



THE VOICE OF CHOICE

PSO TRANSFORMATION NEWSLETTER

MESSAGE FROM THE PRESIDENT AND CEO



A MESSAGE FROM JANET ABRAHAMS

Dear Perkins Family,

We kicked off the month of April with the Perkins Phase 2 groundbreaking celebration! Take a moment to look at some of the pictures from this exciting event where we were joined by several of our partners who participated in the demolition of one of the Perkins Homes buildings on April 26th! While I chose not to operate the excavator, I know it was an exciting hands-on activity for both our new **Secretary Jake Day** and **Mayor Brandon Scott**.

As The Ella and The Ruby at Somerset are nearing completion, leasing activities are now underway! We want to make sure you are a part of the leasing process. Have you contacted the Columbus Property management office regarding these two properties yet? If not, please let them know that you are interested in making Somerset your new home, so that we can make sure you are included.

We look forward to welcoming you back home!

Janet Abrahams,
President | CEO
HABC



A NOTE FROM YOUR CNI MANAGER, ARLISA W. ANDERSON

Dear Returning Perkins Families,

It is time to get ready to come to the newly redeveloped homes! You should have received a letter from the Somerset developer about leasing units at The Ella and The Ruby. There will be a total of 136 units that are available for our returning families. We will be utilizing the same relocation phasing system to lease the units at these two properties as we did to relocate you.

We will be excited to see resident letters sent out shortly for the upcoming 48 Perkins Phase 1 units. These 48 units consist of 34 apartments and 14 townhouses units. All of the townhouses are three-bedroom units. The Perkins Phase 1 unit mix will be: 4 one-bedroom, 28 two-bedroom, and 16 three-bedroom units. These units will be available for occupancy in the first quarter of 2024.

We want you to come back to the PSO Transformation project area sooner rather than later.

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

We hope this finds you well and filled with anticipation for the return to Perkins Homes and would like to provide you with some exciting updates on the progress of the Perkins Homes Redevelopment:

Perkins Phase 1 – The construction progress in Phase 1 has been significant, and if you have been near the site, you have probably witnessed the transformation taking place. We expect construction to be completed in early 2024. Please stay in contact with HABC and Urban Strategies as we prepare for welcoming back the first wave of returning Perkins families.

Perkins Phase 2 Groundbreaking – We want to express our heartfelt thanks to everyone who attended the Perkins Phase 2 groundbreaking event in April. It was an incredible milestone, and we are thrilled to have officially kicked off another phase of the redevelopment. We will keep you posted on its progress every step of the way.

Perkins Phase 3 and Beyond – We are excited to share that Phase 3 is on track for financial closing and construction kick-off this summer, with Phase 4 expected to close by the end of the year. Looking ahead, we anticipate Phase 5, the final phase of Perkins, to close and commence construction in early 2024. The vision for a revitalized community is steadily becoming a reality.



DEVELOPMENT UPDATES *(CONTINUED)*



DEVELOPMENT UPDATES (CONTINUED)



DEVELOPMENT UPDATES *(CONTINUED)*

Townhome Options – We have heard your interest in the townhomes within the Perkins redevelopment. Across the five phases, there will be only about 67 townhomes available, featuring 3-, 4-, 5-, and even 6-bedrooms. We want to assure you that every replacement unit has been carefully planned with your family in mind. The allocation of units will consider accessibility needs and household size to ensure a comfortable and suitable living environment for each family.

To give you a glimpse of what's to come, we have included some renderings of the future townhomes. We hope they inspire excitement and anticipation for the beautiful homes that await you at Perkins.

As we continue this transformative journey together, we remain committed to providing regular updates and fostering open communication. If you have any questions or need further information, please don't hesitate to reach out to us at Allyson.Carpenter@mccormackbaron.com.

Thank you for your ongoing patience, support, and belief in the vision of a vibrant and thriving Perkins community. Together, we are building a brighter future.

Pam Askew

McCormack Baron, Lead Developer of Perkins Homes

SOMERSET UPDATE

The Somerset Development Team of Mission First Housing Group and the Henson Development Company are excited to announce that construction is finishing up this summer on The Ella and The Ruby at Somerset, part of the PSO Transformation Plan.

The Ella – A 192-unit apartment building located at 520 Somerset Street and 525 Aisquith Street with 1-, 2-, and 3-bedroom units. It features new, modern kitchens with Energy Star appliances, granite countertops, full sized washer and dryer as well as spacious floor plans. The community offers opportunities to fellowship with neighbors on the rooftop terrace and in the club room. And you can do some work in the business center or work on yourself in the fitness center.

The Ruby – A 72-unit apartment building located at 420 Aisquith Street with 1- and 2-bedroom units. The apartments at The Ruby provide a beautiful home with generous space to relax and live, as well as, efficient, state-of-the-art kitchens. Residents can enjoy the sites of the city on the 2nd floor outdoor deck, meet with neighbors in the club room, and use the computers in the business center.

Pre-leasing is underway, and The Ella and The Ruby will be ready for new residents to move in later this summer. Join us for an open house on July 13th from 10am to 1pm at 1234 McElderry Street, Baltimore, MD. For more information, including floor plans and property drawings, visit TheEllaAtSomerset.com and TheRubyAtSomerset.com or contact the leasing office at 443-947-2700.

The Ella and The Ruby are part of the renaissance of the Somerset community — a neighborhood transformation that will bring new open space, retail, commercial, apartments, and a school, so residents can live, work, shop, go to school and play within their neighborhood. Mission First and Henson are excited to see the vision of this new neighborhood come to life with the completion of these two developments, as well as the construction of Nathaniel McFadden Learn and Play Park and The Blake at Somerset, a 190-unit apartment building with retail including a new grocery store, in the coming year.

Somerset: A Place for Everyone to Live. Work. Play. Enjoy.



NEIGHBORHOOD UPDATES

Exciting news for the Chick Webb Memorial Recreation Center! On May 24th, Mayor Scott, Senator Cory McCray, Councilman Robert Stokes, Department of Recreation & Parks Director Reginald Moore and the community broke ground for the improvements and addition to Chick Webb. The proposed upgrades will result in a 33,192 Gross Square Foot facility that includes: the 17,192 square feet of existing space and a new, 2-story 15,980 gross square-foot addition.

Basement spaces will have minor renovations, including upgrades to existing equipment, and new stairs added at the rear for egress. Users will enter the recreation center through the existing outdoor play space that will be a newly configured central courtyard with play spaces, green space, and seating. The courtyard will lead to a new, fully ADA accessible lobby connecting the renovated portions of the building with a large new multipurpose room/ gymnasium and locker rooms that will be part of the addition. Improvements will be made to the Natatorium finishes, equipment, and support spaces, and the pool and deck will be made fully accessible.

The first floor of the existing building will also include a multi-purpose community room with adjoining kitchen, a teen lounge/game room, and restrooms and will include the installation of an elevator to provide accessibility. Renovations to the second floor will convert the existing gymnasium into two rooms: one for fitness and weights and the other for group fitness, create a music center featuring a recording studio with sound and voice booths, and another multipurpose room.

The new addition will include an expanded first-floor lobby, a large multipurpose room with a basketball court and gymnasium, new locker rooms, director and staff offices, and an elevator. The new locker rooms will be accessible from both the gymnasium and the Natatorium (swimming pool) and provide private showers and changing spaces. They will also be equipped with double stacked “Z” configuration lockers, benches, swimsuit spinners, and hair dryers. The second floor of the new addition will include a walking track, a stretching zone, a lounge area and restrooms for men and women. A new, two-story glass connector will bridge between the new and existing portions of the building and the expanded first-floor lobby. The lobby will contain exhibits relating to the history of the East Baltimore community and of Chick Webb, visible immediately upon entering the building.

The exterior of the existing portion of the building will be restored including cleaning, repair, and repointing of limestone and brick masonry, cleaning, and repair of building-mounted detailing such as the original metal lettering (Chick Webb Memorial Recreation Center), and railings. New doors and windows will be installed as part of the exterior improvements.

PEOPLE UPDATES

CONGRATULATIONS!

This month Mr. Settles and Ms. Baker successfully completed the May Job Readiness Cohort with our friends at Goodwill. Ms. Baker was successfully interviewed by Mr. James Wong at Merritt Club who is hiring for their care team and will be starting with them soon.

Whether you are looking for a paying job or looking for support getting back to work, Mr. William has monthly resources for trainings, jobs, and resources that he can tailor to your needs. This month our partners are hiring for hotel, front desk, and health care support positions.

Schedule a time to talk one-on-one: calendly.com/workforceperkins/book

WE ARE REALLY PROUD OF OUR HIGH SCHOOL SENIORS AS THEY FINISH UP THEIR SENIOR YEAR!

- | | | | |
|---------------|--------------|---------------|--------------|
| • Devin G. | • Taesean W. | • Bri'Kaya B. | • Janisia T. |
| • Floyd B. | • Walter R. | • Jayden R. | • Jaylen J. |
| • Lataisha H. | • Solomon W. | • Kaiyona J. | |

Whether you are graduating from high school, a training program, or kindergarten be sure to send USI photos. We want to celebrate with you! Send them to baltimore@usi-inc.org or give us a call at 443-798-2774.



PEOPLE UPDATES *(CONTINUED)*

PERKINS YOUTH TENANT COUNCIL

Last month the Perkins Youth Tenant Council presented a KEDD Talk at Camden Yards with other youth who participated in the Get in the Game program. The youth had a roundtable discussion on mental health awareness and how teens can get more comfortable with taking care of their well-being. You can watch their presentation by following this link: youtube.com/watch?v=SF_QWup12Fs

CHILDCARE VOUCHERS

If you need help with finding child care or getting a child care voucher, be sure to reach out to Ms. Leslie at 443-798-2774. She will happily support you.



PSO EVENT CALENDAR

Perkins Homes Tenant Quarterly In-Person Meeting (with Janet Abrahams)

Thursday, September 7th @ 5PM

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

the VOICE of
CHOICE



A LETTER FROM SENATOR CORY MCCRAY

Dear Neighbors,

The former Somerset Homes located in the 45th District — a district we remain proud to represent — is an integral part of the overall Perkins Somerset Oldtown Transformation Plan. Under this plan, the Somerset project will bring 558 mixed-income units, a new grocery store, and a public park to the area. The supermarket will be the first in decades to come to east Baltimore and tackle the food insecurity issue that has labeled the community one of the city's food deserts. I was proud to advocate for the \$1.3 million appropriation for the “Somerset Grocery Store Initiative” in the Maryland State Budget over the past two years.

Next to this grocery store, a soon-to-be-constructed public park and play area will bear the name of former State Senator Nathaniel McFadden. Recently, we managed to appropriate an additional \$1,500,000 during the past several legislative sessions for the green space to honor the legacy of Senator McFadden and I was proud to have led the effort for the “Nathaniel McFadden Learn and Play Park”. A few blocks away, the Oldtown Mall will undergo a revitalization to include a mixed-use development of approximately 290 mixed-income housing units, a 50,000-square-foot merchant mart, a parking garage, a new hotel, and an incubator hub to serve the residents of the PSO community.

We are also excited about the Chick Webb Memorial Recreation Center. Just a few weeks ago, the community came together to break ground on much-needed improvements to the historic center. The newly renovated REC center will feature an expansion to provide additional recreational options to the neighbors of east Baltimore, such as a new pool, a walking track, a community room, a recording studio, an enhanced playground on the exterior, and several more educational features. You will be able to visit the recreation center and learn about the history of the center and its founder, William Henry “Chick” Webb, as well as other jazz greats.

Our team will continue to support the PSO Transformation Plan in Annapolis to make this a successful project for Baltimore.

Senator Cory McCray
45th Legislative District

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.

