



A Catalyst for
**GROWTH
& PROGRESS**

Monthly Meeting October 2025

“Hagerstown’s CHOICE NEIGHBORHOOD Plan” A long-term strategy to improve housing and neighborhoods in downtown Hagerstown *Presentation by: Sean Griffith, Executive Director HHA*





A Catalyst for
GROWTH
& PROGRESS

Welcome

GHC Monthly Meeting

October 2025

Tereance Moore
GHC Chair



In Loving Memory



Ross Rhoads

September 21, 1939 – October 22nd, 2025
Founding GHC Member as Gen Mgr. Mack Truck



Tressa Nicewarner

July 21st, 1966 – October 21st, 2025
(Wife of Scott Nicewarner, City of Hagerstown)

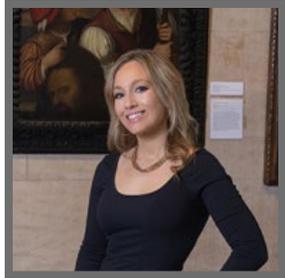
GHC Monthly Meeting October 2025

Please Welcome New GHC Members



Sarah Hall

Washington County Museum of Fine Arts
Executive Director
401 Museum Drive, City Park
Hagerstown, MD 21740



Kellie Mele

(Hall's delegate)
Washington County Museum of Fine Arts
Director of Education
401 Museum Drive, City Park
Hagerstown, MD 21740



Dan Rinehart

Waynesboro Construction Co., Inc.
Vice President
PO Box 229
Waynesboro, PA 17268



Michele Fleming

Western Maryland Hospital Center
CEO
1500 Pennsylvania Ave
Hagerstown, MD 21742



Emily Sim, DO

(Fleming's Delegate)
Western Maryland Hospital Center
Chief Medical Officer
1500 Pennsylvania Ave
Hagerstown, MD 21742



Bryan Barnes

Myers Building Systems, Inc.
President
14627 National Pike
Clear Spring, MD 21722



Please Welcome Prospective Members

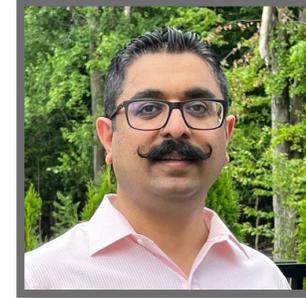


Andre Elliott
YMCA
CEO
1100 Eastern Blvd N
Hagerstown, MD 21742



Jeff McCall
Volvo Trucks
Vice President of Operations
13403 Volvo Way
Hagerstown, MD 21742

Dixit Kanani
Twilight Hospitality
Founder and CEO
Martinsburg, WV



Tim Palkovitz
Hagerstown Paint & Glass Company
President



18136 Oak Ridge Drive
Hagerstown, MD 21740



Ali Stevenson
Hagerstown Paint & Glass Company
Vice President
18136 Oak Ridge Drive
Hagerstown, MD 21740





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Source - The Herald Mail

HAGERSTOWN CHOICE

Current Housing Programs

- » Public Housing
- » Housing Choice Voucher
 - VASH
 - FYI
- » Project Based Vouchers / RAD
- » Tax Credit
- » Market Rate



Current Housing Stock

Community	No. Of Subsidized Units	No. of Non Subsidized Units	
Parkside Homes	39		
Frederick Manor	125		
Douglas Court	30		
Walnut Towers	150		
Noland Village	116		
Potomac Towers	326		
Scattered Sites	50		
C.W. Brooks	60		
Gateway Crossing	150	140	
McCleary Hill (RAD/PBV)	131	16	
HRC		4	
HCV	884		
VASH	59		
MOD Rehab	16		
FYI	5		
Total:	2141	160	<u>2301</u>



What is Choice Neighborhood





What is Choice Neighborhoods?

The Choice Neighborhoods Initiative is a competitive grant program sponsored by HUD:

- It provides flexible resources for local leaders to help transform high-poverty, distressed neighborhoods into mixed-income neighborhoods with affordable housing, safe streets, and good schools.
- The program leverages significant public and private dollars to support locally driven strategies that address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation.
- The initiative was introduced in 2009 as a successor to the HOPE VI program.

Hope VI vs. Choice Neighborhoods

HOPE VI, 1993

- » Focus on Housing renovating or replacing dilapidated public housing units.
- » Created less dense housing on the same site.
- » Less units > not all tenants were able to return.
- » 1999 program updates to improve environment:
 - » Added revitalization efforts beyond housing to build sustainable communities and decrease concentration of poverty.
- » 2003 protections added for tenants.
- » Involve residents throughout the process.
- » Efforts to minimize permanent displacement of current residents.

CHOICE NEIGHBORHOODS, 2011

- » Focus on transforming entire neighborhoods with three goals/plans: Housing, People, and Neighborhood.
- » Activities include efforts to stitch neighborhood/ community together:
 - » Transforming housing PLUS efforts to improve surrounding community - including access to employment, health services, quality education, etc.
 - » One-for-one replacement: units may be on-site or in target neighborhood and every tenant, every dwelling unit standing at time of application must be replaced with same number of units.
- » Right to Return for Tenants: each tenant who wishes to return may do so if they were lease-compliant.

Types of Choice Neighborhood Grants

Planning Grant

Choice Neighborhoods Planning Grants:

- Support the development of comprehensive neighborhood revitalization plans that focus on: **Housing, People and Neighborhoods**.
- Communities must develop and implement a **comprehensive neighborhood revitalization strategy** or Transformation Plan.
- The Plan will detail **revitalization of the public and/or assisted housing units** while simultaneously directing the **transformation of the surrounding neighborhood and positive outcomes for families**.

Maximum Award - \$500,000

Grant Period – 2 Years

Implementation Grant

Choice Neighborhoods Implementation Grants support those communities that have undergone a comprehensive local planning process and are ready to **implement their “Transformation Plan” to redevelop the neighborhood**.

Maximum Award - \$50 Million

Housing Implementation = 65% of funds

Neighborhood Implementation = 15% of funds

People Implementation = 20% of funds

Three Core Goals

Housing

Replace severely distressed public and HUD-assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.

People

Improve the lives of residents related to their income and employment, health, and education outcomes

Neighborhood

Create strong, safe, sustainable and inclusive neighborhoods by investing in physical improvements which attract private investment, spur economic development and improve amenities and services for residents.

Grant Application

Request for Proposal (RFP)

October 2022

HHA and the City discussed partnering on the grant in a work session



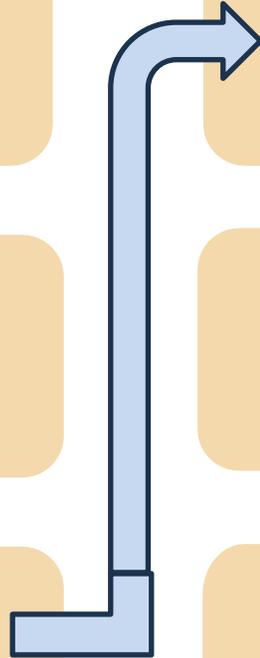
March 2023

RFP Issued for Grant writing assistance and Planning Coordinator



May 2023

Contract awarded to Wallace Roberts & Todd LLC (WRT)



Grant Application

May 2023

Data Collection for Grant Application / Determine Choice Boundaries



June 2023

Planning Grant Application Submitted to HUD



September 2023

Notified of Funding Award

Choice Neighborhoods Boundary Map



MILESTONES AND THE BIG PICTURE

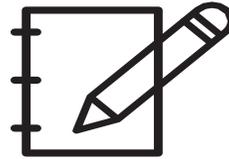
MAJOR DELIVERABLES



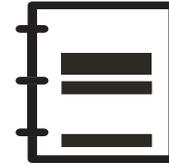
HUD SITE VISIT



NEEDS ASSESSMENT



OUTLINE
WITH CONTENT



DRAFT
PLAN



FINAL
PLAN

HOUSING PLANNING PROCESS

our partners

Meets the 2nd Wednesday of Every Month

Grantee

Housing Authority of Hagerstown

Co-grantee

City of Hagerstown

Consultant team

WRT

Housing task force:

Co-Chair: HHA

Co-Chair: City of Hagerstown

Co-Chair: Community Action Council

- **CASA**
- **Chamber of Commerce of Washington County**
- **Greater Hagerstown Committee**
- **Habitat for Humanity**
- **Hagerstown Home Store**
- **Reach of Washington County**
- **The Hope Center Rescue Mission**



Grantee

Housing Authority of Hagerstown

Co-grantee

City of Hagerstown

Consultant team

WRT

People and Neighborhood task forces:

Co-Chair: HHA

Co-Chair: City of Hagerstown

Subcommittee Chair, **Transportation:** Community Action Council

Subcommittee Chair, **Employment:** Western Maryland Consortium

Subcommittee Chair, **Public Safety:** Hagerstown Police Department, Hagerstown Housing Authority

Subcommittee Chair, **Health:** Washington County Health Department, Community Free Clinic

Subcommittee Chair, **Youth Services:** Boys and Girls Club of Washington County

Subcommittee Chair, **Early Education/K- 12:** Washington County Head Start, Washington County Board of Education

Subcommittee Chair, **Downtown and Economic**

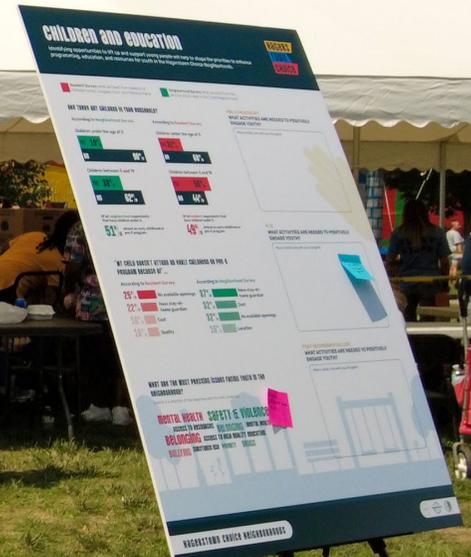
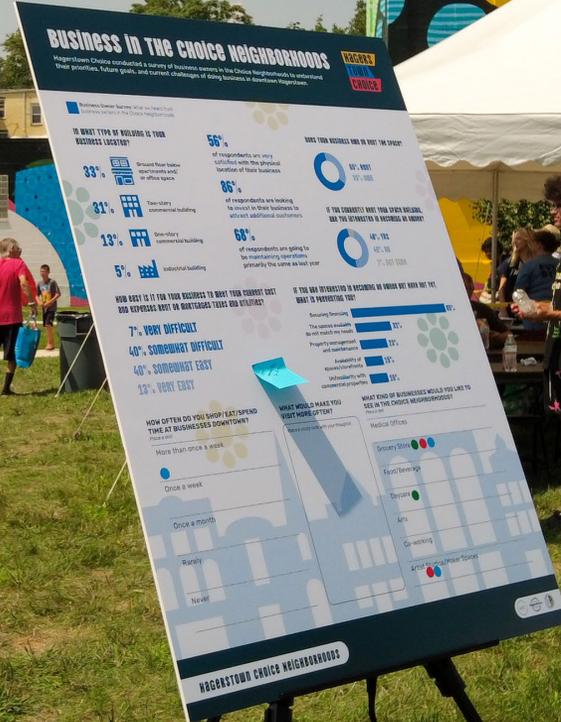
Development: City of Hagerstown

our partners

Meet the 3rd Wednesday of Every Month

- **Bester Community of Hope**
- **Big Brother's Big Sister's Mentoring**
- **Board of Education of Washington County**
- **Brooks House**
- **Brothers United Who Dare to Care**
- **Calvary Temple Apostolic Church**
- **Cameo House**
- **CASA**
- **Chamber of Commerce of Washington County Greater Hagerstown**
- **Spanish 4 All**
- **Chamber of Commerce - Tele Plus**
- **Children In Need**
- **Christ's Reformed Church**
- **Crystal's Closet Outreach Ministries**
- **Dad's Connection**
- **Division of Rehabilitation Services (DORS)**
- **Easterseals**
- **Ebenezer AME Church Greater Hagerstown**
- **Hagerstown Community College**
- **Horizon Goodwill**
- **Innovative Therapeutic Services**
- **John Wesley Preschool**
- **Judy Center**
- **Kings Apostle Holy Church**
- **Lifehouse Church**
- **Meditation First**
- **Meritus Health**
- **Office of Consumer Advocacy - Soul Haven**
- **Potomac Case Management**
- **Robert W Johnson Community Center**
- **Second Christian Church**
- **South Hagerstown High School**
- **The HUB at USMH**
- **Tribe Cold Press**
- **United Way of Washington County**
- **University of Maryland Extension Valor Excel**
- **Washington County Library**
- **Washington County One Stop Job Center**
- **Washington County DSS**
- **Washington County Department of Business and Economic Development**
- **Washington County Department of Commerce**
- **Washington County Public Schools**
- **Zion Baptist Church**

Engagement



ENGAGEMENT

Monthly Taskforce Meetings

Nov 2023 - Dec 2024

Community Meetings

Spring 2024

Needs Assessment Interviews

Spring/Summer 2024

Community Fair

Fall 2024

Outline with Content Draft

Fall/Winter 2024



ENGAGEMENT

Monthly Taskforce Meetings

Sep 2024 – Sep 2025

Focus Groups to Develop Strategies & Recommendations for Draft Plan

Winter 2024

Community Meeting to Review Draft Plan

March 2025

Early Action Implementation

Spring 2025

Plan Release and Community Celebration

September 2025



Assessment / Survey Types

Target Housing Survey

For residents of the three HHA sites:

- Comprehensive
- Assesses residents needs and wants within existing sites
- Administered by community partners

Business

For downtown business owners:

- Quick
- Assesses business owner experiences, needs and wants
- Available online – advertised at Main Street Business meeting, Facebook, email, and flyers

Neighborhood

For residents in and around the Hagerstown Choice Boundary:

- Quick
- Assesses community experiences, needs, and wants
- Available online – advertised through social media and flyers

WHO TOOK THE SURVEYS

IN SPRING 2024, THE CHOICE NEIGHBORHOODS TEAM SURVEYED THREE STAKEHOLDER GROUPS!

The “Resident Survey” refers to residents from the Hagerstown Housing Authority’s properties - Parkside Homes, Douglass Court, and Frederick Manor - as they are part of the Choice Neighborhoods Initiative.

The “Neighborhood Survey” reflect the responses of the residents of the larger neighborhood who took the survey.

The “Business Owner Survey” refers to those businesses within the Choice Neighborhoods who participated.

68%

**HHA CHOICE SITE
RESIDENTS**

285

**NEIGHBORHOOD
RESIDENTS**

45

**BU|siness
OWNERS**

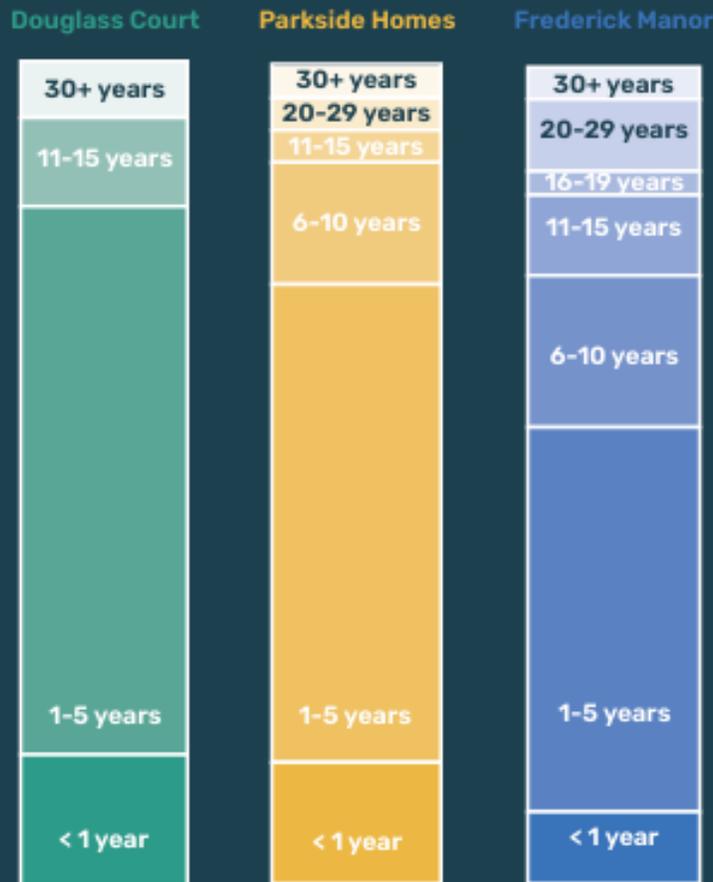


RESIDENT needs assessment

HOUSING IN THE CHOICE NEIGHBORHOODS

■ Douglass Court
■ Parkside Homes
■ Frederick Manor

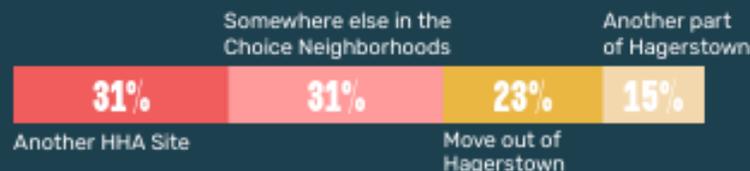
HOW LONG HAVE YOU LIVED AT YOUR CURRENT RESIDENCE?



HOW DO YOU FEEL ABOUT RETURNING TO YOUR RESIDENCE POST-REDEVELOPMENT?

88% Most residents would like to return to their current housing site post redevelopment
77% of those who would prefer permanent relocation, want to stay in Hagerstown

Of those who prefer permanent relocation:



>40% of respondents

support creating a mix of housing on-site to attract residents of varied incomes

WHAT TYPES OF HOUSING WOULD YOU LIKE TO SEE IN YOUR NEIGHBORHOOD?



70.6%
of respondents would like to work towards buying a new home in the next 5 years

WHAT PROGRAMS COULD HELP YOU?

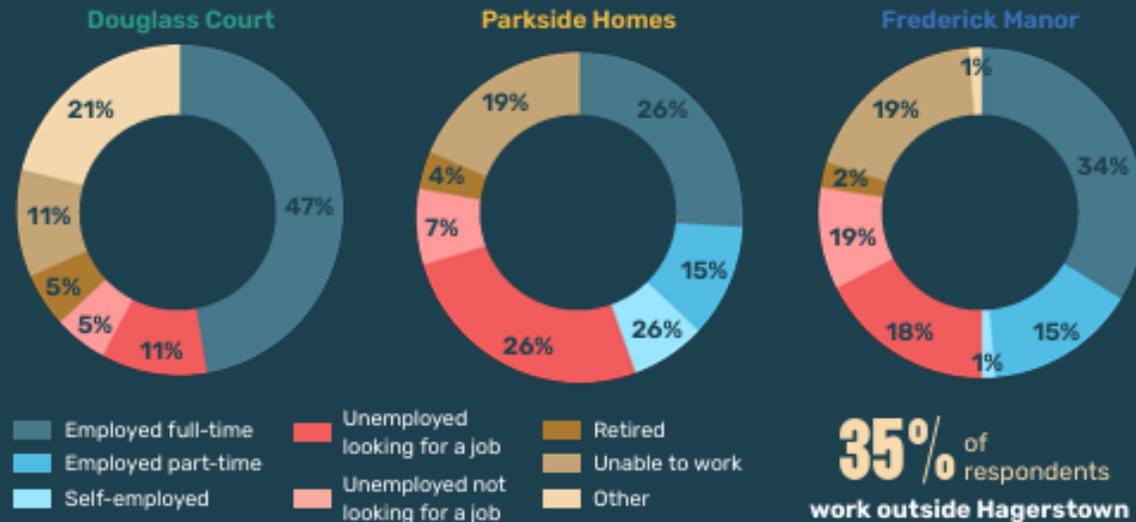
- #1 Downpayment assistance
- #2 Homebuyer education
- #3 Budgeting support
- #4 Support improving credit



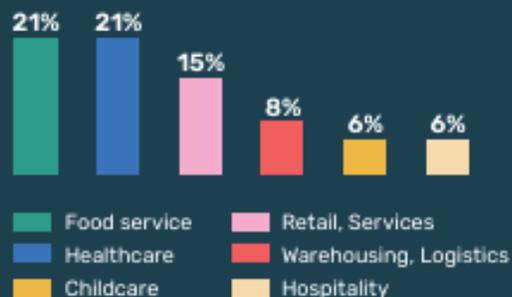
employment and income

- Douglass Court
- Parkside Homes
- Frederick Manor

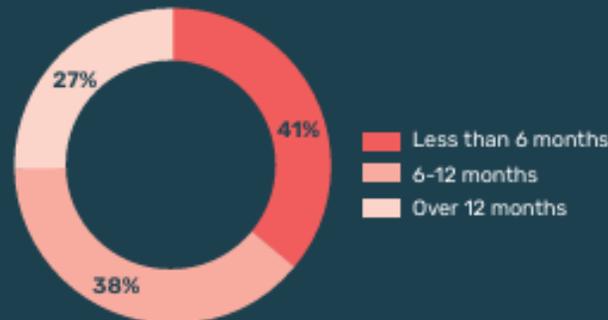
WHAT IS YOUR CURRENT EMPLOYMENT STATUS?



OF THOSE EMPLOYED, THESE ARE THE INDUSTRIES THEY WORK IN...



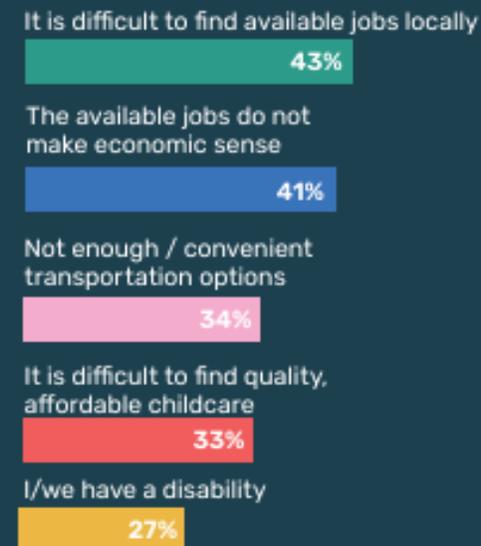
OF THOSE NOT EMPLOYED, THIS IS HOW LONG THEY'VE BEEN UNEMPLOYED...



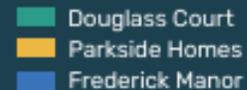
WHAT WAS YOUR HOUSEHOLD INCOME LAST YEAR?



WHAT ARE BARRIERS TO EMPLOYMENT FOR YOU AND/OR YOUR FAMILY?



HEALTH, WELLNESS, AND FOOD ACCESS



DO YOU HAVE HEALTH INSURANCE?

89% Douglass Court

89% Parkside Homes

97% Frederick Manor

DO THE CHILDREN IN YOUR HOUSEHOLD HAVE HEALTH INSURANCE?

100% Douglass Court

100% Parkside Homes

93% Frederick Manor

WHAT ARE SOME WAYS OF IMPROVING YOUR ACCESS TO HEALTHCARE?

Douglass Court

- 1 Locating more healthcare facilities in the neighborhood
- 2 Extending the hours of health facilities in the neighborhood
- 3 Providing more services that I actually need

Parkside Homes

- 1 Funding for prescriptions
- 2 Improving transportation to major healthcare facilities
- 3 Extending the hours of health facilities in the neighborhood

Frederick Manor

- 1 Extending the hours of health facilities in the neighborhood
- 2 Locating more healthcare facilities in the neighborhood
- 3 Improving transportation to major healthcare facilities

ARE THERE ADEQUATE AFFORDABLE HEALTHCARE FACILITIES NEARBY?

Douglass Court

63% agree 16% disagree

Parkside Homes

64% agree 28% disagree

Frederick Manor

64% agree 25% disagree

IN A TYPICAL YEAR, RESIDENTS TAKE PART IN THE FOLLOWING:



98% Have an annual medical check-up



82% Have at least one dental cleaning



83% Get vaccinations



57% Take part in a free health screening

HAVE YOU OR ANYONE IN YOUR HOUSEHOLD BEEN DIAGNOSED WITH ANY HEALTH CONDITIONS?

41% Depression/anxiety/post-traumatic stress

30% Asthma/breathing issues

27% Mental/behavioral health



NEIGHBORHOOD SURVEY

ABOUT THE NEIGHBORHOOD

DO YOU LIVE IN THE HAGERSTOWN CHOICE NEIGHBORHOODS?

YES 57%

NO 43%



WHAT ARE THE **STRENGTHS** & **WEAKNESSES** OF THE HAGERSTOWN CHOICE NEIGHBORHOODS?

STRENGTHS

- 1 Access to Downtown
- 2 Parks & open spaces
- 3 History & culture

Weaknesses

- 1 Condition of buildings
- 2 People / neighbors
- 3 Housing affordability

WHAT **SOCIAL ACTIVITIES** WOULD YOU LIKE TO SEE IN THE NEIGHBORHOODS?

- 66%** Safe youth-based place for teens and school-aged children
- 53%** Community garden or area for individual garden plots
- 44%** Central gathering place for the community

WHAT WOULD YOU LIKE TO SEE IN THE **COMMERCIAL** & **RESIDENTIAL** AREAS IN AND AROUND THE HAGERSTOWN CHOICE NEIGHBORHOODS?

- | | | |
|-----------------------------------|------------|------------|
| #1 Greater public safety presence | 61% | 63% |
| #2 Storefront improvements | 50% | 46% |
| #3 Brighter lighting | 40% | 38% |
| #4 More street trees and flowers | 40% | 37% |

CLEAR PRIORITIES

Respondents would like to see the same things in the **commercial** and **residential** areas in and around the Hagerstown choice neighborhoods.

DO YOU USE ANY OF THE FOLLOWING **PARKS & OPEN SPACES**?

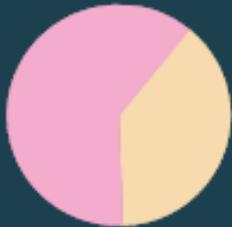
- 94%** Hagerstown City Park
- 80%** Fairgrounds Park
- 62%** Pangborn Park
- 53%** University Plaza

HOUSING IN THE CHOICE NEIGHBORHOODS

DO YOU RENT OR OWN YOUR HOME?

I live outside the choice neighborhoods

RENT 38%
OWN 62%



I live inside the choice neighborhoods

RENT 51%
OWN 49%



OVER 59% of current renters want to be working towards **buying a home** in the next 5 years. What will they need?

#1 Downpayment assistance

#2 Housing Affordability

#3 Homes in safe areas



OVER 83% Of renters identified **affordability of downpayments and homes** as barriers to homeownership.

WHAT IS THE BEST HOUSING TYPE FOR THE NEIGHBORHOOD?

- 1** Mixed-use buildings (multiple apartments with stores and services on the ground floor)
- 2** Single family homes
- 3** Mid-rise apartment with elevators and amenity spaces for residents (20 or more units)

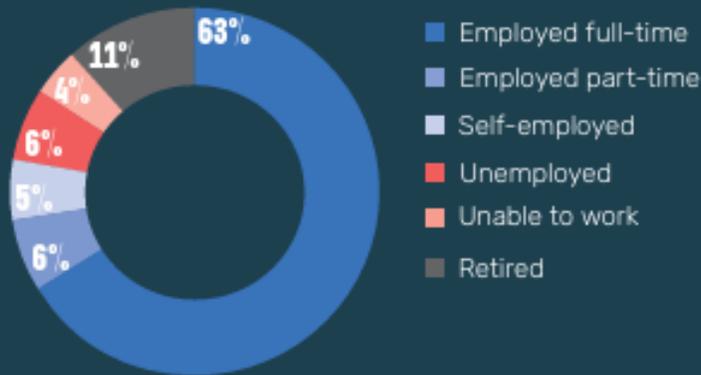
WHAT TYPES OF HOUSING WOULD YOU LIKE TO SEE IN YOUR NEIGHBORHOOD?

- 54%** Home renovation / modification program
- 53%** New affordable rental housing
- 46%** New homes for ownership
- 38%** New moderately price rental housing

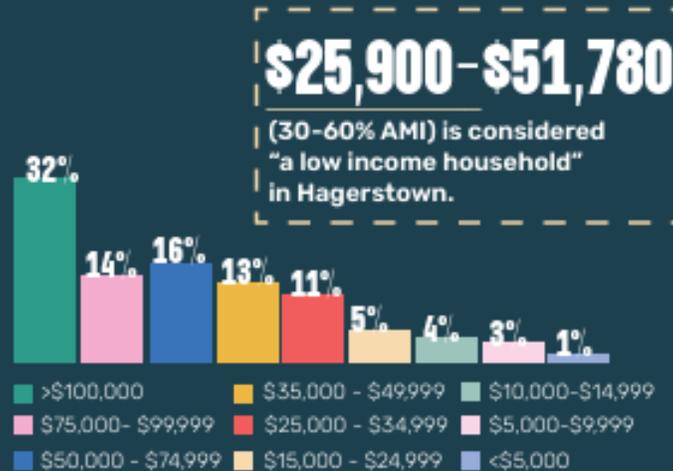


EMPLOYMENT

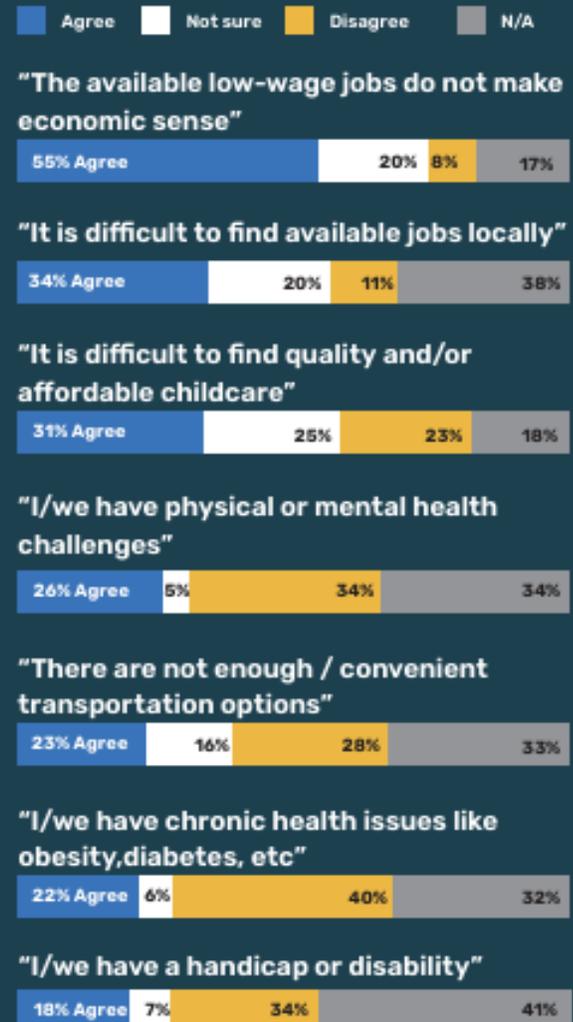
WHAT IS YOUR CURRENT EMPLOYMENT STATUS?



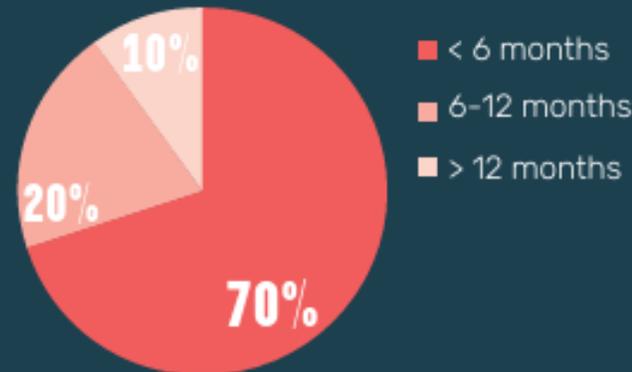
HOUSEHOLD INCOME



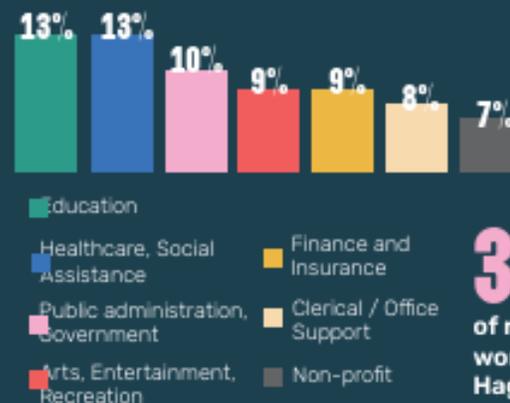
BARRIERS TO EMPLOYMENT



IF NOT EMPLOYED, HOW LONG HAS IT BEEN?



OF THOSE EMPLOYED, THESE ARE THE INDUSTRIES THEY WORK IN...



31%
of respondents work outside Hagerstown.



CHILDREN and education

DO YOU HAVE CHILDREN IN YOUR HOUSEHOLD?

Children under the age of 5



Children between 5 and 19

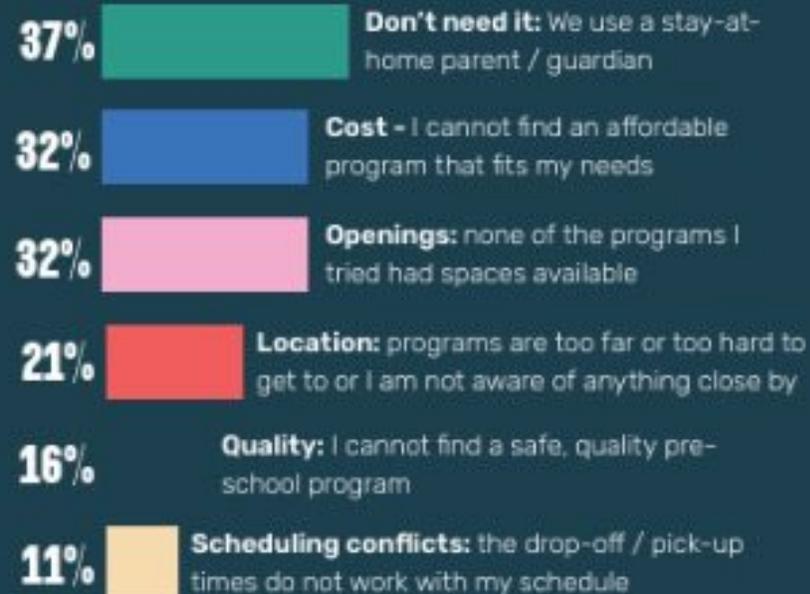


WHAT ARE THE PRESSING ISSUES FACING YOUTH IN THE NEIGHBORHOOD TODAY?

Graphic is a reflection of the responses with the most consensus.

SAFETY & VIOLENCE
BELONGING mental health
POVERTY **DRUGS**
ACCESS TO HIGH QUALITY EDUCATION

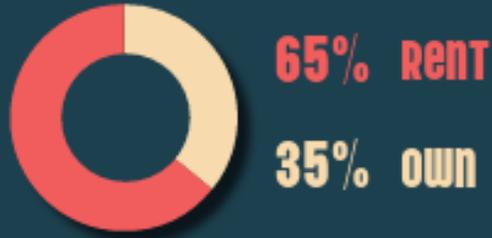
"MY CHILD DOESN'T ATTEND AN EARLY CHILDHOOD OR PRE-K PROGRAM BECAUSE"...



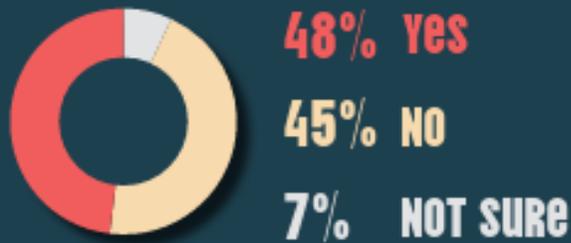
Business owner survey

THE COST OF DOING BUSINESS

DOES YOUR BUSINESS OWN OR RENT THE SPACE?

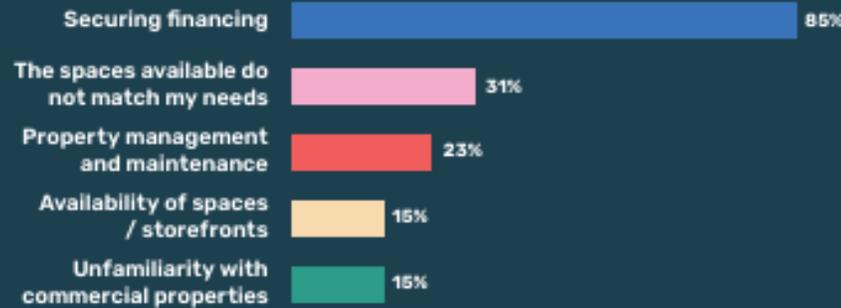


IF YOU CURRENTLY RENT YOUR SPACE/BUILDING, ARE YOU INTERESTED IN BECOMING AN OWNER?



86% of respondents are looking to invest in their business in to attract additional customers

IF YOU ARE INTERESTED IN BECOMING AN OWNER BUT HAVE NOT YET, WHAT IS PREVENTING YOU?



HOW EASY IS IT FOR YOU TO MEET YOUR CURRENT BUSINESS COST AND EXPENSES, RENT OR MORTGAGES, TAXES AND UTILITIES?

40% SOMEWHAT DIFFICULT
40% SOMEWHAT EASY
13% VERY EASY
7% VERY DIFFICULT

68% of respondents are going to be maintaining operations primarily the same as last year

IMPROVEMENTS

WHAT, IF ANY, PHYSICAL IMPROVEMENTS DOES YOUR BUSINESS/BUILDING CURRENTLY NEED?

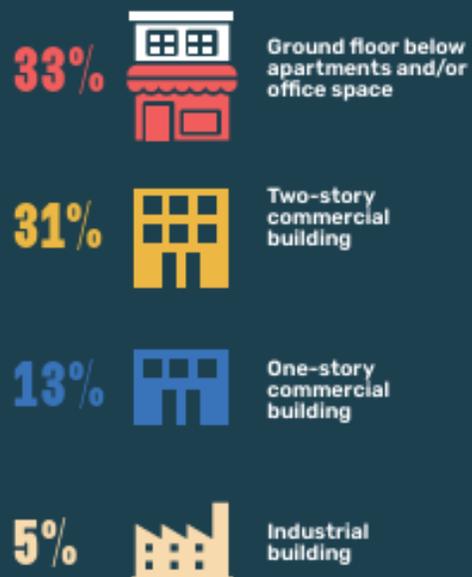
28% Storefront rehab
26% Signage
26% Water leaks/damage
20% Flooring

IF PHYSICAL IMPROVEMENTS ARE NEEDED, WHAT MAY BE PREVENTING YOU FROM IMPROVING THE PHYSICAL CONDITIONS OF YOUR BUSINESS?



ABOUT THE NEIGHBORHOOD AND LOCATION OF BUSINESSES IN HCN

IN WHAT TYPE OF BUILDING IS YOUR BUSINESS LOCATED?



56% of respondents are very satisfied with the physical location of their business.

HOW WOULD YOU RATE EACH OF THE FOLLOWING ASPECTS OF THE AREA WHERE YOUR BUSINESS IS LOCATED?



82% of respondents agree that their business is located in an area with friendly customers but **only 31%** agree that their business is located in a safe area.

HOW SATISFIED ARE YOU WITH THE OPPORTUNITIES THAT DOWNTOWN HAGERSTOWN OFFERS TO YOUR BUSINESS?



WHAT IMPROVEMENTS DO YOU THINK SHOULD BE MADE TO THE DOWNTOWN COMMERCIAL CORRIDORS TO MAKE THEM MORE INVITING?



**RESIDENT needs assessment,
NEIGHBORHOOD SURVEY, and
BUSINESS OWNER SURVEY COMPARISON**

HOUSING AND ACCESS TO SERVICES

Resident Needs Assessment
Neighborhood Survey

DO YOU RENT OR OWN YOUR HOME?

Neighborhood Survey

I live INSIDE
the Choice Neighborhoods

RENT 51%
OWN 49%



I live OUTSIDE
the Choice Neighborhoods

RENT 38%
OWN 62%



70%
of housing site
residents

&

59%
of neighborhood
residents who are renters

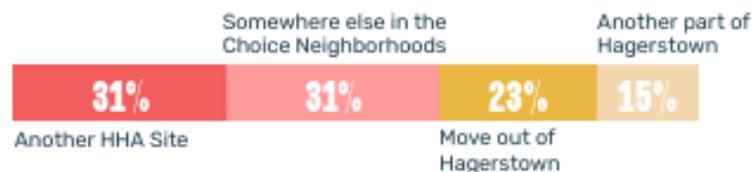
would like to work towards
homeownership in the next five years

HOW DO YOU FEEL ABOUT RETURNING TO YOUR RESIDENCE POST-REDEVELOPMENT?

88% Most residents would like to return to their current housing site post redevelopment

77% of those who would prefer permanent relocation, want to stay in Hagerstown

Of those who prefer permanent relocation:



WHAT PROGRAMS COULD HELP YOU WORK TOWARDS HOMEOWNERSHIP?



Resident Needs Assessment

#1 Downpayment assistance

#2 Homebuyer education

#3 Budgeting support

Neighborhood Survey

#1 Downpayment assistance

#2 Housing affordability

#3 Homes in safe areas

WHAT DAILY TRANSPORTATION CHALLENGES DO YOU EXPERIENCE?

Resident Needs Assessment

36% Pedestrian safety

35% Availability of parking

34% Road congestion/traffic

32% Road conditions/maintenance

Neighborhood Survey

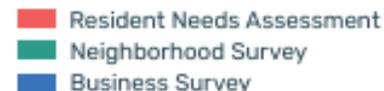
60% Road conditions/maintenance

58% Pedestrian safety

56% Accessibility/condition of sidewalks

56% Road congestion/traffic

EMPLOYMENT IN THE CHOICE NEIGHBORHOODS

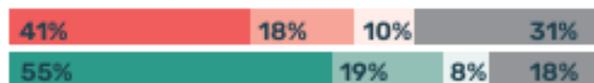


WHAT ARE THE BARRIERS TO EMPLOYMENT?

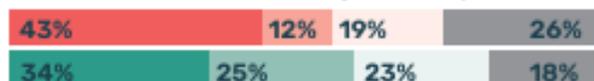
Resident Needs Assessment Neighborhood Survey

Agree Not sure Disagree N/A

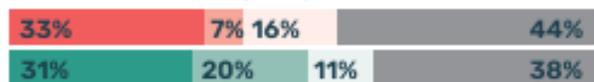
The available jobs do not make economic sense



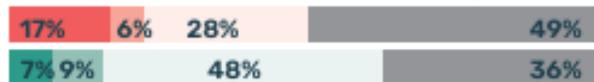
It is difficult to find available jobs locally



It is difficult to find quality, affordable childcare



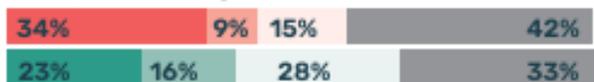
I/we lack the skills needed for available jobs



I/we do not have the required education for the jobs



There are not enough / convenient transportation to get to jobs



WHAT INDUSTRY DO YOU WORK ON?

Resident Needs Assessment

Neighborhood Survey

#1 Food services

#1 Education

#2 Healthcare/social assistance

#2 Healthcare/social assistance

#3 Warehousing/distribution/logistics

#3 Public administration/government

TYPES OF BUSINESS THAT TOOK THE SURVEY:

Business Survey

#2 Social services

#1 Professional services

#3 Food retail

OVER HALF

of businesses in the Hagerstown Choice Neighborhoods employ between 1 to 5 employees, with a mix of part-time and full time employees

For those with over 20 employees, a higher percentage of employees are employed part-time

EMPLOYEES AND HIRING OPPORTUNITIES:

Business Owner Survey

Agree Not sure Disagree

The majority of my employees (50% or more) are Hagerstown residents



I have difficulty hiring due to a lack of experience/training



It is easy for me to fill open part-time positions at my business



It is easy for me to fill open full-time positions at my business



The majority of my employees (50% or more) live in the Hagerstown Choice Boundary



I have difficulty hiring due to a language barrier



PUBLIC SAFETY

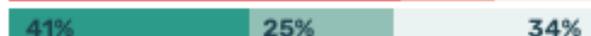
■ Resident Needs Assessment
■ Neighborhood Survey
■ Business Survey

PERCEPTION OF SAFETY IN THE NEIGHBORHOOD

Resident Needs Assessment Neighborhood Survey

■ Agree ■ Not sure ■ Disagree ■ N/A

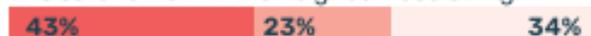
I feel safe in my neighborhood



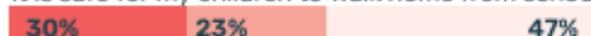
It is safe to walk in the neighborhood during the day



It is safe to walk in the neighborhood at night



It is safe for my children to walk home from school



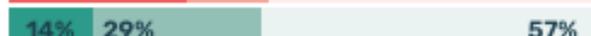
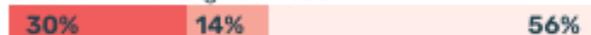
I want to be involved in making the neighborhood safer



I feel that I know my neighbors and I have a sense of belonging to the community



There is enough police presence on foot or bike in the neighborhood



HOW WOULD YOU RATE EACH OF THE FOLLOWING ASPECTS OF THE AREA WHERE YOUR BUSINESS IS LOCATED?

Business Owner Survey

■ Good ■ Fair ■ Poor

Friendliness of customers



Physical conditions of streetscapes



Safety



Overall character and image



Cleanliness



Physical conditions of buildings and storefronts



NEIGHBORHOOD AND BUSINESS RESPONDENTS AGREE THAT THESE ARE THE TOP SAFETY CONCERNS:

- #1 People buying and selling drugs
- #2 People using drugs
- #3 Gun shots/gun violence

ONLY 31%

of business owners

agree that their business is located in a safe area



Market Study

PRELIMINARY DATA FINDINGS

Strengths:

Strong population, household, and employment **growth trends**

Recent growth and investment in theatre, art, entertainment in downtown Hagerstown

Churches, non-profits, and CDCs within walking distance of target properties

Strong **sense of community** of long-term residents and **desire to remain** in the neighborhood

Weaknesses:

Frederick Manor **disconnected** from downtown businesses and located in predominantly industrial area

Lack of **fresh food** access

Many **vacant or underutilized** commercial properties; limited vacancy for new residential development

Missing critical **community amenities**

Limited availability of **affordable workforce** housing units

Limited affordable **homeownership** options



PRELIMINARY DATA FINDINGS

Opportunities:

Housing should include options **affordable to households employed** in warehousing and logistics

The Jonathan Street corridor has many long-time residents with strong desire for **community revitalization**

Horizon Goodwill Industries will open a new full-service grocery store that will help alleviate challenges for downtown residents in obtaining **healthy food items**.

There is **market demand for LIHTC housing** without unit-based subsidy

There is **demand** for additional **affordable for-sale properties** targeted to first-time buyers

There is **missing middle-income rental market** in the Choice Neighborhood

Threats:

Failure to address the challenges of **homelessness and crime** downtown could slow the absorption of market rate units

Lack of **sufficient housing options** will slow the labor force growth in Hagerstown and impact the community's successful economic development efforts



FINAL PLAN OVERVIEW



Services to services

HAGERSTOWN CHOICE

What types of services would you like to see in your neighborhood?

Service	Percentage
Job training	75%
Child care	68%
Food bank	65%
Financial counseling	62%
Substance abuse treatment	58%
Mental health services	55%
Job placement	52%
Legal services	48%
Job coaching	45%
Job referrals	42%
Job shadowing	38%
Job interviews	35%
Job offers	32%
Job openings	28%
Job leads	25%
Job alerts	22%
Job boards	18%
Job fairs	15%
Job sites	12%
Job centers	10%
Job hubs	8%
Job networks	5%
Job portals	3%
Job engines	2%
Job aggregators	1%
Job marketplaces	1%
Job search engines	1%
Job discovery engines	1%
Job matching engines	1%
Job recommendation engines	1%
Job referral engines	1%
Job recommendation engines	1%

Understanding Community Needs

HAGERSTOWN CHOICE

WHAT IS HAGERSTOWN CHOICE NEIGHBORHOODS?

Hagerstown Choice Neighborhoods is a community-led initiative that addresses the needs of the community by providing affordable housing, job training, and other services to support the growth of the neighborhood and create a more vibrant and equitable community.

WHO TALKS THE MOST?

Group	Percentage
Black	75%
White	15%
Hispanic	8%
Asian	2%
Other	2%

AGE GROUPS OF CHOICE RESPONDENTS

Age Group	Percentage
18-24	15%
25-34	25%
35-44	35%
45-54	20%
55-64	10%
65+	15%

HOW TO GET INVOLVED

Attend the Resident Assessment? No problem! The Resident Assessment is a key component of the Choice Neighborhoods process. It is a survey that allows residents to share their thoughts and ideas on the development. You can get involved in several ways:

- Attend the Resident Assessment (in person or online)
- Join the Choice Neighborhoods Steering Committee
- Participate in community meetings
- Provide feedback on the development plan

FINAL PLAN

WHAT IS IT?

- » The Final Plan builds and refines the Draft Plan, including;
- » Income mix, phasing program, and breakdown by phase.
- » Relocation plan and policies to offer first preference to current residents to replacement housing.
- » Goals and strategies for implementation with metrics on how to track and measure:
 - Progress,
 - Timeframes,
 - Lead agencies and partners,
 - Resources to leverage.



THRIVE – PEOPLE

GUIDING PRINCIPLES

- 1** Address Food Insecurity by improving access and availability of fresh and healthy foods.
- 2** Connect residents to workforce training programs and opportunities while also providing pathways for continuing education.
- 3** Support residents and their families in accessing quality and affordable early childhood education options.
- 4** Work with community-serving partners to ensure a robust environment of programming especially for school-aged youth.
- 5** Foster community wealth building and provide financial literacy training and resources.



THRIVE – NEIGHBORHOOD

GUIDING PRINCIPLES

- 1** Leverage new housing development to build needed community assets.
- 2** Improve access to affordable, high-quality neighborhood-based services.
- 3** Create inviting and vibrant gathering spaces that honor the identity of the neighborhood and are anchors for community building and development.
- 4** Build trust, communication, and community relationships with public safety officers and public safety programs that serve the neighborhood.
- 5** Invest in infrastructure improvements that enhance mobility and safety of pedestrians while creating connected and accessible communities.
- 6** Continue to support local businesses along key corridors and build capacity of local entrepreneurs.



THRIVE – HOUSING

GUIDING PRINCIPLES

- 1** Leverage new housing development to build needed community assets.
- 2** Change the narrative on housing within the Choice Neighborhoods footprint to acknowledge the importance of providing quality affordable housing along workforce and market-rate units to create a vibrant, thriving, and resilient community.
- 3** Cultivate and encourage social cohesion, close-knit connections, and community culture through design.

- 4** Create a living environment that encourages physical and emotional wellness as well as safety of its residents through environmental design.
- 5** Support and create housing stability as a foundation for economic mobility.





Choice Neighborhoods: Definitions

Area Median Income (AMI): The **midpoint of a region's income distribution.**
(Hagerstown; **Family of four = \$93,500 per HUD FY 2025**)

Affordable Housing: the occupant pays **no more than 30% of their gross income for housing costs, including utilities.** This definition is intended to ensure that households have enough money to pay for other costs.

Workforce Housing: housing that's affordable for households earning **between 60 and 120 percent of the area median income (AMI).** The AMI is the median income for a family of four in a particular region.

Market-rate Housing: housing that is **not subsidized by the government and is based on the market value and demand of the area.** It is different from affordable housing, which offers special benefits to borrowers.

Mixed-Income Housing: includes **diverse types of housing** units, such as apartments, townhomes, and/or single-family homes for a people with a **range of income levels.**



Douglas Court
20 - 24 Homeownership Units

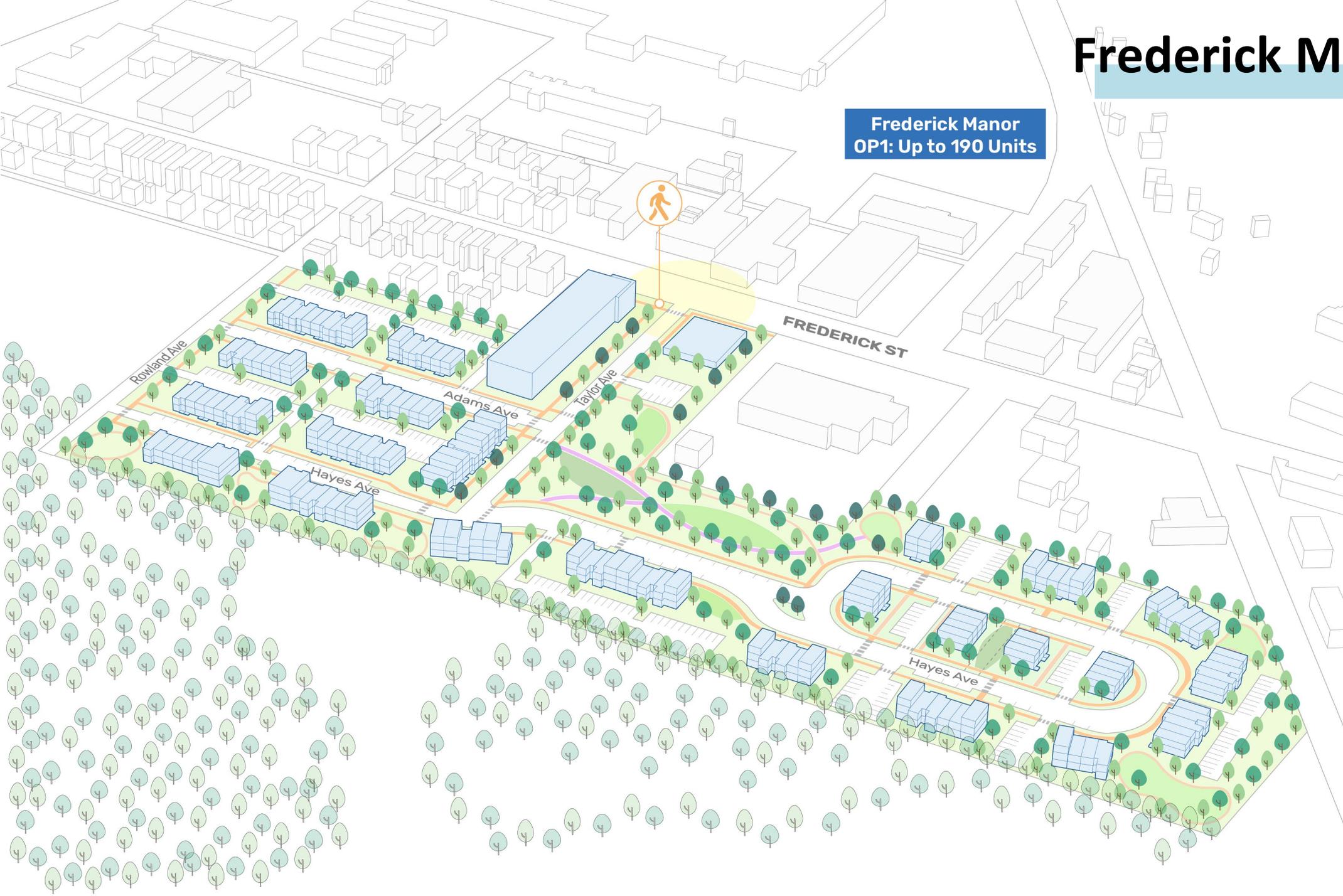
Parkside Homes
82 Rental Units

Moller Building
65 Rental Units

Parkside, Douglas Court, and Moller

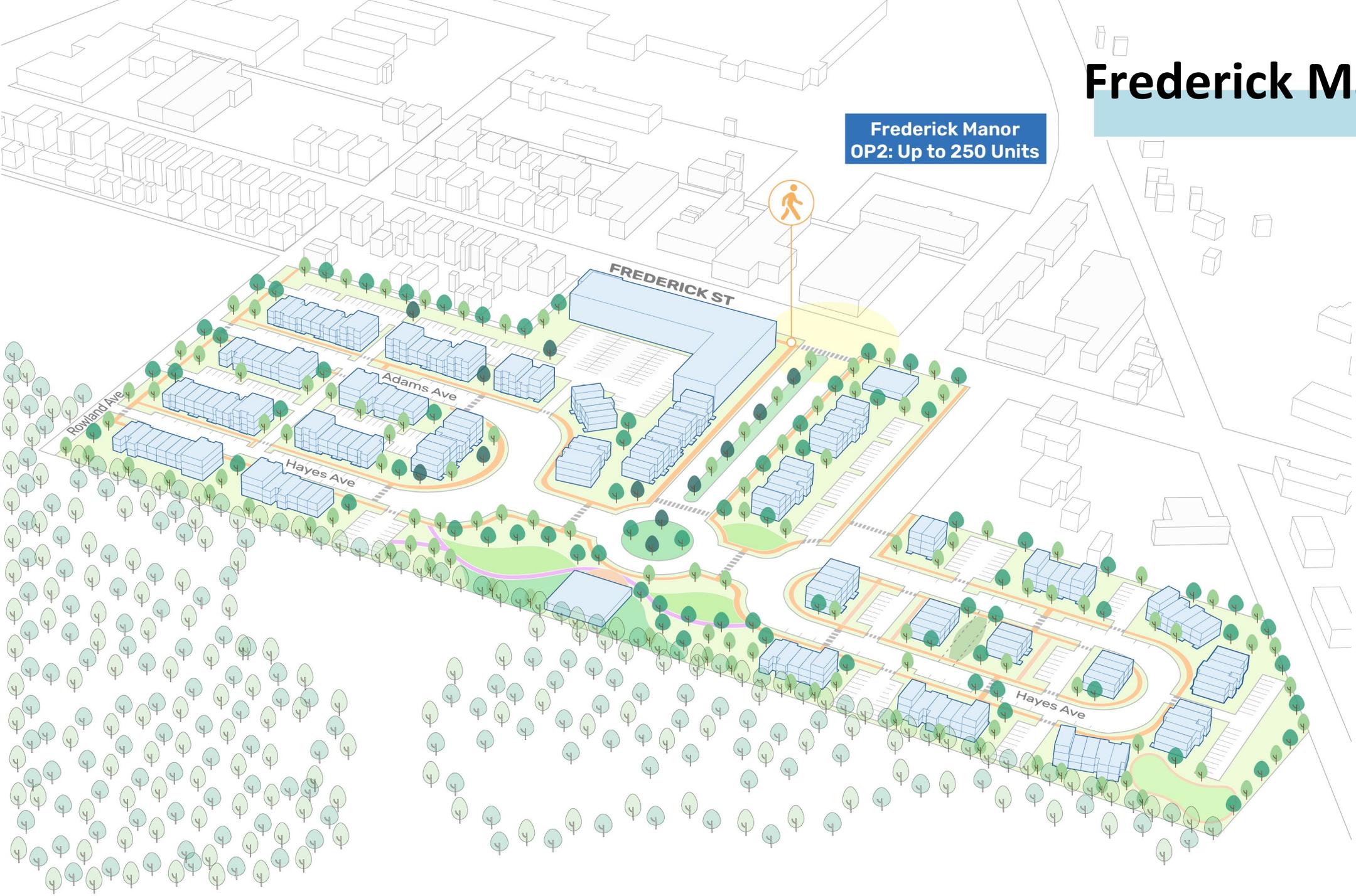
Frederick Manor

Frederick Manor
OP1: Up to 190 Units



Frederick Manor

Frederick Manor
OP2: Up to 250 Units



Phase I - 65 Units HISTORIC REHAB						
Moller Building	Unit Type	RU	LIHTC	Market	Total	%
	1 BR	25	10	6	41	63%
	2 BR	14	6	4	24	37%
	Total	39	16	10	65	100%
	%	60%	25%	15%		

Phase II - 82 Units NC						
Parkside	Unit Type	RU	LIHTC	Market	Total	%
	1 BR	7	8	5	20	24%
	2 BR	11	16	7	34	41%
	3 BR	10	7	6	23	28%
	4 BR	2	1	2	5	6%
	Total	30	32	20	82	100%
%	37%	39%	24%			

Phase III - 80 Units REHAB						
Frederick Manor	Unit Type	RU	LIHTC	Market	Total	%
	1 BR	7	9		16	20%
	2 BR	16	16		32	63%
	3 BR	20			20	39%
	4 BR	12			12	24%
	Total	55	25	0	80	145%
%	69%	31%	0%			

Phase IV - 51 Units NC						
Frederick Manor	Unit Type	RU	LIHTC	Market	Total	%
	1 BR	18		18	36	71%
	2 BR	7		8	15	29%
	3 BR				0	0%
	4 BR				0	0%
	Total	25	0	26	51	100%
%	49%	0%	51%			

Phase V - 176 Units NC						
Frederick Manor	Unit Type	RU	LIHTC	Market	Total	%
	1 BR				0	0%
	2 BR	17	26	10	53	30%
	3 BR	29	44	18	91	52%
	4 BR	9	16	7	32	18%
	Total	55	86	35	176	100%
%	31%	49%	20%			

Housing Plan - 454 Units						
Totals	Unit Type	RU	LIHTC	Market	Total	%
	1 BR	57	27	29	113	25%
	2 BR	65	64	29	158	35%
	3 BR	59	51	24	134	30%
	4 BR	23	17	9	49	11%
	Total	204	159	91	454	100%
%	45%	35%	20%			

Phase I - 65 Units	
Moller Building--REHAB	
Sources	
LIHTC 9% Tax Credits	\$13,500,000
Historic Tax Credits	\$7,164,398
First Mortgage	\$2,919,991
State Soft Funds	\$2,038,500
Federal Home Loan Bank	\$1,500,000
Deferred Fee	\$1,082,476
Transferred Reserves	\$0
Rebates and Credits	\$158,750
Choice Neighborhoods	\$0
Total	\$28,364,114
Uses	
Hard Cost	\$20,058,500
Soft Cost	\$1,013,258
Financing Cost and Reserves	\$7,292,356
Total	\$28,364,114

Phase IV - 51 Units	
Frederick Manor--NEW CONSTRUCTION	
Sources	
LIHTC 9% Tax Credits	\$9,866,845
Historic Tax Credits	\$0
First Mortgage	\$2,055,375
State Soft Funds	\$2,056,000
Federal Home Loan Bank	\$0
Deferred Fee	\$288,283
Transferred Reserves	\$542,222
Rebates and Credits	\$96,250
Choice Neighborhoods	\$5,000,000
Total	\$19,904,975
Uses	
Hard Cost	\$14,202,038
Soft Cost	\$1,014,758
Financing Cost and Reserves	\$4,688,180
Total	\$19,904,975

Phase III - 80 Units	
Frederick Manor--REHAB	
Sources	
LIHTC 4% Tax Credits	\$14,640,370
Historic Tax Credits	\$0
First Mortgage	\$7,619,405
State Soft Funds	\$3,556,000
Federal Home Loan Bank	\$1,500,000
Deferred Fee	\$579,329
Transferred Reserves	\$542,222
Seller Note	\$6,300,000
Rebates and Credits	\$220,000
Choice Neighborhoods	\$0
Total	\$34,957,326
Uses	
Hard Cost	\$20,702,000
Soft Cost	\$1,014,758
Financing Cost and Reserves	\$13,240,568
Total	\$34,957,326

Phase II - 82 Units	
Parkside--NEW CONSTRUCTION	
Sources	
LIHTC 4% Tax Credits	\$10,159,766
Historic Tax Credits	\$0
First Mortgage	\$7,290,690
State Soft Funds	\$3,557,400
Federal Home Loan Bank	\$0
Deferred Fee	\$338,776
Transferred Reserves	\$478,736
Rebates and Credits	\$174,500
Choice Neighborhoods	\$8,000,000
Total	\$29,999,867
Uses	
Hard Cost	\$22,770,825
Soft Cost	\$1,013,258
Financing Cost and Reserves	\$6,215,784
Total	\$29,999,867

Phase V - 176 Units	
Frederick Manor--NEW CONSTRUCTION	
Sources	
LIHTC 4% Tax Credits	\$21,953,517
Historic Tax Credits	\$0
First Mortgage	\$23,239,422
State Soft Funds	\$3,623,200
Federal Home Loan Bank	\$0
Deferred Fee	\$76,182
Transferred Reserves	\$542,222
Rebates and Credits	\$357,250
Choice Neighborhoods	\$10,400,000
Total	\$60,191,793
Uses	
Hard Cost	\$48,753,600
Soft Cost	\$1,014,758
Financing Cost and Reserves	\$10,423,435
Total	\$60,191,793

Total - 452 Units	
Sources	
LIHTC Tax Credits	\$70,120,497
Historic Tax Credits	\$7,164,398
First Mortgage	\$43,124,883
State Soft Funds	\$14,831,100
Federal Home Loan Bank	\$3,000,000
Deferred Fee	\$2,365,045
Transferred Reserves	\$2,105,403
Rebates and Credits	\$1,006,750
Seller Note	\$6,300,000
Choice Neighborhoods	\$23,400,000
Total	\$173,418,076
Uses	
Hard Cost	\$126,486,963
Soft Cost	\$5,070,790
Financing Cost and Reserves	\$41,860,324
Total	\$173,418,076

04

Questions?



Hagerstown Choice Neighborhoods | WRT
Hagerstown, MD

Adjourned

