Visualizing a Better Baltimore

In Baltimore, the neighborhood where you are born determines the conditions of your housing, schools, work, and built environment; it even predicts how long you will live. Widespread disparities between neighborhoods have resulted in a twenty-year life expectancy gap across the city. This exhibit elevates the story of Baltimore's neighborhoods through data to spark a dialogue about policy and action that can reverse the city's growing inequalities. We believe a better Baltimore is possible. We believe understanding our data and asking the right questions will lead to lasting change.

BNIA-JFI annually releases the Vital Signs report, which is a compendium of community-based indicators for all Baltimore's neighborhoods. These issues are complex, but based on open data of neighborhood change over time in Baltimore, BNIA-JFI has identified three goals that every neighborhood can focus on as starting points: reducing vacancies, increasing housing diversity, and decreasing households commuting over 45 minutes to work. We will highlight these throughout the exhibition because they represent essential conditions for neighborhood health. READ MORE: *bit.ly/BNIAreport*

What is a Neighborhood?

WHY DO NEIGHBORHOODS MATTER?

Neighborhood context impacts the social, economic, and political life of its residents. Where you live determines the schools your children attend, the quality of nearby jobs, and your access to public transportation, banks, grocery stores, green space, and stable housing.

WHY IS NEIGHBORHOOD CONTEXT IMPORTANT?

Knowing your neighborhood and its specific needs lays important groundwork for building solutions that match their context. Community-based indicators provide insights for leaders working to strengthen a neighborhood about the overall direction of that community.

WHAT IS A COMMUNITY STATISTICAL AREA?

Community Statistical Areas, CSAs, are clusters of Census tracts used to present a wide range of neighborhood data consistently over time. There are over 270 Baltimore neighborhoods with shifting boundaries and names, which often differ from CSAs, but these clusters enable data-driven organizations to be consistent across sources and time.

NEIGH·BOR·HOOD

\ˈnā-bər-ˌhud\

1. A district or area with distinctive characteristics
2. The people who live near one another or in a particular district or area

SOURCE: *American Heritage*

FIND YOUR NEIGHBORHOOD:

https://livebaltimore.com/neighborhoods/

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How might our neighborhood context inform our growth strategies?

Growth in Baltimore

Baltimore's current population is 619,500 residents. At its peak in 1950 the city was home to 949,708. Due to the decline in industry and investment, segregationist housing policies, and the growth of the suburbs, Baltimore experienced a population loss of 330,208.
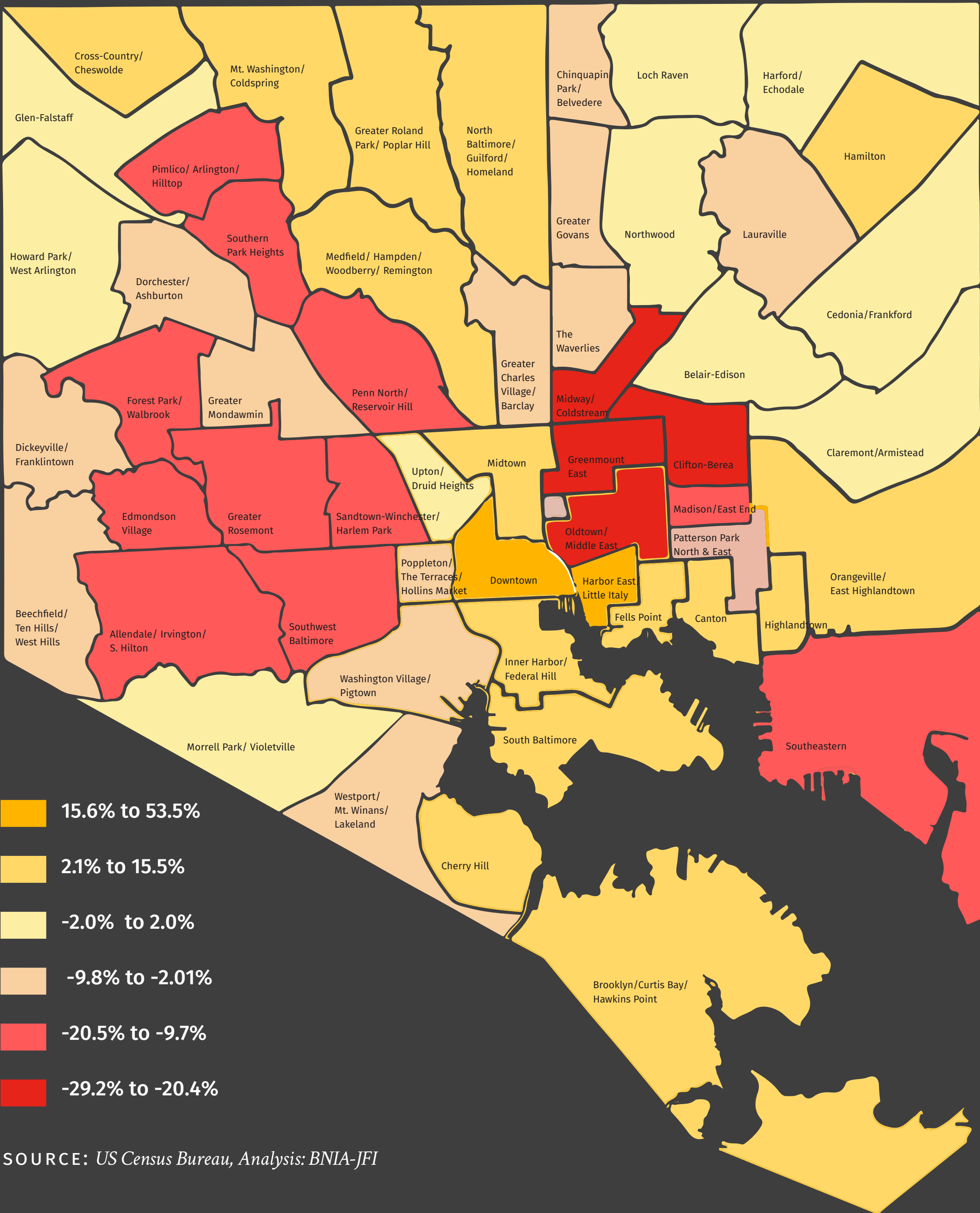
SOURCE: *Baltimore Sun*

In Baltimore City some neighborhoods are growing and thriving, while others are shrinking. Population growth has a real impact on the lives of people, and is intertwined with the state of housing, jobs, and transportation.

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How might we create conditions for growth in all Baltimore neighborhoods?

TOTAL POPULATION CHANGE (2000-2010)

■ (orange)	15.6% to 53.5%
■ (light orange)	2.1% to 15.5%
■ (pale yellow)	-2.0% to 2.0%
■ (tan)	-9.8% to -2.01%
■ (light red)	-20.5% to -9.7%
■ (red)	-29.2% to -20.4%

SOURCE: *US Census Bureau, Analysis: BNIA-JFI*

EXAMPLE NEIGHBORHOODS

	2000	2010	%		2000	2010	%
Downtown/Seton Hill	*4,767*	*6,446*	**35.2**	**The Waverlies**	*8,011*	*7,753*	**-3.2**
Canton	*7,010*	*8,100*	**15.5**	**Greater Charles Village/Barclay**	*17,151*	*16,391*	**-4.4**
Brooklyn/Curtis Bay*	*13,342*	*14,243*	**6.8**	**Penn North/Reservoir Hill**	*11,213*	*9,668*	**-13.8**
Medfield/Hampden*	*17,030*	*17,388*	**2.1**	**Sandtown-Winchester/Harlem***	*17,495*	*14,896*	**-14.9**
Belair-Edison	*17,346*	*17,416*	**0.4**	**Greenmount East**	*11,561*	*8,184*	**-29.2**

NOTE: * indicates an incomplete CSA name, due to space   PROJECT BY: *Impact Hub Baltimore, Baltimore Neighborhood Indicators Alliance & MICA*

Filling Vacant Homes

WHAT WORKS:

Reduce or maintain vacant and abandoned housing rates below 4% in your neighborhood.

(Percent of residential properties that are vacant and abandoned)

From 2000-2010, most neighborhoods that attracted new residents had residential vacancy rates at or below 4%. Learn how many units your neighborhood needs to fill, refurbish, or demolish in order to reach the tipping point for growth.

READ MORE ABOUT THE CITY STRATEGY AT:
baltimorehousing.org

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How might we adapt our community's vacancy strategy to the scale of the issue?

% PROPERTIES THAT ARE VACANT OR ABANDONED (2014)

Legend:
- 0.1% to 1.2%
- 1.3% to 3.7%
- 3.8% to 10.2%
- 10.3% to 20.9%
- 21.0% to 35.0%
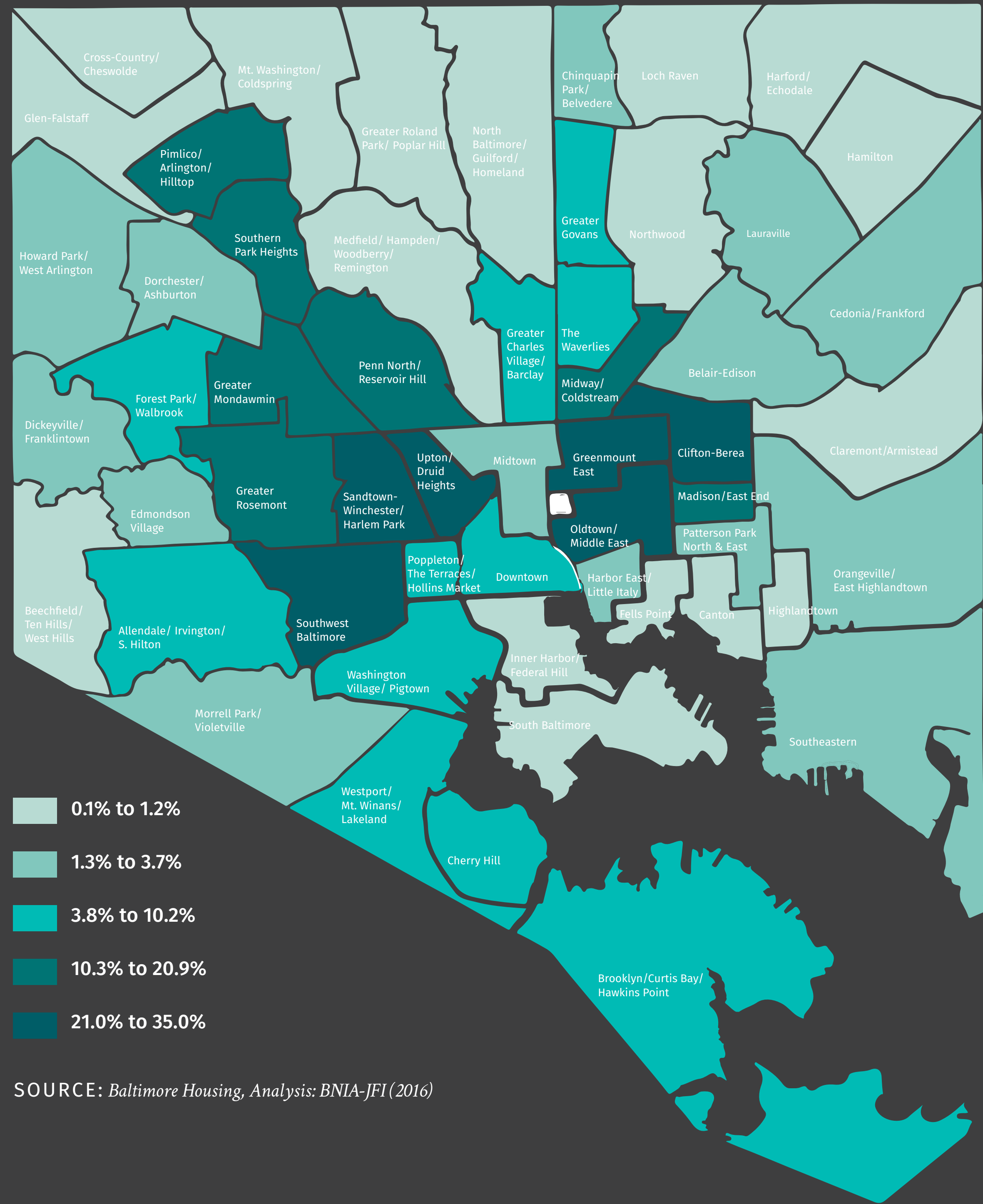
SOURCE: *Baltimore Housing, Analysis: BNIA-JFI (2016)*

EXAMPLE NEIGHBORHOODS

	# of Total Residential Properties	% Vacant or Abandoned	# of Houses to Meet 4% Tipping Point		# of Total Residential Properties	% Vacant or Abandoned	# of Houses to Meet 4% Tipping Point
Medfield/Hampden/Remington	6,810	.8	0	**Greater Charles Village/Barclay-**	3,681	5.7	63
Belair-Edison	6,296	2.7	0	**Brooklyn/Curtis Bay/Hawkins Pt.**	4,249	5.9	81
Dorchester/Ashburton	3,422	3.1	0	**Washington Village/Pigtown**	2,777	7.2	89
Patterson Park North & East	6,377	3.6	0	**Penn North/Reservoir Hill**	2,984	15.8	352
The Waverlies	2,690	4.5	14	**Sandtown-Winchester/Harlem Park**	6,057	35.0	1878

SOURCE: *Maryland Property View & Baltimore City Department of Housing (2014), Analysiss: BNIA-JFI*   PROJECT BY: *Impact Hub Baltimore, Baltimore Neighborhood Indicators Alliance & MICA*

Diverse Neighborhoods

WHAT WORKS:

Increase housing diversity in every Baltimore neighborhood.

(Calculated by: Percentage of housing units that are owner occupied, Affordability index- spending more than 30% of income on rent, Rate of housing vouchers per 1000 rental units)

The most stable housing markets in Baltimore are characterized by housing diversity. Increasing housing diversity means providing realistic housing options for a range of household incomes in one neighborhood.
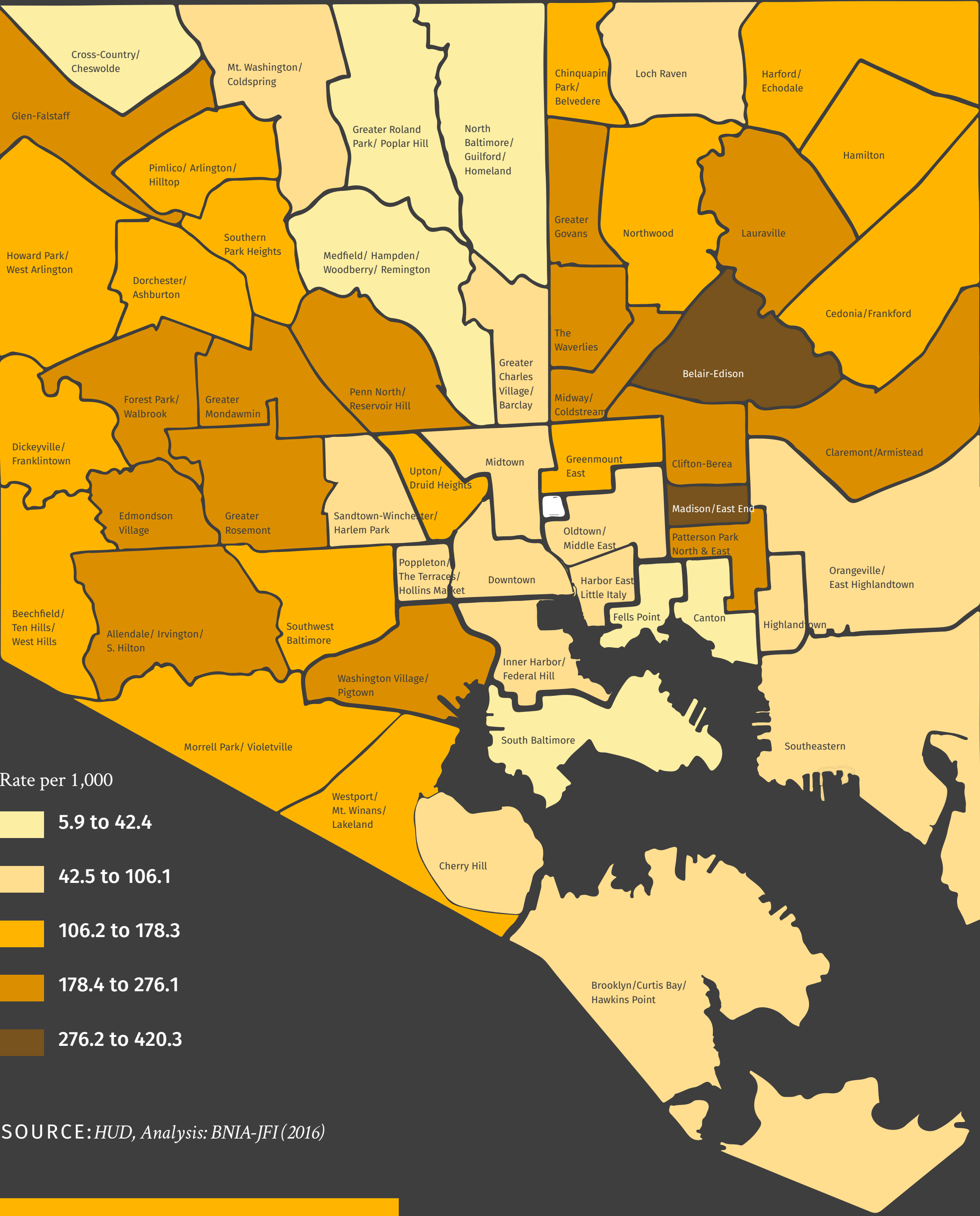
Neighborhoods with high income residents benefit from increasing affordable housing, and neighborhoods with predominantly low income residents benefit from housing options rented or sold at market rate.

SOURCE: *BNIA-JFI, Vital Signs 14 (2016)*

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How might we create diverse housing options in all Baltimore neighborhoods?

RATE OF HOUSING VOUCHERS PER 1,000 RENTAL UNITS (2014)

Rate per 1,000

- 5.9 to 42.4
- 42.5 to 106.1
- 106.2 to 178.3
- 178.4 to 276.1
- 276.2 to 420.3

SOURCE: *HUD, Analysis: BNIA-JFI (2016)*

WHAT CAN I DO?

As a resident you can:

- Advocate for land trusts and affordable housing vouchers, contact city council members.
- Support affordable housing and hold developers accountable.
- Get involved in your neighborhood association, make sure the housing plan invites diverse renters and owners into the neighborhood.
- Connect your neighbors to home buying programs like Vacants to Values and Neighborhood Housing Services.
- Encourage your friends and family to invest in Baltimore neighborhoods.
- Welcome new arrivals to your neighborhood.

PROJECT BY: *Impact Hub Baltimore, Baltimore Neighborhood Indicators Alliance & MICA*
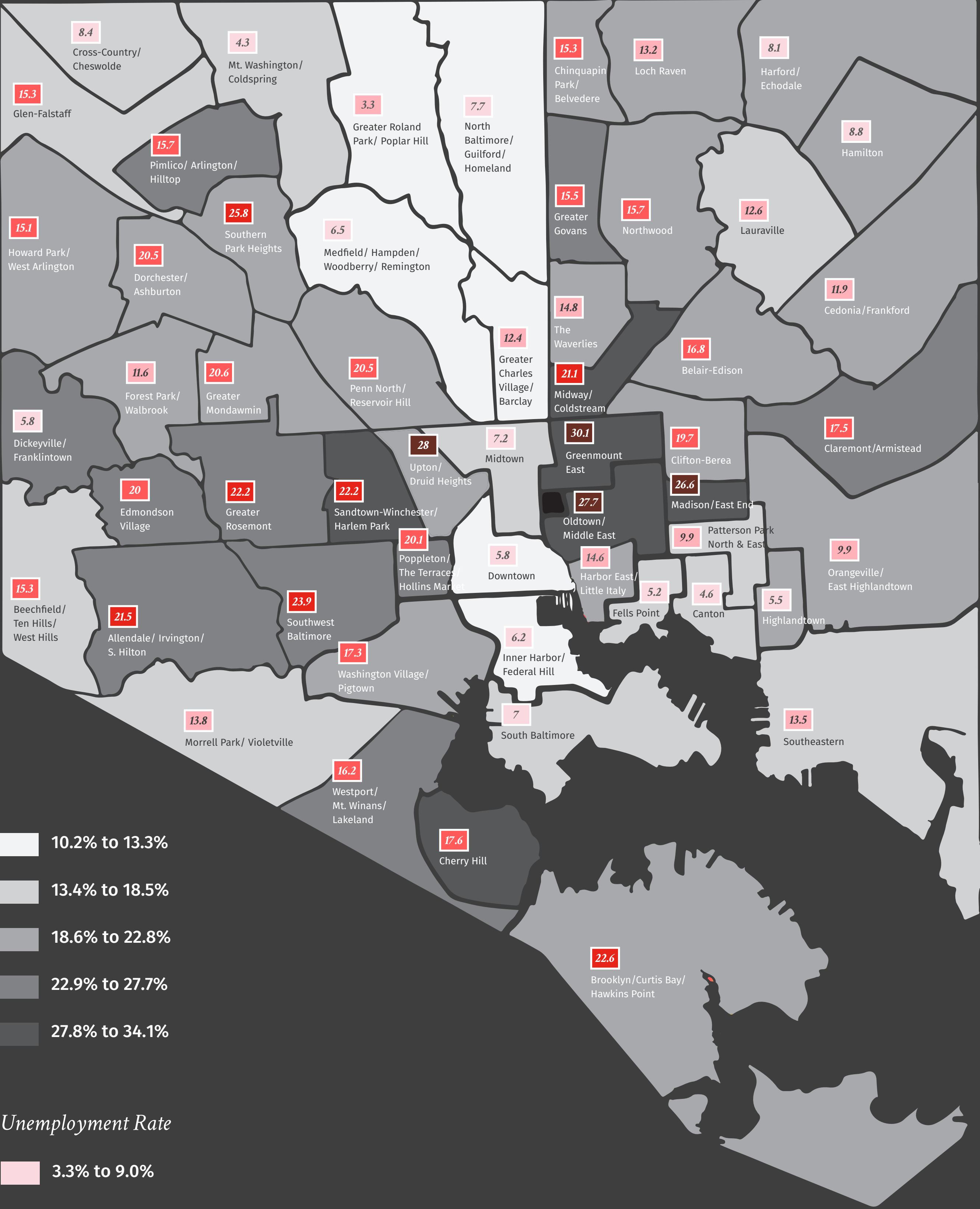
Travel Time to Work

Long commute times lead to shrinking neighborhoods. In Baltimore, the unemployment map mirrors the map of households traveling more than 45 minutes to get to work.

If an employed resident cannot reliably get to their job on time, they may either 1) lose that job or 2) move out of their neighborhood to be closer to work. Neither outcome helps to build healthy neighborhoods.

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How might we intentionally train new workers in industries that are accessible within 45 minutes of their homes?

% POPULATION WITH TRAVEL TIME TO WORK OF 45 MINUTES AND OVER

8.4 — Cross-Country/ Cheswolde
4.3 — Mt. Washington/ Coldspring
15.3 — Glen-Falstaff
3.3 — Greater Roland Park/ Poplar Hill
7.7 — North Baltimore/ Guilford/ Homeland
15.3 — Chinquapin Park/ Belvedere
13.2 — Loch Raven
8.1 — Harford/ Echodale
15.7 — Pimlico/ Arlington/ Hilltop
8.8 — Hamilton
15.1 — Howard Park/ West Arlington
25.8 — Southern Park Heights
6.5 — Medfield/ Hampden/ Woodberry/ Remington
15.5 — Greater Govans
15.7 — Northwood
12.6 — Lauraville
20.5 — Dorchester/ Ashburton
14.8 — The Waverlies
11.9 — Cedonia/Frankford
12.4 — Greater Charles Village/ Barclay
16.8 — Belair-Edison
11.6 — Forest Park/ Walbrook
20.6 — Greater Mondawmin
20.5 — Penn North/ Reservoir Hill
21.1 — Midway/ Coldstream
5.8 — Dickeyville/ Franklintown
28 — Upton/ Druid Heights
7.2 — Midtown
30.1 — Greenmount East
19.7 — Clifton-Berea
17.5 — Claremont/Armistead
20 — Edmondson Village
22.2 — Greater Rosemont
22.2 — Sandtown-Winchester/ Harlem Park
27.7 — Oldtown/ Middle East
26.6 — Madison/East End
15.3 — Beechfield/ Ten Hills/ West Hills
20.1 — Poppleton/ The Terraces/ Hollins Market
5.8 — Downtown
14.6 — Harbor East/ Little Italy
9.9 — Patterson Park North & East
9.9 — Orangeville/ East Highlandtown
21.5 — Allendale/ Irvington/ S. Hilton
23.9 — Southwest Baltimore
5.2 — Fells Point
4.6 — Canton
5.5 — Highlandtown
17.3 — Washington Village/ Pigtown
6.2 — Inner Harbor/ Federal Hill
13.8 — Morrell Park/ Violetville
7 — South Baltimore
13.5 — Southeastern
16.2 — Westport/ Mt. Winans/ Lakeland
17.6 — Cherry Hill
22.6 — Brooklyn/Curtis Bay/ Hawkins Point

Legend:

- 10.2% to 13.3%
- 13.4% to 18.5%
- 18.6% to 22.8%
- 22.9% to 27.7%
- 27.8% to 34.1%

Unemployment Rate

- 3.3% to 9.0%
- 9.1% to 14.8%
- 14.9% to 20.6%
- 20.7% to 26.4%
- 26.5% to 32.2%

SOURCE: *American Community Survey, Analysis: BNIA-JFI (2016)*

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What is Affordable Housing?

There is an affordable housing crisis in Baltimore City.

53% OF CITY RENTERS, 40% OF HOMEOWNERS pay more than one-third of their income in housing, putting them at risk for housing instability and even homelessness.

3,000 PEOPLE including children, are homeless in Baltimore, on any given night.

25,000 BALTIMORE CITY HOUSEHOLDS are on the waiting list for federal housing assistance, where they will wait for as much as ten years.
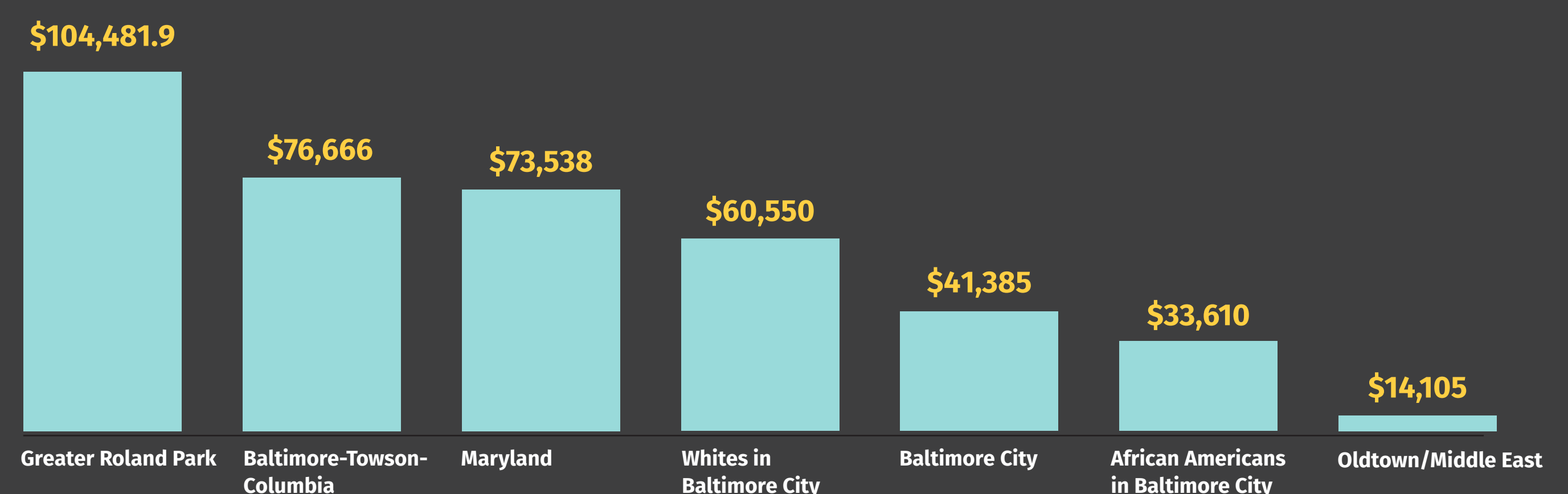
POLICIES AND PROGRAMS THAT SUPPORT AFFORDABLE HOUSING:

Inclusionary Housing Law: A 2007 Baltimore ordinance that aims to require developers to include 10% - 20% affordable units in a new project. Affordable housing is defined as costing one-third of a family's income, however the ordinance is based on a scale correlated to median income of an area (Area Median Income, or AMI). Due to loopholes, this policy needs strengthening.

Area Median Income (AMI): In Baltimore, AMI is often calculated for the Baltimore-Towson-Columbia, where AMI is $76,666 per year. If a new development calculates affordable housing at 60% of AMI, basing rent payments on earnings up to $46,000 a year, or $22.12 per hour, it is out of reach for many Baltimoreans, particularly Black households where the median household income is $33,610.

Greater Roland Park	Baltimore-Towson-Columbia	Maryland	Whites in Baltimore City	Baltimore City	African Americans in Baltimore City	Oldtown/Middle East
$104,481.9	$76,666	$73,538	$60,550	$41,385	$33,610	$14,105

Read more about other programs and mechanisms, such as low income housing tax credits, the housing choice voucher program, and the affordable housing trust fund: *baltimorehousingroundtable.org*

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Take Action:

Complex problems require collaborative solutions

KNOW YOUR CONTEXT
- Download and read your Neighborhood Profile from the Vital Signs report: bit.ly/vitalsignsreport.
- Invite BNIA-JFI to present at your neighborhood association meeting.
- Check to see if there is a master plan for your neighborhood and the status of implementation. *The City Planning Department and local neighborhood association are good resources.*

KNOW YOUR CITY
- Meet your City Council member and let them know what is important to you.
- Learn about policy initiatives impacting neighborhoods, especially housing transit, and jobs.
- Learn about citywide initiatives for change.

KNOW YOUR NEIGHBORS
- Plug into your neighborhood association and attend meetings.
- Get involved in local projects.
- Meet your neighbors and build a local network.

KNOW YOURSELF
- Create your personal vision for change.
- Identify how your own skills fit into the bigger picture.
- Activate your interests: What are you excited to work on? How does your existing work fit into neighborhoods?