

1. Pine Street Revitalization Housing Activities Packet

Documents:

[FINAL_MEMO TO COUNCIL 2.2.21 NEIGHBORHOOD EFFORTS.PDF](#)
[FINAL_BUDGET_MEMO_CDBG_GRANT_FEBRUARY_2021.PDF](#)



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

PLANNING & ZONING

1025 N. WASHINGTON STREET
CAMBRIDGE, MARYLAND 21613
TELEPHONE: 410-228-3790 EXT 103
FAX: 410-228-3814

Memorandum

Date: February 2, 2021
To: Mayor and Commissioners of Cambridge
From: Pat Escher, A.I.C.P., City Planner
Regarding: Neighborhood Revitalization Efforts

Mayor and Commissioners of Cambridge:

I would like to provide an update with respect to the work that has been done and our on-going efforts with the revitalization work. The list below includes both Habitat- and City- owned properties.

One thing that needs to be mentioned early on with regards to our efforts, these early phases of the revitalization have been dealing with the most neglected properties. Therefore, there are a number of properties that will be demolished. The majority of these properties listed below are County tax sale properties that have been sitting vacant for years. They are in such disrepair due to neglect, that they cannot be rehabilitated. Several years ago, the State changed some laws that now allow Counties to foreclose on properties not claimed at a tax sale, which clears them of most of their encumbrances with respect to titles and liens, thereby, allowing their sale to the City and Habitat.

As the City moves forward and most hazardous properties are removed, the process will shift to more rehabilitation of the houses. The intent is to retain the historic character of the neighborhood with the retention of as many homes as possible.

Pine Street

- *403 – City-owned - demolished; may be retained as open space, pending small area plan
- *412/414 – purchased by Habitat and demolished; this lot, along with 414 Pine Street pending its demolition, will be new house construction by Habitat
- *504 – purchased by Habitat and will be either a demolition or rehabilitation, pending further review
- *521 – purchased by Habitat and will be either a demolition or rehabilitation, pending further review
- *810 – City-owned - demolished; may be held for side yard

High Street

- 443 – Habitat property that may have a new house or pending planning efforts, may be used as access to property behind High Street and some other properties
- *507 – new house completed by Habitat, and qualified homeowner has moved in
- *517 – purchased by Habitat and demolished; will serve as a driveway/off-street parking for house at 519 High Street
- *519 – new house under construction by Habitat
- *522 – City-owned - demolished and is anticipated to be site for new house construction
- *603 – new house under construction by Habitat
- 615 – new house under construction by Habitat
- 617 – planned new house construction by Habitat
- 619 – combined with 617 High Street driveway for improved lot size by Habitat
- 625 – County-owned - demolished by County and sold to neighboring property owner
- * 632 – City-owned - demolished; may be retained as open space, pending small area plan
- *726 – City-owned - planned for new house construction
- *728 – City-owned - planned for new house construction

Wells Street Properties

Properties purchased by Habitat from the County. These properties will be developed outside the grant process with separate funds. Habitat is in the process of surveying the properties, and some properties will be combined to provide better lots with on-site parking.

- 607 – planned new house construction - Habitat
- 608 – planned new house construction - Habitat
- 609 – planned new house construction - Habitat
- 610 – planned new house construction - Habitat
- 613 – planned new house construction - Habitat
- 615 – planned new house construction - Habitat
- 617 – planned new house construction - Habitat
- 618 – planned house replacement - special loans - private
- 621 – planned new house construction - Habitat
- 623 – planned new house construction - Habitat
- 625 – planned new house construction - Habitat

Douglas Street

- *600/602 – City-owned - demolitions pending; 600 Douglas could potentially provide improved lot for adjacent property owner and new house construction on the remaining portion, pending further discussion and analysis
- *604 – City-owned - developable lot
- *606 – City-owned - developable lot
- *610 – City-owned - developable lot

632 – City-owned - developable lot - along with two adjacent lots. The properties are catty corner from Cornish Park and adjacent to 647 Washington Street. Purchase from private citizen.

Park Lane

- *810 – City-owned - vacant
- *811 – City-owned - to be demolished
- *813 – City-owned - to be demolished
- *823 – City-owned - vacant
- *825 – City-owned - vacant

Chesapeake Court

Properties will need additional research and survey work.

- 600 – City-owned - developable lot
- 606 – City-owned - developable lot
- 608 – City-owned - developable lot
- 619 – City-owned - developable lot

Phillips

- 547 – City-owned - developable lot
- *700 – City-owned - building acquired to renovate for community/non-profit uses

Washington Street

- 647 – City-owned - developable lot

Home Rehabilitation/Repair

*Two owner-occupied home rehabilitation projects occurred: **Fairmount Avenue** and **Hubbard Street**. Home addresses confidential due to being currently owner-occupied. Home rehabilitation projects completed by Habitat.

NOTE: Asterisked (*) properties above indicate those housing activities completed with Community Development Block Grant (CDBG) grant funding – Phase 1 funded by the State’s Department of Housing & Community Development (DHCD).



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Memorandum

Date: February 12, 2020
To: Commissioners of Cambridge
From: Pat Escher, A.I.C.P., City Planner
Regarding: Pine Street Neighborhood CDBG Budget – MD-2018-CD-31

Enclosed is the latest budget for the neighborhood revitalization project with our partners, Dorchester County and Habitat for Humanity Choptank. This project began in 2018 with funding of a Community Development Block Grant (CDBG) for \$647,953.

To date the project has spent or allocated all of the CDBG grant funds.

CDBG Grant Funds

- Property Acquisition \$123,953 Allocated \$114,693 Funds expended
\$9,260 Remaining
- Demolition/Clearing \$99,000 Allocated \$76,640 Funds expended
\$40,000 Estimate for four remaining properties in the first
phase (600/602 Douglas Street and 811/813 Park Lane).
Actual cost is dependent on whether asbestos is present.
- Rehabilitation \$150,000 Allocated \$60,000 Funds expended
\$ 90,000 Allocated for applicants
- Rehabilitation for Resale
\$35,000 Allocated \$35,000 Funds expended
Properties - For either 504 or 521 Pine Street
- New Construction \$120,000 Allocated \$120,000 Funds expended
- Project Admin. \$120,000 Allocated \$60,000 Funds expended
(Housing Specialist 1) 2018-2019
- (Housing Specialist 2) \$60,000 Allocated \$25,514.60 Funds expended
2020-2021

City's Matching Funds Committed

- Rehabilitation \$30,037 Allocated
- Property Acquisition \$100,000 Allocated
- Project Admin. \$20,000 Allocated
City staff in-kind

Habitat Matching Funds Committed

- Rehabilitation \$25,000 Allocated \$25,500 Funds expended
- Rehabilitation for Resale \$240,000 Allocated
- New Construction \$180,000 Allocated \$294,272 Funds expended
- Project Admin. \$40,800 Allocated \$53,908 Funds expended

Dorchester County has contributed \$18,000 in-kind donations with the demolition of two properties (625 and 632 High Street) in the neighborhood.