



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



HOUSING
AUTHORITY of
BALTIMORE CITY

PERKINS SOMERSET OLDTOWN PSO TRANSFORMATION PLAN

PSO Steering Committee Meeting
February 26, 2021



CHOICE NEIGHBORHOODS PUBLIC INFRASTRUCTURE TIF

- Preserves existing public housing
- Expands additional affordable housing
- Balance between community uses and tax increment
- Creates a mixed-income community, leads to breaking cycle of intergenerational poverty

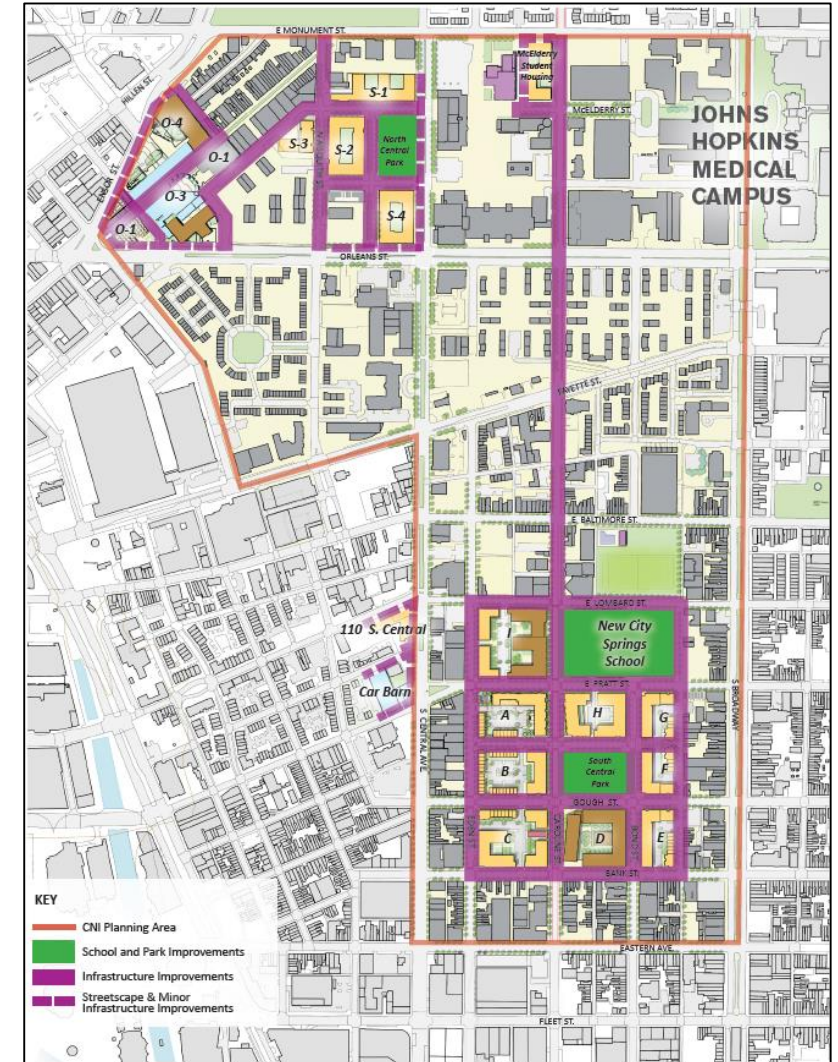
PSO A NEW MIXED-INCOME COMMUNITY

- Mixed-income housing
- NEW City Springs Elementary/Middle School
- Two NEW parks
- Redeveloped Chick Webb Recreation Center
- Upgraded City Springs Park and Pool
- Grocery Store
- Walk/Bike to anywhere

TIF OVERVIEW:

\$76 MILLION for PUBLIC INFRASTRUCTURE & ADDITIONAL COMMUNITY USES

Project Area	A Bonds (June 2021)	B Bonds (June 2022)	C Bonds (June 2024)	Total TIF Investment
Somerset	\$8,467,839	\$4,880,585		\$13,348,424
Perkins	\$4,009,951	\$12,350,789	\$6,790,662	\$23,151,402
Oldtown	\$563,247	\$8,283,943	\$3,755,444	\$12,602,634
Additional Development			\$3,258,576	\$3,258,576
North Central Park		\$909,944		\$909,944
South Central Park			\$1,919,343	\$1,919,343
City Springs School		\$20,849,486		\$20,849,486
Total	\$13,041,037	\$47,274,748	\$15,724,026	\$76,039,810



HOUSING PLAN: CNI GRANT REQUIRED

PSO Housing Unit Counts

	Replacement Public Housing Units	Affordable Units	Market Rate Units	Total Units
Perkins & Somerset *	652	329 (Avg ≤ 60% AMI)	365	1,346
Oldtown		154 (Avg ≤ 60% AMI)	136	290
Perkins Blocks D & I		107 (≤ 50% AMI)	429	536
Total	652	590	930	2,172

* These are the original 1,346 units are tied to the HUD Choice Neighborhood grant and must be completed within the 6 year grant period

HOUSING PLAN: ADDITIONAL DEVELOPMENT

Additional Development Housing Unit Counts

	Affordable Units	Market Rate Units	Student Housing	Total Units
110 S. Central	23 (60%-100% AMI)	23		46
McElderry, 620 N. Caroline			130	130
Total	23	23	130	176

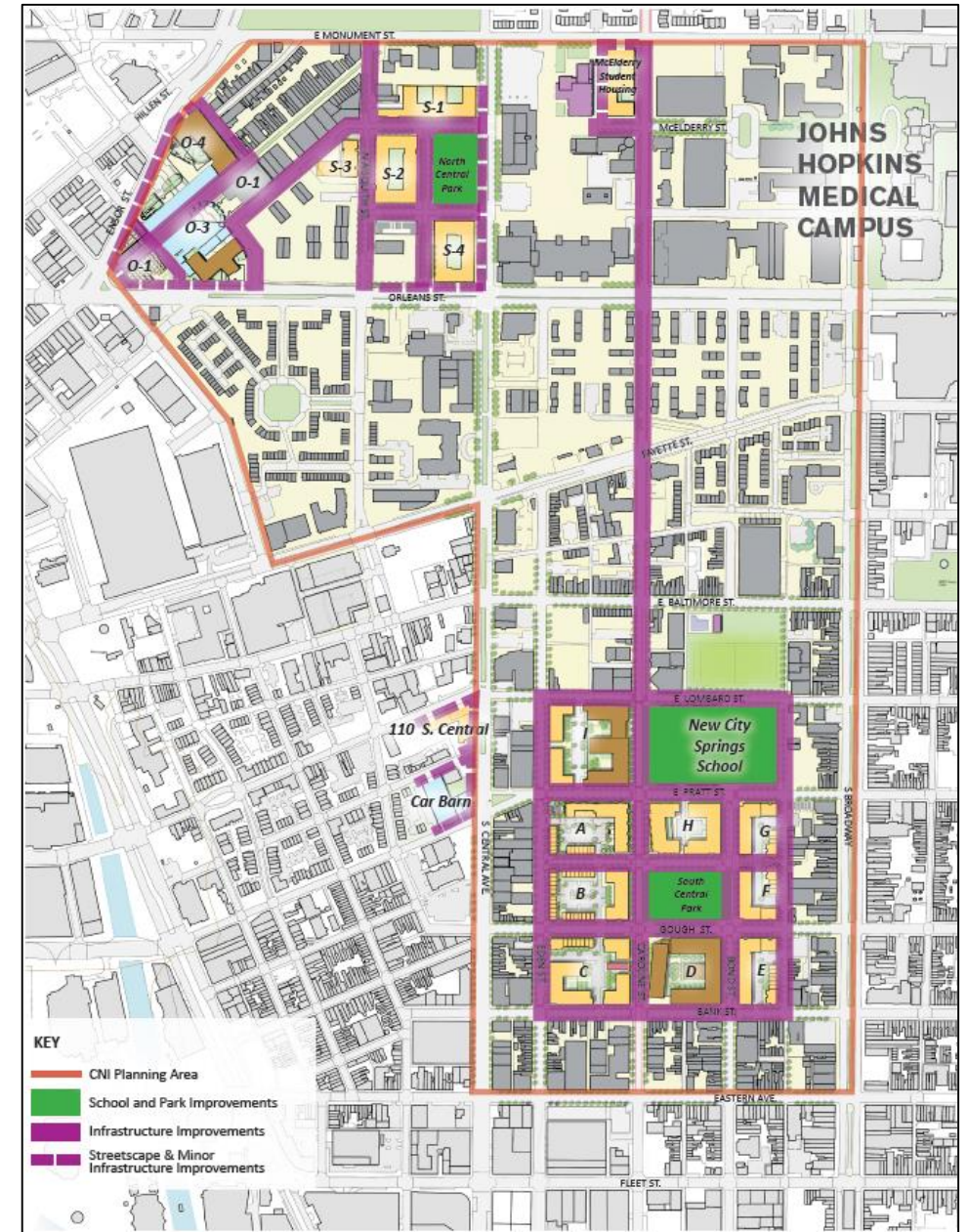
GENERATING INCREMENT

Housing

- 290 mixed-income units in Oldtown
- 536 mixed-income units in Perkins Blocks D & I
- 46 mixed-income units at 110 S Central Ave
- 130 units McElderry Student Housing

Retail/Commercial

-
- Oldtown
- 120-key hotel
 - 2 Parking garages
 - 116,000 SF office, retail & merchandise mall
- Car Barn
- 17,480 net SF Office & 14,070 net SF Retail on Central Avenue



PROGRESS TO DATE



HOUSING

- Somerset 1 Under Construction (95% Complete)
 - 1234 McElderry Street
 - Early 2021 Occupancy
- Somerset 2 Projected Financial Closing – Q2
 - 520 Somerset Street/
525 N. Aisquith Street
 - Construction Start – Q2
 - 4th Qtr 2022 Occupancy
- Somerset 3 Projected Financial Closing- May 2021
 - 420 N. Aisquith Street
 - June 2021 Construction Start
- Somerset 4 Projected Financial Closing 1st Qtr 2022
 - 1231 Jefferson Street
 - Awarded 9% LIHTC
- Perkins 1 Projected Financial Closing 2nd Qtr 2021
 - 1401 E. Pratt Street
- Perkins 2 Projected Financial Closing 1st Qtr 2022
 - 226 Caroline Street/
1500 Claremont Street
 - Awarded 9% LIHTC

PERKINS MASTER PLAN



PERKINS PHASE 1: 1401 E. PRATT STREET



PERKINS PHASE 2:

226 CAROLINE STREET/1501 CLAREMONT STREET



SOUTH CENTRAL PARK



SOMERSET MASTER PLAN

S-1 = 1234 McElderry
 S-2 = 520 Somerset & 525 Aisquith
 S-3 = 420 Aisquith
 S-4 = 1231 Jefferson



OVERALL SITE PLAN



1231 JEFFERSON ST.
 PRESENTATION TO UDAAP
 April 30th, 2020 | p 8
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SOMERSET 1:

1234 McELDERRY STREET



1234 McElderry | Southeast Elevation



SOMERSET 4: 1231 JEFFERSON STREET



VIEW OF THE CENTRAL AVENUE FACADE

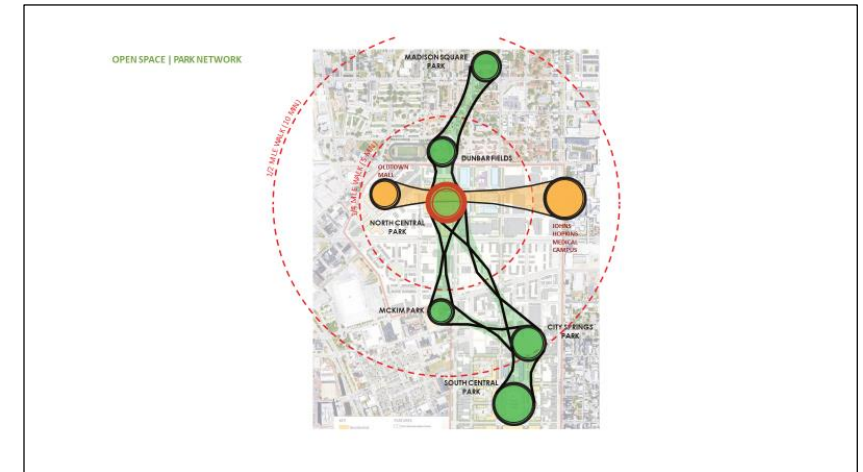


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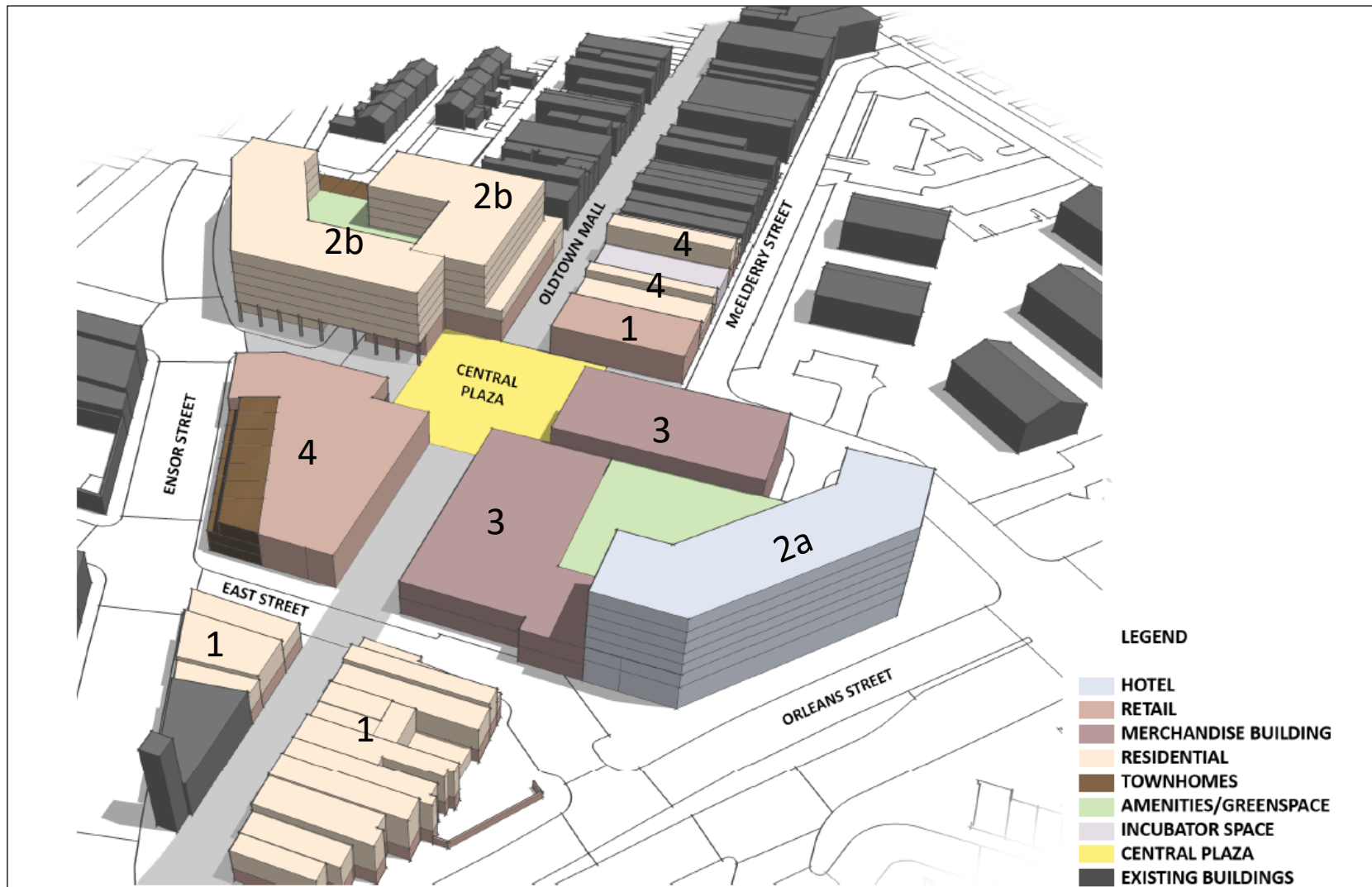
1231 Jefferson Street
Concept 1 Somerset 4_20-102
0122-20



NORTH CENTRAL PARK



OLDTOWN



- Historical preservation of existing buildings
- 120-key hotel
- 290 Mixed-income units
- 2 Parking garages
- 116,000 SF office, retail & merchandise mall
- Renovated Pedestrian Mall
- Improved infrastructure

NEIGHBORHOODS



NEIGHBORHOODS

Strategies

- Improve mobility, connectivity, and sense of place
- Improve access to services, education, and recreation
- Increase economic opportunity and improve access to amenities
- Increase access to quality housing

Focus Areas

- City Springs School
- Economic Development
- Public Art
- Public Safety
- Recreation & Parks

OUTCOMES

- Neighborhood is attractive to a diverse population
- Neighborhood is economically resilient
- Population is healthier and better educated
- Neighborhood is safe

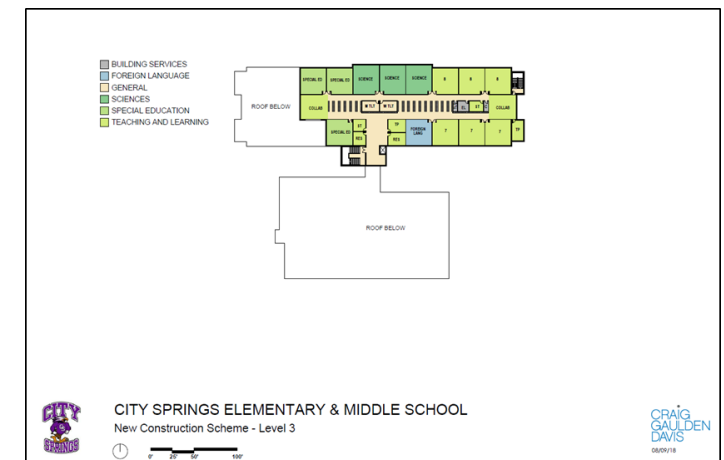
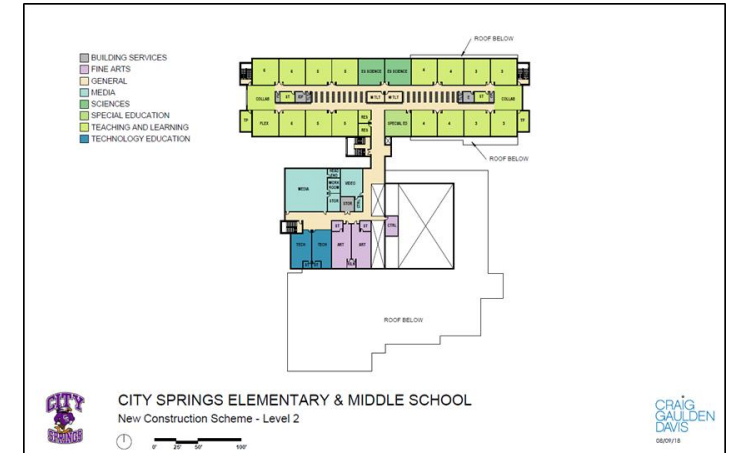
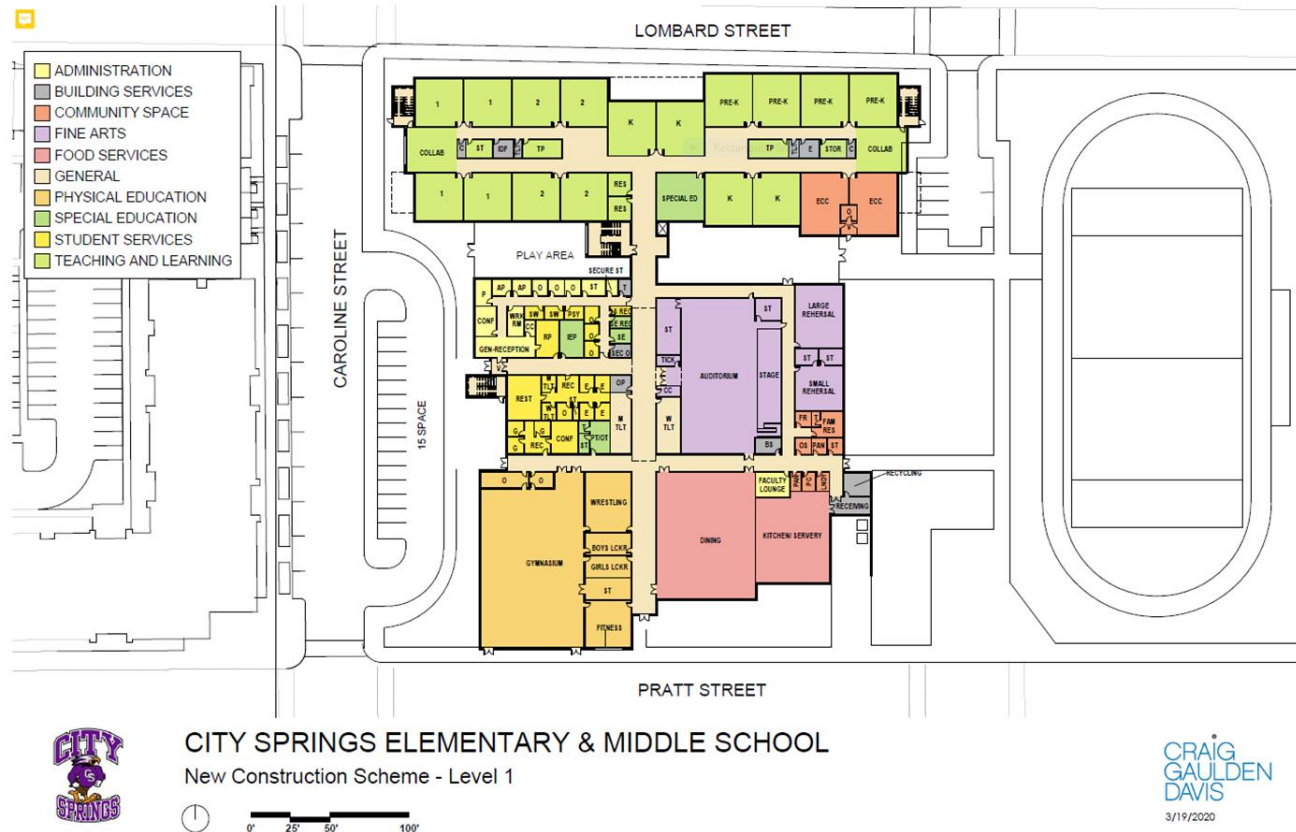
NEIGHBORHOOD STRATEGY: CRITICAL COMMUNITY IMPROVEMENTS

- \$4 Million
- 2 Main Focus Areas
- Economic Development
- Placemaking & Community Green Spaces

Activity	Amount
Façade Improvements	\$ 250,000
Fresh Food Retail/Grocer	\$2,750,000
Public Art & Neighborhood Gateway Markers	\$ 500,000
Unique Park Elements	\$ 500,000

CITY SPRINGS ELEMENTARY/MIDDLE (draft)

- \$56 million investment
- Serves Somerset & Perkins Families



PUBLIC SAFETY PLAN

- Submitted to HUD on 8/31/20
 - Awaiting HUD's Response/Feedback
- 4 Strategies
 - Making Physical Environment Safe
 - Leverage Technology
 - Build Community Engagement
 - Reduce Crime and Victimization

To request reports or to become involved with the Public Safety Working Group, contact Jaye Matthews at Jaye.Matthews@baltimorecity.gov.

NEIGHBORHOOD STRATEGY: ACCESSIBLE COMMUNITIES

- Central Avenue
 - Central Crossroads: smart, sustainable 21st century urban village main street.
- Caroline Street
 - Complete street
 - Pedestrian and bike-friendly corridor



PEOPLE



During the past two years, USI, HABC, and our partner network have made strides toward our collective success in these five strategic goal areas:



Family Support
and wrap-around
services



Job skills and
employment



Early childhood
development



Youth
development



Financial
education and
asset building

ECONOMIC MOBILITY

56%

56% of Perkins residents
with wage income

45%

45% Perkins heads of household
have a bank account—a 29%
increase in Perkins heads of
households with bank accounts

80%

80% of participants credit
score increased

EDUCATION

80% of school-age students
are enrolled in quality
out-of-school time programs

80%

27%

27% reduction in students
with chronic absenteeism

HEALTH & WELLNESS

Distributed
200,000 lbs
of food



USI | URBAN STRATEGIES, INC.

Families at the Center of Results

The COVID-19 Emergency Assistance Program



BALTIMORE'S
PROMISE



Case Management

- 97% of original Perkins families in USI Case Management
- Family Development Plan modified based on new location
- Rental Assistance/Housing Stabilization Goals
- Intermediary between new landlord and resident
- 13 MSW students to-date

Right to Return

- Support development in outreach to all families for new units
- Assist families in obtaining required documentation
- Advocacy for families accommodations
- Ensure PEOPLE are first priority and voice in planning



STRATEGIC IMPACT: Economic Mobility

USI provides a range of programs and services to move residents towards economic self-sufficiency. Strategies include providing access to employment, improving earnings, and implementing a financial empowerment center.



OCTOBER 2019

56%

**Perkins resident
with wage income**
BASELINE 23%



OCTOBER 2019

\$22,399

**Average annual
income of
workable households**
BASELINE \$12,219



OCTOBER 2019

45%

**Perkins' heads
of household with
bank accounts**
BASELINE 41%

- Workforce Navigator
- Device Loaner Program
- Construction Academy
- Property Management Training
- Employer First/Train Second Model



Urban Strategies
First-Time
Homebuyer Cohort

22

individuals

18%

of participants
purchased homes*

80%

showed significant
credit-score increases

*other residents were moving through
the closing process at publication.



STRATEGIC IMPACT: Health & Wellness



OCTOBER 2019

97%

**Perkins'
Households with
a Medical Home**

BASELINE 48%



OCTOBER 2019

80%

**Perkins' head of
households reporting
excellent
physical health**

BASELINE 79%



OCTOBER 2019

81%

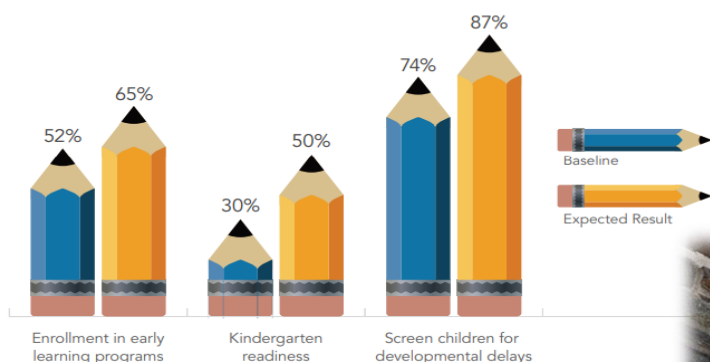
**Perkins' head
of households
reporting excellent
mental health**

BASELINE 74%

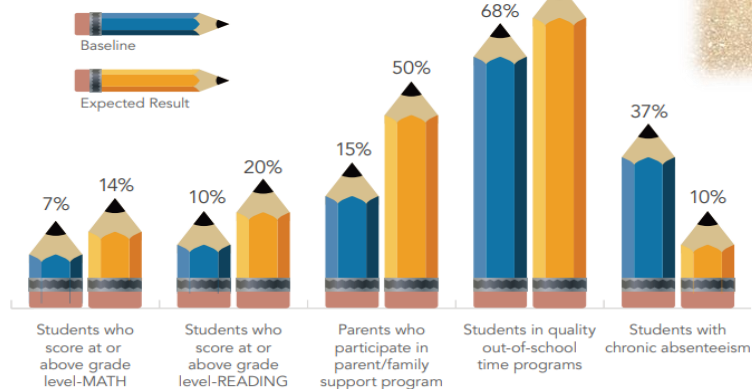


STRATEGIC IMPACT: Education

Early Learning Goals



School-Age Education Goals



Bridging gaps

- Headstart/Early Learning – 4 new youth enrolled in 2021
- Bedtime in Box – Enhancement learning to engage partners and youth 0-5
- Licensed Port Discovery Partner– 50 individuals explore, discover, learn!
- In Person Academic Support (K – 5th) Licensed Provider to support 40 students grades K to 5th from 8a to 4p
- Virtual Academic Support (6th – 12th grade) one on one support to help middle and high school students catch up on their work in google classrooms
- YouthWorks (ages 14 to 21) Actively assisting youth in registration
- Local Universities Intensive 1:1 coaching with high school you, college application completion, referrals, tutoring, leadership development
- Drivers Education Permits, License tied to esteem and workforce opportunity – barrier in Perkins – 8% have drivers license – initiative to boost opportunity
- Youth Leadership Council– Leadership, Advocacy, Mentorship, System Change
- Career Exploration– FAFSA, College Applications, Career Tours

THANK YOU



@BmoreHabc



@BmoreDhcd