



THE VOICE OF CHOICE

PSO TRANSFORMATION NEWSLETTER

MESSAGE FROM THE PRESIDENT AND CEO



A MESSAGE FROM JANET ABRAHAMS

Dear Perkins Family,

As 2023 ended on a high note with the closing of yet another housing phase, we are excited about the continued progress of the PSO Transformation Plan. We want to make sure you are a part of all of the excitement that is happening. Have you visited the Columbus Management or McCormack Baron Management leasing offices to exercise your right to return for Somerset Phases 2/The Ella or Perkins Phase 1? Are you taking the necessary steps to plan your return home?

- Have you taken the time to visit the Somerset site to see the model unit at The Ella? If you haven't you should do so.

- Have you gone online to fill out an application for one of the 48 units at Perkins Phase 1. These units are beautiful, and you should be one of the first residents to come back home!

We have three phases completed (Somerset 1, 2 and 3) and Perkins 1 will be completed in March 2024. There are another two phases under construction at the Perkins site and the remaining three phases (Somerset 4, Perkins 4 and 5) are projected to close in 2024. Once all of the nine PSO housing phases are completed, there will be approximately 1,360 new PSO residential mixed-income units.

Janet Abrahams
President | CEO
HABC



A NOTE FROM YOUR CNI MANAGER, ARLISA W. ANDERSON

Dear Friends of Perkins Homes,

As we celebrate the success of the Baltimore Ravens amazing year, you should be celebrating moving back into one of newly constructed units at the Somerset site or at the upcoming Perkins Phase 1 site. We want you to take advantage of the opportunity to return and look forward to welcoming you back home.

Feel free to contact me at 410-361-9014 with any questions you may have about the upcoming new units that are being leased now!

Arlisa W. Anderson, Manager
Choice Neighborhood Initiative

the VOICE of CHOICE



Funding provided by:



DEVELOPMENT UPDATES

PERKINS HOMES UPDATE

Perkins Phase 1 leasing is underway, and residents will be able to start moving into the units in March of 2024. This phase includes 89 apartment units and 14 townhomes. The townhomes are all three-bedroom units, so our larger families will be able to take advantage of some of these units.

If you would like to learn more about this exciting development, we encourage you to get in touch with our property management company, McCormack Baron Management (MBM), at 410-220-5343. Simply leave a voicemail with your name, phone number, and the number of bedrooms unit you are interested in. You can also reach out via email at PerkinsHomes@mccormackbaron.com, providing the same information.

Perkins Homes Phases IIA and B, which are scheduled for summer and fall 2024 deliveries and lease up. Perkins Homes Phase III has closed and is now under construction. We are working to close on the two remaining phases of Perkins before the end of 2024.

SOMERSET UPDATE

We are happy to report that all of the replacement units at The Ruby have been leased! The team is actively leasing units at The Ella. If you are interested in leasing at The Ella, please call the leasing office at 443-947-2700 to make an appointment today to see a unit and begin your application process.

Feel free to visit the website at TheEllaAtSomerset.com to get more information, see floor plans, renderings of the buildings, reach out to Columbus Property Management team and sign up for Mission First Housing Group's newsletter.

The remaining phase of Somerset has a projected closing date in the second quarter of 2024 and plans for the Nathaniel McFadden Learn and Play Park are well underway!



NEIGHBORHOOD UPDATES

CHICK WEBB RECREATION CENTER

All demolition inside the building is completed, less one slab portion. Drain work at the swimming pool is near completion. Exterior site clearance done. Contractor has started the production piles. This is overall work progress currently. Take a look at some of the progress photos for the project. If you have any questions, suggestions or concerns please contact Kate Brower at Kate.Brower@baltimorecity.gov.



US Pools continue to work on the existing pool.



Harrington workers install a 6" water valve.



Dewberry workers setup elevation for pile & footing.



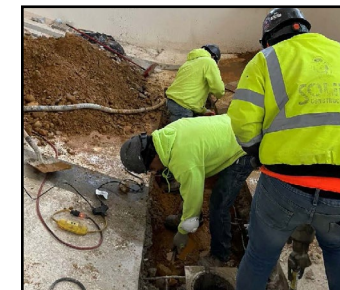
P&J workers cleaning and grabbing the jobsite.



Ground water fills up in the Sump pits due to rain.



US Pools jackhammer, saw, and cut the existing pool drainpipe.



US Pools jackhammer to remove the pool drainpipe



US Pools remove the existing pool drainpipe.



US Pools saw cutting the existing pool floor.



Lowering the steel rebar cage into the ground.



Lowering the steel rebar cage into the pile.



Inserting the steel rebar cage into the pile.



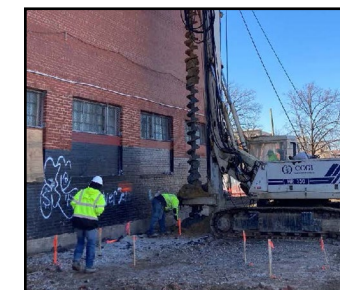
Pumping grout into the pile.



Taking sample for the flow cone.



Taking flow cone reading.

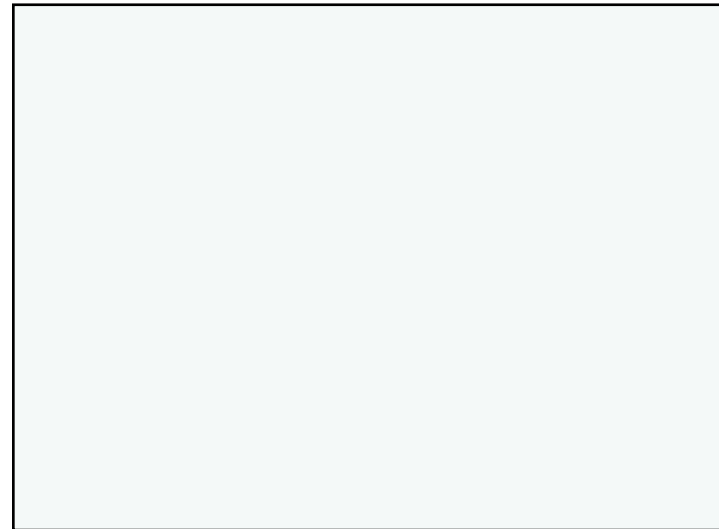


Drilling the pile.

PEOPLE UPDATES

HBCU INTERNSHIP

USI CDFI is partnering with LISC to introduce HBCU students to careers in the community development financial institution industry. Undergraduate seniors and juniors at HBCUs are eligible for the program, which lasts 15 to 20 hours a week for two semesters. Interns will be paid \$25. Deadline to apply is January 29th. Visit <https://boards.greenhouse.io/liscinternships/jobs/4351615005> for more information.



GOODWILL WORKFORCE

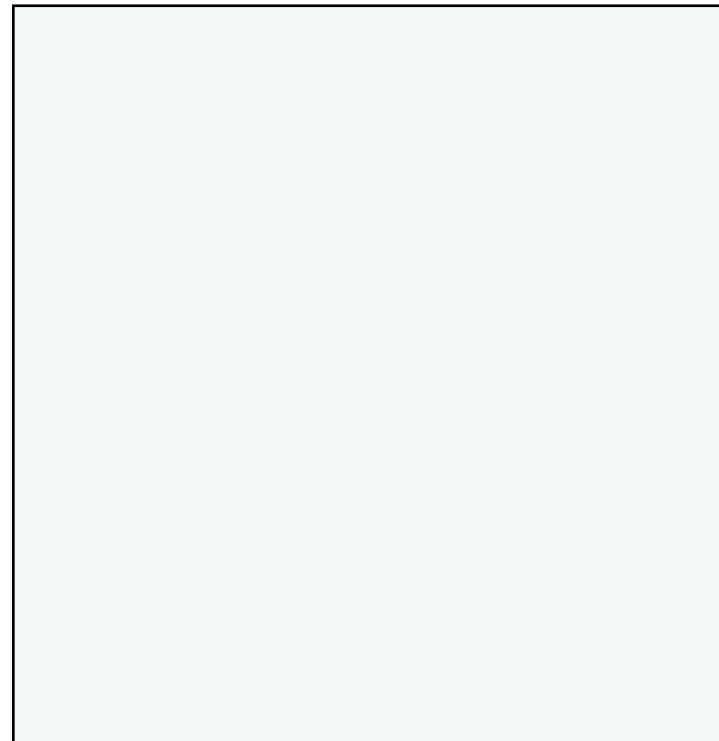
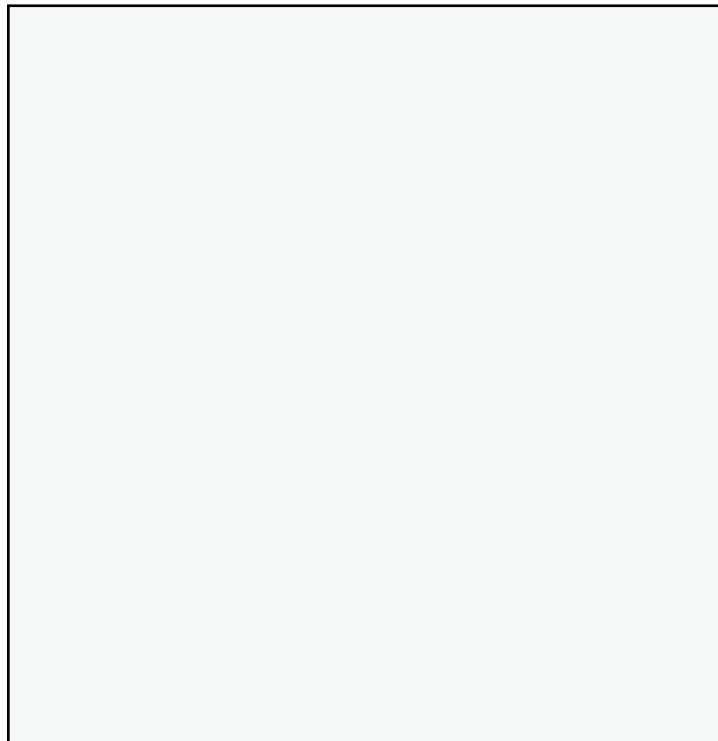
USI has a partnership with Goodwill Workforce team that offers a variety of training and job readiness programs. Whether you've been out of work for a while or find yourself navigating frequent job changes, our programs cater to diverse needs. Explore exciting training programs in Pharmacy Tech, ServSafe, DOT Flagger, CNA/GNA, Social Media Marketing, Retail Management, and Customer Sales.

What sets this program apart is that USI families not only receive training and access to the career navigation coaches, but we also understand that some families face challenges, which is why participants gain access to stipends and fund to overcome obstacles.

Those residents that complete job readiness training will also receive exclusive opportunities to interview with USI job partners. Contact William Howard for more information at 443-470-8243 or your USI family support specialist.

DENT

For youth who are interested in learning more about what career options are out there and learn something new BET ON BALTIMORE is an intensive, paid, 5-week summer internship that teaches design thinking, making, and entrepreneurship to coach Baltimore City's high-schoolers in launching a social venture. At the end of the internship, teams will present what they learned and pitch their venture for further seed funding. Visit <https://www.denteducation.org/apply> for more information.



PEOPLE UPDATES (CONTINUED)

USI COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION (CDFI)

Urban Strategies Inc. is now CDFI certified. The CDFI Fund provides small- business loans at favorable terms for Women, Entrepreneurs of Color, and local-owned businesses involved in community revitalization. Their goal is to provide capital and financial services to Black, Brown and Indigenous families residing in community revitalization areas.

What this may mean for you is that if you are a small business, or looking to start a small business, USI is another resource to support your journey. Visit <https://forms.office.com/r/7sV5rwQNd1> for more information. You can also email usi-cdfi@usi-inc.org or call 314-325-9736

**URBAN STRATEGIES PROGRAM PARTICIPANTS
TAKE CONTROL OF
YOUR FINANCES**

USI | URBAN STRATEGIES, INC.
Families at the Center of Results

MAKE AN APPOINTMENT WITH THE MAYOR'S OFFICE OF EMPLOYMENT DEVELOPMENT'S FINANCIAL EMPOWERMENT CENTER AT:
bit.ly/usfec

We're Here to Help

If you are a Baltimore City resident age 18 or older, take advantage of free one-on-one financial counseling and coaching by Certified Financial Counselors. There are no income requirements.

FINANCIAL HEALTH



Learn how to create and use a budget and/or a debt payoff plan.
Assess and track your net worth and cash flow.

BANKING



Establish a relationship with a bank or credit union.
Find a more suitable provider, product, and/or service.
Transition away from check cashing and payment services.

CREDIT



Learn how to improve and monitor your credit score, which leads to lower interest and insurance rates.
Pull, understand, and/or correct your credit report.

DEBT



Learn how to reduce your debt situation, which can help improve your credit score.
Dispute and resolve collection issues.

SAVINGS



Create a savings plan or improve your existing savings.
Learn how to prioritize and reduce spending.
Learn how to save for retirement, emergencies, and big purchases.

WEALTH PRESERVATION



Learn how to increase your income position.
Learn what to consider when planning for education, insurance, investments, retirement, and more.

For more information, email Deidre.Webb@baltimorecity.gov

Funding for this program received from the Cities for Financial Empowerment Fund.

Mayor's Office of Employment Development
FINANCIAL EMPOWERMENT CENTER
LOCATED IN WORKFORCE RECEPTION CENTER
100 W 23rd St. Baltimore, MD 21218
(410) 396-6580 | bit.ly/fechmore

PEOPLE UPDATES (CONTINUED)

YOUTHWORKS

The youthworks application is open and there are some amazing partners that have summer opportunities for youth. If you need help applying, please contact: William Howard.

BALTIMORE FINANCIAL EMPOWERMENT CENTER

If budgeting, building credit, or paying off debt is a goal of yours for this year, USI has a partnership with the Baltimore Financial Empowerment Center. There are options for one-on-one sessions (video, phone, or in-person). This coaching and their support is at NO COST TO YOU. To sign up, visit bit.ly/usfec or email deidre.webb@baltimorecity.gov

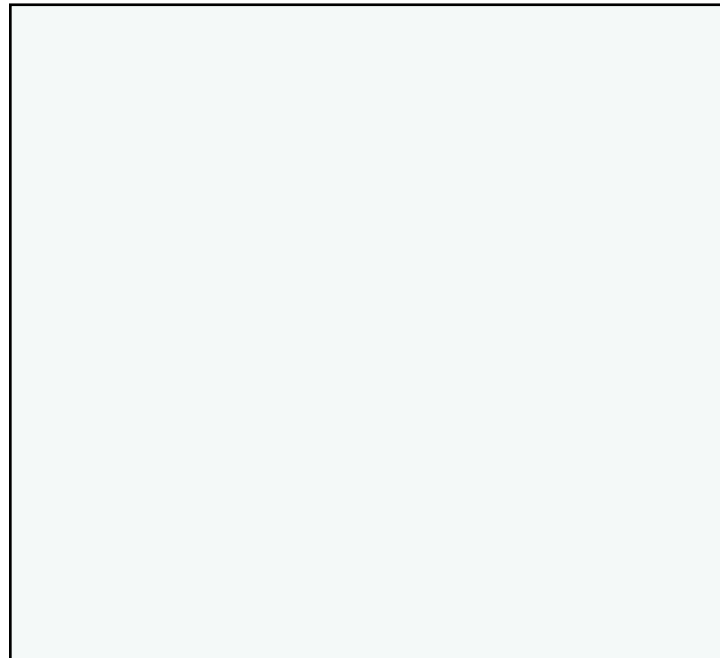
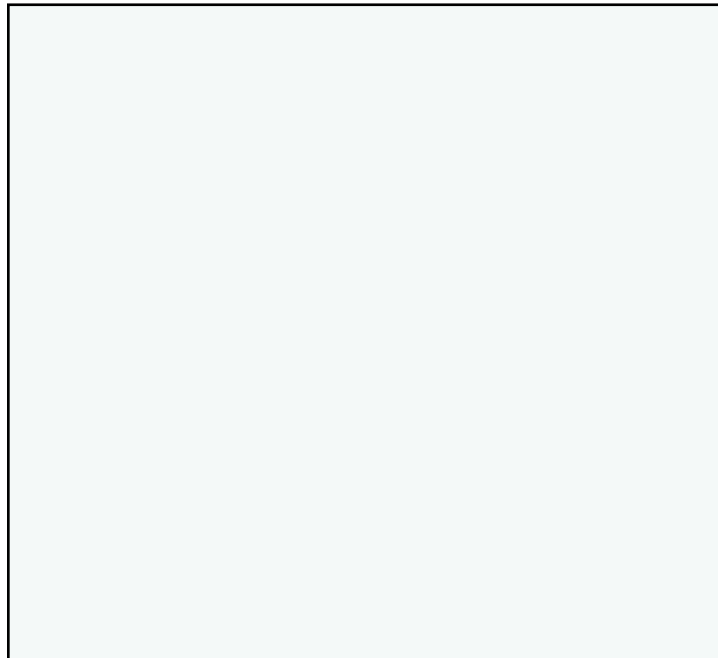
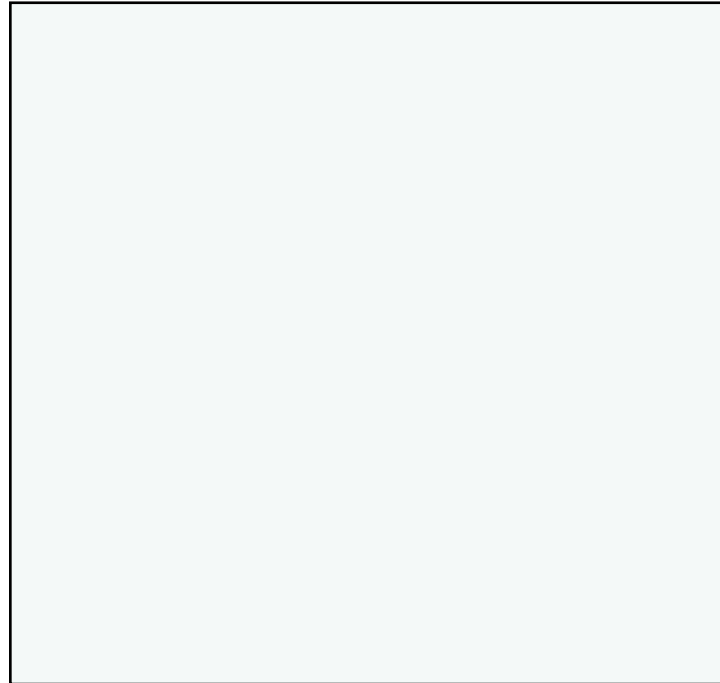
CODE IN THE SCHOOLS

Afterschool and summer programming for youth that love computers and video games. No computer experience is required, there are programs for beginners and more experienced. Programs include creating video games, learning computer coding, cyber security, and how to make phone apps. Visit <https://www.codeintheschools.org/codeworks> for more information.

CULINARY TRAINING PROGRAM

Dignity Plates Training Academy is a 13-week culinary arts training program. The program prepares students to enter or re-enter the workforce by providing practical instruction and skill development, industry and subject matter training, placement assistance, and supportive services. We expect students to achieve Serv Safe manager certification and to begin working in the culinary field at the completion of the program.

The next cohort is expected to begin on February 5th. If selected, interviews will be held at the Franciscan Center between January 15th - January 26th. Applicants will receive an email/call explaining the next steps in the interview process. You can complete a virtual application at <https://bit.ly/3vCSWC1>. Call William Howard if you have any questions 443-470-8243 or you can email Franciscan Center directly dpurcell@fcbmore.org



PEOPLE UPDATES (CONTINUED)

CHRISTMAS TREE GALLERY WALK

USI, HABC, PSO Developers, community partners and several of our PSO contractors participated in the Annual Christmas Tree Gallery Walk again. Our Perkins families were excited and appreciative that we all came together and provided Christmas trees to their families for the holidays. Please take a look at some of pictures from the event.



PSO EVENT CALENDAR

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

Thursday, June 13th @ 5PM

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

WHAT'S APPENING?

OUR APP IS **NEW & IMPROVED** TO **BETTER SERVE YOU**

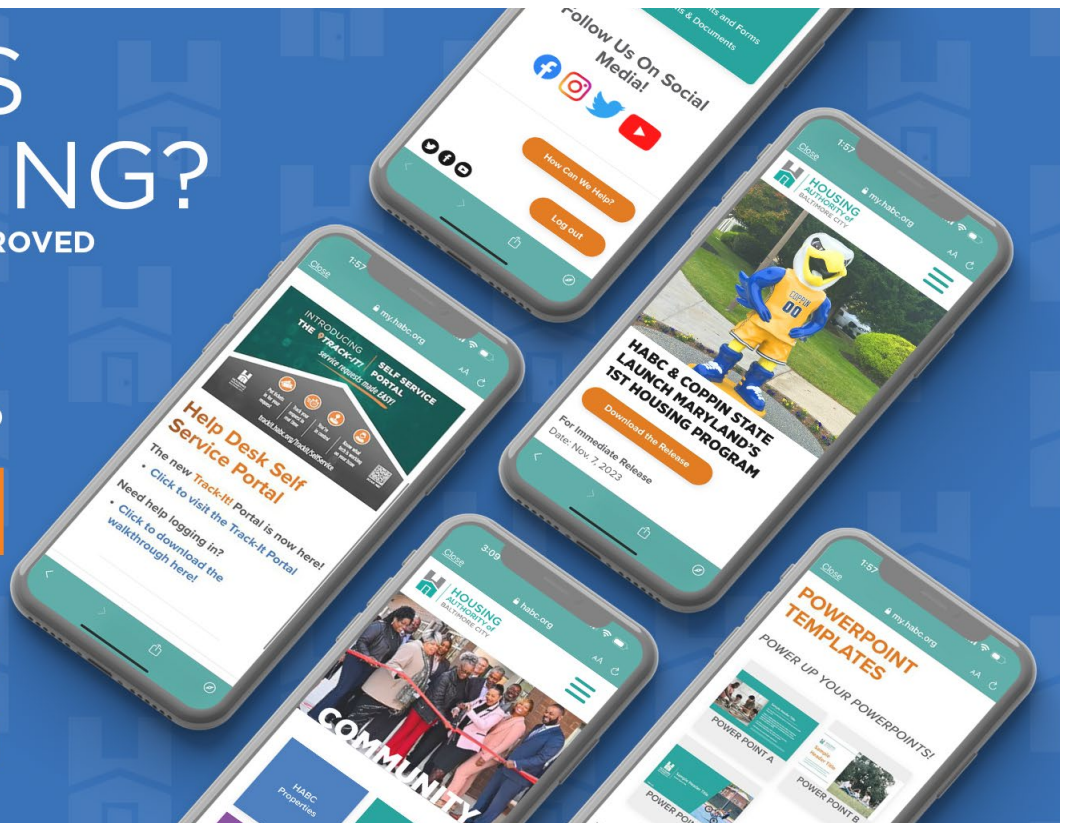
MAKE YOUR SERVICE REQUEST IN THE **PALM OF YOUR HAND**

SCAN THE QR CODE TO DOWNLOAD TODAY!



Download on the **App Store**

GET IT ON **Google Play**



the **VOICE** of
CHOICE