

EXISTING CONDITIONS OF NOLAND VILLAGE

Poor urban design

- Obsolete architecture
- Not adequate for modern families. Inefficient to maintain.
- No A/C
- Not handicapped-accessible
- Most units have bathrooms only on 2nd floor
- No one bedroom units
- No adequate storage
- High concentration of large family households.
- 882 individuals living on 26 acres.

Extensive rehabilitation

- Major capital improvements needed annually
- Approximately \$7.2 Million in rehab required in next 5 years
- Approximately \$12.7 Million in rehab required in next 10 years.

PROPOSAL

- Four phased demolition and redevelopment of existing Noland Village.
- Deconcentration of poverty by placing 140 subsidized units offsite and rehabbing (or new construction) 110 remaining units at the Noland Village site.
- Replacement of 250 subsidized units with new construction and rehab. Superior, high quality design and construction, totally indistinguishable from market rate development.
- Construction of 15 new market rate units at offsite location.
- Homeownership units infusing donation of Developer and Hagerstown Housing Development fees to reduce purchase expenses for homeowner.
- Similar breadth and scale to Gateway Crossing.
- Construction Contractor must promote local businesses at a 70% support rate.

What happens if we do nothing?

- Noland Village will continue to deteriorate and be a financial drain on HHA, which could affect its ability to manage its portfolio
- Potential for neighborhood decline
- Social and economic problems
- Noland Village will be the home of choice for the lowest income households. No working families will choose to live in the community.



Location: Noland Village is located off Virginia Avenue in a middle class neighborhood.

Description: Noland Village is barracks-style public housing built in 1972.

Youth of Noland currently attend:

- Lincolnshire Elementary School
- Springfield Middle School
- Williamsport High School

McCleary Hill Fact Sheet

Developer:

Hagerstown Housing Authority (HHA) & Delaware Valley Development Company (DVDC)



Location:

Hopewell Rd and W. Washington St. (State Route 144)

Project Description:

The proposed development will consist of 140 affordable rental units, 15 market-rate rental units, homeownership units, and a community building. Design and construction will be of a high quality and architecture similar to HHA's Gateway Crossing community.



Building and Project Amenities:

Community Building

- Community room with kitchenette
- Management office
- Maintenance shop
- Professional management
- Professional landscaping

Unit Amenities:

Fully equipped kitchen, including dishwasher, spacious floor plans HVAC, and vinyl plank flooring .

Environmental

Design and construction will utilize current version of the Storm Water Design Best Management Practices, Energy Star Homes, and Enterprise Green Communities.

Current Schools

Future residents of McCleary Hill will attend

- Jonathan Hager Elementary School
- Springfield Middle School
- Williamsport High School

Proposed Community





Management Agent: Hagerstown Housing Authority

The Hagerstown Housing Authority is a nationally-recognized, award-winning agency that has been providing housing for the residents of Hagerstown for over 60 years. The Housing Authority manages 1,320 dwelling units in 11 communities and also subsidizes the rental of approximately 943 dwelling units in the private market under the Housing Choice Voucher Program, including 59 units under Veterans Affairs Supportive Housing (VASH) vouchers. The Authority also built, through national competition programs, two additional communities that they manage and plan to own when tax credit requirements expire. The Authority currently provides housing assistance for approximately 12 % of the population of the City of Hagerstown.

Through partnerships with local agencies and organizations, the Authority offers more than just housing. A critical part of the mission is to help individuals and families become self-sufficient. The Resident Services Department works with residents on issues like budgeting, credit repair, Medicare questions, homeownership opportunities, and much more.

The Maintenance Department employs mechanics with a wide variety of skills and talents. This, along with proper planning, enables the staff to complete work orders in far less time than is prescribed in HUD regulations. The Authority's Security force patrols communities by vehicle, foot and Segway, a visible presence which also makes their services readily accessible to residents. Security Officers handle minor problems which might otherwise be referred to the police. This provides a quicker response to residents and alleviates the burden on local police, with whom there is a cooperative relationship.

New Resident Application Process:

Tenancy is considered after all of the following conditions are satisfied:

- Resident completes application.
- Employment and income is certified.
- Resident authorizes criminal-background check, including fingerprinting.
- Credit check is conducted.
- Obtain written income verification from employer.
- Reference check from previous landlord.
- Check status of citizenship.

Mission Statement

The Hagerstown Housing Authority is committed to providing quality, affordable housing in a safe environment. Through partnerships with our residents and other groups we will provide opportunities for those we serve to become self-sufficient.



There is a need for affordable housing with a current waitlist of over 6,500 applicants.

The Hagerstown Housing Authority consists of 85 employees in six Departments:

Housing
Properties
Security
Finance
Information Technology
Resident Services