



# Hagerstown Housing Authority NEWSLETTER

www.hagerstownha.com  
January 2023

*Happy  
New Year*



## *Updates from our Executive Director, Sean Griffith*

The Hagerstown Housing Authority (HHA) hopes everyone had a safe and happy holiday. With the start of a new year, I'd like to reflect on what has occurred and the remarkable things we plan for the new year!

Speaking of excitement, in September 2016, HHA received approval from HUD for 61 Noland Village units for the Rental Assistance Demonstration program (RAD), known as Phase 1. Additionally, we received a competitive 9% Tax Credits from the state to develop these units in a new community called McCleary Hill, which is now complete and fully leased. HHA underwent the same process for Phase 2: replacing housing for 70 units from Noland Village.



Phase 2 of the redevelopment will be fully leased by January 2023, completing the first two phases of the offsite redevelopment for Noland Village.

In Phase 1, the residents of Courts 1, 2, 4, and 6 were relocated with the option of moving to McCleary Hill. Courts 1 and 2 have been demolished, with plans to demolish courts 4 and 6 at the completion of McCleary Hill. The remaining units at Noland Village will be redeveloped in their current location. HHA completed the site plan for the redevelopment of Noland Village and received approval from the city in November. The new site, "Martin Heights," will consist of two new buildings of 24 units each, where courts 4 and 6 are now. Courts 3, 5, 7 and 8 will consist of a mixture of selective demolition of several buildings and substantial rehab of 80 existing units. A new community center will also be constructed for community use, and the current community building will be used solely by Head Start Washington County, Inc. to expand its program.



Noland Village beginning its transformation

Plans were recently submitted to general contracting companies for bids, and we expect cost estimates by the end of January 2023. This will enable us to apply for funding from the state. Our current plan is to apply for non-competitive 4% tax credits, and we hope to begin construction by the fall of 2023. HHA and our partners will continue to work diligently until all 250 units at Noland Village have been redeveloped.

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To maintain the long-term viability of our communities, HHA continues to make many capital improvements. Highlights of some of our significant enhancements completed in 2022 include siding and roof replacement in the scattered sites, community room and roof lounge improvements at Potomac Towers, tree and landscaping improvements throughout all communities, HVAC replacement in the Frederick Manor Gym, and a generator installation at Elgin Station.

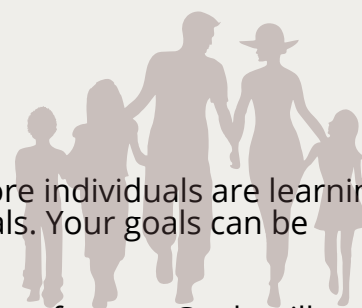
The Housing Authority's mission goes beyond providing affordable and quality housing in the City of Hagerstown; it also includes providing safe housing. This year HHA has made substantial investments in providing additional security in our developments. We installed cameras on every floor and in the common areas of Potomac and Walnut Towers. We installed exterior cameras at Walnut Towers and most of our family properties. In 2022, through a competitive grant, we were awarded HUD's Safety and Security Grant for \$234,892.00. This grant will provide fencing for the C.W. Brooks and Potomac Towers campuses, interior cameras for C.W. Brooks, and external cameras for the entire campus.

We have also committed to various capital improvement projects in the new year! Potomac Towers' south elevator will be replaced in the spring, along with scattered site kitchen upgrades, upgrades to the Potomac Towers ventilation system, C.W. Brooks common area floor replacement, and Selcom (call box) replacement in our senior communities. In partnership with Horizon Goodwill, the vacant office space in Walnut Towers will be converted into a grocery store.

Last year was a good year, and HHA is excited about the great things ahead in 2023.



### ***Family Self-Sufficiency Program***



Have you considered joining the Family Self-Sufficiency (FSS) program? More individuals are learning how participating in the FSS program can assist them with their future goals. Your goals can be anything you set your mind to, and as a participant, you receive:

An individual case manager to assist you in identifying your goals within time frames. Goals will vary based on each individual's needs and may include the following:

Employment - Going back to school - Budgeting - Credit repair - Financial Literacy- Home Ownership- Connections to Community Resources to help you accomplish your goals.

For eligible participants, as employment is obtained or earned income increases, FSS participants may be eligible to build an escrow savings account held by the Housing Authority.

Any resident of the Public Housing and Housing Choice Voucher (Section 8) program is eligible to take advantage of this opportunity!

If you or someone you know would like to learn more about the Family Self-Sufficiency Program, please contact:

Tacy Myers, 301-733-6911, ext. 157. [tmyers@hagerstownha.com](mailto:tmyers@hagerstownha.com)

Kelly Mills, 301-733-6911, ext. 158 [kmills@hagerstownha.com](mailto:kmills@hagerstownha.com)

Pamela Schnebly, 301-733-6911, ext. 167 [pschnebly@hagerstownha.com](mailto:pschnebly@hagerstownha.com)



# What's Happening In Your Community

The Hagerstown Housing Authority Will be closed:

Monday, January 2, 2023  
In Observance of New Year's

Monday, January 16, 2023  
In observance of Martin Luther King Day

## HELP US HELP YOU! JOIN US FOR YOUR NEXT RESIDENT MEETING TO PLAN COMMUNITY EVENTS!

### C.W.Brooks

Mondays and Wednesdays	10:00 am-2:00 pm	Free Drive Thru Covid Testing offered behind building
Mondays	6:00 pm	Tenant Bingo
Thursdays	6:30 pm	Game night
Thursday, Jan 12th	5:00 pm	RESIDENT MEETING
Monday, Jan 9th	10:00 am	Bingo/Game Committee Meeting (2nd Monday every month)

### Frederick Manor

Weekly	Currently Zoom	Girl Scouts - Call 304.506.9941 for more information
Monday - Friday	After school	Visit the Community Building or call 301.733.5422 for info.
Thursday, Jan 26	11:00 am	RESIDENT MEETING

### Gateway Crossing

Monday - Friday	After school	Boys and Girls Club Visit Elgin Station or call 301.733.5422 for more information.
Thursday, Jan 12	5:30 pm	RESIDENT MEETING

Christmas Tree pick-up is TUESDAY, JANUARY 3, 2023. May place tree at curb 4pm January 2nd.

### McCleary Hill

Thursday, Jan 19	5:00 pm	RESIDENT MEETING
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### Noland Village

Monday - Friday	After school	Boys and Girls Club, visit Noland Site or call 301.733.5422
Wednesday, Jan 18	2:00 pm	RESIDENT MEETING

### Park & Douglass

Sundays	3:30 pm-4:30 pm	End of the Road N/A (Narcotic Anonymous)
Mon - Thurs.	4:30 pm-6:30 pm	After School Program, K-3rd grade
Tuesdays	7:00 pm-8:15 pm	(MEN) End of the Road N/A
Wednesdays	7:00 pm-8:15 pm	(WOMEN) End of the Road N/A
Thursdays	7:00 pm-8:30 pm	Girl Scouts (ages 13-18)
Fridays	5:00 pm-6:00 pm	Girl Scouts, all ages
Sunday, Jan 29	3:30 pm-6:00 pm	End of the Road N/A - Last Sunday of the month Special Mtg.
Monday, January 23	2:00 pm	Resident Meeting (2nd Monday every month)

### Potomac Towers

Tuesdays and Thursdays	10:00 am-11:30 am	Quarters/ Stamps
Thursdays	4:00 pm-5:00 pm	Exercise w/ Lisa Bennett (in Rooftop Sky Lounge)
Monday, January 9th	5:30 pm	Resident Meeting (2nd Monday every month)

### Walnut Towers

Tuesdays	4:00 pm - 8:00 pm	Tenant Bingo
Monday, Jan 2nd	5:00 pm	Resident Meeting (1st Monday every month)



***Your Public Housing Specialist is changing effective January 1, 2023!***

***The cost of living increase that you receive will be an increase to your rent amount at your time of recertification. Please remember to contact Social Security to obtain an updated Social Security Benefit letter once you receive your recertification appointment letter from Housing.***

Please make a note of your newly assigned Housing Specialist and how to contact them.

**Stephanie Palmer- 301-733-6911 ext. 179; email: [spalmer@hagerstownha.com](mailto:spalmer@hagerstownha.com)**

- Noland Village
- McCleary Hill
- Potomac Towers North - (unit #s 101-113, 201-217, 301-317, 401-417, 501-517, 601-617, 701-717, 801-817, 901-917, 1001-1017, 1101-1117, 1201-1217)

**Tamiann Nelson- 301-733-6911 ext.122; email: [tnelson@hagerstownha.com](mailto:tnelson@hagerstownha.com)**

- Parkside Homes
- Douglass Court
- Frederick Manor
- Scattered Sites
- Walnut Towers
- Potomac Towers South - unit #s G16-G29, 114-127, 219-232, 318-331, 419-432, 518-531, 619-632, 718-731, 819-832

**Sign up to receive the Newsletter via email:  
[www.hagerstownha.com/monthlynews](http://www.hagerstownha.com/monthlynews)**

### **NUMBERS TO KNOW**

**Hagerstown Housing Main 301.733.6911**

Security..... 301.730.2096

Maintenance..... 301.733.6916

#### **Resident Services Department**

Dianne Rudisill .....301.733.6911 ext. 125

Deena Holder.....301.733.6911 ext. 163

Heather Nutter.....301.733.6911 ext. 170

Tacy Myers ..... 301.733.6911 ext. 157

Kelly Mills.....301.733.6911 ext. 158

Pam Schnebly.....301.733.6911 ext. 167

Gateway Crossing  
301.766.7968

Housing Choice Voucher (HCV)  
301.733.6911

**Security's Report-A-Concern can now be  
accessed directly at**

**[www.hagerstownha.com/reportaconcern](http://www.hagerstownha.com/reportaconcern)  
or you can also scan the QR code**



### ***Upcoming Resident Advisory Board (RAB) Elections***

The Housing Authority meets with the Resident Advisory Board (RAB) four times a year. The RAB is comprised of a resident in each Housing community and two from the Housing Choice Voucher Program.

Residents are elected every three years by peers within their community during the monthly Resident Meeting. HCV Elections are held at Elgin Station. The next full-board RAB Election is scheduled for April 2023.

During the quarterly meetings, RAB members are asked to provide feedback on the Housing Authority's Annual Plan and policy changes when applicable. Each RAB Member is also asked to provide their Peer RAB members with the upcoming events planned for their respective communities.

If you want more information on the Resident Advisory Board, you can contact Dianne Rudisill at 301.733.6911 ext 125 or Deena Holder at 301.733.6911 ext 163.

## A black silhouette illustration on a light beige background. It depicts a hairdresser standing on the left, wearing a short dress and high heels, using a hairbrush and a hairdryer on a client. The client is seated in a modern-style chair, wearing a dress and high heels, with her hair being styled. The hairdresser's hair is in a ponytail.

If you are interested in learning more about entrepreneurship in our Salon, call or text Dianne Rudisill at 240.625.9066 or email at [drudisill@hagerstownha.com](mailto:drudisill@hagerstownha.com). To be considered, you must have a current cosmetology license.

Thank you to everyone who made it possible to enjoy the festivities held in the various communities during the holiday season. We look forward to planning additional events with you!

Thank You



## BULK TRASH PICKUP SCHEDULE

Please set your items out **after 8:00 pm the night before** your scheduled day and have them on the curb **prior to 8:30 am on your scheduled pickup day**. This schedule will be strictly followed. Any bulk items set on the curb on days other than those listed for your community will result in a charge (\$60.00) to the resident. ***Scattered Site locations will be expected to observe the bulk pickup days published by the City of Hagerstown. Check the newspaper or call the City for dates.***

You may have your bulk items picked up on the following days of each month:

**1st Thursday: McCleary Hill**

**2nd Thursday: Parkside Homes and Douglas Court**

**3rd Thursday: Noland Village**

**4th Thursday: Frederick Manor**

## PEST CONTROL SCHEDULE

### McCleary Hill

**January 4, 2023:** Buildings 9-18 (Flourite Dr, Gneiss Dr, Calcite Dr: 17506-17520)

**January 25 2023:** Buildings 24-27 (Gypsum Ln: 12108-12160)

### Potomac Towers

**January 4, 2023:** 701-708, 814-832

**January 11, 2023:** 801-813, 904-917

**January 18, 2023:** 901-903, 1001-1017, 1111-1117

**January 25, 2023:** 1101-1110, 1201-1217, Trash Rooms/Dumpsters

### Hagerstown Revitalization Corp

**January 25, 2023:** 212-214 & 441-443 N. Jonathan St

### Frederick Manor

**January 11, 2023:** 600-635 Adams Ave, 633-657 Frederick St, 600-612 Hayes Ave

**January 18, 2023:** 614-681 Hayes Ave, Gym

**January 25, 2023:** 200-207 Hayes Ct, 201-203 Rowland Ave, 200-236 Taylor Ave, Community Building

### Walnut Towers "B" Building

**January 5, 2023:** 101-113

**January 12, 2023:** 114-116, 201-210

**January 19, 2023:** 211-216, 301-307

**January 26, 2023:** 308-316, Trash Rooms, A/B Lobby, Community Room, Kitchen

### Gateway Crossing

Week 1 Phase 1 151-281 Ross Street, 902-947 Lanvale Street

Week 2 Phase 1 953 - 1025 Lanvale Street, 201-250 Buena Vista

Week 3 Phase 1 251-281 Buena Vista, 902-1002 Main Ave

Week 4 Phase 2 1006-1018 Main, 941-989 Main, 311-361 Chessie, 310,350,360 Buena Vista, 913-929 Ross

## SMOKE DETECTORS

Your home is equipped with smoke detectors that are powered by electricity and battery back-up in the event of a power outage. If the detector "beeps" frequently this could indicate the need for a new battery. Call the Maintenance Department at 301-733-6916 to install this battery for you at no charge. Any other smoke detector problem is also a job for maintenance. **DO NOT TAMPER WITH THE SMOKE DETECTOR** this is a lease infraction and will be reported to Housing. **IF YOU BREAK THE SMOKE DETECTOR, YOU WILL BE CHARGED FOR BOTH A REPLACEMENT DETECTOR AND A TAMPERING FEE OF \$25.00.**

## IMPROPER STORAGE

During a recent inspection, HUD advised that pots and pans cannot be stored in your oven because they can catch fire. Most recently, a fire occurred because someone stored a pizza/box in their oven, and the oven temperature control was accidentally turned on, resulting in an oven fire.

## HEATING SEASON

Before you call Maintenance for service for your heat this season, make sure the room temperature is below 66 degrees. The room temperature must drop to 66 or below for the heat to come on. If the temperature in your unit is 66 degrees or above and you call for service, you will be charged for the call.

Overtime callouts are very expensive and you can avoid these charges (minimum of \$97.08) by checking the temperature before you call.

Do not force the thermostat beyond the limit on the dial. Broken thermostats are charged to the resident. Keep your windows locked as this provides a much better seal and reduces air leakage at the windows. ***Remember, using your oven or stove as a heat source is dangerous and a lease violation. This not only poses a serious health risk to you but also will result in damage to your appliance (melted knobs) for which you will be charged.***

## CABLE TRIPPERS



If you have TV or telephone cable crossing stairs or walkways, please remove them immediately. Per your lease agreement, cables are not permitted to be run in a manner that may cause a tripping hazard.

Cables are to be fastened to the baseboard and door frames by use of cable tacks ("U" shaped tacks). Cables are to be run up and around door frames and NOT across walkways. If you could trip over it, then it is improperly installed.

Improperly installed cable will be removed by maintenance and the cost charged to the tenant. New or existing cable will not be re-installed causing you the loss of use of the TV or telephone served by the cable. Avoid this major inconvenience by properly installing your cable now.

## HOLIDAY DECORATIONS

Now that the holidays are over, please remove your decorations prior to the end of January. Any tape, tacks or nails used to mount lights need to be removed as well as spray snow on windows.

Remember never to run electrical cords through closed windows or doors. This pinches the cord and can cause a fire. The Authority appreciates your cooperation in maintaining the appearance of our communities.

## SNOW & ICE REMOVAL

**Residents are responsible for removing snow and ice from walks, steps, and porches leading to the unit.** This means any and all sidewalks to your unit with the exception of the front public sidewalk, which is the sidewalk that runs parallel to the front streets, is the responsibility of each resident. **The Hagerstown Housing Authority does NOT remove snow and/or ice or treat for snow and/or ice on any walkways in the rear of the units and does NOT remove snow and/or ice or treat for snow and/or ice in the front of your unit except for the public sidewalk that runs parallel to the front streets.**

# Maintenance Inspections

## WALNUT TOWERS "B" BUILDING

Tuesday, January 3	11 S. Walnut St 101 - 116
Wednesday, January 4	11 S. Walnut St 201 - 216
Thursday, January 5	NO INSPECTIONS
Friday, January 6	NO INSPECTIONS
Monday, January 9	11 S. Walnut St 301 - 316

## WALNUT TOWERS "A" BUILDING

Tuesday, January 10	12 S. Walnut St 101 - 116
Wednesday, January 11	NO INSPECTIONS
Thursday, January 12	NO INSPECTIONS
Friday, January 13	12 S. Walnut St 201 - 216
Monday, January 16	OFFICE CLOSED
Tuesday, January 17	12 S. Walnut St 301 - 316
Wednesday, January 18	12 S. Walnut St 401 - 416
Thursday, January 19	NO INSPECTIONS
Friday, January 20	NO INSPECTIONS
Monday, January 23	12 S. Walnut St 501 - 516
Tuesday, January 24	12 S. Walnut St 601 - 616
Wednesday, January 25	12 S. Walnut St 701 - 716
Thursday, January 26	NO INSPECTIONS
Friday, January 27	NO INSPECTIONS
Monday, January 30	12 S. Walnut St 810 - 816

## POTOMAC TOWERS

Tuesday, January 31	11 W. Baltimore St 101 - 113
Wednesday, February 1	11 W. Baltimore St 201 - 217
Thursday, February 2	11 W. Baltimore St 301 - 317
Friday, February 3	NO INSPECTIONS

## GATEWAY CROSSING

### Phase II

<u>Week of</u>	<u>Units to be inspected:</u>
January 2nd	<b>Ross Street</b> - 913, 915, 921, 923, 929, 931, 937, 939, 945 & 947
January 9th	<b>Ross Street</b> - 953, 955, 961, 963, 969, 971, 977, 979 <b>Main Ave</b> - 989 <b>Buena Vista</b> - 310, 350, & 360
January 16th	<b>Ross Street</b> - 940, 942, 950, 952, 960, 962, 970, 972, 980, 982, & 990
January 23rd	<b>Main</b> - 941, 943, 949, 951, 957, 959, 965, 967 <b>Chessie Lane</b> - 311, 331, 351, & 361
January 30th	No Inspections

## GATEWAY CROSSING

### Phase I

<u>Week of</u>	<u>Units to be inspected:</u>
February 6th	<b>Lanvale</b> - 1003, 1005, 1009, 1011, 1015, 1017, 1019, 1021, 1023, 1025 <b>Buena Vista</b> - 201

**The remaining February inspections will be listed in February's Newsletter**

### Why it's important to be prepared for an inspection

To prevent the need for follow up housekeeping inspections, please ensure that your apartment is clean and tidy for your maintenance inspection. The inspector will report any resident with poor housekeeping for a follow-up inspection. Failure to keep your apartment in a decent, safe and sanitary condition could result in the termination of your lease. For any questions about how to get your apartment ready for inspection, please contact the Maintenance Department.