



HOUSING AUTHORITY of BALTIMORE CITY

**TRANSFORM POE**

Poe Homes | Poppleton | Hollins Market

Choice Neighborhoods Initiative

# POE HOMES RESIDENT BRIEFING

07/13/2020

# AGENDA

1. Welcome and Introductions
2. Update on Transform Poe Master Plan
3. Discussion of the Housing Plan
4. Questions



# Vision: Recognizing our CHALLENGES

- Crime, lack of safety
- Limited neighborhood retail, restaurants
- Vacant properties
- Blight
- Poor street lighting
- Access to jobs
- Concentration of poverty
- Limited economic opportunities



# Building on our STRENGTHS

- Strong and resilient community
- Heritage and history
- Location
- Affordability
- Access to quality public transportation
- Neighborhood school
- Strong neighborhood and anchor partners
- Plans and investments already underway

And more...

## A Vision for the Future



# THREE OVERLAPPING GOALS



People Plan addresses the following **GOALS**:

**RESIDENTS ARE THRIVING**

Invest/Expand in **TRAUMA INFORMED SERVICES**

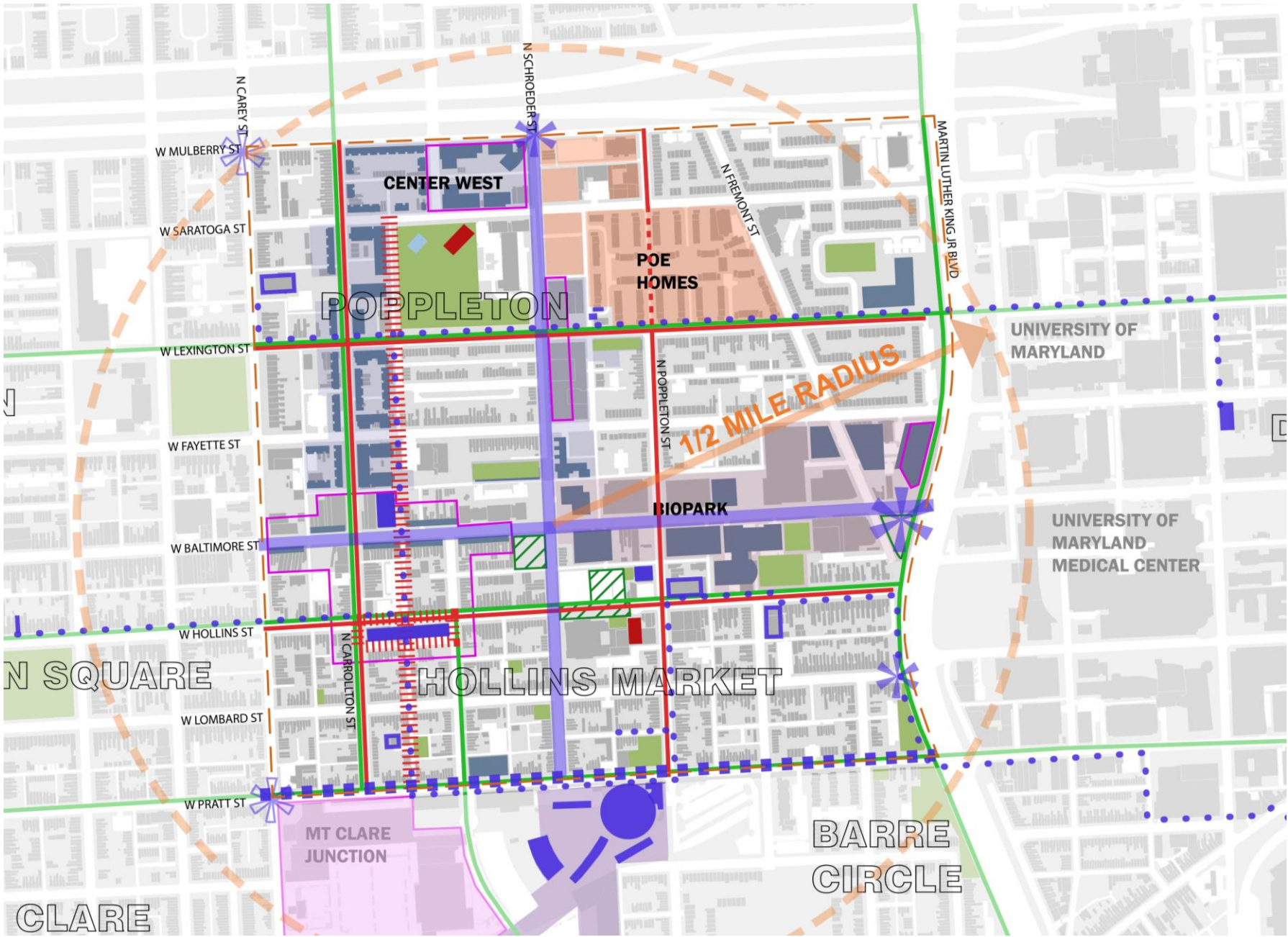
Expand Access to more **OPPORTUNITIES AND SERVICES**

Develop, expand, and promote **QUALITY EDUCATION PROGRAMMING**

Assist residents to build **ASSETS AND WEALTH**



# TRANSFORMATION PLAN



## LEGEND

- Gateway Signage and Landscape
- Gateway Mural
- Heritage Walk
- Neighborhood Main Street
- Neighborhood Connector Street
- Neighborhood Residential Street
- New Neighborhood Street
- Bicycle Facilities
- Green Alley
- Heritage Sites to be Improved
- Heritage Sites
- Planned Development
- Transformation Plan Housing
- Recreation Centers
- Commercial Retail Target Areas
- Open Spaces
- Green Open Spaces
- Housing Development Sites
- Center West Development Sites
- UM BioPark Development Sites
- Mt Clare Junction
- B&O Railroad Museum

Housing Plan addresses the following **GOALS**:

**REPLACE ALL EXISTING UNITS**

Create a **MIXED-INCOME COMMUNITY**

**DIVERSITY OF HOUSING TYPES** and Locations

**BUILD FIRST** (to minimize relocation)

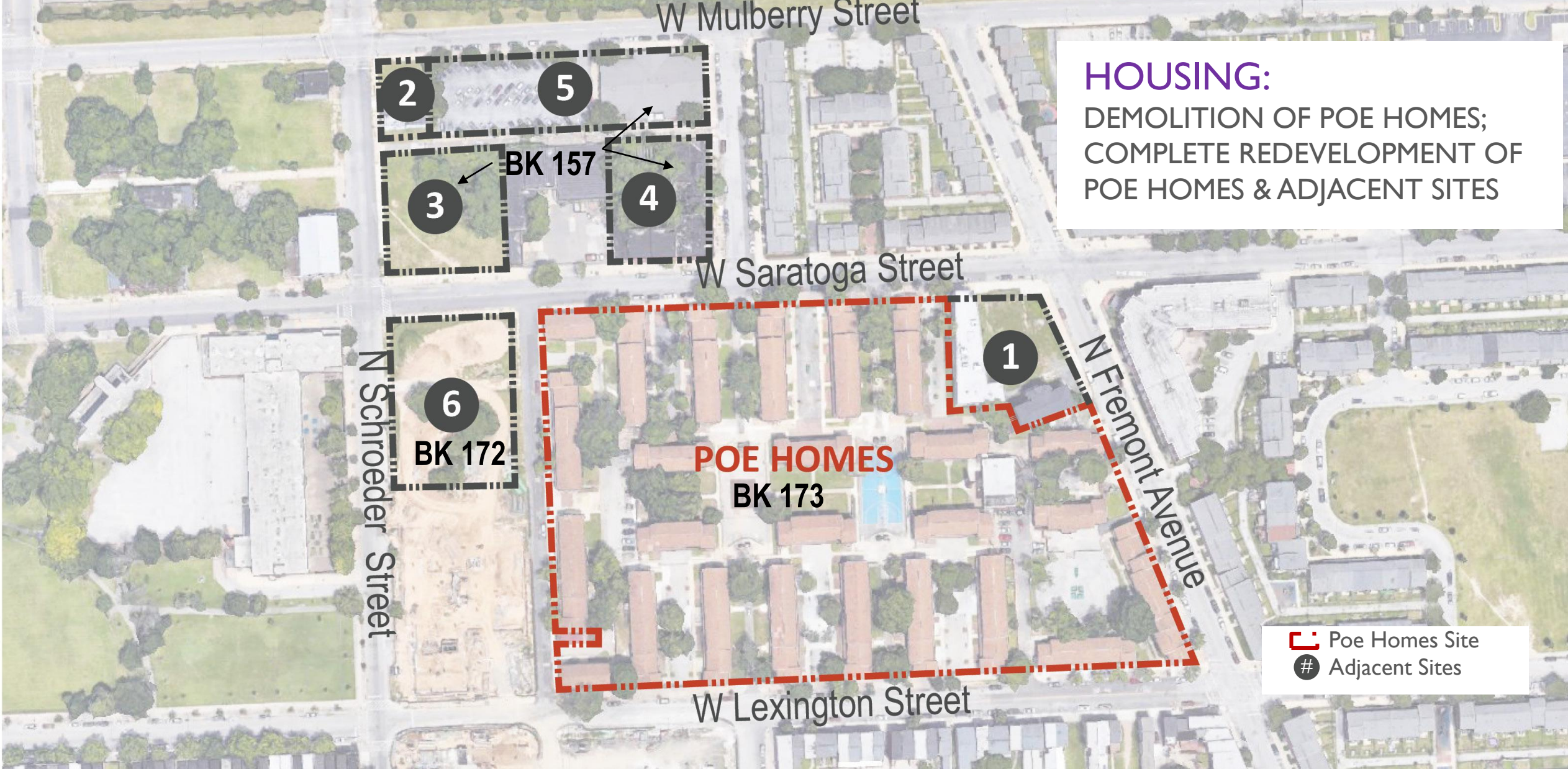
Locate **COMMUNITY USES** (i.e. community center, open spaces)

**GREEN, SUSTAINABLE** and **HIGH-QUALITY DESIGN**

**CRIME PREVENTION THROUGH DESIGN**



**HOUSING:**  
DEMOLITION OF POE HOMES;  
COMPLETE REDEVELOPMENT OF  
POE HOMES & ADJACENT SITES



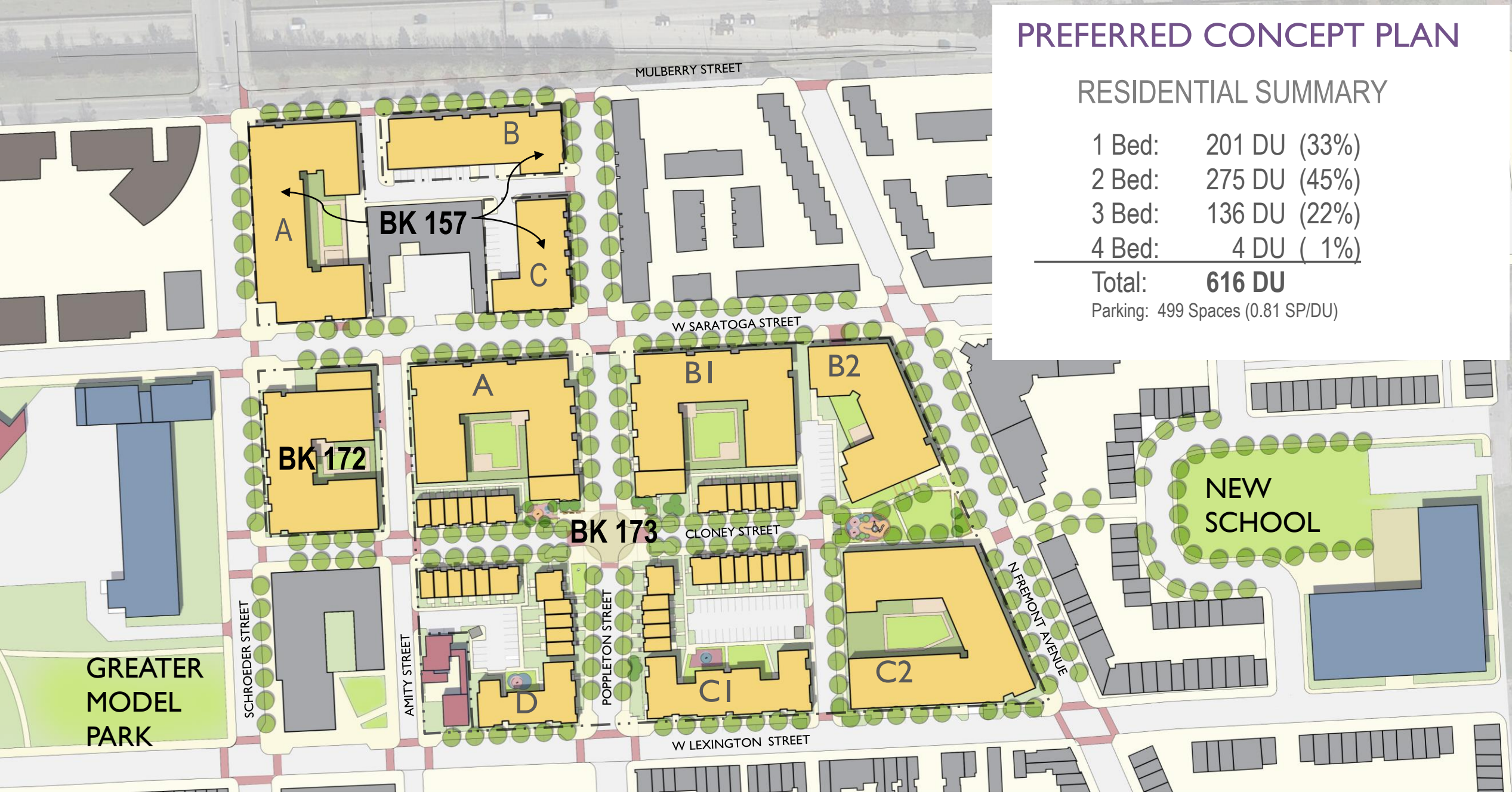


PREFERRED CONCEPT PLAN

RESIDENTIAL SUMMARY

1 Bed:	201 DU (33%)
2 Bed:	275 DU (45%)
3 Bed:	136 DU (22%)
4 Bed:	4 DU ( 1%)

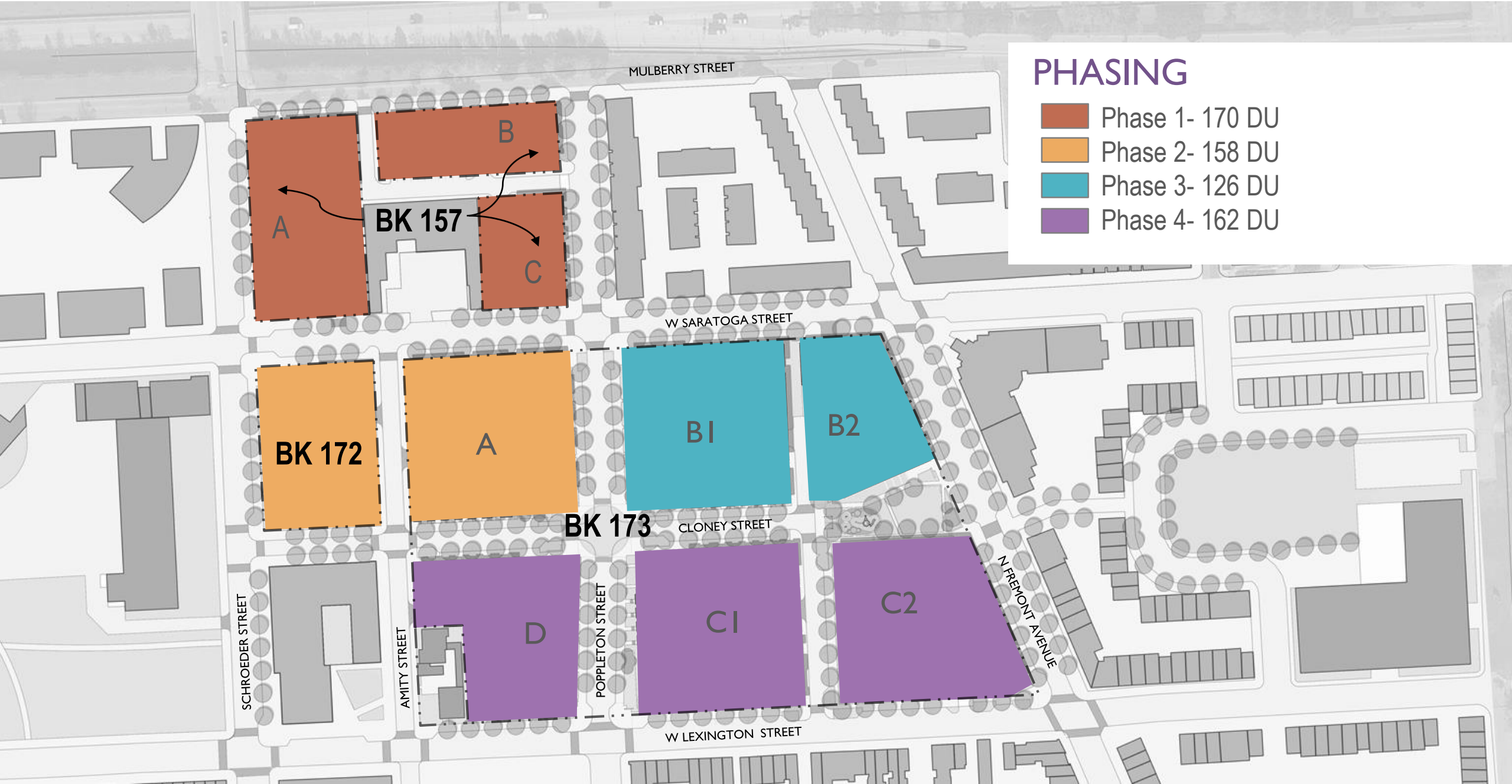
Total: **616 DU**  
Parking: 499 Spaces (0.81 SP/DU)

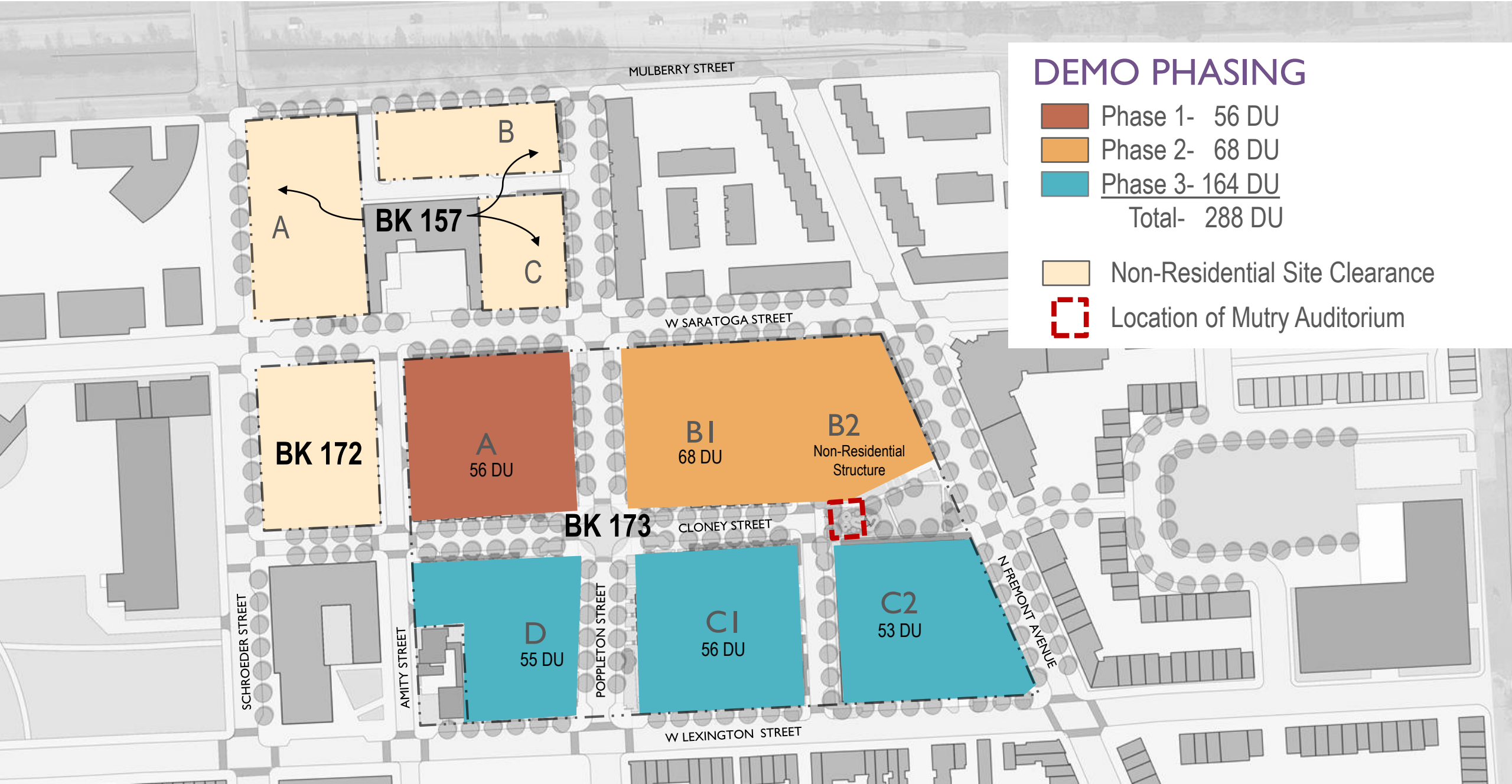


# HOUSING PROGRAM

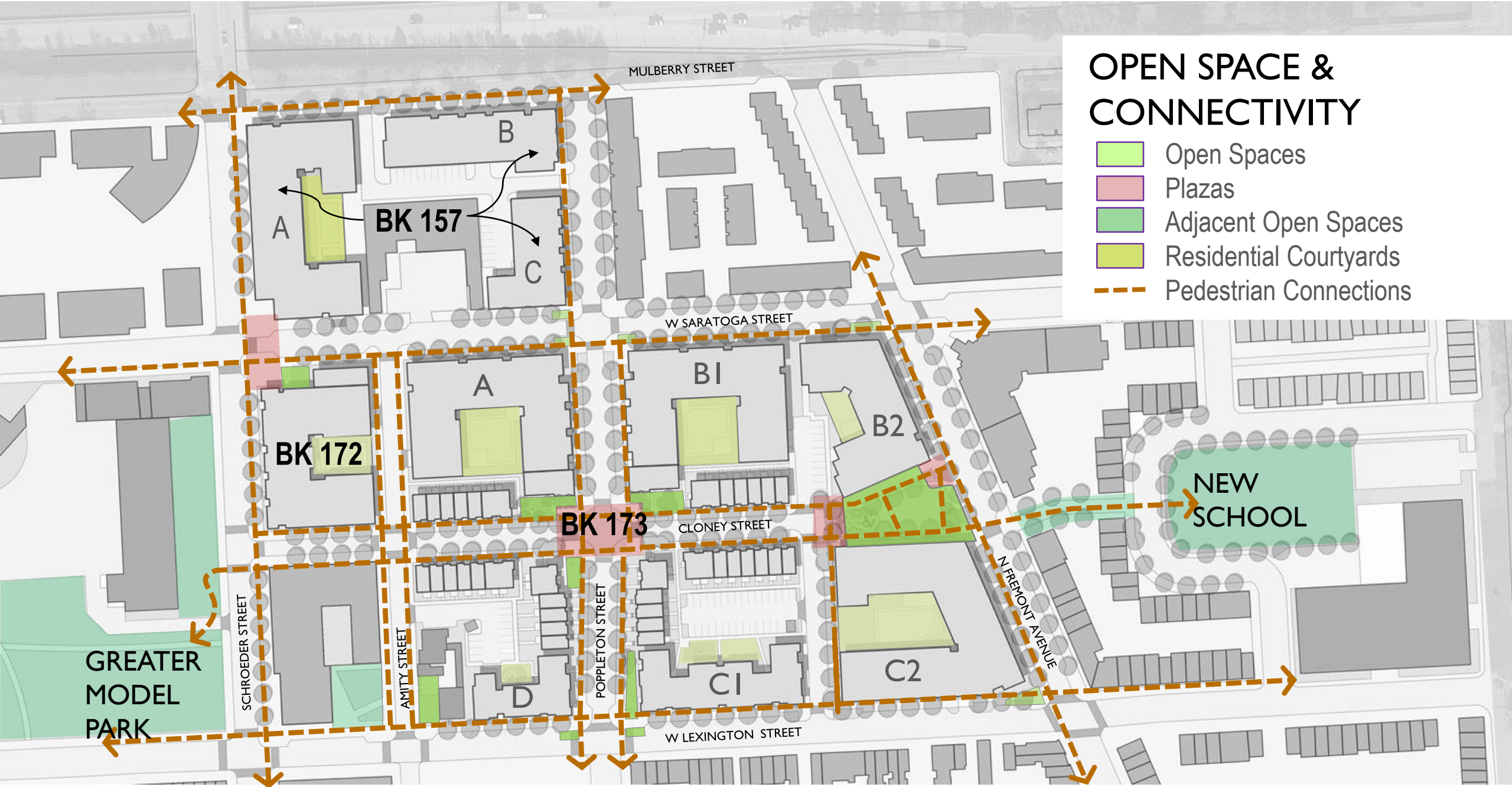
Phase	Total Units	Replacement Units	Market Rate Units	Additional Affordable (LIHTC Units Up to 80% AMI)
Phase 1 (Offsite)	170	81	36	53
Phase 2 (Offsite)	158	80	36	42
Phase 3	126	59	28	39
Phase 4	162	68	30	64
Total	616	288	130	198
Percent	100%	47%	21%	32%



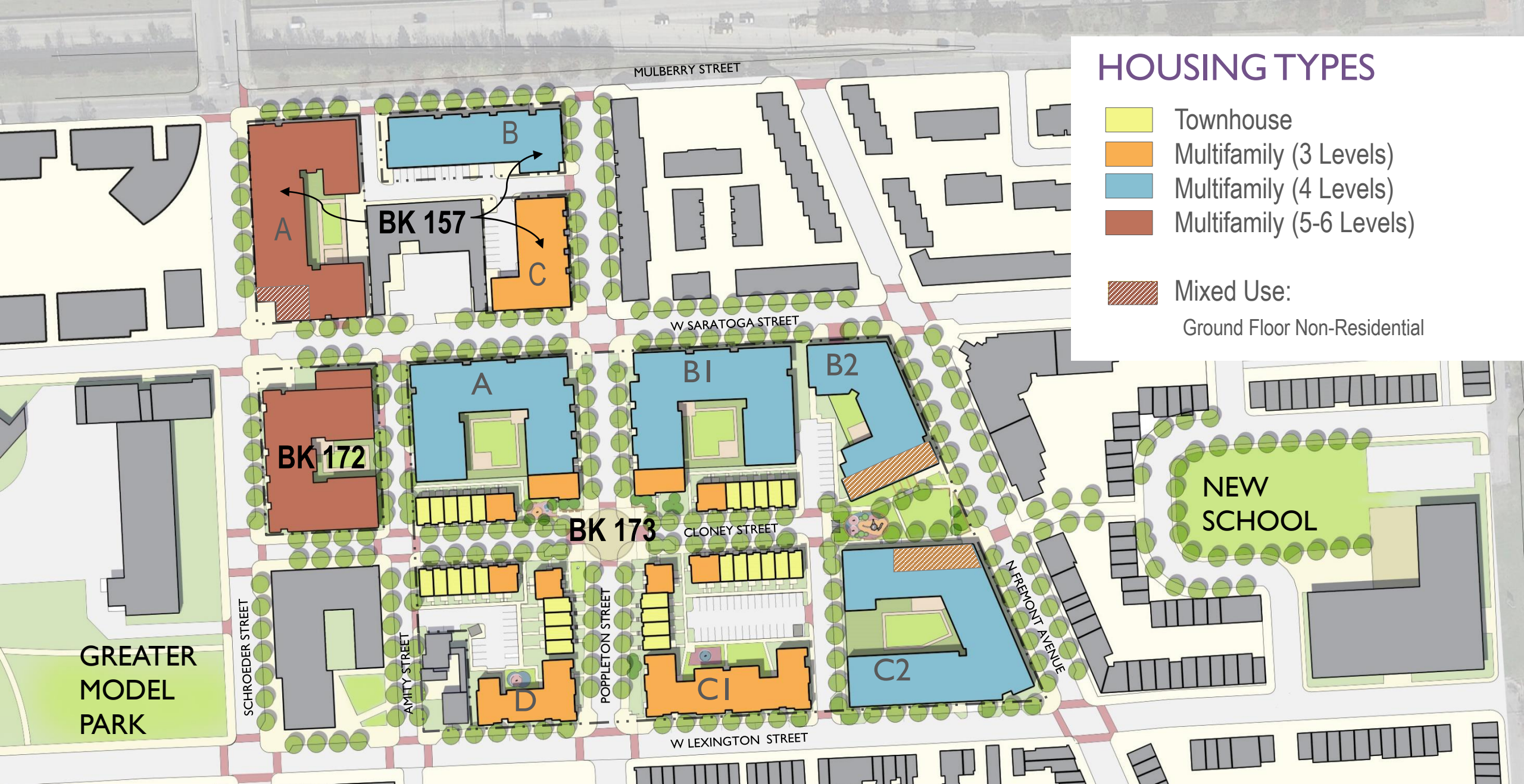












# HOUSING TYPES

- Townhouse
- Multifamily (3 Levels)
- Multifamily (4 Levels)
- Multifamily (5-6 Levels)
- Mixed Use:  
Ground Floor Non-Residential

GREATER  
MODEL  
PARK

NEW  
SCHOOL



# HOUSING TYPES (EXAMPLES)



Townhouses



4-Story Multifamily



4-Story Multifamily



Walk-up Apartments (3-4 Levels)



Walk-up Apartments (3-4 Levels)



>5- Story Multifamily



>5- Story Multifamily



# COMMUNITY SPACE (EXAMPLES)



Community Gathering Space



Lounge



Community Gathering Space



Fitness Center





# COURTYARDS (EXAMPLES)



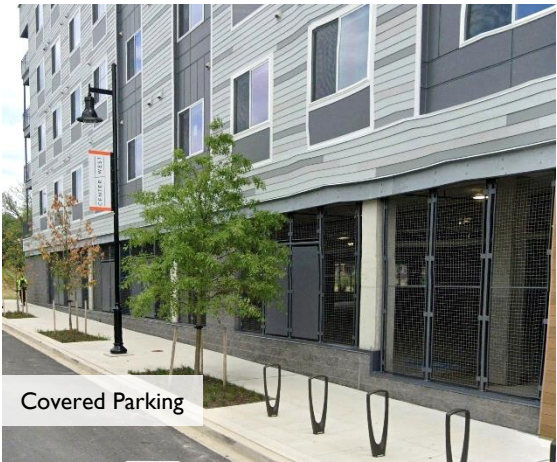
Courtyard



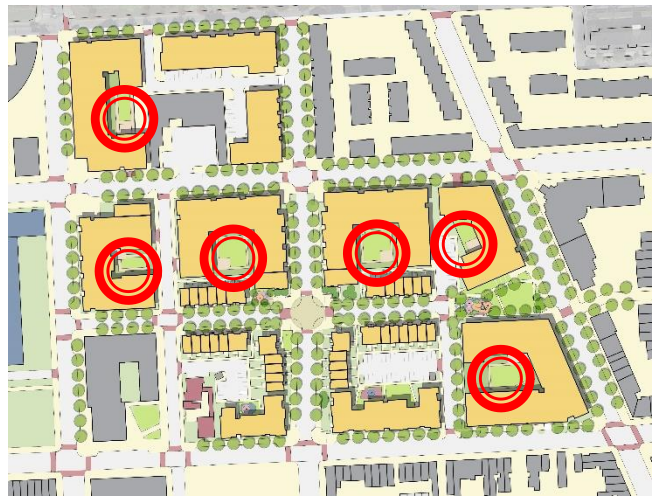
Play & Shade Space



Garden Space

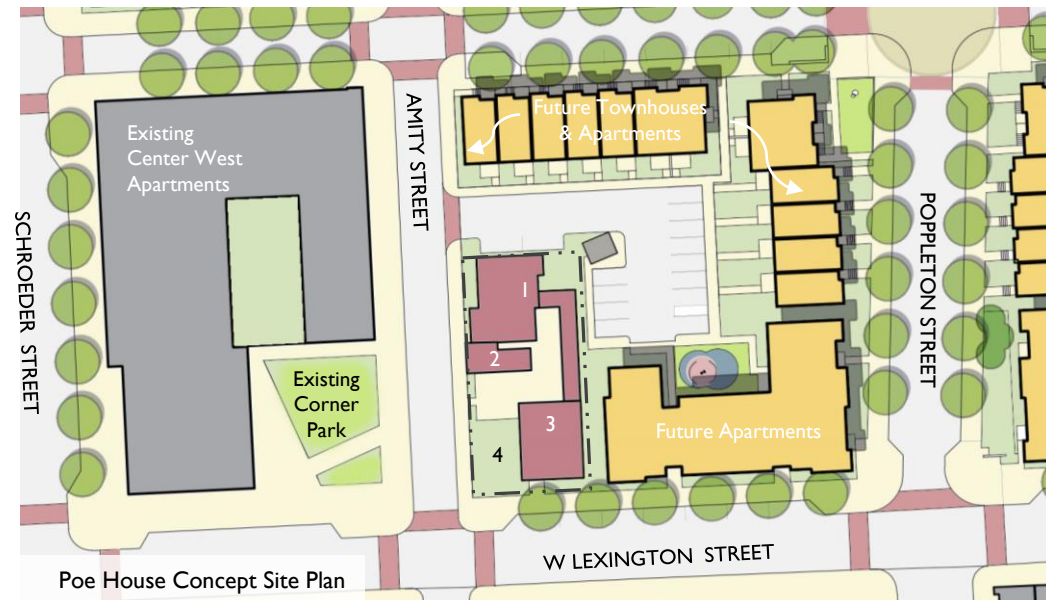
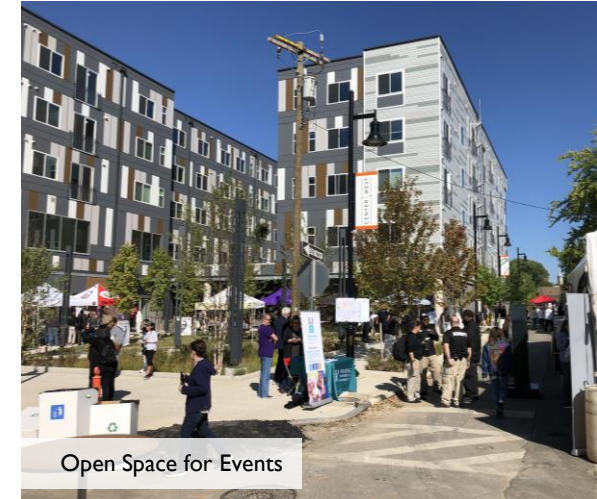


Covered Parking





# POE HOUSE HISTORIC SITE



1. Renovate Ex. 2-Story Housing for Museum
2. Existing Historic Landmark Poe House
3. Potential Future Museum Expansion
4. Poe House Garden, Lawn or Plaza



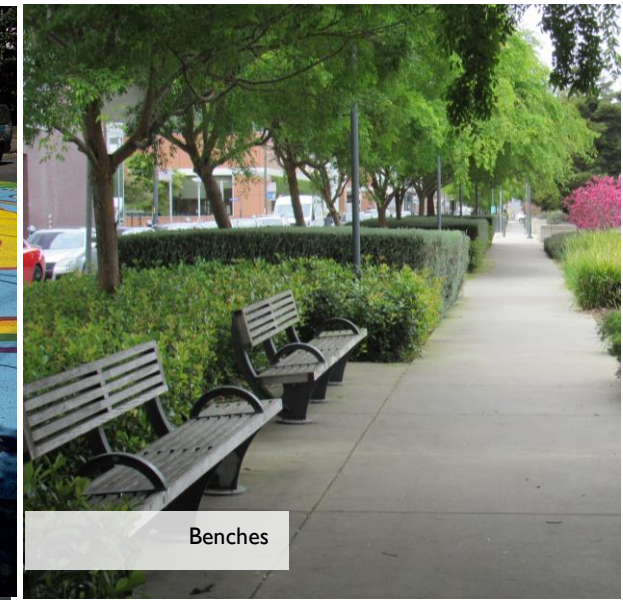
# INTERSECTION AT POPPLETON-CLONEY



Corner Seating Area



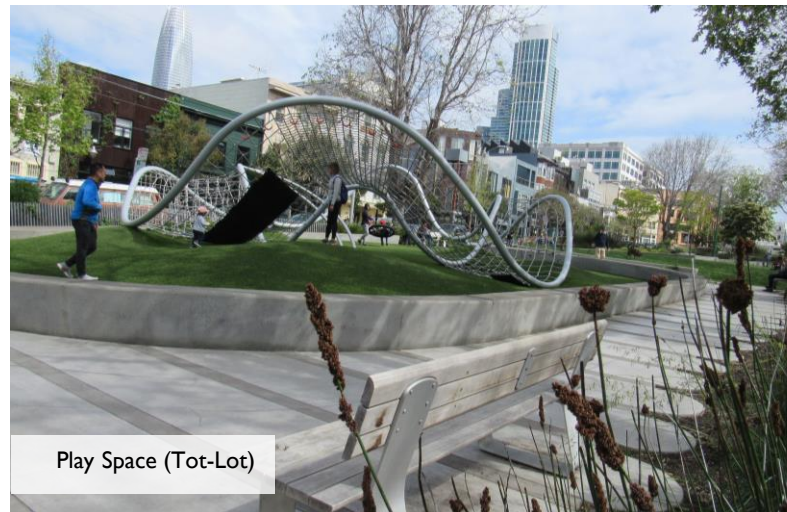
Intersection Traffic Calming



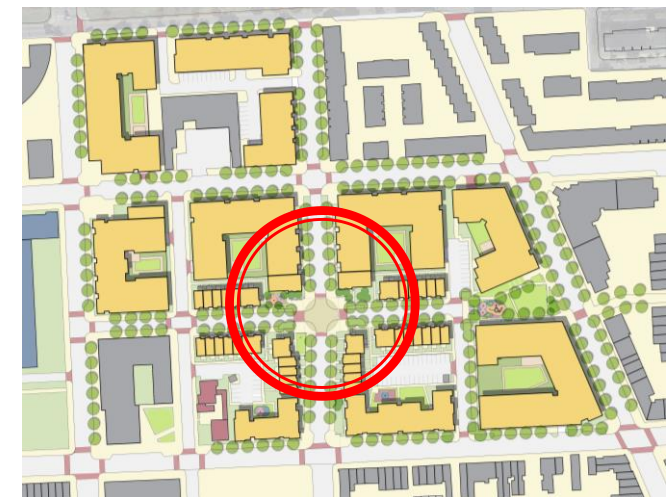
Benches



Residential Streetscape



Play Space (Tot-Lot)





# PSO PUBLIC SAFETY PLAN FRAMEWORK



Make Physical Environment SAFE



Leverage TECHNOLOGY



Build Community ENGAGEMENT

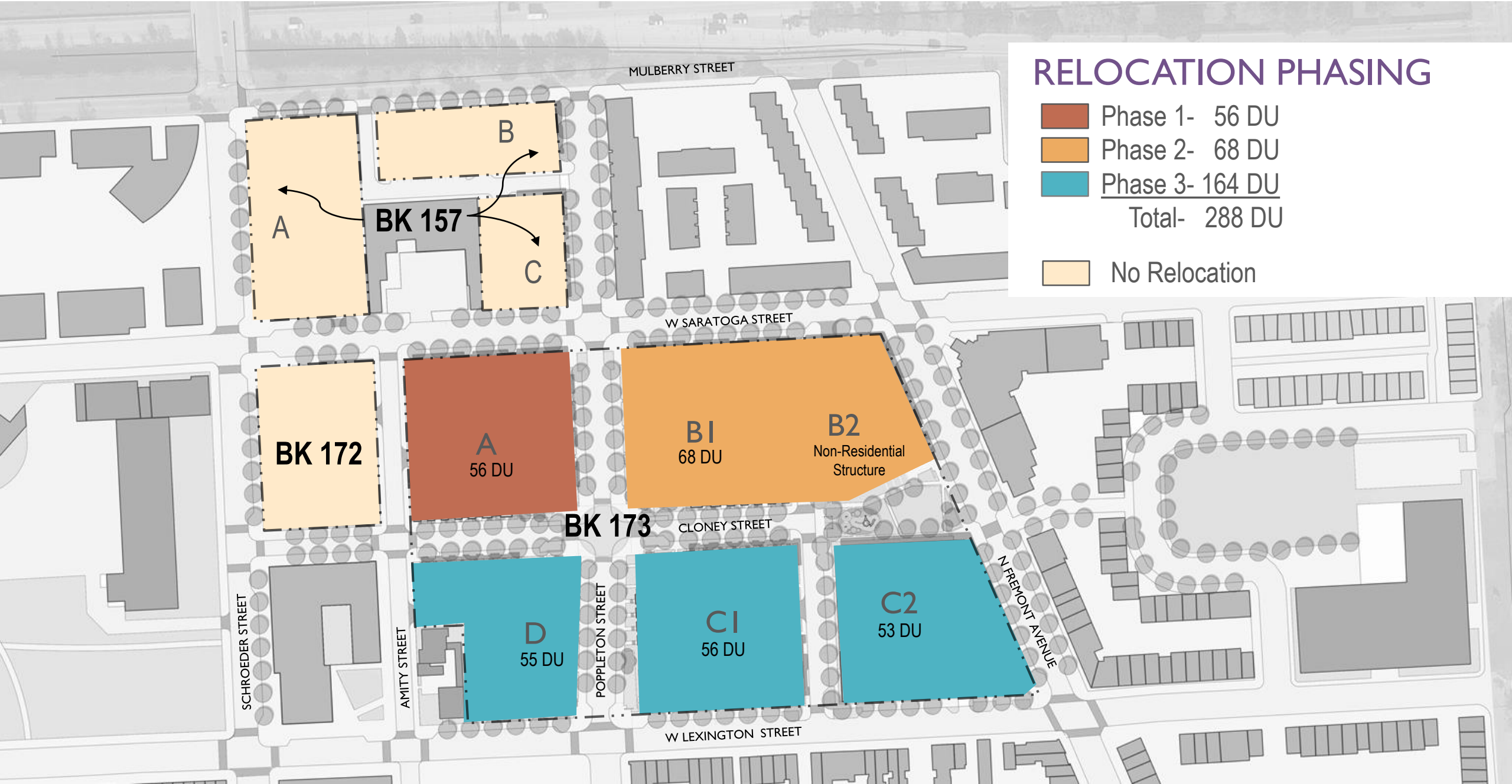


Reduce Crime and VICTIMIZATION

## HABC PROVIDED-RELOCATION BENEFITS

- Comparable housing unit
- Moving expenses for relocation and return moves
- Security and utility deposits
- Replacement Housing Payments, if applicable
- Homeownership assistance
- Relocation and mobility counseling





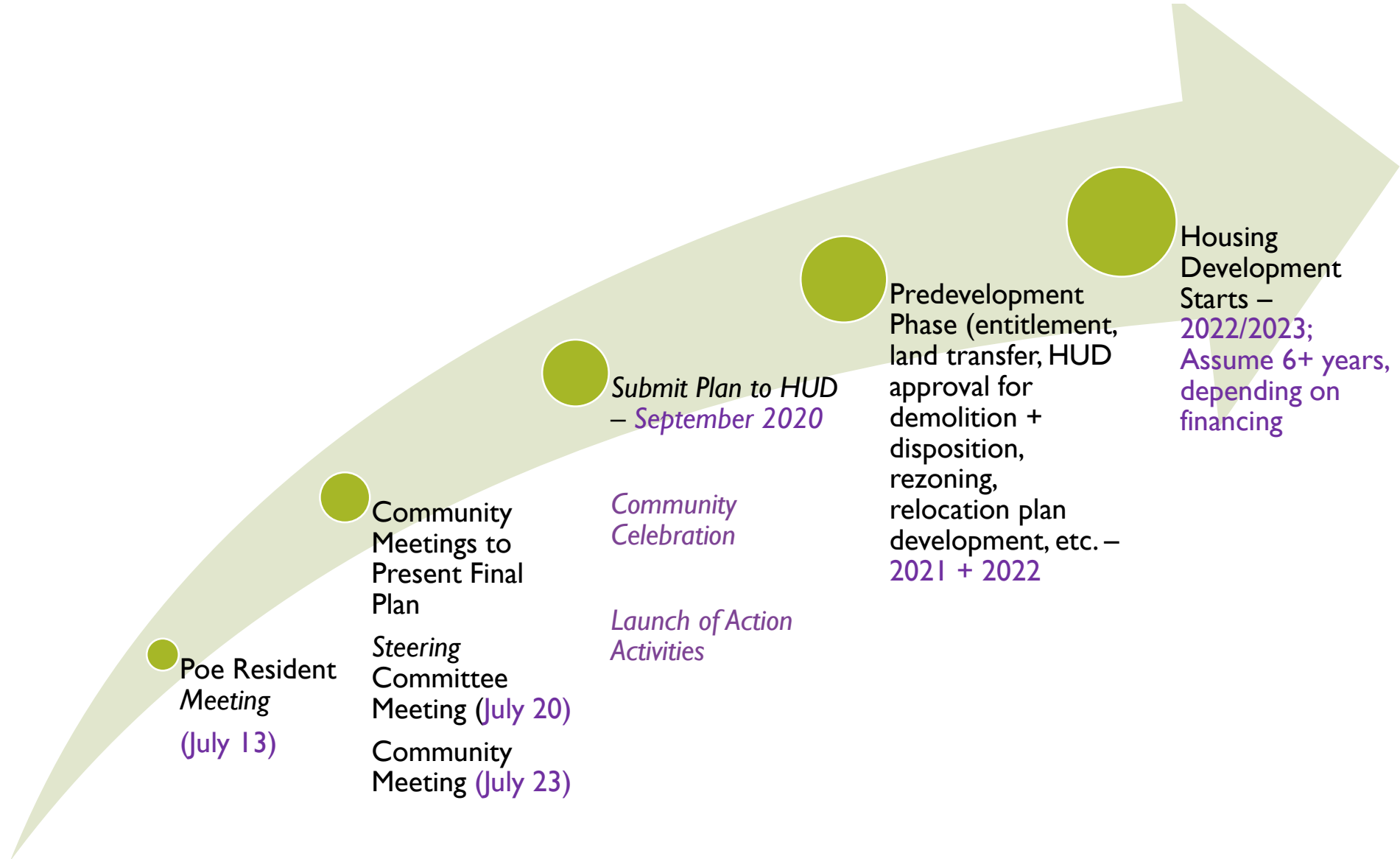
## RIGHT TO RETURN

All Households living at POE at the time HUD approves the plan will have a **right to return** with no additional screening criteria imposed, if they are lease compliant.

Lease Compliant Means = Abide by the Terms of Your Lease



# WHAT HAPPENS NEXT?



QUESTIONS?

TRANSFORM POE