



THE VOICE OF CHOICE

MESSAGE FROM THE PRESIDENT AND CEO



A Message from Janet Abrahams, President and CEO of HABC

Dear Perkins Family,

As we continue to move forward, you can see the tremendous progress that is being made on the PSO Transformation Plan.

Have you been back to take a look at what is happening at the Perkins Square site or the Somerset site recently? When you come to either site you will see our beautiful, completed buildings, people moving into their units, several buildings under construction and spring flowers blooming.

Now is the time to exercise your right to return to the newly developed sites. Please come into one of the leasing offices to put in your application so you won't miss out on your opportunity to return to the PSO.

We continue to look forward to welcoming you back home!

Janet Abrahams,
President and CEO, HABC

A Note from your CNI Manager, Arlisa W. Anderson

Dear Friends of Perkins,

Since leasing is underway at Perkins 1, Comptroller Lierman and Councilman Robert Stokes dropped by to see the newly redeveloped units in the multi-family building and townhouse units. They were both very pleased to see that Perkins 1 is completed. Comptroller Lierman noted that the units look wonderful and is looking forward to the Perkins families moving back to PSO!! Councilman Stokes noted that, "It is an exciting time in Baltimore with the PSO Transformation Plan finally coming to fruition!"

I, too, am excited about Perkins 1 being completed, the only thing that is missing is welcoming you home.

We are very appreciative of the continued support from both Comptroller Lierman, Mayor Scott, Councilman Stokes, and our state partners. Your support is greatly appreciated and an important part of PSO's success!



Arlisa W. Anderson, Manager,
Choice Neighborhood Initiative



Funding provided by:

Perkins Phase I: Ribbon Cutting



Perkins Phase I: Ribbon Cutting



Development Updates *(CONTINUED)*

Perkins Square Update

Perkins 1 – completed and leasing is underway. Please contact the leasing office to exercise your right to return. Management can be reached at 410-220-5343.

Perkins 2 – under construction and on track to be completed this summer and fall, respectively. There are two different buildings and 28 townhouses that make up Perkins 2.

Perkins 3 – under construction and making progress. We are anticipating Perkins 3 to be completed in Spring of 2026.

Perkins 4 & 5 – development team is working on completing the financial closings in 2024. Once the financial closing occurs, construction will begin shortly thereafter.



South Central Park Update

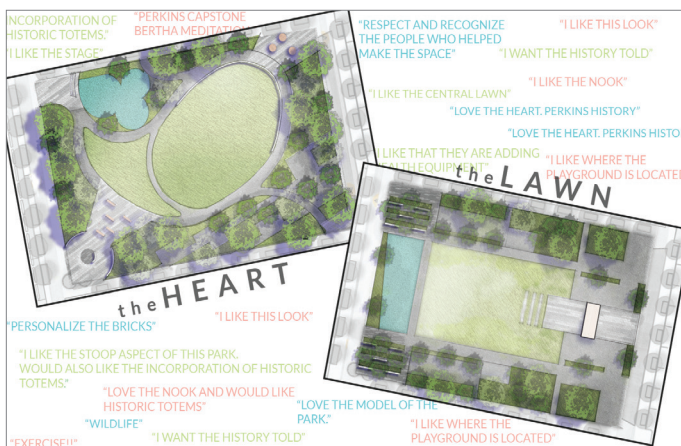
Floura Teeter, a landscape architectural firm, has been re-engaged to complete the South Central Park design documents for construction of the park.

The design team is moving from the initial conceptual plans shared in 2022 towards completing the schematic design package. Community engagement sessions will be held to provide residents and adjacent community members the opportunity to provide feedback on the final design. Additionally, community members are encouraged to provide feedback at any time utilizing the below website: https://link.edgepilot.com/s/790c16a9/mhUmzbeaNEik8s0IVs_qWg?u=https://southcentralparkbaltimore.com/

South Central Park will be a 1.5-acre park located at the heart of the Perkins Square redevelopment bordered by new complete streets and mixed-income residential buildings. While the ultimate design of the park is being defined, the residents of Perkins have participated in a series of design surveys, meetings, and charettes to voice what plantings, elements, and activities they'd like to see in the park. As a result, Floura Teeter has developed a concept for South Central Park which includes an events lawn, a section for community gatherings, a playground, and a place for outdoor games.

Taking South Central Park from concept to a real physical space will be vital to the reimaged Perkins neighborhood. Community engagement efforts have made clear how residents feel the park will benefit them. It will: provide valuable green space amidst a densely populated areas, offering a place for recreation, relaxation, and exercise. It will serve as a gathering place for residents; foster a sense of community and social cohesion; contribute to the physical and mental well-being of residents by providing a space for outdoor activities and contact with nature.

Access to green spaces has been linked to improved mental health, reduced stress, and supports increased physical activity, all of which are important for overall well-being. South Central Park will enhance the quality of life for our PSO residents by improving air and water quality, providing habitat for wildlife, and reducing the urban heat island effect. Finally, it will also add to the aesthetic appeal of the neighborhood, making Perkins a more attractive place to live and visit.



People Update



Somerset

Somerset 1 (1234 McElderry) and **Somerset 3 (The Ruby)** are completed and occupied.

Somerset 2 is completed, and leasing is underway. If you are interested in a unit at **Somerset 2 (The Ella)** please contact the leasing office at 443-947-2700 to make an appointment to see the model unit and to begin the leasing process.

Somerset 4 (The Blake) projected financial closing is in the summer of 2024 with construction beginning shortly after the closing. This phase includes a new grocery store.

PSO Youth Council is on the move!

The PSO Youth Council has been very busy.

They started the year off hosting a mixer for some of the seniors residing at 1234 McElderry which included crafts and games with snacks on the side.

They also continued to build on their leadership skill sets. They learned how to write donation letters, researched and created presentations about African American figures and also became trained jurors for Teen Court of Baltimore City.

Finally, they finished the quarter out with a collaborative retreat with Green Garden Bakery (another youth led group within the Urban Strategies Inc.'s system, all the way from Minneapolis, Minnesota). Green Garden Bakery mentored the Youth Council in leadership impact and entrepreneurship through interactive activities.



People Update *(CONTINUED)*

Goodwill Workforce

USI has a partnership with Goodwill Workforce team to offer 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, Goodwill's programs cater to diverse needs. Explore training programs in Pharmacy Tech, ServSafe, DOT Flagger, Certified Nursing Assistant (CNA)/Geriatric Nursing Assistant (GNA), Social Media Marketing, Retail Management, and Customer Sales.

What sets this program apart? Because we understand the challenges that some of our family's face, our USI families not only receive training and access to the career navigation coaches, but **may also gain access to stipends and funds to assist in overcoming obstacles.**

Those that complete job readiness training also receives exclusive opportunities to interview with USI job partners.

Contact William Howard for more information: 443-470-8243 or your USI family support specialist.

USI Community Development Financial Institution (CDFI)

USI is now a CDFI Fund which provides small- business loans at favorable terms for women, entrepreneurs of color, and local-owned businesses involved in community revitalization.

The goal is to provide capital and financial services to Black, Brown, and Indigenous families residing in community revitalization areas. What this means 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.

Tell us about your business and how we can better support you at: <https://link.edgepilot.com/s/01789a44/gx7BjQ1Qu0CVbFPifpxDTA?u=https://forms.office.com/r/7sV5rwQNd1> or email us at: usi-cdfi@usi-inc.org. You may also give us a call at (314) 325-9736.

We look forward to assisting you.

Baltimore Financial Empowerment Center

USI can help you with budgeting, building credit, or paying off debt

If budgeting, building credit, or paying off debt is a goal of yours in 2024, USI can assist through their partnership with the Baltimore Financial Empowerment Center. There are options for one-on-one sessions (video, phone, or in-person). This coaching service and support are provided at NO COST TO YOU.

To sign up today go to: bit.ly/usfec or email Deidre Webb at deidre.webb@baltimorecity.gov



People Update *(CONTINUED)*



Summer Programming

With summer fast approaching, now is the perfect time to consider your summer programming options, find the perfect place for youth to continue to build on the topics they learned thus far and also have a lot of fun. If you are looking for places that you can sign your children up for programming, check out [Department of Parks and Rec](#) to find a program in your neighborhood. Call USI if there is any way we can help you get your child into a program.

Homeownership Cohort

The home ownership cohort commenced in April, with 13 of our neighbors moving closer to their goal of becoming homeowners.

This past quarter, they have heard from city and local organizations such as NEHI, SOS fund, NHS, and will wrap up the cohort with a panel of realtors, financial advisors, inspectors to get their questions answered and build their confidence as it relates to homeownership. Although the cohort is over, USI is still here to support you with respect to your homeownership goal. Be sure to call your family support specialist if you are interested. **You can also call the main phone number: 443-470-8983.**

NICHE

Connecting and coaching 18–24 year-olds through paid work experiences

NICHE is a pilot, career connected learning program designed to assist 18–24 year-olds in finding their NICHE in life by connecting and coaching them through paid work experiences to build employability and entrepreneurial skills. The goal is to expose youth to transferrable skills and careers in the housing industry; make connections between the participant's interests and careers where they can explore their passions and create individual development plans that result in positive outcomes.

In addition to the career programming, youth will also obtain three career workshops within the housing industry sector. These are designed to provide further access and insight to the diverse employment opportunities in this sector. Twelve youths have completed their applications. USI will officially launch this pilot program sometime in early May.

Wide Angle Youth Media

Intro photography workshops for ages 12-18

Wide Angle Youth Media will be providing (3) 2.5-hour introductory photography workshops to youth between the ages of 12-18. In addition, these workshops will document the community changes associated with the PSO Transformation Plan. . The workshop dates/times have yet to be solidified. However, we are currently looking at May or June. They have (15) slots available with (10) confirmed participants.



Stay in touch with your Housing Authority
and follow us on social media!

WHAT'S APPENING?

FIND OUT WHAT IS HAPPENING ON THE **NEW HABC APP!**

SCAN THE QR CODE TO **DOWNLOAD TODAY!**



PSO Event Calendar

Perkins Homes Tenant Quarterly In-Person Meeting with Janet Abrahams, HABC President and CEO

Thursday, June 13, 2024
5:00 PM
201 S. Caroline Street—
Community Room

BOC Meeting

Tuesday, May 21, 2024
4:00 PM
417 E. Fayette Street,
3rd Floor Conference Room



Stay in touch with your Housing Authority and follow us on social media!

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