



2022 ANNUAL REPORT



DEAR FRIENDS OF REBUILD METRO

ANYONE WHO HAS FOUGHT ABANDONMENT IN

BALTIMORE knows it is an uphill battle. I have been in the fight against the city's abandonment crisis for 17 years, and there are hundreds of Baltimoreans who have been in it for far longer, only to see this singularly persistent challenge continue to spread across our neighborhoods.

Even so, it was not until I read *Whole Blocks, Whole City*—a report ReBUILD Metro and BUILD commissioned in 2022—that I truly understood the immensity of the crisis, and how high of a mountain we have to climb.

Over the last 50 years, the percentage of vacant properties in Baltimore that are chronically vacant has doubled from 32% to 65%. Along with over 14,000 abandoned properties, Baltimore is home to over 21,000 abandoned lots. And because Baltimore is a city of rowhouses, over 34,000 of its occupied homes are attached to an abandoned home or lot.

This burden is not shared equally. Roughly 87% of Baltimore's abandoned properties are concentrated in the redlined neighborhoods of East Baltimore, West Baltimore, and Park Heights, where over 150,000 residents suffer the consequences of being surrounded by blight. Only 3 out of every 100 abandoned homes in these neighborhoods ever become revitalized; the other 97 continue to decay. It is no wonder that, over the last several decades, families have been fleeing these neighborhoods by the thousands.

Yet amidst these harrowing numbers, there is some good news: Baltimore does have a model for solving this problem. In our Oliver/Broadway East reinvestment area, we have worked hand-in-hand with City and State leaders and community partners to rebuild whole blocks of abandoned homes and reduce vacancy by almost 90%, including our rehabilitation of another block of 9 long-abandoned rowhouses in 2022. Over 300 new residents now live in this community, and nobody has been displaced.

188

vacant properties and lots under
redevelopment by ReBUILD Metro

In neighboring Johnston Square, we are on the cusp of accelerating a \$200 million community-driven revitalization strategy. Over the next three years, we will redevelop over 50 abandoned homes, invest in home repairs for dozens of legacy homeowners, and complete a series of transformative projects that will convert over 115 contiguous vacant lots into new community-oriented apartments, local businesses, community facilities, and exceptional open spaces for residents new and old to enjoy together.

We know how to reverse abandonment at the neighborhood level, and we will continue to do so. But there are simply not enough resources available to solve the abandonment crisis citywide. As we continue to restore East Baltimore neighborhoods, we—not just ReBUILD, but all of us who are fighting abandonment in this city—must advocate for the scale of investment that is required to rebuild whole blocks and neighborhoods in every part of Baltimore where abandonment has caused suffering for far too long.

I often say that there is nothing that is wrong with Baltimore that cannot be solved by what is right with Baltimore. We are hopeful because there is reason for hope, and Baltimore's people are the reason. We look forward to another year of working together to rebuild Baltimore neighborhoods, with hope and persistence.



Sean Closkey
President, ReBUILD Metro



EMERGENCY CONDEMNATION
AND DEMOLITION NOTICE
THIS PROPERTY IS CONDEMNED

By authority of Baltimore City Building, Fire and Related Codes, Section 120 et seq., the structure and land
at 773 Monroe St. has been
determined to be unsafe and dangerous for use and occupancy. The Building Official for Baltimore City, pursuant to
Section 117.1 of the Baltimore City Building, Fire and Related Codes has determined that the structure and land
constitutes an emergency where life, health, safety and/or property is in immediate danger.

THE PUBLIC IS WARNED TO KEEP AWAY
This property may not be entered or used except by the written approval of the Building Official.

Date 08/26/2023

Tony Norris
Building Official (printed name and signature)
Phone: 410-361-9436

Bullfinch

It is a misdemeanor subject to a fine of \$500 for any person to remove, deface, damage or change this sign.
Baltimore City Building, Fire and Related Codes, Section 123.10



WHOLE BLOCK / WHOLE NEIGHBORHOOD

WHEN WE BEGAN stabilizing the 9 rowhouses on the 1700 block of East Biddle Street, they wore the scars of neglect that are common among Baltimore's 14,000+ abandoned homes: collapsed roofs; floors turned to rubble; trees growing through walls and windows. Most homes in this condition never recover; neighbors and passersby begin to accept their presence as an unfortunate reality of life in Baltimore.

In December of 2022, we converted the last of these homes into a new high-quality homeownership opportunity, restoring the entire block to its former vitality. Now 8 new homebuyers call these buildings their home, and can call their fellow homebuyers their neighbors.

These homes are among **over 190 blighted homes** in our 10-block legacy reinvestment area of Oliver, Broadway East, Gay Street, and Eager Park that we have converted from abandonment to opportunity block by block, reducing vacancy in this area by over 90%. As the housing market in this area has stabilized, our Path to Own program continues to provide more new homebuyers with opportunities to purchase available homes that we rebuilt in our prior redevelopment phases. Meanwhile, we are now revitalizing the final 5 abandoned rowhomes on the 1700 block of East Preston Street, one block north of our 1700 East Biddle project. Once those homes are restored, vacancy in this formerly redlined area will be close to nonexistent, and a growing community of new and legacy residents will be able to live their lives unburdened by abandonment and disinvestment.



new homeownership
opportunities created

"I was not sure I wanted to stay in Baltimore, but I fell in love with the townhomes and the communities that are developing here. Of all the properties I viewed, this home felt like the one. In every room, there is a sense of happiness that exists within the walls."

Blen

East Biddle Street Homebuyer

RECLAIM / REIMAGINE / RESTORE

16

abandoned homes under
"stabilization-first"
reconstruction

OVER 150 ROWHOUSES in Johnston Square have become abandoned, and most of them share walls or blocks with homes that are occupied by low-income families. These properties are pernicious: they harbor toxins and vermin, cause leaks and damage to adjacent homes, and are often in danger of fire or collapse—and they become more dilapidated every year. Nobody wants to live next to an abandoned home, and nobody wants to live on a block with abandoned homes.

To reduce the harm of these homes as quickly as we can, we use a **stabilization-first reconstruction model**. We assemble and reclaim clusters of 4 to 8 abandoned homes and work with local contractors to clear them of their detritus, stabilize their walls, and add new roofs and floors. By prioritizing stabilization, we protect these homes from further damage, and we protect the families around them from further threats to their wellbeing. We then use repeatable floor plans to more efficiently restore these stabilized clusters into new high-quality homes.

In 2022, we stabilized 4 abandoned Johnston Square homes on the 400 block of East Biddle Street, where two families had lived for decades surrounded by vacancy. As we have proceeded with interior renovations in these homes, we have undertaken stabilization of another 6 abandoned homes in Johnston Square, advancing another 4 blocks towards restoration. As we pursue our next 50 rehabs in Johnston Square, this redevelopment strategy will allow us to more quickly recreate whole blocks where new and legacy residents thrive side-by-side—and where people want to stay in their communities.

"It is seldom we find a partner that has that same determination to get a project done as ReBUILD. We are taking on some of the worst abandoned houses in Baltimore, and we are doing what others fear to do."

Chris McCoy
President, C.L. McCoy Framing Co.





"I've lived here for over 40 years. I love Mura Street, and I love my house. This is where I live, and this is where I'll be staying, hopefully until I die."

Sharon Duncan

700 Block of Mura Street

SUPPORTING LEGACY HOMEOWNERS

OVER 200 HOMEOWNERS LIVE IN JOHNSTON SQUARE, and many of them live in homes that have been aging for over a century. In stable communities, most homeowners can use savings or loans to replace their roof or repair their plumbing, but most homeowners in neighborhoods like Johnston Square are not afforded those options. As a result, abandoned homes are not the only ones that fall into disrepair; so too do homes owned by devoted and perseverant legacy residents.

At the end of 2022, ReBUILD partnered with Rebuild Johnston Square Neighborhood Organization and Maryland DHCD to launch the Johnston Square Legacy Homeowner Repair Program, ensuring that, as we rebuild abandoned homes in Johnston Square, local homeowners also have resources to make long-deferred home repairs. Through DHCD's new Homeownership Works pilot program, participating homeowners are receiving substantial funding to fix damages, hazards, and problems they have coped with for decades.

For Sharon Duncan, one of two homeowners remaining on the 700 block of Mura Street, these home repairs will allow her to safely and comfortably age in place in the home where she was raised, where her mother took care of her block every day, and where she returned as an adult. Her roof will no longer leak and her floors will no longer creak. As we begin to give the abandoned homes around her new life, her home will be renewed as well, and its 75 years of family history will live on.

18

active participants in
Johnston Square Legacy
Homeowner Repair Program

THE JOHNSTON SQUARE GATEWAY

158

affordable apartments
in predevelopment

3.5

acres of new open
space planned

NESTLED BETWEEN I-83 AND GREENMOUNT AVENUE, Johnston Square's west end is almost entirely vacant. For decades, this area has been an eyesore that has embodied Johnston Square's decades of disinvestment and has greeted thousands of visitors to the community every day. Now, thanks to the vision and dedication of community leaders and years of planning, fundraising, and collaboration, this six-block area is on the precipice of becoming a symbol of hope and rebirth for the neighborhood.

With the Johnston Square Vision Plan as a guidepost, ReBUILD is converting 115 vacant lots in this area into a new gateway to Johnston Square. Along Greenmount Avenue, we will build 110 units of affordable mixed-income housing along with a new 8,000-square-foot public library branch. Next to this building, we are partnering to create a state-of-the-art 3.5-acre park that will include a full-size athletic field for Saint Frances Academy's renowned football team, a large all-ages playground, a plaza and pavilion, a lawn space, a dog park, fitness pods, and other community amenities. Across the street from this site, we are beginning work to convert 16 abandoned three-story rowhomes into co-living spaces containing 48 affordable housing units for early-career Baltimore teachers and educators. All of these projects will be under construction in 2024, and they are just the first of over \$100 million in reinvestments that we are planning for this area over the next five years.

Together, these reinvestments will change the perception of Johnston Square across Baltimore. More importantly, they will transform Johnston Square into a more livable, vibrant, and opportunity-rich community for its residents, new and old.

"The west end of Johnston Square took away our dreams of anything positive happening here. Now it will breath new life and bring new people into our community. It means everything to be able to walk your kids to a library or to a good park. This project was designed with the community, and it is going to change lives."

Regina Hammond

Rebuild Johnston Square Neighborhood Organization



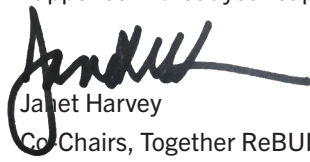
BUILDING ON SUCCESS

Dear Stewards of Baltimore,

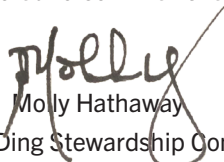
Due to the support for our ongoing Build on Success campaign, the continued impact of our investments, and many other contributions, ReBUILD Metro's work to transform East Baltimore proceeded at a remarkable pace in 2022!

Having raised \$10 million in investments for our Johnston Square Impact Fund, we are now well on our way to completing our Build on Success Campaign: over \$3 million in pledges toward a \$3.5 million goal. These funds are enabling ReBUILD to increase its staff, significantly strengthen its programs, and increase a funding pool for Johnston Square's legacy homeowners to access for repairs. These enhancements, along with designated support for other significant neighborhood improvements, ensure that our progress in and beyond Johnston Square—and our model for community transformation throughout our city—continues apace.

Please know that the progress we have made would not have happened without your support and commitment to Baltimore.



Janet Harvey



Molly Hathaway

Co-Chairs, Together ReBUILDing Stewardship Committee

BUILD ON SUCCESS CAMPAIGN

Gillet and Jennie Boyce
Brown Advisory
The Bunting Family Foundation
The Church of the Redeemer
The Clayton Baker Trust
Dixon and Janet Harvey
Ellen Harvey and Tad Sperry
Molly Hathaway
Tim and Devon Hathaway
Penney and A.C. Hubbard
The Kentfields Foundation
Sarah and Stan Klinefelter
Lila Boyce Lohr and Robert Ittmann
Jack and Susie Luetkemeyer
James and Mary Miller
Jean Prema
Gail and Jim Riepe
Barbara Shapiro
The Sherman Family Foundation
Edward Smith
Anne Bennett Swingle
David and Betsy Wilmerding

JOHNSTON SQUARE IMPACT FUND

(2019-2021)

Anonymous
Gail S. Bain
Peter and Millicent Bain
William C. Baker
The Baltimore Community Foundation
The Baltimore Community Foundation - Concinnity Fund
The Baltimore Community Foundation - Jencks Family Fund
Bruce and Polly Behrens
The Bessemer Trust
David Bramble
Andrew and Cassandra Brooks
The Eddie C. and C. Sylvia Brown Family Foundation
CFG Bank
The Canusa Corporation
The Charlesmead Foundation
The Church of the Redeemer Covenant Fund
The Clapp Family
The Clayton Baker Trust
Ellen Harvey and Tad Sperry
Jane Harvey and Charles Curtis
Janet and Dixon Harvey
Molly Hathaway
The Philip and Harriet Klein Foundation
The Madeline Foundation
The Linehan Family Foundation
The Rembrandt Foundation
The Rollins-Luetkemeyer Foundation
Rosedale Federal Savings and Loan Association
Nancy Dalsheimer Savage
The Sherman Family Foundation
Trustees of the Walters Art Gallery

LEGACY IMPACT FUND

(2006-2009)

The Annie E. Casey Foundation
The Archdiocese of Baltimore
Baltimore Hebrew Congregation
Brown Memorial Park Avenue Presbyterian Church
The Charlesmead Foundation
DLA Piper, LLC
The Disability Opportunity Fund
Enterprise Community Partners, Inc.
Howard County General Hospital, Inc.
Johns Hopkins University
M&T Bank
PNC Bank
The Rollins-Luetkemeyer Foundation
Rosedale Federal Savings and Loan Association
The Rouse Company Foundation
St. Joseph's Society of the Sacred Heart, Inc.
The Shelter Foundation
The Sherman Family Foundation
The T. Rowe Price Foundation

REBUILD 2021-2022 GRANTORS AND DONORS

INSTITUTIONS

The Abell Foundation
The Annie E. Casey Foundation
The Arbor Day Foundation
The Baltimore Civic Fund
The Baltimore Community Foundation
Baltimore Department of Housing and
Community Development
Baltimore Mayor's Office of
Recovery Programs
The Blanket Fort Foundation
Brown Advisory
The Bunting Family Foundation
The Capital One Foundation
The Caplan Family Foundation
The Chesapeake Bay Trust
The Church of the Redeemer
The Clayton-Baker Trust
The Robert W. Deutsch Foundation
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Fannie Mae
Forever Maryland Foundation
The France-Merrick Foundation
The Goldseker Foundation
First National Bank
The Johns Hopkins Neighborhood Fund
Live.Give.Run Foundation
M&T Bank
The Madeline Foundation
The Maher Family Foundation
Maryland Department of Housing and
Community Development
The Middendorf Foundation
The National Fish and Wildlife Foundation
Rosedale Federal Savings and
Loan Association
The Sherman Family Foundation
Sieck Floral Group
The TD Charitable Foundation
The Truist Foundation
The U.S. Small Business Administration
The Harry and Jeannette Weinberg
Foundation
WMS Partners
Zion Baptist Church

INDIVIDUALS/FAMILIES

Charles Baber
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Peter and Millicent Bain
Bruce and Polly Behrens
Karen Bonitz
The Bailey, Huntington, and Madison
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Sean and Pilar Hogan Closkey
Dorothy Green and Brendan Cormack
Kevin Davidson
Julie Day
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The Suzy and Eddie Dunn Fund
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Robert English
Damus and Ruth Fortune
William Geenen and Lillie Stewart
Maureen Gershberg
Gordon and Martha Glenn
Denis and Jennifer Graeber
Arnold and Martha Rodgers Graf
The Guinee Family Charitable Fund
Dixon and Janet Harvey
Ellen Harvey and Tad Sperry
The F.B. Harvey Fund
Molly Hathaway
Tim and Devon Hathaway
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Lisa and John Horrigan
Penney and A.C. Hubbard
Peter Jervy
Dana Johnson
David Johnson
James and Marilyn Johnston
Lisa and Brian Jolles
Calvin and Vanessa Keene
Sarah and Stan Klinefelter
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Katharine and Eric Kravetz
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Steve and Kathy LaPlant
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Stewart Love
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Cecily and Bruce Matthai
Bruce Mehlman
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Nancy Dalsheimer Savage
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Truman Semans
Erica Shelton
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Anne Bennett Swingle
Nancy Wagner-Hislip
John Washington
Brad and Crickett Woloson
Earl Wynn
Matthew and Christine Wyskiel



REBUILD WINS FANNIE MAE SUSTAINABLE COMMUNITIES INNOVATION CHALLENGE

ReBUILD Metro was extremely proud to be selected as one of five organizations across the country to win Fannie Mae's 2022 Sustainable Communities Innovation Challenge, a nationwide competition designed to help advance racial equity in housing. Our award is supporting our *Johnston Square: A Blueprint for Baltimore* project. Through this award, Fannie Mae is supporting our work with our community partners to accelerate our community-driven plan to transform Johnston Square and to foster its replication as a scalable model for revitalizing distressed communities across the city.

REBUILD STAFF AND LEADERSHIP

STAFF

Sean Closkey | President

Imari Alvarez | Fundraising and Communications Associate

Michael Bainum | Director of Real Estate Development

Genell Collins | Community Engagement Specialist

Karen Colbert | Accounts Payable Specialist

Deyana Etienne | Property Manager

Olatunde Falayi | Operations Manager

Byron Gibson | Maintenance Technician

Sharon Grinnell | Construction Manager

Jenny Guillaume | Director of Planning and Community Engagement

Arjun Hosakere | Associate Director of Real Estate Development

Ahmed Iqbal | Compliance Manager

Caleb Jones | Neighborhood Planner

DeVonya Jones | Development Analyst

Daniel Kravetz | Director of Fundraising and Communications

Donika Lee | Operations Analyst

Chuck Metzger | Controller

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Phil Nolder | Assistant Controller

Dina Talbert | Assistant Property Manager

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Assistant Professor of Emergency Medicine, Johns Hopkins

Karen Stokes
The Brownstone Project

Nancy Wagner-Hislip
Chief Lending Officer, Reinvestment Fund



IN MEMORY OF TREVOR WHITE

Trevor White, ReBUILD's Director of Asset Management—our colleague and our friend—was senselessly murdered on the morning of June 19, 2022. Trevor was an innovative leader who enhanced our ability to transform neighborhoods and to provide opportunities to East Baltimore families. He also was a thriving entrepreneur who employed and mentored dozens. Above all, Trevor was a devoted father to his three children.

Our thanks to everyone who donated to the Trevor White Memorial Fund and helped to ensure his children will have the opportunities that Trevor was working to provide them.

REBUILD FINANCIAL SUMMARY: 2021-2022

STATEMENT OF FINANCIAL POSITION

ASSETS	FY2022	FY2021
Current Assets	\$ 11,210,780	\$ 4,952,411
Noncurrent Assets	40,196,326	39,920,725
Total Assets	\$ 51,407,106	\$ 44,873,136
 LIABILITIES		
Current Liabilities	\$ 7,635,873	\$ 7,205,175
Noncurrent Liabilities	38,653,461	31,942,424
Total Liabilities	\$ 46,289,334	\$ 39,147,599
 NET ASSETS		
Unrestricted Net Assets	\$ 1,960,830	\$ 2,390,152
Donor Restricted/Non-Controlling Interest	3,156,942	3,335,385
Total Net Assets	\$ 5,117,772	\$ 5,725,537
 TOTAL LIABILITIES AND NET ASSETS	\$ 51,407,106	\$ 44,873,136

STATEMENT OF ACTIVITIES

REVENUE	FY2022	FY2021
Rental	\$ 2,378,397	\$ 2,809,711
Net Sales and Construction Fees	(123,130)	(186,337)
Income, Grants, and Contributions	5,513,336	3,496,968
Total Revenue	\$ 7,768,603	\$ 6,120,342
 EXPENSES		
Rental	\$ 2,748,859	\$ 2,358,656
Program	3,445,499	2,432,986
Total Expenses	\$ 6,194,358	\$ 4,791,642
 OPERATING INCOME	\$ 1,574,245	\$ 1,328,700
 Depreciation	\$ 1,722,917	\$ 1,769,016
Other	332,672	270,449
 NET INCOME (LOSS)	\$ (481,344)	\$ (711,115)



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