



THE VOICE OF CHOICE

PSO TRANSFORMATION NEWSLETTER

MESSAGE FROM THE PRESIDENT AND CEO



A MESSAGE FROM JANET ABRAHAMS

Dear Perkins Family,

Our progress continues in the implementation of the PSO Transformation Plan! When you pass by Perkins Homes, you will see that Perkins Phase I is under construction (**10.3% complete**); **214** units have been demolished; the demolition of the remaining **415** units is projected to be completed in the 1st Quarter of 2023. Somerset II is under construction (**74% complete**); Somerset 3 is also under construction and is (**40% complete**); and building stabilization is underway in Oldtown

Phase I. Stay in touch with us so that you will know what's going on with the PSO Transformation Plan.

We hope to see you at the next quarterly meeting on Thursday, December 8th at 5pm at Pleasant View Gardens located at 201 Aisquith Street.

Janet Abrahams,

President and CEO,
HABC



A NOTE FROM YOUR CNL MANAGER, ARLISA W. ANDERSON

Dear Friends,

Demolition, Demolition, and more Demolition! There has been a lot happening at the Perkins Homes site and demolition of the FINAL phases will begin **before the end of the year**. I'm looking forward to seeing all of the Perkins Homes buildings demolished and multiple Perkins Homes phases being under construction, as well as Somerset Phase 4 and Oldtown Phase I being under construction in 2023.

For our neighbors and stakeholders surrounding the Perkins site, **we appreciate your continued patience and understanding**. Building a new project is never easy on our residents and neighbors, however, we are looking forward to celebrating with upcoming ribbon cuttings and assure you that the **finished product will be well worth it**.

Feel free to give me a call at 410-361-9014 or e-mail me at Arlisa.Anderson@habc.org with any questions or concerns.

Arlisa W. Anderson, Manager,
Choice Neighborhood Initiative

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DEVELOPMENT UPDATES

On September 28, at our Quarterly Perkins Community Meeting, PSO Developers provided the following information:

PERKINS HOMES UPDATE

Perkins 1 - Vertical construction of Perkins Homes Phase 1 is underway! We anticipate the delivery of 103 units, including 14 townhomes, in early 2024. Please take a look at the photos below showing the Perkins progress.



Perkins 2 - Demolition of the buildings at Perkins Homes Phase 2 is now complete. We are projected to close on the financing by year-end which will allow us to begin vertical construction on this 156-unit project.



We are looking forward to closing on Perkins Phases 3 and 4 in 2023. We are very excited to announce that we were awarded **9% competitive low-income housing tax credits** for Perkins Phase 4.

With respect to Perkins Phase 5, HABC has moved Perkins Phase 5C from Parcel I-West (which is located to the West of the existing City Spring School/ currently, aka the “Purple Field”) to Parcel D (which is located just South of the new South Central Park site). Moving Phase 5C will assist us with:

1. Expediting welcoming our residents back home;
2. Assuring that HABC and the City meets the CHOICE Neighborhood obligations and deadlines under the HUD grant; and
3. Allowing the new housing units to be constructed on land that HABC owns.

There are **several employment opportunities available** to Perkins residents on our construction sites. If you're interested or would like to learn more about these exciting opportunities, please contact your Urban Strategies case manager.

We look forward to connecting with our families at our upcoming resident and community meetings.

DEVELOPMENT UPDATES *(CONTINUED)*

On September 28, at our Quarterly Perkins Community Meeting, PSO Developers provided the following information:

SOMERSET HOMES UPDATE

1234 McElderry Street @ Somerset (Phase 1) remains **100% occupied**.

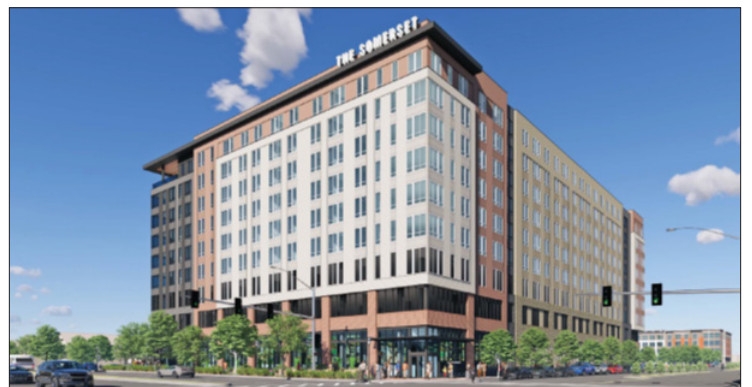
The Ella at Somerset (Phase 2) is under construction and is over **74% complete**. Projected construction completion is in June 2023. There are 192 total units, of which 100 units will be available for our returning residents to choose from to make their forever home.



The Ruby at Somerset (Phase 3) is under construction and is over **40% completed**. This Phase is projected to be completed by July 2023. There will be 36 units available for our returning residents to make their forever home. There are a total of 72 units in this phase.



The Blake at Somerset (Phase 4) is projected to close in 2023 with construction beginning immediately after the financial closing and construction completion is projected to occur before September 30, 2025. This project will have **190 total units**, of which, 66 will be available to our returning residents



NEIGHBORHOOD CORNER

PSO PUBLIC ART

We are excited about PSO Public Art! We are nearing the end the of the Environmental Review process, which will ready us to move forward with PSO Public Art activities fully. We will update the public as well as our PSO Public Art Working Group once we have clearance as it relates to the PSO Environmental Review Process. For now, we would like to share the sites for our PSO Public Art installations.

PSO Public Art Installation Sites Coordinated by Entity Partner: Art With A Heart

Perkins Homes, City Springs School, South Central Park, City Springs Pool, and Park & Garden or Unique Bus Stop Pop Art

PSO Public Art Installation Sites Coordinated by Entity Partner: MICA

Somerset, Oldtown, and North Central Park/Amphitheater

PSO Public Art Installation Sites Jointly Coordinated by Both Entity Partners

Chick Webb Memorial Recreation Center and Neighborhood Gateway Markers

Please think about the PSO Public Art installation sites and share your thoughts and vision with us as we take the steps to plan ahead during the Environmental Review process. Dates for PSO Public Art Working Group Meetings will be set and shared once we receive clearance. If interested in joining the PSO Public Art Working Group, please contact Jaye Matthews at Jaye.Matthews@baltimorecity.gov or call 410-274-5860.



PSO COMMERCIAL FAÇADE IMPROVEMENT GRANTS

Our PSO Façade Improvement Grants (FIGs) are available to ensure that our thriving new housing community has thriving businesses with beautiful façades and storefronts! Businesses in Oldtown Mall, on Fayette Street, and on the west side of Broadway are eligible to apply for a **\$15K FIG Grant**, today! With our program, business owners in the eligible target areas within the PSO footprint can improve their façades for \$0 out-of-pocket as the PSO Critical Community Improvements (CCI) Plan, a sub-plan of the PSO Transformation Plan, will provide **\$7,500** on the behalf of business owners in the eligible target areas. In addition, **Baltimore Development Corporation (BDC) will match the \$7,500**. Contact Jaye Matthews at Jaye.Matthews@baltimorecity.gov or call 410-274-5860 to apply!



NEIGHBORHOOD CORNER (CONTINUED)

PSO RECREATION, PARKS & GREENSPACES — SOUTH CENTRAL PARK

The landscape architect team for South Central Park will be resuming the community engagement process for the park soon and your feedback is welcomed! Until the landscape architect team publishes engagement activities and events for the Fall, **share your thoughts with us!**

- What elements would you like to see incorporated in South Central Park?
- What amenities, features or playscapes are important to you/your family?
- How important is a neighborhood park to the wellness of you and your family?

Please send your feedback to Jaye Matthews at Jaye.Matthews@baltimorecity.gov or feel free to text it to 410-274-5860. We will be sure to pass your feedback along to the design team!



PEOPLE CORNER

ART WITH A HEART

Youth Council visited Art with a Heart. While there, they worked on creating their own vision of what they envision in their community and learned more tips to work on mental health and wellbeing through art. The photos to the right are from our visit.



PEOPLE CORNER (CONTINUED)

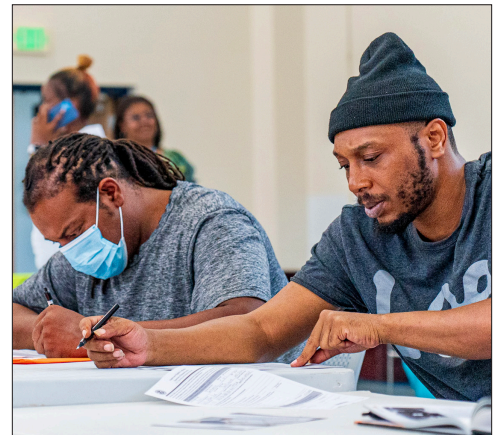
HEALTH COHORT

The photos below are from the third **Health Cohort meeting at Merritt Athletic Club** where residents practiced dynamic stretching. Residents worked on creating small ways to be mobile regardless of what their current level of fitness to help build up their strength. They will also start putting into practice healthy eating tips that work best for them.



JOB FAIR

In July, USI-HABC-MOED hosted a **Construction Job Fair** for job openings within the PSO job site. We had **112 attendees**, and **9 companies** participate in the event. In the event the Developers did not have a job that worked best for an attendee at the time of the event, USI and MOED maintained the attendee's names and job experience to reach out them in the future when more job opportunities become available.



PEOPLE CORNER (CONTINUED)

BEDTIME IN A BOX OPENING EVENT

This year USI and Bedtime in a Box are partnering again to provide all families with children 0 to 7 years old with a bedtime kit to make reading and learning more fun. Unlike last year, we are also partnering with Port Discovery to give our families exclusive access to the museum and have activities tailored to them. **If you have not signed up for Bedtime in a Box and Port Discovery but would like to**, please text your name, along with your child's name and age to Subira at 443-608-5840. Below are photos from Bedtime in the Box's ribbon cutting event at their new warehouse. Pictured below/left are CEO & Founder Jarrod Bolte, Crystal King, and Brooke Epstein; pictured below/right are Councilman Robert Stokes and Bedtime in the Box team members.



RESIDENT MEETING

At our September 15, 2022, Perkins Homes Tenant Quarterly Meeting with Janet Abrahams, residents received an update from Arlisa Anderson on the project, residents questions were answered, and prizes were raffled off. After the meeting, residents were able to connect with USI, Math Motivators (a free tutoring service for all ages), Free Phones & Tables connector, and HABC Homeownership Representatives. **If you need math support or are interested in homeownership**, please call your family support specialist or the main line at 443-470-8983.



PSO EVENT CALENDAR

Perkins Homes Tenant
Quarterly In-Person Meeting
(with Janet Abrahams)
Thursday, December 8th @ 5pm
Pleasant View Gardens - Community Room
Located at 201 North Aisquith Street

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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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