

## Appendix A: Currently Available Resources

### 1. Preservation Tax Credits

#### **Federal Historic Preservation Tax Incentive (20% tax credit)**

The Federal historic preservation tax incentive program offers a 20% income tax credit to any project that is designated as a certified rehabilitation of a certified historic structure by the Secretary of Interior. The 20% credit is available for properties substantially rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used for primary residences.

The Federal historic preservation tax incentive program is jointly administered by the U.S. Department of Interior and the Department of Treasury. The National Park Service acts on behalf of the Secretary of Interior, in partnership with the State Historic Preservation Officer in each State.

#### **10% Federal Rehabilitation Tax Credit**

The 10% Federal rehabilitation tax credit applies only to non-historic, non-residential buildings built before 1936. The rehabilitation must be substantial and meet a specific physical test for retention of external walls and internal structural framework. There is no formal architectural review process for rehabilitations of non-historic buildings.

#### **Maryland Rehabilitation Tax Credit**

The Heritage Preservation Tax Credit Program provides Maryland income tax credits equal to 20% of qualified rehabilitation expenditures for the substantial rehabilitation of a certified heritage structure. The credit is available for owner-occupied residential property as well as income-producing property. The rehabilitation must conform to the Secretary of Interior's Standards for Rehabilitation and must be certified by the Maryland Historical Trust. If the credit exceeds the taxpayer's tax liability, a refund may be claimed by the amount of the excess.

#### **For more information contact:**

Commission for Historical and Architectural Preservation  
City of Baltimore Department of Planning  
417 E. Fayette St. 8<sup>th</sup> Floor  
Baltimore, MD 21202  
(410) 396-PLAN  
[www.baltimorecity.gov/government/planning](http://www.baltimorecity.gov/government/planning)

# Greenmount West Master Plan

## Appendix B: Profile of Neighborhood Characteristics (2000 Census)

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Neighborhood Statistical Area:

**GREENMOUNT WEST**



Note: Data based on a sample.

Prepared by the Baltimore City Department of Planning

SUBJECT	NUMBER	PERCENT	SUBJECT	NUMBER	PERCENT
<b>Total Population</b>	<b>1,310</b>		<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population</b>	<b>1,310</b>	
Male	680	51.9	Hispanic or Latino (of any race)	30	2.3
Female	630	48.1	Mexican	10	0.8
Under 5 years	85	6.5	Puerto Rican	10	0.8
5 to 9 years	90	6.9	Cuban	0	0.0
10 to 14 years	100	7.6	Other Hispanic or Latino	10	0.8
15 to 19 years	100	7.6	Not Hispanic or Latino	1,280	97.7
20 to 24 years	85	6.5	White alone	60	4.6
25 to 34 years	195	14.9	<b>RELATIONSHIP</b>		
35 to 44 years	255	19.5	<b>Total population</b>	<b>1,310</b>	
45 to 54 years	175	13.4	In households	1,290	98.5
55 to 59 years	70	5.3	Householder	540	41.2
60 to 64 years	45	3.4	Spouse	60	4.6
65 to 74 years	70	5.3	Child	370	28.2
75 to 84 years	40	3.1	Own child under 18 years	250	19.1
85 years and over	4	0.3	Other relatives	160	12.2
Median Age (years)	35.2		Under 18 years	70	5.3
18 years and over	975	74.4	Nonrelatives	160	12.2
Male	505	38.5	Unmarried partner	50	3.8
Female	470	35.9	In group quarters	20	1.5
21 years and over	920	70.2	Institutionalized population	0	0.0
62 years and over	135	10.3	Noninstitutionalized population	20	1.5
65 years and over	115	8.8	<b>HOUSEHOLD BY TYPE</b>		
Male	45	3.4	<b>Total households</b>	<b>535</b>	
Female	70	5.3	Family households (families)	260	48.6
<b>RACE</b>			With own children under 18 years	130	24.3
One race	1,305	99.6	Married-couple family	60	11.2
White	60	4.6	With own children under 18 years	20	3.7
Black or African American	1,230	93.9	Female householder, no husband present	165	30.8
American Indian and Alaska Native	4	0.3	With own children under 18 years	100	18.7
Asian	10	0.8	Nonfamily households	275	51.4
Asian Indian	4	0.3	Householder living alone	215	40.2
Chinese	4	0.3	Householder 65 years and over	30	5.6
Filipino	0	0.0	Households with individuals under 18 years	160	29.9
Japanese	0	0.0	Households with individuals 65 years and over	85	15.9
Korean	4	0.3	Average household size		2.41
Vietnamese	0	0.0	Average family size		3.27
Other Asian <sup>1</sup>	0	0.0	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander	0	0.0	<b>Total housing units</b>	<b>870</b>	
Native Hawaiian	0	0.0	Occupied housing units	535	61.5
Guamanian or Chamorro	0	0.0	Vacant housing units	335	38.5
Samoan	0	0.0	For seasonal, recreational, or occasional use	4	0.5
Other Pacific Islander <sup>2</sup>	0	0.0	Homeowner vacancy rate (percent)		6.3
Some Other Race	4	0.3	Rental vacancy rate (percent)		18.9
Two or more races	4	0.3	<b>HOUSING TENURE</b>		
<b>Race alone or in combination with one or more races:</b> <sup>3</sup>			<b>Occupied housing units</b>	<b>535</b>	
White	60	4.6	Owner-occupied housing units	105	19.6
Black or African American	1,235	94.3	Renter-occupied housing units	430	80.4
American Indian and Alaska Native	4	0.3	Average household size of owner-occupied units		2.66
Asian	15	1.1	Average household size of renter-occupied units		2.35
Native Hawaiian and Other Pacific Islander	4	0.3			
Some other race	4	0.3			

To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. The census results in this table contain sampling error and nonsampling error. Data users who create their own estimates using data from American FactFinder tables should cite the Census Bureau as the source of the original data only. See also definitions of subject characteristics and geographic definitions.

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more of the other races listed. The six numbers may add to more than the total population because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

# Greenmount West Master Plan

**Table DP-2. Profile of Selected Social Characteristics: 2000**



Neighborhood Statistical Area:

## GREENMOUNT WEST

Note: Data based on a sample.

Prepared by the Baltimore City Department of Planning

SUBJECT	NUMBER	PERCENT	SUBJECT	NUMBER	PERCENT
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over enrolled in school	305	100.0	Total population	1,195	100.0
Nursery school, preschool	25	8.2	Native	1,160	97.1
Kindergarten	0	0.0	Born in United States	1,160	97.1
Elementary school (grades 1-8)	135	44.3	State of residence	790	66.1
High school (grades 9-12)	80	26.2	Different state	370	31.0
College or graduate school	65	21.3	Born outside United States	0	0.0
<b>EDUCATIONAL ATTAINMENT</b>			Foreign born	40	3.3
Population 25 years and over	745	100.0	Entered 1990 to March 2000	25	2.1
Less than 9th grade	105	14.1	Naturalized citizen	25	2.1
9th to 12th grade, no diploma	320	43.0	Not a citizen	15	1.3
High school graduate (includes equivalency)	215	28.9	<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Some college, no degree	95	12.8	Total (excluding born at sea)	40	100.0
Associate degree	0	0.0	Europe	10	25.0
Bachelor's degree	10	1.3	Asia	0	0.0
Graduate or professional degree	0	0.0	Africa	0	0.0
Percent high school graduate or higher		43.2	Oceania	0	0.0
Percent bachelor's degree or higher		1.6	Latin America	30	75.0
<b>MARITAL STATUS</b>			Northern America	0	0.0
Population 15 years and over	980	100.0	<b>LANGUAGE SPOKEN AT HOME</b>		
Never married	620	63.3	Population 5 years and over	1,110	100.0
Now married, except separated	125	12.8	English only	1,010	91.0
Separated	85	8.7	Language other than English	100	9.0
Widowed	90	9.2	Speak English less than "very well"	35	3.2
Female	75	7.7	Spanish	75	6.8
Divorced	55	5.6	Speak English less than "very well"	35	3.2
Female	40	4.1	Other Indo-European languages	20	1.8
<b>GRANDPARENTS AS CAREGIVERS</b>			Speak English less than "very well"	0	0.0
Grandparent living in household with one or more own grandchildren under 18 years	60	100.0	Asian and Pacific Island languages	0	0.0
Grandparent responsible for grandchildren	30	50.0	Speak English less than "very well"	0	0.0
<b>VETERAN STATUS</b>			<b>ANCESTRY (single or multiple)</b>		
Civilian population 18 years and over	910	100.0	Total population	1,195	100.0
Civilian veterans	135	14.8	Total Ancestries reported	1,020	85.4
<b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b>			Arab	0	0.0
Population 5 to 20 years	275	100.0	Czech <sup>1</sup>	0	0.0
With a disability	70	25.5	Danish	0	0.0
Population 21 to 64 years	715	100.0	Dutch	0	0.0
With a disability	275	38.5	English	0	0.0
Percent employed	35.6		French (except Basque) <sup>1</sup>	0	0.0
No disability	440	61.5	French Canadian <sup>1</sup>	0	0.0
Percent employed	43.2		German	55	4.6
Population 65 and over	120	100.0	Greek	0	0.0
With a disability	85	70.8	Hungarian	0	0.0
<b>RESIDENCE IN 1995</b>			Irish <sup>1</sup>	55	4.6
Population 5 years and over	1,110	100.0	Italian	4	0.3
Same house in 1995	570	51.4	Lithuanian	0	0.0
Different house in the U.S. in 1995	505	45.5	Norwegian	0	0.0
Same country	485	43.7	Polish	20	1.7
Different country	15	1.4	Portuguese	0	0.0
Same state	0	0.0	Russian	0	0.0
Different state	15	1.4	Scotch-Irish	0	0.0
Elsewhere in 1995	40	3.6	Scottish	0	0.0
			Slovak	0	0.0
			Subsaharan African	4	0.3
			Swedish	0	0.0
			Swiss	0	0.0
			Ukrainian	0	0.0
			United States or American	0	0.0
			Welsh	0	0.0
			West Indian	4	0.3
			Other ancestries	875	73.2

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<sup>1</sup> The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Census Bureau, Census 2000.

# Greenmount West Master Plan

**Table DP-3. Profile of Selected Economic Characteristics: 2000**



Neighborhood Statistical Area:

## GREENMOUNT WEST

Note: Data based on a sample.

Prepared by the Baltimore City Department of Planning

SUBJECT	NUMBER	PERCENT	SUBJECT	NUMBER	PERCENT
<b>EMPLOYMENT STATUS</b>			<b>INCOME IN 1999</b>		
Population 16 years and over	975	100.0	Households	500	100.0
In labor force	445	45.6	Less than \$10,000	220	44.0
Civilian labor force	445	45.6	\$10,000 to \$14,999	35	7.0
Employed	325	33.3	\$15,000 to \$24,999	95	19.0
Unemployed	120	12.3	\$25,000 to \$34,999	70	14.0
Percent of civilian labor force		27.0	\$35,000 to \$49,999	15	3.0
Armed Forces	0	0.0	\$50,000 to \$74,999	30	6.0
Not in labor force	530	54.4	\$75,000 to \$99,999	25	5.0
			\$100,000 to \$149,999	10	2.0
Females 16 years and over	465	100.0	\$150,000 to \$199,999	0	0.0
In labor force	230	49.5	\$200,000 or more	0	0.0
Civilian labor force	230	49.5	Median household income (dollars)	\$14,091	
Employed	195	41.9	With earnings	280	56.0
Own children under 6 years	70	100.0	Mean earnings (dollars) <sup>1</sup>	\$31,986	
All parents in family in labor force	35	50.0	With Social Security income	130	26.0
			Mean Social Security income (dollars) <sup>1</sup>	\$6,708	
<b>COMMUTING TO WORK</b>			With Supplemental Security Income	70	14.0
Workers 16 years and over	310	100.0	Mean Supplemental Security Income (dollars) <sup>1</sup>	\$6,832	
Car, truck, or van - drove alone	70	22.6	With public assistance income	65	13.0
Car, truck, or van - carpooled	90	29.0	Mean public assistance income	\$750	
Public transportation (including taxicab)	110	35.5	With retirement income	65	13.0
Walked	20	6.5	Mean retirement income (dollars) <sup>1</sup>	\$5,860	
Other means	0	0.0			
Worked at home	20	6.5	<b>Families</b>		
Mean travel time to work (minutes) <sup>1</sup>	27.6			260	100.0
			Less than \$10,000	90	34.6
Employed civilian population			\$10,000 to \$14,999	30	11.5
16 years and over	325	100.0	\$15,000 to \$24,999	60	23.1
<b>OCCUPATION</b>			\$25,000 to \$34,999	30	11.5
Management, professional, and related occupations	55	16.9	\$35,000 to \$49,999	0	0.0
Service occupations	105	32.3	\$50,000 to \$74,999	15	5.8
Sales and office occupations	85	26.2	\$75,000 to \$99,999	35	13.5
Farming, fishing and forestry occupations	0	0.0	\$100,000 to \$149,999	0	0.0
Construction, extraction, and maintenance occupations	25	7.7	\$150,000 to \$199,999	0	0.0
Production, transportation, and material moving occupations	60	18.5	\$200,000 or more	0	0.0
			Median family income (dollars)	\$20,192	
<b>INDUSTRY</b>			Per capita income (dollars) <sup>1</sup>	\$9,551	
Agriculture, forestry, fishing and hunting, mining	0	0.0	<b>Median earnings (dollars):</b>		
Construction	20	6.2	Male full-time, year-round workers	\$29,432	
Manufacturing	40	12.3	Female full-time, year-round workers	\$26,181	
Wholesale trade	35	10.8	<b>SUBJECT</b>		
Retail trade	20	6.2		<b>Number below poverty level</b>	<b>Number below poverty level</b>
Transportation and warehousing, utilities and other food services	30	9.2	<b>POVERTY STATUS IN 1999</b>		
Information	0	0.0	<b>Families</b>		
Finance, insurance, real estate and other services (except Public Administration)	15	4.6		130	50.0
Professional, scientific, management, administrative, and waste management svc	25	7.7	With related children under 18 years	85	56.7
Educational, health and social services	35	10.8	With related children under 5 years	70	73.7
Arts, entertainment, recreation, accommodation and other food services	30	9.2	<b>Families with female householder, no husband present</b>		
Other services (except Public Administration)	40	12.3	With related children under 18 years	75	53.6
Public Administration	30	9.2	With related children under 5 years	60	70.6
<b>CLASS OF WORKER</b>			<b>Individuals</b>		
Private wage and salary workers	260	80.0		635	53.1
Government workers	45	13.8	18 years and over	425	46.7
Self-employed workers in own not incorporated business	20	6.2	65 years and over	45	37.5
Unpaid family workers	0	0.0	Related children under 18 years	160	68.1
			Related children 5 to 17 years	95	63.3
			Unrelated individuals 15 years and over	255	60.0

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<sup>1</sup> If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator.

Source: U.S. Census Bureau, Census 2000.

# Greenmount West Master Plan

**Table DP-4. Profile of Selected Housing Characteristics: 2000**



Neighborhood Statistical Area:

## GREENMOUNT WEST

Note: Data based on a sample.

Prepared by the Baltimore City Department of Planning

SUBJECT	NUMBER	PERCENT	SUBJECT	NUMBER	PERCENT
<b>Total housing units</b>	<b>920</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			<b>Occupied housing units</b>	<b>520</b>	<b>100.0</b>
1-unit, detached	70	7.6	1.00 or less	470	90.4
1-unit, attached	290	31.5	1.01 to 1.50	10	1.9
2 units	175	19.0	1.51 or more	35	6.7
3 or 4 units	315	34.2			
5 to 9 units	20	2.2	<b>Specified owner-occupied units</b>	<b>100</b>	<b>100.0</b>
10 to 19 units	0	0.0	<b>VALUE</b>		
20 or more units	50	5.4	Less than \$50,000	65	65.0
Mobile home	0	0.0	\$50,000 to \$99,999	40	40.0
Boat, RV, van, etc.	0	0.0	\$100,000 to \$149,999	0	0.0
			\$150,000 to \$199,999	0	0.0
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999	0	0.0
1999 to March 2000	0	0.0	\$300,000 to \$499,999	0	0.0
1995 to 1998	20	2.2	\$500,000 to \$999,999	0	0.0
1990 to 1994	4	0.4	\$1,000,000 or more	0	0.0
1980 to 1989	50	5.4	Median (dollars)	\$45,000	
1970 to 1979	90	9.8			
1960 to 1969	115	12.5	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959	185	20.1	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier	455	49.5	With a mortgage	65	65.0
			Less than \$300	0	0.0
<b>ROOMS</b>			\$300 to \$499	0	0.0
1 room	40	4.3	\$500 to \$699	10	10.0
2 rooms	50	5.4	\$700 to \$999	10	10.0
3 rooms	160	17.4	\$1,000 to \$1,499	45	45.0
4 rooms	115	12.5	\$1,500 to \$1,999	0	0.0
5 rooms	135	14.7	\$2,000 or more	0	0.0
6 rooms	200	21.7	Median (dollars)	\$1,115	
7 rooms	65	7.1	Not mortgaged	40	40.0
8 rooms	65	7.1	Median (dollars)	\$175	
9 or more rooms	85	9.2			
Median (rooms)	5.0		<b>SELECTED MONTHLY OWNER COSTS</b>		
			<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>Occupied housing units</b>	<b>520</b>	<b>100.0</b>	<b>INCOME IN 1999</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			Less than 15 percent	45	45.0
1999 to March 2000	105	20.2	15 to 19.9 percent	15	15.0
1995 to 1998	125	24.0	20 to 24.9 percent	0	0.0
1990 to 1994	50	9.6	25 to 29.9 percent	0	0.0
1980 to 1989	100	19.2	30 to 34.9 percent	0	0.0
1970 to 1979	100	19.2	35 percent or more	40	40.0
1969 or earlier	40	7.7	Not computed	0	0.0
<b>VEHICLES AVAILABLE</b>			<b>Specified renter-occupied units</b>	<b>420</b>	
None	360	69.2	<b>GROSS RENT</b>		
1	100	19.2	Less than \$200	45	10.7
2	50	9.6	\$200 to \$299	100	23.8
3 or more	4	0.8	\$300 to \$499	185	44.0
			\$500 to \$749	85	20.2
<b>HOUSE HEATING FUEL</b>			\$750 to \$999	0	0.0
Utility gas	390	75.0	\$1,000 to \$1,499	0	0.0
Bottled, tank, or LP gas	0	0.0	\$1,500 or more	0	0.0
Electricity	100	19.2	No cash rent	0	0.0
Fuel oil, kerosene, etc.	10	1.9	Median (dollars)	\$385	
Coal or coke	20	3.8			
Wood	0	0.0	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy	0	0.0	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel	0	0.0	Less than 15 percent	65	15.5
No fuel used	0	0.0	15 to 19.9 percent	55	13.1
			20 to 24.9 percent	10	2.4
<b>SELECTED CHARACTERISTICS</b>			25 to 29.9 percent	20	4.8
Lacking complete plumbing facilities	0	0.0	30 to 34.9 percent	15	3.6
Lacking complete kitchen facilities	0	0.0	35 percent or more	185	44.0
No telephone service	55	10.6	Not computed	70	16.7

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This special census tabulation was supported by a partnership of the Baltimore City Department of Planning, the Baltimore City Department of Housing and Community Development, the Baltimore Memory Study at Johns Hopkins Bloomberg School of Public Health, the Baltimore Neighborhood Indicators Alliance (BNIA), the Center for Urban Environmental Research and Education at UMBC, The Institute for Urban Research, Morgan State University, the Johns Hopkins University Sheridan Libraries - Milton S. Eisenhower Library and the University of Maryland Geography Division.

Source: U.S. Census Bureau, Census 2000.

# Greenmount West Master Plan



## COMMUNITY STATISTICAL AREA PROFILE

**Midtown  
CSA #35**



<b>VITAL SIGNS FROM U.S. CENSUS 2000</b>		
<b>DEMOGRAPHICS</b>	<b>HOUSING &amp; COMMUNITY DEVELOPMENT</b>	<b>WORKFORCE AND ECONOMIC DEVELOPMENT</b>
Total Pop. 14,704	Racial Diversity Index 57.7	% Pop. Ages 25-64 w/ H.S. Diploma ONLY 14.5
Male 7,512	Economic Diversity Index 65.2	% of Population Ages 25-64 w/ Some College 70.2
Female 7,192	% of Households That Own Paying 32.9	% of Population Ages 16-64 That Is Employed 60.7
% Black 40.7	30+ % of Their Income for Mortgage 36.7	% of Population Ages 16-64 That Is Unemployed 34.8
% Asian 5.8	% of Households That Rent Paying 36.7	% of Population Ages 16-64 That Is Not in Labor Force 7.0
% Hispanic 2.8	30+ % of Their Income for Rent	Official Unemployment Rate 7.0
% White 48.7	<b>CHILDREN AND FAMILY HEALTH, SAFETY, AND WELL-BEING</b>	<b>URBAN ENVIRONMENT AND TRANSIT</b>
% 2 or More Races 1.5	Median Household Income \$22,426	% of Population Ages 16+ Using Public Transit to Get to Work 5.6
% Native-American 0.2	% Hshlds Earning \$0-\$25,000 53.4	% of Population Ages 16+ Walking or Biking to Get to Work 29.0
% 0 to 17 7.6	% Hshlds Earning \$25,000-\$40,000 16.3	<b>EDUCATION AND YOUTH</b>
% 18 to 24 23.3	% Hshlds Earning \$40,000-\$60,000 15.2	% of Population Ages 16-19 Working and/or in School 93.7
% 25 to 44 37.4	% Hshlds Earning \$60,000-\$75,000 4.0	
% 45 to 64 17.9	% Hshlds Earning \$75,000+ 11.2	
% 65+ 13.8	<u>% Earning Below Self Sufficiency Standard:</u>	
Households 8,750	Married Couple 7.1	
Avg Hshld Size 1.62	Families w/ 1-5 Children 85.5	
	Other Families w/ 1-5 Children 85.5	

### VITAL SIGNS FROM OTHER SOURCES

#### HOUSING AND COMMUNITY DEVELOPMENT

	2000	2001	2002	2003		2000	2001	2002	2003
Total Properties	3,871	3,871	3,870	3,865	% Vacancy Among Residential Properties	NA	5.3	7.4	7.1
Residential Properties	1,844	1,861	1,871	1,870	% Residential Props. w/ Other Hsing Violations	NA	25.9	9.5	5.4
% Residential Properties w/ a Rehab Investment of \$5,000+	NA	2.4	3.9	4.0	Median Sale Price for Residential Properties \$	139,625	149,728	210,000	235,000
Rental Eviction Rate	NA	NA	17.4	14.6	Residential Props. Sold	76	84	83	87
Mortgage Foreclosures	43	44	57	19	Median Number of Days on the Market	37	26	20	10
					% Owner Occupancy	49.2	51.0	52.1	47.9

#### CHILDREN AND FAMILY HEALTH, SAFETY, AND WELL-BEING

	2000	2001	2002	2003		2000	2001	2002	2003
Domestic Violence Rate	37.3	38.1	34.8	24.8	Teen Birth Rate	33.1	27.6	23.9	20.2
Child Abuse Rate	21.2	23.2	NA	NA	Maternal & Child Health Index	0.10	-1.11	-0.35	0.03
Part I Crime Rate	228.0	183.6	144.7	130.7	% of Births Where Mother Received Prenatal Care in 1st Trimester	72.3	81.3	72.2	81.0
Violent Crime Rate	32.7	25.9	27.3	23.0	% of Births w/ Satisfactory Birth Weight	91.5	84.6	84.5	88.8
Juvenile Arrest Rate	172.3	180.7	121.9	105.0	% Births to Term	90.4	76.9	83.5	88.8
Juvenile Arrest Rate: Drug Related Offenses	63.0	52.5	33.6	31.5					
Juvenile Arrest Rate: Violent Offenses	6.3	8.4	29.4	8.4					

# Greenmount West Master Plan



## COMMUNITY STATISTICAL AREA PROFILE

**Midtown  
CSA #35**



### WORKFORCE AND ECONOMIC DEVELOPMENT

	2001	2002	2003	
% Commercial Properties w/ Rehab Investment of \$5,000+	4.6	5.1	3.8	Additional indicators for <i>Workforce and Economic Development</i> can be found at the zip code level. Go to <a href="#">Vital Signs 3</a> and download the <i>Workforce</i> section.
% Vacancy Among Commercial Properties	1.6	2.0	2.4	

### SANITATION

	2002	2003		2002	2003
Rate of Illegal Dumping Incidents	6.8	4.2	Rate of Abandoned Vehicle Incidents	8.5	14.1
Rate of Dirty Streets & Alleys Incidents	4.1	12.8	Rate of Rat Incidents	4.2	7.0
Rate of Clogged Storm Drain Incidents	4.5	4.6			

### URBAN ENVIRONMENT AND TRANSIT

Citywide indicators for <i>Urban Environment and Transit</i> can be found in the Baltimore City profile.	2001
% Tree Canopy Coverage (%)	3.2

### EDUCATION AND YOUTH

2003 MSA SCHOOLTEST SCORES					ATTENDANCE	2003 HIGH SCHOOL ACHIEVEMENT	
READING		MATH		ABSENTEE RATE			
B	P/A	B	P/A				
3rd Grade	46.5	53.5	37.2	62.8	19.57	12th Grade High School Completion Rate	66.7
5th Grade	41.0	59.0	30.8	69.2	9.30	Dropout Rate	12.9
8th Grade	52.6	47.4	65.8	34.2	26.32	Advanced Programs-University of Maryland	82.4
10th Grade	44.0	56.0	75.0	25.0	62.96	Advanced Programs-Tech/Career	0.0
						Advanced Programs-Both of the Above	17.7
						ENROLLMENT	
						1st-5th Grade	229
						6th-8th Grade	144
						9th-12th Grade	122

B=Basic P/A=Proficient/Advanced

### NEIGHBORHOOD ACTION AND SENSE OF COMMUNITY

	2003		2000 General Election	2002 General Election
Neighborhood Associations	14	% of Population Ages 18+ Who Registered to Vote	46.7	48.4
CDCs	1	% of Population Ages 18+ Who Voted	28.4	26.7
Community Gardens	0	% of Population Ages 18-25 Who Registered to Vote	25.9	21.3
CHAP Properties	2,694	% of Population Ages 18-25 Who Voted	11.2	7.1

**Vital Signs 3**

**Community Statistical Area Profile - Explanations**

*NOTE: Not all the Vital Signs are included in the CSA profiles. For all the Vital Signs and more detailed explanations, see the Vital Signs section of the website or contact ENLA directly. All Vital Signs were analyzed by ENLA staff unless otherwise specified.*

**Vital Signs from the U.S. Census**

**Housing and Community Development**

**Indicator:** Racial Diversity Index – % chance that two people picked at random will be of a different race/ethnicity **Explanation:** The higher the %, the more racially diverse an area. The Index does not reflect which race/ethnicity is predominant. **Source:** U.S. Census 2000 **Analysis:** Baltimore City Dept. of Planning based on 1991 Diversity Index by Overberg and Nasser

**Indicator:** Economic Diversity Index-% chance that two households picked at random will have a household income in a different income range from each other **Explanation:** The higher the %, the more economically diverse the area. Five income ranges are used in this analysis: Less than \$25,000; \$25,000-39,999; \$40,000-\$59,999; \$60,000-\$74,999; \$75,000 and over. The Index does not reflect which income range is predominant in the area. **Source:** U.S. Census 2000 **Analysis:** MD Dept. of Planning-State Data Center, based on 1991 Diversity Index by Overberg, and Nasser

**Indicators:** % of households that rent or own paying more than 30% of their household income for housing costs (rent or mortgage) **Source:** U.S. Census 2000 **Analysis:** MD Dept. of Planning-State Data Center

**Children and Family Health, Safety, and Well-being**

**Indicator:** Median household income **Explanation:** Household income is defined by the U.S. Census as the “income of the householder and all other persons 15 years and over in the household, whether related to the householder or not.” **Source:** U.S. Census 2000, provided by the Maryland Dept. of Planning-State Data Center **Analysis:** MD Dept. of Planning- State Data Center

**Indicators:** % of married couple families with 1-5 children under the age of 18 earning below the Maryland Family Supporting Wage Standard (MFSWS); % of other families with 1-5 children earning below the MFSWS **Explanation:** The MFSWS estimates the amount of income needed to sustain various types of families. Costs factored in include health care, day care, transportation, food, etc. The “other” families category includes only single householders with no spouse present. **Source:** U.S. Census 2000 **Analysis:** Baltimore City Data Collaborative, U.S. Census Special Tabulations.

**Workforce and Economic Development**

**Indicators:** % of population ages 25-64 that have a high school diploma or equivalent only; % of population ages 25-64 with some college and above **Explanation:** Adults with only a high school diploma earn less on average than those with additional education. **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Indicator:** % of population ages 16-64 that is employed **Explanation:** Indicator reflects the number of people ages 16-64 who are employed out of all people ages 16-64 per CSA. **Source:** U.S. Census 2000, provided by MD Dept. of Planning-State Data Center

**Indicator:** % of population ages 16-64 that is unemployed and looking for work **Explanation:** Indicator reflects the number of people ages 16-64 who are unemployed and actively seeking employment, out of all people ages 16-64 per CSA. This is **not** the typical Unemployment Rate. **Source:** U.S. Census 2000, provided by MD Dept. of Planning-State Data Center

**Indicator:** % of population ages 16-64 that is not in the labor force. **Explanation:** Those not participating in the labor force may be either attending school or a training program, staying home to care for family members or not have the skills to obtain and hold a job. This population is not captured in the typical Unemployment Rate. **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Indicator:** Unemployment Rate **Explanation:** This indicator reflects the working age population that participates in the labor force but is not employed. The labor force consists of those actively looking for work or working only, and are 65.8 % of Baltimore’s working age population **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Urban Environment and Transportation**

**Indicators:** % of working population ages 16 and over who are employed using public transit to get to work and % of working population ages 16 and over who are employed walking or biking to work. **Explanation:** Indicators reflect the number of people of working age choosing alternative modes of transportation **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Education and Youth**

**Indicator:** % of population ages 16-19 in school and/or employed **Explanation:** Indicator reflects the number of people ages 16-19 who are employed and/or in school out of all people ages 16-19. **Source:** U.S. Census 2000, provided by the MD Dept. of Planning-State Data Center

**Vital Signs from Other Sources**

**Housing and Community Development**

**Indicator:** % of all residential properties that undergo rehab investment above \$5,000 **Explanation:** Includes investment in home improvements, rehabilitation, and maintenance to exterior and interior. **Source:** Baltimore City Dept. of Housing & Community Development

**Indicator:** Rental evictions rate-Number of rental evictions per 1,000 people **Explanation:** Rental evictions are those where landlords have successfully filed for eviction through the courts. **Source:** CitiStat, Bureau of Sanitation

**Indicator:** Number of residential properties under mortgage foreclosure **Explanation:** If a property owner neglects to pay the mortgage over a series of months, the mortgage lending company has the right to end the mortgage and foreclose on the property. This number reflects the number of foreclosure cases filed. **Source:** Circuit Court of Baltimore City

**Indicator:** % of all residential properties that are as vacant and abandoned at year’s end **Explanation:** A property is classified as vacant if: 1) it is uninhabitable and appears boarded up or open to the elements 2) it was previously designated as vacant and remains vacant 3) it is a multi-family structure where all units are considered vacant. **Source:** Baltimore City Dept. of Housing & Community Development

**Indicator:** % of all residential properties with other types of housing violations (excluding vacants) at year’s end **Explanation:** These housing violations are issued to buildings on properties whose facade, structure, and/or surrounding area violate the Baltimore City Housing Code. **Source:** Baltimore City Dept. of Housing & Community Development

**Indicator:** Median sale price for residential properties **Explanation:** Analysis uses arms length sales only, which are transactions between two otherwise unrelated parties. **Source:** First American Real Estate Solutions **Analysis:** ENLA and Baltimore City Dept. of Planning

**Indicator:** Total residential housing units sold **Explanation:** The indicator reflects the total housing units-meaning single family homes and condos-that are sold in a particular year. **Source:** First American Real Estate Solutions

**Indicator:** Median number of days a house stays on the market **Explanation:** The faster homes sell, the lower the median days. This is an indicator of demand, to live in an area. A house is technically “on the market” from the date it is listed until the date the contract is signed. **Source:** MD Regional Information Systems

**Indicator:** % of residential housing units that are owner-occupied (single-family homes and condo units only). **Explanation:** These are homes where the property owner is the primary resident. **Source:** MD Property View.

**Children and Family Health, Safety and Well-being**

**Indicator:** Domestic violence rate - Number of 911 calls to police for domestic violence incidents per 1,000 people **Explanation:** Indicator reflects the number of 911 calls to police regarding a domestic violence dispute out of every 1,000 people in the CSA. Once police determine an actual crime has been committed, the incident is classified under one of the criminal offense classifications. **Source:** Baltimore City Police Dept. **Analysis:** ENLA

**Indicator:** Number of reported and substantiated cases of child abuse and

## Vital Signs 3

## Community Statistical Area Profile - Explanations

**neglect per 1,000 children ages 0-17** Explanation: Cases are reported to the Baltimore City Dept. of Social Services. The case is classified as "substantiated" after investigation by a case manager determines the child is a victim of abuse and neglect. Source: Baltimore City Dept. of Social Services; Analysis: Baltimore City Data Collaborative

**Indicators:** Number of reported Part I criminal offenses per 1,000 people and number of reported Part I criminal offenses classified as violent per 1,000 people  
**Explanation:** Part I offenses include murder, aggravated assault, rape, attempted rape, robbery, burglary, larceny and auto theft. Of these, murder, rape, aggravated assault, and robbery are considered violent. The indicator reflects where the crime took place. Source: Baltimore City Police Dept.

**Indicators:** Juvenile arrest rate - Number of juveniles arrests per 1,000 youth ages 10-17; number of juvenile arrests for violent offenses per 1,000 youth ages 10-17; number of juvenile arrests for drug-related offenses per 1,000 youth ages 10-17  
**Explanation:** Arrests are used as the measure rather than actual crime since juveniles arrested are not always charged. Violent offenses include murder, rape, aggravated assault, and robbery. Drug-related arrests include arrests for drug possession, and the sale, manufacture, or abuse of illegal drugs and alcohol. Data reflect the juvenile's residence, not the location of the arrest or crime. Source: Baltimore City Police Dept.

**INDICATOR:** Teen birth rate - Number of teens ages 15-19 who gave birth per 1,000 teens  
**Explanation:** Studies over the years show teen births are a factor in the health of children and also tell whether that new family is more or less likely to be economically stable. Source: MD Dept. of Health and Mental Hygiene, compiled by the Baltimore City Health Dept. and the Baltimore City Data Collaborative; Analysis: Baltimore City Data Collaborative

**Indicator:** Maternal and Child Health Index  
**Explanation:** This index is a composite score using three variables: births delivered at term, births where mothers receive prenatal care, and babies born with satisfactory birth-weight. Mothers and children are "more healthy" in some CSAs, or "less healthy" in others. Source: MD Dept. of Health and Mental Hygiene, Provided by Baltimore City Health Dept. Analysis: Baltimore City Data Collaborative

**Indicator:** % of births where mother received early prenatal care (first trimester)  
**Explanation:** Prenatal care is a preventive measure since it helps to ensure mother has a healthy pregnancy and babies are born healthy. Source: Maryland Dept. of Health and Mental Hygiene, compiled by the Baltimore City Health Dept. and Baltimore City Data Collaborative; Analysis: Baltimore City Data Collaborative

### Workforce and Economic Development

**Indicator:** % of commercial properties that undergo rehab investment above \$5,000  
**Explanation:** Indicator reflects the % of commercial properties where investment in improvements, rehabilitation, and maintenance to exterior and interior took place. Source: Baltimore City Dept. of Housing & Community Development

**Indicator:** % of all commercial properties classified as vacant and abandoned at year's end  
**Explanation:** A property is classified as vacant and abandoned if: (1) it is uninhabitable and appears boarded up or open to the elements; (2) it was previously designated as vacant and remains vacant; (3) it is a multi-family structure where all units are considered vacant. Source: Baltimore City Dept. of Housing & Community Development

### Sanitation

**Indicators:** Rate of illegal dumping-Number of reported incidents of illegal dumping per 1,000 people; Rate of dirty streets and alleys-Number of reported incidents of dirty streets and alleys per 1,000 people; rate of clogged storm drains-Number of reported incidents of clogged storm drains per 1,000 people; Rate of abandoned vehicles-Number of reported incidents of abandoned vehicles per 1,000 people; Rate of rat incidents-Number of reported incidents of rats per 1,000 people  
**Explanation:** The rate reflects the degree of the problem relative to the population of the CSA. The indicator does not reflect the amount of calls or reports about an incident. All calls or reports about the same problem are applied to the same incident. Source: CitiStat.

### Urban Environment and Transit

**Indicator:** Tree canopy-% of CSA covered by trees  
**Explanation:** Trees and shrubs contribute to improved air quality by cooling down temperatures,

removing air pollutants and reducing factors that contribute to ozone depletion. Source: Ikonos satellite image from Fred Iraqi of the MD Dept. of Natural Resources; Analysis: Baltimore City Planning Dept.

### Education and Youth

*Indicators are for public school students only, including Charter and "new" school students.*

**Indicator:** Dropout Rate  
**Explanation:** % of students in grades 9-12 who withdrew from school before completion out of all students in grades 9-12  
 Source: Baltimore City Public Schools

**Indicator:** High school completion rate  
**Explanation:** % of public school students in 12<sup>th</sup> grade that received a MD High School diploma or equivalency certificate. Source: Baltimore City Public Schools

**Indicator:** MD School Assessment (MSA) Test Scores in reading and math for 3<sup>rd</sup>, 5<sup>th</sup>, 8<sup>th</sup>, 10<sup>th</sup> grades  
**Explanation:** MSA tests measure the number of students scoring in one of three classifications - *advanced, proficient, or basic* out of all students enrolled in that grade  
 Source: Baltimore City Public Schools

**Indicator:** % of graduates successfully completing courses to qualify for UMD or in Career/Tech program  
**Explanation:** Successful completion of these courses is defined by each program each year. Source: MD Department of Ed.

**Indicator:** Absentee rate  
**Explanation:** % of elementary and middle school students absent from school 20 days or more out of the school year. Source: Baltimore City Public Schools

### Neighborhood Action and Sense of Community

*NOTE: The assets in this category offer background information and are not meant as indicators*

**Asset:** Neighborhood associations  
**Explanation:** Neighborhood associations are groups of people, generally living in the same neighborhood, who volunteer their time and organize themselves into more formal arrangements having officers, budgets, and elections. Source: Community Assn. Directory maintained by the Baltimore City Planning Dept.

**Asset:** Community development corporations (CDCs)  
**Explanation:** CDCs are nonprofit organizations that work to revitalize a number of neighborhoods in a defined geographic area. Baltimore's CDCs focus mainly on housing production, economic development, and job creation. Source: MD Center for Community Development and the Community Assn. Directory maintained by the Baltimore City Planning Dept.

**Asset:** "Umbrella" organizations  
**Explanation:** "Umbrella" organizations are non-profit community-based organizations that work with and support organizations and initiatives in multiple neighborhoods. Source: Citizens Planning and Housing Association and the Community Assn. Directory maintained by the Baltimore City Planning Dept.

**Asset:** Community gardens  
**Explanation:** Gardens within neighborhoods are designated as "community gardens" when they meet two of the following three criteria: (1) is located on public or community-owned land; (2) is maintained by at least three people in the community (as opposed to an individual or couple) (3) is available for public/community use. Source: Parks & People Foundation; Analysis: Parks & People Foundation

**Asset:** Designated local historic building  
**Explanation:** After an extensive resident-initiated process, the Commission on Historical and Architectural Preservation (CHAP) designates buildings, landmarks and districts as local historic areas. CHAP designation does not mean the property is on the National Register of Historic Places. Source: Baltimore City Dept. of Housing & Community Development

**Indicators:** % of population ages 18 and over registered to vote; % of population ages 18 and over who voted in the general election; % of population ages 18-25 registered to vote; % of population ages 18-25 who voted in the general election  
**Explanation:** Voting participation is a standard proxy indicator for measuring involvement in civic and community life. Source: Baltimore City Board of Election



# Greenmount West Master Plan

Residential

Metropolitan Regional Information Systems, Inc  
CMA Statistics Detail

03-Sep-2008 12:53:07PM  
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ACTIVE	59 LISTINGS			DOMM	DOMP
	List Price	Orig. Price	% of		
406 22Nd E	\$261,000	\$195,000	133.85	574	574
410 22Nd E	\$261,000	\$195,000	133.85	316	316
422 22Nd E	\$261,000	\$215,000	121.40	227	227
443 22Nd St	\$261,000	\$220,000	118.64	458	458
20 Lafayette Ave E	\$510,000	\$510,000	100.00	1,008	1,008
428 21St St E	\$40,000	\$140,000	28.57	896	1,153
1915 Saint Paul St	\$449,900	\$498,900	90.18	457	457
1621 Calvert St	\$105,000	\$179,900	58.37	412	412
511 20Th St	\$69,000	\$69,000	100.00	361	361
1214 Calvert St N	\$950	\$1,100	86.36	293	293
1803 Calvert St N	\$469,000	\$675,000	69.48	222	222
1915 Saint Paul St	\$2,950	\$2,950	100.00	181	181
1915 Saint Paul St	\$2,950	\$2,950	100.00	179	181
427 22Nd St	\$300,000	\$315,000	95.24	166	166
429 22Nd St	\$300,000	\$315,000	95.24	166	166
431 22Nd St	\$300,000	\$315,000	95.24	166	166
315 Lafayette Ave	\$289,990	\$289,990	100.00	127	127
120 Station North Mews	\$299,000	\$390,000	76.67	116	116
200 Preston St	\$1,795	\$2,250	79.78	129	129
415 North Ave	\$170,000	\$175,000	97.14	126	126
433 Preston St	\$35,000	\$49,000	71.43	119	119
1621 Saint Paul St	\$249,000	\$249,000	100.00	117	480
403 Lafayette Ave E	\$49,900	\$49,900	100.00	105	256
426 22Nd St	\$120,000	\$130,000	92.31	99	99
212 22Nd St	\$239,900	\$299,900	79.99	88	88
2020 Saint Paul St	\$219,900	\$219,900	100.00	86	86
1610 Latrobe St	\$119,000	\$119,000	100.00	86	86
1612 Latrobe St	\$119,000	\$119,000	100.00	86	86
1608 Latrobe St	\$119,000	\$119,000	100.00	86	86
1610 Latrobe St	\$1,000	\$1,000	100.00	71	71
1309 Calvert St #1	\$169,000	\$169,000	100.00	69	69
216 Lafayette Ave	\$350,000	\$300,000	116.67	63	63
2022 Saint Paul St	\$490,000	\$490,000	100.00	56	56
312 Lanvale St	\$20,000	\$20,000	100.00	57	57
316 Lanvale St	\$20,000	\$20,000	100.00	57	57
318 Lanvale St	\$20,000	\$20,000	100.00	57	57
1625 Saint Paul St	\$349,900	\$349,900	100.00	48	172
509 23Rd St	\$61,900	\$61,900	100.00	47	47
407 Lafayette Ave	\$44,900	\$44,900	100.00	47	47
423 Lafayette Ave	\$44,900	\$44,900	100.00	47	47
1527 Barclay St	\$44,000	\$44,000	100.00	47	47
125 Lafayette Ave E	\$399,900	\$425,000	94.09	46	46
125 Lafayette Ave E	\$1,950	\$2,200	88.64	46	46
124 Station North Mews	\$399,900	\$425,000	94.09	46	330
124 Station North Mews #B	\$1,650	\$1,700	97.06	45	45
708 North Ave E	\$60,000	\$60,000	100.00	40	40
710 North Ave E	\$60,000	\$60,000	100.00	40	40
1818 Barclay St	\$225,000	\$225,000	100.00	22	22
18 Lafayette Ave	\$3,000	\$3,000	100.00	28	28
308 Lafayette Ave E	\$290,000	\$290,000	100.00	27	27
118 Lanvale St E	\$1,800	\$1,800	100.00	23	115
446 Federal St E	\$26,000	\$26,000	100.00	21	21
1809 Saint Paul St	\$142,450	\$149,900	95.03	21	21
1623 Saint Paul St	\$269,000	\$269,000	100.00	16	16
426 North Ave E	\$35,000	\$35,000	100.00	15	24
1704 Guilford Ave	\$264,900	\$264,900	100.00	14	14
1910 Barclay St	\$169,900	\$169,900	100.00	9	9
1615 Saint Paul St	\$1,100	\$1,100	100.00	7	7
1641 Calvert St N	\$399,900	\$399,900	100.00	4	4
<b>Average</b>	<b>\$169,361</b>	<b>\$176,894</b>	<b>95.74</b>	<b>146</b>	<b>167</b>
<b>Median</b>	<b>\$120,000</b>	<b>\$149,900</b>	<b>80.05</b>	<b>71</b>	<b>86</b>

## Appendix C: Community Benefits Agreements\*

### 1. Definition

A Community Benefits Agreement (CBA) is a legally enforceable contract, signed by community groups and by a developer, setting forth a range of community benefits that the developer agrees to provide as part of a development project. In exchange, community groups agree to support the developer when the project goes to the City for approvals and subsidies. The CBA is both a process to work towards these mutually beneficial objectives, and a mechanism to enforce promises made by both the developer and the community representatives. CBAs ensure that projects receiving public benefits - including public land, subsidies, zoning changes, tax relief and deferments, easements, even priority approval processing - create tangible benefits for local communities and give residents the power to shape projects to their needs. These benefits may include living-wage jobs, affordable housing, first-source hiring programs for local residents, funding for parks, space for community services, and monies for local investment.

### 2. Sample Language

#### **Introduction from Community Benefits Agreement (LAX Master Plan Program - Expansion of Los Angeles Airport)**

"This Community Benefits Agreement sets forth (1) a range of community benefits and impact mitigations that will be provided by the Los Angeles World Airports as part of the LAX Master Plan Program, and (2) an ongoing role for the LAX Coalition in implementation and oversight of these benefits and mitigations. This Community Benefits Agreement is agreed to by the LAX Coalition and LAWA . . ."

#### **Child Care Program and Facility (NoHo Commons CBA)**

"Developer agrees to plan an on-site location for a child care center and to enter into a lease arrangement with a child care provider . . . [that] shall offer affordable, accessible and quality child care for both on-site employees and the surrounding community. Developer...shall require that a minimum of 50 spaces shall be made available to very low, low and moderate-income families. . . .The Valley Jobs Coalition will assist the provider in fundraising and other efforts to maintain the quality and affordability of the child care center."

#### **Job Training (LAX Job Training Program)**

"Beginning in fiscal year 2005-06, LAWA shall provide \$3 million per year for five years, not to exceed \$15 million over five years, to fund job training for Airport Jobs and Aviation-related jobs, and for Pre-apprenticeship Programs. Any funds unspent in a

particular year shall . . . .”

**Minority Business Enterprise, Women Business Enterprise and Small Business Utilization and Retention (LAX)**

“LAWA shall coordinate with the Mayor's Office, CDD, and other relevant business advocacy and assistance organizations to initiate a program to increase participation in the planning, construction, operation and maintenance of LAX by Project Impact Area small businesses and minority-owned business enterprises and women-owned . . . .”

**One DC Equitable Development Initiative (Summary Representation of Community Benefits Agreement)**

- 10% of the condos on Parcel 33 will be affordable; 50% of the rental units on Parcel 42 will be affordable.
- The developers for Parcel 33 will hire a community-based agency to screen and recruit local residents for construction and permanent job opportunities on the site.
- 3000 square feet of retail space at Parcel 33 will be set aside at reduced rent for locally owned businesses.
- Over \$750,000 of development proceeds will be donated to a community fund controlled by EDI members.

**Additional Resources**

Atlantic Yards [www.Atlanticyardsreport.blogspot](http://www.Atlanticyardsreport.blogspot)

The Gates Cherokee Redevelopment Project  
[www.MakingConnectionsDenver.org](http://www.MakingConnectionsDenver.org)

Front Range Economic Strategy Center [www.fresc.org](http://www.fresc.org)

Good Jobs First [www.goodjobsfirst.org](http://www.goodjobsfirst.org)

Los Angeles Alliance for a New Economy (LAANE) [www.laane.org](http://www.laane.org)

Milwaukee Park East Redevelopment Compact  
[www.wisconsinfuture.org/workingfamilies](http://www.wisconsinfuture.org/workingfamilies)

Partnership for Working Families [www.communitybenefits.org](http://www.communitybenefits.org)

**\* Prepared by Samuel Jordan, Ward 7 Development Advisory Committee, Washington, D.C., March 2008**

## Appendix D: Current Zoning Categories

Zoning regulations determine how land or property can be used within various zoning districts. The Baltimore zoning code has four basic zoning categories: residential, office-residential, business and manufacturing. These districts are defined in Titles 4-7 of the zoning code. Currently, there are ten residential districts (R1-R10) and two residential sub-districts (R-1A and R-1B). The four Office-Residential districts (OR1-OR4) allow for a variety of general professional, business, and governmental offices in addition to the uses allowed in residential zones. The five business districts (B1-B5) provide for a variety of retail and office uses that range from neighborhood to regional businesses; residential uses are also allowed. The three manufacturing districts (M1-M3) range from light to heavy industrial; no residential development is allowed in any of the manufacturing districts. Generally, for each of the categories, as the number increases the intensity or density also increases.

The following zoning districts currently exist in Greenmount West:

### 1. Residential Zoning Districts

**R-8 General Residential** - Allows single-family detached, attached (rowhomes) and multi-family residences with a minimum lot size of 750 sq. feet per unit of single-family attached and multi-family dwellings and 5,000 sq. feet per unit of single-family detached dwellings with a maximum lot coverage of between 40-60%. Single-family homes have a maximum height of 35 feet, while multi-family dwellings are governed by a Floor Area Ratio (F.A.R.) of 2.

**R-9 General Residential** - Allows single-family detached, attached (rowhomes) and multi-family residences with a minimum lot size of 550 sq. feet per unit of multi-family dwellings, 750 sq. feet for single-family attached, and 5,000 sq. feet per unit of single-family detached dwellings with a maximum lot coverage of between 50-70%. Single-family homes have a maximum height of 35 feet, while multi-family dwellings are governed by a Floor Area Ratio (F.A.R.) of 3.

**R-10 General Residential** - Allows single-family detached, attached (rowhomes) and multi-family residences with a minimum lot size of 200 sq. feet per unit of multi-family dwellings, 750 sq. feet for single-family attached, and 5,000 sq. feet per unit of single-family detached dwellings with a maximum lot coverage of between 50-70%. Single-family homes have a maximum height of 35 feet, while multi-family dwellings are governed by a Floor Area Ratio (F.A.R.) of 6.

## 2. Office/Residential Zoning Districts

**O-R-2 Office Residential** - Allows for mixed uses near major thoroughfares, including general professional, business, and governmental offices. It includes uses allowed in residential zones. It does not allow retail uses. O-R zoning allows for low-density development and often serves as a transition zone between residential and commercial.

**O-R-3 Office Residential** - Allows for mixed uses near major thoroughfares, including general professional, business, and governmental offices. It includes uses allowed in residential zones. It does not allow retail uses. O-R zoning allows for low-density development and often serves as a transition zone between residential and commercial.

## 3. Business/Commercial Zoning Districts

**B-2 Community Business District** - This zoning district is intended to meet shopping needs with a larger variety of commercial activity. Retail uses include those allowed in B-1 zone, as well as some auto related uses. Some conditional uses are allowed, including parking lots as a principle use.

**B-3 Commercial Business District** - The B-3 zoning district is designed primarily for commercial activity oriented to a major thoroughfare. It includes all B-2 uses and includes additional uses such as live entertainment and more auto-oriented businesses. B-3 includes conditional uses that can be approved by BMZA and the City Council, such as car washes and restaurants with drive-thru windows.

## 4. Industrial Districts

**M-1 Light Industrial District** - The M-1 zoning district is designed primarily for less intensive industrial uses, including various types of manufacturing. M-1 includes conditional uses that can be approved by BMZA and the City Council, both industrial uses that may have greater impacts on adjacent properties and uses not industrial in nature.