



THE VOICE OF CHOICE

PSO TRANSFORMATION NEWSLETTER

MESSAGE FROM THE PRESIDENT AND CEO



A Message from Janet Abrahams, President and CEO of HABC

Dear Perkins Families,

Happy New Year to you and your family!!!

Perkins Square continues to make progress, and we need you to be a part of this success. In order for us to fulfill our promises that were made to you, we need you to come back home and be a part of this new neighborhood.

We pride ourselves on keeping our promises to our residents and want to do that here as well.

Hope to see you on March 13th at the next Perkins Tenant Quarterly Meeting at Perkins Square.

Janet Abrahams,
President and CEO, HABC

A Note from Denise Street, Perkins Homes Tenant Council President

Dear Friends of Perkins,

Our former Perkins families are moving into the newly development homes at Perkins Square. Please don't miss your opportunity to lease one of the new homes for you and your family. I want you to also remember that once you come back to Perkins Square, we want you to stay as long as you want to, which means that you have to be responsible and pay your rent and follow the rules of these new buildings.

If you have a lease violation it will be cause for eviction. Please don't come back to Perkins Square only to be evicted because you didn't follow the rules.... **PAY YOUR RENT!**

Remember as a former Perkins Homes resident you have the right to return to Perkins Square as long as you stayed lease compliant during your relocation. Please call the leasing office at **410-220-5343** to make an appointment to fill out an application for occupancy.

If you have any issues getting through to the leasing office, call me at **443-956-4911** or at **410-276-5838** and I will do my best to help you come back home.

Thank you,

Denise Street,
President, Perkins Homes Tenant Council



Funding provided by:



Development Updates



Perkins Square Update

Perkins 1 – is completely leased!

Perkins 2 – both buildings are completed and ready for leasing. Please call the leasing office at **410-220-5343** if you have any questions or visit the leasing office at 210 S. Caroline Street to pick up and complete your application for occupancy today.

The Leasing Office is open seven (7) days a week, for your convenience

Perkins 3 – Perkins 3 is still on schedule to be completed by the end of 2025. The completion date has moved a little because of construction delays beyond anyone's control.

Perkins 4 – the development team continues to work on the financial closing, they were not able to make the year-end closing that was initially proposed. However, this phase will close in the first quarter of 2025. Once the financial closing occurs, construction will begin shortly thereafter.

Perkins 5 – the development team continues to work towards the financial closing for this final phase of Perkins Square. It will occur sometime in 2025.

Somerset

The Development Team continues to work towards the financial closing of the final housing phase, Somerset 4 (The Blake) at the former Somerset Homes site in 2025. This phase will have the Lidl Grocery store and retail space.

The groundbreaking of the Nathaniel McFadden Learn and Play Park will occur in January and construction will start shortly thereafter.

The construction is anticipated to be completed this fall, hope you will come out for the Ribbon Cutting once the park is completed.



Neighborhood Updates

Oldtown Mall

Oldtown Mall Phase 1A is under construction and will be completed by the first quarter of 2026. This phase will have 11 housing units and 5,000 square feet of retail space. The second phase of Oldtown Mall (Phase 1B) is being designed and construction will begin once the financial closing occurs which is estimated to happen sometime in 2026.

Chick Webb Recreation Center Mural Update

In December 2024, a neighborhood panel selected an artist to create a mural and crosswalk at the Chick Webb Recreation Center. From a pool of 24 talented artists, four were invited to present their ideas to local residents and stakeholders. After a closely contested vote, Mural Masters was chosen to complete the project.

Founded by Shawn James, Mural Masters specializes in murals, mural restoration, and hand-painted signs. Shawn has a rich background, having served as the Community Arts Coordinator for the Baltimore Office of Promotion and the Arts and as the Director of the Baltimore Mural Program. With a team of seasoned artists, Mural Masters offers a variety of styles and price points to meet diverse community needs.

Notably, they recently debuted Baltimore's only interactive Augmented Reality mural at the 14th Annual Harvest Festival in Reservoir Hill in October 2024.



We look forward to seeing the creative vision Mural Masters will bring to the Chick Webb Recreation Center! Take a look at the concept that was presented to the local residents and stakeholders that attended the presentation.

People Updates

Driving Classes

We are excited to announce a new opportunity for residents to build their skills and independence with the support of our community partners! Driving classes are now available for residents who meet the requirements.

To participate, residents must have a valid driving permit that will not expire within the next six months.

Don't wait—this is your chance to gain the confidence and skills to hit the road!

If you're interested in taking advantage of this opportunity, please contact your Family Support Specialist for more information or to sign up.



People Updates *(CONTINUED)*

Senior Holiday Party Brings Festive Cheer

Our Senior Holiday Party was a delightful gathering filled with festive fun and community spirit! Fifteen seniors joined us to celebrate the season, enjoying a delicious catered dinner while listening to classic old-school jams. Bingo was a hit, with everyone receiving festive stocking stuffers and fun door prizes.

The event was not only an opportunity to celebrate the holidays but also a chance to hear directly from attendees about the types of activities and programs they would like to see moving forward. Their input will help us shape meaningful and enjoyable events in the future.

A special thank you to Henson Development and Columbus Management for sharing the beautiful space that made this event possible. Calls were made to all our seniors to invite them to this festive occasion. If you did not receive a call, please reach out to Ms. Jada at **443-218-2583** to let her know you would like to be a part of the next event for our seniors.

Thank you to everyone who attended and made the day so memorable. We look forward to bringing more joy and connection to our senior community in the coming year!



Seniors enjoyed a festive meal and great music at our holiday party.

Perkins Youth Council Celebrates a Successful Year with Annual Christmas Party

The Perkins Youth Council wrapped up a year filled with impactful service projects and activities with their annual Christmas Party on December 19th. The group gathered at 1234 McElderry at Somerset in the community room, where they enjoyed a fun-filled evening of gingerbread house making, team-building Christmas games, and reflecting on their collective achievements over the year.

The event included a potluck meal and a heartwarming Secret Santa gift exchange. The youth were also joined online by one of their longstanding members, who is currently battling bone cancer, allowing the group to offer their well wishes and support during this challenging time. The evening concluded with each youth sharing what they were thankful for and brainstorming ideas for the upcoming year.

If you are looking for an enriching activity for your child outside of school, and would like them to join the Youth Council in 2025, contact Anita Donaldson at **443-470-8983**.



People Updates *(CONTINUED)*

Family Christmas Tree Gallery Walk

This year, our 4th Annual Christmas Tree Gallery Walk brought the holiday spirit to life! Community partners showcased their creativity by decorating 14 beautiful Christmas trees, while families voted for their favorite in hopes of taking one home. The event also included the generous donation of 50 coats and other winter gear, ensuring our community stayed warm during the season's first cold snap. Thanks to these efforts, 14 families were able to attend and take home much-needed winter essentials along with holiday joy.

A heartfelt thanks goes to our incredible community partners for their donations and stunning tree decorations. Special thanks to Henson Development for graciously hosting us in the gorgeous community space at The Ella. We also want to thank the residents who attended and brought their perfect holiday spirit to this joyful occasion.

As we reflect on this year's success, we are already thinking about how to make next Christmas even more special. Stay tuned for updates!



People Updates *(CONTINUED)*

HEALTH



Cooking Classes Return This March!

We are excited to announce that cooking classes are starting up again this March! Hosted by Kherpa's Kitchen, this month-long program is designed to help participants with meal planning, grocery shopping, and making healthy eating both delicious and budget friendly.

Families had such a fantastic time during the summer sessions that we could not wait to bring it back. Do not miss this opportunity to sharpen your cooking skills and learn how to make healthier choices for you and your family.

If you are interested, sign up using the link bit.ly/usicooking. Spots are limited, so secure your place today!



Looking for Therapist or other Mental Health Supports?

If you are feeling stressed, sad, low on energy, or just want to be a better version of yourself, reaching out for mental health support is easier than you think. Our partner is here to guide you through the process, helping you understand what your insurance provides, find a provider, and schedule an appointment in as little as three (3) days. We have only heard great reviews so far from those that have signed up. **If you are interested, sign up using the link usi.hhpcollaborations.com.**

Don't let the idea of reaching out overwhelm you—take the first step today. You don't have to navigate this alone. Use this link to connect with someone you can talk to.



Free Membership To YMCA For Families

If you are interested in getting free access to the YMCA gym, classes, and resources call Ms. Jada at **443-218-2583** or your family support specialist to sign up.

People Updates *(CONTINUED)*

EDUCATION & YOUTH

Plan Ahead for Your Little One's Bright Future!

If your child is between the ages of 3 and 5, now is the time to start thinking about childcare—even if you are not quite ready to enroll them yet. Many programs have waitlists, so planning ahead ensures your child has access to quality early learning when the time is right.

Enrolling your child in a quality program not only helps them enter kindergarten ready to thrive but also sets the foundation for continued success. As parents, you know your little one is bright and capable—let's give them the tools to shine even brighter!

We are here to help. Our community partners offer fantastic childcare options, and we would love to connect you with them. Take the first step today and secure your child's spot in a program that will nurture their growth and potential.



YMCA Head Start Enrollment

YMCA Head Start offers quality early education for children ages 3-5 across **8 locations**. Programs run Monday through Friday from 8:30 AM to 3:30 PM, with meals provided daily.

Documents needed to apply: Proof of income, residency, and age, along with health-related documents upon enrollment.

Ready to apply? Complete the pre-enrollment form here: [Welcome to Public Recruitment](#). After eligibility is confirmed, an appointment for final registration will be scheduled.

For more information, visit the [YMCA Head Start webpage](#): Head Start Baltimore City | The Y in Central Maryland or contact Tijuanna Huggins at tijuannahuggins@ymaryland.org.

Did you know that there is free childcare for up to 4 hours available at FamilyTree. If you have errands to run and in need of childcare, the Kids Care Plus program for children ages 1 to 8 years old from 8 AM to 4 PM. Call **800-243-7337**.



FREE 1:1 or group TUTORING

Priority Action Partners now offers tutoring for school aged children. If your child is struggling in a subject, with homework, or just wants to improve, we have a great opportunity for you! Students in grades K-12 have access to free tutoring sessions every Tuesday and Thursday from 4:30 PM to 6:30 PM.

This is a no-cost resource to help your child succeed academically. Whether they are preparing for tests or need help understanding specific subjects, this tutoring service is here to support their growth.

Don't wait—contact your Family Support Specialist today to sign up and take advantage of this valuable opportunity for your child's success.

A Note from your CNI Manager, Arlisa W. Anderson

Dear Friends,

I cannot believe it's 2025 and so much of the PSO Transformation Plan has been completed. We have 627 of the 1,353 units completed between the former Perkins Homes and former Somerset Homes sites. The team is finalizing the financial closing of the last three phases (Perkins 4, 5 and Somerset 4). Perkins 3 is under construction and on time to be completed by the end of the year. This phase will start notifying residents this spring so they can start the leasing process.



Remember you will have to come into the leasing office to fill out an application for one of the units that you want to lease. Just an heads up... there will be no townhouse units in Phase 3. The last two phases will have townhouses at Perkins Square.

We look forward to seeing you in one of the new units at one of the PSO Transformation Plan sites.

Arlisa W. Anderson, Manager,
Choice Neighborhood Initiative



PSO Event Calendar

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

Thursday, March 13
5:00 PM

210 S. Caroline Street -
Community Room



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

HOUSING AUTHORITY OF BALTIMORE CITY

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