



# Midtown Community Benefits District Property Owner Survey



**Schaefer Center for Public Policy  
University of Baltimore  
1304 Saint Paul Street  
Baltimore, MD 21202**



## About Midtown Benefits District

- Midtown is a good idea (84.5%)
- Most are aware of Midtown (77.8%)
- Community is split regarding satisfaction with level of service for the amount of surcharge. (41.9% satisfied; 50% not)



## Biggest Improvement Last 12 Years

1	Litter on the sidewalk	-31.60
2	Dirty streets & alleys	-31.40
3	Inadequately maintained properties	-30.90
4	Boarded up/vacant buildings	-27.70
5	Dog feces	-26.10
6	Lack of landscaping/streetscaping	-25.90
7	Property crime	-24.60
8	Prostitution	-24.00
9	Personal crime	-23.80
10	Illegal dumping	-23.40



# Biggest Improvement by Neighborhood

<b>Bolton Hill</b>		
	<b>Issue</b>	<b>Change</b>
1	Dirty streets & alleys	(32.00)
2	Dog feces	(31.60)
3	Litter on the sidewalk	(29.80)
4	Inadequately maintained properties	(29.50)
5	Boarded up/vacant buildings	(27.00)
<b>Madison Park</b>		
1	Dirty streets & alleys	(45.40)
2	Litter on the sidewalk	(32.40)
3	Personal crime	(32.20)
4	Boarded up/vacant buildings	(27.50)
5	Dog feces	(21.40)

<b>Charles North</b>		
	<b>Issue</b>	<b>Change</b>
	Strangers on the street	(62.60)
	Illegal dumping	(47.30)
	Vagrancy/homeless people	(46.10)
	Balance of renters and homeowners	(41.70)
	Graffiti	(40.60)
<b>Mount Vernon-Belvedere</b>		
	Litter on the sidewalk	(36.80)
	Inadequately maintained properties	(36.60)
	Personal crime	(33.00)
	Property crime	(32.90)
	Prostitution	(32.90)



## Top 5 Issues - Midtown

- Crime in border communities (84.0%)
- Deteriorating buildings (71.4%)
- Rodents (60.6%)
- Property Crime (53.8%)
- Personal Crime (51.8%)

*Percent indicating the issue is a serious or very serious problem*



## Top 5 Issues by Neighborhood

Rank	Bolton Hill	Charles North
1	Crime in border communities	Deteriorating border communities
2	Deteriorating border communities	Litter on the sidewalk
3	Rodents	Rodents
4	Personal crime	Crime in border communities
5	Groups of youth	Inadequately maintained properties
Rank	Madison Park	Mount Vernon-Belvedere
1	Deteriorating border communities	Crime in border communities
2	Crime in border communities	Deteriorating border communities
3	Rodents	Rodents
4	Prostitution	Vagrancy/homeless people
5	Illegal dumping	Litter on the sidewalk



## About “Clean”

- Majority (89.5%) agree cleanliness of neighborhood has a positive impact on property value.
- Less than half think their neighborhood is clean (45.2%)
- Almost half (48.6%) think people outside of their neighborhood perceive it as being clean



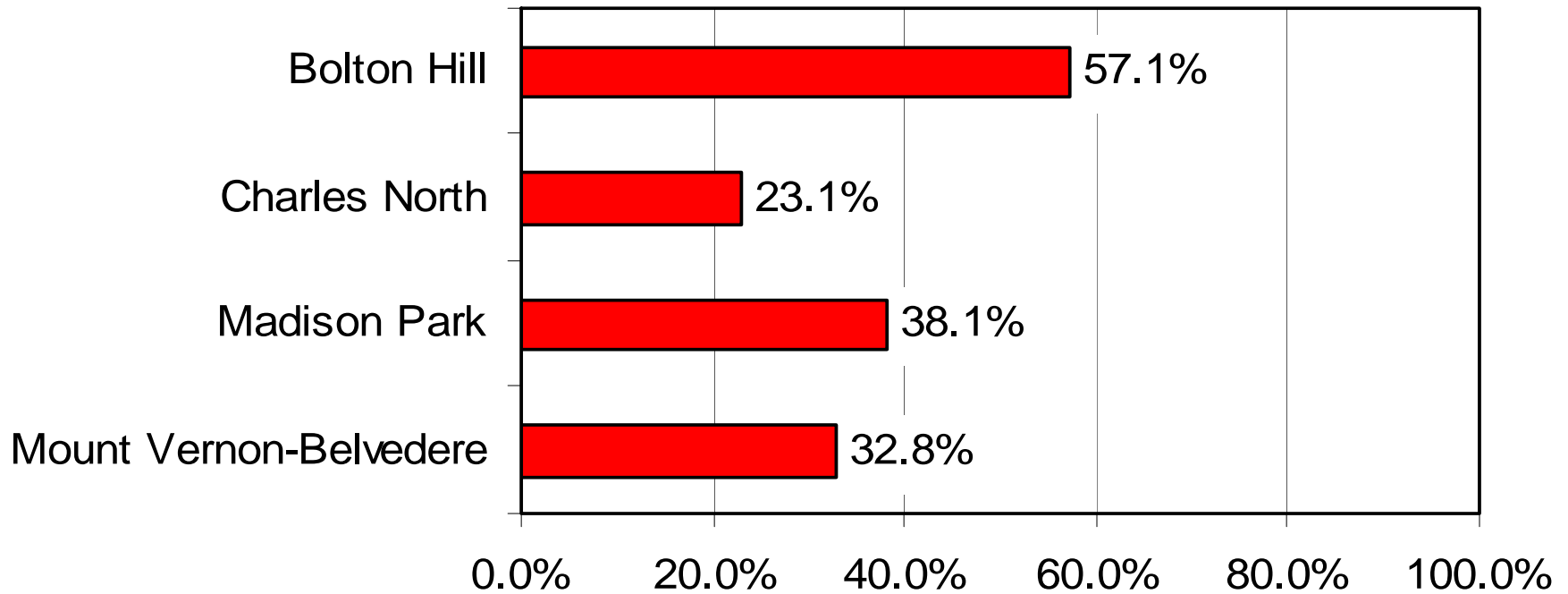
## About “Clean”

- Majority think there are not enough trash cans (76.3% - too few)
- Majority (55.6%) are satisfied with street cleaning
- Majority (48.3%) are satisfied with bulk pick-up and 11% are unaware of the service
- Majority (69%) are in favor of 2-hour no parking for street sweeping (8 a.m. – 10 a.m. seems like best time)



# How clean is your neighborhood?

## By Neighborhood



% Very Clean or Clean



## About “Green”

- Majority (59.4%) think their neighborhood is only somewhat green or not green.
- One-quarter (25.6%) are satisfied with tree well beautification.



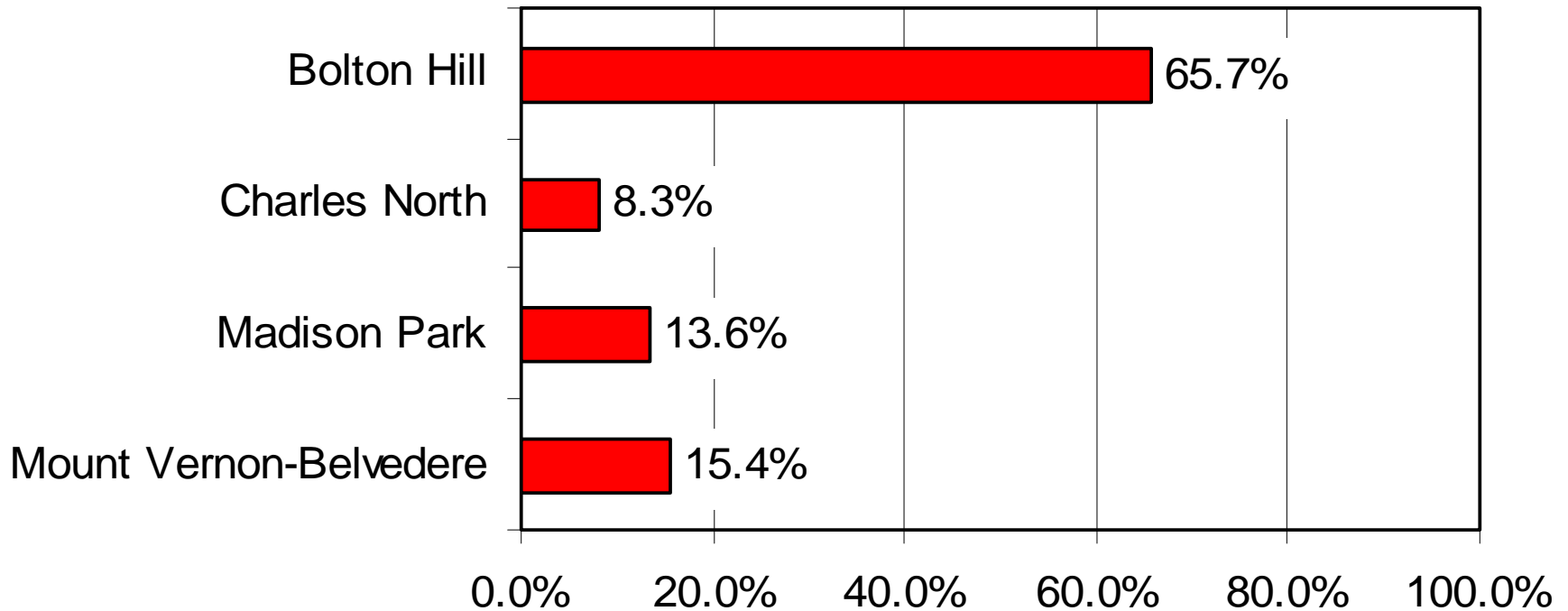
## About “Green”

- Almost half (47.5%) are satisfied with park maintenance services
- Majority (70.9%) think there are not enough flower planting and greening projects
- Majority (59.8%) think there are not enough trees.



# How green is your neighborhood?

## By Neighborhood



% Very Green or Green



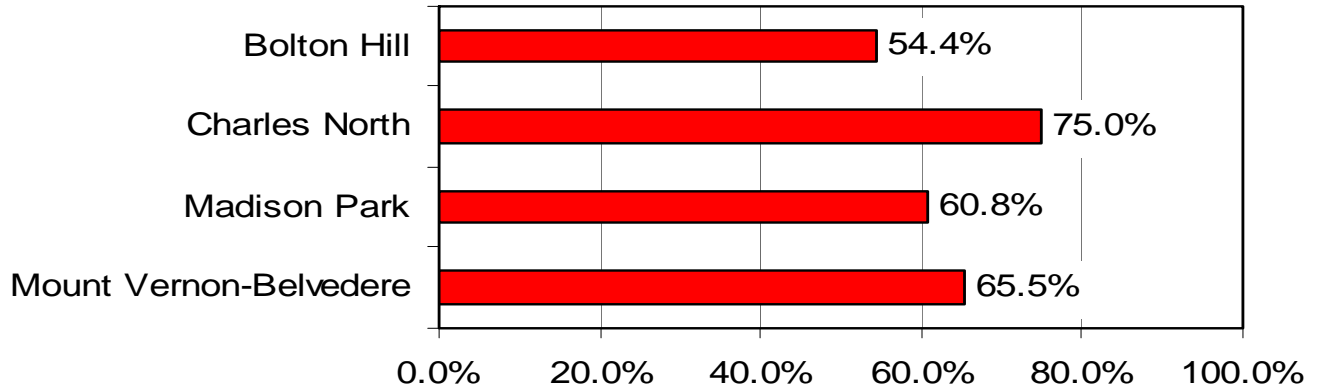
## About “Safety”

- Majority (83.8%) think their property values are impacted by the level of safety in their neighborhood.
- Majority (65.8%) think those outside of their neighborhood think it is not safe.
- Majority feel safe during the day (59.9%), but not at night (84.6%)



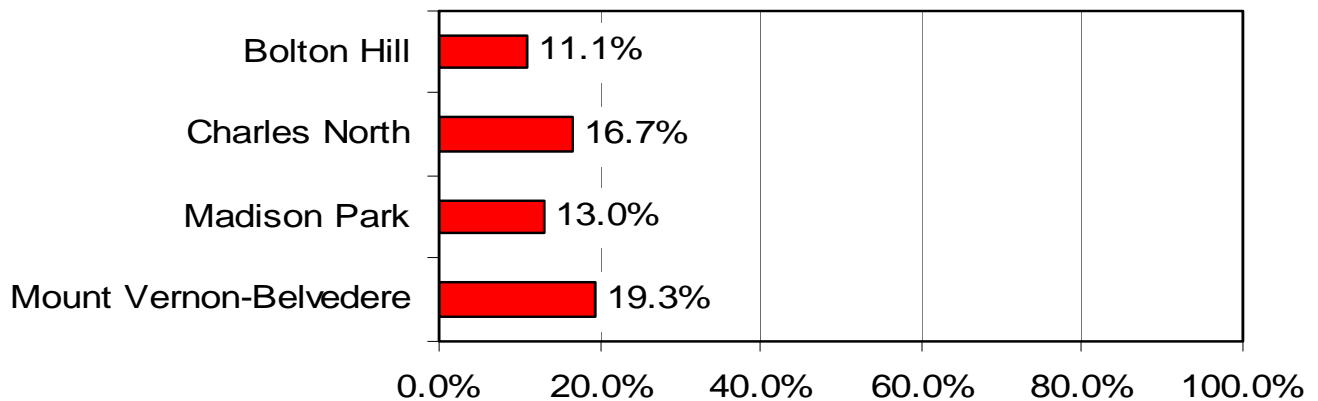
% Safe or Very Safe

### How Safe Do You Feel in Your Neighborhood By Neighborhood? (Daytime)



% Safe or Very Safe

### How Safe Do You Feel in Your Neighborhood By Neighborhood? (Nighttime)





## About “Safety”

- Not enough MCB D safety escorts (28.9%)  
*(53.5% had no opinion)*
- Not enough street lights (65.5%)
- Not enough police cameras without blue lights  
*(53.5%)*
- A third think there are not enough blue light police cameras (28.7%) *(40.3% have no opinion)*



## Satisfaction With Services by Neighborhood

Service	Bolton Hill	Charles North	Madison Park	Mount Vernon-Belvedere
Overall Services	56.7%	53.8%	38.1%	48.9%
Park Maintenance	49.7%	38.5%	20.0%	48.8%
MCBD Safety Escort	17.3%	16.6%	10.0%	13.6%
Street Cleaning	63.7%	53.8%	62.5%	44.8%
Bulk Trash Collection	56.0%	38.4%	50.0%	39.2%
Tree Well Beautification	28.6%	30.8%	9.5%	23.4%

*Percent indicating Very Satisfied and Somewhat Satisfied*



## Agreement With Statements by Neighborhood

Statement	Bolton Hill	Charles North	Madison Park	Mount Vernon-Belvedere
Services and management are a good idea.	85.5%	84.6%	91.4%	83.3%
MCBD provides more services than city.	86.3%	61.5%	68.2%	70.0%
Satisfaction with service for the amount of surcharge.	42.9%	50.0%	45.5%	39.6%
Outsiders perceive my neighborhood as SAFE.	23.1%	7.7%	36.4%	29.3%
Outsiders perceive my neighborhood as CLEAN.	64.4%	7.7%	34.8%	33.9%
Property value is positively affected by CLEANLINESS.	88.3%	92.3%	85.0%	91.3%
Property value is positively affected by SAFETY.	79.0%	84.6%	87.1%	89.1%



## Current Budget Allocation Priorities

- An overwhelming majority (67.2%) felt the percentage of the current budget allocated to the clean initiative should be between 21% and 40%
- A majority (54.5%) felt the percentage of the current budget allocated to the green initiative should be between 21% to 40%
- Less than a majority (43.5%) felt the percentage of the current budget allocated to the safety initiative should be between 41% to 60%



## Additional Funds – Spending Priorities

- A majority (60.5%) felt that 21% to 40% of additional funds should be allocated to the clean initiative
- A little less than a majority (48.9%) felt that 21% to 40% of additional funds should be allocated to the green initiative
- Less than a majority (36.7%) felt that 21% to 40% of additional funds should be allocated to the safety initiative. This was close to those who felt that 41% to 60% of additional funds should be allocated (34.2%).
- Less than a majority (42.3%) felt that 0% to 21% of additional funds should be allocated to reduce special benefits surcharge



# Top Ranked Priorities Next 5 Years

1. Partner with police to ensure public safety (856)
2. Increase public safety patrols (815)
3. Partner with City services for trash pickup, street sweeping, & cleanliness (657)
4. Increase street lighting (550)
5. Enforce building codes and nuisance laws (405)

(# is total score in ranking analysis)



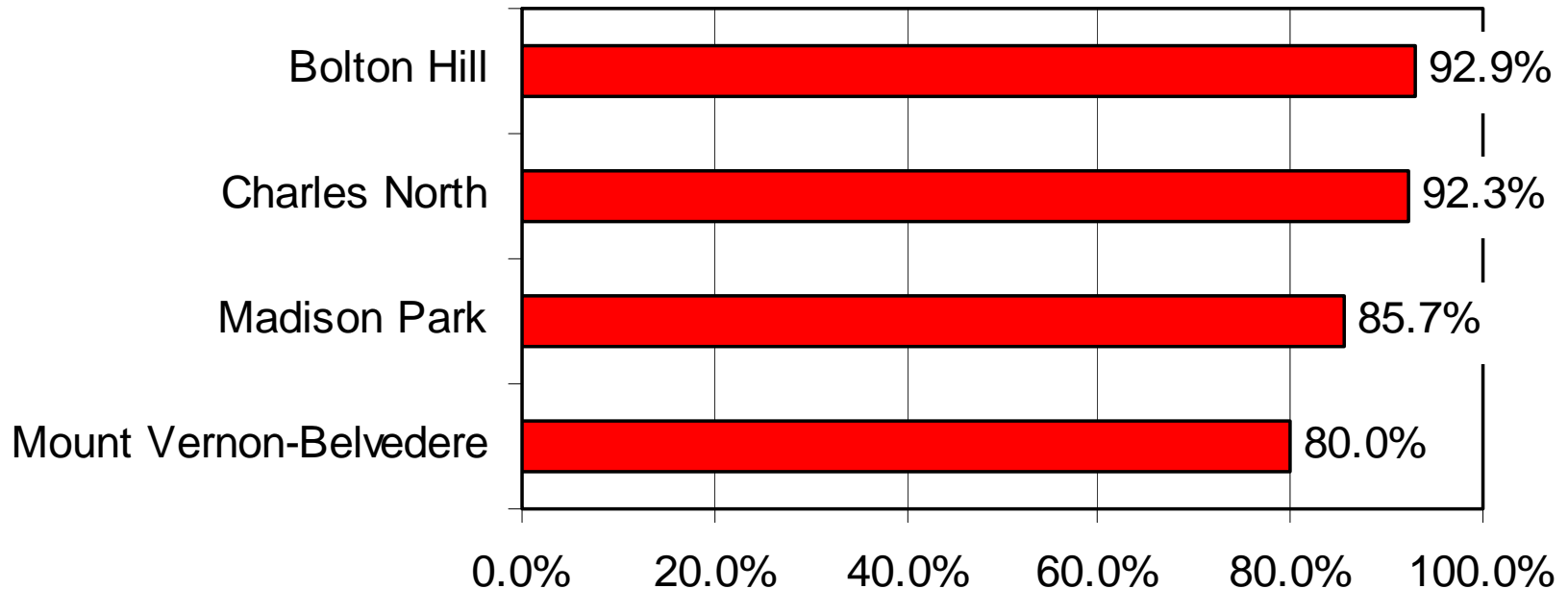
## About Neighborhood Associations

- An overwhelming number of respondents knew the name of their neighborhood association (87.4%)
- An overwhelming majority responded that their level of involvement was low or none (70.8%)



# Awareness by Neighborhood

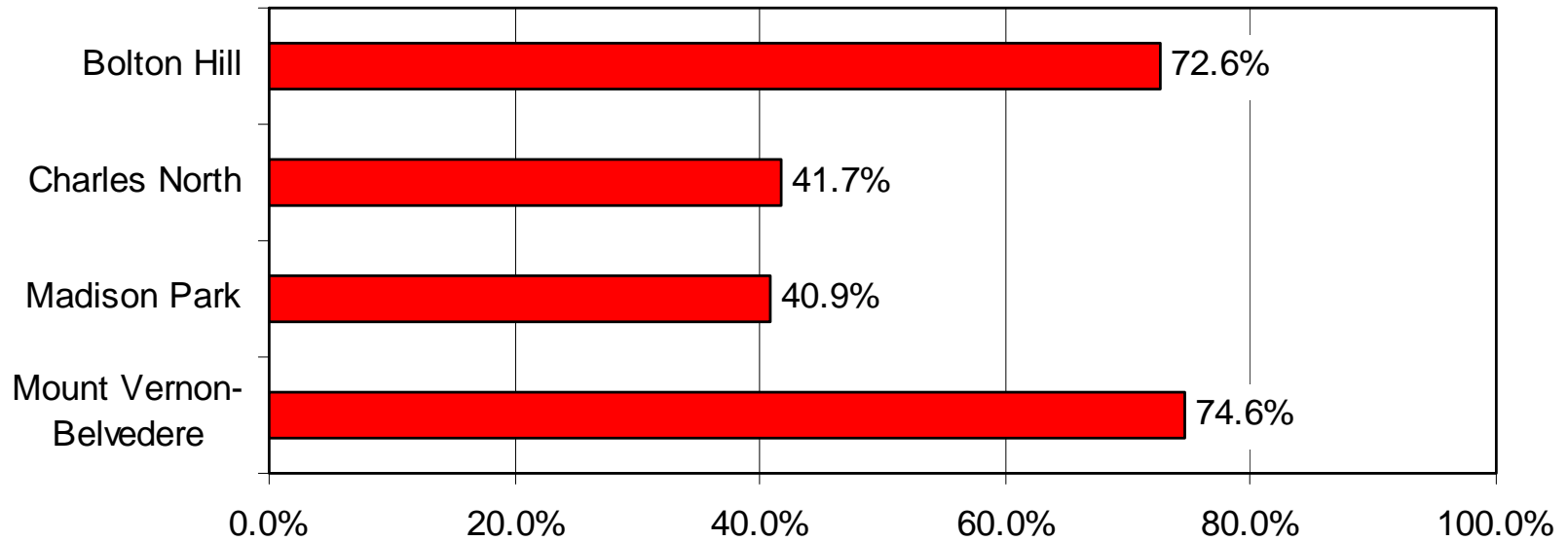
**Do You Know the Name of Your Neighborhood Association? Yes**





# Level of Involvement - Neighborhood

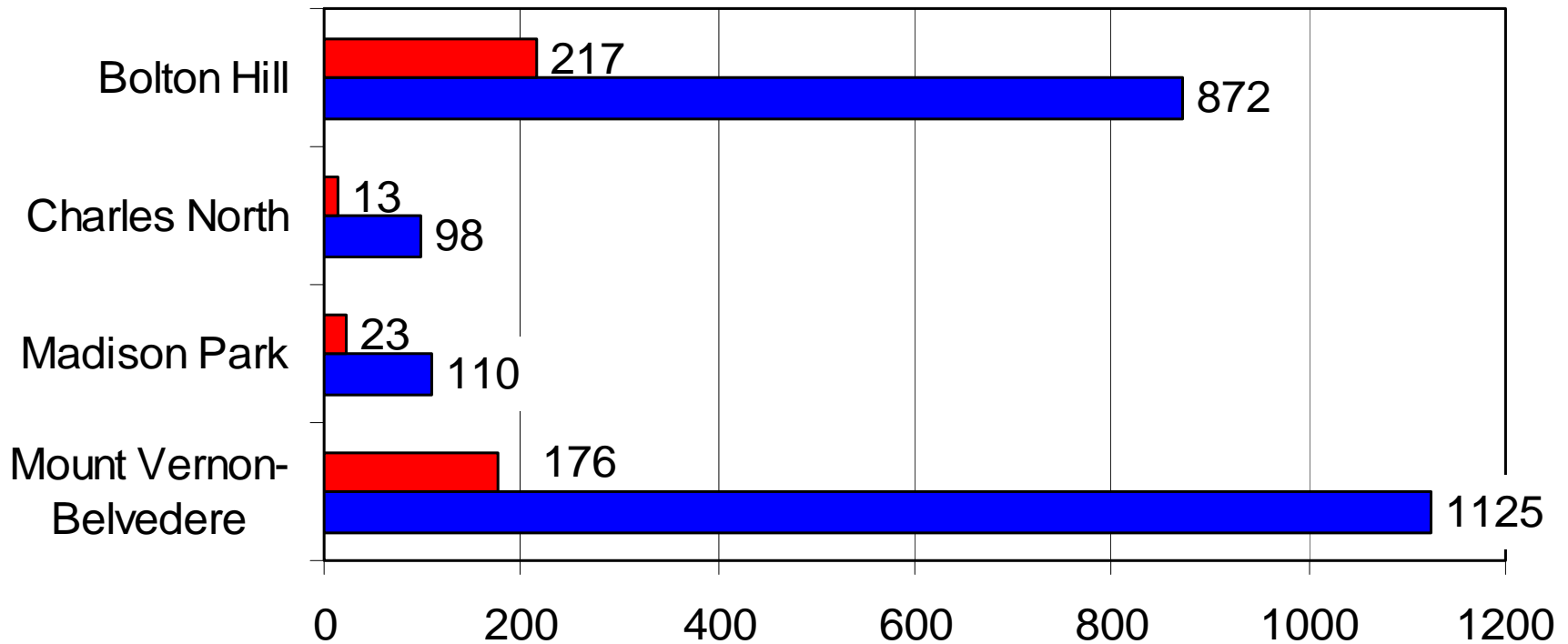
**Low or No Level of Involvement in Neighborhood Association  
by Neighborhood**





# Who responded to the survey?

### Surveys Completed by Neighborhood



4.21% margin of error

■ Surveys Sent ■ Surveys Returned



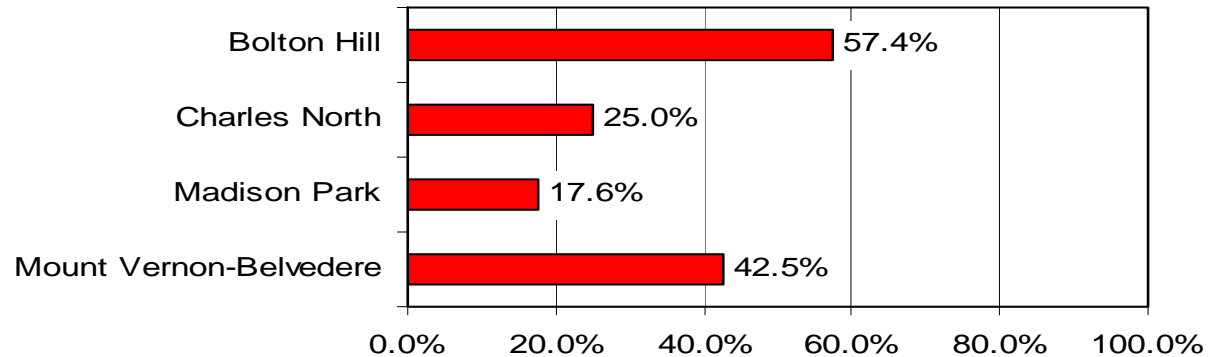
## Length of Residence/Ownership in MCBBD

- Most respondents have lived or owned property in MCBBD for 3 – 9 years (42.9%)
- Almost an even percentage of respondents have lived or owned property in MCBBD for 10 – 24 years (27.0%) as 25+ years (22.5%)
- A small percentage of respondents have lived or owned property in MCBBD for less than 2 years (7.6%)

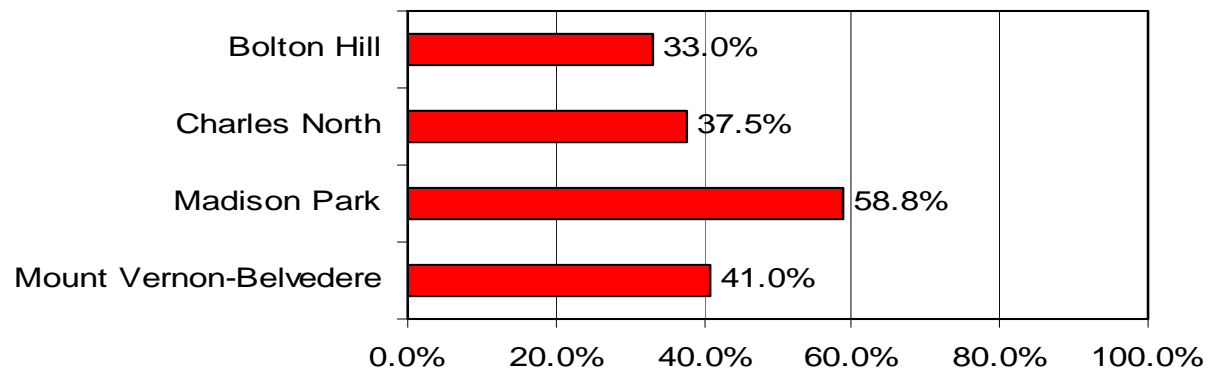


# Total Household Income by Neighborhood

**What is Your Total Household Income? Over \$100,000**

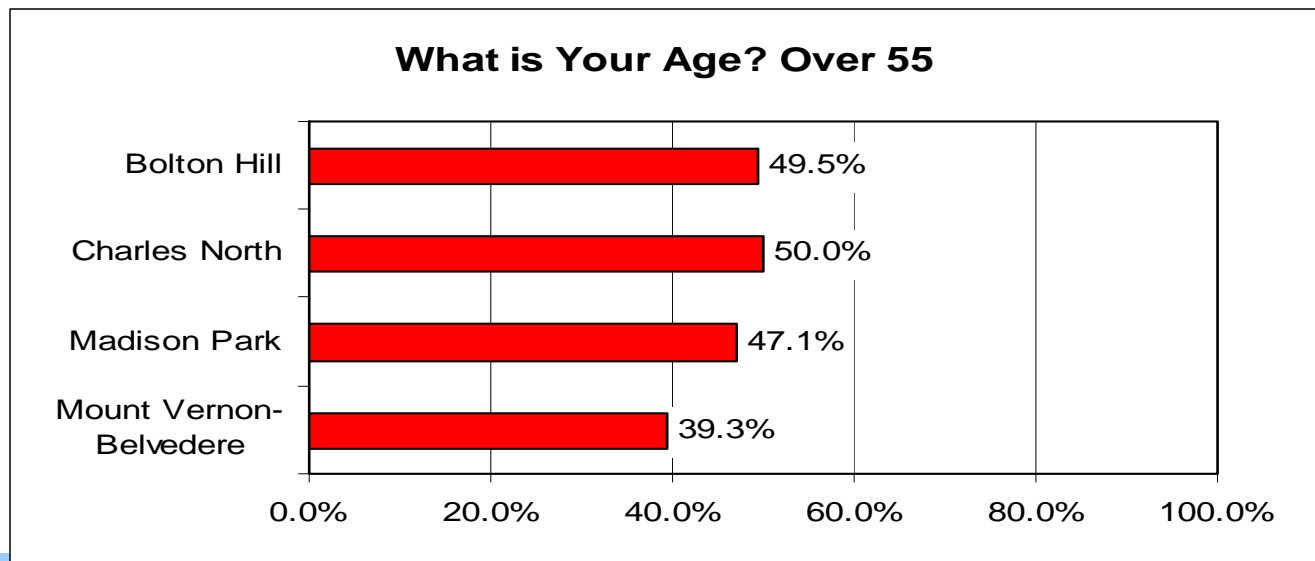
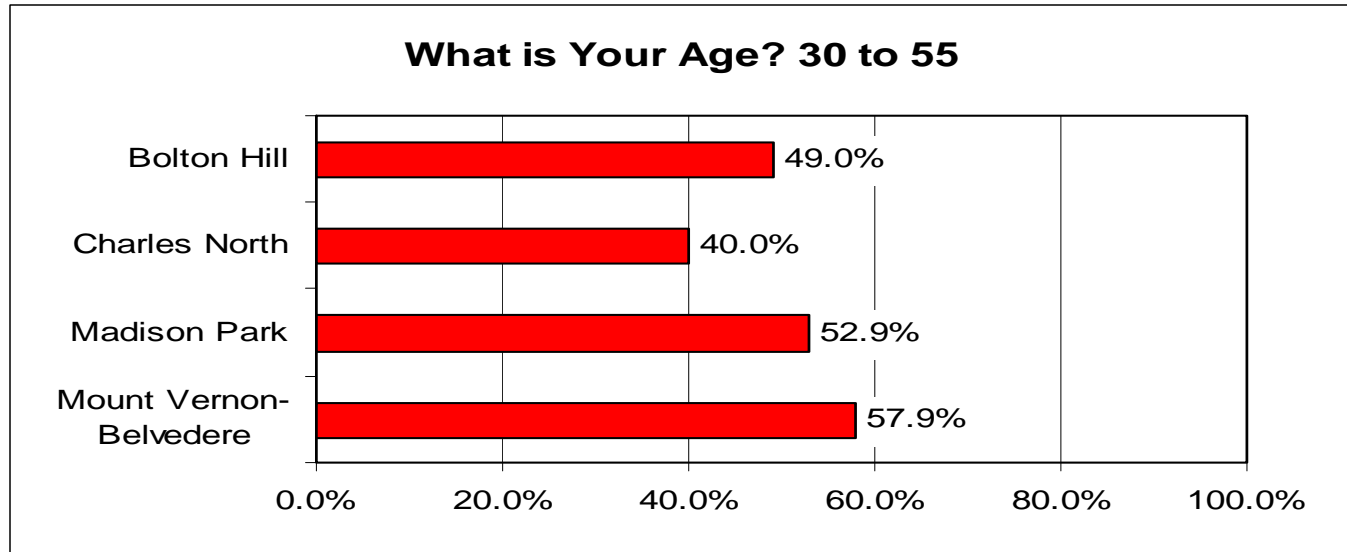


**What is Your Total Household Income? Between \$50,000 and \$100,000**





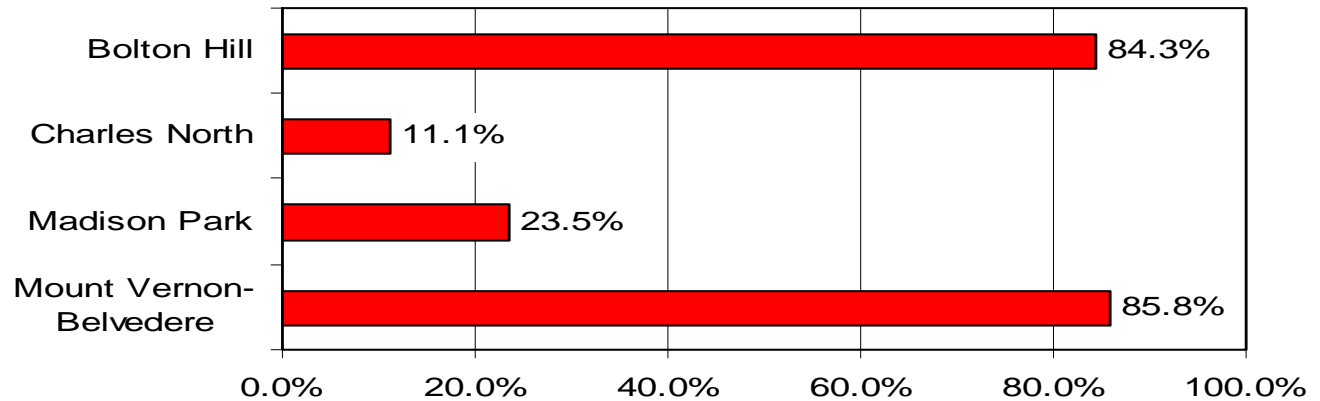
# Age by Neighborhood



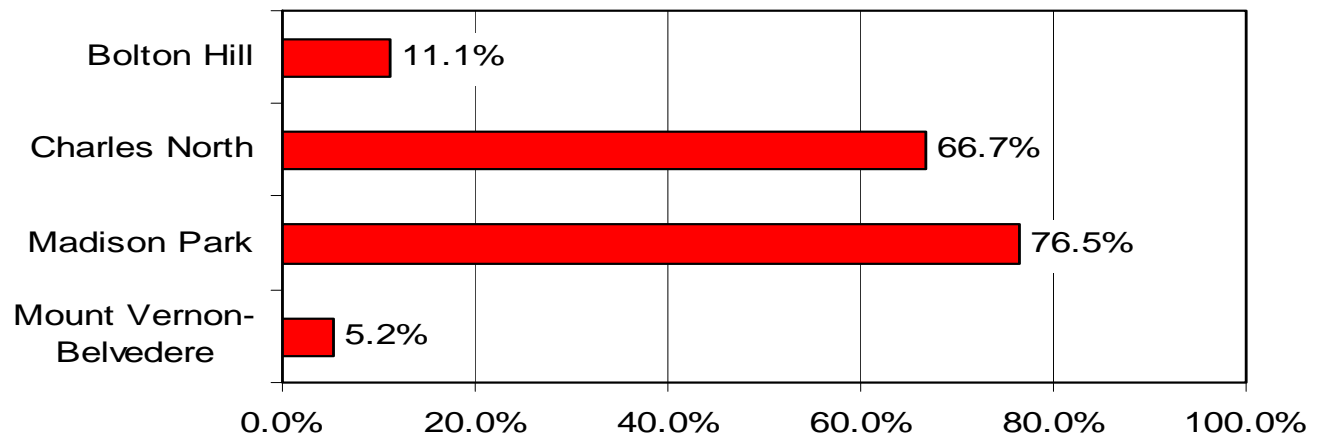


# Race by Neighborhood

### What is Your Race/Ethnicity? White



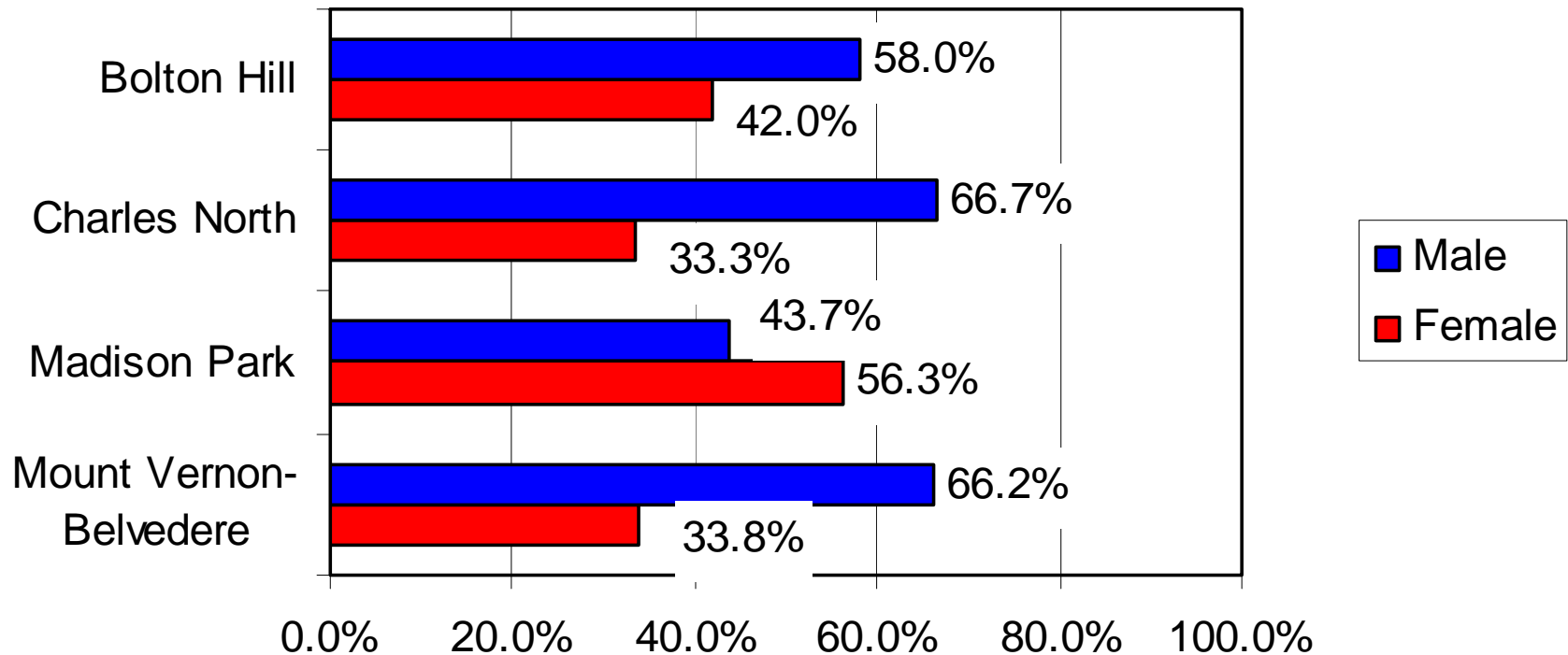
### What is Your Race/Ethnicity? Black





# Gender by Neighborhood

## What is Your Gender?





## Marital Status - Midtown

- Half of the respondents were married (43.1%) or with a domestic partner (12.2%)
- Just under half are single (31.3%) or widowed/separated/divorced (13.4%)