

West North Avenue Development Authority

MISSION

The mission of the West North Avenue Development Authority (WNADA) is to support the development and approval of a comprehensive neighborhood revitalization plan in the West North Avenue Development Area and its buffer zone to benefit the residents and improve housing, neighborhoods, economic development, and transportation.

VISION

WNADA envisions revitalized historical communities along the West North Avenue Corridor where residents and businesses can thrive in an environmentally friendly area with economic equity, various housing options, reliable public transportation access, and neighborhood improvements without displacement. The revitalized communities will support diverse entertainment, commercial, and recreational activities as well as light industrial manufacturing and retail. This "Made in Baltimore" safe, walkable tourist destination will also create living wage jobs for local residents.

KEY GOALS, OBJECTIVES, AND PERFORMANCE MEASURES

Goal 1. Stabilize and improve housing conditions.

- Obj. 1.1** Stabilize and increase housing stock by partnering with developers to acquire and rebuild vacant and blighted single-family and multifamily properties for mixed-income ownership and tenancy to prevent depopulation.
- Obj. 1.2** Identify areas with high vacancy rates that have high market potential, and support repurposing vacant properties into single-family or multifamily housing or green space for residents.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Number of vacant/blighted single-family houses acquired/rebuilt in sub-targeted development zones	N/A	N/A	N/A	N/A	28	30	20
Number of families receiving downpayment assistance in sub-targeted residential zones	N/A	N/A	N/A	N/A	5	5	10
Amount of downpayment assistance funding provided to families in sub-targeted residential zones	N/A	N/A	N/A	\$500,000	\$250,000	\$250,000	\$500,000
Amount of grant and loan funding provided to developers and general contractors to rehabilitate/re-construct vacant/blighted single-family houses	N/A	N/A	N/A	\$2,750,000	\$3,650,000	\$10,000,000	\$9,500,000
Number of developers and general contractors receiving funding to rehabilitate/reconstruct vacant/blighted single-family houses	N/A	N/A	N/A	6	9	10	9
Number of multifamily housing developers supported with WNADA grant and loan funding	N/A	N/A	N/A	2	0	0	0
Amount of WNADA grant and loan funding provided to multifamily housing developers	N/A	N/A	N/A	\$1,000,000	\$0	\$0	\$0

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Goal 2. Advance economic development opportunities.

Obj. 2.1 Recruit and support commercial and retail businesses within the WNADA catchment area using grants and loans.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Number of commercial and retail developers supported with WNADA grant funding	N/A	N/A	N/A	9	6	10	12
Amount of WNADA grant funding provided to commercial and retail developers	N/A	N/A	N/A	\$4,625,000	\$6,800,000	\$4,000,000	\$5,000,000

Goal 3. Enhance public transportation, pedestrian services, and neighborhood development.

Obj. 3.1 Fund improvements in pedestrian sidewalks and crosswalk infrastructure, and public transit hubs.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Number of transportation and pedestrian projects funded	N/A	N/A	N/A	2	2	2	2
Amount of WNADA funding provided to grantees for transportation and pedestrian projects	N/A	N/A	N/A	\$350,000	\$490,000	\$500,000	\$500,000

Goal 4. Promote and support neighborhood development initiatives.

Obj. 4.1 Identify and fund the improvement of open green spaces, arts and culture initiatives, and enhance public safety in collaboration with community organizations.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Number of neighborhood development projects funded	N/A	N/A	N/A	3	14	15	25
Amount of WNADA funding provided to grantees for neighborhood development projects	N/A	N/A	N/A	\$510,000	\$2,800,000	\$1,200,000	\$2,375,000

Goal 5. Support equitable participation in the revitalization of West North Ave.

Obj. 5.1 Provide grants and below market rate loans to Minority Business Enterprise (MBE)/Women Business Enterprise (WBE) businesses.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Number of MBE/WBEs assisted	N/A	N/A	N/A	28	36	40	42
Number of percentage points above State's MBE/WBE goal (29 percent) for all WNADA contracts and procurement	N/A	N/A	N/A	17	26	29	34