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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 your and your family in choosing your future home, education, career and personal life goals.

I look forward to accomplishing the PSO Transformation together!

Best,

Dr. Dwanda L. Farmer

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 Ogleby, Wilhelmina Nelson Ernistine 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

I 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.

A NOTE FROM YOUR CN MANAGER, DR. DWANDA FARMER

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

SEEKING FORMER RESIDENTS OF SOMERSET HOMES

HABC and the City of Baltimore are working to transform Perkins, Somerset and Oldtown (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.

PSO HOUSING TEAM - HABC Co-Developer

Mission First Housing Dep't. Corp.
Henson Development Co.
McCormack Baron Salazar
Beatty Development Group

MISSION FIRST HOUSING GROUP (MFG) 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.
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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
4:00 p.m. - 5:00 p.m.
Relocation Kick-Off Fair
Saturday May 11th, 11:00 a.m. to 3:00 p.m.
1411 Gough Street

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.
141 Gough Street

EMPLOYMENT & TRAINING
Free Construction Training Project
Jumpstart 725 Fallsaway 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.
141 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

LIBRARY
1303 Orleans Street
Introduction to PowerPoint 2016 - A
March 25th, 5:30 p.m
Microsoft Word 2016
March 28th, April 1, 5:30 p.m.
Senior Tech
March 27th, 10:00 a.m.
Baby Story Time
March 27th, 10:15 a.m.
Pre-School Storytime
March 27th, 10:15 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 129 Druid Hill Avenue, 21215
Thursday, April 25th, 7:00 p.m. 34124
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

(NEXT EDITION JUNE 2019)

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