

Noland Village Fact Sheet & Development Plan

Noland Village:

- 250 barracks-style homes and a community center built on 9 courts in 1972
- 26.22 Acres
- Functionally Obsolete:
 - Not adequate for modern families
 - Inefficient to Maintain
 - No A/C
 - No ADA Accessible Units
 - Bathrooms on 2nd floor
 - No One-Bedroom Units
 - No adequate storage



McCleary Hill Phases I & II

Development Team

Architect: Grimm & Parker

Construction: EG Stoltzfus

Engineer: Eco Land

Developer: Delaware Valley Development Company / Hagerstown Housing Authority

- 27 acres on W. Washington Street and Insurance Way built in 2-Phase approach
- Community Center (including on-site management & maintenance), Central Park and play area
- On and off-street parking
- Primarily town houses with a small mixture of single level flats on the first and second floors in some models
- 1, 2, 3, & 4 bedroom units
- Handicap accessible and UFAS units infused into community
- 3 points of entry: W. Washington Street, Insurance Way, Hopewell Road



Phase I

- 68 Total Units ranging from 1 to 4 bedrooms
- 7 Market Rate Units: All 2 bedrooms
- 7 ADA Accessible Mixed Units

Type of Funds	Loan Amount
Private Loan	\$2,100,000
FHLB of Pittsburgh- Chase Bank USA -HHA Loan	\$750,000
Rental Housing Program – Maryland DHCD	\$1,500,000
Housing Trust- Maryland DHCD	\$1,951,490
Public Housing Operating Reserves - HHA	\$296,948
Public Housing Capital Program- HHA	\$469,804
Deferred Developers Fee	\$466,014
Chase Bank USA- FHLB Member Donation – Sponsor/Partner Funds	\$20,400
Low Income Housing Tax Credit Proceeds	\$14,023,598
TOTAL	\$21,578,253

Phase II

- 79 Total Units ranging from 1 to 4 bedrooms
- 9 Market Rate Units: All 2 bedrooms
- 8 ADA Accessible Mixed Units

Type of Funds	Loan Amount
Private Loan	\$2,102,484
FHLB of Cincinnati AHP- Chase Bank USA- HHA Loan	\$1,000,000
Rental Housing Program- Maryland DHCD	\$3,000,000
Housing Trust- Maryland DHCD	\$2,000,000
Partnership Rental Housing- Maryland DHCD	\$1,000,000
Public Housing Capital Program- HHA	\$375,000
Deferred Developers Fee	\$1,030,954
Low Income Housing Tax Credit	\$12,218,778
TOTAL	\$22,727,217

Phase III & IV

- Currently consulting with architects and analyzing Low Income Housing Tax Credit (LIHTC) 9%, 4% bonds, and Twinning (Utilizing both 9% and 4% bond) to redevelop remaining 116 units onsite at Noland. The proposed redevelopment will include LIHTC, market rate, and homeownership units.