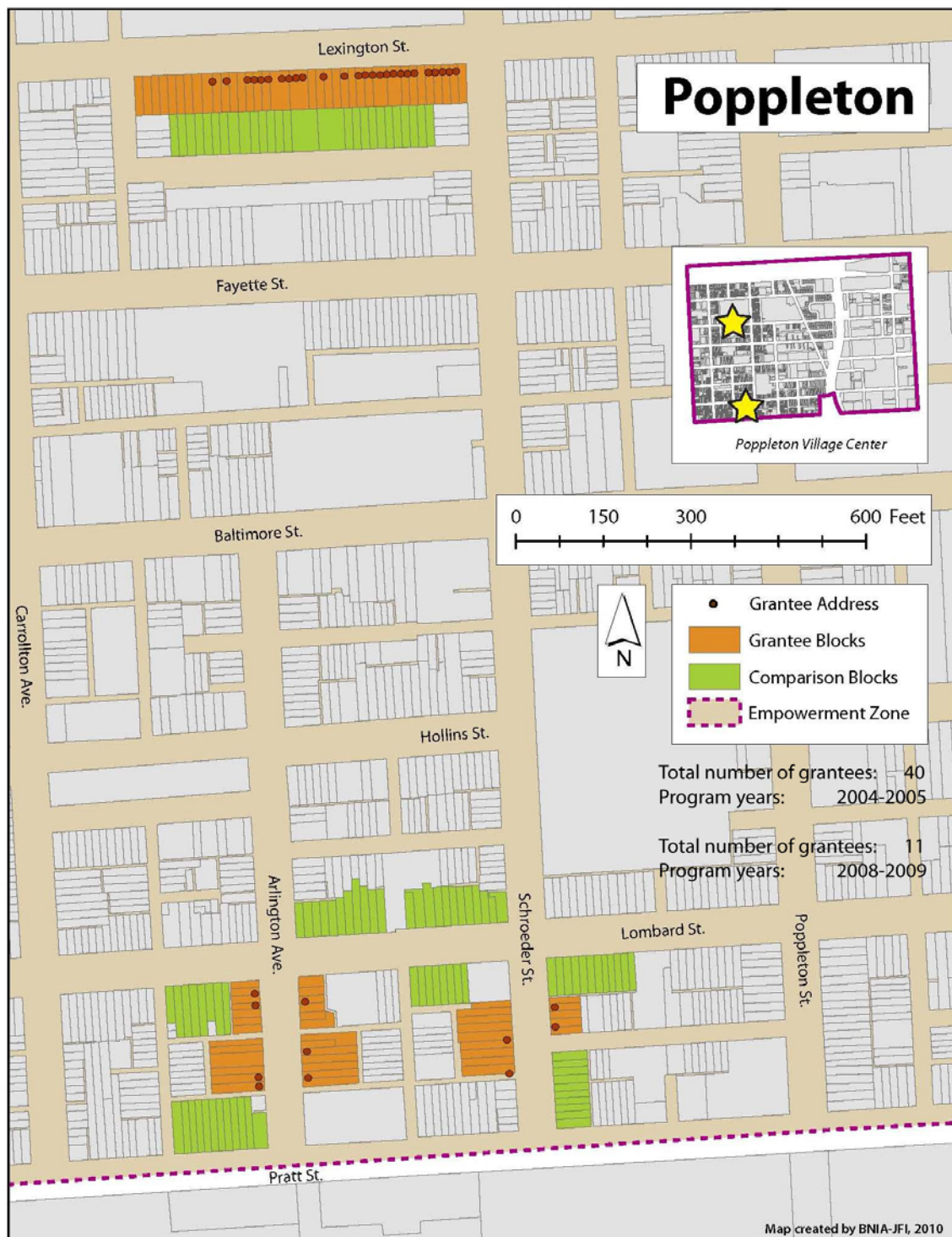
- None of the grantee properties received foreclosure filings from 2000-2009. Properties on the grantee blocks saw a decrease in the number of filings in 2004, immediately after the beginning of the first phase of work. The number of foreclosures on the comparison blocks remained consistent during this time period however.
- A small number of the grantee properties were sold during the two phases of work. Several properties on the grantee blocks were sold as well, particularly beginning in 2004, although the number of home sold on comparison blocks (with the exception of 2006 and 2008) remained consistent from 2000.
- The median sale price for homes sold on grantee blocks in Poppleton increased from the beginning of the decade. This increase began in 2006, after the completion of the first phase. The prices of the homes sold on comparison increased as well, although not as much as the properties on the grantee blocks.
- In Poppleton there is variation in the time it took for properties to sell on grantee and comparison blocks, particularly from 2008 to 2009, which may be indicative of outliers in the data.
- One grantee property became vacant during the course of the study, in 2008 during the second phase of work. The number of vacant properties on grantee blocks increased from 2002 to 2003 and there was some variation in the number after 2003 although these numbers are lower than the values for comparison blocks.
- One grantee property received a rehabilitation permit, during the interim in 2006. An increase in the number of permits issued for properties on grantee blocks can be seen in Table 5 below, starting in 2004 at the beginning of the first phase of the project. On the comparison blocks, there was also an increase in the number of permits issued beginning in 2004, although more permits have been consistently issued on these comparison blocks than on the grantee blocks.

**Table 5: Summary of Findings for Poppleton**

Indicator	Geography	Pre-Program Period				Program Period 1		Interim Period		Program Period 2	
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Foreclosures	Grantees	0	0	0	0	0	0	0	0	0	0
	Grantee Blocks	1	2	2	4	1	0	2	2	0	2
	Comparison Blocks	6	3	4	5	2	1	3	4	3	6
Number of Homes Sold	Grantees	0	1	0	0	2	0	1	0	2	0
	Grantee Blocks	6	5	0	0	6	1	1	4	2	1
	Comparison Blocks	5	4	4	6	9	13	0	8	0	6
Median Sale Price	Grantees	NA	\$52,000	NA	NA	\$80,500	NA	\$175,000	NA	\$77,500	NA
	Grantee Blocks	\$50,000	\$56,000	\$49,900	NA	\$54,000	\$49,900	\$175,000	\$233,200	NA	\$233,000
	Comparison Blocks	\$30,900	\$77,250	\$55,000	\$65,000	\$60,000	\$130,000	NA	\$131,350	NA	\$62,950
Median Days on the Market	Grantees	NA	NA	NA	NA	14	NA	NA	NA	49	NA
	Grantee Blocks	NA	36	NA	NA	14	42	94.5	87	98	8
	Comparison Blocks	66	130.5	143	40	10	83	97	NA	261	133
Vacant Properties	Grantees	NA	0	0	0	0	0	0	0	1	0
	Grantee Blocks	NA	1	2	6	6	2	4	5	3	6
	Comparison Blocks	NA	8	13	12	10	9	8	12	2	13
Rehabilitation Permits	Grantees	0	0	0	0	0	0	1	0	0	0
	Grantee Blocks	0	0	0	0	1	3	6	4	4	2
	Comparison Blocks	0	1	1	1	6	4	6	4	6	6

Sources: Baltimore City Circuit Court, FARES, MRIS, Baltimore City Department of Housing and Community Development

Map 4: Poppleton Village Center



## Self-Motivated

- None of the grantee properties received foreclosure filings from 2000 to 2009. There were foreclosures on the grantee blocks, although the number has held relatively steady from 2000 to 2008, with an increase in 2009, as indicated in Table 6. None of the properties on the comparison blocks received foreclosure filings until 2004.
- From 2004-2005, two of the grantee homes were sold. On grantee blocks, homes were sold intermittently. Very few properties sold on the comparison blocks as well, making any analysis of the housing market in this area difficult as the project focused on a very concentrated study area, much smaller than the other Village Centers (as seen in Map 5).
- One grantee property was vacant in 2001. The number of vacant properties on grantee blocks decreased over time, while the number of properties on comparison blocks increased following the completion of the program in Self-Motivated.
- A single grantee property received a rehabilitation permit, in 2000. Only four permits were issued to properties on the grantee blocks following the conclusion of the program period and five (all of which in 2008) for properties on comparison blocks.

**Table 6: Summary of Findings for Self-Motivated**

Indicator	Geography	Pre-Program Period					Program Period	Post-Program Period			
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Foreclosures	Grantees	0	0	0	0	0	0	0	0	0	0
	Grantee Blocks	1	1	2	1	1	1	1	1	1	3
	Comparison Blocks	0	0	0	0	1	3	1	1	2	1
Number of Homes Sold	Grantees	0	0	0	0	1	1	0	0	0	0
	Grantee Blocks	1	1	0	0	2	2	0	3	0	2
	Comparison Blocks	1	1	0	0	0	0	0	4	0	2
Median Sale Price	Grantees	NA	NA	NA	NA	\$30,000	\$156,609	NA	NA	NA	NA
	Grantee Blocks	\$49,000	\$29,900	NA	NA	\$39,722	\$98,305	NA	\$110,000	NA	\$67,450
	Comparison Blocks	\$20,000	\$49,000	NA	NA	NA	NA	NA	\$37,500	NA	\$55,000
Median Days on the Market	Grantees	NA	NA	NA	NA	NA	NA	NA	NA	NA	104
	Grantee Blocks	NA	NA	NA	80	10	63	150	108	40.2	NA
	Comparison Blocks	177	NA	NA	NA	NA	36	109.5	56	NA	31
Vacant Properties	Grantees	NA	1	0	0	0	0	0	0	0	0
	Grantee Blocks	NA	3	3	2	1	1	1	1	0	0
	Comparison Blocks	NA	2	3	4	4	5	13	9	1	8
Rehabilitation Permits	Grantees	1	0	0	0	0	0	0	0	0	0
	Grantee Blocks	1	0	0	0	0	0	2	0	2	0
	Comparison Blocks	1	0	0	0	0	0	0	0	5	0

Sources: Baltimore City Circuit Court, FARES, MRS, Baltimore City Department of Housing and Community Development



Map 5: Self-Motivated Village Center



## Washington Village

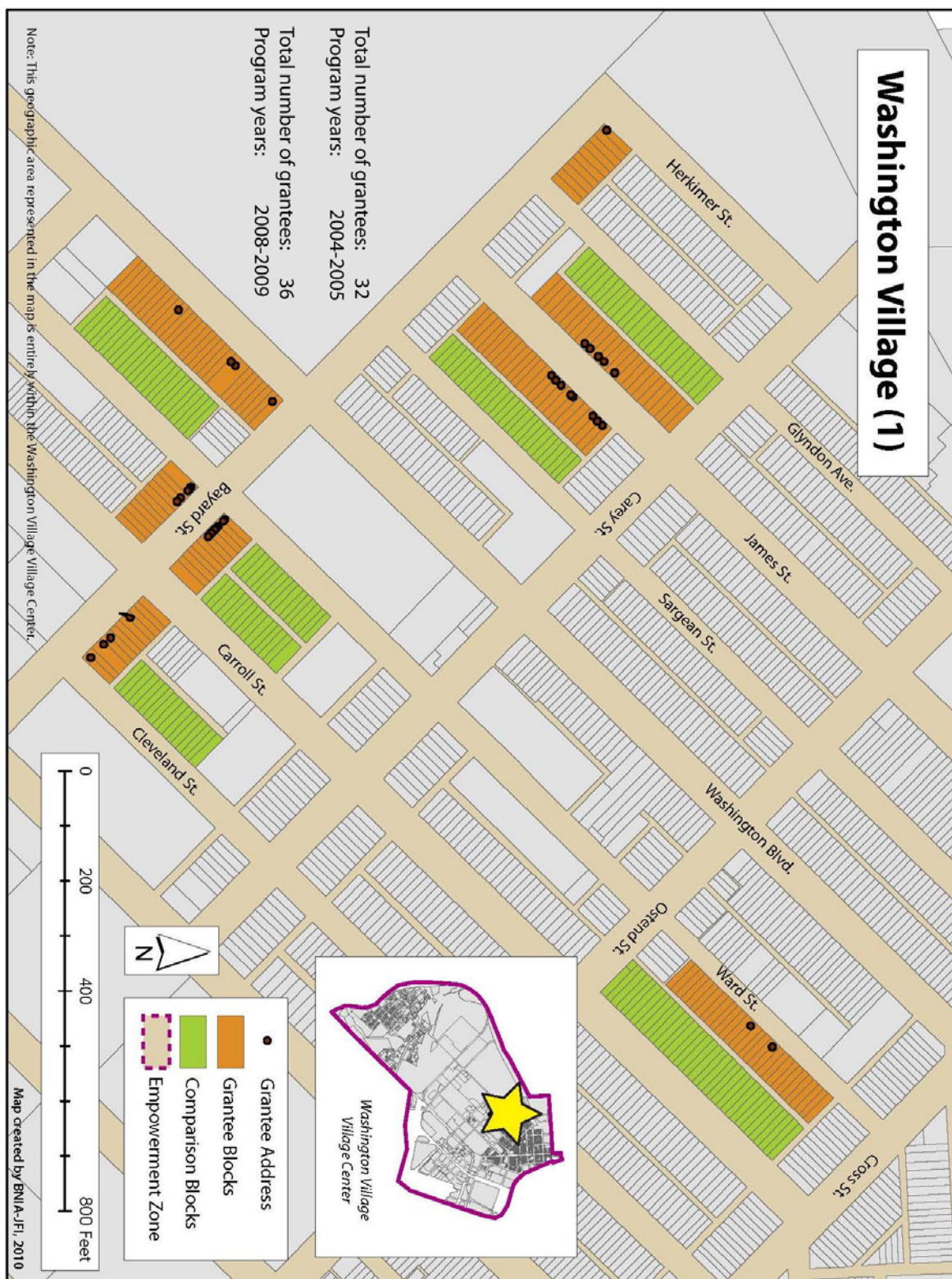
- Only one grantee property underwent foreclosure prior to the program implementation in Washington Village. After the completion of the first portion of the program, three of the properties receiving grants received foreclosure filings. No other properties on the grantee blocks received filings. The number of filings for comparison blocks remained consistent from 2000 to 2009.
- The number of homes sold on the grantee and comparison blocks remained high from 2004 through 2007, with both areas seeing decreases by 2008. Several grantee properties were also purchased prior to 2005 although only one home was sold after 2005.
- The value of homes sold from 2000 to 2008 increased on grantee blocks and comparison blocks and for grantee properties as well. Grantees, grantee blocks, and comparison saw decreases in 2009.
- For the grantee and comparison blocks, the median days on the market decreased during 2005 during the housing boom in the city. Starting in 2006, properties on these blocks took longer to sell, with the highest value for grantee blocks occurring in 2008, during the program period.
- As seen in Table 7, the overall number of vacant properties on grantee and comparison blocks remained high, with decreases in 2007 and 2008. More grantee properties in Washington Village have been vacant over time than grantees in the other Village Centers participating in the program.
- Until 2008, several grantee properties were receiving rehabilitation permits. The number decreased to zero at the start of the program period. A notable increase in the number of permits issued for grantee and comparison blocks began in 2006 through 2008, with a decrease in the number of 2009.

**Table 7: Summary of Findings for Washington Village**

Indicator	Geography	Pre-Program Period				Program Period 1		Interim Period		Program Period 2	
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Foreclosures	Grantees	0	1	0	0	0	0	1	1	0	3
	Grantee Blocks	0	1	0	0	0	0	1	2	0	3
	Comparison Blocks	5	0	1	1	3	1	2	1	1	3
Number of Homes Sold	Grantees	7	3	4	2	0	4	0	0	0	1
	Grantee Blocks	11	7	6	5	11	29	15	14	8	5
	Comparison Blocks	7	7	6	9	28	30	16	19	9	6
Median Sale Price	Grantees	\$54,900	\$56,400	\$57,000	\$51,500	NA	\$57,100	NA	NA	NA	\$69,900
	Grantee Blocks	\$38,000	\$49,900	\$57,000	\$56,000	\$60,825	\$67,100	\$120,000	\$103,300	\$131,000	\$83,000
	Comparison Blocks	\$39,500	\$50,000	\$56,000	\$55,000	\$51,250	\$142,450	\$115,000	\$121,500	\$160,000	\$119,000
Median Days on the Market	Grantees	NA	5	0	NA	NA	17	NA	NA	NA	NA
	Grantee Blocks	59	116	29	64	71	19	78	69.5	146	122
	Comparison Blocks	75.5	67	225	56	63	24	99	143	104	94
Vacant Properties	Grantees	NA	3	2	0	2	1	0	0	2	1
	Grantee Blocks	NA	19	17	26	27	24	27	9	10	20
	Comparison Blocks	NA	8	7	17	16	13	26	10	16	25
Rehabilitation Permits	Grantees	3	0	0	0	1	2	2	3	0	0
	Grantee Blocks	6	0	3	1	3	7	13	16	12	4
	Comparison Blocks	0	1	0	0	0	7	15	10	13	4

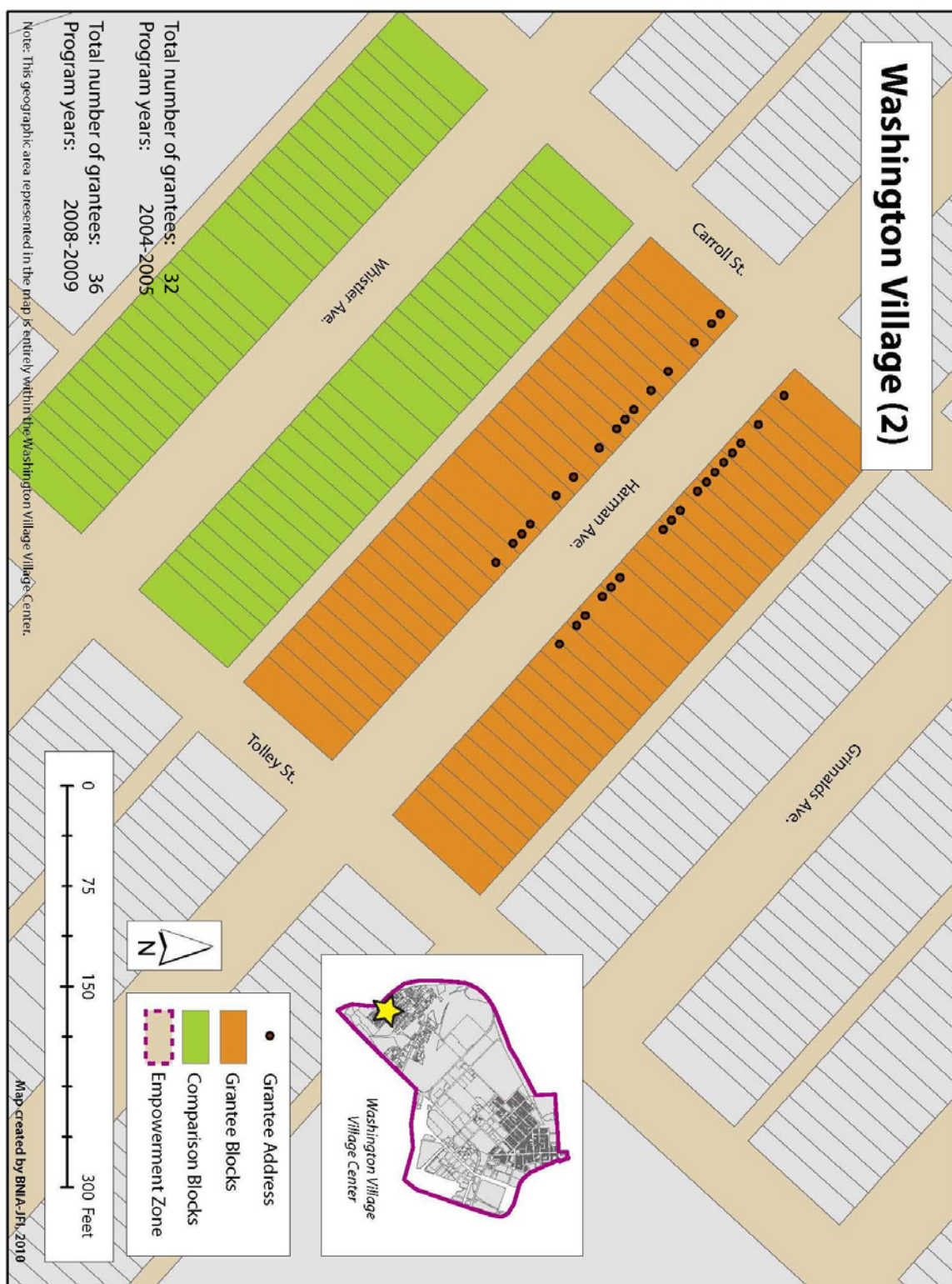
Sources: Baltimore City Circuit Court, FARES, MRIS, Baltimore City Department of Housing and Community Development

Map 6: Washington Village Village Center (1)





Map 7: Washington Village Village Center (2)







The Jacob  
*france*  
Institute

1420 N. Charles Street  
Baltimore, Maryland 21202  
(410) 837-6651 | [bnia-jfi@ubalt.edu](mailto:bnia-jfi@ubalt.edu)

<http://www.bniajfi.org>