

FOR IMMEDIATE RELEASE

Dan Henson, The Henson Development Company, Named 2026 ULI Baltimore Lifetime Achievement Award Recipient

Baltimore, MD — July 29th, 2026 — ULI Baltimore is proud to announce that Daniel P. Henson III, Principal and President of The Henson Development Company, has been named the recipient of the 2026 Lifetime Achievement Award. Henson will be honored at ULI Baltimore's Wavemaker Awards event in October 2026, recognizing a career that has spanned more than four decades and reshaped neighborhoods across Baltimore City.

Henson's story begins in the very communities he has spent his career rebuilding. Raised in Baltimore, he spent his earliest years living in Poe Homes, public housing, where, as a small child, he watched Lexington Terrace being built next door — never imagining he would one day oversee its demolition decades later. His family later moved to Fulton Avenue and then to Rosemont, and Henson attended Baltimore City public schools before working his way through Morgan State University, including a stint at the General Motors parts division in Baltimore, where he was elected union shop steward.

Henson's early career touched teaching, sales, and public service before it ever touched real estate. He taught junior high school social studies, then built a career in life insurance sales and management — first with Metropolitan Life, then as Maryland's general agent for Guardian Life Insurance Company beginning in 1974. It was during those years, working in an office near Charles Center, that Henson had his first close look at Baltimore's redevelopment, though he had no idea yet that he would become part of it. In 1977 he was appointed Regional Administrator of the U.S. Small Business Administration in Philadelphia, and in 1979, President Carter named him Director of the U.S. Minority Business Development Agency in Washington, D.C. — instances in which Henson was brought in to turn around troubled organizations.

Henson returned to Baltimore in 1981 to work with the Greater Baltimore Committee, developing programs to support minority-owned businesses, including a \$7.5 million non-profit re-lending fund backed by local banks. He went on to serve as a vice president of G&M Oil Company before joining Struever Bros. Eccles & Rouse in 1984, where he helped grow the firm into one of Baltimore's leading real estate developers and became a partner in 1990. There, Henson specialized in for-sale housing and the adaptive reuse of historic structures, including the conversion of the century-old Orchard Street Church into the headquarters of the Baltimore Urban League and the development of the Legal Aid Bureau's headquarters in Baltimore's Government Center.

In 1993, Mayor Kurt Schmoke asked Henson to take on the dual roles of Commissioner of Housing and Community Development and Executive Director of the Housing Authority of Baltimore City (HABC), then the nation's fifth-largest public housing authority. Over the next six years, Henson led one of the most consequential transformations in the city's public housing history, developing a plan — in partnership with residents — to demolish Baltimore's aging family high-rise developments, including Lafayette Courts, Lexington Terrace, George B. Murphy Homes, and Flag House Courts, along with Broadway Homes near the Johns Hopkins medical campus. Built in the 1950s with substandard materials, the towers had come to embody the very problems they were meant to solve. With support from the State of Maryland and the City of Baltimore, and a series of competitive HOPE VI awards from HUD in each of his six years leading the agency, Henson's plan brought more than \$600 million to Baltimore's public housing redevelopment — including \$176 million in HOPE VI funding, more than any other city in the nation.

In 2000, Henson founded The Henson Development Company, Inc. (THC), a 100% family-owned, minority-owned real estate development, consulting, and program management firm. He initially took on projects only outside of Baltimore, including a term on the federally appointed board overseeing the troubled Housing Authority of New Orleans, along with work in Tampa, Orlando, and Washington, D.C. He has since concentrated his focus back on Baltimore City, working in the neighborhoods he remembers as vibrant places in his youth. Today, THC is completing the Somerset redevelopment in East Baltimore — including The Ella, The Ruby, and The Blake at Somerset, and 1234 McElderry — along with the early phases of the Oldtown Mall redevelopment. In Park Heights, the company is redeveloping a 17.3-acre master plan area anchored by The Terraces at Park Heights, a \$52 million,

100-unit senior housing community that opened in 2025 and that Henson considers among the best buildings he has ever delivered.

Henson credits much of his approach to mentors including Bill Struever and Bernard Manekin, former chairman of the Greater Baltimore Committee, who once told him that the key to development is simple: figure out a way to have somebody pay the rent. Henson has built his career on that principle, focusing on affordable housing that keeps working families in place while covering the debt required to build it.

“Dan Henson has spent more than 40 years proving that the most meaningful development happens when you never lose sight of who a neighborhood is for,” said Ann Tyler, Chair of ULI Baltimore and Principal at BCT Design Group. “From leading the removal of the housing towers that had failed Baltimore families to rebuilding Somerset, Oldtown, and Park Heights from the ground up, Dan's career reflects exactly the kind of responsible, community-centered land use that ULI exists to advance. We are honored to recognize his lifetime of impact on this city.”

Henson Development Company remains active across Baltimore, with Henson continuing to focus the firm's efforts on East Baltimore and Park Heights. His daughter, Dana Henson, now serves as Vice President and Principal of the company and as his business partner — managing design and presentation while Henson focuses on sourcing land, shaping concepts, and structuring financing. THC has been blessed to work with non profits Mission First Housing Development Corporation and National Housing Partnership to advance the work in Baltimore. His advice to the next generation of Baltimore developers is characteristically direct: find the land, and figure out who is going to pay the rent.

For media inquiries and further information, please contact:
Carrie Ann Williams
carrieann@andanaconsulting.com
443-297-9535 x701

About The Henson Development Company:

The Henson Development Company, Inc. (THC) is a 100% family-owned and operated, minority-owned real estate development, consulting, and program management firm based in Baltimore, Maryland. Founded in 2000 by Daniel P. Henson III, THC specializes in transforming distressed and formerly public housing sites into mixed-income, mixed-use communities, with a portfolio of projects and consulting engagements in Baltimore, Washington, D.C., and Florida totaling more than \$600 million. THC is currently focused on the redevelopment of Somerset and Oldtown in East Baltimore and the Park Heights master redevelopment area.

About ULI Baltimore:

Urban Land Institute (ULI) Baltimore is a non-profit organization dedicated to providing leadership in the responsible use of land and in creating and sustaining thriving communities. ULI Baltimore seeks to advance the responsible use of land and the creation of sustainable and thriving communities in the Baltimore region.

###