



# THE VOICE OF CHOICE

PSO TRANSFORMATION NEWSLETTER

## MESSAGE FROM THE PRESIDENT AND CEO



### A MESSAGE FROM JANET ABRAHAMS

**Dear Perkins Family,**

We were so excited to see the residents that attended the Perkins Homes Quarterly Update/ Resource Fair that was held on June 9th. Although we were very happy with the residents that did attend, we hope to see more of our residents in September at the next quarterly meeting. We will have updated development information about the PSO Transformation Plan and there will be raffles for our residents... and the winner is... our Perkins Families.

We have finally closed on Perkins Phase 1 and construction is underway. We have begun the demolition of Perkins Phase 2 and have the final closing for this phase before the end of the year. Before long we will have the first phase of Perkins coming online and ready for occupancy. We know you are ready to come back home and we are looking forward to welcoming you back.

Janet Abrahams,  
President and CEO,  
HABC



### A MESSAGE FROM DENISE STREET, YOUR PERKINS HOME TENANT COUNCIL PRESIDENT

**Dear Perkins Family,**

I just wanted to let you know that we will not be having a tenant meeting in July and August, so I hope to see you at the September 8th meeting with Janet Abrahams. This will be our regularly scheduled quarterly meeting that Ms. Abrahams has for the residents of Perkins.

We need you to participate in as many of the public design meetings as possible so that what you would like to see is captured by each of the development team members.

Enjoy the summer, stay safe and, as always if you need to contact me, please feel free to call me at 443-956-4911 and 410-276-5838

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# A NOTE FROM YOUR CNI MANAGER, **ARLISA W. ANDERSON**



## DEAR FRIENDS,

**A**re you interested in becoming a homeowner? Now that summer is here, thought we would share some “hot” news! If you have a Section 8 voucher, you can explore homeownership.... There are a few requirements of the homeownership program that HABC administers as noted below:

### Housing Choice Voucher Homeownership Program Qualifications

- Participated in Housing Choice Voucher Program for over 1 year
- Must remain eligible to participate in Housing Choice Voucher Program
- Must be a first-time Home buyer
- Must have over a year of continuous full-time employment (no less than 30 hours a week)
- Must meet Minimum Income Requirement
- No outstanding debts owed to HABC
- No Housing Quality Standard (HQS) violations within the last year
- No lease violations within the last three (3) years

### Homeownership Requirements

- Must attend homeownership counseling
- Must receive a homeownership certificate from a HUD approved housing counseling agency
- Must ratify a sales contract within 120 days and must settle within 180 days
- Must obtain a mortgage from a lender
- Property must be a single-family home
- Must pass both a Housing Quality Standards (HQS) and Private Home Inspection
- Must contribute 3% toward the purchase (1% must be from personal funds)
- Property purchased must be buyer's primary residence

For more information about the Homeownership Program please call 410-396-4175.





# DEVELOPMENT UPDATES

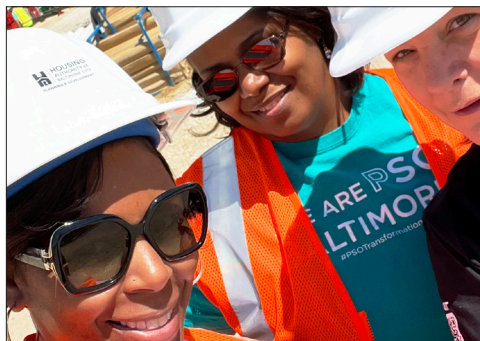
## BOZZUTO

**B**ozzuto hosted a “Topping Out” party on May 11, 2022, to celebrate an exciting new milestone in our PSO community as Somerset Phase II is now under roof!

A large crane proudly displayed our American flag along with one of the roof trusses that workers involved in the project were able to sign their name on. Celebratory toasts were made while workers were treated to Mission BBQ while they enjoyed a live mariachi band, dunk tank featuring Bozzuto supervisors and raffles.

In the construction industry, “topping out” is a builders’ rite traditionally held when the last beam is placed atop a structure during its construction. An interesting fact about this tradition is that “topping out” a new building goes all the way back to ancient Scandinavians who placed a tree atop a new building to appease the tree-dwelling spirits displaced in its construction.

The practice remains common in the United Kingdom, Australia and Canada, as well as Germany, Austria, Slovenia, Iceland, Chile, Czech Republic, Slovakia, Poland, Hungary and the Baltic States. In the United States, the last beam of the building is often signed by all the workers involved in its’ construction.



# NEIGHBORHOOD CORNER

## PSO COMMERCIAL FAÇADE IMPROVEMENT GRANTS

We want to ensure that our thriving, new housing community has thriving businesses with beautiful façades and storefronts! Interested business owners located in Oldtown Mall, on portions of Fayette Street, and on the west side of Broadway should contact Jaye Matthews at [Jaye.Matthews@baltimorecity.gov](mailto:Jaye.Matthews@baltimorecity.gov) or at 410-274-5860 to apply for a \$15K Commercial Façade Improvement Grant, today! Previously, this was a matching grant program; however, the Critical Community Improvements (CCI) Plan, a sub-plan of the PSO Transformation Plan, will provide \$7,500 to business owners in the eligible target areas, and Baltimore Development Corporation (BDC) will provide a \$7,500 match. As a result, business owners in the eligible target areas within the PSO footprint are responsible for \$0 to improve the façades of their businesses if the improvements are up to \$15,000. Spread the word!

## PSO RECREATION, PARKS & GREENSPACES

### CHICK WEBB MEMORIAL RECREATION CENTER

Chick Webb Memorial Recreation Center (CWMRC) was originally scheduled to close at the start of the summer, in preparation for demolition and construction. However, Baltimore City Recreation & Parks has decided to keep CWMRC open through the end of August 2022. At that time, the center will close for renovations.

### SOUTH CENTRAL PARK

The landscape architect team for South Central Park has started the community engagement process for the park, and they are interested in your feedback! What elements would you like to see incorporated in South Central Park? What amenities, features or playscapes are important to you and your family? Please send any feedback to Jaye Matthews at [Jaye.Matthews@baltimorecity.gov](mailto:Jaye.Matthews@baltimorecity.gov) or feel free to text it to 410-274-5860. We will be sure to pass your feedback along to our design team!

## PSO PUBLIC ART

We are happy about your excitement over PSO Public Art! While we have not held our Working Group Sessions, our PSO Public Art Partner Entities (Art With A Heart and MICA) are looking forward to connecting and collaborating with Perkins residents, as well as, the broader community in and around the PSO footprint, to ensure that your voices are heard, your ideas are incorporated, and your hands literally touch, and are a part of, the installations that will beautify and brand the new and upcoming Perkins Somerset Oldtown (PSO) Neighborhood.

We will resume the PSO Public Art Working Group in September. If interested in joining the PSO Public Art Working Group, please contact Jaye Matthews at [Jaye.Matthews@baltimorecity.gov](mailto:Jaye.Matthews@baltimorecity.gov) or at 410-274-5860, the location will be provided in the future. Please note the following dates:

PSO Public Art Meeting	Date	Time
Working Group Session	September 20, 2022	6:30 PM
Public Meeting	October 18, 2022	6:30 PM
Working Group Session	November 15, 2022	6:30 PM





# NEIGHBORHOOD CORNER *(CONTINUED)*

## PSO PUBLIC SAFETY

We will be relaunching our PSO Public Safety Task Force. It is important that we have a solid plan to mitigate crime in the Perkins community, overall PSO footprint and neighborhood. We will meet virtually, Wednesday, August 16, 2022, at 1:00 PM. If you are interested in working towards a safer community for our children, families, and seniors, please join our PSO Public Safety Task Force! Email Jaye Matthews at [Jaye.Matthews@baltimorecity.gov](mailto:Jaye.Matthews@baltimorecity.gov)

## PEOPLE CORNER

### HEALTH CORNER

USI is currently enrolling residents ages 50+ that are looking to take charge of their health with the support of those with similar goals as your own. If you are interested in joining this group, complete this survey and call your family support specialist. USI has partnered with the Merritt Gym Community Health Team to host programs tailored to your goals and interests for the next six (6) months. <https://link.edgепilot.com/s/35ea33cf/yO82iRUW4UK2J17GHpppww?u=https://bit.ly/3MZ9mlA>



### YOUTH CORNER

Congratulations Grads! We are excited to celebrate the seniors that most recently graduated from High School. Congratulations to all of our students on completing your first school year back in person after the pandemic. See some of the photos of High School Seniors that were shared with us so far.

Photos below are of August Baker and William Jones, recent high school senior graduates. If you want to celebrate and shout out your high school senior. Send their picture to [usi.baltimore@urbanstrategiesinc.org](mailto:usi.baltimore@urbanstrategiesinc.org)





# PEOPLE CORNER (CONTINUED)

## YOUTH COUNCIL

**A**t the end of June, the Youth Council had a field trip with Art with a Heart. Art with a Heart is supporting the art displays and murals that will be a part of the new community. If you are 12 to 18 years old and interested in joining the Youth council, email or call Crystal at [crystal.king@urbanstrategiesinc.org](mailto:crystal.king@urbanstrategiesinc.org) 443-470-8243.

Congratulations to: Danay & Ricky for being selected to participate in the Boys & Girls Club Leadership Conference in DC this July!

Photos below are the Youth Council at their meeting this past month.



## PEOPLE CORNER *(CONTINUED)*

### 0 TO 4 YEAR OLDS

If you have a child that is 0 to 4 years old that is currently not in a daycare or pre-K program, please call Crystal King at 443-470-8243. She can assist you in finding an early learning program that works best for you and your needs.

### PHOTO GROUP

Last year, 10 of our youth signed up for the Youth Photo Voice program led by Johns Hopkins School of Public Health. Teens learned how to take professional photos and tell their story through art.

Photo to right are of the Youth Photo Voice Group. Summer has officially arrived! If you have not found a summer program to enroll your children as of yet. Email or call Crystal King at [crystal.king@urbanstrategiesinc.org](mailto:crystal.king@urbanstrategiesinc.org) 443-470-8243.



## PSO EVENT CALENDAR

### QUARTERLY PERKINS HOMES MEETING (WITH JANET ABRAHAMS)

**September 8<sup>th</sup> at 5:00 pm**

**Pleasant View Gardens Community Room**

**201 North Aisquith Street**

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

Call In (Audio Only)

**667-401-1171 ID: 269 102 03#**

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# PEOPLE CORNER *(CONTINUED)*

## DINNER, RAFFLE, LOCAL ART, AND GREAT DISCUSSIONS WERE HAD BY ALL!

On June 9th, HABC partnered with Urban Strategies to organize the Perkins Homes Quarterly Update Meeting and Resource Fair. It was so great to see Denise Street, the Perkins Homes Tenant Council President, and chat with so many of our Perkins neighbors, including members of the Perkins Youth Leadership Council, and Youth Photo Voice Artists.

The evening was filled with raffles, great prizes, and giveaways including a Ravens Tailgating Basket, beautiful home goods baskets, gift bags, games, a scooter, sidewalk chalk crafts bucket and more! The evening started with community updates and Q&A with Janet Abrahams. Our emcee for the evening CHOICE Neighborhood Manager, Arlisa Anderson gave out fun prizes with the assistance of Councilman Robert Stokes, Bridget Hooper and Cynthia Newman-Lynch from HABC.

Thereafter, our residents spent the evening reconnecting with each other, visiting the vendor booths, and enjoying dinner sponsored by MBS. Pam Askew and Allyson Carpenter of MBS showed designs of Perkins Phases 1-5 and, residents voted on their favorite South Central Park design features with Floura Teeter Landscape Architects and Beatty Development's Bart Harvey.

Perkins Youth Photo Voice Artists also displayed their portfolio of photographs they took of the Perkins community and other locations.

For residents that needed assistance with their Section 8 vouchers, Corliss Alston, Eric Turner, and Shannon Peterson, were on hand to address their concerns and questions. Art with Heart, Day Spring Early Head Start, and Lifeline Programs engaged our residents regarding community art, enrolling families in early learning programs, and connecting those interested in learning more about free cell phones.

Thanks go out to Subira Brown, Anita Donaldson, Crystal King, Linda Ullah, and Asani Shakur from Urban Strategies Inc. for ordering and setting up dinner and securing vendors; HABC's Kevin Gallaher for providing all of the PSO housing plans, Nathaniel McFadden Learn and Play, South Central Park and Chick Webb hand outs and to Pleasant View Gardens and their wonderful staff for providing use of their community center. And a special thank you for all the team members who provided the gifts for the raffle prizes.





# PEOPLE CORNER *(CONTINUED)*

## POWER HOUSE KICKED OFF PROM 2022

Students had an ecstatic time at their prom and were dressed to impress, and you knew they were in the building!

Students were greeted by staff and parents with photos and simply elegance on the red carpet. This event boosted the confidence and positivity. They really enjoyed themselves.

This was a day to remember, as parents and students enjoyed the outcome with positive greetings and feedback. Students were crowd royalty statuses such as; king, queen, princess, and prince.

The Power House as a collective, voted for the students they wanted to crown. The contestants worked extremely hard on promoting why they should be crowned. Students made their own posters to post throughout the building. Everyone worked extremely hard on their project. Everything turned out to be phenomenal!



# THERE'S AN APP FOR THAT



**A**ttention 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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