



Historic East Baltimore Community Action Coalition (HEBCAC)

Overview of Community Development Approach and Work



HEBCAC Redevelopment Strategy-*Guiding Principals*

1. Overall strategy must focus on both people and place.
 2. Build from strength (both neighborhood and institutional).
 3. Collaboration and partnership are key.
 4. Leverage off other development “energy”.
 5. Have a real commitment to local resident involvement.
 6. Projects/programs should be realistic in size/scope.
 7. Create “anchors” to build off of.
 8. Understand the risk/reward situation.
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HEBCAC Redevelopment Strategy-*Guiding Principals*

Desired result: Healthier neighborhoods defined both by how they look and how they act.

HEBCAC Redevelopment Strategy-*Project Example 1*

Weinberg Community Center (901 N. Milton Ave.)

- Historic building rehab to create neighborhood anchor.
- Tenant mix includes organizations that provide direct service.
- Effort guided by resident advisory committee
- Partnership included residents, for-profits, city, state and feds.

Desired result: Create catalyst for further development in this neighborhood.

HEBCAC Redevelopment Strategy-Project Example 2

Eager Street Housing Development

- Capitalize off of 901 Milton.
- Again work with resident advisory group.
- Involves other development entities and city and state.

Desired result: Reclaimed neighborhood offering a variety of housing choices and with a real estate market that functions “effectively”.

HEBCAC Redevelopment Strategy-Project Example 3

Baltimore Youth Opportunities (YO!) Program and Healthy Minds at Work Project.

- Key effort on “people” work.
- HEBCAC strong track record on work with this population.
- Major involvement by YO! Members in program design.
- Diverse funding/partnership base.

Desired result: Neighborhood youth reconnected with education/work opportunities that lead them in a positive direction

HEBCAC Redevelopment Strategy-*Other Project Examples*

Dee's Place – Peer led recovery support program

Desired result: Keep former substance abusers in recovery.

Neighborhood Services Program – Support for neighborhood associations.

Desired result: Residents proactively lead neighborhood improvement efforts.