Perkins-Somerset-Oldtown Transformation Plan

Presentation + Discussion of Updated Plans
October 25, 2017
Meeting Goals/Agenda

1. Welcome and Introductions
2. What have we been doing since our last meeting?
3. Review Preliminary Transformation Plan -
   ▪ The Physical Plan
   ▪ The People Plan
   ▪ Relocation and ReOccupancy
4. Where do we go from here and what are the next steps?
A Reminder - What did we hear?

COMMUNITY FEEDBACK
A Neighborhood with Many Strengths...

- Convenient location, close to hospitals, downtown, and popular destinations
- Accessible and easy to get to, well-served by bus routes
- Good neighbors, sense of community
- Living Classrooms and the POWER House
- City Springs School
- Neighborhood churches
...but also Needs Improvements

Key needs include:

- Community/recreation center with diverse programming for all ages
- Full service health care facilities
- More local businesses
- Improved city services (street cleaning, pest control, recycling, snow removal, trash collection)
- More parking
- Traffic control
- Better lighting on streets and in bus stop
- More open space, recreational space, green space, and playground areas
- Increased security/police presence; implement strategies to address crime and drug activity
More supportive services

- Services most needed: adult education, financial literacy, counseling, food/grocery assistance, health services, senior services, and youth programs

- New facilities needed:
  - Day care center, especially for ages 2-4
  - Job training center
  - Full-service health care provider
  - Improved facilities at City Springs School

- Address barriers to accessing health care services: transportation, counseling on how to access services, neighborhood pharmacy

- Improve environmental factors hindering exercise: neighborhood safety, fitness facilities, education around exercise and nutrition, access to healthy food
Residents moved to Perkins Homes for its affordability, sense of community, convenient location, and because it’s “home”

A revitalized Perkins site should include:

- Improved building design (soundproof walls, better air quality/ventilation, more accessibility features)
- Improved site design (face the street, better landscaping, better lighting, more private space, more parking)
- Updated unit amenities
- Community space (recreational center, playground, larger laundry room)
- Variety of housing types
- Mixed use development
- Mixed income community
- More private space
Vision

The neighborhood should be inviting, should promote resident pride and unity among neighbors, and should be integrated into the surrounding area.
The Physical Plan

Neighborhood and Housing
**EXISTING NEIGHBORHOOD ASSETS**

- Close to downtown and Inner Harbor
- Good Street Network and Freeway Access
- Good Transit Access
- Strong Surrounding Neighborhoods
- Abundant Cultural Assets
- Hospital and healthcare options available
- Retail Available Nearby
- Neighborhood Schools
• New Housing Options
• New City Springs School with early childhood programs
• New Retail
• New Workplaces
• New Healthcare
• Expanded Youth Recreation
• New Parks and Pool
• Improved Infrastructure
• Improved Streets
• New Bike Facilities
• New Bike Share
COMPLETE STREETS IDEAS
Caroline Street
<table>
<thead>
<tr>
<th>Floor</th>
<th>Bedroom Units</th>
<th>Standard Units</th>
<th>UFAS Units</th>
<th>NED Units</th>
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<tbody>
<tr>
<td>1</td>
<td>178 DU</td>
<td>477 DU</td>
<td>67 DU</td>
<td>85 DU</td>
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<tr>
<td>2</td>
<td>302 DU</td>
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<tr>
<td>3</td>
<td>128 DU</td>
<td></td>
<td></td>
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<td>4</td>
<td>19 DU</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>6</td>
<td>2 DU</td>
<td></td>
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</table>

UFAS: Uniform Federal Accessibility Standards
NED: Non-Elderly Disabled Units

10-25-17 Resident Meeting
HOUSING PLAN GOALS

• All units replaced 1 for 1
• Build first: minimize temporary relocation
• Mixed-income and mixed-use community
• Diversity of housing types
• High-quality design.
• Subsidized housing indistinguishable from Market Rate
• Integrated and new community facilities and community spaces
• Well-programmed green spaces
• Neighborhood centered on park space and local school

*Preliminary - Subject to change
Housing Program - Comprehensive Plan

Total Mixed-Income Units: 1,756 DU
Perkins Replacement Units: 638 DU
Somerset Replacement Units: 16 DU
Workforce/Affordable Units: 268 DU
Market Rate Units: 834 DU

Non Residential Program

New school
New parks and recreation spaces
New Infrastructure
Community spaces
Neighborhood amenities
Crime and Safety initiatives
Housing Program – CNI

Total Mixed-Income Units: 1,348 DU
Perkins Replacement Units: 638 DU
Somerset Replacement Units: 16 DU
Additional Affordable Units: 268 DU
Market Rate Units: 426 DU

Non Residential Program

New school
New parks and recreation spaces
New Infrastructure
Community spaces
Neighborhood amenities
Crime and Safety initiatives
Proposed Office
Grocery Store
PHASING PLAN

Housing Program - CNI

Phase 1: 104 DU
Phase 2: 410 DU
Phase 3: 292 DU
Phase 4: 231 DU
Phase 5: 184 DU
Phase 6: 127 DU

*Preliminary - Subject to change
STACKED TOWNHOUSES & FLAT APARTMENTS
The ‘People’ Plan
Supportive Services and Education
## Demographic Profile

<table>
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<th></th>
<th>Perkins Homes</th>
<th>Transformation Zone*</th>
<th>Baltimore**</th>
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<tbody>
<tr>
<td># Households (HH)</td>
<td>587</td>
<td>2,122</td>
<td>242,268</td>
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<tr>
<td># Residents</td>
<td>1,266</td>
<td>5,939</td>
<td>622,454</td>
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<tr>
<td>Average HH size</td>
<td>2.2</td>
<td>2.8</td>
<td>2.6</td>
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<tr>
<td>% HH with Children (&lt;18)</td>
<td>47%</td>
<td>51%</td>
<td>52%</td>
</tr>
<tr>
<td>% female-headed households with children</td>
<td>45%</td>
<td>54%</td>
<td>21%</td>
</tr>
<tr>
<td>% Black, White, Hispanic</td>
<td>98%, 1%, 1%</td>
<td>83%, 10%, 5%</td>
<td>63%, 30%, 5%</td>
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<tr>
<td>Poverty Rate</td>
<td>89%</td>
<td>60%</td>
<td>24%</td>
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<tr>
<td>% of persons w/Disability</td>
<td>28%</td>
<td>24%</td>
<td>15%</td>
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Source: HABC Resident Data – Sept 2017

2015 American Community Survey (ACS) data (tracts 301, 2805)

*Includes Perkins Homes residents

2015 ACS data (tracts 301, 2805)

**Includes neighborhood residents
## Age Distribution

<table>
<thead>
<tr>
<th>Age Group</th>
<th># Perkins Residents</th>
<th>% Perkins Residents</th>
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<tbody>
<tr>
<td>0-5 (early learning)</td>
<td>122</td>
<td>10%</td>
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<tr>
<td>6-11 (elementary)</td>
<td>240</td>
<td>19%</td>
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<tr>
<td>12-14 (middle)</td>
<td>93</td>
<td>7%</td>
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<tr>
<td>15-18 (high school)</td>
<td>105</td>
<td>8%</td>
</tr>
<tr>
<td>19-64 (working age)</td>
<td>638</td>
<td>50%</td>
</tr>
<tr>
<td>65+ (seniors)</td>
<td>68</td>
<td>5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1,266</strong></td>
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People Strategies

- Individualized Case Management Services
- Financial Empowerment Center
  - Credit Counseling
  - Earned Income Tax Credit (EITC) advocacy
  - Access to Eligible Benefits
  - Financial Coaching
- Develop an Employment/Career Pipeline
  - Work with local hospitality and hospital partners
  - Address barriers to work through partnerships (i.e. expunge criminal records, increase access to quality child care)
People Strategies (continued)

- Improve Health Outcomes
  - Connect residents to primary care
  - Provide health education to address high rates of hypertension, depression, hepatitis C and asthma
  - Develop fresh food kiosks in FQHC and Charter Schools

- Develop Cradle to Career supports to ensure all school age children have access to quality learning experiences
  - Increase early learning enrollment
  - Increase after school and summer program enrollment
  - Create youth development program in the arts
  - Work with City Springs on turnaround plan

- Create a Community Supports Network via neighborhood service projects, Next Door or other organized activities
Relocation and Right to Return
Perkins Families
Relocation Benefits

- Relocation Counseling and Supports

- Relocation Options
  - Move Directly into New Unit
  - Transfer to another Public Housing Site
  - Section 8 tenant-based voucher
  - Downpayment Assistance to purchase a home

- Move Benefits
  - Move Costs (via Moving Company or Lump Sum Payment)
  - Security Deposit
Right to Return

- Perkins Homes residents at time of CNI application will be deemed ORIGINAL residents
- ORIGINAL Residents in good standing have a priority right to new units
- Good Standing = Lease Compliant
- Income Eligible (tax credit units)
What’s Next?

- Continue to refine the plan
- Resident + Public Meeting – November 15 (TENTATIVE)
- Application Submission – November 20
Questions?

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