



**REINVENTING OUR COMMUNITIES: INVESTING IN OPPORTUNITY  
OCTOBER 2, 2018**

[WWW.HEALTHYNEIGHBORHOODS.ORG](http://WWW.HEALTHYNEIGHBORHOODS.ORG)



HEALTHY NEIGHBORHOODS  
HELPS STRONG BUT  
UNDERVALUED NEIGHBORHOODS  
INCREASE HOME VALUES,  
MARKET THEIR COMMUNITIES,  
CREATE HIGH STANDARDS FOR  
PROPERTY IMPROVEMENT AND  
FORGE STRONG CONNECTIONS  
AMONG NEIGHBORS.

2004-2018





## 14 GUIDING PRINCIPLES OF HEALTHY NEIGHBORHOODS

- Strategies are based upon the strengths and assets of neighborhoods.
- Neighborhoods compete for new residents.
- Appreciation of property (building assets) is a good thing.
- Encourage and support visible positive neighborhood action.
- Neighbors must be engaged in positive marketing and action (if you complain too much, no one will come).
- Healthy Neighborhoods programs are not income restricted.
- Value is built by over improving property.
- Seek private capital which meets program goals and offers modest subsidy.
- Build a community oriented system to mitigate risk.
- Start on strongest blocks first.
- Demand measurable results.
- Empower active “leadership board.”
- Use capacity for other community development activities.
- CRA enforcement and local empowered management matter.



## ACCOMPLISHMENTS:

- 39 neighborhoods
- \$155 million invested
- 665 homes improved
- Increased home values
- 113 community facilities rehabbed with energy improvements (community centers, schools, housing for homeless families, drug treatment center)
- 201 vacant properties rehabbed and sold
- Improved neighborhood infrastructure
- Marketing strategies in each neighborhood
- New practice and philosophy for community development building upon neighborhood assets, encouraging property appreciation and neighborhood self-management

## NEIGHBORHOOD CAPITAL AND MARKETING GRANTS:

- \$1.6 million in grants
- 272 block and capital projects – neighborhood signs, playground equipment, public art, park improvements, tree planting, porch lights and flags, lawn lamps
- 105 marketing activities – websites, marketing materials (neighborhood, schools, loan pool), neighborhood tours, Spanish language homeownership materials
- \$40,000 annual grant to each neighborhood group for community marketing





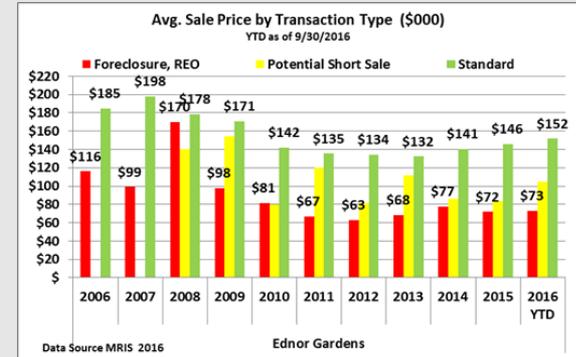
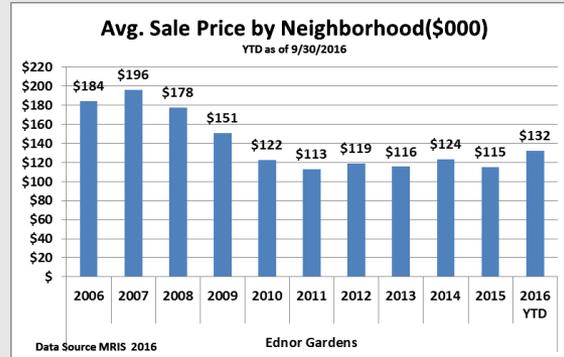
## HEALTHY NEIGHBORHOODS LOAN POOL

- Acquisition/rehab, refinance/rehab, home improvement
- 110% LTV, 1% below market, never less than 4%
- No PMI payments
- Free architectural advice
- No upper income limits
- \$70.5 million raised; 428 loans made; \$6.2 million remaining to loan
- Up to \$10,000 matching grants for rehab
- 278 matching rehab grants made totaling \$2.5 million



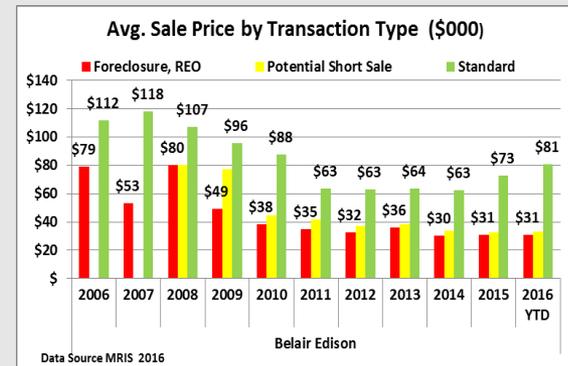
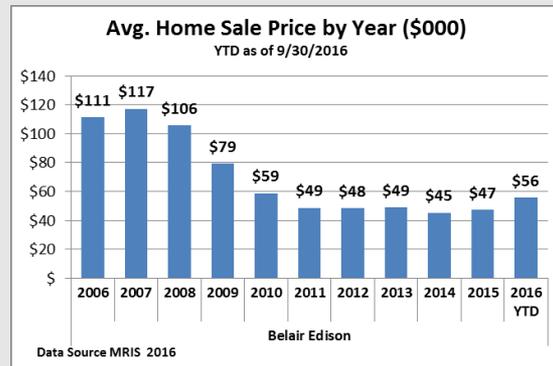
# Healthy Neighborhoods Neighborhood Housing Market Profiles 2006-2016

## Ednor Gardens-Lakeside



Due to an increase in foreclosure sales in 2015 average prices dropped. Standard sales have experienced steady price gains since 2013.

## Belair-Edison



As result of the high percentage of foreclosure sales, average sale prices have remained low and are still well below prices at the peak of the market, although in 2016 the neighborhood is seeing a rather robust increase in prices. Also, on the bright side, average prices for standard sales have begun to show significant steady increases.