

Perkins Somerset Oldtown Transformation Plan

Catalyzing comprehensive community change

Choice Neighborhoods Overview

Funded in 2010, the Choice Neighborhoods Initiative is a federal program that aims to catalyze change by supporting locally driven strategies to transform neighborhoods of extreme poverty into sustainable, mixed-income communities.

The program, which is administered by HUD, provides grants to fund critical improvements in community assets, including vacant property, housing, services, and schools, to support safe, thriving neighborhoods.

PSO Transformation Plan Overview

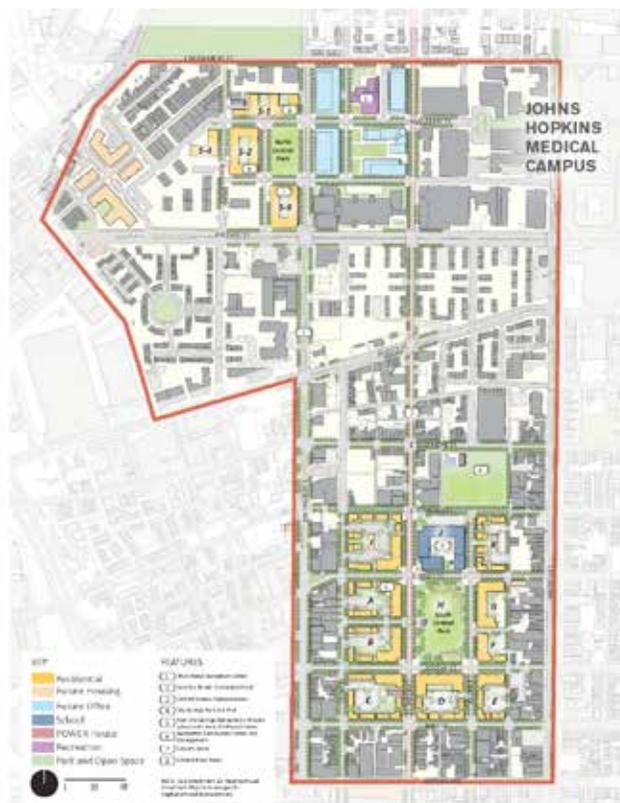
Located within minutes of Downtown Baltimore and the thriving waterfront, Perkins Somerset Oldtown (PSO) is a community of over 5,939 residents in 2,122 households. The target public housing site—Perkins Homes—is currently home to 587 families in 629 units. Built in 1942, Perkins Homes has long outlived its useful life such that complete demolition is now necessary.

The long-term vision of the PSO Transformation Plan is to convert Perkins Homes and the surrounding neighborhoods into a Community of Choice that promotes resident pride and unity among neighbors, and is integrated into the surrounding area.

The Housing Authority of Baltimore City (HABC) requested and was awarded \$30M in Choice Neighborhoods Implementation grant funding that will leverage more than \$540M in committed funding and investments from public, private, and nonprofit partners.

Approach

The PSO Transformation Plan recognizes that the heart of this neighborhood is its residents. As such, the Plan leverages the strengths of the community—building upon existing assets and harnessing the market forces already transforming nearby areas. This two-pronged approach will forge new connections between PSO and the Johns Hopkins Medical Campus to the north and the vibrant waterfront to the south.



Current Neighborhood Profile

	Perkins Homes	PSO Zone	Baltimore
Average Household (HH) Size	2.2	2.8	2.6
% Female-headed HH with children	45%	54%	21%
% Black, White, Hispanic	98%, 1%, 1%	83%, 10%, 5%	63%, 30%, 5%
Poverty Rate	89%	60%	24%

Future PSO Transformation Plan Goals

Housing

Goal: Replace distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.

Strategies:

- Develop 1,345 mixed-income units
 - 652 Replacement Units (48% of total)
 - 276 Affordable LIHTC Units (21% of total)
 - 417 Market Rate Units (31% of total)
- Replace all public housing units 1-for-1
- Maximize resident relocation options



People

Goal: Improve educational and economic outcomes through services and support delivered directly to youth and their families.

Strategies:

- Develop a new Eastern Health Clinic to improve healthcare access
- Develop a financial empowerment center to promote economic self-sufficiency
- Develop a new City Springs School
- Improve student achievement through evidence-based methods
- Improve employment and earnings
- Develop a financial empowerment center



Neighborhood

Goal: Attract public and private reinvestment in distressed neighborhoods to improve the assets available to the community.

Strategies:

- Develop new neighborhood assets (ex. supermarket) and make improvements to existing amenities (ex. Chick Webb Rec Center and POWER House)
- Increase access to green space by developing two new parks
- Redevelop blighted and underutilized properties in PSO zone
- Employ Safe Streets protocols

