



THE VOICE OF CHOICE

PSO TRANSFORMATION NEWSLETTER

MESSAGE FROM THE PRESIDENT AND CEO



A MESSAGE FROM JANET ABRAHAMS

Dear Perkins Family,

As we “Spring” into the warmer weather, let us not forget to continue to stay involved and engaged with the PSO Transformation Plan. As you make your way around the PSO footprint you will see lots of activity at the former Somerset Homes site and you will soon see activity at the Perkins Homes site too.

All of the design for the nine phases of PSO has been presented to the community and

City agencies for preliminary approvals. As the design and development of the Nathaniel McFadden Learn and Play Park and South Central Park begins, we need your input. What do you want in the parks at the former Perkins Homes and Somerset Homes sites?

Janet Abrahams, President and CEO, HABC

A NOTE FROM PERKINS HOMES TENANT COUNCIL PRESIDENT



Dear Families of Perkins Homes,

I know you are looking forward to the first building of Perkins Homes going up like I am and you are excited to see what it is going to look like....I know I am!

Just because we are not at Perkins Homes it does not mean that we should stop coming to the community meetings about the PSO. We need to come to all of the meetings that we can so we can let the developers know what we want at the new Perkins Homes.

If you need to contact me, feel free to call me at 443-956-4911 and 410-276-5838.

Thank you,
Denise Street



Funding provided by:



A NOTE FROM YOUR CNI MANAGER ARLISA ANDERSON



DEAR FRIENDS,

The PSO Transformation Plan is making wonderful progress! We appreciate the input we have been receiving from you and we look forward to your continued input and support. Without our residents this major redevelopment project will not be a success.

We continue to value your input. If you have ideas that you would like to see incorporated into the new development, you can reach out to me at

arlisa.anderson@hbc.org or calling me at 410-361-9014

Arlisa

DEVELOPMENT UPDATES

PERKINS

We are happy to report that Perkins Phase 1 has cleared an important milestone and is projected to close and begin construction in the coming months! Perkins Phase 2 is projected to close in the Fall this year. A huge thanks to everyone who attended the February resident meeting to review and provide feedback on our proposed design for Perkins 5. We have shared our plans and your feedback with the City's design and planning board and are awaiting their approval. Check out the updated designs below of Perkins 5.



DEVELOPMENT UPDATES (CONT.)

PERKINS HOMES SITE DEMOLITION

The first phase of Perkins Homes (100 units) has been demolished. The development team is awaiting HUD approval for the next demolition phase of Perkins (114 units). The goal is to have the remaining 415 units demolished by the 1Q 2023.

620 N. CAROLINE STREET

The 2-story building at 620 N. Caroline Street was built in 1954 by the City of Baltimore to serve as a health clinic providing essential services and programs to neighborhood residents. It served in this capacity until 2019 when the Eastern Health Clinic moved to a new location on Fayette Street. The now-vacant building will be renovated and converted into a laboratory and office space to serve Maryland's growing life science industry. At present, many life science companies that are started in Baltimore by city residents are forced to leave the City when they expand due to the lack of available life science spaces. This adaptive reuse--which will preserve the building's historic features--will help keep entrepreneurs and the jobs they create here in our city.



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DEVELOPMENT UPDATES (CONT.)

SOMERSET

Somerset Phase 1 (1234 McElderry) is our first completed project and it is over 92% leased. Approximately 20% of the residents are former Perkins Homes residents.

Somerset Phase 2 (The Ella at Somerset) is currently under construction, at approximately 40% towards completion.



Somerset Phase 3 (The Ruby at Somerset) is also currently under construction, at approximately 20% completion.



Somerset Phase 4 (The Blake at Somerset) is projected to close on its financing and begin construction in the 1st quarter of 2023.

When each phase of the PSO Transformation Plan is within six months from construction completion, all previous Perkins Homes residents will receive a notification of the upcoming completion schedule and an offer to return to the project if they have remained lease compliant. This will occur for each of the remaining phases until all nine phases are completed. This is why it is important if your contact information changes you contact us to let us know. You can email your updated contact information to Arlisa.Anderson@habc.org.

DEVELOPMENT UPDATES (CONT.)

THE NATHANIEL MCFADDEN LEARN AND PLAY PARK (FORMERLY KNOWN AS NORTH CENTRAL PARK)

The North Central Park has been formally renamed the Nathaniel McFadden Learn and Play Park. In honor of its namesake Senator McFadden, who represented district 45 in the Maryland Senate from January 11, 1995 to January 9, 2019 and who was the Senate's president pro tem from January 10, 2007 to January 9, 2019, served as an educator at both Dunbar High School and Lake Clifton-Eastern High School, and received his M.S. from Morgan State College. The Park will feature many educational elements as part of its unique design. The Park's theme will be centered around learning and the Jazz greats that contributed "to helping mold black musical talent - both native and otherwise" in Baltimore. Its design will take into account all ages, physical and learning spectrums. Additionally, the Park will have an Amphitheatre that can be used for community events.

KEY PARK DESIGN ELEMENTS INCLUDE:

- **AMPHITHEATRE**
- **PROMENADE PATHWAY**
- **LEARN & PLAY / ADULT PLAY (FOR ALL AGES)**
- **JAZZ WALK CELEBRATING JAZZ GREATS**
- **MULTI-USE LAWN AREA**
- **WALKING PATHS WITH SEATING**
- **FITNESS AREA**

We are thankful to both Senator Cory McCray for supporting the \$1.35M State Bond Allocation award, Mayor Brandon Scott for supporting the \$2,475,250 American Rescue Plan Allocation, (ARPA) award for the Nathaniel McFadden Learn and Play Park and Councilman Stokes for his continued support of the Park and the over PSO Transformation Plan.

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PEOPLE CORNER

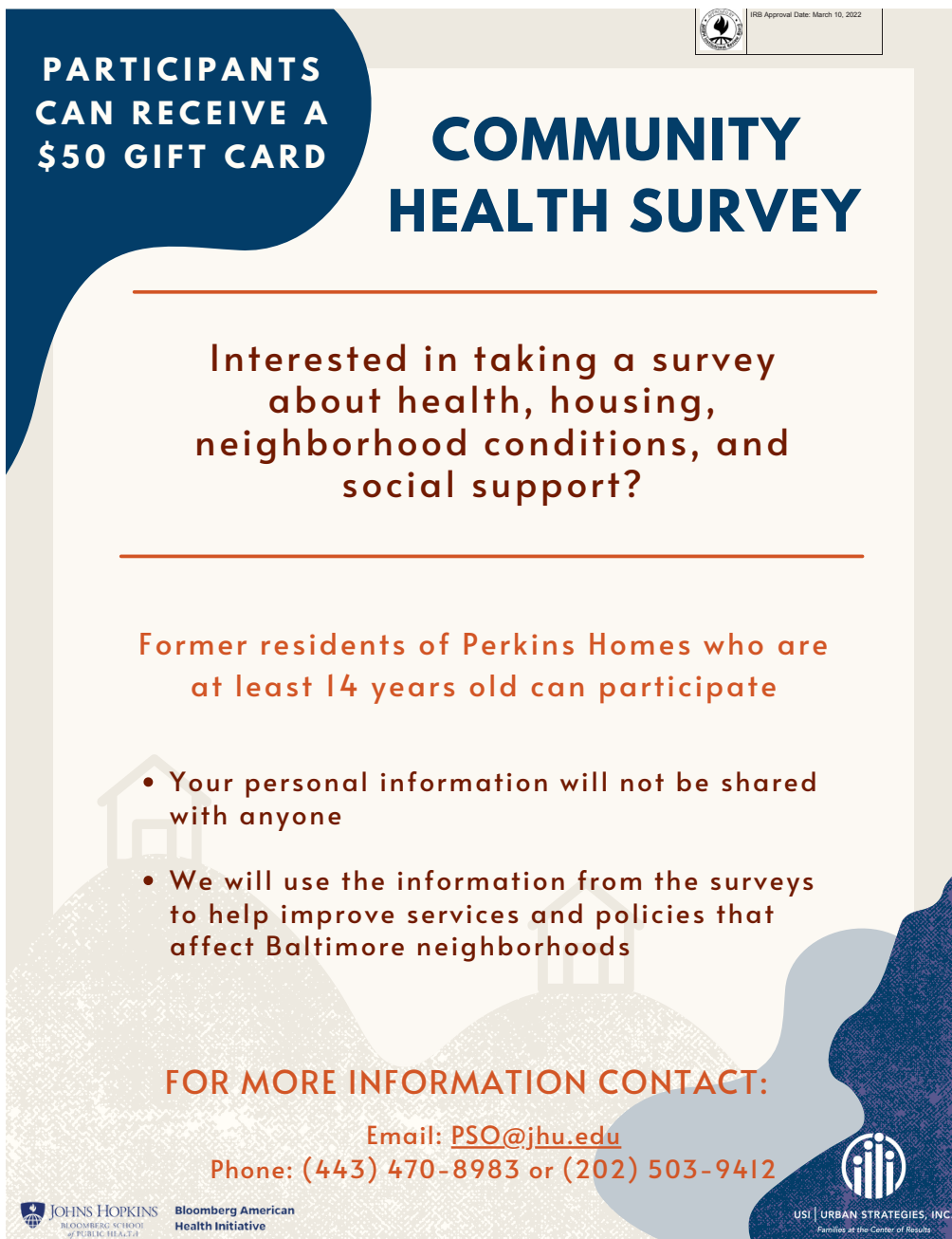
SCHOOL SUPPORT

What type of school support help do you want/need for your child? Please take a minute to tell us by going to the link below and taking the survey: https://link.edgepilot.com/s/41df03d2/CfobRQ6v40iEPSoypnSGfw?u=https://bit.ly/psa_pgf

YOUNG LEADERS COUNCIL (SERVING YOUTH AGES 12 TO 18)

Baltimore Financial Empowerment Center is here to help you reduce debt, build savings or improve your credit score in 2022. Call Urban Strategies Inc. now at: 443-470-8983 to get connected.

- Voice your thoughts on the Perkins Homes Redevelopment
- Gain access to job opportunities
- Organize community projects
- Showcase Baltimore talent
- Earn volunteer hours for graduation and
- Receive a monthly stipend



The flyer features a dark blue wave graphic on the left side containing the text 'PARTICIPANTS CAN RECEIVE A \$50 GIFT CARD'. The main title 'COMMUNITY HEALTH SURVEY' is in large, bold, blue letters. Below the title, a central text block asks 'Interested in taking a survey about health, housing, neighborhood conditions, and social support?'. A horizontal line separates this from the eligibility criteria: 'Former residents of Perkins Homes who are at least 14 years old can participate'. Below this, a list of two bullet points states: 'Your personal information will not be shared with anyone' and 'We will use the information from the surveys to help improve services and policies that affect Baltimore neighborhoods'. At the bottom, contact information is provided: 'FOR MORE INFORMATION CONTACT: Email: PSO@jhu.edu Phone: (443) 470-8983 or (202) 503-9412'. Logos for Johns Hopkins Bloomberg School of Public Health, Bloomberg American Health Initiative, and USI Urban Strategies, Inc. are at the bottom.

PARTICIPANTS CAN RECEIVE A \$50 GIFT CARD

COMMUNITY HEALTH SURVEY

Interested in taking a survey about health, housing, neighborhood conditions, and social support?

Former residents of Perkins Homes who are at least 14 years old can participate

- Your personal information will not be shared with anyone
- We will use the information from the surveys to help improve services and policies that affect Baltimore neighborhoods

FOR MORE INFORMATION CONTACT:
Email: PSO@jhu.edu
Phone: (443) 470-8983 or (202) 503-9412

JOHNS HOPKINS
BLOOMBERG SCHOOL
OF PUBLIC HEALTH

Bloomberg American
Health Initiative

USI | URBAN STRATEGIES, INC.
Families at the Center of Results

PEOPLE CORNER (CONT.)

EARLY CHILDCARE PROGRAM

DAYSPRING HEAD START (SERVING 3 TO 5-YEAR OLDS)

Monday to Friday

(8:30 am to 2:30 pm)

8-week free summer program beginning June to August

If you would like to apply or need help finding a location closer to you, call Crystal King, Education Specialist at 443-470-8243.

SUMMER PROGRAMS

BOYS & GIRLS CLUB OF METROPOLITAN BALTIMORE

O'Donnell Heights (serving 6 to 12-year olds)

Beginning July 5th to August 12th

THE Y MARYLAND SUMMER CAMPS

Beginning June 13th to September 2nd

Grades K to 6: Activities, swimming, sports and more

Grades 7 to 9: Activities, off-site trips to parks, laser tag, professional development and more

To receive financial assistance or learn more about how to apply for camp, call Crystal King, Education Specialist at 443-470-8243.

USI CASE MANAGEMENT SUPPORT

THE USI TEAM IS HERE TO SUPPORT RESIDENTS EVEN AFTER RELOCATING FROM PERKINS.

We are here to help you with:

- **Education** - youth tutoring, after school & summer programming, and adult education support
- **Housing Stabilization** - Eviction prevention, homeownership, navigating challenges with landlords
- **Financial Support**- Job training, employment, and help finding a higher paying job
- **Health**- Finding resources or navigating health goals

If you need help finding your family support specialist, call 443-470-8983.

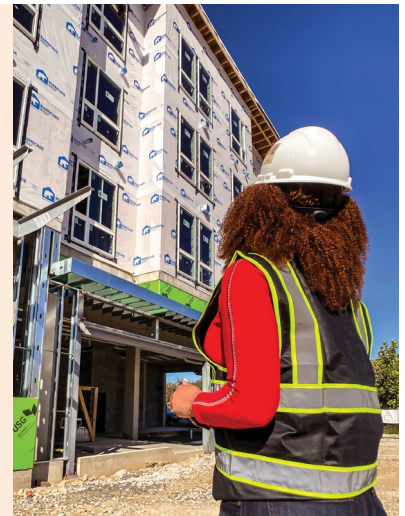
USI AT 1234 MCELDERRY

TWICE A MONTH

A USI Family Support Specialist will be at 1234 McElderry from 10 a.m. to 5 p.m. for support with Utility assistance, connecting to local resources, and addressing any concerns you may have. Please call your family support specialist to learn more.

JOB TRAINING OPPORTUNITIES

- **PHARMACY TECH TRAINING | VIRTUAL | (16 WEEKS)**
- **CUSTOMER SERVICE & SALES TRAINING | VIRTUAL | (3 WEEKS)**
- **HIGH SCHOOL DIPLOMA PROGRAM | VIRTUAL | (AT YOUR OWN PACE)**
- **MICROSOFT TRAINING PROGRAM | VIRTUAL | (AT YOUR OWN PACE)**
- **PRODUCTION, WAREHOUSING, & DISTRIBUTION TRAINING | (APRIL)**
- **CNA/GNA TRAINING | (ON-GOING)**
- **CONSTRUCTION SKILLS PRE-APPRENTICESHIP TRAINING | (MAY)**



PSO EVENT CALENDAR

TENANT COUNCIL MEETING
(VIRTUALLY AND IN-PERSON)

April 21st

5:00 pm – 6:00 pm

<https://bit.ly/3qS2d3U>

Call In (Audio Only)

667-401-1711 ID: 128 142 78#

Teams and in person at the Pleasant View Gardens Community Room (201 North Aisquith St)

SOUTH CENTRAL PARK
(PERKINS HOMES REDEVELOPMENT)

April 28th

5:00 pm – 6:00 pm

<https://bit.ly/3KS0wuW>

Call In (Audio Only)

240-673-0188 ID: 143-768 268#

Feel free to take the Survey before the meeting at www.southcentralparkbaltimore.com

QUARTERLY PERKINS HOMES MEETING
(WITH JANET ABRAHAMS)

June 9th

5:00 pm

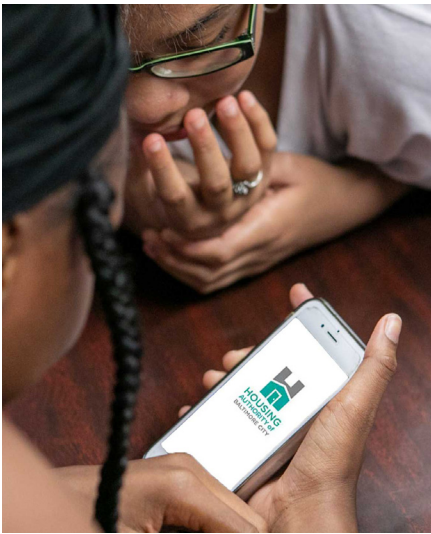
<https://bit.ly/35sHYCr>

Call In (Audio Only)

667-401-1711 ID: 269 102 03#

Teams and in person at the Pleasant View Gardens Community Room (201 North Aisquith St)

THERE'S AN APP FOR THAT



Attention HABC residents, you can now stay connected with your community with the click of a button! Want to contact your asset manager? Or create a work order? Or maybe you want to subscribe to get outage alerts or updates sent directly to your phone.

You can do all these tasks and more just by downloading the new HABC app! Learn about the property managers that are committed to improving your community on the app. You can even get all property forms and information on upcoming events and services, like job training and career advancement help, all through the HABC app!

This is your community, and we want to keep you informed on everything that affects you! The App is a great way to stay informed and updated on all the developments and changes happening with the PSO Transformation plan! You can even view a dashboard that keeps track on all the progress being made with construction! Stay connected and informed!

Use the QR code below to download the HABC App today, available in the Google Play store and Apple App store.



STAY IN TOUCH WITH YOUR HOUSING AUTHORITY AND FOLLOW US ON SOCIAL MEDIA!



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