



THE VOICE OF CHOICE

PSO TRANSFORMATION NEWSLETTER

WHAT IS CHOICE NEIGHBORHOODS?



Choice Neighborhoods (CN) is a HUD funded grant program which began in 2010. On July 6, 2018, the Housing Authority of Baltimore City (HABC) and the City of Baltimore were awarded a **\$30 million grant to carry out the PSO (Perkins, Somerset and Old Town) Transformation Plan.**

THE PSO TRANSFORMATION PLAN HAS THREE AREAS OF FOCUS:

HOUSING: The plan will replace 629 units of distressed public housing with 1,345 new units. These new units will be high-quality, energy-efficient, mixed income housing units. The new units will also include 276 additional low-income housing tax credit (LIHTC) units and 417 market rate units. This approach meets the needs of the people who live here now, and the people who will live here in the future.

PEOPLE: The plan includes improved services for youth and their families. Each family will have a chance to work with a Case Manager to help them develop a plan for their own personal success. The PSO has over 20 partner organizations to support career development, skills training, health and education of our residents. The PSO plan is not just about improving physical buildings. It's about giving the entire PSO community a brighter future.

NEIGHBORHOOD: The plan will create the conditions necessary for public and private investment in the PSO footprint. The PSO transformation plan will rebuild City Springs School; create over 3000 jobs; introduce a supermarket, improve security and many more neighborhood improvements. The new recreation center will be a state-of-the-art center with activities for residents of all ages.



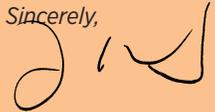
Dear Perkins Homes Community,

I am pleased to present the first issue of "The Voice of Choice" – our quarterly newsletter in which we will share with you important information about progress and events related to the PSO Transformation Plan. HABC has been hard at work with all of our partners to bring high quality housing, services and amenities to the PSO community. In this issue you will learn about these partners and their contributions to the initiative. There is also a PSO event calendar which gives you information about community meetings, relocation, support services and other activities. I encourage you to join us in these efforts and to take an active role in the transformation!

Finally, I would like to introduce Dr. Dwanda Farmer, who is HABC's project manager for CN. Dr. Farmer has over 20 years of affordable housing experience and is dedicated to building a strong and vibrant community within the PSO footprint. She is here to be your resource for information and to help guide you through the stages of the Perkins Homes redevelopment process.

I hope this newsletter is helpful to you and that you are as excited as I am about the incredible opportunities that this initiative brings!

Sincerely,



Janet Abrahams, HABC Executive Director



A NOTE FROM YOUR CN MANAGER, DR. DWANDA FARMER



Dear Residents, Partners and Stakeholders,

Welcome to the first edition of The VOICE of CHOICE! The PSO Transformation Plan will create new housing opportunities. But the plan will also do so much more!

The plan will rehabilitate the Chick Webb Memorial Recreation Center and the City Springs School, park and pool. The plan will also create two new parks, a grocery store and retail shops.

I encourage you to be a full partner as we all work to transform your community into a neighborhood of opportunity. It is my hope that this initiative will provide you with the best options possible for you and your family in choosing your future home, education, career and personal life goals. I look forward to accomplishing the PSO Transformation together!

Best,



INTRODUCING OUR PEOPLE PARTNER

Urban Strategies, Inc. (USI) is our lead people partner. USI, uses a "Work First" approach to case management and will help residents make plans that include intensive job skills training, wrap around health, mobility and family support services.

The USI team will also work with local organizations to take a holistic approach when engaging with the PSO community. USI's will focus on four pillars

- **EDUCATION** for youth and adults
- **HOUSING** stability by preventing eviction
- **ECONOMIC** growth through employment & training, financial literacy, and placement in jobs that provide a living wage and career progression
- **HEALTH** through wraparound health coordination



From L to R: Anita Donaldson, William Loo, Marquis Oglesby, Wilhelmina Nelson Ernestine Chambers

USI Inc. has opened an office in Perkins Homes. Since some families work during the day, USI will be offering evening hours by appointment. Please contact USI and get started designing your future today.

**337 S Mason Court | Monday through Friday 8:30 a.m. until 5:00 p.m.
Saturday 9:00 a.m. until 4:00 p.m. | (443) 218-2460**

INTRODUCING THE PSO HOUSING TEAM

HABC has selected **PSO Housing** as our building partner. PSO Housing will build new housing in the PSO footprint.

PSO Housing is made up of four development partners including Mission First Housing, Henson Development Company, Beatty Development Corporation and McCormack Baron Salazar.



SOMERSET PHASE I GROUNDBREAKING SET FOR MAY

Mission First and Henson Development Corporation will be the lead developers in building the first phase of new mixed-income housing on the former Somerset site. We plan to have a ground breaking in May 2019. The first phase includes the construction of 1234 McElderry, a 104-unit, mixed-income rental property. This will be a 4-story building that will include 2,400 square feet of ground floor retail, parking, and amenities.

The development will include a fitness center, club room, cyber lounge, and two courtyards. The building will be monitored with 24-hour cameras and secure access to individual units directly from the parking garage. The building will also include energy efficient components.

Mission First Housing Group (MFHG) is a family of nonprofit organizations with a shared vision to build communities where everyone can live independently with access to resources and opportunities in their community. Mission First's mission is to develop and manage affordable, safe and sustainable homes for people in need, with a focus on the vulnerable.

The Henson Development Company is a 100% family owned and operated minority-owned business enterprise. Henson Development Company is a fully integrated real estate developer, consultant and program manager based in Baltimore, Maryland. The firm specializes in creating affordable market rate quality residential communities.

SEEKING FORMER RESIDENTS OF SOMERSET HOMES

HABC and the City of Baltimore are working to transform Perkins, Somerset and Old Town (PSO) communities.

Somerset Homes was demolished in 2009, and the vacant land where the development once stood will be included in the new PSO Development.

Residents who lived at Somerset between **MAY 2006 AND DECEMBER 2008** should contact HABC if they are interested in returning to the newly developed site.

Residents can find out if they are eligible by contacting Sherry Rhue, HABC's Relocation Specialist, at **410-545-3228**.

RELOCATION AND YOUR RIGHT TO RETURN

Every Perkins Homes household with a lease as of November 17, 2017 that remains compliant with their lease will have the right to return to the new development.

Relocation plans will focus on moving families only one time into new housing. Residents will get to choose from the following relocation options:

- Move to the new development
- Move to any other PHA unit that is available

- Move into the private market with a Section 8 Voucher (Tenant Protection Voucher)
- Or, remain at Perkins throughout the redevelopment process.

Residents will receive housing counseling services and support from Urban Strategies to help you make the best choice for you and your families.

HELP US MAKE GOOD DECISIONS!

HABC is seeking residents from Perkins Homes to help us develop our relocation



plan. If you would like to volunteer your time, please contact Dr. Dwanda Farmer at dwanda.farmer@habc.org or call **410-396-5845**

PSO EVENT CALENDAR

COMMUNITY MEETINGS

Community Update

3rd Thurs., 4:00 p.m. - 5:00 p.m.

March, May, July, September, November
1411 Gough Street

The Perkins Tenant Council Meeting

Every third Thursday, 5:00 p.m.-6:00 p.m.,
1411 Gough Street

HOUSING SUPPORT

Free Legal Representation

Are you facing eviction? Homeless Persons Representation can help! Every Thursday
Call **410-685-6589**, ext. 20
9:00 a.m. - 3:00 p.m.

Relocation Kick-Off Fair

Saturday May 11th, 11:00 a.m. to 3:00 p.m.
1411 Gough Street

HEALTH

Food & Nutrition Management

1731 E. Chase Street, 21213

Monday-Friday, 8:30 p.m.-4:30 p.m.

For Appointments Call **(410) 545-0136**

Food & Nutrition Workshop

April 25, 1:00 p.m.-4:00 p.m.

Community Action Partnership)

Food & Nutrition Workshop

May 30, 1 p.m. - 4 p.m.

(Community Action Partnership)

FINANCIAL

Budget Management

4:30 p.m. - 5:30 p.m. (CCC\$MD) April 30

Credit Counseling Workshop

(appointment only)

May 3, Every other Friday following
1:00 p.m.-4:00 p.m.

Consumer Credit Counseling Smart Money

Coaching Every Wednesday 9:00 a.m. -
4:00 p.m., By Appointment Only

Money/ Debt Management CCC\$MD

March 26th, 4:40 p.m.-5:30 p.m.
1411 Gough Street

EMPLOYMENT & TRAINING

Free Construction Training Project

Jumpstart 725 Fallsway Road Fridays
must arrive by 9:00 a.m.

Expungement Workshop Homeless

Persons Representation Project

March 27, 5:00 p.m.-7:00 p.m.
1411 Gough Street

EDUCATION

CITY SPRINGS SCHOOL

Academic Mapping & Vision Board

Workshop.

100 S Caroline Street
March 20th, 4:00 p.m. - 6:00 p.m.

Hosted by Cinnamon Brown

April 10th 4:00 p.m.- 6:00 p.m. City Springs

PTO Meeting & Paint and Sip Night with Our

City Springs Art Teachers

(NEXT EDITION JUNE 2019)

LIBRARY

1303 Orleans Street

Introduction to PowerPoint 2016 - A

March 25th, 5:30 pm

Microsoft Word 2016

March 28th, April 1, 5:30 p.m.

SeniorTec

March 27th, 10:00 a.m.

Baby Story Time

March 27th, 10:15 a.m.

Pre-School Storytime

March 27th, 11:15 a.m.

Love and Basketball

March 26th, 3:15 p.m.

Lady Sings the Blues

March 29, 1:30 p.m.

FREE FAMILY ACTIVITIES

Writes LIVE! A Word from forgotten Black

America 1219 Druid Hill Avenue, 21215

Thursday, April 25th 7:00 p.m. 94124

Kids Celebrate

Enoch Pratt Free Library
1303 Orleans Street, 21231

Thursday, March 21st, 3:30 p.m.

Mosaic Portrait Workshop

Enoch Pratt Free Library 1303 Orleans Street, 21231

Saturday, April 6th, 3:30 p.m.

L.E.A.D. Youth Leadership Council

Meeting March 18th, 5:30 p.m.-6:30 p.m.

337 S Mason Court

Send story ideas and calendar events to Dr. Dwanda Farmer at dwanda.farmer@habc.org