

# 2023 COSCDA Annual Training Conference

## City of Cambridge Revitalization Efforts in Pine Street Historic Neighborhood District

### Our Partners:

- Maryland Department of Housing and Community Development
- Habitat for Humanity Choptank
- Dorchester County
- Maryland Capital Enterprises, Inc.
- Home Partnership, Inc.
- Rauch Engineering, Inc



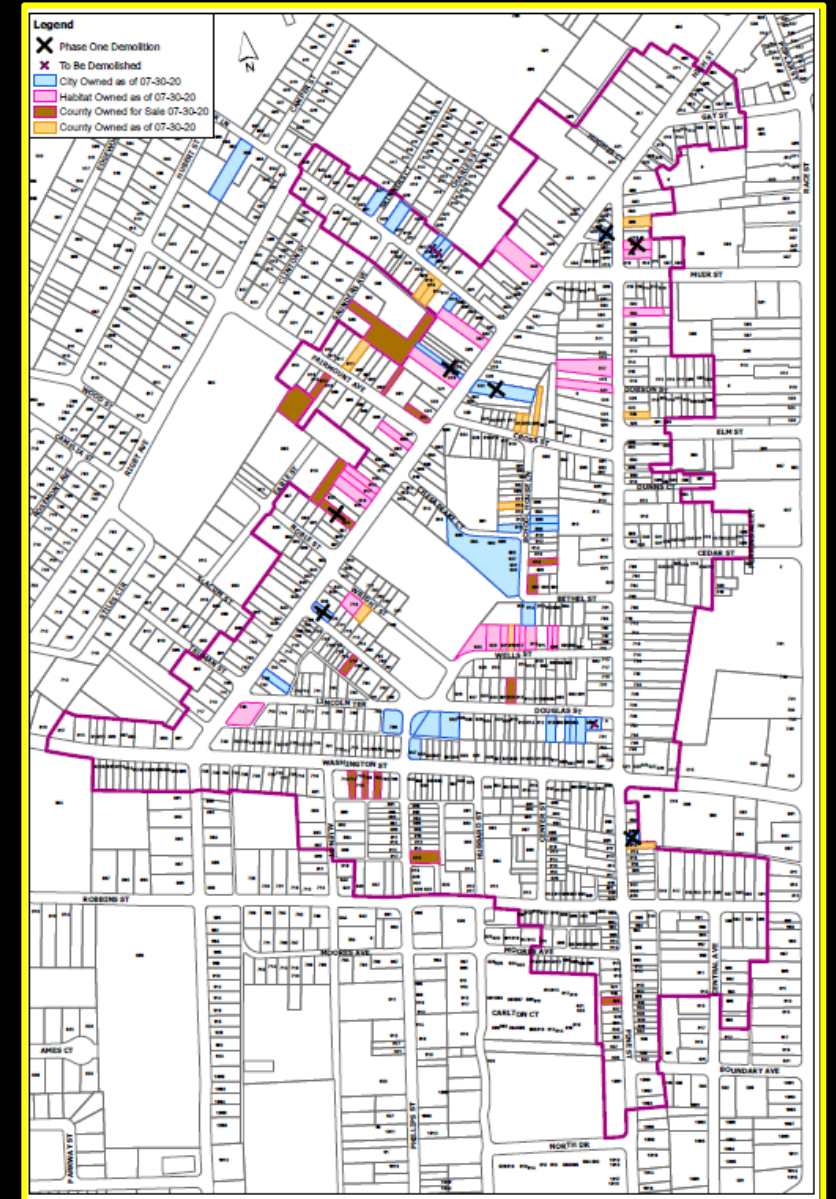
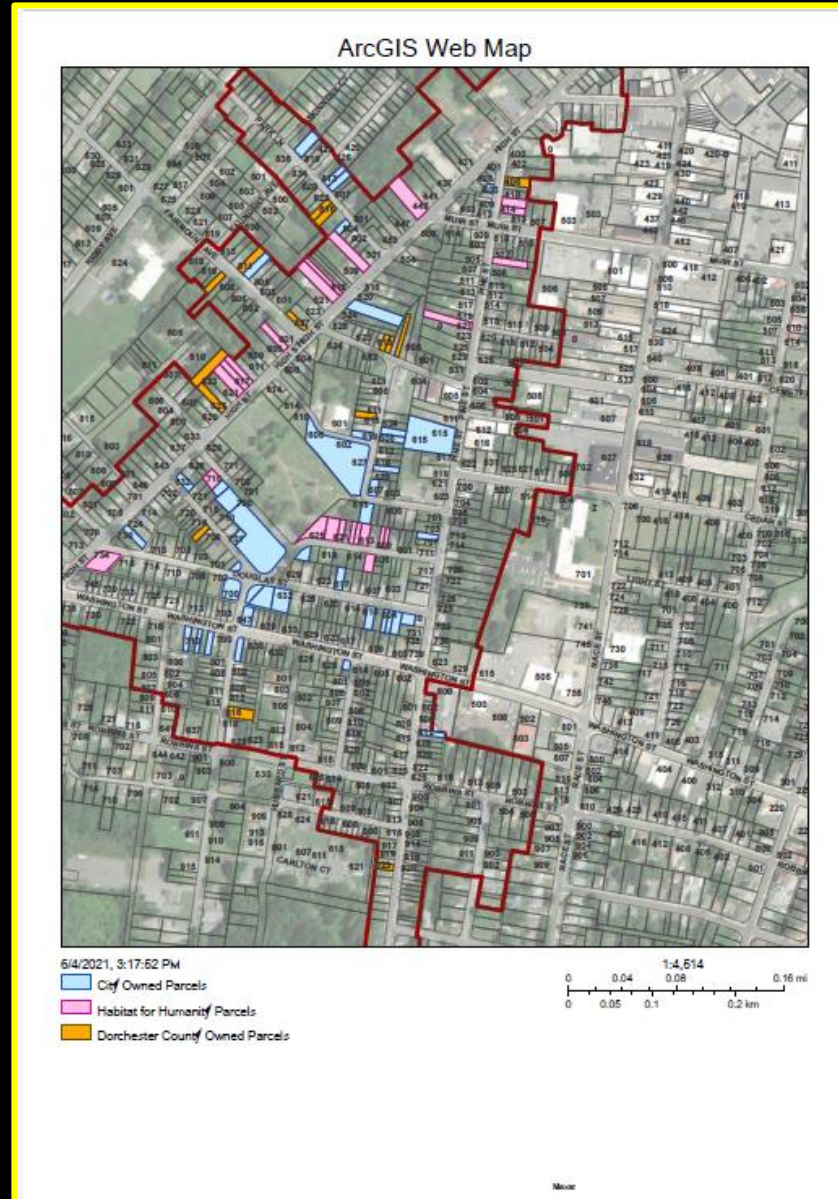
# Cambridge, Maryland



Pine Street  
Historic  
Neighborhood

# Pine Street Historic Neighborhood Revitalizations Efforts

- The City's GIS Division created maps that lead to further analysis and identification of specific properties to purchase for rehabilitation or demolition.
- City identified nuisance properties dealing with illicit activity, secured them and demolished them.



# Pine Street Historic Neighborhood Revitalizations Efforts

- The City of Cambridge partnered with Dorchester County and Habitat for Humanity to develop a strategy to deal with the City's blighted housing inventory.
- These efforts entailed working with the County and identifying properties that were on the tax sale inventory that would be suitable for these revitalization efforts.
- The City over time developed a strategy for properties for rehabilitation and demolition.

## Housing Market Analysis + Needs Assessment



Cambridge, Maryland  
February 2019



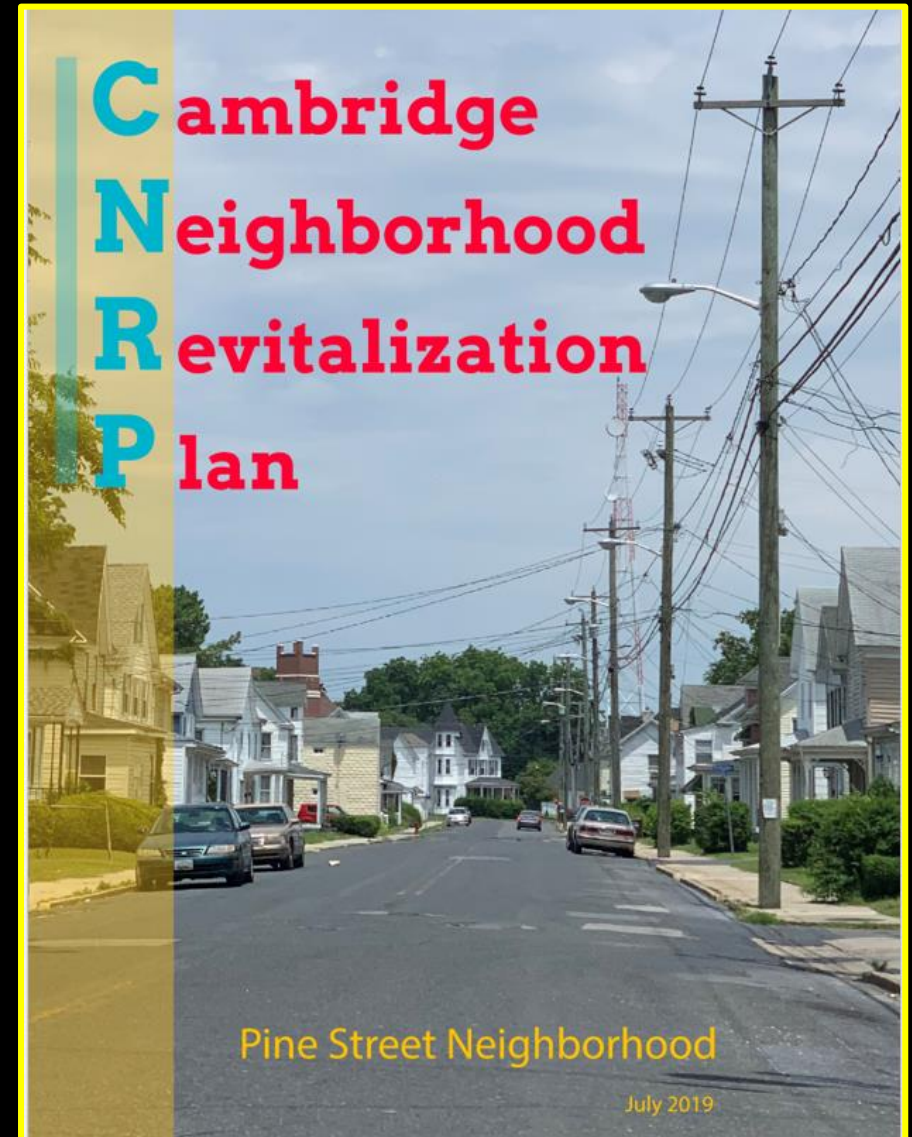
# Pine Street Historic Neighborhood Revitalizations Efforts

- The City continued with these efforts and developed a “Road Map” for the neighborhood revitalization efforts.

## Program Awareness & Community Engagement



The chalkboard project was central to the purpose of the Community Resource Fair that took place on the lawn of Waugh Chapel on Wednesday, August 22nd. The event celebrated the kick off of the Neighborhood Revitalization partnership between the City of Cambridge and Habitat Choptank and involved other community partners and resources. It was a unique opportunity for residents to come together to share their vision for the community with Habitat, the City and each other.

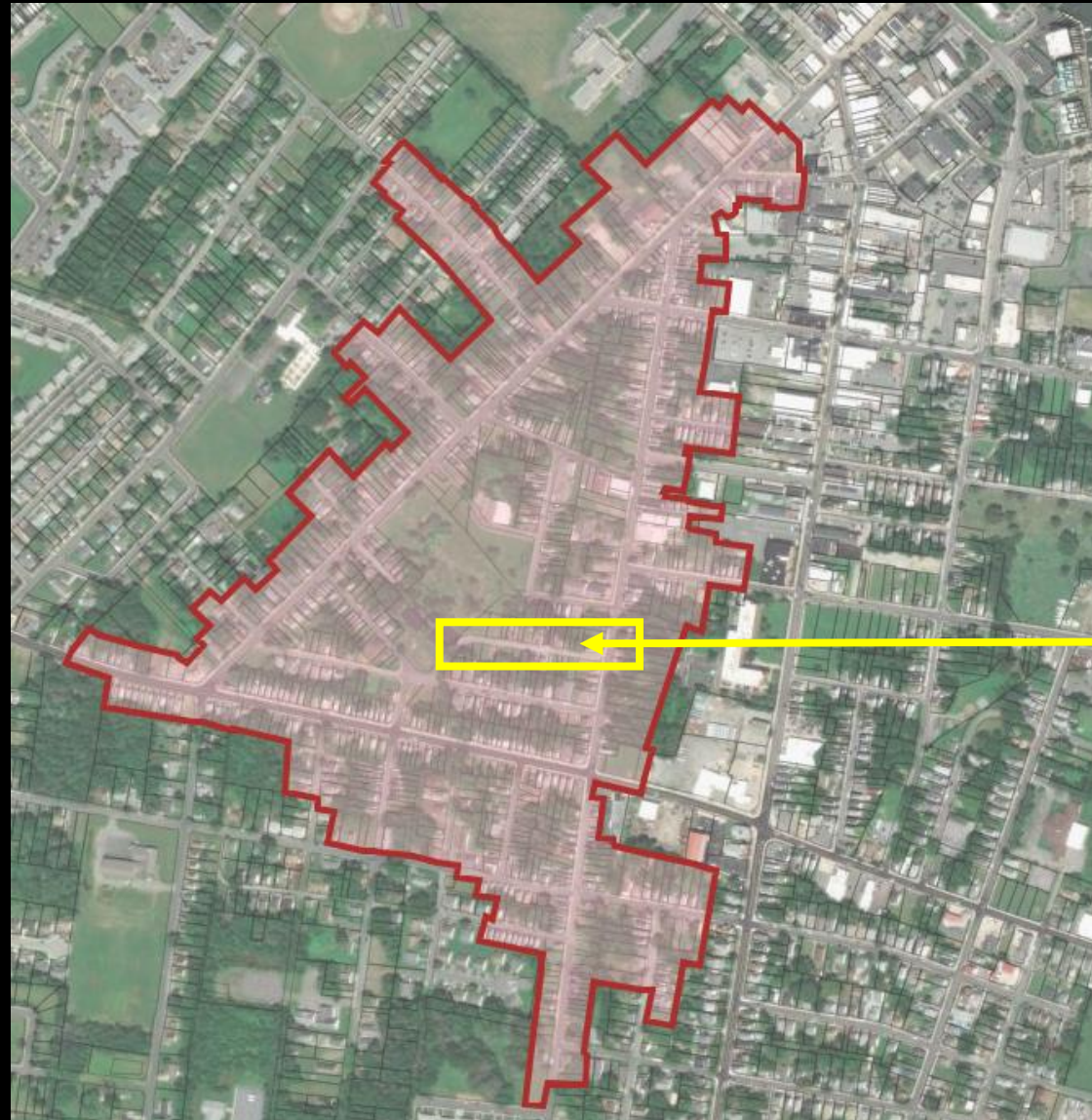


# Pine Street Historic Neighborhood Revitalizations Efforts

- Demolition
- Hazardous Materials Abatement
- New Construction
- Rehabilitation



# Pine Street Historic Neighborhood



Area of Recent  
Concentrated Efforts  
Pine and Wells Streets

# Intersection of Pine Street and Wells Street



Before - Several Vacant Lots

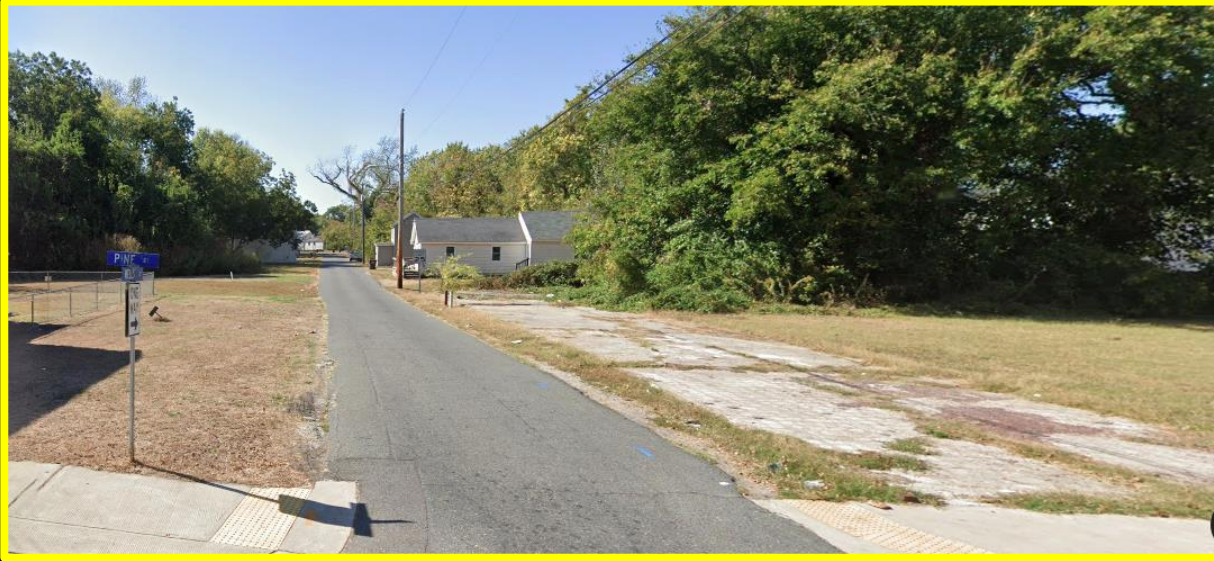
Now - New Retail Building Funded with:

- DHCD Neighborhood Works,
- DHCD Community Legacy,
- City ARPA, and
- Maryland Capital Enterprise Funds.





# Wells Street Prior to Improvements



# Wells Street Prior to Improvements



# Wells Street Improvements



- Nine New Homes Built by Habitat for Humanity Choptank
- State CDBG Funds:
  - Road Resurfacing,
  - New Underground Utilities,
  - Sidewalk, and
  - Street Lighting



# Wells Street Improvements



# Wells Street Improvements

HOME Replacement and Special Loans



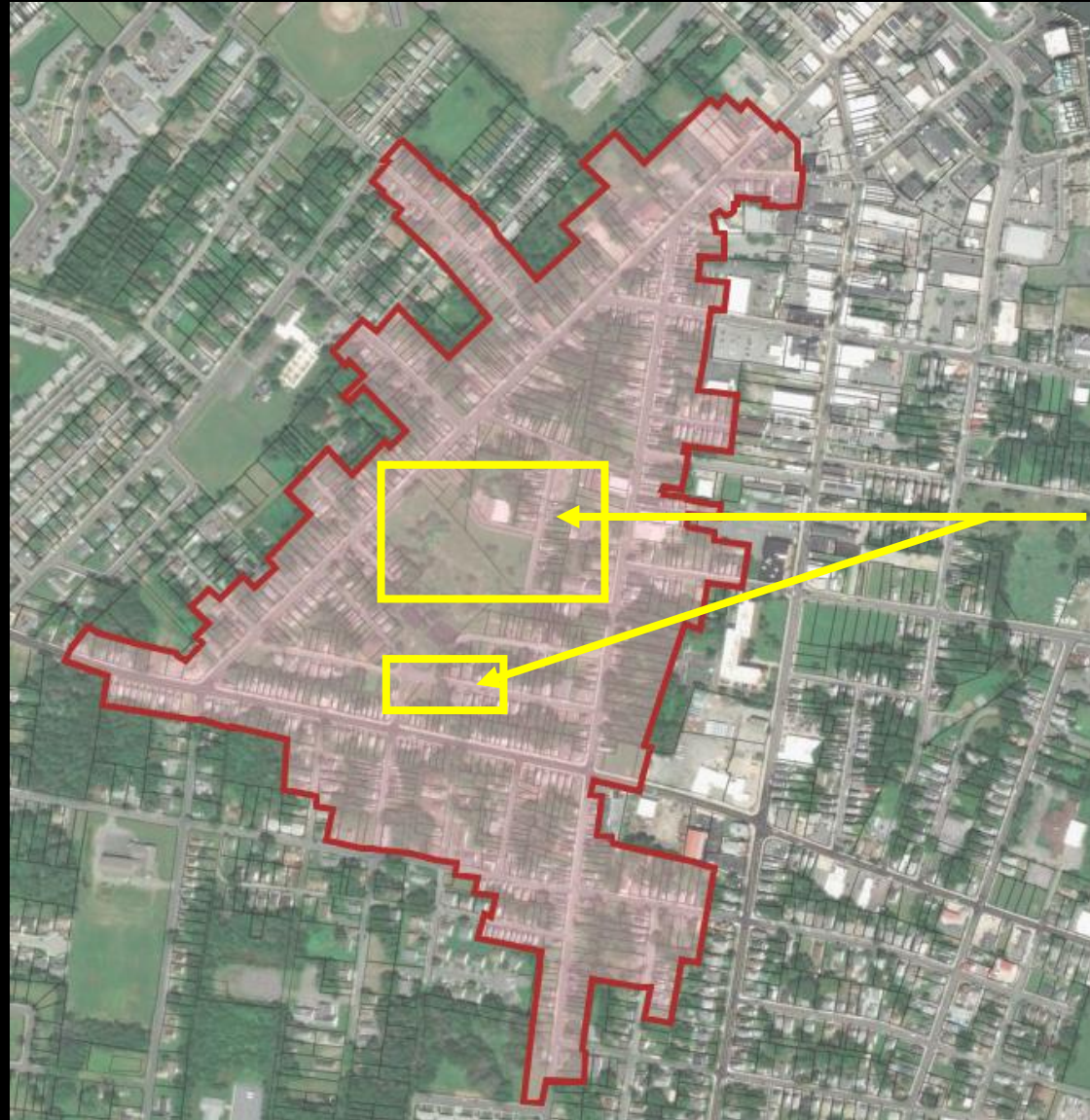
Before



After

# Home Ownership Works (HOW)

# Pine Street Historic Neighborhood



Focus Areas for  
Home Ownership Works  
(HOW) Pilot Program

# Home Ownership Works – Pilot Program

- High Street and Chesapeake Court
  - City Owned Property. Proposed Location for 9 to 12 New Homes
  - Partner: Home Partnership Inc.





# Home Ownership Works – Pilot Program

- Douglas Street
  - City Owned Property. Proposed Location for 4 New Homes
  - Partner: Home Partnership Inc.



# Historic Preservation



Preservation of an Architecturally Distinctive Four-Square Home in the Pine Street Neighborhood Historic District

Interior and Exterior Renovation Funded by DHCD Special Loans Program

Temporary Relocation of Resident Funding Provided by City of Cambridge

# Questions?

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