



THE VOICE OF CHOICE

PSO TRANSFORMATION NEWSLETTER

MESSAGE FROM THE PRESIDENT AND CEO



A MESSAGE FROM JANET ABRAHAMS

Dear Perkins Family,

They say that spring is the time of plans and projects. I say it is also a time for progress!

We are pleased to announce that HUD has awarded an additional \$10,000,000 of Choice Neighborhood Implementation grant funds to the PSO Transformation Plan to further support the development of replacement housing and the implementation of the PSO Transformation Plan. This award further reinforces the importance of great partnerships. Team work is truly dream work!

As we continue to move onward, you can actually see the visual signs of the PSO Transformation Plan progress as five of the nine phases have risen out of the ground much like Spring itself. In addition, our demolition team has begun demolishing the remaining buildings on the former Perkins Homes site.

In the event that you have not seen the Perkins and Somerset sites recently, we invite you to drive by to see the construction and demolition of Perkins Homes and the three new Somerset housing phases. It is a great way to spend a Saturday morning.

Thanks goes out to our families for continuing to participate in the resident and planning meetings that have directly led to the progress that we are all witnessing today.

Finally, we look forward to seeing you at our April 26th Perkins Phase 2 groundbreaking which will be held at the intersection of Gough and Bond Streets and again on June 8th at our next quarterly meeting to be held at PVG where we will be providing an in-person update on the PSO Transformation Plan.

Janet Abrahams,
President | CEO
HABC



A NOTE FROM YOUR CNI MANAGER, ARLISA W. ANDERSON

Dear Friends,

We hope that you and your family are enjoying the beautiful weather that Spring brings. This time of year is when construction can move quickly because the days are longer and the weather is just right for construction. Perkins Phases 1 and 2 are under construction, Perkins Phase 3 will be closing this summer and Perkins Phase 4 will be closing by year end. Somerset Phases 2 and 3 will begin leasing this summer and welcome back our Perkins families that would like to live in The Ella or The Ruby.

The PSO Transformation Plan is moving in the right direction, and we want you to continue to be a part of the newly developed community. Please continue to stay in touch by attending community meetings and feel free to e-mail me if you have any questions or concerns.

As always, I can be reached at 410-361-9014
or via e-mail Arlisa.Anderson@habc.org.

Arlisa W. Anderson, Manager,
Choice Neighborhood Initiative

DEVELOPMENT UPDATES

PERKINS HOMES UPDATE

Perkins Phase 1 – Take a look at the photos of the progress that is being made as townhomes and the multi-family building are being framed out and prepped for rough-ins.

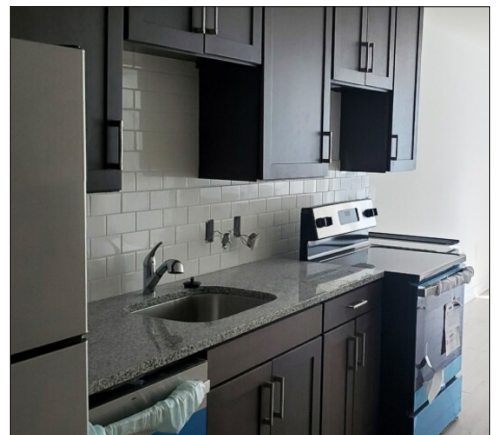


Perkins Phase 2 – Exterior wall footings are being installed for Block H apartment building and rebar has been installed for the concrete columns that will be installed next. The demolition of the remaining buildings at Perkins Homes is also underway.



SOMERSET HOMES UPDATE

We are excited about **The Ella** at Somerset (aka Somerset Phase 2) as it is nearing completion and will be ready for occupancy sometime this summer. Our Perkins families will have 100 replacement units comprised of a mix of 1, 2, and 3 bedroom units to choose from. Get READY!!!



PEOPLE CORNER

FINANCIAL EMPOWERMENT DAY

Many families indicated they had financial goals for the year including opening a bank account, working on building savings, and/or finding jobs. Financial Empowerment Day included group conversations on money management, connecting to financial coaches, local credit unions and other organizations that support our families who are interested in building wealth and improving their finances. While talking about money can seem overwhelming, it's an important thing to talk about and not something that has to be done alone.

Some of the partners in attendance included MECU, Baltimore Financial Empowerment Center, Family Self Sufficiency Program, and others.



PERKINS YOUTH COUNCIL

The Perkins Youth Council (PYC) hosted “Remember My Name” Black History 365 Generation on March 8th to commemorate the 12-month milestone, celebrate their first book release and their 2023 fund raiser. Twelve authors were on hand to share their stories and provide insight to their heart, minds and dreams. Despite many of the challenges that each has faced, they remain committed to their journeys and positive leadership experiences. With all the negative stories in the news about Baltimore City youth, our Perkins Youth Council leaders wanted to make sure the world heard their positive news. Their journeys, goals, greatest achievements, and inspirations are captured in this wonderful book that they created. Not only did they publish their own book, the PYC presented it in front of their family, peers and local Baltimore news anchors. USI provided dinner for all. If you would like to purchase one of their books, you can buy a physical copy from your family support specialist or download a digital version on their website. Money will go to fund their future college tour trips and other upcoming PYC outings. If you are a 14 to 18 year old interested in joining the PYC, please call Mr. William Howard at 443-470-8243.



PEOPLE CORNER *(CONTINUED)*

To support our families’ health goals for the new year, USI hosted a Health Fair at Pleasant View Gardens on March 23rd. The event kicked off with vendors sharing their resources for free childcare, blood pressure management, a group workout class, smoking cessation program, healthy cooking, and distribution of fresh produce. As a treat for interacting with the health team, families got a new pair of sneakers to walk into their new health goals for the rest of the year. Keep an eye out for more upcoming fun events!

PSO EVENT CALENDAR

Perkins Phase 2 Groundbreaking
Wednesday, April 26th @ 1:30PM at
Intersection of Gough and Bond Streets

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

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.



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