

ANTONIO HAYES  
*Legislative District 40*  
Baltimore City

---

*Vice Chair*  
Finance Committee

---

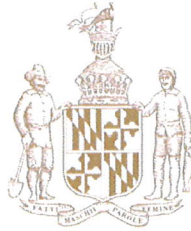
Executive Nominations Committee

---

*Joint Committees*

Administrative, Executive, and  
Legislative Review

Unemployment Insurance Oversight



James Senate Office Building  
11 Bladen Street, Room 223  
Annapolis, Maryland 21401  
410-841-3656  
800-492-7122 Ext. 3656  
Antonio.Hayes@senate.state.md.us

THE SENATE OF MARYLAND  
ANNAPOLIS, MARYLAND 21401

Monday January 20, 2025

**Testimony in Support of Senate Bill 0004: West North Avenue Development Authority -  
Alterations**

Dear Chair Beidle and Members of the Senate Finance Committee,

I am writing to express my strong support for Senate Bill 4, which seeks to enhance the administration and membership of the West North Avenue Development Authority. Established in 2021, the Authority was created to advance housing, economic development, transportation, and neighborhood revitalization along the 600–3200 blocks of West North Avenue.

On Wednesday, January 31, 2024, the Authority submitted the West North Avenue Comprehensive Plan, which outlines strategies to promote restorative justice and equitable community development. The plan focuses on enhancing housing, public spaces, mobility, and economic opportunities for one of Baltimore City's most disadvantaged areas.

Senate Bill 4 clarifies the powers and duties of the Authority while instituting necessary limitations. It also exempts the Authority from certain legal provisions, requires specific actions related to its financial operations, and provides tax exemptions under defined circumstances. Furthermore, the bill establishes the West North Avenue Development Fund as a special, nonlapsing fund to support these initiatives.

This legislation is a critical step toward fostering sustainable development and addressing historical inequities in our city. I urge you to support Senate Bill 4 to help advance the transformative vision for West North Avenue.

Thank you for your consideration.

Respectfully,



Senator Antonio L. Hayes  
40<sup>th</sup> Legislative District – MD





Brandon M. Scott  
Mayor

---

# **Addressing Baltimore's Vacant Housing At Scale**

## *City / State Partnership Model*

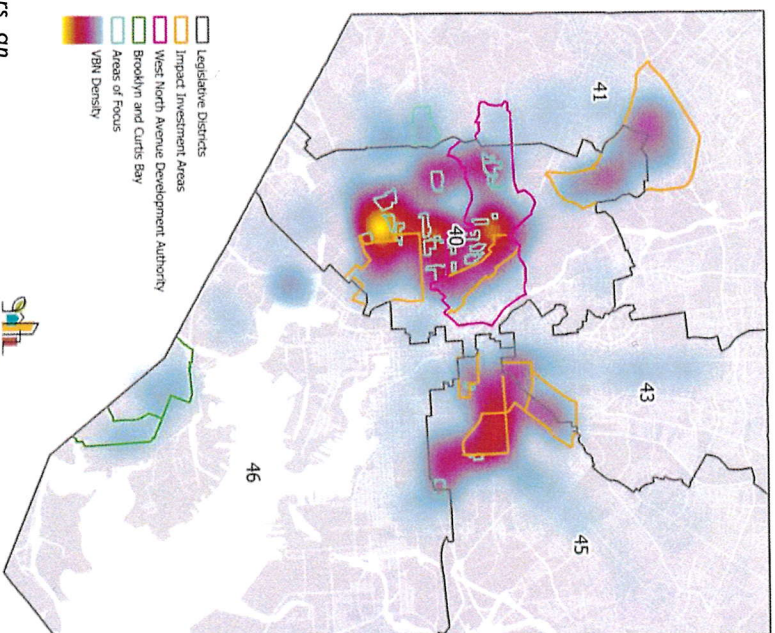
Presentation to the City Delegation, December 19, 2023



# To comprehensively address concentrated areas of vacants across Baltimore, we've developed a \$3.0B\*\* plan that will impact at least 37,500 properties over 15 years

**District 40 (56% VBNS)**  
 15,399 property interventions  
 \$1.06B invested  
 7,815 VBNS

**District 41 (8.1% VBNS)**  
 2,615 property interventions  
 \$162.6M invested  
 1,121 VBNS



**District 43 (4.9% VBNS)**  
 850 property interventions  
 \$124.6M invested  
 679 VBNS

**District 45 (23.6% VBNS)**  
 4,628 property interventions  
 \$461.8M invested  
 3,264 VBNS

**District 46 (6.8% VBNS)**  
 1,342 property interventions  
 \$82.5M invested  
 934 VBNS

\*\* Investment by district shows \$2B in first ten years, on additional \$1B will be programmed in years 11 - 15

# Vacant Property Financial Modeling

Investing in at least 37,500 properties

NEIGHBORHOOD	Demolition	Acquisition	Stabilization	Live/Work Incentive	Developer Incentives	Homebuyer Down Payment Incentives	Home Repair Incentives	Infrastructure	Total
<b>BROADWAY EAST</b>	\$14,348,700	\$79,303,250	\$9,018,000	\$329,000	\$7,179,000	\$4,786,000	\$6,490,500	\$102,500,000	\$223,954,450
<b>CHM</b>	\$9,696,300	\$15,422,000	\$1,404,000	\$570,500	\$4,641,000	\$3,094,000	\$13,779,000	\$102,500,000	\$151,106,800
<b>EBM</b>	\$1,113,600	\$22,292,900	\$2,808,000	\$1,326,500	\$6,033,000	\$4,022,000	\$6,262,500	\$102,500,000	\$146,358,500
<b>JOHNSTON SQUARE</b>	\$882,600	\$19,629,900	\$1,080,000	\$238,000	\$2,784,000	\$1,856,000	\$2,272,500	\$102,500,000	\$128,243,000
<b>PARK HEIGHTS</b>	\$4,988,700	\$32,100,700	\$3,456,000	\$108,500	\$9,399,000	\$6,266,000	\$33,948,000	\$102,500,000	\$192,766,900
<b>SWP</b>	\$17,059,500	\$47,260,000	\$4,590,000	\$1,904,000	\$9,705,000	\$6,470,000	\$14,796,000	\$102,500,000	\$204,284,500
<b>WEST</b>	\$6,537,900	\$53,958,450	\$6,318,000	\$2,198,000	\$19,053,000	\$12,702,000	\$8,304,000	\$102,500,000	\$211,571,350
<b>AREAS OF FOCUS</b>	\$3,157,500	\$114,870,500	-	\$5,390,000	\$9,735,000	\$3,002,000	\$35,107,500	\$80,000,000	\$232,562,500
<b>BROOKLYN</b>	\$739,500	\$11,271,000	\$560,000	\$1,666,000	\$1,836,000	\$1,224,000	\$10,633,500	\$21,250,000	\$49,792,000
<b>CURTIS BAY</b>	\$484,500	\$9,226,750	\$350,000	\$595,000	\$1,224,000	\$816,000	\$6,171,000	\$21,250,000	\$40,525,250
<b>WNDA</b>	\$6,744,000	\$161,521,600	\$4,144,000	\$4,578,000	\$16,827,000	\$11,218,000	\$51,756,000	\$228,250,000	\$485,038,600
<b>Additional Investment, years 11 - 15</b>									1,000,000,000
<b>Total</b>	\$65,752,800	\$455,019,600	\$33,728,000	\$18,903,500	\$88,416,000	\$55,456,000	\$189,520,500	\$1,068,250,000	\$3,066,203,850