



THE VOICE OF CHOICE

PSO TRANSFORMATION NEWSLETTER

MESSAGE FROM THE PRESIDENT AND CEO



A MESSAGE FROM JANET ABRAHAMS

Dear Perkins Family,

We hope that you and your family had an amazing 2022 and that 2023 will be a better year for you and your family. The PSO Transformation Plan continues to make significant progress with construction and the demolition of the Perkins Homes site. As HABC continues to deliver what was promised to our Perkins families we want to know what you think about the progress.

I challenge you to continue to stay involved and engaged as we actually see the fruition of all the hard work, we have put into the PSO Transformation Plan.

Janet Abrahams,
President and CEO,
HABC



A NOTE FROM YOUR CNI MANAGER, ARLISA W. ANDERSON

Dear Friends,

Happy New Year to you and yours. A lot has happened since our last newsletter. There are three phases of PSO that are under construction, two of which will be completed in Summer of 2023. We have closed on another phase (Perkins 2) and we will be closing on more phases in 2023.

Several PSO team members including Cynthia Newman-Lynch, HABC's Director of Planning & Development, Bridget Hooper, Vice President of Relocation, Denise Street, President of Perkins Homes and myself, attended USI's Choice Means Choice, a Choice Neighborhoods focused conference held in Fort Myers, Florida from November 30th – December 2, 2022. We learned new strategies to enhance our CHOICE Grant in the three pillars (People, Neighborhood and Housing). We also attended the ground breaking of the first phase of Fort Myers CHOICE supported revitalization project located within the greater Dunbar

Community. The Greater Dunbar Initiative is a comprehensive plan to transform the 37-acre, 199-unit Southward Village into a mixed-income community of CHOICE. Much like our own PSO, their plan includes creating new mixed-income housing opportunities, new amenities, a new grocery store, new infrastructure and will increase access to services like education, employment and health care.

All attendees agreed it was great to see and hear about other CHOICE projects throughout the U.S.; meet other CHOICE recipients, housing professionals, resident, and youth leaders; attend housing, neighborhood and people workshops and reflect on how truly far their project has come since receiving its own CHOICE award and initial ground breaking!

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DEVELOPMENT UPDATES

PERKINS HOMES UPDATE

Perkins 1 – contractors are making great progress on the site. They are preparing the site for the garage ramp, and you can see the rough-ins for the electrical and plumbing conduits.



Perkins 2 – the financial closing occurred in December 29th and construction has begun with a 18 month construction schedule. The Developer is anticipating closing on the remaining three phases of Perkins in 2023.

SOMERSET HOMES UPDATE

On November 3, 2022 several staff members from HUD came to Baltimore to attend a HUD Retreat which included a tour of our Somerset Homes and Oldtown sites. Greeted by Janet Abrahams and Dana Henson of Henson Development, we started their tour at 1234 McElderry Street followed by Somerset Phase II & III and Oldtown Mall. Note the photos of the HUD tour.



DEVELOPMENT UPDATES (CONTINUED)

The Ella at Somerset (Somerset Phase 2) is under construction, it's over 80% complete and has a projected completion date of late Summer 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. Residents will be receiving a letter in the mail about leasing units once the project is six months from completion, **please be on the look out for your letter for Somerset 2 and Somerset 3.**

If you do not receive a letter, please reach out to the CNI Manager, Arlisa Anderson at 410-361-9014 or via email at Arlisa.Anderson@habc.org.



The Ruby at Somerset (Phase 3) is under construction and is over 66% completed. This Phase has a projected completion date of late Summer 2023. Of the 72 units, 36 units will be available for our returning residents to make their forever home.



The Blake at Somerset (Phase 4) is still projected to close by end of 2023 with construction beginning immediately after the financial closing and projected construction completion before September 30, 2025. This project will have 190+/- total units, of which, 66 will be available to our returning resident's and a first-floor grocery store.



NEIGHBORHOOD CORNER

We are excited to see progress continue throughout the PSO footprint and look forward to the changes that will be underway in 2023.

- The Nathaniel J. McFadden Learn and Play Park (formerly North Central Park) will be moving from design to construction in the new year! The Park will feature walking paths, places to sit, talk, think, or just relax, along with play equipment that will appeal to a range of ages and interests. New and returning residents will be able to enjoy performances, movies and more on the new amphitheater's stage.
- Beatty Development, who will be designing and building South Central Park as part of the Perkins redevelopment, was awarded a \$250,000 CORE Grant from the State's Department of Housing and Community Development. The new park will be designed based on YOUR input, so check back here and the PSO website at <https://www.habc.org/habc-information/programs-departments/planning-development/psa-transformation/>, for meeting dates and other exciting updates.
- Renovations to the Chick Webb Memorial Recreation Center will begin in the first quarter of 2023. As of December, the Center remains open. Please check the PSO website at <https://www.habc.org/habc-information/programs-departments/planning-development/psa-transformation/>, for additional information about the Center's closing and construction schedule.



Finally, Jaye Matthews, the PSO Neighborhood Coordinator is no longer with DHCD. Please send any questions, concerns, or comments you may have to stacy.freed@baltimorecity.gov.

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PEOPLE CORNER

HARVEST FESTIVAL

This past October, USI partnered with the Perkins Tenant Council to host a Harvest Festival. It was great to see so many of our neighbors in one place! Whether you were a part of the arts and craft corner, eating dinner with your neighbors, connecting with MDOT on new routes for the city, or connecting with the HABC Section 8 team, we were glad to see you. Please keep an eye out for future meetings so you can always stay up-to-date and connected. If you have a new email or have not been getting the event emails, please contact your family support specialist or our outreach specialist Calissa (443-552-0981) to update your information.



EMPLOYMENT SUPPORT

USI and HABC hosted the quarterly job fair at Pleasant View Gardens. This fair focused on connecting families to both health care and childcare jobs. Be sure to keep an eye out for future job fair opportunities. If you are interested in any of the following job training opportunities or want to get back in the workforce, please reach out to your family support specialist:

- Pharmacy Tech
- ServSafe
- CNA/GNA
- Retail Management
- Job readiness



HEALTHIER YOU

For the past six (6) months, a group of our 50+ residents took charge of their own health and participated in a health cohort with our Merritt Gym Trainer Sherri L. If you are interested in participating in the next group, please contact your family support specialist or Anita (443-470-8983). The USI team is also taking the challenge to take our health seriously (See photo attached.) We can be a part of your accountability team!

If you have any concerns or need a helping hand navigating life challenges (education, work, housing, health, etc.) reach out to your family support specialist. Call Ms. Anita if you forgot their number or if you changed your number (443-470-8983).



PEOPLE CORNER (CONTINUED)

CHRISTMAS TREE GALLERY WALK

USI, HABC, PSO Developers, community partners and several of our PSO contractors participated in our annual Christmas Tree Gallery Walk by donating Christmas trees, decorations, and their time to decorate over 20 beautiful trees. We were able to assist 20 of our families with the gift of a fully decorated Christmas tree. Take a look at some of the photos from this wonderful event.



PEOPLE CORNER (CONTINUED)

BEDTIME IN A BOX @ PORT DISCOVERY

USI officially kicked off our second year with Bedtime in a Box. We know that reading to our little ones (0 to 7 years old) at an early age helps them enter school with more confidence, improves their writing skills, and is another form of entertainment. The Bedtime in a Box kit supports more active and fun reading experiences and gives parents tools to teach their children at home. For the second year of reading kits, participating families get to pick up their boxes at Port Discovery and have a special activity set up just for our USI families. Afterward, families have a chance to explore the museum at no cost. Be sure to connect with your USI family support specialist to stay up-to-date on our activities for you and your family. For families that signed up, our next event will be held on February 12th, 2023 so be on the lookout for updates from USI's Subira Brown.



A NOTE FROM YOUR CNI MANAGER (CONTINUED)

In addition, USI also hosted a number of dynamic guest speakers including Dr. Matthew Desmond, an award-winning author, Dr. Michael McAfee, President and CEO of PolicyLink and Miss Joanne Bland, Director of Journeys for the Soul. Ms. Bland relayed her personal riveting journey thru her own uncivil accounts that took place while growing up in the Selma, Alabama during the Civil Rights movement as she fought for freedom and crossed the Edmund Pettus Bridge with Dr. Martin Luther King, Jr. Ms. Bland received two standing ovations and we were able to get a picture with her and our very own, Miss Street for prosperity. For more information, please go to www.iamjoannebland.com

As always, please feel free to give me a call at 410-361-9014 or email me at Arlisa.Anderson@habc.org with any PSO questions or concerns.

Arlisa

Arlisa W. Anderson, Manager,
Choice Neighborhood Initiative



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



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 to the right to download the HABC App today, available in the Google Play store and Apple App store.



PSO EVENT CALENDAR

**Perkins Homes Tenant Quarterly
In-Person Meeting (with Janet Abrahams)
Thursday, March 9th @ 5PM at**

Pleasant View Gardens Community Room
(Located at 201 North Aisquith Street)

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