



Our Baltimore:

Spring Open House Notes

Our Baltimore
Your Baltimore

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Livable Places

Design

- Design standards – mixed income housing; grocery¹
- Development and design standards created by residents (3)
- I don't like the new (high rise) developments; they block the views. We need to focus more on historic restoration, green spaces and recreation areas for the community. Less bars and prioritize more spaces for children and youth.¹
- Neighborhood specific design standards for development (8)
- Why bother – we seem to live in a cookie cutter universe. When everything looks the same – buildings, shopping centers, apts (shipping container chic). We are melting! ³

Historic Resources

- Baltimore is a historical town which should prioritize preservation of historical relics.¹
- Historic resources – can you make this mean something to the community? ²
- Historic resources – making more history for Black¹
- In my neighborhood we're wanting to help tell our history in park. ¹
- In Sharp Leadenhall we are interested in historic preservation¹

- Need education around taking care of historical home – there were things that we could have taken care of ourselves but we didn't have the information. If there could be a repository of how to take care of 100-year old home, this is what happens with the soil in Baltimore, etc. 4
- Please save, protect, restore the Dr. George Whittington Kennard Civil War Hoschild and Medical School of Nursing. 3
- Quality materials/façade on new developments – want a requirement to use quality homes and maintaining a similar façade for new developments to fit into neighborhood character. It appears that people are fixing up homes just to get a tenant and not how to get it to fit into the look of the neighborhood. If the community/neighborhood is not listed as historical then they don't have to fit that qualification. Need to keep developers/contractors accountable 4

Housing

Affordable housing

- Affordable and workforce housing – for everyone to be equal as one 2
- Affordable housing – if it is affordable then people can live more comfortably1
- Affordable Housing - Overall, housing is a human right. There is homelessness and displacement and lip service for affordable housing but that doesn't seem really borne out by the population loss. I think people might be moving away b/c they can't afford to live in Baltimore. 4
- Affordable housing for all (11)
- Affordable workforce housing – affordable homes for mothers with children to support. leadership worthless goals they want to achieve1
- Affordable workforce housing – for everyone to be equal as one1
- Baltimore City needs more affordable housing. It is sad to see many houses in bad condition and people don't care. Some people may get pushed out of Baltimore. Where would they move? We need to solve this issue. We don't want Black people to be displaced. We want people to enjoy their communities and be able to stay. We want to see change for people, including people who are on the streets. We need to go out to talk to people, speak with them, so they know what is going on. People do not know about this plan, that's why they are not here. 4
- Housing – affordable doesn't work; doesn't build wealth. Affordable housing should be near transit hubs; partnership w MTA.3
- Housing as a human right – if we have housing as a human right then a lot of these other topics will be answered with that. If the focus is human right then there will be affordable housing and other housing options. We need dwellings to house all those who are unhoused. 4
- Housing in Baltimore is very much affordable. 2
- No pricing out of housing2
- Not just affordable housing, but affordable home ownership for Black and Brown people, lower income people, working class people, etc. END has to find ways for all to be part of the development and have ownership of the neighborhood. 4
- Prices are higher, but buyer's ability to pay has not kept pace. 2
- Rent control3
- Sharp Leadenhall has no new affordable housing; all new development is expensive! What happened to inclusionary housing efforts? 1
- Very affordable2
- We need more affordable housing choice. At this time all new development apartments are more expensive. 1
- Doesn't tell much about affordable housing without sales prices2
- Affordable is subjective. Please define income levels of residents to build those incomes (more homeownership options) 3

Decision making

- Housing Goals – not sure what this means what type of housing classes, certain types of real estate. Individuals get a free wheel on what they chose to do on a piece of land, as an investor I don't want to be told to do anything. But I think it should be a coordinated effort between community and a developer. Interested in seeing what the city wants vs. what I see when I go into a neighborhood. 4
- Housing should collaborate with neighborhood groups to determine development desires³
- How can Baltimore City prioritize residents instead of developers³

Distressed

- If the City can afford it and can redirect funds to poorer neighborhoods have houses that can be refurbished or torn down to create green space. Do what you'd do in white areas for the heavily minority areas. 1
- Improve housing stock in distressed communities by streamlining the process to acquire and develop vacant properties²

Gentrification

- Gentrification – inclusionary housing¹
- Gentrification – just stop it!! Diversity is better, inclusiveness!! 1
- Gentrification – mediation needed between new and existing residents, as well as institutions and residents to reduce harmful effects of gentrification³
- Gentrification – prevent displacement of long term renters³
- Gentrification may be good for some people, but not for people who have been in the city for a long time. People get pushed out to the suburbs. Police presence is needed because no one is paying attention to the streets and keeping them safe. When new development comes, people start paying attention, but it's not for people of color. It's hard to say that police presence is needed, because this may mean more profiling, especially for young Black men. We don't want to see this either. As an investor, with a young child, would like to move to the city, but development needs to be more inclusive and address the issue of public safety. 4
- Gentrifications – shows potential where it can take place²
- Many blue areas where gentrification is happening or could happen – the red areas have high opportunity to become places of affordable homeownership³

Home improvements

- Help existing residents stay in their homes with rehab \$ and loans for new owners to buy²
- Home improvements in more mixed income communities²
- Housing - Help older adults rehab homes with quality contractors 2

Homeless

- Development of sustainable housing for citizens experiencing homelessness¹
- Homelessness – Renovate vacant houses to address homelessness. 4
- Housing - Different types of housing for homeless people, low income people¹
- Housing - Transitional housing across all neighborhoods, meet with neighborhoods 2

Homeownership

- A 10% increase in homeownership rates in neighborhoods most affected by disinvestment (15)

- A rising tide floats all boats. Make undesirable areas desirable. People crave homes. Figure this out please.3
- Affordable housing - *Ownership*3
- Allocate more money to legacy residents to buy and fully rehab homes (1st time homebuyer)3
- Build wealth through homeownership -- Opportunities are available. 2
- Continue homebuyer programs – access to housing counseling, financial counseling, closing cost programs2
- Distressed neighborhoods – (ownership) 3
- Financial and home ownership literacy is key. If people don't know what it takes in effort and money to maintain their homes, they won't be able to access them (and keep them). We need to figure out how to include people in programs that address this. Part of it is just talking to people. 4
- Homeowners has to do most the leg work to get things done in DPW, even though the taxes are going up2
- Homeownership – this should be affordable/available to residents. It's a wealth building tool and a community development tool, it's a number of things. 4
- Homeownership opportunities for first time and low/middle income residents that determine credit worthiness without credit scores1
- How can Black people gain or retain homeownership as the Baltimore demographics change?3
- I'm a recent homeowner in the Oliver area. 2
- Opportunity for low and middle income residents to build wealth through homeownership (25)
- Prioritize supporting existing long term residents who want to own property in their neighborhood with funding and incentives 3
- Provide more homeownership programs to retain residents – grants and low cost loans to rehab/improve homes2
- Teach and give resources to black folks to help ensure ownership to retain residents. 1
- Homeownership; Vacants
- Fine homeowners for abandoned homes; demolish vacant homes and fine owners for cost3

Housing values

- How to increase the value of city houses; holding vacant houses accountable1
- I moved here from DC. People come from places like DC and NYC because in Baltimore they are practically giving away properties. These people are able to tap into equity from their homes in other places to buy homes here. 2
- Property values are suppressed in Black neighborhoods even nice ones like Ashburton3
- This chart is not accurate. Doesn't reflect my house value. Houses are 2x much now 2022. 1
- There appears to be a connection between walkableness and home sales price increase but also development/anchor projects. The bulk of the increase in price were concentrated on a cluster from west to central just outside downtown. Houses that were cheap low 1,000s to mid price starter low look. These have the most opportunities to sale to young professionals and people of means long term. 2

Mixed income

- Housing goals – mixed income housing; recreation and mental health facility access to all; less policing and more community resources; jobs, training programs1
- Mixed income housing1
- Re: mixed income communities – people need good credit scores to buy homes; this can be a barrier3

- The intentional creation of a sustainable and aggressive mixed income housing model²
- There's many neighborhoods that can benefit from mixed community living. "Affordable" housing vernacular sets a tone that can easily be assumed to be a poor or unsafe neighborhood.²
- We need to de-concentrate poverty. ²

Vacants

- Address vacant properties – privately owned: change law to make it easier for City to take over the properties and allow willing buyers to take them and rehab; assist willing buyers with affordable financing to buy and rehab²
- Blocks of homes look like zombie apocalypse. ³
- City can purchase a variety of vacant buildings or sell with benefit to help purchaser²
- Develop vacants by partnering with blighted community associations. ²
- From a senior resident from the Fairmount neighborhood – There really are not any vacants in this neighborhood, so some of the dots for vacants on the map must be vacant lots. ²
- Housing - Having something done to vacant homes¹
- Housing - The process to acquire a vacant home is too cumbersome in a city with an excessive amount of vacants! ²
- Housing - Too many vacants, too many problems with squatters and rat problems, fire starting, it would make the neighborhoods¹
- How many playgrounds are located in alley but surrounded by vacant homes³
- In my Baltimore the vacant housing problem is dealt with via decisive government action³
- In my Baltimore, we change the image of Baltimore to beautiful. The City owns property but they let it decline. The City should give away properties. Neighborhoods look like a cancer. We need to beautify properties that the city owns. Don't sit on properties.⁴
- Interested in unclaimed spaces between vacant houses (vacant lots), alleys, these unclaimed spaces are vulnerable. Seen tons of unclaimed spaces become areas of illegal activity b/c no one is responsible for it. Likes city program for allowing people to reclaim the alley. ⁴
- It is harder to preserve gardens in neighborhoods with more vacant land, e.g. the site that is part of the La Cite LDA³
- Mandate: to prevent. Show full acquisition capability for investors (to include ability/financial capacity to purchase with immediate intent to rehab) ¹
- My vision for Baltimore is to see all the boarded up houses, cleaned up and lived in by single mothers and families that are doing well and living their best lives. People have learned to live peacefully, safely. Everybody deserves that. Everything is cleaned up, but no one is displaced.⁴
- Need pathway to ownership of vacant lots by community groups³
- Owners should be fined heavily for vacant home³
- Please take vacant land from absent owners³
- Prevent vacancies: provide access funding programs to help homeowners rehab and maintain properties affordably; provide funding for housing counseling – help people who are mortgage delinquent²
- Prevention – create fine or tax lien on other properties owned by the same owner or a hotline for owners to report vacant properties. Foreclose on properties not paying taxes 2+ years and not responding to notices³
- Prevention -- more stringent vetting processes and policy for investors. ²
- Privately owned vacant property if not maintained should be taken in large areas at one time through eminent domain. A development plan is needed for these areas. Make it possible for

homeowners to remain in the area but in new homes. Pull apart the layered LLCs to determine ownership of vacants.³

- Provide loans to offer vacants to owners who will rehab the properties²
- Pursue owners of vacants (use code enforcement) ²
- Put up for auction with attractive incentives²
- Reclaiming abandoned real estate for green manufacturing, online services, logistics²
- Recreation in public spaces – vacant lots³
- Sell for cheaper; have community buy off. Self control with other project living¹
- Sell more than one vacant together – plan for the whole neighborhood³
- Stabilize vacancies²
- Take over privately owned vacant homes that can not be reached after 6 months³
- Tax the vacant absentee owners!³
- Tax vacants at a higher rate³
- The City should NOT use vacant land for green spaces. These spaces should be used by the community to open small businesses and for social/human services³
- Too many vacant lots and businesses. ³
- Transparent Clear – how to buy lots in the city. How to be a development to take over vacant homes³
- Vacant homes could be made available to non profit organizations based in Baltimore and operating at least ten years³
- Vacant housing – programs to support rehab a decent sale¹
- Vacant housing – Rehab what can be and encourage affordable homeownership, teach financial literacy classes. Often home improvement grants and low interest loans. ¹
- Vacant housing - There's a lot of it! We have lot of homelessness. We can spend some of that \$641 million from the city and fix up vacant housing and give it to homeless people. It's a waste, brings down the value of the neighborhood. ⁴
- Vacant land should be used for green space, but make sure to improve the adjacent homes as well³
- Vacant land should be used to create new development for specific target populations. ²
- Vacant lots can be used for solar fields ²
- Vacant lots should be used to create green space but support is needed for neighbors to maintain the spaces³
- Vacant property – crime, decreased property value, reduced saleability of other property ²
- Vacants are the responsibility of the owners. They (landlords) should be fined, prosecuted, and jailed! ²
- Vacants will not be addressed due to the cost of rehab, quality of neighborhood. City must invest in the broader area and public funds must be leveraged³
- Very proud of the city's forestry management plan and support greening of vacant spaces³
- We need to better track properties that are involved with Vacants to Value – that process takes way too long. ³
- When a citizen calls in a vacant, there should be a red flag and immediate action to determine landlord. City should work with residents to investigate and owner needs a 30-day window (to respond).³
- When vacant land turns out to have value, the residents should get that value – i.e. money, food, jobs – need to consider the home-grown, non-market economy. ³
- While neighborhoods have borders, poverty does not. Stop the segregation. Make more of the trash homes available for rehabilitation³

- Would like to see a partnership in the city to address the vacant properties. People have to leave the city to access stuff. Can there be public-private partnerships with these businesses to come to the city and use some of these properties? 4
- Yes pursue more new development in areas where blocks are abandoned3
- Yes, vacant land should be used to create new green spaces. Impact – beautification, mental health, reduce pollution, increase outside activity2
- Code enforcement needs help. They are missing in action. We have the same issues in my neighborhood 10 years after the last community plan. 2
- Code enforcement needs to be revamped. Fire administrators and start over! 2
- City should purchase in neighborhoods where vacants are overwhelming and work to refurbish, rebuild tree canopy in those areas2
- Not allow large institutions to land bank3

Housing

- Appraisals – aren't as high for homes as in neighboring jurisdictions. More incentives needed for renovation of homes.3
- Cancel owner occupied tax sale; make it easier for city to take absentee owned vacants (if owners by non-Baltimore residents) and make available for affordable homeownership3
- Cooperative housing or commercial development (8)
- Coops and alternative models of housing1
- Depends on the community – I think use green space to develop more housing, especially for low-moderate income buyers. 2
- Homebuying – flipping has changed the game2
- Housing - Equitable property assessments – you cannot be taxed (assessed) more than you can sell your home for! 2
- Housing - Help developers build in outer city, middle neighborhoods 2
- Housing - Lien forgiveness programs, receivership and tax sales, who decides 2
- Housing - Programs to support rehab a decent sale 2
- Housing - Rehab distressed neighborhoods. Include community centers and mental health facilities, affordable grocery stores, drug stores and retail; parks and recreation for lower – income children; food assistance; everyone can contribute1
- Housing - Senior housing in Brooklyn Curtis Bay1
- Housing - Stop reverse mortgages 2
- Housing stabilization like Washington DC. 4
- Housing types – ranchers! 3
- How to group together to buy homes – Franklinton Road in Rosemont3
- I own my house, but my kids don't want to live here. 2
- Innovative opportunities for families to fix up their properties2
- Renters (including “ground” renters) anyone who pays taxes in the city (census is not 100%!!). Residents not trust the census workers – then no answers. Testimony then not equal results! 3
- Super big houses in the suburbs are high maintenance for this economy. Functional and nicely designed rowhomes are great, especially for population with less concern of # of steps. 2
- The dollar house program pair with financial literacy, paired with homeowner responsibility training, paired with community homeowner improvement grants and low-interest loans. Only available to Baltimore residents. 1
- Track demographics and income in neighborhoods with increasing home prices and track grants in these neighborhoods (for homeownership)3

- Dollar house program³
- We need to unpack what we mean when we say “equitable” as the term gets used a lot. In the financial sense, it means ownership and influence. If these are missing, then it’s not equitable. We also need a systemic and interdisciplinary approach to the housing crisis, which is rooted in racial inequity. Environmental justice is also rooted in racial inequity. People need access to low-rate mortgages, and capital to build their businesses. Black and Brown people don’t have equitable access to these. We need to look at the city’s process for acquisition and receivership. The majority of the properties are privately owned. This is a huge issue. It costs more to redevelop homes in disinvested communities. The city needs to work on funding this gap. It is approved (legislatively) but needs to be funded. ⁴
- We shouldn’t have group homes in my neighborhood (CHM). ³
- West Balt. Sandtown Winchester/ Rosemont lost 30% of pop in the last ten years. Located close to train station. It could attract new residents from neighboring communities. Must focus on attracting people priced out of the DC market. ⁴
- Why are people leaving? Find out where they are going? Why did the new area experience growth or attract our residents? ⁴
- Why is this % so low? 10% is a failure. 80-90% [increase in homeownership rates in neighborhoods most affected by disinvestment] ²
- Community land trusts needed³

Population change

- Does the data show why people have expressed they are leaving, where Baltimore's citizens typically move to, and the reasons areas experience their increase in population? ⁴
- Give people a reason to move to Baltimore²
- Interested in a survey of areas of high population change to determine sources of issues³
- Must love the city to live in Baltimore. Hard to make a case to have friends and family move into the city. ⁴
- People are leaving the city left and right; they can get more bang for the buck in the county. Crime is not helping. ²
- Understand why there’s been population shifts²
- Development centers prioritizing areas with population loss²
- They have black folk in them. Lack of resources and investment. ¹
- The statistical black population loss you see is the result of them being displaced for development to come in. Development is only welcome with inclusion.³

Transportation

15 minute walk

- 10-15 minutes would be more ideal. Banks should also be within walking distance; not only in shopping centers²
- 15 Min walk -- Actually, it depends on the neighborhood. Important yes because of limitation for vehicle ownership (parking) ²
- 15 minutes walking can still be over a mile. ⁴
- Absolutely important. We do not want to drive an hour to access basic needs. ⁴
- Focus transportation on communities, jobs, elderly shopping, etc. ³
- Given the percentage of residents without a vehicle it is important to ensure the necessities are within walking distance³
- Have relevant amenities along the walk. Consider that a 15-minute walk can still be over a mile. ⁴

- The time should be shorter 10 min walk⁴
- Parks, transportation, farmers markets should be included in the score³

Complete streets

- City that maintains and cleans public spaces and promotes walkability and cycling through infrastructure³
- Complete streets – develop for people not cars ²
- Complete streets – No bike lanes on Gwynns Falls Pwky, in Ashburton!!! ²
- Complete streets – not every community wants bike lanes ²
- Complete streets – not here in NW ²
- Complete Streets/Bike Lanes: Concerned that bike lanes narrow the streets down, you can hardly turn the corners. Used to be a law that if you opened a car door there had to be 18” between car and street. Need to look at bikeable lanes b/c causing problems in a number of places. Want to maintain safety⁴
- In my neighborhood bikes are everywhere people are always biking.³
- Increase walkability and access to public transit in areas where residents don't have vehicles ³
- Lack of diverse trans[portation] options...fast ferries, jitneys, etc. ³
- No bike lanes on Gwynns Falls Pkwy! ²
- Prioritize pedestrians and cyclists through roads where there is no car use at all³
- The ease of biking from place to place is not there. Neighborhoods are not well connected (e.g. biking from West Baltimore to downtown on route 40), and it doesn't feel safe. It's not even safe to bike on the sidewalks, since there are utility poles in the middle of them, and they are not even walkable.²
- There is a great need for safe reliable transportation. More people could get out of their cars.³ Transportation should connect people to employment hubs throughout the city. ¹
- Walkable and bikeable land uses – Include all impacted communities in transportation decision ²
- Walkable and bikeable land uses - No bike lanes in Gwynns Falls Pkwy and in Ashburton!!! ²
- We need more development that is pedestrian only or pedestrian friendly. ³
- Accessibility - ensure city is accessible for people with disabilities and the elderly. Taxi and mobility services are very unreliable, quit using it for a long time b/c even within the window you're told they are arriving it would still be 2 hours past that time. There aren't enough drivers for taxi or mobility. But for people who rely upon it as taxi access as a complement to mobility, it's been tough getting around. People who don't have other transportation and rely upon these as a means to be able to function are considered. ⁴
- Accessibility - ADA? Disabilities? ¹
- Downtown: We need more Baltimore-based businesses, not national chains. We need to redo transportation downtown – the harbor is not connected to people because you have to cross 4 lanes of traffic to get to it. We should bring back more piers, which would create more usable space. We should have made it a requirement that there be a 20-foot wide promenade all along the harbor³

Equity

- Equitable access to transportation¹
- Equitable development – issue about parking with Cahill rec center - they should have considered who is using the rec center when they were developing it. ⁴
- Multi-modal transportation – equity for low mod income families who need cards to get to work, transport children – daily life issues! ²

- The opposite of Equitable Neighborhood Development (END) would be the rollout of the Charm City Circulator changes (Orange Line) because it would take resources out of one area, and there has not been community engagement in the process. 4
- Transportation is an important factor. It is not always set up fairly for different communities. Some people need to spend a lot of time to get to where they need to go. Others don't have access to certain communities (because of discrimination). The community needs to be involved when MDOT/MTA are making plans or decisions. The system has to be set up so all communities can succeed. 4

Parking

- Adequate parking is needed. 3
- Do not prioritize parking 3
- Parking is a necessity 3
- Parking is important to seniors who can't walk two blocks (but likes transit/walkability as priorities too) 3
- Parking is important to some folks. 3
- Recreation center – Cahill center took us 15 years to be redone. We live by a mountainous area (Leakin Park). The center was halfway up the mountain when we started trying to get it redone. Part of the problem was neighborhood associations would use it for meetings. There wasn't enough parking. Now it's at the top of the mountain and we have 35 parking places, it's straight uphill. If you can't park there then you have to walk up the entire hill. Not accessible, esp for elderly people who can't come to the meetings. 4
- Seniors in the community can't make it up the hill to the new Cahill Rec Center. They had asked for more parking, but now there are only 5 handicap spots by the new center. Now they mow a spot on the edge of the park and meet there. It feels like they really don't want us at the new rec center since it is now hard for us to reach. 2
- Stop subsidizing car ownership through free street parking, especially in wealthy neighborhoods 3

Regional Transportation Network

- A transportation network that is inclusive of the entire city 2
- An effective regional public transportation plan. Infrastructure is too dense for more individual modes of transport. There should be an efficient way for public transport. For Central Virginia – Massachusetts. 2
- I would like to move through Maryland freely (by public transportation) and not be stuck in Baltimore. 2
- Vision specific to transportation. I want to move through not only Baltimore, but Maryland, and the DMW freely. (City of Baltimore transportation is a cage, keeping people in and out.) 4

State of good repair

- Potholes!! Only New Orleans is worse in USA 3
- Raggedy streets = bad for my car 3
- State of good repair – fixing pot holes on street that mess up people car; can't afford to pay for repairs; need work done on the main streets like Greenmount, Madison, North Ave, Liberty Road 1
- Transportation - Fix the roads – Fayette Bridge is awful 2
- Transportation - Improve our roads 2

Transit

- A better transit system like DC²
- Add more transit options³
- City share in bus expense²
- Commuter buses express²
- Establish a mass transit rail system that goes East and West²
- Expand public transit – more routes, more operators, more options²
- I live in Waverly. Many poor people don't have cars. Baltimore could make sure that bus stops are available and running constantly in poorer neighborhoods. These people need to get to work/jobs. ¹
- Improve bus lines, metro²
- Improvements on the routes of various bus lines²
- Is there an overlay of public transportation map to those lacking vehicles? ⁴
- It is helpful, but adequate public trans could mitigate the need. ⁴
- Lack of close proximity to transit stations³
- More buses are needed in the area of Berea³
- Multi-modal transportation/Regional Transit: All about transportation b/c we're right next to the MARC station, one of the only multimodal transportation centers and it has that potential. A master plan that doesn't really focus on transportation as one of the 2-3 central issues that the city faces is missing out on low-hanging fruit. Transportation affects everyone. MARC is a potential massive economic driver in our area. If we can have light or heavy rail East-West red line that would be a huge driver of population growth and property tax income. Rn transportation is not great, certainly important. WE have a mishmash thrown down from governor. It's an opportunity to think about transportation planning and to do it in the context of a region. ⁴
- Public transportation expanded; transit oriented development to enable residents to travel conveniently and safely to work ³
- Regional transit network - I want to be able to move through MD area and the DMV freely. I feel trapped in Baltimore because of cost and time it takes to leave this. This city's public transportation is unwelcoming. ²
- Reisterstown BRT²
- Restore Preston St corridor bus service³
- The only way to get out of Baltimore through public transport is costly, time consuming, and inconvenience. No one should have to go downtown to get out. Redline metro....²
- There is no future for cities without a mass transit system. I support the proposed transit authority. Seniors use the MTA to access services. I have a subway stop near where I live – Rogers/Wabash – it is great, but it doesn't go many places. In DC the subway turned the city around. The MARC train is great; she has a relative in DC who can use it to easily get to a job in Arlington. ²
- Transit – need a regional system, investments in areas without service (W Fayette) reduce long distance commute times, bus environment not always friendly to women³
- Transit should support essential workers and families that depend on transit system.⁴
- Transportation - City should make jobs for women for safe to travel. In other words, these warehouses should offer transportation connection to MTA. ¹
- Transportation – concerned about proposed changes to the orange line circulator. They're planning to change it and I am against that. Want to keep it how it is. Currently there is a Hollins market loop and they want to remove Hollins market as a stop altogether. ⁴
- Transportation – need better transportation for students to get to public schools. ⁴

- Transportation - Poor areas and homeless people need more bus stops¹
- Transportation - Red line. Yes, red line! ²
- Transportation to get people around that may want to go somewhere and don't have money, like a free bus to help people travel¹
- Why do trains stop running so soon? ³
- Work with MTA to build rapid transit, then put a lot of affordable housing near the stations. Also, affordable TOD³
- Work with MTA to push for high speed highly reliable high frequent train lines and intentionally build/incentivize jobs and affordable housing near the stations (TOD)³
- (blank)
- Amtrak railroad on Gilmore St ²
- If you review the maps there is no distinction between the commute times for downtown residents and outer neighborhoods. ⁴
- Make better access ²
- Speed bumps should also be increased for safety in areas closest to schools, family, etc. Don't wait for someone to get hurt. ²
- Take us back to walkable neighborhoods with a purpose – walk to food (grocery), walk to bank, walk to post office, walk to church, walk to library, etc. etc. ³
- Distributed small fleet electric vehicles for local transportation – like uber but smaller buses with faster routes and cheaper fares, connecting to traditional buses/trains²

Wealth building

- Developers - create community wealth ³
- Disinvestment should be regarded as a growing disease that will spread outward. Invest in people for our basic needs. Minimal basic income! ²
- Plenty of opportunity to build wealth. ²
- The gentrification and racial inequity comments are true. Also financial literacy for people, so they know, for example, what does it take to be creditworthy? Usually, the education system doesn't teach people about these things. ⁴
- What is the plan to make this happen (wealth building through homeownership)? ³
- Access to green spaces – Black communities need more green \$\$ (business) to develop our own eco to lift our³
- Echo previous comments regarding vacant properties and affordable housing, particularly the "Appraisal Gap Mechanism." State legislation has tried to address it, but it needs to be funded. For example, a group is pressing Amtrak, which has 50 million to invest in Baltimore, for them to put 30 million towards funding for converting vacant properties into affordable housing through this mechanism. 1,000 homes could be funded with 30 million. Also pressing the Mayor about the ARPA funds, it seems he may have other priorities for those funds. ⁴

Inclusive Economy

Culture

- Equitable Neighborhood Development
- Creating cool black neighborhoods with restaurants and shopping like Hamden, Remington, Canton and Federal Hill. ²
- (blank)
- Affordable tickets set aside for underprivileged – raffled off for professional sports games¹

- Baltimore becomes a hub of cultural tourism! Black history, music industry, all of it. 2
- Community festivals²
- Lack of arts scene³
- Reverse the trend of canceling all the wonderful free festivals like artscape, light city, the book festival etc⁴
- Sport arenas²
- We have community pride and respect²
- Why is the city so dead in the winter? It's depressing³
- Equitable development means that not only white residential areas get redeveloped and resources for retail and restaurants, black areas get similar treatment as white areas like Hampden. We like restaurants and shops within walking distance too. Create cool Black neighborhoods with fun amenities that attract upwardly mobile blacks from the DMV and beyond. Give us something to stay for. 2
- The arts are important and we need to find ways to create safe buildings for makers/artists, while keeping their historic character.²

Development

Equitable Neighborhood Development

- Black led development (15)
- Developers - Due diligence 3
- Developers have the money. Residents should have the ideas and input. City's role is to provide infrastructure to thrive. Non-profits advocate for residents' voices that aren't in the majority. 2
- Developers play key role in helping to create a safe environment¹
- Development that prioritizes residents living nearby (11)
- Every city has the same thing going on – developers come in and wipe people out. 3
- Gatekeeper – government, not allow developers to do what they want²
- How can the City empower local non-profits to build capacity to do mission-led equitable development? 1
- In general, we should provide opportunities for small developers and provide them with assistance when needed. 3
- In my Baltimore, Black neighborhoods get the same cool development resources as white areas like Canton or Hampden. Black areas will have sit down restaurants and funky cool shops. Black people can walk to a nice dinner out or a cool shop to buy a dress, just like in Remington, Federal Hill, Hampden, and Canton. We don't have to move to enjoy urban living. 2
- Local, black led developers should be prioritized for contracts¹
- Locally owned and operated (7)
- Neighborhood equity in community – driven development 3
- No outsider involvement? 1
- People from outside Baltimore are buying properties and making money. Wants people to have opportunity to buy houses. We need to do something about out of town people buying and sitting on vacant buildings. 3
- Real estate development – community ownership from real estate development¹
- Real estate development – development that works for the community and involves the community 2
- Real estate development led by Baltimore natives (10)
- Regional planning efforts – need to be inclusive¹

- They all have to play a role – but residents are forgotten or ignored. City government must hold developers accountable to deliver real community benefits in exchange for any concerns 3
- City where the development doesn't push out long term residents and people of color3
- We need more black-led development. The bigger whiter out of town developers have priority in the City and this has been going on for DECADES 4
- When neighborhoods are building institutions (e.g. like Pop Farms in Poppleton), they should get a “thumb on the scale” for ownership. 3
- Geographic
- What happened to all the land that was bought in Park Heights? Lots of places for stores, pharmacy, library. Instead plans to destroy historic Pimlico.3
- Affordable Housing – Bree Jones w/ Parity Homes. We need about ten of her, working on the West Side of town. We are experiencing modern day redlining of services in West Baltimore. We are 75% of tax base and only getting 25% of services. Whoever is the city administration should look at work orders and see where they are going. They are not going to areas of food deserts or need help. 4
- Assist developers to rehab and sell homes in the outer city areas2
- Prioritizing Black Baltimorean wealth and investment from pre to post development1
- Without development there will be no growth. Must have additional services. Business and factories. Lack of services create hopelessness which foster crime. 4

Geographic

- Development in distressed areas – including Belair Edison & Belair Road3
- Expand development in areas known as the “Black butterfly” 2
- Expand/decentralize development2
- Locate new development in these areas: East Baltimore -- Oldtown Mall, Southwest Baltimore -- Poppleton, Cherry Hill, West – Lutheran/MD Lumber Co Sites2
- Major developments – Edmonson Avenue Enhancement 2
- Major developments – For all of Baltimore. Park Heights. West Baltimore. Sandtown. 25th Street. Black Wall Street. Harford Road. Greenmount Avenue. Belair Road. East Baltimore3
- Major developments – how about middle neighborhoods 2
- Major developments – Sandtown 2
- New development (responsible in building) should be expanded in western and southwest quadrants2
- Re: the plan to sell the West Baltimore Middle School – That development could be a good shot in the arm for this part of the city; we could get a mixed use development, services, retail. 2
- Regional development – all of Baltimore3
- State Center Redevelopment1
- Uplands is still waiting1
- Years ago the city started buying up land in Park Heights but there is no grocery store. Instead, one should go on the internationally recognized site (Pimlico). Why? Because the big developers at Sinai want it.3
- Pimlico could be Baltimore's next Harborplace. Tours of the historic track, student intern jobs at a racing library/event center. Equine outreach for vets, ex offenders and everyone. Keep the 1870 track and barns!! 3
- West side3
- Geographic - Pimlico
- Keep Pimlico as a real Triple Crown racetrack. Stop selling off this historic property. More the track and lose the Preakness and our money \$\$\$3

- Keep the horses at Pimlico. Equine outreach and other events. Say “no” to Sinai developers. Picnic at Pimlico! And save the 1870 track. Plant more trees! 3
- Keep the horses at Pimlico. Horse tours year round and include the neighbors in equine therapy. No to more Sinai development3
- Pimlico is the second oldest racecourse in the US. And it hosts the 3rd most important race in the world. Do not destroy the 1870 track. Keep the horses there. Equine outreach center, racing library and a real clubhouse. Say not to Sinai! 3
- Pimlico race track project – have done a lot of reading, haven’t seen any solid plans for the neighborhoods around it, more pie-in-the-sky stuff. 4
- Please demolish and rebuild Pimlico as a destination rather than an embarrassment. Local ownership would be nice. 3
- With the so-called Pimlico “redevelopment” racetrack jobs will be lost when the trainers are displaced3

Land Use

- Balanced adjacent uses – no industrial in residential, it only ends up in black neighborhoods 2
- Balanced and adjacent land uses – not at all1
- Get rid of neighborhood commercial zoning category. 3
- Get rid of urban renewal plans3
- Incorporate maker space into planning and design strategies. Equally as important as open spaces, work out spaces. Etc...1
- Mixed use Mixed use Mixed use Mixed Use Mixed Use! Provide for messy live-work spaces and places. Most real estate developers don’t get that mixed use is not just people sitting/standing at computer work stations. 1
- More green space at new development1
- There should be an emphasis on mixed use – we need residents, banks, grocery stores; we need mixed use zoning. 3
- We should turn alley houses into small businesses and make these alleys pedestrian only.
- Yes, it’s important to have close by shopping and schools. 1
- Build newer master planned communities3
- Small, medium, large development mixture2

Process

- As a small developer, follow the example of DC, and hold agencies and others trying to implement plans/development more accountable. For example, those working in zoning, permits, etc. Many times they don’t answer the phone or don’t answer in a timely manner. 4
- Big developers do not donate to political campaigns and sit on boards that make decisions around historic properties (like Pimlico) to destroy3
- New to Baltimore, lived here for a year. One thing could be that non-profits or city agencies can help residents connect with responsible contractors. It is hard to find reputable contractors. Has been working to get a grant to help development in the neighborhood, but there are significant structural issues that people cannot afford. Some developers are not interested in investing in the neighborhood. Funding to fix issues, such as structural damage (e.g., water damage), because these issues are very expensive. Funding is needed for immediate and other goals. Preventative structural work. 4
- The systems don’t work to acquire property from the City of Baltimore. Small developers feel they are better off taking money somewhere else. From application to acquisition should not take over a year. 3

- Small developer is trying to do scattered site development on 21st and 22nd Streets in Barclay. Can't do what he wants to do according to Eric Lee from HCD because this area is part of a larger development. But, Telesis didn't follow through on their original commitments. It was supposed to be mixed income and retail, but they "defaulted" to affordable³

Zoning Equity Analysis

- Zoning equity analysis – perception is zoning is causing inequity in distressed neighborhoods, especially rezoning³
- A lot of development has happened and there's still much opportunity to grow. 2
- Baltimore – a city of hope where dreams and growth and development are possibilities³

Digital access

- Digital access 2
- Partner with Joe Biden wifi program. 1
- Technology literacy for seniors²

Economic development

Businesses

- Amazon go and cashier-less stores³
- Baltimore was once a manufacturing town. Producing goods in a town with a waterfront is good business. It is skilled work and useful to many sectors. 2
- Banks, food, groceries, equal dollar investment for all 2
- Beer and wine only sales [at grocery stores] will make it profitable for full service grocery stores³
- Black owned businesses¹
- Emerging trends - Bio-science – do not ignore³
- In Baltimore, small businesses thrive. Invest please? Stop removing Black restaurants out of Federal Hill¹
- Industries - Local sustainable economies²
- Were there efforts to attract business in the previous comp plan? 4
- What work is being done to attract industries other than health care? 4

Geographic

- Commercial corridor investment – Liberty Heights and Gwynn Oak needs major attention!! 2
- Commercial corridor investment – re-investment for Liberty Heights/Garrison Blvd corridors 2

Investment

- Economic incentives for development in under invested neighborhoods²
- Effort between the City and SBA will attract people to the City. Funding/Grants to small (successful) businesses to assist them to scale up. 4

Jobs

- Bring tech companies for jobs and train residents for new jobs²
- Changes – higher paying jobs within city limits to support sustainable economic increase for residents without a vehicle²
- Detroit, Baltimore, Milwaukee, Memphis – no jobs, can't feed family³
- Entrepreneurship for youth interested in business and innovation. 2
- Focus on more manufacturing jobs (adding new ones) 2

- Job training – partner with big businesses. 1
- Job training (so people can grow food). If we are growing our own food, we can grow food from many places. We can keep people from Baltimore in Baltimore. 4
- Job training for development coming to city (ie construction, para-professional, Year Up program) 2
- Jobs/housing balance - Job training makes places more livable¹
- Largest employment sites for Baltimore City residents²
- Life Science and Bio Health – Do not ignore!!! If ignored, Baltimore will lose edge³
- Make sure that your endeavors are not driving people out. Ensure that citizens have ownership in the city. Job ownership programs. (Favoring Baltimore residents) 4
- Land Use
- Create job opportunities in the same neighborhoods where people live²
- How can we make neighborhoods more self sufficient and autonomous? Neighborhoods cleaner, with laundry, coffee shop, lunch, pub, bodega, ice cream?³

Sustainable

- A transition to the circular economy employs people here and now that is sustainable with management of materials in the reuse stream²
- Baltimore can be the leader in sustainable future. Sustainable entrepreneurship— don't just get enough money and get out, but actually care about the community.⁴
- Clean technology²

Neighborhood retail

- A lot of businesses would be open¹
- Community lending!! ³
- Food access – can small businesses convert residential areas the ground floor to a market or something like that. Converting space into retail space effectively. Cutting red tape for these types of conversions would be helpful. You can see this culturally in a lot of places with immigrants – they do it well. But setting things up so that non-immigrant communities can do that better. Find a way to do it where city is supporting it, like “retail in a box” 4
- In my Baltimore, juice bars and salad bars are in every neighborhood with roads without potholes. ² Commercial corridor investment – In all of Baltimore, not just downtown and white areas³
- Johnston Sq and Oliver needs more services and businesses³
- More support for existing businesses like Pimlico Merchants Association
- Need to invest, even if all we can do is paint/improve facade³
- Neighborhood community owned corner stores³
- Neighborhood retail – create more \$ green \$ space in all communities³
- Neighborhood retail – focus planning/development in NW commercial areas – Liberty Heights Gateway, Garrison Blvd ²
- Neighborhood retail – mobile grocery option as a business¹
- Neighborhood retail – restaurants diverse, not just carry outs ²
- Neighborhood retail – specifically for grocery stores and food retail ²
- Neighborhood retail – west investment ²
- Neighborhood retail and financial corridor planning. Using a community and neighborhood approach to financial and economic development. Using inclusive approach for all neighborhoods, not just downtown⁴

- Other services – healthy restaurants, food establishments, entertainment venues²
- Places close too early³
- Safe economic zones with local businesses that are even better connected instead of islands of services/strips of density without sidewalks, walkable areas²
- Self contained (pharmacy, market, barber shop, etc.) ²
- Sidewalk cafes²
- Store owner incentives to build²
- The abundance of liquor stores and bars/convenience stores in our communities²

Workforce development

- Green jobs ²
- Expand jobs in deconstruction and reuse²
- % of how many jobs do I need to have to make ends meet²
- Contracts need to mandate hiring preferences for city residents²
- Government (federal) as a potential growth center or asset³
- How to be a business to subscribe to building up the workforce³
- Human capital – basic life skills³
- Human capital – main focus³
- Human capital – tap into the bond and redirect to unions³
- If jobs are related to education/degrees then provide equitable education resources and incentivize learning in these areas. ²
- Improve salaries so people can buy a car²
- Improve the education system and create a pipeline to employment for students²
- In my Baltimore, residents know about & have access to workforce training, education, to secure sustainable employment, to sustain an acceptable quality of life ²
- Incubators can use these to create needed amenities within the city. ⁴
- More employment centers in west Baltimore³
- More high paying jobs so people can work and take care of their family¹
- More jobs could be created in construction, manufacturing, or retail with the passage of a deconstruction mandate, which is more labor intensive and creates more jobs²
- More opportunities needed for people of color other than service industry.³
- More technical training centers ²
- My Baltimore is inclusive of all people when it comes to jobs and homeownerships. All opportunities available to people. Pushing knowledge out into the communities. So people understand what resources, programs are available. With all the development going on in Baltimore, kids should have access to get to work and learn with developers, on construction sites, ext.⁴
- Need better ED training/job training to be able to get higher paying jobs²
- Need to bring back/increase vocational training in middle and high schools in areas of technology, robotics, in the trades – mechanical, construction, HVAC; have apprenticeship programs during school year and in summer; re-examine what the school system is teaching to prepare students in the future²
- Non profits could be a big help to the community; they can help people get jobs and find housing. ³
- Obstacles are education system that prepares students holistically for career and workforce readiness/development²
- Obstacles to jobs: lack of education, lack of skills, lack of true work ethic, breakdown of family (fathers not present) ²

- OMG. I don't know where to start! Lower the poverty rate via education and all areas will improve³
- Place higher demand or provide stronger incentives for industries to hire/train Baltimore City minority residents²
- Provide on the job training for Baltimore residents²
- Public education that fosters community, green jobs, sustainable entrepreneurship. Sustainable development, green economy, sustainable energy. Not an entrepreneur who is in it to make money, but cares about community.⁴
- Public schools has to focus differently to meet the needs of the business industry²
- Qualifications are too detailed and only fit those that have the education/experience for the job and have had the resources to obtain the education. ¹
- Quality education and job training for living wage jobs or better doesn't get connected to city residents²
- Re-entry programs for ex-cons, high school drop outs. Include: job training and mental health services on steroids. ¹
- Review education requirements and evaluate experience that can be substituted
- Salaries, job comparisons of other cities²
- Solar energy – job training/business development ²
- Support Baltimore businesses with funding to hire more Baltimore residents²
- Tech jobs²
- The City needs to enforce that city residents are given first choice to jobs that receive city funding; TIP fund. ¹
- The number one job field that is widely available and least taken advantage of by Baltimore residents²
- There are many jobs that can be offered to African Americans and other qualified minorities that aren't. A concerted effort should be made to employ them. ¹
- These issues existed prior to Covid: create liveable employment opportunities within these neighborhoods and provide training apprenticeship opportunities; pay livable wages²
- To spur growth – increased investment in entry level employment with wraparound services in underserved communities with development of housing and services – holistic approach -- faith community important²
- Training courses. Classes for tech jobs free of charge for low income people. ¹
- Unfair hiring practices, nepotism²
- What is the status of big industry coming to Baltimore? Residents are struggling to find jobs within 45-minute commute. ⁴
- We need in Sharp Leadenhall more space for job training and physical exercise. ¹
- Affordable workforce housing – hiring practices need to include people from Baltimore City first; more training for youth¹
- Apprenticeships – more trade school from 8 years to 80 years old³
- Income tax? More local hiring requirements; local businesses that serve their neighborhoods likely to hire local. City sponsored renovation for vacants – hire and train residents.³

Harmony with Nature

Green space

- Can a green space be a hub for sharing sustainability practices? ²

- Combo of green space and development²
- Community green spaces – need to have programming for kids, seniors and families throughout the day³
- Community is a place for social connectivity for young families to be safe and elders to be out and back gardening or enjoying living in the city³
- Connecting green spaces – more trails ²
- Connecting green spaces – not just connecting, but whole system ²
- Connecting green spaces – triangulation (publicspaces.com) ³
- Connecting green spaces through increase canopy, greening vacant lots¹
- Continue to create neighborhood gardens. ¹
- Covid brought more use and appreciation of green space²
- Does more green space equate to more local food? ²
- Green space - Access to well maintained parks and urban gardens¹
- Green space - Public safety in parks and urban gardens! ²
- Green spaces in areas with drug trafficking become centers for selling drugs.³
- Green spaces should be created by also maintained regularly¹
- Green spaces/access to nature – it helps people live healthier lives. ⁴
- How can we program green space yet let them be flexible – uses such as water, education, stem, culture – experiences.³
- Leave our green space alone! Just clean it. That’s the beauty of Baltimore²
- Need more rec centers and green spaces for youth¹
- New green space enhances neighborhood²
- Open spaces in neighborhoods should receive funding for recreation use³
- Sharp Leadenhall is a concrete desert, need the City to enforce more green space with new development¹
- The use of vacant lots for green spaces should be determined according to community’s plan (where possible).³
- Most undeveloped communities have no green space. Why? Who is deciding? What values are impacting their decision? ²
- Access to green spaces – In my community, there is access (3 plus green spaces) but is rarely used³
- Access to parks and nature connecting green spaces¹
- During Covid, I still continue to visit parks and city rec centers²
- Involve the Latrobe community in recreating the Latrobe Garden Park at Ensor and Madison ³
- Long term planning and funding for upkeep of green spaces³
- Maintain green spaces/parks - so much trash ²
- Maintenance – reducing visual obstructions association with overgrown medians/nature spaces ²
- Path to ownership via adopt a lot³
- Promote green space with large events advertised in DMV at large. Concerts, festivals, free entertainment³
- Public facilities – Rec Centers¹
- Rec centers, pools²
- Re-imagining Middle Branch Park¹
- Turn more streets into greenways, mostly biking, walking, green space with a lane for car.
- Unused green spaces – not being used³
- Use vacant land for green space²

- Walkability is not necessarily accessibility. Park amenities are available, but citizens do not have the equipment to participate. 4
- We need help developing a community park on Ensor and Madison – The Latrobe Community Park³
- Well maintained parks and access - 4
- What parks and playgrounds are available in areas where there are no vehicles?³
- Parks with actual items for children 2

Recreation

- In my Baltimore young children and teens have access to good quality areas to play like playgrounds, fields, pools, rec centers 3
- Services - Senior centers and recreation and activities¹
- Universal recreation centers²
- We need Rec Centers and Parks and Recs. This will get kids off the streets. 1
- My neighborhood would like more support in low recreation area. 1

Sustainability

Air quality

- Better air quality – less buses – not on every street! 3
- In my Baltimore, I breathe easier – figuratively and literally. 2
- Increase better air quality¹

Environmental justice

- Detoxify the brownfields just like Allied Chemical³
- Brownfields – vacant lots and spaces open for development 2
- Environmental justice – have people just cut the grass 2
- Environmental Justice – thinking about it more as a public health issue. South Baltimore communities live near a landfill, chemical industry. High cancer rate, asthma rate, we had to fight building of another incinerator in Fairfield. This goes back to equity, all parts of the city should be sharing the environmental burden of our waste disposal. Certain communities shouldn't be overburdened with the health effects. Or there should be stimulation of recycling, composting initiatives and giving them a home within the city, instead of trucking them out of the city. 4
- Environmental Justice – it's both public health and environmental topic. Don't put contaminated things near residents just b/c you feel like it's a neighborhood you can take advantage of. 4

Infrastructure

- Green building and energy 4
- Green building and energy conservation – roof top gardens 2
- Green infrastructure – solar energy also hits economics, education about green spaces, safety in parks.⁴
- Long term infrastructure planning - around flood prevention – working at the regional level – so much of Baltimore is waterfront³
- My neighborhood, I wish to see better climate change and more nature and parks¹
- Natural hazards –flooding, extreme heat 2
- Sewage backups - Grove Park issue 2
- Storms and damage getting worse by the year³
- Stormwater infrastructure – education 2

- Stormwater infrastructure – education¹
- Wind turbines¹

Nature

- Creating habitat corridor and embracing wildness¹
- In my neighborhood there is always something going on we take trips to different places and have plots of land where we can grow things and camp³
- In my neighborhood we engage in restoring the natural environment and preserve our history, culture¹
- Nature workshops for kids; rowing club – free kayak lessons; after school nature program at Cherry Hill Elem¹
- Prioritize native species for green spaces³
- Big beautiful but untamed trees³

Solar

- Community solar options for green spaces³
- Must be careful using solar panel because it is said that the electric box can cause fire. 1
- Solar energy – residents need to understand how to get solar without losing their homes 2
- Solar energy – tax credits 2
- Solar energy - yes³
- Solar energy is good, but what will it cost us³
- Solar energy reduces energy costs 2
- Solar
- Community solar farm¹

Waste

- In my Baltimore DPW does a better job to keep the city clean³
- In my Baltimore, better control of the rodent population²
- In my Baltimore, everyone recycles, reuses, and composts everything properly³
- In my Baltimore, the future is zero waste. Small business start ups are localized in every community managing the people's food and grocery needs with zero plastic packaging. There's no incineration and all plastics have been removed from production. 2
- In my Baltimore, trash is kept underground so there is no rat problem 2
- Incentivize bulk trash (proper disposal) and recycling 2
- More trash cans on the corner¹
- Need to clean up the streets so people want to invest³
- People throw things on the ground, and they don't look like they are missing a meal. 2
- Rats 2
- Recycling³
- Rodent issue – people need to be taught how to maintain a clean community by putting out trash properly, not littering, etc. Baltimore City should have a campaign on what to do around rodents. It should be an ongoing/everyday thing just like transportation. 4
- Rodent issue/Sustainability – discussion and thinking outside of the box to address rodent challenges. Financial, emotional, and psychological toll that rodents have on property. I believe that they have strong relationship to a lot of different areas like climate change/ecology. Rodent poison is put out and this is going into the groundwater and affecting local animals. Between our front yard, backyard, and inside of home we have killed 68 rodents. We trap them. It's more of a

problem than some people might understand. Need public information campaign around littering/clean communities/rodent 4

- Services - Change trash days to twice week again¹
- Solid waste reduction – Easier, more prevalent bulk trash removal ²
- Solid waste reduction – innovate waste management, use the Swedish model ²
- The city has waste problem: how we protect and clean water to how trash is handled and disposed. This caused mental issues including how brains develop. Rats are running rampant in piles of trash that persist. ²
- There is a trash-trained behavior; people need to unlearn it. ²
- This is a cultural phenomenon/issue. Society must address our disposable culture. Goods must be developed with full life cycle considered. Public dumps are full! ²
- Trash ²
- Looking for alternatives for cleaner environments – Curtis Bay¹

Education

- Communities could benefit from more education environment justice¹
- More Love for Kids teacher about earth, keep it cleaner¹
- Teach kids not to litter – what to throw in trash/recycle bins. Teach kids to take care of where you live. ¹
- Recommended two books: “Take Back the Economy” – it uses a broad definition of economy and “Donut Economics” – as if people and the planet mattered³
- Youth – need to connect youth to environmental stewardship in early education and educate young children on environmental issues³

Tree canopy

- All neighborhoods should be within 15 minutes walking from all their needs being met. There would be more tree canopies to help with the heat island effect. ²
- Public service announcements about invasive species (English ivy is killing our tree canopy). Everything green isn't good! ²
- Roland Patterson school project needs to avoid cutting down trees on Greenspring²
- Tree canopy and also better street lighting when trees block street lights ²
- Tree Canopy
- What is the project on W. Northern Pkwy near Liberty Heights? Too many trees cut/destroyed. ²

Healthy Communities

Education

Schools

- Better school system! Invest in our children ²
- Educate K-12 population! ²
- Educate our youth K-12! ²
- Education – graduation rates based on neighborhood²
- Improve education system²
- Improve the quality of education and the reputation of public schools in the city²
- In my Baltimore, school system is more equipped to handle special need students. ²
- Promote financial literacy in schools.²
- Stronger school system is needed⁴

- The schools don't prepare children for high income work.3

Sustainability

- Education – recycling education 2
- Education about how dangerous pesticides are to the environment and human beings1
- Education about how to manage/care for green spaces, like gardens. How to get started, how to reduce pests3
- Environmental justice – more education needed in urban areas on environmental justice1
- Campaign that starts in school to have more respect for where they live. Difference in cleanliness in Harlem Park vs Roland Park schools.4
- Environmental stewardship – begin during early childhood3

Education

- City where upward mobility is possible via strong education access3
- Create spaces to educate, train and guide our younger generations on moral, social, and ethics to develop proper skills1
- Education vs income2
- Education, training, managerial development growth, training youth2
- Education2
- Educational developments2
- Engage universities as citizens who directly support City needs for education and careers (and leadership) 2
- In my Baltimore people are expected to contribute to educating the young3
- In my Baltimore we take every conceivable opportunity to celebrate and inspire our children – celebrate graduations not just families – special ceremony when school starts like a parade – everyone is a cheer leader for education3
- Level of education (average annual) 2
- More education on life, where to go for help1
- More educational classes for kids and youth1
- Please add education3
- Stabilize education2
- Education. Introduce youth to careers where they can be a part of development and planning cities. 1
- Provide access to the education for minorities to obtain degrees in development/planning1

Food policy

Grocery Store

- A rating supermarkets2
- Can you break it down by feature such as access to full scale grocery?3
- Food access – be more explicit. supermarkets in food deserts 2
- Food access and grocery stores – I live in Brooklyn and we have no grocery stores in Brooklyn or Curtis Bay. 4
- Food Access/Grocery stores – know that there are a lot of food desert areas, want to know if there has been work to change. We have trouble getting grocery stores to get into mixed-income areas/food desert areas. 4
- Food security – need food stores1
- Grocery store=corner store2
- Grocery stores and amenity3

- Grocery stores in food deserts!! 2
- Hold grocery stores accountable and not just feed the rich for more profit2
- In and around Oliver we need a grocery. (not in Oliver but around the community). We have elderly residents who have to travel a far distance.3
- In my Baltimore we can have grocery stores will see abandon housing and not be plagued with crime and government corruption3
- It does [not] give an accurate representation without showing where grocery stores are in general2
- Need more investment on west side, especially decent grocery3
- Neighborhood grocery stores and plaza2
- Only 1 grocery store in the entire 12 and 13 district 3
- Person who lives in Ashburton drives to Whole Foods in downtown, Whole Foods in Mt. Washington or Costco in Owings Mills to shop for groceries. He used to go to the Shoppers in Mondawmin, but it is too discombobulated. And, the nearby Shoprite is crowded and there is no self checkout. 2
- Quality grocery store within 15 minutes of all neighborhoods (20)
- Re: having a grocery store within 15-minutes – the reality is that grocery stores are not going to locate in certain neighborhoods. 3
- There are still neighborhoods that could use affordable groceries within walking distance. ALDI is a good and affordable choice. 1
- There is no reasonably distanced market from the building we are in now (Hoen). The people of this neighborhood who get to come use this building I hope. Need fresh affordable food3

Locally grown food

- Community co-op using empty lots for food grown locally1
- Community gardens3
- Grocery stores are not sustainable. How do we have more and more locally grown food with employing more local farmers? 2
- Healthier food option – more community gardens/CSAs2
- I think that there should be more put into urban farmers starting with kids and teens. Young people should learn to prep meals and get more interested in growing because it's related to survival. Whitlock community farm is a great example.3
- Mobile grocery store connected to local farmers1
- More farmer markets2
- Urban agriculture - Look @ University of the District of Columbia CAUSES program – urban ag and models that are entrepreneurial, sustainable, and address food deserts. They have done research on this already. 4

Food

- Concerns about food security and food access. We need to make sure to fight food deserts, not only with grocery stores but also with food gardens, and urban farms, among others. 4
- End food deserts – people need fresh health food without going far3
- Food security – food apartheid1
- Food security – mobile grocery stores (link with locally grown food) 1
- Fresh food3
- It's not about food access. It's about healthy food access as well as affordability. 1
- Make sure people know about distribution sites1
- Need more fresh vegetables at Forth Worthington Middle School3

- No bribing owners to carry fresh food by allowing them to sell liquor! 2
- On the food environment map...healthier food options are coming with the Pimlico Farmers Market. 2
- Other important factors are quality of service/store, safety of walk (sidewalks, ADA, crime)3
- Re: the food environment map – an observation was that 2 of the 12 sites for online SNAP pick-up are in N. Baltimore where there is a very low % of SNAP recipients. 2
- She hates to see EBT signs; it brings a different element and becomes a breeding ground for crime. 2
- Some of these places have low quality food that includes spoiled/rotten vegetables and ground beef. People shouldn't be given low quality food. 2
- Food access – shuttle bus. Transportation access to grocery stores. Curtis Bay, Mt. Winans, Lakeland, Cherry Hill, Brooklyn, Westport. 1
- Sharp Leadenhall. Yes, it's important to be able to walk to see water; get to the food store!!
- I've noticed this year that the urban farms and green parks are finally being cleaned and managed. Trees should be planted in areas that are virtually concrete jungles. 1
- Zoning equity analysis – health/grocery in formerly red lines neighborhoods 2

Health

- Healing through Beauty Foundation strives to help victims of cancer and trauma no matter what the need3
- Health facilities that are well run within neighborhoods are needed3
- Healthy lifestyles would include proper food and nutrition (garden, food access), mutual health support and access, social supports to, economic opportunity (and training programs for higher potential), teaching life skills within school curriculum3
- In my Baltimore, children and youth/family development is the #1 priority. Healthy families = a healthy city. 2
- In my Baltimore, everyone has access to effective mental health services regardless of insurance, age or income3
- Is it possible to have health centers within walking distance2
- Understanding the methadone programs. How is it benefitting the black community? What are the advantages or disadvantages? Why is creating additional addicts? 1
- why - health, convenience, time - which improves overall quality of life and being able to spend time with family etc. 4

Public safety

- #1 Nothing else on any board matters without safety3
- #Issue with a livable space is crime. Education is separate. If I have to send my kids to private school, that is an added tax. 3
- [Currently] In my Baltimore, everyone is not able to live safely due to lack of police or in a vibrant community due to high cost of homes. In my Baltimore, the goal is for everyone to be equipped or have access to live in a viable, liveable community without fear, and affordably. 2
- [Reduce] violence2
- Being close is fine. Feeling safe is better2
- Citizens are less likely to walk in high crime or blighted neighborhoods. Provide information about technology to bring resources to citizens that are hesitant to walk (Uber eats/Insta Cart) as the city works to address crime. 4
- Directly address issues of violence – increase police presence2
- Emergency preparedness 2

- Empower community with more effective tools to abate crime and public nuisances²
- Enforcement of low level crime is important. It's hard for small businesses to thrive when people don't feel safe.³
- I moved to the county a decade ago. I left because at the time there weren't appropriate services for our child with autism, needed more space for the kids, and be closer to work. Right now, another factor for people leaving is the insecurity and violence. This is the result of youth having broken households, lack of things to do, and lack of access to spaces/services. People need access to stable work, with a dignified salary and benefits, so they can support their families. Youth need training to engage in the workforce and replace people who will be retiring. They also need spaces/services that help build family/community values among the different generations, that help build community and less individualism, and more places for faith groups that are involved in their communities. ¹
- In my Baltimore – crime is not our obsession. To get there, we will have to address many root causes. A place that is not measured by the 300+ homicides a year. A city where children can spend time outside freely, rather than being protected from the violence that looms outside⁴
- In my Baltimore, all the children are safe and free of guns²
- In my Baltimore, people feel safe outside. ²
- In my neighborhood I feel safe and my neighbors are kind³
- Must address the safety concerns as population continues to decline⁴
- No one should feel like they can't step outside their house³
- Public safety - Community policing and community tools ²
- Public safety - Increase public safety ²
- Public safety – lack of requires alarm \$\$ ²
- Public safety – more community investment, building trust, open house with police about issues³
- Public safety – need to invest in better lightening³
- Public safety – parents involvement schools communities¹
- Public safety – Re-establish community policing. More police walking neighborhoods. Re-establish focus on “low level” crime. These issues are not low level to residents. ²
- Public safety²
- Re: public safety...if our downtown isn't safe, people will not come. The safety issue may be more perception than reality. ³
- Reduce violent crime²
- Residential lights - “Acorn lamps” are not being placed in black neighborhoods. ⁴
- Short AND long term crime reduction with community development funding²
- Walking paths, better lighting³
- We need to give communities tools to address public nuisances; they have guns, and we need tools and laws to address issues. ²

Services

- Access to services – seniors, services for the elderly ²
- Accessibility - Affordable senior facilities, activity, transport¹
- Aging in place – support services for the elderly²
- Make it easier to pay property taxes; increase services for elders in their homes³
- Need more services for our young mothers with children to support. Help them without fathers. ¹
- No rec/library/grocery in Evergreen Lawn²
- Services - Coordinated city services ²

- Stop pushing nuisance residents on us without the tools to address them! 2
- Access to services – children 2
- Build and fund Parks and Recreation Centers to redirect focus on our youth1
- Public facilities - Places and different things to do and programs they can get in1
- Can you include playgrounds in the walkscore?3
- In my Baltimore, young people want to stay here and come here. 2
- Our youth can solve violence without conflict
- Youth 8-35 resources2

Process

Accountability

Equitable Neighborhood Development

- Government role – Provide education, access, resources. Bring residents/communities together. Mediator. Funding source. 2
- Non-profit - accountability 3
- Non-profit – not taking advantage of communities for their own benefit and self interest 3
- Non-profit groups could help fund area of communities group hiring consultants to develop their plans1
- Non-profits can help because everyone else is about money. 3
- Non-profits help to advocate for needs of residents to hold developers accountable1
- Non-profits' role – Help bring residents together. Mediator. Help plan the visions. 2
- Residents – Hold City accountable 3

Good govt

- Allow community to rate job performance of city officials and hold performance hearings on city agencies2
- Baltimore is a well run govt3
- Culture of the City government needs to change to focus on the protection of the people.4
- Government and city officials do what they were hired to do 2
- Government and public services really feel on task! For people 2
- Govt kickback 3
- Improve city services, 311, DPW2
- In my Baltimore City officials have a sense of duty and accountability...problems are compiled and solved at once an hour with participation of diverse offices like a daily Kanban of complaints so everyone knows where the issues are and works together as a unit3
- Salaries and performance of city administrators and whether they are residents of the city2

Plan Implementation

- Accountability – needing standards re plans 3
- Dept. Of Planning should identify organizations that are engaged in the things on the list. Like food security there is community gardens, Black Church Food Security Network: connecting farmers to urban churches. A number of projects underway that we can learn from. 4
- Have a city-led initiative with private partnerships, such as banks or foundations, that agree to work with a community organization to help them implement what they have created. There are many great plans that communities have created, but they don't have a way to implement

them. Many banks are from outside and are making a lot of money off of city residents, but can we make sure they also invest in our communities? 4

- Is this a lot of dance? People know what needs to be done. I am very cynical...what is happening with the input from this meeting? There is no way to know in real time if advice is being taken³
- This is an exercise in futility. People know what makes this town run. 3
- People should live in the areas they impact; managers should live in the city at a minimum²

Engagement

Decision-making

- Community associations need accountability³
- Consistent genuine engagement of current residents. Begin with education/level setting so they have informed input. Formative input, not just check the box. Multi-faceted outreach. 1
- Developers should give more info, collect ideas, and understand what's going on in the community. 1
- Developers' role – Provide expertise, resources. Listen to residents, but also provide best practices based on their experience. Work with residents to develop the vision. 2
- Development that engages residents early and often (18)
- Enforcement of developers working with community 3
- Equitable development means including all stakeholders involved – churches, residents and developers, for example¹
- Government plays a key role in assisting stakeholders involved and providing funding to accountable goals¹
- Have a person in each city agency that will conduct community engagements – make sure everyone's voices is heard throughout all processes¹
- In my Baltimore, all residents have their views considered and implemented in the development of their communities. 2
- Looking at the income, racial make up, age, socio-economic level of the participants in decision making and development process. 2
- Neighborhoods strongly influence government decisions about the use of assets like land³
- People are secure and well and thriving. Moving from survival to thriving in health and well being. People are architects of solutions.⁴
- Plans to obtain more neighborhood involvement. Community involvement 2
- Public safety – community involvement¹
- Residents – Being engaged and informed 3
- Residents have more of a role in the decision making process from the neighborhood. City Hall comes to us!! 2
- Residents need to be involved in the process. City governments needs to ensure equitable resources¹
- Residents plan a key role in helping developers create and maintain communities¹
- Residents should be able to speak their mind and have a say¹
- Residents' role – provide input, volunteer time, expertise. Get involved on some level to make change. 2
- Seek development as a solution to growth and at what point will the citizens have input? 4
- There should be a way to include neighborhoods that don't have strong representation or leadership. For example, neighborhoods where there are too many vacant properties. 4
- City government needs to make sure communities are informed at the beginning of development¹

- City government role is to manage resources, standards, and community involvement. Residents drive the vision. NGO/NPO magnify the voices of those hard to reach/the voices that are often missing 2
- Distressed neighborhoods – concern about lack of transparency regarding land use decision making and development, lack of implementable plans in neighborhoods, want developers to financially support residents and more homeownership in developments3

Education

- Connecting people to community resources – like this building (Hoen) 3
- Connecting residents to resources – moved here a year ago and felt like becoming a Baltimorean was difficult. There wasn't one place to go to get some basic things like setting up utilities 4
- In my Baltimore, the museums and the zoo come to people. They have mobile units that go from neighborhood to neighborhood so everyone can see and appreciate what we have in the city3
- It is important to go into the streets to reach people and tell them how to get help. 3
- More public forums as this one2
- Need to have more outreach pushing education2
- Outreach events in the city that bring awareness to job openings. An internet presence is not enough, especially when you see the lack of internet accessibility in Baltimore City homes. 2
- Proactive and initiate better communication2
- Provide more community forums2
- We need education across the board about how the local government works. Charm City is no longer a city of neighborhoods because the associations aren't strong anymore. 2

Neighborly

- In my Baltimore, each resident feels both pleasure and obligation to contribute to the neighborhood in their own special way3
- In my Baltimore, neighbors know and help each other.4
- In my Baltimore, people know exactly what is going on in terms of public works. Relations are so friendly that citizens hold cookouts to offer water and shade to the workers in the neighborhood.3
- In my neighborhood they close all the street and have a party and market to sell/trade things as neighbors and cook for the neighborhood3
- People of all ages and backgrounds respect and engage with each other.4
- The Fairmount neighborhood is gentrifying and new people won't participate in the association. They don't want to associate with Black people. 2
- We need to find ways/spaces/places to support the elderly, who are not able to do what they were able to do before. Finding ways to connect younger generations (e.g., boy scouts) to help. 2
- Why is Reservoir Hill a great community in Baltimore? COVID pulled people together, people come out and spend time together (food music) at 5 PM on Fridays. Really strong fellowship.4

Outreach

- Wants to get younger people involved in his neighborhood. 3
- We have to find a way to bring these conversations to more people so that the process is not exclusive to just people who have time to attend this type of meeting. Make sure people's voices count, other residents are reached. There are people in the parks and other venues, and

we need to find ways to engage them. Use social media to get people's attention and make sure more people know to participate and the importance of being engaged in this process. 4

- A lot of people are not engaged in our communities. Are people who work in Baltimore (who do not live in Baltimore) not caring about those who live here? When we look at the streets of Baltimore, we cannot see the evidence of the investments that are going to improve things in the city, perhaps we see investments in highways, like I-83. But when it comes to the city, there is a lack of care and engagement. People don't spend time in the city walking with their families, or in the recreation centers. Where is the money that should be invested back in our city? We need to see more care and the resources making an impact here. 4
- In my Baltimore, in the future, tenacity and innovation and can-do attitude and weed out corruption, greed, malpractice. City and residents can work together to bolster and boost the goodness they see - grow the good traits in all of us. Absentee landowners/those in power prevent these things from happening (positive change).4

Equity

- All three examples should be considered in equitable development¹
- An equity City budget – a 3:1 prioritized spending ratio prioritizing distressed neighborhoods²
- Attack root cause of poverty²
- Black neighborhoods that have systematically suffered from policies designed for economic depression, disenfranchisement and government disengagement has contributed to black neighborhood loss. New policies, and targeted, intentional investment will help stabilize. 2
- City should be a supportive role that provides finance. Residents should have a primary role. They should dictate how the community development looks. Developers should implement those ideas. 1
- Commonalities – crime levels high, job opportunities st thru gentrification and segregation red lining. Change the attitudes of the whites to be helpful instead of blaming. Employ more African Americans and minorities. Stop redlining white communities, stop attacking black businesses, stop over-funding police and use money to create community resources, youth centers, mental health facilities, re-entry program. 1
- Defining roles for a more equitable process. Who are the helpers? There are roles as developers, advocates, etc. We need to redefine equity beyond these particular or typical roles. 4
- Drastic reductions in median income inequality 2
- Equal distribution of city services - Need services like street sweeping, etc. – there is a feeling of hopelessness in these areas where there should be groundswell. 4
- Equally distributed development²
- Equitable access to affordable housing, resources, quality schools¹
- Equitable allocation of resources \$\$\$ 3
- Equitable neighborhood development lends itself to a lot of definitions³
- Equitable neighborhood development shouldn't be off in a corner; equity is the most important issue; e.g. how are we going to undo redlining? 3
- Equitable sustainable prosperity³
- Equity across generations. In my Baltimore, everyone will work and play safely. Zero waste economy should be a focus. More implementation. Creative reuse.⁴
- Equity based budget ie a 3:1 investment in areas that need it most compared to affluent areas. Could be scaled ratio based on "equity index" paired with systems thinking to connect neighborhoods. 2
- Equity lens – focus on different age groups like seniors³

- Every community should have amenities that support your existence. Black people are being pushed into areas without amenities. (Only liquor stores, bars, and churches). Rec centers are deplorable. Modern day redlining. 75% of taxes are paid by these residents yet they receive 25% of city services. 4
- Giving resources to the folk y'all stole it from¹
- Identify the population in need the most and develop community projects targeting that group²
- If taxes are 4 times the mortgage, it is hard to re-invest in the neighborhoods. Community access, how do communities come together to become the architects of the solutions in their neighborhoods? There are many factors to consider when we ask, who gets access to certain things? For example, taxes are higher in the city than in other counties, but we are not receiving the benefits and services from other counties the way they receive in our city. 4
- In my Baltimore the city is a leader in reparations and the elimination of the war on drugs³
- In my Baltimore there is a clearly defined equity plan and more effort is put into equitable neighborhood development in terms of housing, food, rec centers, playgrounds³
- In my Baltimore, each person no matter how unique or different is accepted and allowed to contribute and play a role in the evolution of our history³
- In my Baltimore, past wrongs are acknowledged, stopped and healed from. Black neighborhoods thrive no one is displaced. Daily needs are within walking distance.³
- Inclusion of all residents, not just the best organized 2
- It wouldn't look like redlining left behind by the past practices¹
- Lack of urban community representation in oppressed neighborhoods³
- Less clustering of neighborhood resources 2
- Modern day redlining is going on. E.g. the Latin community gets so much support. Why? We should invest in the people who have been here. 3
- Our Baltimore – faces our past and works to create equity and health 2
- Real equity begins with opening up finance to those who are not usually included. Leverage the presence of T. Rowe Price and Alexander Brown. 3
- Some communities don't get resources – e.g. Park Heights, Wilkens Ave. 3
- Specifically black architects and black engineers. That is black led. 1
- Stop stealing the money received on the demographics of the poor Black people in Baltimore City and redirecting it downtown and to improve white areas. 2
- Successful equitable neighborhood development could be measured by the # of local businesses sustained, the # of dollars reinvested from the profits of development projects back into the community based on what the community's priorities are (building a playground or a park is not enough, could be via substantive Community Benefits Agreements), # of community ownership in businesses and properties, decrease in crime, increase in academic success. Equitable development should not just be measured by the built environment but the culture and impact of place. 4
- The lion's share of resources always makes it to certain communities³
- The playing field doesn't seem fair. 3
- There is a blinding sense of entitlement. Kids that go to college have debt, but people with bad behavior get everything for free. 2
- To become a City of choice for social justice, economic empowerment, educational attainment, community enhancement, and a beacon for human development³
- We incorporate a reparations lens to promote wealth building for Black Residents (another resident commented yes!)³
- We know why 55% of white folks have the jobs. It's designed to be that way. 1

- White areas (also known as waterfront areas) increased in population because city resources/development/entertainment and dining options are plentiful. Redistribute the wealth and distribute it more fairly. Grow our population by practicing equity. 2
- You can come but learn our language 2
- Zoning equity analysis – cool development in black areas just like Remington and Hampden 2
- In my Baltimore, people are willing to put in the work because they feel proud of where we might be heading...inclusive restorative history and culture, local stores. Proud to be real Baltimore! 2
- Property taxes are high, but city services do not reflect the additional expense. Ex recycling. 4
- Reduce property taxes!!!!!! 3
- Reduce taxes and increase industry. Create incubator hubs. 4
- Reduce water bills3

Vision

- Baltimore is the green capital of the U.S. 2
- Baltimore is more broadly recognized as a regional and state asset3
- Baltimore where possibilities are realities3
- Black Excellence! 3
- Black exodus into the city2
- Black folks having access to EV stations1
- Build community for all1
- Build school to protect youth; recreation center throughout the community1
- City role – Do your job -> People over Profit 3
- City take care of its own. 2
- City that helps the vulnerable residents living on the streets3
- Create a line item with the vision to empower the people3
- In my Baltimore everyone knows everyone no body is lonely during the holidays no one goes hungry and everyone's grass is cut and snow shoveled3
- In my Baltimore everyone knows what makes their neighborhood special and know the history of the city and the story of the famous people who inspire3
- In my Baltimore there is a safe and clean walk through neighborhoods, my morning trek is trashless3
- In my Baltimore there is always opportunity for anyone to get a way for a few days and see something new3
- In my Baltimore, all of our needs are met with food, water, housing, employment, and transportation. 2
- In my neighborhood I can breath a sigh of relief knowing that I am home, safe, and have access to a I need. It is a place that welcomes/invites guest but causes people to long to stay. Here I am free.4
- In my neighborhood I can breathe a sigh of relief knowing that I am home safe and source and have access to all I need. It is a place that welcomes/invites guests but causes people to long to stay. Here I'm not caged. Free 2
- People are not afraid of change such as new construction, new businesses and new trails. 2
- Residents thriving!3
- Take chances2

