



Hagerstown Housing Authority NEWSLETTER

www.hagerstownha.com

January 2026



Looking Back

Sean Griffith, Executive Director

As we go into the new year, it's a perfect time to pause and reflect on the progress we've made, the challenges we've overcome, and the opportunities that lie ahead. Together, we've accomplished so much, and we are excited about what we can achieve in the year to come.

Hagerstown Housing Authority (HHA) was once again recognized as a High Performing agency under HUD's Public Housing Assessment System and Section 8 Management Assessment Program. HHA currently manages 1,337 affordable housing units and provides subsidies for another 943, totaling 2,280 units – demonstrating excellence in housing operations and compliance.

The Family Self-Sufficiency (FSS) Program, administered through the Resident Services Department, provides voluntary, individualized case management for Public Housing and Housing Choice Voucher participants. Designed to help families achieve long-term financial stability, the program offers up to five years of structured support through a collaborative contract with a dedicated FSS Coordinator. In the past year, HHA celebrated the graduation of 20 participants who successfully completed their goals, earning escrow payouts ranging from \$2,198 to \$38,463.01. These graduates achieved a variety of meaningful milestones, including improving credit scores, reducing debt, enhancing English language proficiency, earning job promotions, completing training and educational programs, and becoming first-time homebuyers.

Today, the FSS Program serves 129 active participants, with continued growth anticipated as more families engage in goal development, financial coaching, and supportive services. The program's measurable outcomes highlight its powerful community impact, showing that families leave with increased savings, stronger financial health, more stable employment, and greater opportunities that contribute to lasting self-sufficiency.

Continued on Page 6

The **Martin Luther King Jr.** holiday, observed on the third Monday of January, commemorates Dr. King's legacy as a civil rights leader who championed racial equality in the U.S. Established in 1983 and first observed in 1986, this federal holiday reminds us of his nonviolent efforts to end segregation and discrimination. It highlights his pivotal role in civil rights, such as the 1963 March on Washington and his "I Have a Dream" speech. The holiday encourages reflection on the ongoing struggle for equality and participation in community service, honoring his vision of a society where character, not color, defines us.



What's Happening In Your Community

Page 2

CW BROOKS - Kimberly Miller x171

Mondays	6:00 PM	BINGO
January 8	5:00 PM	Tenant Association Meeting
January 15	1-3 PM	Blood Pressure Screening with Lindsay
January 16	1:00 PM	Valentine's Day Craft

FREDERICK MANOR

Mondays	6:00 PM	Girl Scouts (Community Building)
January 22	11:00 AM	Resident Meeting at the Community Building

GATEWAY CROSSING

March 12	5:30 PM	Quarterly Resident Meeting (Elgin Station)
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MC CLEARY HILL

Mondays	5:30 PM	Girl Scouts (Community Building)
January 21	5:00 PM	Resident Meeting

NOLAND VILLAGE

Martin Height Resident Update 3rd Wednesday every month	10:30A & 5PM	Text or call for email link 240.625.9066
January 21	10:00 AM	Resident Meeting
January 21 @ 5PM	Jan 22 @ 10AM	Zoom meetings for development & relocation

PARKSIDE HOMES, DOUGLASS COURT & SCATTERED SITES

Sundays	3:30-4:30 PM	End of the Road N/A
Tuesdays	7:00-8:15 PM	(MEN) End of the Road N/A
Wednesdays	7:00-8:30 PM	(WOMEN) End of the Road N/A
Thursdays	7:00-8:30 PM	Girl Scouts (ages 13-18)
Fridays	5:00-7:00 PM	Girl Scouts, (all ages)
Sunday	3:30-6:00 PM	End of the Road N/A - (Last Sunday of the month Special Mtg.)
Monday - Thursday	4:30-6:30 PM	Parkside Pals Homework Club Program
January 15	2:00 PM	Resident Meeting

POTOMAC TOWERS - Kristy Cuba x 170

Tuesday and Wednesday	10:30 AM	Narcotics Anonymous (Community Room)
Wednesdays	5:00 PM	BINGO Food/Cards for sale starting at 5pm, Bingo starts at 5:30 pm
Thursdays	4:00 PM	Exercise w/Lisa Bennett (Roof Top Sky Lounge)
January 12	5:30 PM	Tenant Association Meeting
January 20	12:00 PM	Valentine's Day Craft

WALNUT TOWERS - Kimberly Miller x171

Tuesdays	5:00 PM	Bingo - Food Served at 4 PM
Thursdays	6 - 8:00 PM	Game Night
January 5	5:00 PM	Tenant Association Meeting
January 14	1:00 PM	Valentine's Day Craft



HEATING SEASON

Heating levels that will be maintained in the family communities are from 66 degrees to 68 degrees. Your thermostat has a built-in thermometer that will tell you if the proper heating levels are being maintained in your home. Before you call Maintenance for service on your heating system, take a minute to look at your thermostat. The bottom portion is the thermometer. If the temperature in your home is 66 degrees or above and you call for service, you will be charged for the call. Overtime callouts are extremely expensive, and you can avoid these charges (\$103.44) 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. This provides a much better seal & reduces air leakage at windows.

Remember, using your oven or stove as a source of heat is dangerous and a lease violation. The misuse not only poses a serious health risk to you and your family but will result in damage to your appliance for which you will be charged.

BULK TRASH PICKUP SCHEDULE

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

- 1st Thursday: McCleary Hill
- 2nd Thursday: Parkside Homes and Douglass Court
- 3rd Thursday: Noland Village
- 4th Thursday: Frederick Manor ***due to the Holiday this week, bulk will be picked up on Friday, January 2, 2026**

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.

***Please note: Due to the Christmas Holiday (Thursday, December 25) trash collections on Thursday and Friday this week will be delayed one day.**

SNOW & ICE REMOVAL

A major concern during winter is the clearing of ice and snow. Residents in the family communities are responsible for promptly clearing ice and snow from the front and rear sidewalks leading to their units. Residents who fail to promptly clear their walks will be charged when the Maintenance Department must perform the work. The maintenance crews get to the public walks as soon as possible.

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.

“Residents are responsible for removing snow and ice from walks, steps, and porches leading to the unit. Residents sharing a walk shall clear their half or share the responsibility”.

Ice scrapers are a much cheaper method of removing ice from walks than chemicals are. In addition, the extensive use of chemicals such as salt may damage the concrete making repairs necessary. Salt will damage next spring's grass and flowers as the melting ice carries it to the root systems. If you must use salt, clean it up once it has done its' job.

Residents should exercise good judgment in placing the snow that they remove from the walks. Never throw it out into the streets or courts. Never place it where your neighbors or the Maintenance Department will have to move it again. Please do not allow your children to cover up cleared walks. The better you fulfill your responsibilities, the better we will be able to perform ours.

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.

PEST CONTROL SCHEDULE						
GATEWAY CROSSING		FAMILY SITES & POTOMAC TOWERS			WALNUT	
TUES 1/6	• PH IV: 1030 Ross to 1068 Ross	WED 1/7	• MCH: Gypsum Ln & Magnetite Drive • MCH Community Building	• PT: 801-832 • Laundry Room • Trash Rooms • Compactor Rooms.	THUR 1/8	• WTB: 101-113
TUES 1/13	• PH IV: 1070 Ross to 1084 Ross • 348 Merrbaugh to 368 Merrbaugh, • 400/401 Gandy Dancer	WED 1/14	Frederick Manor: • 600-635 Adams Ave • 633-657 Frederick St • 600-612 Hayes Ave	• PT: 901-917 • PT 1001-1009 • Trash Rooms	THUR 1/15	• WTB: 114-116, • 201-210
TUES 1/20	• PH IV: 121 Merrbaugh to 182 Merrbaugh • 331 Merrbaugh to 347 Merrbaugh	WED 1/21	Frederick Manor: 614-689 Hayes, Gym	• PT: 1010-1017 • PT 1101-1117 • Trash rooms	THUR 1/22	• WTB: 211-216 • 301-307
Tues 1/27	• PH IV: 3 Merrbaugh to 120 Merrbaugh • 1203 W Wash St	WED 1/28	Frederick Manor: • 200-207 Hayes Ct, • 201-203 Rowland Ave • 200-236 Taylor Ave, Comm. Bldg.	• PT: 1201-1217 • Trash rooms • Rooftop-Laundry & Skydeck • Sec Office, kitchen, comm rm	THUR 1/29	• WTB: 308-316 • Trash rooms, kitchen, Section 8, offices

GATEWAY CROSSING		MAINTENANCE INSPECTIONS	
WEEK OF		Walnut Towers	
JAN 5	• ROSS	913, 915, 921, 923, 929, 931, 937, 939, 945 & 947	1/5/26 • WT (11 S) 101-116
JAN 12	• ROSS	953, 955, 961, 963, 969, 971, 977, 979	1/6/26 • WT (11 S) 201-216
JAN 12	• MAIN	989	1/7/26 • WT (11 S) 301-316
JAN 12	• BUENA VISTA	310,350,360	1/8/26 • NO INSPECTIONS
JAN 19	NO INSPECTIONS		1/9/26 • NO INSPECTIONS
JAN 26	• ROSS	940, 942, 950, 952, 960, 962, 970, 972, 980, 982, & 990	1/12/26 • WT (12 S) 101-116
FEB 2	• MAIN	941, 943, 949, 951, 957, 959, 965, 967	1/13/26 • WT (12 S) 201-216
FEB 2	• CHESSIE LANE	311, 331, 351, & 361	1/14/26 • WT (12 S) 301-316

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. Any other smoke detector problem is also a job for maintenance.

*****DO NOT TAMPER WITH THE DETECTOR*****

IF YOU BREAK THE SMOKE DETECTOR, YOU WILL BE CHARGED FOR BOTH A REPLACEMENT DETECTOR AND A TAMPERING FEE OF \$25.00.

TAMPERING WITH SMOKE DETECTORS IS A LEASE VIOLATION AND WILL BE REPORTED TO HOUSING.



1/15/26	• NO INSPECTIONS
1/16/26	• NO INSPECTIONS
1/19/26	• NO INSPECTIONS
1/20/26	• WT (12 S) 401-416
1/21/26	• WT (12 S) 501-516
1/22/26	• NO INSPECTIONS
1/23/26	• NO INSPECTIONS
1/26/26	• WT (12 S) 601-616
1/27/26	• WT (12 S) 701-716
1/28/26	• WT (12 S) 801-816
1/29 & 1/30	• NO INSPECTIONS

PROFESSIONAL TOOLKIT SERIES

Hagerstown Community College will host a WALK-IN support and enrollment for the newly created Professional Toolkit series that will begin in February.



Topics Include:

- Effective communication styles
- Handling conflict
- Strengthening teambuilding skills
- Adaptability in diverse working environments

Join us on one of the days listed

Walk-in Enrollment dates:

January 13 & 15

9-Noon

Elgin Station

To learn more about the Professional Toolkit Series, contact:
Rebecca Powers, rkpowers@hagerstowncc.edu , 240.500.2490

Potomac Towers

Date	BINGO Menu
January 7	Chicken Wings Hot dog French Fries
January 14	Cold Cut Sandwich, Macaroni Salad Hot Dog French Fries
January 21	Bean Soup, Corn Bread Hot Dog French Fries
January 28	Tuna Salad Sandwich or Tuna Salad Cold Plate Hot Dog French Fries

The Tenant Association will sell snacks on Tuesdays and Thursdays, 10am - 12 pm in the Community Room.

Valentine's Day Craft



Get Ready for Valentine's Day

Walnut Towers - January 14th, 1 PM

CW Brooks - January 16th, 1 PM

Potomac Towers - January 20th, 12 PM

Contact Kim or Kristy for further details



The Hagerstown Housing Authority discourages residents from placing donations in any common areas in your community. Housing will remove any items that are left in common areas on places such as tables and benches.

Cont from page 1....

Funding was secured in 2025 to complete the final phase of the Noland Village redevelopment. The remaining 116 barrack-style units built in 1972 will undergo substantial rehabilitation. The new development will be rebranded as “Martin Heights” and is anticipated to close the first quarter of 2026 with construction beginning shortly after. The new development will consist of modern kitchens and bathrooms (with 1st-floor powder rooms), in-home laundry hookups, central air & heat, energy-efficient appliances, handicap-accessible redesign, accommodations for visual/hearing impairments, upgraded parking, landscaping, new playgrounds, and a new community building.

The Hagerstown Housing Authority (HHA), in partnership with the City of Hagerstown, was awarded a \$500,000 Choice Neighborhoods Planning Grant by the U.S. Department of Housing and Urban Development (HUD) in Fall 2023. Among 28 applicants nationwide, Hagerstown was selected as one of 14 grantees to lead a comprehensive community revitalization effort.

The Choice Neighborhoods Initiative (CNI) by HUD is designed to revitalize distressed public housing and transform surrounding neighborhoods into mixed-income, vibrant communities. Key goals include improving housing, investing in residents, and strengthening community infrastructure. The two-year grant (Oct 2023–Oct 2025) aims to develop a Transformation Plan with deep community input. Key target areas include public housing sites: Douglass Court, Parkside Homes, and Frederick Manor, alongside surrounding neighborhoods and downtown Hagerstown.

The robust, two-year planning effort included: needs assessment surveys of residents and businesses, workshops and forums to gather feedback on childcare, workforce development, transportation, and more, formation of a Housing Task Force and People & Neighborhood Task Force, drawing stakeholders from HHA, local nonprofits, schools, health services, police, business groups, and faith-based organizations. This transformative initiative plans to replace outdated public housing with safe, mixed-income residential environments, strengthen social infrastructure, healthcare, education, transit, and services, and elevate community vitality through beautification, business partnerships, and public safety investments. The final plan was submitted to HUD in September of 2025 and can be found on our website at www.hagerstownha.com/choice-neighborhoods/.

In 2026, the Authority will finalize its strategic plan and shift to active project implementation / launching mixed-income developments and complementary social infrastructure. Continued engagement with residents, HUD, City of Hagerstown, and state partners will drive the success of the Choice Neighborhoods initiative and transformative community investment.

We would like to thank our dedicated staff, residents, and partners for their time, insight, and collaboration. Your contributions have been essential in laying out the groundwork for systemic, positive change in Hagerstown.

- Place of Worship
- Government

Christmas door decorating contest winners

Congratulations to the following contest winners. Thank you to all who participated.

Walnut Towers

- 1st Place - Apt 210
- 2nd Place - Apt 116
- 3rd Place - Apt 107

Potomac Towers

- 1st Place - Apt 626
- 2nd Place - Apt 520
- 3rd Place - Apt 512

C.W. Brooks

- 1st Place - Apt 222
- 2nd Place - Apt 308
- 3rd Place - Apt 404



Numbers to Know	
Hagerstown Housing Main - 301.733.6911	
Security	301.730.2096
Maintenance (24 hrs)	301.733.6916
Maintenance - Pest Control	301.733.6911 ext. 124
BROOKS SALON	301.733.6911 x 1000 or 240.310.3154 (call or text)
Resident Services Department	
Dianne Rudisill	301.733.6911 ext 125
Deena Holder	301.733.6911 ext 163
Kimberly Miller	301.733.6911 ext 171
Kristy Cuba	301.733.6911 ext 170
Tacy Myers	301.733.6911 ext 157
Heather Nutter	301.733.6911 ext 167
Jaime Mayo	301.733.6911 ext 158
Gateway Crossing	Housing Choice Voucher (HCV)
301.766.7968	301.733.6911

Are you interested in becoming a Mentor?

Are you a graduate of the FSS Program who wants to give back? Consider becoming an FSS Mentor and supporting current participants as they work toward their goals. Your experience and encouragement can truly make a difference.

If you're interested in serving as a mentor, please contact : jmayo@hagerstownha.com.

The Parkside Pals Homework Club Celebrated the Holidays!

The club participants were treated to two parties. Thanks to the NA group at Parkside Homes for adopting the club for the holidays! Join us at the club in the New Year!

Mondays - Thursdays 4:30pm-6:30pm at the Parkside Community Building



NEW Virtual Workshop with Valor Excel

We are excited to introduce a new virtual workshop platform through Valor Excel, expanding access to financial education for our FSS participants. Join us on January 27 at 6:00 p.m. for a zoom workshop focused on money management, designed to provide practical tools and strategies while offering the flexibility to participate from the comfort of home. Registration is required. Please sign up using the link below:

<https://www.hagerstownha.com/money>



FSS Mentoring Update

We had a wonderful turnout at our November FSS Mentoring Meeting, where participants came together to focus on financial fitness and strengthening their money management skills. The engagement, discussion, and willingness to learn made the session a great success. Next month, our mentoring group will meet to focus on the future by creating vision boards, encouraging participants to reflect on their goals, visualize success, and plan their next steps.

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.

Staying Connected with the Hagerstown Housing Authority

Community Building Reservation Process For HHA Residents Only!

All **HHA resident** requests to use the community buildings, as well as inquiries about their use, must now be submitted through the following link:

👉 www.hagerstownha.com/CBrequest

Once your request is received, a staff member will contact you with additional information and reservation instructions.

Please note: You no longer need to contact the keyholder directly.

Thank you for your cooperation with this new process.

Report a Concern

www.hagerstownha.com/reportaconcern
or you can also scan the QR code



The Housing Authority has a text message system that will keep you up to date on programming and urgent messages. If you wish to receive text alerts or need to update your phone number in the system, please contact Deena Holder at 301-733-6911 x163 or via email at dholder@hagerstownha.com.

To access the **Rent Café Portal** via computer, please visit www.hagerstownha.com and scroll to the bottom. Then click "Resident Portal"

To access the Rent Café Portal via cell phone, please download the RentCafe Resident app

