



# **CITY of HAGERSTOWN**

**1 E. Franklin Street  
Hagerstown, MD 21740**

## **Federal Fiscal Year 2025-2029 (City Fiscal Year 2026-2030) Five-Year Consolidated Plan and 2025/2026 Annual Action Plan**

**For Submission to HUD for the  
Community Development Block Grant and HOME  
Investment Partnership Programs**

### **August 2025**

**Honorable William B. McIntire  
Mayor, City of Hagerstown, Maryland**



## Table of Contents

<b>Executive Summary</b> .....	<b>1</b>
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	1
<b>The Process</b> .....	<b>26</b>
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	26
PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l) .....	27
PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c) .....	50
<b>Needs Assessment</b> .....	<b>54</b>
NA-05 Overview .....	54
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c) .....	55
NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2).....	65
NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205 (b)(2).....	68
NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b)(2).....	72
NA-30 Disproportionately Greater Need: Discussion - 91.205(b)(2) .....	74
NA-35 Public Housing - 91.205(b) .....	77
NA-40 Homeless Needs Assessment - 91.205(c) .....	82
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d).....	87
NA-50 Non-Housing Community Development Needs - 91.215 (f).....	90
<b>Housing Market Analysis</b> .....	<b>92</b>
MA-05 Overview .....	92
MA-10 Number of Housing Units - 91.210(a)&(b)(2).....	93
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	96
MA-20 Housing Market Analysis: Condition of Housing - 91.210(a) .....	99
MA-25 Public and Assisted Housing - 91.210(b) .....	102
MA-30 Homeless Facilities and Services - 91.210(c).....	105

MA-35 Special Needs Facilities and Services - 91.210(d)..... 108

MA-40 Barriers to Affordable Housing - 91.210(e)..... 111

MA-45 Non-Housing Community Development Assets - 91.215 (f) ..... 112

MA-50 Needs and Market Analysis Discussion..... 119

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households -  
 91.210(a)(4), 91.310(a)(2) ..... 121

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)..... 122

**Strategic Plan..... 124**

SP-05 Overview ..... 124

SP-10 Geographic Priorities - 91.215 (a)(1)..... 126

SP-25 Priority Needs - 91.215(a)(2)..... 132

SP-30 Influence of Market Conditions - 91.215 (b)..... 136

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) ..... 137

SP-40 Institutional Delivery Structure - 91.215(k) ..... 140

SP-45 Goals Summary - 91.215(a)(4) ..... 143

SP-50 Public Housing Accessibility and Involvement - 91.215(c)..... 154

SP-55 Barriers to affordable housing - 91.215(h) ..... 156

SP-60 Homelessness Strategy - 91.215(d) ..... 157

SP-65 Lead based paint Hazards - 91.215(i)..... 159

SP-70 Anti-Poverty Strategy - 91.215(j) ..... 161

SP-80 Monitoring - 91.230 ..... 163

**Annual Action Plan..... 164**

AP-15 Expected Resources - 91.220(c)(1,2) ..... 164

AP-20 Annual Goals and Objectives..... 167

AP-35 Projects - 91.220(d) ..... 171

AP-38 Project Summary ..... 175

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AP-50 Geographic Distribution - 91.220(f) .....	191
AP-55 Affordable Housing - 91.220(g) .....	196
AP-60 Public Housing - 91.220(h) .....	197
AP-65 Homeless and Other Special Needs Activities - 91.220(i) .....	200
AP-75 Barriers to affordable housing - 91.220(j) .....	204
AP-85 Other Actions - 91.220(k) .....	205
AP-90 Program Specific Requirements - 91.220(l)(1,2,4) .....	211
<b>Exhibits.....</b>	<b>215</b>
SF 424 Forms	
Certifications	
Resolution	
HOME Acceptance Letter	
Resale/Recapture	
Citizen Participation	
• First Public Hearing	
• Second Public Hearing	
• Resident Surveys	
• Agency/Organization Surveys	
• Stakeholder Meetings	



## **CITY OF HAGERSTOWN, MARYLAND**

### **FFY 2025-2029 Five-Year Consolidated Plan and FFY 2025 Annual Action Plan\***

*\*City Fiscal Years 2026-2030*

## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Federal Fiscal Year begins October 1st and ends September 30th of the following year. The City of Hagerstown operates on a Fiscal Year which begins July 1st and ends June 30th of following year. For the purposes of this document the Federal Fiscal Year will be abbreviated as "FFY", and the City of Hagerstown's Fiscal Year will be abbreviated as "FY".

The City of Hagerstown, Maryland is an entitlement community under the U.S. Department of Housing & Urban Development's (HUD) Community Development Block Grant (CDBG) Program and HOME Investment Partnership (HOME) Program. In compliance with HUD regulations, the City of Hagerstown has prepared this FFY 2025-2029 Five-Year Consolidated Plan for the period of July 1, 2025, through June 30, 2030. The plan corresponds to the City's FY 2026-2030. This consolidated plan is a strategic plan for the implementation of the City's Federal Programs for housing, community and economic development within the City.

The Five-Year Consolidated Plan establishes the City's goals for the next five (5) year period and outlines the specific initiatives the City will undertake to address its needs and objectives by promoting the rehabilitation and construction of affordable, decent, safe, sanitary, accessible and sound housing, creating a suitable living environment, removing slums and blighting conditions, promoting fair housing, improving public services, expanding economic opportunities, and principally benefitting low- and moderate-income persons.

This Five-Year Consolidated Plan is a collaborative effort of the City, the Community at large, social service agencies and providers, housing providers, community development agencies, and economic development groups. The planning process was accomplished through a series of public meetings, stakeholder interviews, resident surveys, statistical data, and review of previous community development plans.

The City of Hagerstown was developed on land in the Great Appalachian Valley settled by several Native American nations. The town itself was founded in 1739 when German immigrant Jonathan Hager obtained 200 acres of land from Charles Calvert, Lord Baltimore Valley and called it “Hager’s Fancy”. Acquiring thousands of acres over the next decades, in 1762 Hager founded the town of Elizabethtown (named after his wife) and sold parcels to farmers and craftsmen. By 1776 his heirs convinced the new State of Maryland to designate the town as the county seat of newly-created Washington County. In 1813 the City Council changed the name to Hagerstown due to its popular usage and the Maryland State Legislature officially endorsed the name in 1814.

Hagerstown is situated at the crossroads of the historic Great Indian Warpath, a major corridor through the eastern foothills of the Appalachian Mountains, and the National Pike (modern day U.S. Route 40), the first wagon road between the East Coast and the Ohio River. The City developed quickly as a transportation hub due to its proximity to these trade routes and the Potomac River. Through the 1800s the early roads were followed first by the Chesapeake & Ohio Canal in nearby Williamsport, then by branches of the Norfolk and Western, Baltimore and Ohio, Pennsylvania, and Western Maryland Railroads which all met and interchanged in Hagerstown. This infrastructure made Hagerstown a repeated target during the US Civil War. The City was occupied and looted three times by the Confederate army. It was also the site of the Battle of Hagerstown involving roughly 2,000 soldiers and causing 200 casualties immediately following the 1863 Confederate defeat at Gettysburg.

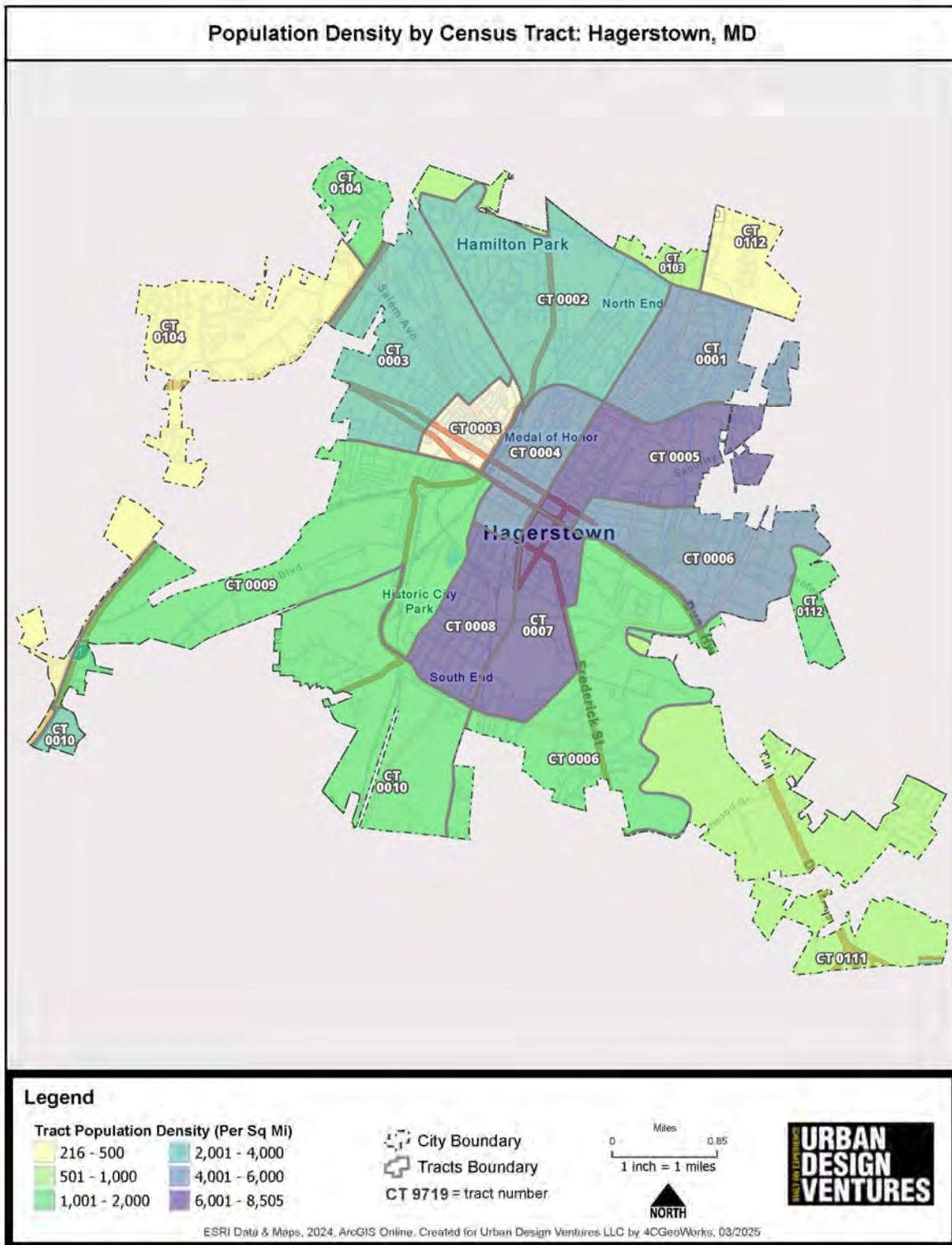
Through the 1800s, 1900s, and into the modern day, Hagerstown developed into a manufacturing center for textiles, furniture, automobiles, trucks and aircraft. Some of these industries included the M.P. Möller Pipe Organ Company, Foltz Manufacturing, the Jamison Cold Storage Door Company, and Beachley Furniture. Later additions included the Fairchild Aviation aircraft plant, constructed during World War II and a one million square foot Mack Truck plant built in 1959.

Hagerstown continues to earn its nickname “Hub City” as the intersection of Interstate Highways 81 and 70 (the modern successors to the Great Indian Warpath and the National Pike) and remains a major freight railroad waypoint and manufacturing center, but also has become a regional hub for business and data at the intersection of Northeast, Mid-Atlantic, Southeast, Midwest and Mid-South states. There are several historic sites within a short distance of Hagerstown, including Antietam National Battlefield and the Chesapeake and Ohio Canal National Historic Park Headquarters. Downtown Hagerstown is a tourist destination itself. Home to the Maryland Symphony Orchestra and The Maryland Theatre, the City hosts several popular events such as the 2<sup>nd</sup> Saturday series of civic events, the Hagerfest Music & Arts Festival, and the Annual Miss Maryland competition.

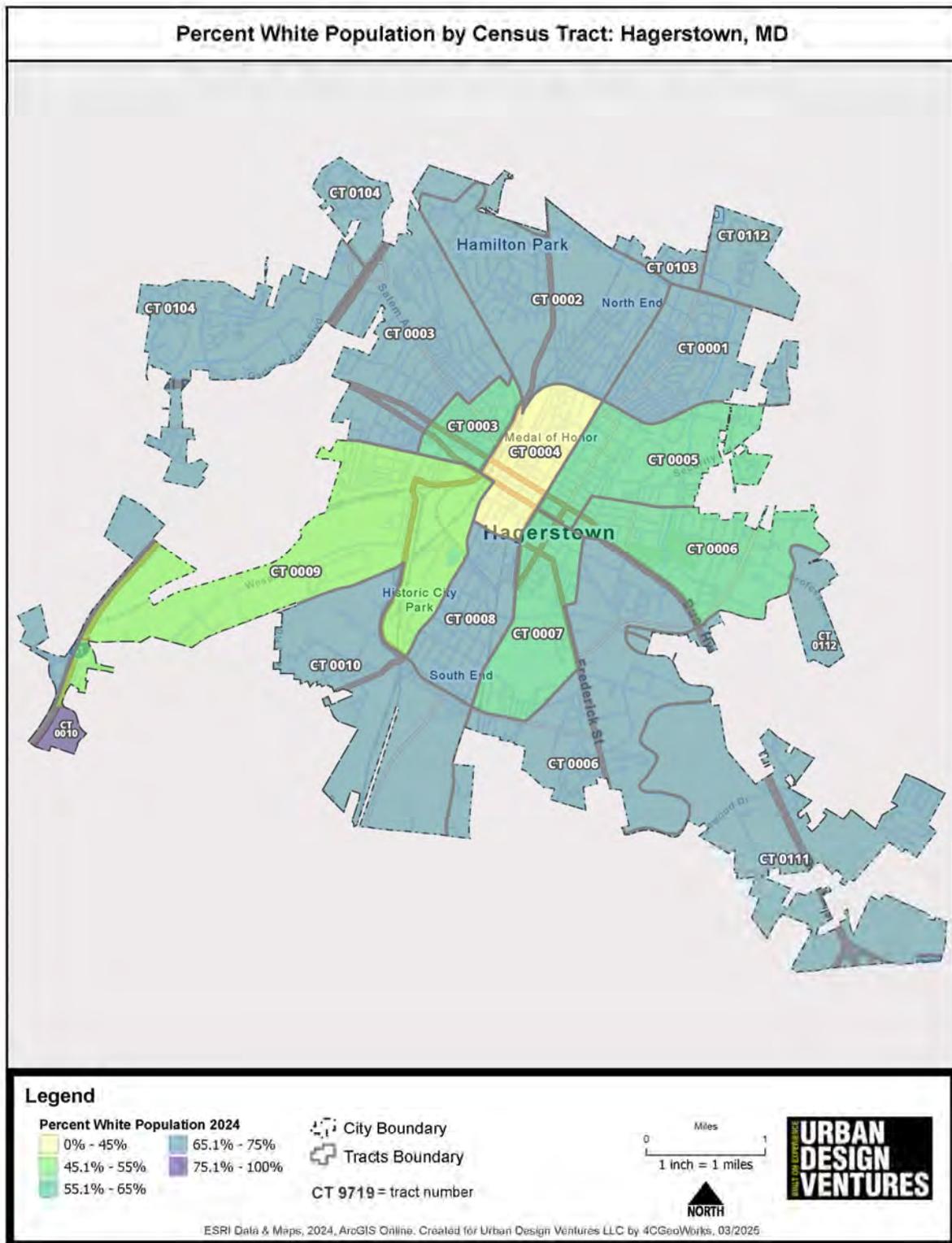
**Maps:**

The following maps are included which illustrate the demographic characteristics of the City of Hagerstown:

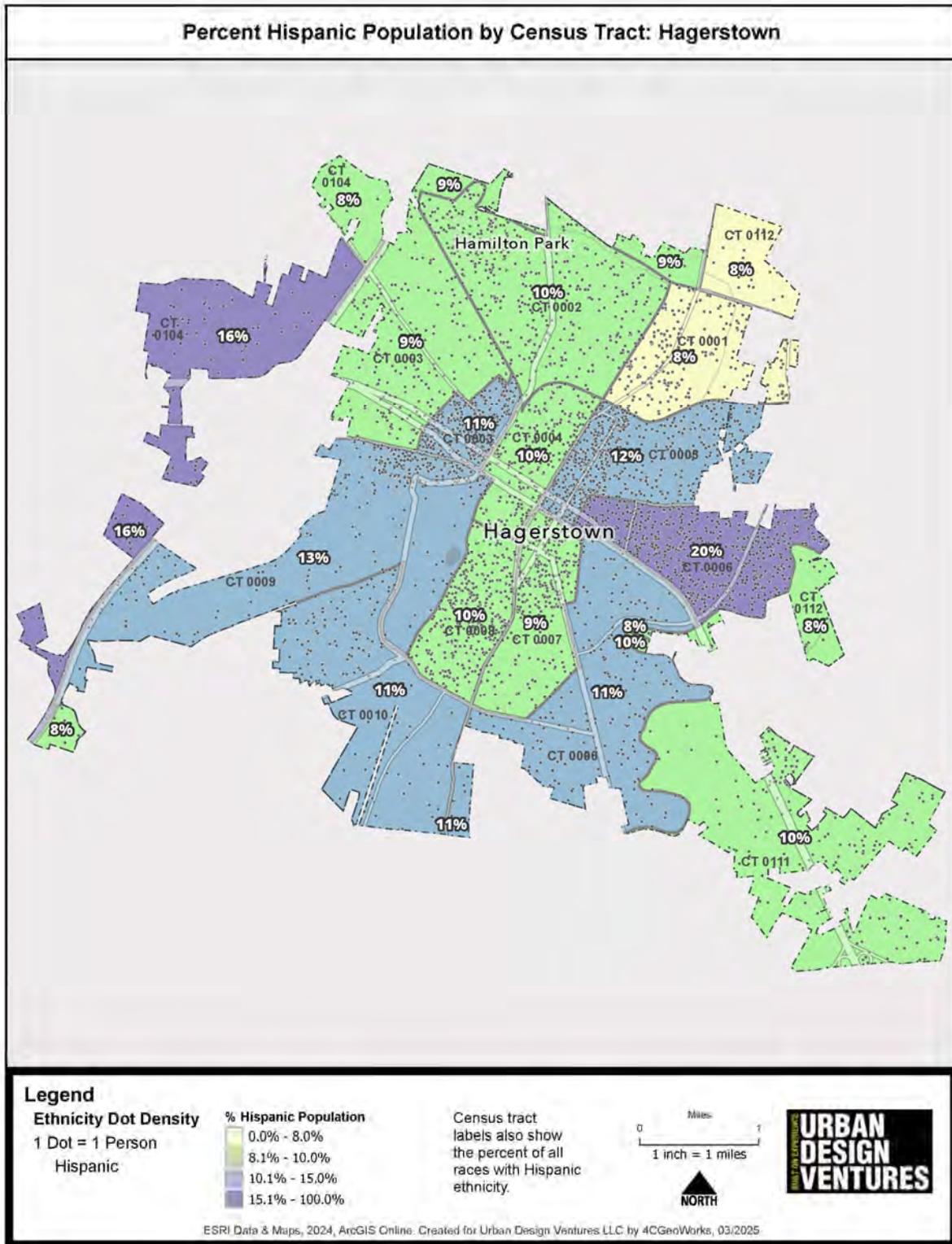
- Population Density by Census Tract
- Percent White Population by Census Tract
- Percent Hispanic Population by Census Tract
- Percent Minority Population by Block Group
- Percent Population Age 65+ by Census Tract
- Total Housing Units by Block Point
- Percent Owner-Occupied Housing Units by Block Group
- Percent Renter-Occupied Housing Units by Block Group
- Percent Vacant Housing Units by Block Group
- Low/Moderate Income Percentage by Block Group
- Low/Moderate Income Percentage w/Minority Overlay by Block Group
- Commercial Hot Spots
- Percent Occupied Housing Units with No Vehicles by Block Group
- Percent of Households with Income Below Poverty Level by Block Group
- Voucher Concentration and Public Housing Developments by Census Tract



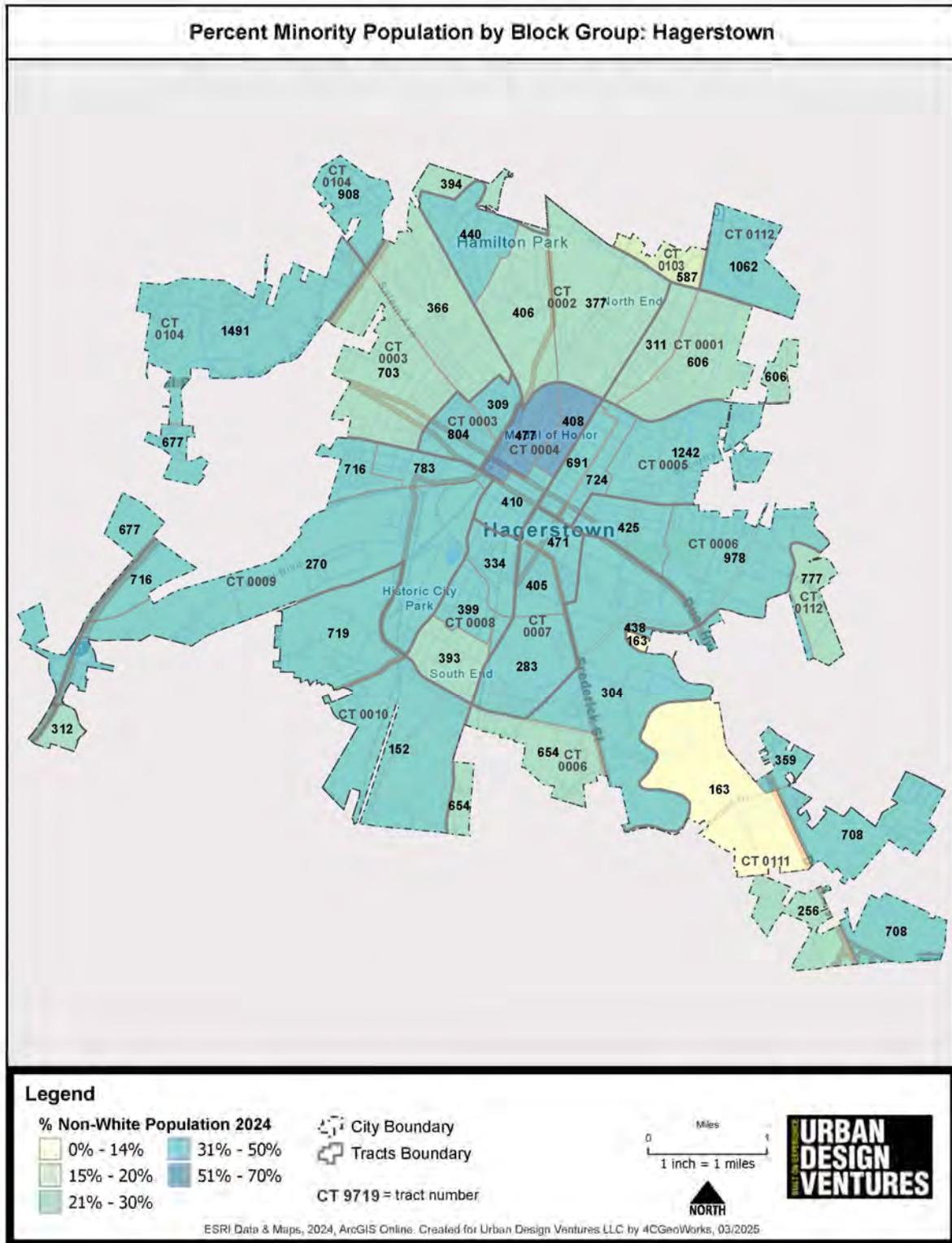
### Population Density by Census Tract



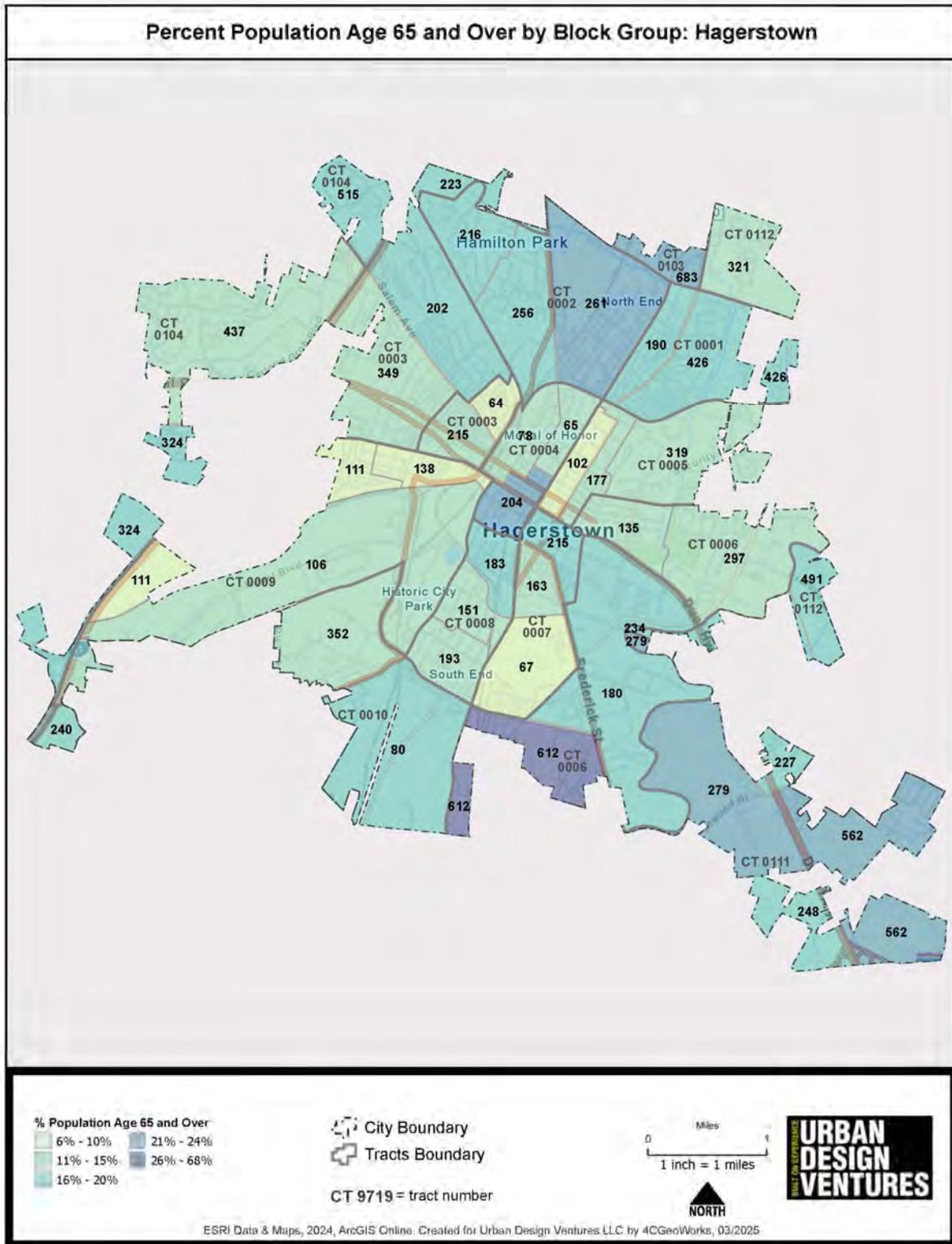
Percent White Population by Census Tract



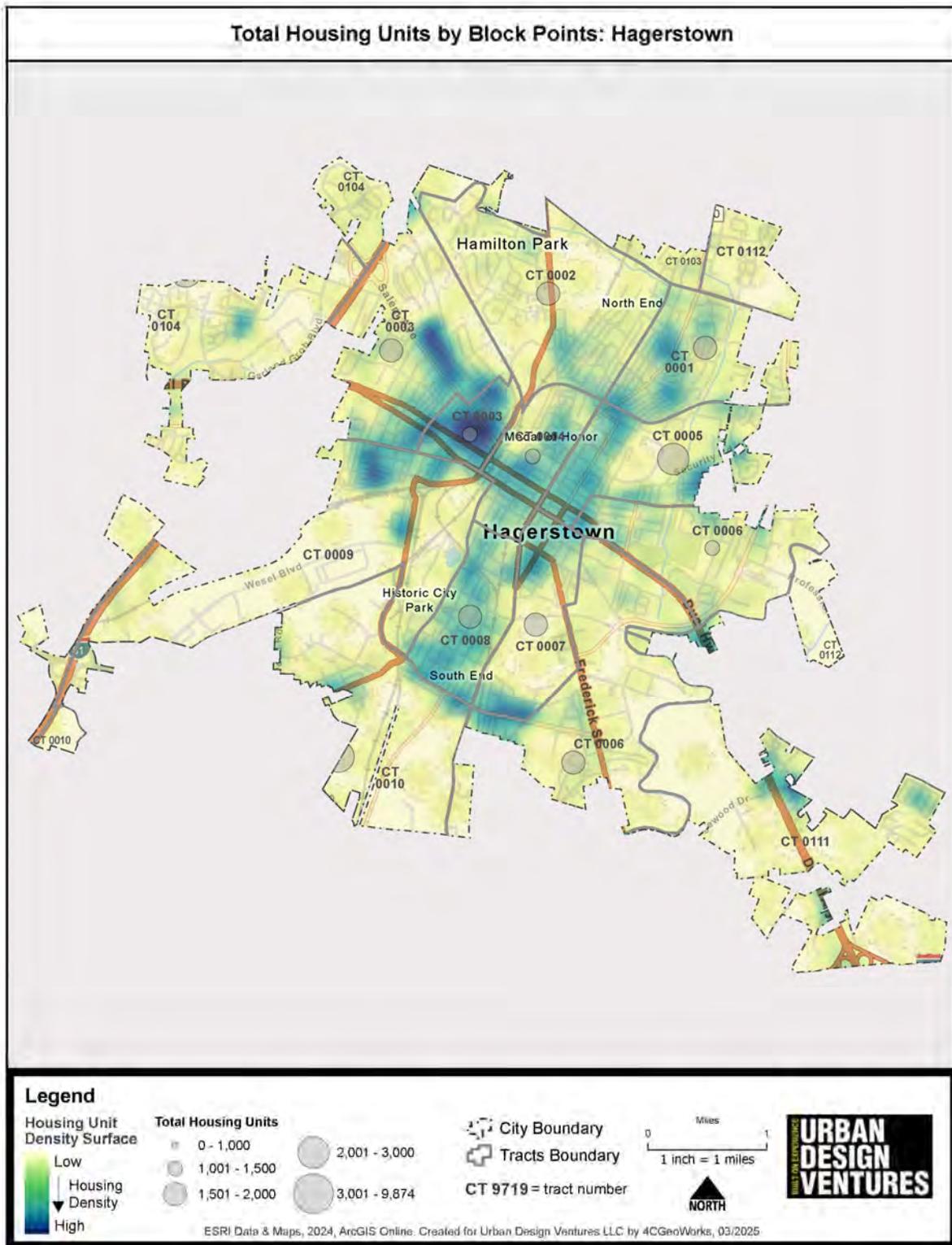
Percent Hispanic Population by Census Tract



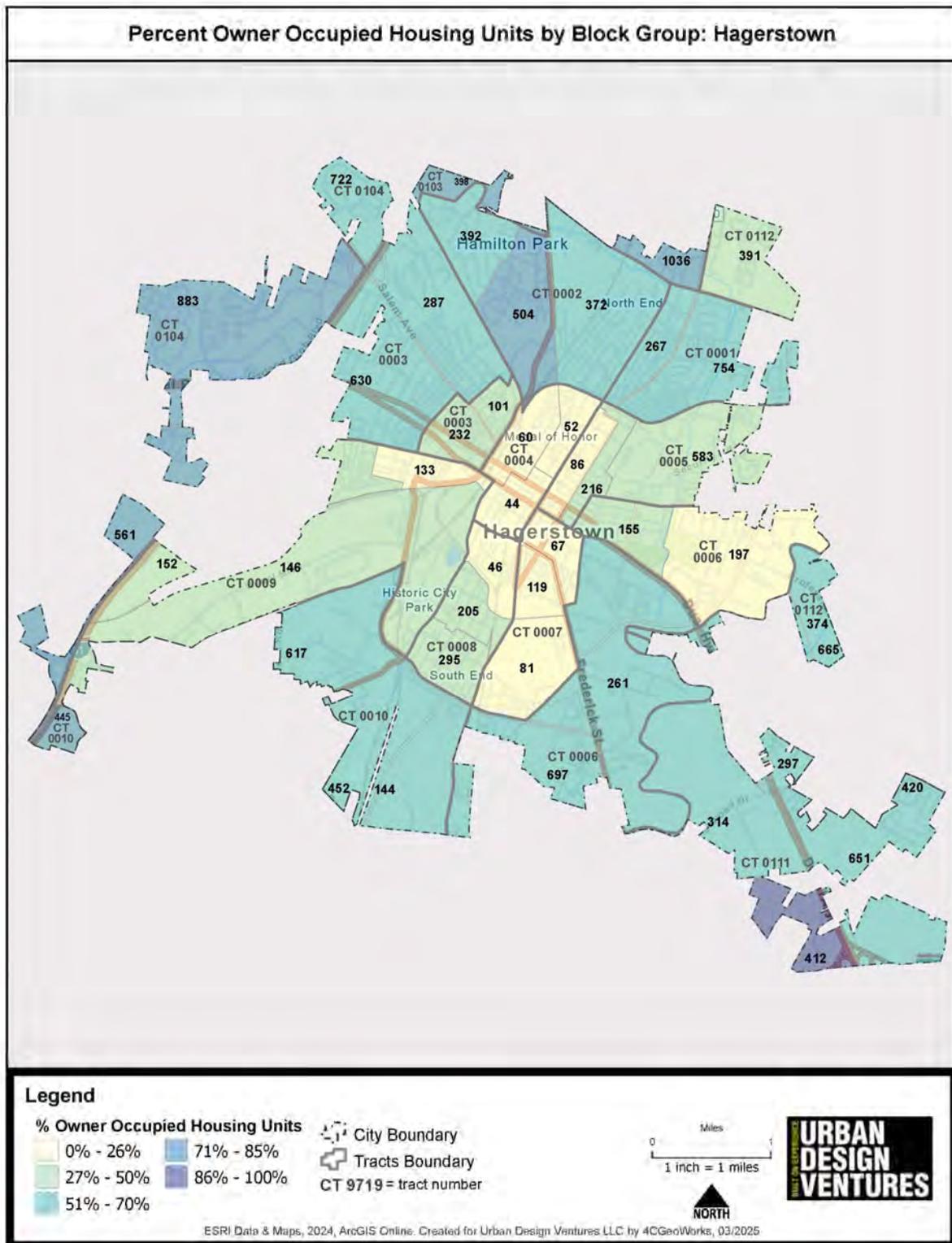
### Minority Population by Block Group



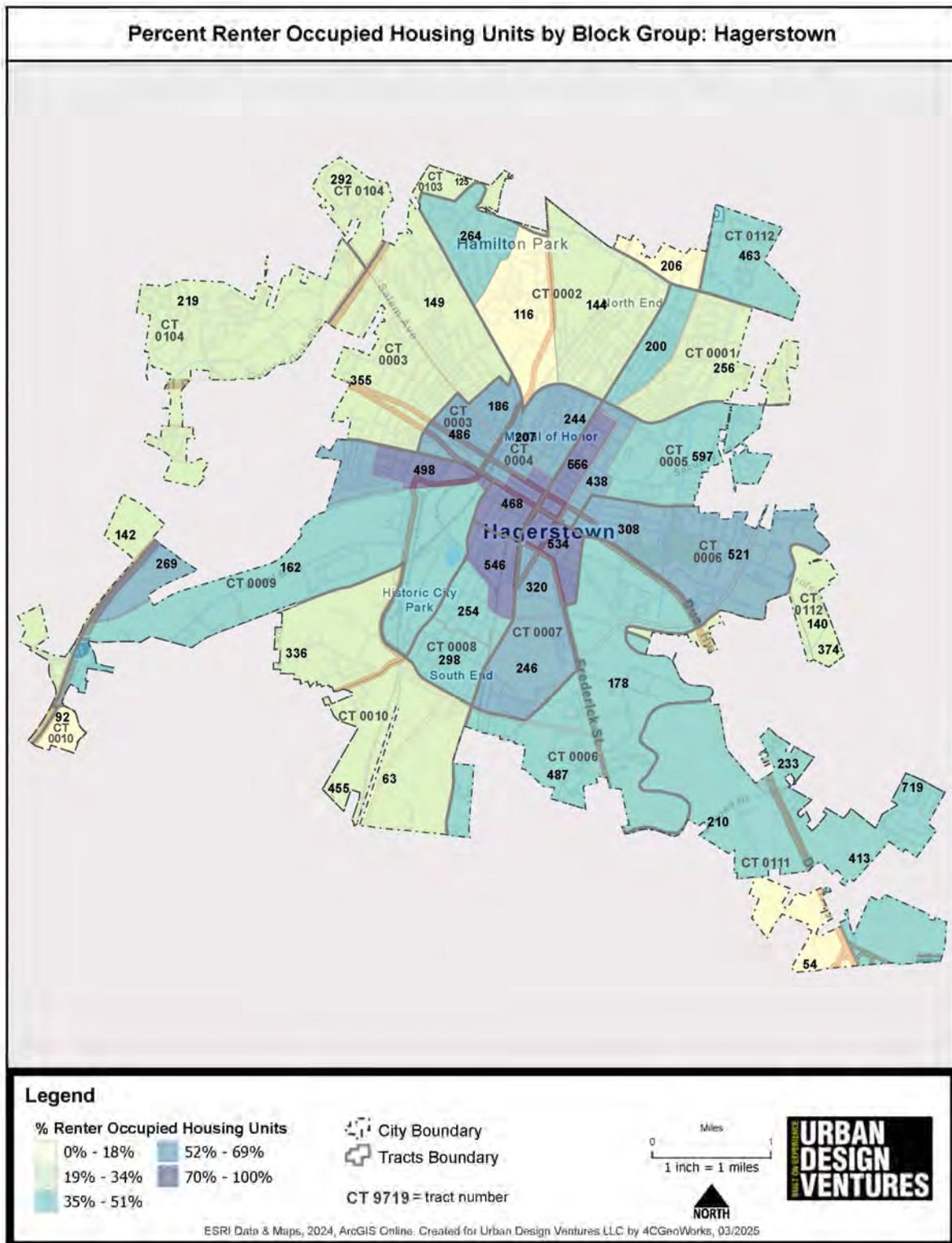
**Population Age 65 and Over by Block Group**



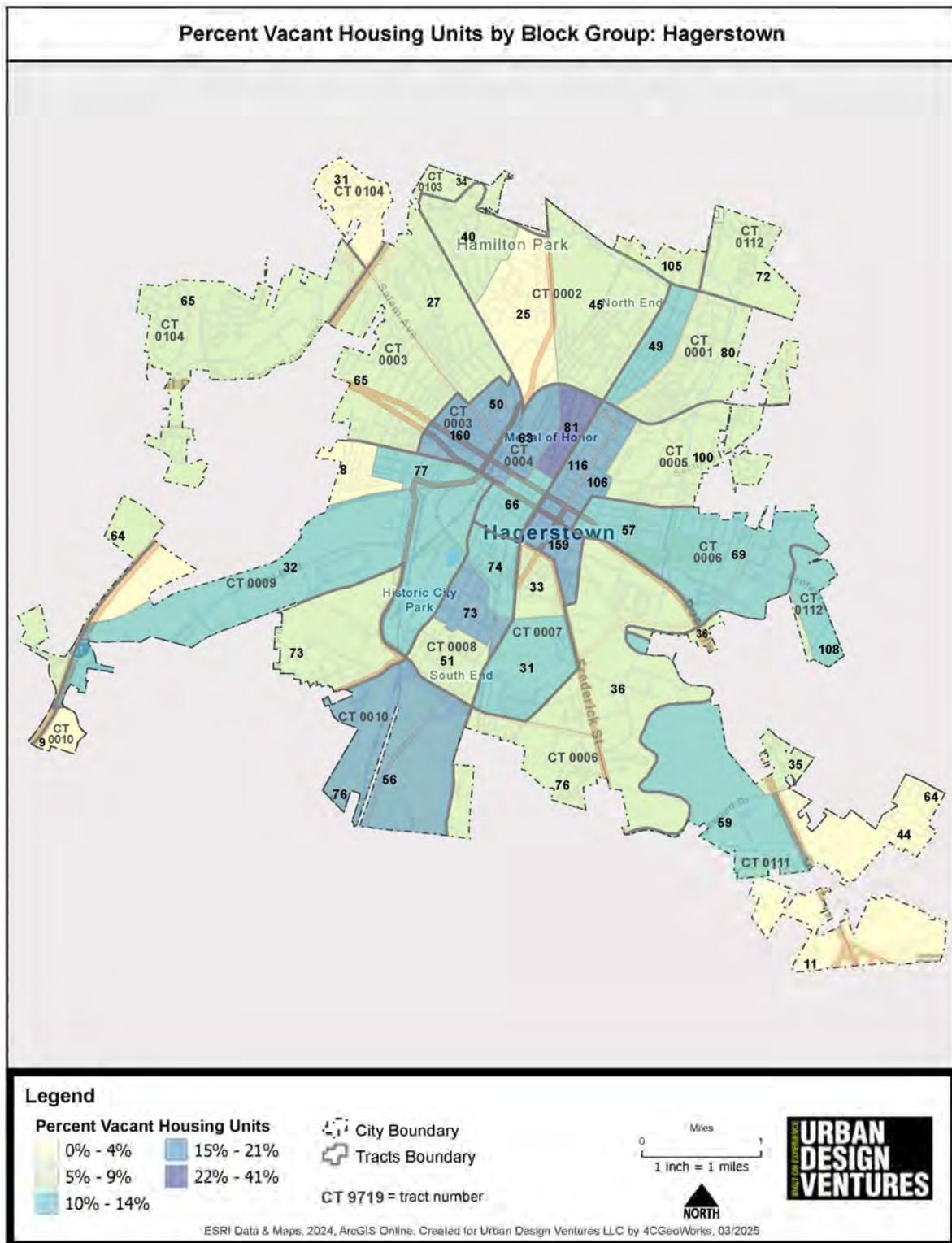
**Total Housing Units by Block Point**



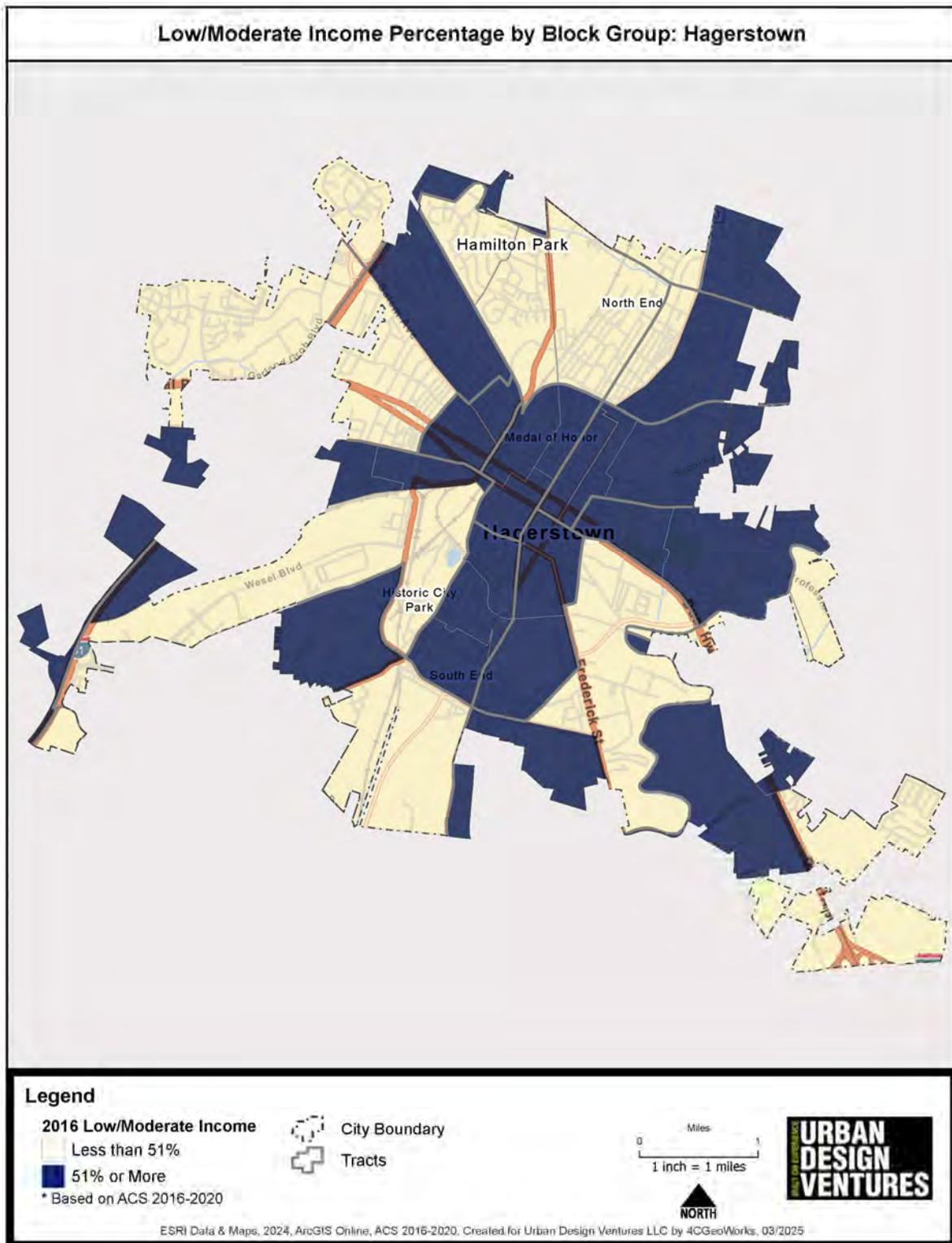
**Owner-Occupied Housing Units by Block Group**



### Renter-Occupied Housing Units by Block Group



**Vacant Housing Units by Block Group**



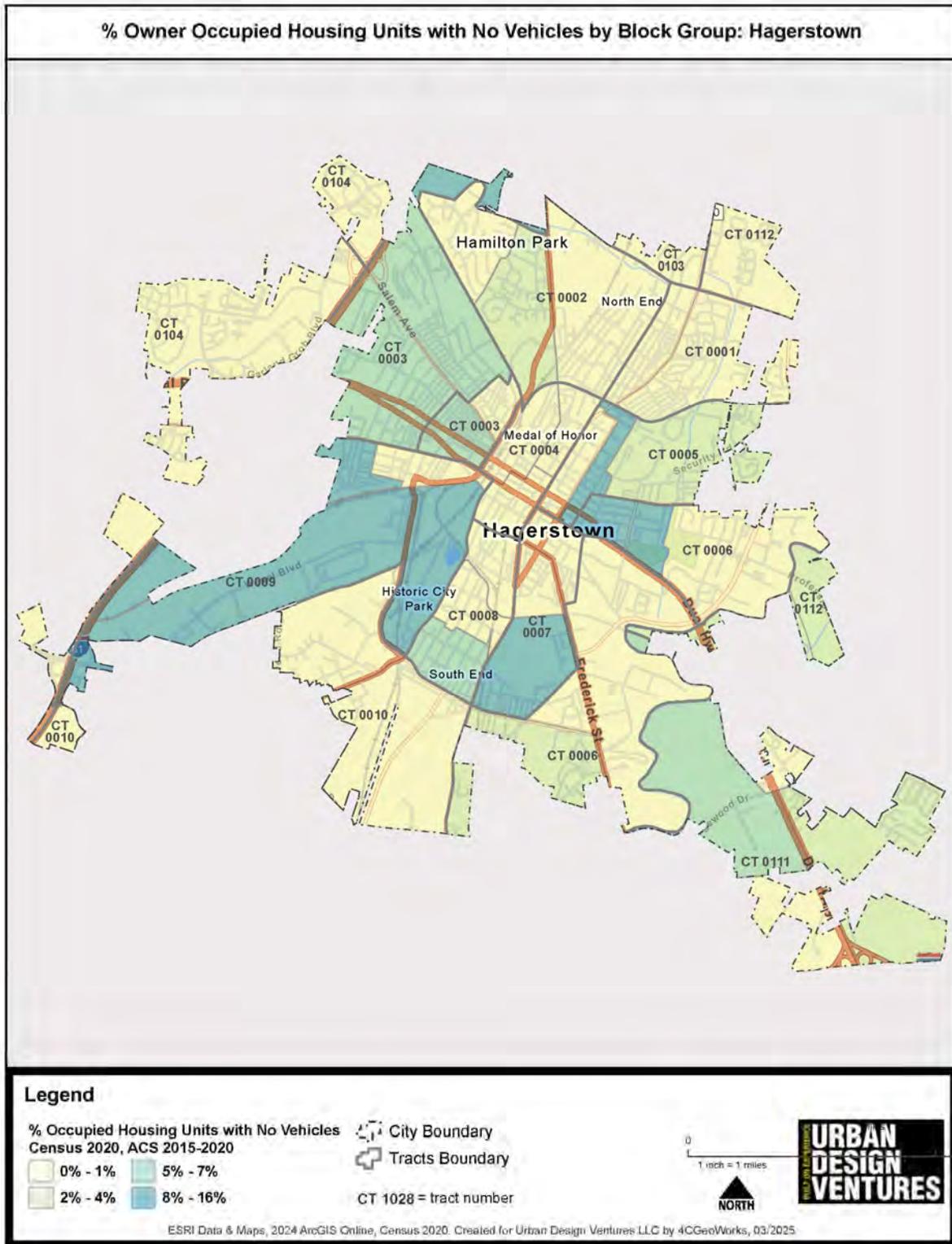
**Low/Moderate-Income Percentage by Block Group**



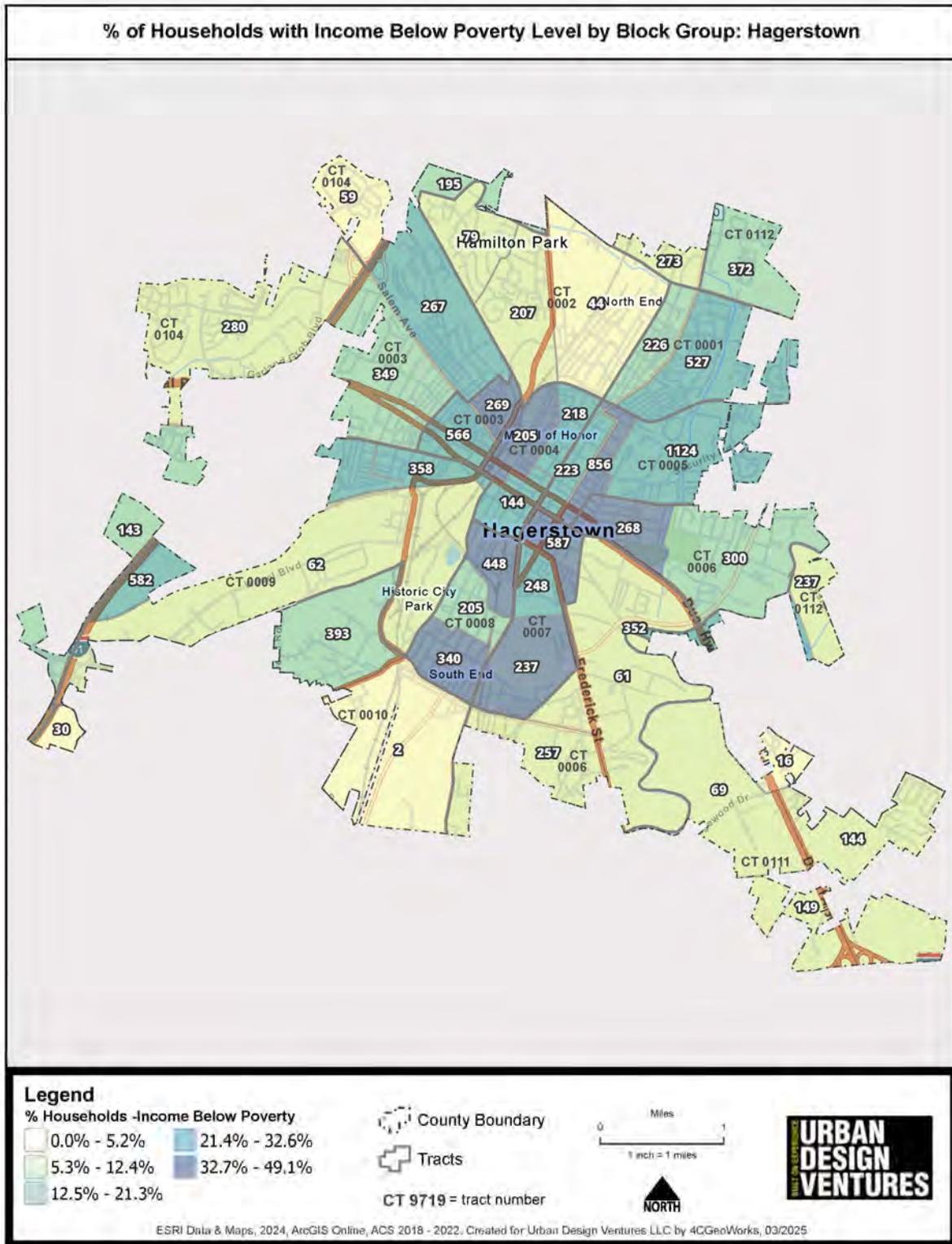
### Low/Moderate-Income with Minority Percentage by Block Group



### Commercial Hot Spots

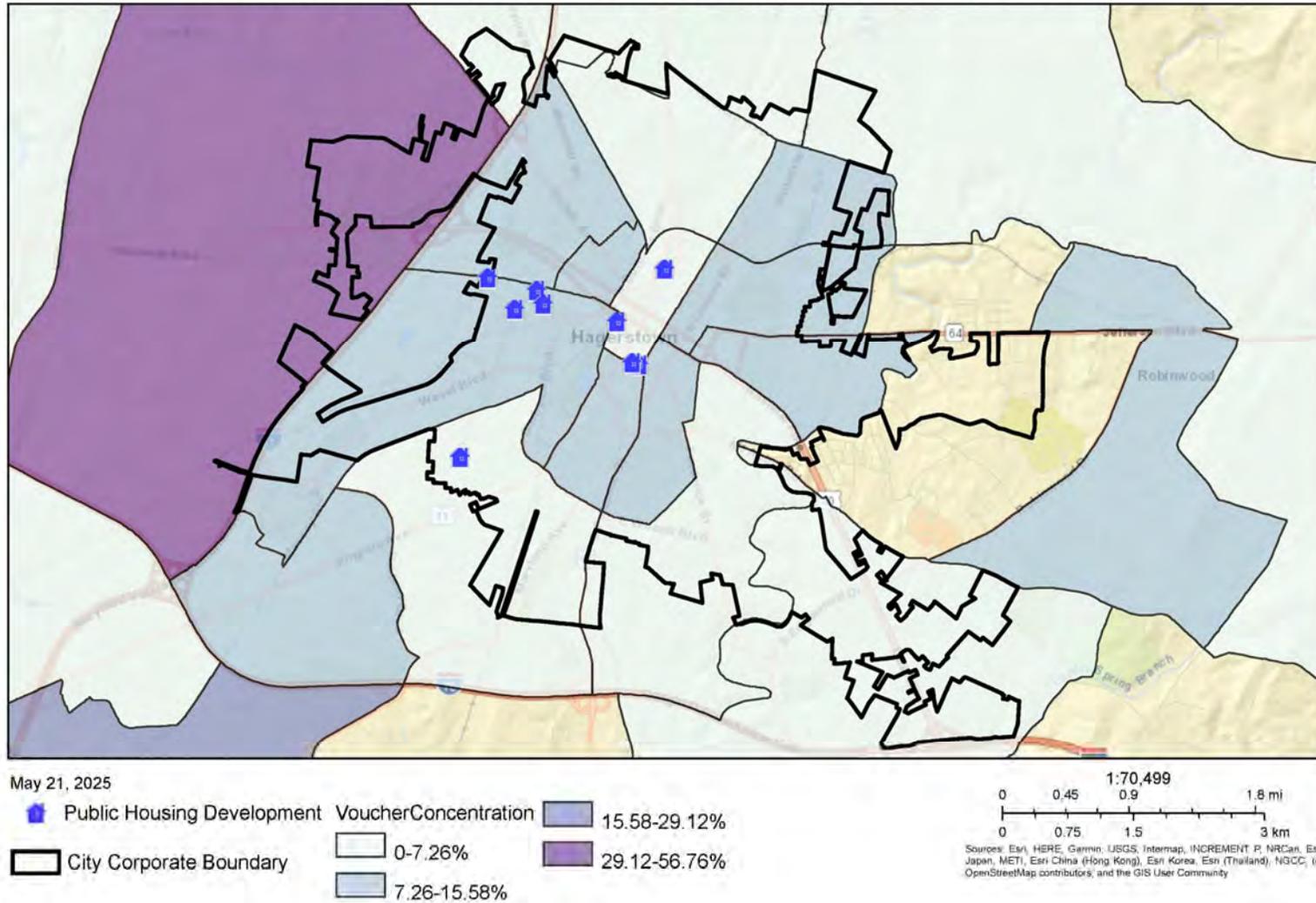


**Percent Owner-Occupied Housing Units with No Vehicle by Block Group**



### Households with Income Below the Poverty Level by Block Group

### City of Hagerstown, MD - Voucher Concentration and Public Housing



### Voucher Concentration and Public Housing by Census Tract

## 2. **Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

The City of Hagerstown's FFY 2025-2029 Five-Year Consolidated Plan serves as a consolidated planning document, an application, and a strategic plan for the City's Community Development Block Grant (CDBG) Program and HOME Investment Partnership Program (HOME). The Five-Year Consolidated Plan proposes six (6) Priorities to address the housing, community development and economic development needs in the City of Hagerstown. These Priorities and subsequent goals to address them are as follows:

### **Housing Priority - (HS)**

There is a need to increase the amount of affordable, decent, safe, sanitary, accessible and sound housing for homebuyers, owners, and renters.

#### **Goals:**

- **HS-1 Housing Improvements** - Provide financial assistance to low- and moderate-income homeowners and landlords of affordable housing to rehabilitate their existing owner- and renter-occupied housing.
- **HS-2 Housing Construction** - Increase the supply of affordable, decent, safe, sanitary, accessible and sound housing to owners and renters in the City by assisting with land acquisition, development fees, infrastructure improvements, and construction costs.
- **HS-3 Homeownership** - Promote homeownership by assisting low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance and associated housing counseling.
- **HS-4 Anti-Poverty Actions** - Reduce the isolation of income groups within areas with high concentrations of poverty through spatial de-concentration of housing opportunities for lower income persons and minority persons.
- **HS-5 Fair Housing** - Promote fair housing choice through education, training, outreach and housing counseling services. to affirmatively further fair housing and address public and private policies that may interfere with such activities.
- **HS-6 Acquisition and Rehabilitation** - Rebuild and revitalize neighborhoods by purchasing, rehabilitating, and reselling distressed residential properties to low- and moderate-income homebuyers.

### **Homeless Priority - (HO)**

There is a need for services and housing opportunities for homeless persons and persons or families at risk of becoming homeless.

**Goals:**

- **HO-1 Housing Opportunities** - Improve housing opportunities and living conditions for persons and families who are homeless or who are at risk of homelessness, including emergency, transitional, and permanent supportive housing.
- **HO-2 Support and Management Services** - Promote and assist programming offered by public agencies and non-profit organizations that is directed toward helping persons who are homeless or who are at risk of homelessness.
- **HO-3 Homeless Prevention and Rapid Re-Housing** - Promote and assist in anti-eviction practices, rent and utility assistance, and programs for rapid re-housing to allow residents to live independently.

**Other Special Needs Priority - (SN)**

There is a need to increase housing opportunities, services, and facilities for persons with special needs.

**Goals:**

- **SN-1 Special Needs Housing** - Ensure there is a range of affordable, decent, safe, sanitary, accessible and sound housing options available and accessible to residents who are elderly, have disabilities, or have other special needs, including making improvements and reasonable accommodations to existing housing stock.
- **SN-2 Accessibility and Removal of Architectural Barriers** - Promote and assist in making accessibility improvements to public facilities and spaces, to allow residents who are elderly, have disabilities, or have other special needs to freely take part in everyday life.
- **SN-3 Social Services** - Promote and support public services such as transportation and medical services which assist residents who are elderly, have disabilities, or have other special needs to achieve dignity, well-being and self-sufficiency.

**Community Development Priority - (CD)**

There is a need to upgrade and improve community facilities, infrastructure, and public services, in order to rejuvenate socially and economically distressed neighborhoods and to improve the quality of life for residents.

**Goals:**

- **CD-1 Community Facilities** - Improve public parks and facilities, recreational facilities, neighborhood facilities, and trails to improve the health, well-being, and community pride of residents.
- **CD-2 Infrastructure** - Improve public infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, drinking water, stormwater systems, sanitary sewers, lighting enhancements, etc.

- **CD-3 Public Services** - Improve and enhance public service programs for youth, the elderly, persons with disabilities, and other low- and moderate-income City residents, such as nutritional services, substance abuse treatment, childcare, and literacy programs.
- **CD-4 Neighborhood Revitalization** - Make strategic investment to improve low-income neighborhoods and other areas exhibiting conditions of slums and blight through the Choice Neighborhoods Initiative and other programs.
- **CD-5 Public Safety** - Improve and enhance public safety and the ability to respond to emergency situations through facility improvements, purchase of new equipment, crime prevention, and other related activities.
- **CD-6 Code Enforcement** - Continue a systematic code enforcement program to ensure that the existing housing stock remains affordable, decent, safe, sanitary, accessible and sound.
- **CD-7 Clearance/Demolition** - Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures.
- **CD-8 Transportation** - Support the expansion of public transportation and access to bicycle, van, bus and automobile service to assist residents in accessing social services, healthcare, senior centers, employment opportunities, and other needs.

#### **Economic Development Priority - (ED)**

There is a need to increase employment, workforce development, self-sufficiency, educational training, and empowerment for residents of the City.

##### **Goals:**

- **ED-1 Employment** - Support and encourage job creation, job retention, and job training opportunities for unemployed and under-employed residents.
- **ED-2 Downtown Revitalization** - Support downtown and neighborhood revitalization efforts which enhance the urban core through the Maryland Main Street Program, the Community's City Center Plan, and other programs.
- **ED-3 Development and Redevelopment** - Support business and commercial growth through expansion, new development, entrepreneurship and small business initiatives, and redevelopment & adaptive reuse of vacant or underutilized properties.

#### **Administration, Planning, and Management Priority - (AM)**

There is a need for planning, administration, management, and oversight of Federal, State, and local funded programs to address the housing, community development and economic development needs.

##### **Goals:**

- **AM-1 Overall Coordination** - Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including

planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.

### **3. Evaluation of past performance**

The City of Hagerstown continues to have good performance with HUD. The City regularly meets the performance standards set by HUD. The City prepares its Consolidated Annual Performance Evaluation Report (CAPER) and submits it within ninety (90) days after the start of each program year. Copies of the CAPER are available for review at the Department of Community and Economic Development, 14 N. Potomac Street, Suite 200A, Hagerstown, Maryland 21740.

The FFY 2023 CAPER, which was the fourth CAPER for the FFY 2020-2024 Five-Year Consolidated Plan, was approved by HUD. In the FFY 2023 CAPER, the City of Hagerstown expended 100% of its CDBG funds to benefit low- and moderate-income persons, which exceeds the statutory minimum of 70%. The City expended 15.97% of its funds on public services, which exceeds the statutory maximum of 15%. The City expended 7.01% of its funds on Planning and Administration, which is below the statutory maximum of 20%. The City was in compliance with the required 1.5 drawdown ratio, having an adjusted drawdown ratio of 1.04 as of May 2, 2024, and a ratio of 1.44 as of May 2, 2025.

### **4. Summary of citizen participation process and consultation process**

The City followed its Citizen Participation Plan in its preparation of the Consolidated Plan. The City held its needs hearing for community input on Thursday, December 5, 2024. This provided residents, agencies and organizations an opportunity to discuss the City's CDBG and HOME Programs and to provide suggestions for the FFY 2025-2029 Consolidated Plan.

The City's Department of Community and Economic Development maintains a contact list for the CDBG Program and sends out copies of public hearings notices and meetings concerning the Program. Notices are sent to all known agencies and individuals who have an interest or have participated in previous programs and activities.

A "Draft" FFY 2025-2029 Five-Year Consolidated Plan and FFY 2025 Annual Action Plan were placed on public display for review by the general public as well as agencies and organizations in the community. A newspaper notice announcing that these documents were on public display was published in "The Herald-Mail", the local newspaper of general circulation. The "Draft" Five-Year Consolidated Plan and Annual Action Plan were on public display at the following locations:

- City of Hagerstown, Department of Community and Economic Development, 14 North Potomac Street, Suite 200A, Hagerstown, MD 21740.
- City of Hagerstown, City Clerk's Office, 2nd Floor of City Hall, 1 E. Franklin Street, Hagerstown, MD 21740
- Washington County Library, Hagerstown Branch, 100 S. Potomac Street, Hagerstown, MD 21740
- Online at [www.hagerstownmd.org](http://www.hagerstownmd.org)

A resident survey was prepared in both electronic and hard copy versions. Surveys were accepted from January 20, 2025, through March 3, 2025. The electronic version was available on the City's website. The results of the survey were used to assist in determining goals and outcomes. An analysis and description of the citizen participation process is contained in PR-15 Citizen Participation.

## **5. Summary of public comments**

The City of Hagerstown held its First Public Hearing on Thursday, December 5, 2024, at 5:30 PM at Burobox, 60 W. Washington Street, Hagerstown, MD 21740. Comments received at that public hearing are included in the attachments section of the Plan.

The FFY 2025-2029 Five-Year Consolidated Plan and FFY 2025 Annual Action Plan were on public display from Wednesday, June 18, 2025, to Friday, July 18, 2025. A Second Public Hearing was held on Wednesday, July 16, 2025, at 5:30 PM at the City Council Chambers, 1 E. Franklin Street, Hagerstown, MD 21740. Comments received at the Second Public Hearing and during the display period are included in the Attachments section of the Plan.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments and suggestions that were received to date have been accepted and incorporated into the planning document.

## **7. Summary**

The goals of the Consolidated Plan are to provide a "Road Map" for the use of CDBG and HOME funding which will improve the living conditions of all residents in the City of Hagerstown, create a suitable and sustainable living environment, and to address the housing and community development needs of the City's residents.

The Five-Year Consolidated Planning process requires that the City prepare in a single document its priorities and goals to address, establish and maintain:

- Housing needs;
- A suitable living environment; and
- Economic opportunities for every resident.

The City will use the Consolidated Plan’s goals to allocate CDBG and HOME funds over the next five (5) years and to provide direction to its strategic partners, participating agencies, and stakeholder organizations to address the housing and community development needs of the low- and moderate-income residents of the City of Hagerstown. HUD will evaluate the City’s performance based on the goals established in the Five-Year Consolidated Plan.

**8. Budget**

During the FFY 2025 Program Year, the City of Hagerstown will receive \$791,400.00 in CDBG funds and projects its CDBG Program Income will be \$75,000.00 for total CDBG funds available of \$866,400.00. The City will also receive \$361,181.17 in HOME funds which it will match with \$138,818.83 in local funds.

The City of Hagerstown proposes to undertake the following activities with the FFY 2025 CDBG and HOME funds:

#	CDBG Project Name	
1.	Accessibility Ramps	\$ 125,000.00
2.	Alleys	\$ 100,000.00
3.	Wheaton Park Tennis Courts	\$ 25,000.00
4.	Skate Park Sidewalks & Steps	\$ 40,000.00
5.	City Park Tennis/Pickleball Courts	\$ 30,000.00
6.	HARC - Micah's Backpack	\$ 14,800.00
7.	Girls Inc. - Kids' Café	\$ 11,800.00
8.	Horizon Goodwill - Breakfast Outreach and Homeless Resource Center	\$ 9,800.00
9.	Literacy Council - Tutors Needed	\$ 5,800.00
10.	REACH Bridge to Change Program	\$ 19,800.00
11.	America's Hauling for Hope - Helping Hands Senior Outreach	\$ 11,800.00
12.	TruNorth Company - Hagerstown Area Recovery Transportation	\$ 19,800.00
13.	United Way - Ride United Network	\$ 14,800.00
14.	Community Free Clinic	\$ 9,800.00
15.	Cibus Mission - Youth Urban Farm & Fix-It-Keep-It Bike Repair	\$ 9,800.00
16.	Habitat for Humanity - Brush with Kindness Program	\$ 20,000.00
17.	Commission on Aging - Home Repair Grant Program	\$ 20,000.00

18.	Code Inspector	\$ 35,000.00
19.	Residential Single-Family Emergency Repair	\$ 64,849.00
20.	Single-Family Rehabilitation Administration	\$ 100,000.00
21.	CDBG Program Administration	\$ 178,551.00
	<b>Total CDBG Expenditure</b>	<b>\$ 866,400.00</b>

#	HOME Project Name	
22.	CHDO Set-Aside	\$ 75,000.00
23.	Homeownership Acquisition, Rehabilitation and Resale	\$ 275,000.00
24.	Residential Single-Family Rehabilitation	\$ 100,000.00
25.	HOME Program Administration	\$ 50,000.00
	<b>Total HOME Expenditure</b>	<b>\$ 500,000.00</b>

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

*The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.*

Agency Role	Name	Department/Agency
CDBG Administrator	City of Hagerstown	Department of Community and Economic Development
HOME Administrator	City of Hagerstown	Department of Community and Economic Development

**Table 1 - Responsible Agencies**

#### Narrative

The City’s Department of Community and Economic Development administers the CDBG and HOME programs. As such the Department prepares the Five-Year Consolidated Plan, Annual Action Plans, Environmental Review Records (ERRs), and Consolidated Annual Performance Evaluation Reports (CAPER). The Department also conducts monitoring, processing of payment requests, contracting, and program oversight on a day-to-day basis. Additionally, the City has a private planning consulting firm available to assist the City as needed.

#### Consolidated Plan Public Contact Information

Ms. Margi Joe  
 Community Development Manager  
 Department of Community & Economic Development  
 14 N. Potomac Street, Suite 200A  
 Phone: (301) 739-8577 ext. 134  
 Fax: (301) 739-3117  
 Email: [mjoe@hagerstownmd.org](mailto:mjoe@hagerstownmd.org)  
 Website: <http://www.hagerstownmd.org/>

**PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)****1. Introduction**

While preparing the FFY 2025-2029 Consolidated Plan and FFY 2025 Annual Action, the City consulted with the Hagerstown Housing Authority, social services agencies, housing providers, and members of the Maryland Balance of State Continuum of Care. Surveys were created for stakeholders and residents to complete which identified needs, system gaps, and goals for the next five years. Input from the meetings and surveys were used to develop priorities, goals and strategies for the Five-Year Plan.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Hagerstown works with the following agencies to enhance coordination:

- **Hagerstown Housing Authority** - The City remains abreast of Housing Authority activities and the Mayor appoints residents to the HHA Board of Commissioners. The HHA operates Public Housing and Section 8 Voucher services in the City.
- **Social Services Agencies** - The City provides funds to improve services for low- and moderate-income persons.
- **Housing Providers** - The City provides funds to rehabilitate and develop affordable housing and to provide housing options for low- and moderate-income households.

As part of the annual CDBG application process, local agencies and organizations are invited to submit proposals for CDBG funds for eligible activities. These groups participate in the planning process by attending the public hearings, informational meetings, and completing survey forms. The City will develop partnerships with housing providers to conduct HOME projects.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Hagerstown is a participating member of the MD-514 Maryland Balance of State Continuum of Care (CoC), administered locally by the Washington County Community Action Council. The City coordinates activities with the CoC and supports its applications for funding. With City support, the CoC addresses homelessness through providing housing and supportive services for homeless persons in Hagerstown.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The Emergency Shelters in the City establish their own service delivery schedules. They do participate in the Washington County Homeless Coalition for input from other agencies including the City through regularly scheduled bi-monthly meetings. Members of the Coalition include the Washington County Board of Education, CASA Inc., City of Hagerstown Community Development Department, Washington County Community Action Council, Inc., MD Department of Social Services, the Valor Center, Four States Christian Mission, Hagerstown Housing Authority, Legal Aid Bureau, Maryland Correctional Training Center, REACH Inc., The Salvation Army, St. John's Shelter for the Homeless Inc., Social Security Administration, Turning Point of Washington County, Washington County Children's Council, Washington County Citizens Services Division, Washington County Commission on Aging, Washington County Commissioners, Washington County Health Department, and the Washington County Mental Health Authority. The monthly meetings coordinate activities, promote cooperation in service delivery, and review data collected related to the homeless served and any potential unmet needs. They use the time to learn about programs that may be useful in the community and advocate for and take positions on affordable housing proposals at the state and local level.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

1.	Agency/Group/Organization	City of Hagerstown
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Employment Service-Fair Housing Agency-Managing Flood Prone Areas Agency-Management of Public Land or Water Resources Other government - Local Planning organization Civic Leaders Grantee Department

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment                  Homelessness Strategy                  Non-Homeless Special Needs                  HOPWA Strategy                  Market Analysis                  Economic Development                  Lead-based Paint Strategy                  Anti-poverty Strategy                  Community Development Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The Department of Community &amp; Economic Development is the Administrator for the City's CDBG and HOME entitlement funds and has drafted the FFY 2025-2029 Five-Year Comprehensive Plan and FFY 2025 Annual Action Plan. The City DCED consulted with City administration and departments in the preparation of these Plans.</p>
<p><b>2.</b></p>	<p><b>Agency/Group/Organization</b></p>	<p><b>Hagerstown Police Department</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Children                  Services-Elderly Persons                  Services-Persons with Disabilities                  Services-Victims of Domestic Violence                  Services-Homeless                  Services-Victims                  Agency-Emergency Management                  Other government-Local</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Homelessness Strategy                  Non-Homeless Special Needs                  Anti-poverty Strategy                  Community Development Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consulted to ascertain needs and priorities within the City of Hagerstown.</p>

<b>3.</b>	<b>Agency/Group/Organization</b>	<b>Hagerstown Housing Authority (HHA)</b>
	<b>Agency/Group/Organization Type</b>	Housing PHA Services-Housing Services-Homeless Services-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically Homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth HOPWA Strategy Market Analysis Economic Development Strategy Lead-based Paint Strategy Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown. The Hagerstown Housing Authority is the public housing provider for the City of Hagerstown.
<b>4.</b>	<b>Agency/Group/Organization</b>	<b>Washington County Community Action Council (WCCAC)</b>
	<b>Agency/Group/Organization Type</b>	Continuum of Care Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Regional organization Planning organization

	<b>What section of the Plan was addressed by Consultation?</b>	<p>Housing Need Assessment                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Homelessness Strategy                  Non-Homeless Special Needs                  HOPWA Strategy                  Anti-poverty Strategy                  Community Development Strategy</p>
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Consulted to ascertain needs and priorities within the City of Hagerstown. WCCAC is the local representative to the MD-514 Balance of State Continuum of Care.</p>
5.	<b>Agency/Group/Organization</b>	<b>Hagerstown Neighborhood Development Partnership (HNDP)/Hagerstown Home Store</b>
	<b>Agency/Group/Organization Type</b>	<p>Housing                  Services-Housing                  Service-Fair Housing                  Neighborhood organization</p>
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Housing Need Assessment                  Homelessness Strategy                  Non-Homeless Special Needs                  Market Analysis                  Economic Development                  Anti-poverty Strategy                  Community Development Strategy</p>
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>Consulted to ascertain needs and priorities within the City of Hagerstown.</p>
6.	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity of Washington County</b>
	<b>Agency/Group/Organization Type</b>	<p>Housing                  Services-Housing                  Service-Fair Housing                  Regional organization</p>

	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consulted to ascertain needs and priorities within the City of Hagerstown.</p>
<p><b>7.</b></p>	<p><b>Agency/Group/Organization</b></p>	<p><b>Meritus Health</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services-Victims Regional organization Business Leaders Major Employer</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consulted to ascertain needs and priorities within the City of Hagerstown.</p>

<p><b>8.</b></p>	<p><b>Agency/Group/Organization</b></p>	<p><b>Washington County Health Department</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Children                  Services-Elderly Persons                  Services-Persons with Disabilities                  Services-Persons with HIV/AIDS                  Services-Victims of Domestic Violence                  Services-Homeless                  Services-Health                  Services-Education                  Services-Victims                  Health Agency                  Child Welfare Agency                  Publicly Funded Institution/System of Care                  Other government - County</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Needs - Unaccompanied youth                  Homelessness Strategy                  Non-Homeless Special Needs                  HOPWA Strategy                  Anti-poverty Strategy                  Community Development Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consulted to ascertain needs and priorities within the City of Hagerstown.</p>
<p><b>9.</b></p>	<p><b>Agency/Group/Organization</b></p>	<p><b>Western Maryland Consortium</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Education                  Services-Employment                  Regional organization                  Planning organization                  Business and Civic Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs                  Economic Development                  Market Analysis                  Anti-poverty Strategy                  Community Development Strategy</p>

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>10.</b>	<b>Agency/Group/Organization</b>	<b>Hitachi Rail USA, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Business Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>11.</b>	<b>Agency/Group/Organization</b>	<b>Maryland Department of Labor, Hagerstown American Jobs Center</b>
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Other government - State Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>12.</b>	<b>Agency/Group/Organization</b>	<b>The Greater Hagerstown Committee, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business and Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>13.</b>	<b>Agency/Group/Organization</b>	<b>Washington County Chamber of Commerce</b>
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization Business Leaders Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>14.</b>	<b>Agency/Group/Organization</b>	<b>Head Start of Washington County</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.

15.	<b>Agency/Group/Organization</b>	<b>Maryland Department of Education, Judy Centers of Washington County</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Child Welfare Agency Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
16.	<b>Agency/Group/Organization</b>	<b>Washington County Free Library</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Education Services-Narrowing the Digital Divide Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
17.	<b>Agency/Group/Organization</b>	<b>Boys &amp; Girls Club of Washington County</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Education Regional organization Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>18.</b>	<b>Agency/Group/Organization</b>	<b>Ladders to Leaders</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Homeless Services-Health Services-Employment Services-Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>19.</b>	<b>Agency/Group/Organization</b>	<b>United Way of Washington County</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services-Victims Regional organization

		<p>Planning organization Civic Leaders</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Needs Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consulted to ascertain needs and priorities within the City of Hagerstown.</p>
<b>20.</b>	<p><b>Agency/Group/Organization</b></p>	<p><b>The ARC of Washington County</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Services-Housing Services-Persons with Disabilities Services-Education Services-Employment Regional organization</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy</p>
	<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>Consulted to ascertain needs and priorities within the City of Hagerstown.</p>
<b>21.</b>	<p><b>Agency/Group/Organization</b></p>	<p><b>First Home Mortgage</b></p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing Business Leaders Private Sector Banking/Financing</p>

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>22.</b>	<b>Agency/Group/Organization</b>	<b>Fulton Mortgage Company</b>
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Private Sector Banking/Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>23.</b>	<b>Agency/Group/Organization</b>	<b>Pen-Mar Association of REALTORS</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Planning organization Business Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.

24.	<b>Agency/Group/Organization</b>	<b>Hagerstown Area Religious Coalition (HARC)</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services-Victims Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
25.	<b>Agency/Group/Organization</b>	<b>Potomac Community Services (formerly Potomac Case Management)</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Victims Publicly Funded Institution/System of Care Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>26.</b>	<b>Agency/Group/Organization</b>	<b>CASA, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Victims Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>27.</b>	<b>Agency/Group/Organization</b>	<b>Reach of Washington County</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Homeless

		Services-Health Services-Education Services-Employment Services-Victims Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied children Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
28.	<b>Agency/Group/Organization</b>	<b>It's a Blessing to Be a Blessing</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
29.	<b>Agency/Group/Organization</b>	<b>Washington County Commission on Aging</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities Services-Health

		Services-Education Other government - County Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
30.	<b>Agency/Group/Organization</b>	<b>TruNorth</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Persons with Disabilities Services-Homeless Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Was consulted to ascertain needs and priorities within the City of Hagerstown.
31.	<b>Agency/Group/Organization</b>	<b>Girls Inc.</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs

		Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>32.</b>	<b>Agency/Group/Organization</b>	<b>Hagerstown Community College</b>
	<b>Agency/Group/Organization Type</b>	Services-Education Services-Employment Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>33.</b>	<b>Agency/Group/Organization</b>	<b>Covenant Life Church</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Economic Development Anti-poverty Strategy Community Development Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted to ascertain needs and priorities within the City of Hagerstown.
<b>34.</b>	<b>Agency/Group/Organization</b>	<b>Comcast/Xfinity</b>
	<b>Agency/Group/Organization Type</b>	Services-Broadband Internet Service Providers Services-Narrowing the Digital Divide Business Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Xfinity plans were examined to determine the availability and affordability of broadband internet service in the City of Hagerstown.
<b>35.</b>	<b>Agency/Group/Organization</b>	<b>Verizon</b>
	<b>Agency/Group/Organization Type</b>	Services-Broadband Internet Service Providers Services-Narrowing the Digital Divide Business Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Market Analysis Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Verizon plans were examined to determine the availability and affordability of broadband internet service in the City of Hagerstown.
<b>36.</b>	<b>Agency/Group/Organization</b>	<b>Washington County Public Schools</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Health Services-Education Services-Employment Services-Narrowing the Digital Divide Child Welfare Agency

		Other government - County Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Washington County Public Schools website was reviewed to determine student educational achievement, demographics, and risk factors.
<b>37.</b>	<b>Agency/Group/Organization</b>	<b>Maryland Department of Health</b>
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Health Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - State Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	HOPWA Strategy Lead-based Paint Strategy Non-Homeless Special Needs Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Maryland Department of Health’s website was consulted to determine the services offered by the Center for HIV Prevention and Health Services. It was also consulted to determine the results of the Childhood Blood Lead Testing in Maryland: Evaluation and Recommendations.

<b>38.</b>	<b>Agency/Group/Organization</b>	<b>Maryland Department of Housing and Community Development (DHCD)</b>
	<b>Agency/Group/Organization Type</b>	Services-Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Homeless Services-Fair Housing Services-Narrowing the Digital Divide Other government - State Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Anti-poverty Strategy Community Development Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Maryland DHCD Office of Statewide Broadband’s website was consulted to examine the “Connect Maryland” broadband access plan.

**Identify any Agency Types not consulted and provide rationale for not consulting**

All known agency types were consulted and their input was incorporated in this plan.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
<b>Continuum of Care</b>	Washington County Community Action Council	The MD-514 Balance of State Continuum of Care is the primary provider of housing and supportive services for persons who are unhoused or at risk of homelessness in the City of Hagerstown. The goals of the City and the Continuum of Care are complementary.
<b>Hagerstown Housing Authority Annual Plan and Five-Year Plan</b>	Hagerstown Housing Authority	The Hagerstown Housing Authority is the lead agency providing public housing assistance and Section 8 Vouchers in the area. The goals of the City and the HHA are complementary.

<b>Citizen Participation Plan</b>	City of Hagerstown, MD	The Citizen Participation Plan was followed in completing the Five-Year Consolidated Plan and Annual Action Plan.
<b>visionHagerstown 2035 Comprehensive Plan</b>	City of Hagerstown, MD	The goals of the Comprehensive Plan and Five-Year Consolidated Plan are complementary.
<b>Gigabit City Plan</b>	City of Hagerstown, MD	They are incorporated into the Five-Year Consolidated Plan and the Annual Action Plan.
<b>Choice Neighborhood Initiative</b>	Hagerstown Housing Authority and City of Hagerstown, MD	They are incorporated into the Five-Year Consolidated Plan and the Annual Action Plan.
<b>Economic Development Strategic Plan for Hagerstown and Washington County</b>	City of Hagerstown, MD and Washington County, MD	They are incorporated into the Five-Year Consolidated Plan and the Annual Action Plan.
<b>Washington County Comprehensive Plan 2040</b>	Washington County, MD	They are incorporated into the Five-Year Consolidated Plan and the Annual Action Plan.
<b>Washington County Hazard Mitigation Plan</b>	Washington County, MD Office of Emergency Management	They are incorporated into the Five-Year Consolidated Plan and the Annual Action Plan.
<b>Childhood Blood Lead Testing in Maryland: Evaluation and Recommendations</b>	Maryland Department of Health	They are incorporated into the Five-Year Consolidated Plan and the Annual Action Plan.
<b>Connect Maryland</b>	Maryland Office of Statewide Broadband	They are incorporated into the Five-Year Consolidated Plan and the Annual Action Plan.
<b>State of Maryland 2024-2028 Appalachian Development Plan</b>	Maryland Department of Planning	They are incorporated into the Five-Year Consolidated Plan and the Annual Action Plan.

**Table 2 - Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

The City of Hagerstown Department of Community and Economic Development (DCED) administers the CDBG program and any potential additional HUD grant programs. City DCED staff coordinates efforts with other City departments such as Code Administration, Engineering, Finance, Fire, Parks and Recreation, Planning & Zoning, Police, Public Works, and Utilities.

The City Administrator promotes policies which are approved and overseen by the Mayor and Council. The City works with the Washington County Commissioners and staff to address projects and activities that extend beyond the City limits. The City and the County have a good working relationship. The City communicates with other local governments in the County and region.

Additionally, the City works with the Maryland Department of the Environment (MDE) to assist with lead-based paint hazard reduction in units being purchased through the City's Homeownership programs. The State does not identify specific units where lead-based paint is present; those units are identified through the homeownership program inspection process. The MDE provides data on the incidence of childhood lead poisoning and its likely sources.

Many of the agencies that were consulted serve not only the City of Hagerstown but Washington County as well. Some serve the four-county region of western Maryland including Allegany, Garrett, and Frederick Counties, while a few are regional organizations that additionally serve persons in south-central Pennsylvania, the West Virginia Panhandle, and northwestern Virginia.

The members of the Washington County Continuum of Care (CoC) were invited to a roundtable discussion to determine the needs of the homeless, chronically homeless, and those at-risk of becoming homeless.

**Narrative (optional):**

The City and County work to address needs that are common to both units of government and to coordinate and implement projects that have common goals. Communication is maintained between City and County departments to ensure that both jurisdictions are able to jointly address needs.

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## **PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

The FFY 2025-2029 Consolidated Plan and FFY 2025 Annual Action Plan used the following actions encourage citizen participation: requests for funding were accepted from agencies/organizations; interviews and roundtable discussions were held with stakeholders; a needs public hearing was held to determine priorities; and a public hearing was held to gather public comments on the draft plan while on public display. The City posted a resident survey on the City's website in both English and Spanish and received 377 completed surveys, 374 in English and 3 in Spanish. The survey results and comments are included in the Attachment Section of this document. The City used the input gathered through the citizen participation and stakeholder participation processes to develop a plan to serve the low- and moderate-income population of Hagerstown.

#### **Summarize citizen participation process and how it impacted goal setting**

The City in accordance with the City's Citizen Participation Plan, advertised and held a public hearing on the needs of the City of Hagerstown. The City also held a public hearing to receive comments on the draft FFY 2025-2029 Five-Year Consolidated Plan and FFY 2025 Annual Action plan. Both hearings were advertised on the City's website and in the local newspaper, the Herald-Mail. A draft of the consolidated plan was available on the City's website at [www.hagerstownmd.org](http://www.hagerstownmd.org) and copies of the plan were available at City Hall and the Department of Community and Economic Development for resident comments. Online resident surveys were also available in English at <https://www.surveymonkey.com/r/HagerstownCDBG2025-2029> and in Spanish at <https://es.surveymonkey.com/r/HagerstownCDBD2025-2029ESP>.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1.	Newspaper Ad for First Public Hearing and Applications	-Minorities -Persons with disabilities -Non-targeted / broad community -Residents of Public and Assisted Housing -Agencies & Organizations	None.	None.	None.	Not applicable.
2.	First Public Hearing	-Minorities -Persons with disabilities -Non-targeted / broad community -Residents of Public and Assisted Housing	The City of Hagerstown held its first Public Hearing on December 5, 2024. See public hearing sign-in sheets in the Exhibits section of the Consolidated Plan.	See public hearing comments in Exhibits section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	Not applicable.

3.	Internet Outreach	<ul style="list-style-type: none"> <li>-Minorities</li> <li>-Non-English Speaking: Spanish</li> <li>-Persons with disabilities</li> <li>-Non-targeted / broad community</li> <li>-Residents of Public and Assisted Housing</li> </ul>	The City of Hagerstown received 377 responses through an online survey.	See comments in Exhibits section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	<a href="https://www.surveymonkey.com/r/HagerstownCDBG2025-2029">https://www.surveymonkey.com/r/HagerstownCDBG2025-2029</a>  <a href="https://es.surveymonkey.com/r/HagerstownCDBG2025-2029ESP">https://es.surveymonkey.com/r/HagerstownCDBG2025-2029ESP</a>
4.	Stakeholder Meetings	<ul style="list-style-type: none"> <li>-Agencies &amp; Organizations</li> <li>-City Leadership</li> </ul>	Between January 24 and February 19, 2025, the City of Hagerstown held 13 virtual meetings with government, nonprofit, and for-profit entities in the Hagerstown area.	See comments in Exhibits section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	Not applicable.
5.	Stakeholder Surveys	<ul style="list-style-type: none"> <li>-Agencies &amp; Organizations</li> <li>-City Leadership</li> </ul>	The City of Hagerstown received stakeholder surveys from social service organizations, the Hagerstown Housing Authority, the Continuum of Care, homeless services organizations, and a variety of public and private entities.	See comments in Exhibits section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	<a href="https://surveyMonkey.com/r/Hagerstown25-29Agencies">https://surveyMonkey.com/r/Hagerstown25-29Agencies</a>

6.	Newspaper Ad for Second Public Hearing and Display	<ul style="list-style-type: none"> <li>-Minorities</li> <li>-Persons with disabilities</li> <li>-Non-targeted / broad community</li> <li>-Residents of Public and Assisted Housing</li> <li>-Agencies &amp; Organizations</li> </ul>	None.	None.	None.	Not applicable.
7.	Second Public Hearing	<ul style="list-style-type: none"> <li>-Minorities</li> <li>-Persons with disabilities</li> <li>-Non-targeted / broad community</li> <li>-Residents of Public and Assisted Housing</li> </ul>	The City of Hagerstown held its second Public Hearing on July 16, 2025. See public hearing sign-in sheets in the Exhibits section of the Consolidated Plan.	See public hearing comments in Exhibits section of the Consolidated Plan.	All comments were accepted and incorporated into the Consolidated Plan.	Not applicable.

**Table 3 - Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

To examine its housing needs, the City used 2017-2021 HUD Comprehensive Housing Affordability Strategy (CHAS), 2019-2023 American Community Survey (ACS) Five-Year Estimates, and the 2020 U.S. Census. The data is the most current information available to assess needs related to housing, homelessness, special needs, social services, and economic development. The City of Hagerstown is a part of the Washington County Community Action Council which is the local representative to the MD-514 Maryland Balance of State Continuum of Care (CoC), and the City used data for the development of the homeless needs section from the CoC. Additional needs for the City of Hagerstown were obtained from roundtable discussions and interviews with various social service agencies, housing providers, city staff, and survey responses.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, c)

### Summary of Housing Needs

Based on a comparison between the 2018 base year and 2023 population estimates, the City of Hagerstown had an 8.2% increase in its population. The total estimated population increase over the last five years was 3,304 persons living in 2,496 more households, a 15.6% increase. This reflects a decrease in household size from 2.52 persons to 2.35 persons per household. Furthermore, the median income increased by \$9,426 or 23.3% over the same period of time.

Demographics	Base Year: 2018	Most Recent Year: 2023	% Change
Population	40,186	43,490	8.2%
Households	15,976	18,472	15.6%
Median Income	\$40,531	\$49,957	23.3%

**Table 4 - Housing Needs Assessment Demographics**

Data Source: 2014-2018 and 2019-2023 ACS tables DP02 and DP03

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	4,475	3,195	3,300	1,860	5,530
Small Family Households	1,215	1,100	1,275	705	2,220
Large Family Households	210	230	305	245	595
Household contains at least one person 62-74 years of age	629	640	690	385	1,170
Household contains at least one person age 75 or older	475	490	430	154	365
Households with one or more children 6 years old or younger	765	834	675	455	870

**Table 5 - Total Households Table**

Data Source: 2017-2021 CHAS tables 5, 7, and 13

**Housing Needs Summary Tables**

**1. Housing Problems (Households with one of the listed needs)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	140	35	0	10	<b>210</b>	0	35	4	0	<b>95</b>
Severely Overcrowded - With >1.5 people per room (and complete kitchen and plumbing)	75	0	20	0	<b>105</b>	0	0	0	0	<b>20</b>
Overcrowded - With >1-1.5 people per room (and none of the above problems)	265	100	25	40	<b>435</b>	40	0	10	0	<b>60</b>
Housing cost burden greater than 50% of income (and none of the above problems)	2,145	210	0	0	<b>2,355</b>	250	245	40	0	<b>535</b>
Housing cost burden between 30% and 50% of income (and none of the above problems)	435	1,205	600	15	<b>2,260</b>	65	270	685	185	<b>1,295</b>
Zero/negative Income (and none of the above problems)	210	0	0	0	<b>210</b>	90	0	0	0	<b>90</b>

**Table 6 - Housing Problems Table**

**Data Source:** 2017-2021 CHAS table 4

**2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four severe housing problems	3,055	1,550	645	65	<b>5,365</b>	355	550	740	185	<b>2,010</b>
Having none of four severe housing problems OR household has negative income, but none of the other severe housing problems	960	795	1,165	605	<b>5,745</b>	105	300	750	1,005	<b>5,255</b>

**Table 7 - Housing Problems 2**

Data Source: 2017-2021 CHAS table 1

**3. Cost Burden > 30% of Household income**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Elderly Family	90	85	30	<b>220</b>	4	0	35	<b>74</b>
Small Family	210	565	325	<b>1,104</b>	20	135	200	<b>445</b>
Large Family	0	130	60	<b>190</b>	0	0	155	<b>225</b>
Elderly Non-Family	135	215	35	<b>385</b>	20	110	95	<b>255</b>
Other	255	270	150	<b>675</b>	20	60	210	<b>345</b>
<b>Total need by income</b>	<b>690</b>	<b>1,265</b>	<b>600</b>	<b>4,439</b>	<b>64</b>	<b>305</b>	<b>695</b>	<b>1,344</b>

**Table 8 - Cost Burden > 30%**

Data Source: 2017-2021 CHAS table 7

**4. Cost Burden > 50% of Household income**

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Elderly Family	20	10	0	<b>30</b>	30	35	20	<b>85</b>
Small Family	660	85	0	<b>745</b>	10	15	10	<b>35</b>
Large Family	150	30	0	<b>180</b>	4	10	0	<b>14</b>
Elderly Non-Family	215	85	0	<b>300</b>	165	45	10	<b>220</b>
Other	1,275	35	0	<b>1,310</b>	40	140	0	<b>180</b>
<b>Total need by income</b>	<b>2,320</b>	<b>245</b>	<b>0</b>	<b>2,565</b>	<b>249</b>	<b>245</b>	<b>40</b>	<b>534</b>

Table 9 - Cost Burden > 50%

Data 2017-2021 CHAS table 7  
 Source:

**5. Crowding (More than 1 and less than or equal to 1.5 persons per total rooms)**

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Single family households	220	100	25	40	<b>395</b>	40	0	10	0	<b>60</b>
Multiple, unrelated family households	0	0	0	0	<b>0</b>	0	0	0	0	<b>0</b>
Other, non-family households	45	0	0	0	<b>0</b>	0	0	0	0	<b>0</b>
<b>Total need by income</b>	<b>265</b>	<b>100</b>	<b>25</b>	<b>40</b>	<b>435</b>	<b>40</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>60</b>

Table 10 - Crowding Information - 1/2

Data Source: 2017-2021 CHAS table 10

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	765	750	430	2,435	0	84	245	1,164

Table 11 - Crowding Information - 2/2

**Describe the number and type of single person households in need of housing assistance.**

According to the 2019-2023 American Community Survey, there were 18,472 households in the City of Hagerstown. Of those households, 9,894 (53.6%) were family households. There were 7,133 (38.6%) single-person households in the City and 2,352 households (12.7%) were single-person households age 65 or older.

Based on the ACS estimates, 33.0% of all City residents living alone are seniors. The City encourages them to age in place in their existing dwellings, but it is presumed that additional accommodation and supportive services will be necessary to allow this portion of the City's population to age in place. The City will need to assist in obtaining funding and collaborating with housing service and elderly support agencies to provide programs, activities and accommodations for its elderly population.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.****Disabled:**

According to the 2019-2023 ACS estimates, there are 8,874 Hagerstown residents who have a disability, 20.7% of the City's population of 42,795. This is an indicator of the need for accessible and affordable housing for disabled persons, who are mainly low- and moderate-income and whose housing is increasingly outstripping their fixed financial resources.

A breakdown of disability prevalence in the City of Hagerstown is as follows:

- **Hearing difficulty:** 1,709 persons, 4.0% of population
- **Vision difficulty:** 1,504 persons, 3.5% of population
- **Cognitive difficulty:** 4,656 persons, 11.8% of population
- **Ambulatory difficulty:** 4,156 persons, 10.6% of population
- **Self-care difficulty:** 1,523 persons, 3.9% of population
- **Independent living difficulty:** 2,990 persons, 9.4% of population

**Victims of Domestic Violence, Dating Violence, Sexual Assault, and Stalking:**

The Maryland Governor's Office of Crime Prevention and Policy tracks different types of crime committed at the County, Municipal, and State levels. This is provided by the Maryland Department of State Police's Central Records Division. In the year 2023 in the City of Hagerstown, there were 197 aggravated assaults, 28 rapes, and 4 murders.

In 2024 in Washington County, the Maryland State Police reported 88 sex offenses with 89 victims; of these, only 6 were cleared. There were also six kidnappings/abductions, all of which were cleared, and one human trafficking offense which remains uncleared.

All victims of domestic violence who interact with the Hagerstown Police Department are given a pamphlet of information for CASA, Inc. A member of the Continuum of Care, CASA (Citizens Assisting and Sheltering the Abused) is a domestic violence shelter that serves Washington County, MD. CASA's services include individual counseling, support groups, abuser intervention, legal services, temporary emergency shelter, career advisement, a 24-hour hotline, and monthly workshops that deal with issues such as legal rights, self-esteem, job readiness, nutrition, and parenting skills.

According to their 2024 Annual Report, CASA served 691 survivors of domestic violence (DV), 109 survivors of sexual assault and/or abuse (SA), 67 dual DV and SA survivors, and 24 sex trafficking victims. Out of an estimated County population of 155,033, one out of every 205 persons has requested help from CASA for domestic violence and one out of every 881 persons has requested help for sexual assault or abuse; however, domestic violence and sexual assault tends to be underreported compared to other criminal activity. In terms of services provided, CASA assisted in 217 Medical Accompaniment calls (for forensic testing), 9,875 total shelter nights provided to survivors, 67 Final Protective Orders, and 23 safe stays for survivors' pets.

CASA, Inc is an active member of the Washington County Anti-Human Trafficking Collaborative. This collaborative focuses on raising community awareness of the signs of Human Trafficking and resources available for survivors.

### **What are the most common housing problems?**

The greatest housing need in Hagerstown is the need for affordable housing, particularly affordable for-sale housing units. The 2017-2021 CHAS data (based on the 2017-2021 ACS estimates) indicates that the City has a total of 18,105 occupied housing units of which 7,265 (40.1%) are owner-occupied and 10,840 (59.9%) are renter-occupied. At all income levels, renter-occupied households were much more likely than owner-occupied households to experience a housing cost burden. A total of 4,439 renter-occupied households (40.0% of all renter-occupied households) were cost burdened over 30%, while only 1,344 owner-occupied households (18.5% of all owner-occupied households) were cost burdened. Additionally, 2,565 renter-occupied households (23.7%) were severely cost burdened by greater than 50% of household income while only 534 owner-occupied households (7.4%) were severely cost burdened.

These statistics are supported by consultations, interviews and surveys which indicate that there is an insufficient supply of affordable, decent, safe, sanitary, accessible and sound housing in Hagerstown. The City intends to address this imbalance by increasing the amount of for-sale affordable housing, which will reduce demand and rent increases for rental housing.

### **Are any populations/household types more affected than others by these problems?**

Low- and moderate-income households are heavily affected by current market conditions in both the rental and for-sale markets. This is caused by many factors such as having to compete for housing with those moving further from the Baltimore-Washington area as well as with investment corporations, the

low existing supply of quality housing, blight clearance efforts that reduce the amount of available housing, and the higher nationwide proportional increase of housing costs to wages. In Hagerstown in particular, a large number of jobs are relatively low-paying and require more than one full-time-equivalent job to pay housing expenses. Low- and moderate-income persons are also more likely to have debt loads and poor credit scores, which landlords use to effectively screen them out of even affordable housing.

Consultations, interviews and surveys have identified a lack of affordable, decent, safe, sanitary, accessible and sound housing for elderly and disabled persons in the City. These populations are usually on fixed or limited incomes such as retirement income, Social Security, or Supplemental Security Disability. Those who are homeowners often cannot afford accessibility improvements, basic repairs, or even utility payments. Meanwhile, renters on a fixed income are unable to afford increases in monthly rent or utilities, which often forces them into housing that is below code standards or is not accessible. The least expensive housing units in Hagerstown are also generally the oldest and least accessible. The majority of these are upper-floor units in and near downtown Hagerstown which do not have elevators and would be difficult and expensive to make ADA accessible or visitable.

Another group adversely affected by the lack of affordable housing are the homeless and persons at risk of becoming homeless, including victims of domestic violence and persons aging out of foster care. The limited supply of affordable housing causes undue housing burden on underemployed persons and families and can force them out of permanent housing. Financial burden can also exacerbate interpersonal issues leading to domestic violence and substance abuse, both major risk factors for homelessness that can also cause children to enter the foster care system.

Despite its best efforts, the Hagerstown Housing Authority has long wait lists for public housing and housing vouchers. Additionally, landlords have the right to refuse tenants who wish to use Housing Choice Vouchers for payment. This places additional limitations on housing that can be considered affordable.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Households below the poverty level are more likely to be at risk of homelessness, become homeless in temporary shelter, or become literally unhoused. At particular risk are single-earner households, women-led households with no spouse present and children under 18 (of which 59.6% are below the poverty level), and households with one or more disabled person(s) who have difficulty finding sustainable employment have a high risk of instability. These residents often have no emergency savings, experience extreme rent burden, become unstable and face homelessness with loss of income or a first-time crisis.

These households and individuals are aided through a variety of services provided by agencies and nonprofits such as food pantries, thrift stores, mental and physical healthcare providers, job counseling services, immigration and language assistance, and clothing/household goods donations to households. The CoC ensures that aid organizations maintain relationships with previously assisted households to ensure they do not experience a return to homelessness.

The City of Hagerstown is not a Federal Entitlement through the Emergency Solutions Grant (ESG) Program. To fill this gap and provide funding for homelessness services and prevention for non-entitlement communities, the State of Maryland Department of Housing and Community Development operates the Homeless Solutions Program. The programs included in the HSP program are the Emergency Solutions Grant; Rental Allowance Program; Emergency and Transitional Housing and Services; Homeless Women's Crisis Shelter Homes; Service-Linked Housing; and the Housing Navigator and Aftercare Program. HSP funds are used to support the state's ten CoC in their efforts to assist people who are homeless or at risk of homelessness. This includes housing stabilization services such as rapid re-housing and homelessness prevention, operating costs and client services at emergency shelters, and outreach services for people who are unsheltered. Some funding can also be used for CoC support, including HMIS and administrative costs.

Specific needs of low-income persons who are at risk of becoming homeless or are living in shelters include food assistance, financial coaching, transportation, affordable childcare that is accessible and reliable, and sustainable wage employment and /or training opportunities. Several local social service agencies provide food and clothing through food pantries, food kitchens and thrift stores. Transportation and job training opportunities are limited, and funding is needed to offer those types of assistance programs.

The local service providers maintain records in HMIS and monitor and track assisted households. HMIS reports indicate that only a small number of clients return to homelessness after twelve (12) months of assistance.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

When conducting client intake, CoC providers identify those at imminent risk of homelessness by means of need and type of assistance being sought. The CoC defines imminent risk using the definitions set forth by HUD. HUD's criteria for defining the risk of homelessness is an individual or family who:

- Has an annual income below 30% of median family income for the area; AND
- Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the "homeless" definition; AND
- Meets one of the following conditions:

1. Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR
2. Is living in the home of another because of economic hardship; OR
3. Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR
4. Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
5. Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR
6. Is exiting a publicly funded institution or system of care; OR
7. Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Consolidated Plan.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Housing characteristics linked with instability and increased risk of homelessness include single earner households with children and household with a disabled member who is unable to obtain sustainable employment. Unexpected crises can contribute to destabilizing low- and moderate-income households. Many low- and moderate-income families experience high rent burdens, become unstable, and face homelessness with a first-time crises or loss of income. The lack of supportive housing and the cost overburden of housing as it relates to income/employment are major housing issues linked with instability and an increased risk of homelessness.

Reasons homelessness occurs often fall within the following categories:

- Eviction within two weeks from a private dwelling
- Sudden loss of income
- Extremely low income (30% below income limits)
- Overcrowding (doubling up)
- Experienced three or more moves in the past year
- Have children under the age of two
- Single parent
- Young head of household (under 25)
- Have an eviction notice from public or assisted housing
- Experienced domestic violence within the past 12 months
- History of non-compliance (missed appointments with case workers, etc.)
- Released from jail, or prison within the past 18 months
- Mental health and or substance abuse issues
- Involvement with child welfare, including foster care
- Severe housing burden (greater than 50% of income for housing costs)

The availability and associated cost of purchasing and maintaining affordable, decent, safe, sanitary, accessible and sound housing in the City creates housing instability for lower income households. Many households live paycheck to paycheck and are cost burdened, paying more than 30% of their monthly income for housing.

Other factors of instability and an increased risk of homelessness include individuals being discharged from foster care, health care facilities, mental health treatment facilities, correctional facilities, and substance abuse treatment. These populations cannot achieve self-sufficiency as it takes time to secure steady employment and stable housing. Victims of domestic violence that leave abusive situations are also at risk. Individuals and households with special needs, including the elderly, frail elderly, those with a disability, and those who are in treatment for substance abuse or HIV/AIDS are also at risk. Medical bills, finding accessible housing is a challenge particularly for families and individuals living on fixed incomes. Lack of affordable childcare also adds to the burden of the at-risk population. The majority of available entry-level jobs pay well above the Federal minimum wage but not enough to cover both the lost government benefits and the cost of childcare. It is often more financially sound to leave the full-time labor force, provide one's own childcare, and retain government benefits.

It is common for low- and moderate-income persons to have limited financial literacy, which places them at increased risk of homelessness. Once these persons enter the homebuyer market, they often fall victim to predatory lending, "land contract" or "rent-to-own" schemes, or substandard housing conditions from not completing a home inspection. Along with normal housing costs and maintenance, these issues can lead homeowners to quickly become cost burdened by 30% or more of their monthly income, or even severely cost burdened by 50% or more of their monthly income.

## **Discussion**

Hagerstown's population has increased over the last five years, from 40,186 to 43,490 persons (8.2%). The number of households also increased during the same period, from 15,976 to 18,472 households (15.6%). The number of households that have one or more housing problems is growing (mostly attributed to housing cost burden) and an increasing number of households are at risk of becoming homeless.

The City of Hagerstown's population is growing slowly, but the population growth is generally in the lower income categories. The housing market has an imbalance of owner-occupied (43.4%) and renter-occupied (56.6%) households. This creates a shortage of affordable, decent, safe, sanitary, accessible and sound housing that is affordable to very low-income persons, who generally are unable to obtain mortgages and can't afford to purchase housing. In consultation with stakeholders and residents, the higher proportion of renter households to owner-occupants creates potential problems such as absentee landlords, overcrowded living situations, deteriorating housing and neighborhood blight. The City has determined that there is a need for additional affordable, decent, safe, sanitary, accessible and sound housing for homebuyers, homeowners, and renters.

## NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

During the preparation of this Five-Year Consolidated Plan, the City investigated whether any racial or ethnic group is disproportionately affected by housing problems. Disproportionately greater need is defined as a subgroup having at least 10 percentage points higher frequency of a particular problem than the percentage of persons as a whole in that group. Data detailing information by racial group and Hispanic origin has been compiled from the 2017-2021 ACS and CHAS data.

According to the 2019-2023 ACS data, the total Hagerstown population is 43,490. This includes 26,493 White persons (60.9% of the City’s total population), 9,980 Black/African American persons (22.9%), 15 American Indian and Native American persons (0.0%), 578 Asian persons (1.3%), 72 Native Hawaiian and Other Pacific Islander persons (0.2%), and 5,173 Two or More Race persons (11.9%). There are 4,619 (10.6%) Hispanic or Latino persons of any race living in Hagerstown.

HUD considers the following four factors to determine if any racial or ethnic group is disproportionately affected by housing problems: lack of complete kitchen facilities, lack of completed plumbing facilities, overcrowding, and housing cost burden. Lack of kitchen facilities means a dwelling does not have the necessary equipment to prepare meals; lack of complete plumbing facilities means a dwelling does not have the necessary equipment for conducting routine hygiene needs; severe overcrowding reflects a dwelling that has more than one person per room on average; and severe cost burden reflects a household that pays more than 30% of its income in housing expenses such as rent, utilities, or mortgage payments.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR household has no / negative income but none of the other housing problems
Jurisdiction as a whole	3,410	1,065
White	2,160	755
Black / African American	810	140
Asian	55	0
American Indian, Alaska Native	4	0
Pacific Islander	0	0
Hispanic	140	145

**Table 12 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2017-2021 CHAS

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

**30%-50% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR household has no / negative income but none of the other housing problems
Jurisdiction as a whole	2,100	1,095
White	1,440	740
Black / African American	435	200
Asian	55	0
American Indian, Alaska Native	4	4
Pacific Islander	0	0
Hispanic	115	50

**Table 13 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2017-2021 CHAS

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

**50%-80% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR household has no / negative income but none of the other housing problems
Jurisdiction as a whole	1,385	1,915
White	670	1,530
Black / African American	470	220
Asian	0	10
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	220	65

**Table 14 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2017-2021 CHAS

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR household has no / negative income but none of the other housing problems
Jurisdiction as a whole	250	1,610
White	175	1,220
Black / African American	0	175
Asian	0	25
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	44	75

**Table 15 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2017-2021 CHAS

*\*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

**Discussion**

According to the 2017-2021 CHAS data, the City of Hagerstown has 12,850 White households (70.0% of the total), 3,239 Black/African American households (17.6%), 280 Asian households (1.5%), 12 American Indian and Alaska Native households (0.1%), no Native Hawaiian and Other Pacific Islander households (0%) and 1,114 Hispanic households (6.1%). The following groups were disproportionately affected:

**0-30% AMI:** 100% of Asian households had at least one housing problem versus an AMI cohort rate of 76.2%. (100% of American Indian and Alaska Native households also had at least one housing problem, but their sample size is extremely small leading to potential error.)

**30-50% AMI:** 100% of Asian households had at least one housing problem versus an AMI cohort rate of 65.7%.

**50-80% AMI:** 68.1% of Black/African American households and 77.2% of Hispanic households had at least one housing problem versus an AMI cohort rate of 42.0%.

**80-100% AMI:** 37.0% of Hispanic households had at least one housing problem versus an AMI cohort rate of 13.4%.

**NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205 (b)(2)**

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

**Introduction**

During the process of preparing the City's Five-Year Consolidated Plan, a comparison was made to determine if any racial or ethnic groups were disproportionately affected by severe housing problems in the City. Disproportionately greater need is defined as a subgroup having at least 10 percentage points higher frequency of a particular problem than the percentage of persons as a whole in that group. Data detailing information by racial group and Hispanic origin has been compiled from the 2017-2021 ACS and CHAS data.

According to the 2019-2023 ACS data, the total Hagerstown population is 43,490. This includes 26,493 White persons (60.9% of the City's total population), 9,980 Black/African American persons (22.9%), 15 American Indian and Native American persons (0.0%), 578 Asian persons (1.3%), 72 Native Hawaiian and Other Pacific Islander persons (0.2%), and 5,173 Two or More Race persons (11.9%). There are 4,619 (10.6%) Hispanic or Latino persons of any race living in Hagerstown.

HUD considers the following four factors to determine if any racial or ethnic group is disproportionately affected by severe housing problems: lack of complete kitchen facilities, lack of completed plumbing facilities, severe overcrowding, and severe housing cost burden. Lack of complete kitchen facilities means a dwelling does not have the necessary equipment to prepare meals; lack of complete plumbing facilities means a dwelling does not have the necessary equipment for conducting routine hygiene needs; severe overcrowding reflects a dwelling that has more than 1.5 persons per room on average; and severe cost burden reflects a household that pays more than 50% of its income in housing expenses such as rent, utilities, or mortgage payments.

**0%-30% of Area Median Income**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR household has no / negative income but none of the other housing problems
Jurisdiction as a whole	2,915	1,560
White	1,820	1,095
Black / African American	755	190
Asian	25	35
American Indian, Alaska Native	4	0
Pacific Islander	0	0
Hispanic	70	210

**Table 16 - Severe Housing Problems 0 - 30% AMI**

Data Source: 2017-2021 CHAS

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**30%-50% of Area Median Income**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR household has no / negative income but none of the other housing problems
Jurisdiction as a whole	625	2,575
White	455	1,725
Black / African American	80	560
Asian	0	55
American Indian, Alaska Native	0	8
Pacific Islander	0	0
Hispanic	70	95

**Table 17 - Severe Housing Problems 30 - 50% AMI**

Data Source: 2017-2021 CHAS

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**50%-80% of Area Median Income**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR household has no / negative income but none of the other housing problems
Jurisdiction as a whole	100	3,200
White	65	2,125
Black / African American	4	685
Asian	0	10
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	20	260

**Table 18 - Severe Housing Problems 50 - 80% AMI**

Data Source: 2017-2021 CHAS

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**80%-100% of Area Median Income**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems OR household has no / negative income but none of the other housing problems
Jurisdiction as a whole	50	1,810
White	10	1,385
Black / African American	0	175
Asian	0	25
American Indian, Alaska Native	0	0
Pacific Islander	0	0
Hispanic	4	115

**Table 19 - Severe Housing Problems 80 - 100% AMI**

Data Source: 2017-2021 CHAS

*\*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

**Discussion**

According to the 2017-2021 CHAS data, the City of Hagerstown has 12,850 White households (70.0% of the total), 3,239 Black/African American households (17.6%), 280 Asian households (1.5%), 12 American Indian and Alaska Native households (0.1%), no Native Hawaiian and Other Pacific Islander households (0%) and 1,114 Hispanic households (6.1%). The following groups were disproportionately affected:

**0-30% AMI:** 79.9% of Black/African American households had at least one severe housing problem versus an AMI cohort rate of 65.1%. (100% of American Indian and Alaska Native households also had at least one severe housing problem, but their sample size is extremely small leading to potential error.)

**30-50% AMI:** 42.4% of Hispanic households had at least one severe housing problem versus an AMI cohort rate of 19.5%.

**50-80% AMI:** There were no disproportionately affected groups in this AMI cohort.

**80-100% AMI:** There were no disproportionately affected groups in this AMI cohort.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b)(2)

*Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.*

### Introduction:

During the process of preparing the City’s Five-Year Consolidated Plan, a comparison was made to determine if any racial or ethnic groups were disproportionately affected by severe housing problems in the City. Disproportionately greater need is defined as a subgroup having at least 10 percentage points higher frequency of a particular problem than the percentage of persons as a whole in that group. Data detailing information by racial group and Hispanic origin has been compiled from the 2017-2021 ACS and CHAS data.

The City of Hagerstown has expanded its supply of both rental and for-sale housing in recent years, but demand is still greater than supply and housing costs are increasing at a higher rate than median household income. This lowers the amount of affordable, decent, safe, sanitary, accessible and sound housing available for low- and moderate-income households. A large number of lower income households in the City pay more than 30% of their total household income for housing, and a significant number pay more than 50% of their household income.

HUD considers a household to be cost burdened if it is paying more than 30% of income toward rent/mortgage and utilities. Cost burden affects not just low- and moderate-income households but all households who pay more than 30% of their income toward housing costs. Households paying more than 50% of income toward rent/mortgage and utilities are considered severely cost burdened.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	11,049	3,909	3,109	295
White	8,195	2,335	2,120	195
Black / African American	1,525	1,075	615	35
Asian	170	85	25	0
American Indian, Alaska Native	4	4	4	0
Pacific Islander	0	0	0	0
Hispanic	585	365	95	65

**Table 20 - Greater Need: Housing Cost Burdens AMI**

Data Source: 2017-2021 CHAS

**Discussion:**

**Cost Burden:** Overall, 21.3% of all households within the City of Hagerstown were cost burdened by 30-50% of their household income. These households are at risk for homelessness if they encounter a housing problem or loss of income. In terms of racial and ethnic groups, 18.2% of White households are cost burdened, as are 33.1% of Black/African American households, 30.4% of Asian households, 28.6% of American Indian and Alaska Native Households, and 32.7% of Hispanic households. There were no Native Hawaiian or Pacific Islander households reported. Black and Hispanic households are disproportionately cost burdened.

**Severe Cost Burden:** There were 16.9% of households within the City of Hagerstown that were severely cost burdened by more than 50% of their household income. These households are at very high risk of homelessness if they encounter a minor housing problem, a small loss of income, or any financial or personal difficulties. Low- and moderate-income households and renters are at the highest risk. In terms of racial and ethnic groups, 16.5% of White households are severely cost burdened, as are 19.0% of Black/African American households, 8.9% of Asian households, 28.6% of American Indian and Alaska Native Households, and 8.5% of Hispanic households. There were no Native Hawaiian or Pacific Islander households reported. While American Indian and Alaska Native households are above the 10 percentage point threshold to disproportionately experience severe cost burden, there are only an estimated fourteen such households and can be considered an outlier.

## **NA-30 Disproportionately Greater Need: Discussion - 91.205(b)(2)**

### **Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The racial breakdown of households in the City of Hagerstown, according to the 2017-2021 CHAS Data, was 70.0% White, 17.7% Black/African American, 1.5% Asian, 0.1% American Indian and Alaska Native, 0% Pacific Islander, and 6.1% Hispanic.

**Housing Problems:** Asian households with 0-30% AMI and 30-50% AMI, Black/African American households with 50-80% AMI, and Hispanic households with 50-80% AMI and 80-100% AMI were disproportionately affected by housing problems.

**Severe Housing Problems:** Black/African American households with 0-30% AMI and Hispanic households with 30-50% AMI were disproportionately affected by severe housing problems.

**Cost Burden (30-50% of household income):** Black/African American and Hispanic households are disproportionately affected by cost burden.

**Severe Cost Burden (over 50% of household income):** No categories of households are disproportionately affected by severe cost burden.

Hispanic, Black/African American and Asian households are more likely to experience housing problems or cost burdens than White households. Additionally, it is possible that American Indian and Alaska Native households were more likely to experience housing problems or cost burdens, but their small number in the City introduces potential statistical error.

### **If they have needs not identified above, what are those needs?**

There are no additional needs that have not been previously identified.

### **Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

According to the 2018-2022 ACS data, the City of Hagerstown has a minority population of 40.1% of its total population (persons who are non-White and/or Hispanic or Latino). HUD defines a Minority Neighborhood as, "A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population." According to

this definition, there are twelve (12) Block Groups in the City that are considered a “Minority Neighborhood:”

- Census Tract 3.01, Block Group 1;
- Census Tract 4 - Block Groups 1 and 2;
- Census Tract 5, Block Group 3;
- Census Tract 7, Block Group 1;
- Census Tract 7, Block Groups 1, 2 and 3;
- Census Tract 9, Block Group 2;
- Census Tract 110, Block Group 1;
- Census Tract 111, Block Group 4; and
- Census Tract 112.02, Block Group 4.

The City uses the HUD definition of a low-mod area as any area with a population of low- and moderate-income residents that is equal to or greater than 51% of the entire population of the area. According to this definition, 27 of the 41 Block Groups within the City are considered low-mod areas:

- Census Tract 1, Block Group 1: 67.1% Low-Mod
- Census Tract 3.01, Block Group 1: 64.7%
- Census Tract 3.02, Block Group 1: 70.7%
- Census Tract 3.02, Block Group 2: 59.0%
- Census Tract 4, Block Group 1: 93.8%
- Census Tract 4, Block Group 2: 80.0%
- Census Tract 4, Block Group 3: 90.7%
- Census Tract 5, Block Group 1: 94.9%
- Census Tract 5, Block Group 2: 70.9%
- Census Tract 5, Block Group 3: 56.1%
- Census Tract 6.01, Block Group 1: 51.3%
- Census Tract 6.01, Block Group 2: 72.0%
- Census Tract 6.02, Block Group 1: 60.2%
- Census Tract 7, Block Group 1: 93.1%
- Census Tract 7, Block Group 2: 92.6%
- Census Tract 7, Block Group 3: 70.3%
- Census Tract 8, Block Group 1: 93.1%
- Census Tract 8, Block Group 2: 54.5%
- Census Tract 8, Block Group 3: 68.5%
- Census Tract 9, Block Group 1: 64.4%
- Census Tract 9, Block Group 2: 62.4%
- Census Tract 10.01, Block Group 2: 57.5%
- Census Tract 103, Block Group 1: 75.5%
- Census Tract 104.02, Block Group 3: 54.3%

- Census Tract 111, Block Group 1: 68.7%
- Census Tract 111, Block Group 3: 51.9%
- Census Tract 112.02, Block Group 4: 57.1%

The City of Hagerstown has an overall low-mod percentage of 60.13%.

## NA-35 Public Housing - 91.205(b)

### Introduction

The Hagerstown Housing Authority (HHA) administers public housing and Section 8 housing in the City of Hagerstown. HHA is and will continue to be the primary resource for the City’s very low-income households. As of its FY 2024 Annual Plan, the Housing Authority owned and managed 1,317 units of public housing including 131 units of LIHTC/Project-Based Voucher housing. In addition, it administered 884 Section 8 Housing Choice Vouchers, 59 Veterans Administration Supportive Housing (VASH) vouchers and one Foster Youth Initiative voucher.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	20	1,046	1,075	131	884	59	0	1

**Table 21 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: Hagerstown Housing Authority

**Characteristics of Residents**

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	12,966	14,144	11,106	0	11,106	0	0
Average length of stay	0	5	4	4	0	4	0	0
Average Household size	0	1	2	2	0	2	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	7	331	121	0	121	0	0
# of Disabled Families	0	8	315	349	0	349	0	0
# of Families requesting accessibility features	0	15	1,176	772	0	772	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 22 - Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	9	871	532	0	532	0	0	0
Black/African American	0	6	290	231	0	231	0	0	0
Asian	0	0	8	2	0	2	0	0	0
American Indian/Alaska Native	0	0	2	6	0	6	0	0	0
Pacific Islander	0	0	5	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 23 - Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	0	0	73	39	0	39	0	0	0
Not Hispanic	0	15	1,103	733	0	733	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 - Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Of the 1,317 Public Housing units, 1,180 are in use and 119 are accessible units. This translates to 10% of the units being accessible, double the HUD requirement of 5%. The HHA has a Section 504 Plan which is reviewed annually and updated as needed.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The Hagerstown Housing Authority maintains waiting lists for Public Housing, Project-Based Voucher/LIHTC, and Housing Choice Vouchers (HCV). Between the three lists, there were 27,341 applicants as of December 2024 though many applicants have applied for multiple types of housing. Preference points are awarded to applicants who are local, working, homeless, or disabled.

The HHA has a turnover rate of approximately 200 units per year. The needs of Public Housing and HCV residents include affordability, supply, quality, accessibility, size, and location. Most applicants are searching for one-, two-, or three-bedroom apartments with the largest number (3,471) requesting a two-bedroom unit. The majority of HHA's housing stock is also within the one- to three-bedroom range, but demand far outstrips supply.

Real Estate Assessment Center (REAC) inspection scores maintained by the Housing Authority and HQS reports on Section 8 units under lease and/or units new to the program ensure an inventory of affordable, decent, safe, sanitary, accessible and sound rental properties. The City's Code Enforcement Department, through its Rental Registration Licensure program, works with the Housing Authority to maintain quality units for rent.

The HHA generally houses applicants with disabilities in a reasonable time with units that are appropriate for the accessibility need of the household. Unit size and amenities are arranged when the applicant reaches the top of the waiting list. The HHA does use additional preference points for elderly and disabled applicants when placing them on the waiting list.

The size and wait time of the Section 8 waitlist is based on the need for additional vouchers, landlords willing to accept Housing Choice Voucher payment, and affordable quality housing units. While there are both public and private housing units being constructed in Hagerstown to both replace and add to the housing supply, the City's increasing population and inflationary pressures have pushed median rental payments above the HUD Fair Market Rents for Hagerstown, MD MSA. This also allows landlords and management companies to require that tenants have a relatively high minimum credit score and have employment that allows them to be under the 30% housing cost burden level without voucher support.

**How do these needs compare to the housing needs of the population at large?**

Public housing residents and Housing Choice Voucher holders have lower overall household incomes than residents of Hagerstown at large. They tend to reside in HHA properties or use HCV support due to being unable to afford or obtain private market-rate properties that fit their needs. This can be caused by unemployment or underemployment, disability or old age, past convictions or evictions, or poor credit that otherwise disqualifies applicants from private housing. HHA clients are in greater need of financial assistance, case management and other social services than the overall population of the City and are at greater risk of homelessness.

**Discussion**

The Hagerstown Housing Authority works with the City to address the housing needs of residents of Hagerstown who are very low and extremely low income. The City has identified the need for affordable housing that is affordable, decent, safe, sanitary, accessible and sound. There are a significant number of households in the City that are at or below 50% of AMI that have housing problems, severe housing problems and/or are housing cost burdened, and the Hagerstown Housing Authority can assist those households in retaining their housing while they work toward a more stable financial situation.

## NA-40 Homeless Needs Assessment - 91.205(c)

### Introduction:

Since the last Five-Year Consolidated Plan, the Washington County CoC has become part of the nine-county, three-region MD-514 Maryland Balance of State CoC. Locally, the CoC’s activities are administered by the Washington County Community Action Council (WCCAC). As a member of WCCAC, the City works to coordinate activities with the Continuum of Care and supports applications for funding as well as working with other members to continue a network of supportive housing and services for the homeless.

Members of the CoC include the Hagerstown Housing Authority, the City’s Department of Community and Economic Development, social service agencies, shelter providers, and housing providers. Using the Homeless Management Information System (HMIS) as a tool to provide services to homeless individuals and families, case managers are able to help clients identify their needs and challenges and provide unduplicated assistance.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	355	2	-	-	-	-
Persons in Households with Only Children	4	0	-	-	-	-
Persons in Households with Only Adults	500	327	-	-	-	-
Chronically Homeless Individuals	124	92	-	-	-	-
Chronically Homeless Families	8	0	-	-	-	-
Veterans	72	12	-	-	-	-
Unaccompanied Youth	36	9	-	-	-	-
Persons with HIV	2	1	-	-	-	-

**Table 25 - Homeless Needs Assessment**

**Data Source Comments:** HUD 2024 Annual Homelessness Assessment Report for MD-514 Maryland Balance of State CoC

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

The Point in Time survey conducted on January 24, 2024, identified 1,188 persons as homeless within the full MD-514 Balance of State CoC, of which 229 were counted in Washington County. Washington County's location at the intersection of major Interstates amplifies the transient nature of unhoused persons, so it is difficult to determine accurate numbers for how many people experience homelessness, how long a person has been homeless, and how many days they experience homelessness in a year. Based on the Point in Time (PIT) Survey, the Housing Inventory Count (HIC), and interviews with stakeholders, there is a need for additional year-round shelter space especially for subgroups like women, families with children, and those with mental and physical health concerns.

Four general categories of homelessness are:

**Literally Homeless** - Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

- Has a primary night-time residence that is a public or private place not meant for human habitation; or
- Is living in a publicly or privately operated shelter designed to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state and local government programs); or
- Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.

**Imminent Risk of Homelessness** - Individual or family who will imminently lose their primary nighttime residence, provided that:

- Residence will be lost within 14 days of the date of application for homeless assistance;
- No subsequent residence has been identified; and
- The individual or family lacks the resources or support networks needed to obtain other permanent housing.

**Homeless under Other Federal Statutes** - Unaccompanied youth under 25 years of age, or households with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- Are defined as homeless under the other listed federal statutes;

- Have not had a lease, ownership interest, or occupancy agreement in permanent housing during the 60 days prior to homeless assisted;
- Experienced persistent instability as measured by 2 moves or more during the preceding 60 days; and
- Can be expected to continue in such status for an extended period of time due to special needs or barriers.

**Fleeing/Attempting to Flee Domestic Violence** - Any individual or family who:

- Is fleeing, or is attempting to flee, domestic violence;
- Has no other residence; and
- Lacks the resources or support networks to obtain other permanent housing.

HUD encourages CoCs to prioritize funding for projects serving households with the highest level of need, including those that may be chronically homeless. However, only projects that serve individuals and families defined as chronically homeless must document chronic status for HUD. In order to be eligible for housing restricted to chronically homeless individuals or families under the CoC program, participants must meet the definition of chronically homeless. The definition of chronically homelessness is:

- A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:
  - Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and
  - Has been homeless and living as described for at least 12 months\* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described.
- An individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility\*\*; or
- A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

\*A “break” in homelessness is considered to be 7 or more nights.

\*\*An individual residing in an institutional care facility does not constitute a break in homelessness.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	135	48
Black or African American	72	10
Asian	1	0
American Indian or Alaska Native	2	1
Pacific Islander	0	0
Multi-Racial (all other)	12	6
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	11	3
Not Hispanic	211	62

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

From information provided by the CoC, it is estimated that 20 families and 20 veterans in Washington County are in need of housing assistance. One family and twelve (12) veterans are considered unsheltered.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

In Washington County, there are 137 White persons (including White and Hispanic) or 59.8% of the total homeless population are considered homeless. The next largest category is 72 Black or African American homeless persons (including Black and Hispanic) or 31.4%.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The need for shelter is still present in Hagerstown and Washington County, with 68 of the County’s total 229 homeless persons being unsheltered at the time of the 2024 Point-In-Time (PIT) Count. The City, County, and their governmental and nonprofit social service colleagues are working to reduce the involuntary homeless rate within the Maryland Balance of State CoC to zero.

Very few unaccompanied children or youth are unsheltered according to the Point-In-Time Count. However, it is especially difficult to identify this demographic when they are “doubling up” (living with friends and relatives, “couch surfing”, etc.). There is also a potential overlap with persons who speak a non-English language at home, or with those who are wary of government intervention. Finally, persons exiting foster care are at high risk of becoming homeless due to lack of a family support system, difficulty transitioning out of the foster care system, and a higher rate than average of mental health challenges and substance abuse. The Maryland Balance of State CoC reported in its 2024 PIT Count that in

Washington County there were 30 homeless persons under the age of 18, as well as 8 persons between the age of 18 and 24. Nine (9) were unaccompanied youth, but only one youth was unsheltered.

Additionally, elderly and disabled persons experiencing homelessness have experienced an increase in the last five years. Social service organizations and shelter providers have reported several instances of persons being released from hospitals or care facilities and dropped off at their doorsteps with no care plan or housing prospects. The 2024 PIT Count indicated that in Washington County there were 10 homeless persons aged 65 and up, as well as 28 persons between the age of 55 and 64. Of these persons, five (5) between the ages of 55 and 64 and two (2) age 65 and over were unsheltered.

**Discussion:**

The City is located at the intersection of two major interstate highways, one running north-south and the other east-west. Washington County is also the location of three (3) State prisons, has a Veterans Administration Clinic and is in close proximity to the Martinsburg (WV) VA Hospital, and has a relatively inexpensive cost of living. These factors lead to Hagerstown attracting a large number of transient persons who often stay due to the City's reputation for providing excellent social services.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b, d)**

### **Introduction:**

The assessment of non-homeless special needs includes the following:

- Elderly persons
- Frail elderly persons
- Persons with mental, physical and/or developmental disabilities
- Persons with alcohol or other drug additions
- Persons with HIV/AIDS and their households
- Victims of domestic violence, dating violence, sexual assault, and stalking

The housing need of each of these groups were determined by consultation with social service providers and statistical information provided by social services providers.

### **Describe the characteristics of special needs populations in your community:**

- According to the 2019-2023 ACS Data, elderly persons represent approximately 14.6% of the City's total population. Approximately 6.3% of the elderly population is aged 75 years and older. In addition, 3.7% of the population is aged 65 and over and lives alone.
- Frail Elderly are those persons who are elderly and have a disability such as hearing loss, vision difficulty, cognitive difficulty, ambulatory problems, and difficulty caring for oneself. It is estimated that approximately 40.6% of the City's elderly population (or 5.6% of the City's total civilian noninstitutionalized population) are frail elderly.
- Persons with mental, physical and developmental disabilities comprise approximately 20.7% of the City of Hagerstown's total civilian non-institutionalized population.
- Persons with HIV/AIDS and their households comprise a small percentage of the City's overall population.
- Victims of Domestic Violence, dating violence, sexual assault and stalking has remained constant locally.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Using resident surveys, stakeholder surveys, roundtable discussions, data analysis, and public meetings, the following needs were determined for the non-homeless special needs' population in the City:

- **Elderly** - There is a need to rehabilitate existing housing and to construct new affordable and accessible housing, to allow elderly residents to age in place.

- **Frail Elderly** - There is a need to rehabilitate and improve ADA accessibility in existing housing, to construct new affordable and accessible housing, to enforce reasonable accommodations by landlords, and to improve the quality and availability of supportive services, to allow frail elderly residents to age in place.
- **Persons with Disabilities** - There is a need to improve ADA accessibility in existing housing, to construct new affordable and accessible housing, to enforce reasonable accommodations by landlords, and to improve the quality and availability of supportive services and employment opportunities, to allow residents with disabilities to live independently.
- **Alcohol and Other Drug Addictions** - There is a need for more transitional housing, wraparound supportive services, and post-treatment case management in the City, to allow residents in recovery to reenter the workforce and everyday life.
- **Persons with HIV/AIDS** - There is a need for more permanent housing and healthcare options for and for the City to assist in enforcing Fair Housing regulations, to allow residents with HIV/AIDS to live independently and without discrimination.
- **Public Housing Residents** - There is a need for job training, financial literacy education, down payment and closing cost assistance, and life skills training, to help public housing residents transition out of public housing into market-rate housing.
- **Victims of Domestic Violence** - There is a need for more dedicated temporary shelter beds and permanent housing options, especially women and families, and for supportive service programs, to help residents who are victims of domestic violence or similar situations to recover and thrive.

In addition to the above, the following services will help at-risk persons improve their lives:

- Employment training and education
- Job placement assistance
- Computer and Broadband Internet access
- Job interview skills
- Improved transportation
- Housing programs such as rent and deposit assistance

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The Maryland Department of Health estimates that as of 2023 there were a total of 406 individuals age 13 or older living with diagnosed HIV/AIDS in Washington County, and that there were 12 new diagnoses in the same year. Of the counties in the Western Region of Maryland, Washington County has about 4/5 as many new diagnoses and persons living with HIV/AIDS than Frederick County, but nearly four times the number as in Allegany County and twenty times the level of Garrett County. Washington County is also tied for the second highest rate of new diagnoses in the state (9.0 persons per 100,000).

**Discussion:**

The needs of the Special Needs Population are based on data from HUD, the US Census, the State of Maryland, and housing providers and social service agencies. Gaps or overlaps in data collection are due to factors such as the rural nature of Washington County, difficulty in collecting statistics for specific population subsets, the transient nature of many residents, and the difficulty in providers also serving clients in Washington County, the Western Maryland four-county area, and throughout the region.

## **NA-50 Non-Housing Community Development Needs - 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The following are the needs for improvement to City public facilities:

- Public facilities need to be ADA compliant and brought up to City Codes and Ordinances.
- Public facilities need to be open and available to all residents on an equal basis.
- Public facilities need to be available to maintain quality of life for residents.
- Public facilities need to be improved and expanded to meet the increase in population.
- Public facilities such as parks, recreation, and trails including ADA accessibility improvements need to be improved and upgraded.
- The City should expand the Cultural Trail to provide a multimodal corridor around Hagerstown.

### **How were these needs determined?**

These needs were determined using resident surveys, stakeholder surveys, roundtable discussions, data analysis, public meetings, and the City's *visionHagerstown 2035* Comprehensive Plan.

### **Describe the jurisdiction's need for Public Improvements:**

The following are the City's need for public improvements:

- Improve and upgrade the storm water management system to complete separation of storm and sanitary sewers.
- Reconstruct and improve its roads, curbs, and walks.
- Provide additional handicap accessibility at intersections, public buildings and facilities.
- Improve and upgrade the sanitary sewer system.
- Improve and upgrade water lines and water distribution system to eliminate lead pipe.
- Improve parks and playground equipment.
- Continue demolition of derelict properties and subsequent land reuse efforts.
- Support neighborhood revitalization efforts through City-funded rehabilitation of old housing stock and adaptive reuse of former commercial and industrial structures.
- Help social service groups create more year-round low-barrier shelter space.
- Consider building a multi-agency facility as part of a County social service coalition.
- Consider building at least one smaller precinct-house for the Police Department.

**How were these needs determined?**

These needs were determined using resident surveys, stakeholder surveys, roundtable discussions, data analysis, public meetings, and the City's *visionHagerstown 2035* Comprehensive Plan.

**Describe the jurisdiction's need for Public Services:**

The City provides public safety and other public services for its residents. The following are the needs for public services:

- Maintain the high level of fire protection for residents, including distribution of smoke and carbon monoxide detectors and education efforts about fire safety.
- Upgrade fire safety personal protective equipment.
- Continue its high level of public safety for residents.
- Provide neighborhood policing in areas with high crime levels and police substations in high crime, low-income neighborhoods.
- Continue efforts to curtail human trafficking and drug trade in the City.
- Continue code enforcement efforts to ensure the health and safety of residents including the rental registration program.
- Continue neighborhood clean-up programs.
- Support, encourage, and affirmatively further fair housing throughout all neighborhoods.
- Continue supporting organizations that are working to keep residents housed.
- Ensure that City services are available to persons who do not speak English fluently.

**How were these needs determined?**

These needs were determined using resident surveys, stakeholder surveys, roundtable discussions, data analysis, public meetings, and the City's *visionHagerstown 2035* Comprehensive Plan.

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## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

Founded in 1763, the City of Hagerstown in western Maryland is known as a desirable community to live. Though nicknamed the “Hub City” due to its location on major north-south and east-west trade routes and its manufacturing & logistics industries, Hagerstown has also taken on the role of a bedroom city with comparatively low housing cost, variety of housing styles, and easy commutes into the Washington and Baltimore Metropolitan Areas. Thousands of households moved to the Hagerstown-Martinsburg Metropolitan Area when they were able to work remotely and as a result housing costs have significantly increased; prices are still considerably lower than near Washington, DC and Baltimore, MD, but are often out of reach of existing Hagerstown residents.

According to the 2019-2023 American Community Survey estimates, 37.2% (7,450) of all housing units in the City were built before 1950 and 65.7% (13,139) were built prior to 1980. The 2019-2023 ACS Data indicated there were 19,996 housing units in the City of which 18,472 were occupied. Of these occupied housing units, there were 8,022 owner-occupied housing units (43.4% of all occupied housing units) and 10,450 renter-occupied housing units (56.6% of all occupied housing units). A priority of the City’s Comprehensive Plan is to prioritize and encourage the construction and rehabilitation of owner-occupied housing, though it recognizes the need for housing of all types and price points.

While owner-occupied houses outside of the central core of Hagerstown tend to be maintained well, stakeholders and residents report that many rental properties have fallen into disrepair. The City intends to continue its code enforcement efforts through its Rental Registry program to ensure that their housing stock remains affordable, decent, safe, sanitary, accessible and sound. The 2019-2023 ACS data indicated that 7.6% (1,524) of the City’s housing units were vacant. The estimated median home value in 2023 was \$207,700 and the estimated median contract rent was \$1,041/month for the same time period. This was a 36.5% increase in median home value and a 28.8% increase in median rent compared to 2018.

## MA-10 Number of Housing Units - 91.210(a)&(b)(2)

### Introduction

According to the 2019-2023 ACS data there were 19,996 total housing units in the City. Of these, 18,472 units are occupied, and 1,524 units are vacant. There are 8,022 owner-occupied units and 10,450 renter-occupied units. The majority of owner-occupied residences have 3 bedrooms (53.4% or 4,286 housing units). A plurality of all renter-occupied housing units have 2 bedrooms (34.0% or 3,549 housing units).

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	6,627	33.1%
1-unit, attached structure	5,964	29.8%
2-4 units	2,865	14.3%
5-19 units	3,257	16.3%
20 or more units	1,225	6.1%
Mobile Home, boat, RV, van, etc	58	0.3%
<b>Total</b>	<b>19,996</b>	<b>100%</b>

Table 26 - Residential Properties by Unit Number

Data Source: 2019-2023 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	63	0.8%	463	4.4%
1 bedroom	148	1.8%	2,891	27.7%
2 bedrooms	1,763	22.0%	3,549	34.0%
3 or more bedrooms	6,048	75.4%	3,547	33.9%
<b>Total</b>	<b>8,022</b>	<b>100%</b>	<b>10,450</b>	<b>100%</b>

Table 27 - Unit Size by Tenure

Data Source: 2019-2023 ACS

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**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

The following number of units in the City of Hagerstown that are assisted with Federal, State and Local Programs is as follows:

- **Public Housing** - 1,317 housing units of which 536 are elderly units and 784 are family units. These units are intended for households with income levels at or below 80% of AMI.
- **Housing Choice Vouchers** - 944 tenant-based Housing Choice Vouchers including 59 Veterans Affairs Supportive Housing (VASH) vouchers and one Foster Youth Initiative voucher. These vouchers are intended for households with income levels at or below 80% of AMI.
- **First Time Home Buyers** - The City has assisted 57 households with down payment assistance to purchase a home since 2013. The income levels are at 80% AMI or below.
- **LIHTC Housing** - There are 15 LIHTC housing developments in the City with a total of 913 units.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

There are no affordable housing units expected to be lost and no Section 8 Contracts that are anticipated to expire.

**Does the availability of housing units meet the needs of the population?**

Hagerstown has added approximately 2,000 housing units in the last five years and the housing vacancy rate has dropped 5 percentage points since 2018 from 12.7% to 7.6%. The median contract rent is over 25% higher than five years ago, and the median home value has risen by over a third. Based on the above data and input from stakeholders and residents, Hagerstown is losing its ability to meet housing demand.

**Describe the need for specific types of housing:**

There is a need for affordable, decent, safe, sanitary, accessible and sound housing.

Housing cost burden has increased for both homeowners and renters in the City of Hagerstown. HUD estimates that as of FFY 2024, 60% of Hagerstown residents have a median household income of 80% or less than the Area Median Income of \$90,900. The 2019-2023 American Community Survey shows that an estimated 22.7% of City residents had incomes at or below the poverty line. The median household income in 2023 was \$49,957. This has led to housing cost burdens above 30% of household income for 14.8% of homeowners without a mortgage, 36.8% of homeowners with a mortgage, and 52.1% of renters. It is necessary to both increase the median household income and decrease housing costs to lower the number of cost-burdened households in Hagerstown.

The 2019-2023 ACS estimates that of Hagerstown’s civilian noninstitutionalized population, 13.7% were elderly persons (age 65 or older), 20.7% had at least one disability, and 5.6% were “Frail Elderly” persons age 65 or older with at least one disability. The City has prioritized the ability of its residents to age in place, meaning that they need to ensure the availability of accessible units. The Hagerstown Housing Authority has ensured that at least 10% of its public housing units are accessible, but these units alone will not meet the increased demand.

### **Discussion**

The City of Hagerstown has prioritized investment in new construction and rehabilitation work, but more construction, rehabilitation, and code enforcement is still needed to increase availability of affordable, decent, safe, sanitary, accessible and sound housing.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Hagerstown has seen a large increase in housing values since 2018 before the COVID pandemic. As of the 2014-2018 American Community Survey, the estimated median home value in Hagerstown was \$152,200. Over the last five years, this has risen by 36.5% to a median home value of \$207,700. The Pen-Mar Regional Association of REALTORS indicates that as of December 2024, the median county-wide sales price for homes was \$320,000.

As for rental costs, the 2019-2023 ACS shows that median rent rose from \$808/month in 2018 to \$1,041/month in 2023. Almost three-quarters (74.9%) of rental housing units were in the \$500 to \$1,499 range per month, with slightly fewer in the \$500 to \$999 range than in the \$1,000 to \$1,499 range.

As of February 5, 2025, there were 216 homes listed for sale in the Hagerstown area on Zillow. The website also showed 8 units in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process.

In regard to housing affordability, according to the 2017-2021 CHAS data there were only 440 for-rent housing units that were affordable to households making 50% or less of the HUD Area Median Family Income (HAMFI). Only 130 for-sale housing units were affordable to households at 50% or less of HAMFI.

### Cost of Housing

	Base Year: 2018	Most Recent Year: 2023	% Change
Median Home Value	152,200	207,700	36.5%
Median Contract Rent	808	1,041	28.8%

**Table 28 - Cost of Housing**

Data Source: 2014-2018 and 2019-2023 ACS

Rent Paid	Number	%
Less than \$500	1,172	11.5%
\$500-999	3,520	34.5%
\$1,000-1,499	4,115	40.4%
\$1,500-1,999	1,152	11.3%
\$2,000 or more	237	2.3%
<b>Total</b>	<b>10,196</b>	<b>100%</b>

**Table 29 - Rent Paid**

Data Source: 2019-2023 ACS

**Housing Affordability**

% Units affordable to Households earning	Renter	Owner
30% HAMFI	60	N/A
50% HAMFI	380	130
80% HAMFI	155	45
100% HAMFI	N/A	0
<b>Total</b>	<b>600</b>	<b>200</b>

**Table 30 - Housing Affordability**

Data Source: 2017-2021 CHAS

**Monthly Rent**

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$830	\$932	\$1,225	\$1,713	\$1,889
High HOME Rent	\$830	\$932	\$1,225	\$1,511	\$1,666
Low HOME Rent	\$800	\$857	\$1,028	\$1,188	\$1,326

**Table 31 - Monthly Rent**

Data Source: FFY 2024 HUD FMR and HOME Rents

**Is there sufficient housing for households at all income levels?**

The HUD - CHAS data indicates that there is not sufficient housing for all income levels due to the cost burdened criteria for the 30% to 50% AMI Black/African American households and the 30% to 50% AMI Hispanic households.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

The affordability of housing units has continued to decrease as the City’s population and inflation increases, and it appears that this trend will continue. The City of Hagerstown and its development partners are committed to constructing and renovating more housing to ease market stresses on low- and moderate-income households.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to Zillow Research data for December 2024, the typical observed market rate for rental apartments in Hagerstown, MD MSA was \$1,538.39. In comparison, the two-bedroom HUD Fair Market

Rent for FFY 2024 was \$1,225, the Low HOME Rent limit was \$1,028, and the High HOME Rent limit was \$1,225. Any future HUD-funded housing projects will have a ready market of potential renters due to the current \$300/month difference between the market average and the Fair Market Rents.

### **Discussion**

In the aftermath of the 2020 COVID pandemic, the City of Hagerstown has experienced a large price increase in both rental and for-sale housing driven by factors including wage stagnation and inflation on the national level, and a regional influx of homebuyers and renters from areas closer to Washington, DC and Baltimore, MD that see Hagerstown as a more desirable and less expensive place to live. These pressures have made housing less affordable for persons living and working in Hagerstown, as well as those who are not in the labor market and living on fixed incomes. As of the 2019-2023 ACS data, 52.1% of rental units were paying more than 30% of their household income toward housing costs. A priority of the City is to increase the proportion of owner-occupied housing to help reduce that cost burden, though 36.8% of owner-occupants were also cost burdened by more than 30% of their household income.

## MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

### Introduction

The City of Hagerstown contains an estimated 7,450 housing units which were built prior to 1950. This represents 37.2% of the total housing units in the City according to the 2019-2023 American Community Survey. Only 6.4% of all housing units were built within the last 15 years. Of the 18,472 occupied housing units in the City, 7,767 (42.0%) housing units have at least one "selected condition." In addition, 13,187 (65.7%) of the City's housing units were built before 1980, and are at elevated risk of lead-based paint.

### Definitions

The following definitions are used within the City:

- **"Selected Housing Condition"** - Overcrowding (1.01 or more persons per room), lacking a complete kitchen, lack of plumbing facilities, and/or other utilities, and cost burden of 30% or more of household income.
- **"Substandard condition"** - Does not meet code standards or contains one of the selected housing conditions.
- **"Substandard Condition but Suitable for Rehabilitation"** - The amount of work required to bring the unit up to minimum code standard, and the existing debt on the property, together are less than the fair market value of the property.
- **"Not Suitable for Rehabilitation"** - The amount of work required to bring the unit up to minimum code standards exceeds the fair market value of the property after rehabilitation work is complete.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,348	29.3%	4,779	45.7%
With two selected Conditions	35	0.4%	599	5.7%
With three selected Conditions	0	0%	6	0.1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	5,639	70.3%	5,066	48.5%
<b>Total</b>	<b>8,022</b>	<b>100%</b>	<b>10,450</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2019-2023 ACS

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,445	19.9%	1,205	10.8%
1980-1999	940	12.9%	2,420	21.8%
1960-1979	750	10.3%	2,270	20.4%
1940-1959	1,685	23.2%	1,720	15.5%
Before 1940	2,445	33.7%	3,495	31.5%
<b>Total</b>	<b>7,265</b>	<b>100%</b>	<b>11,110</b>	<b>100%</b>

**Table 33 - Year Unit Built**

Data Source: 2017-2021 CHAS

**Risk of Lead-Based Paint Hazard**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,880	67.2%	7,485	67.4%
Housing Units built before 1980 with children present	590	8.1%	1,415	12.7%

**Table 34 - Risk of Lead-Based Paint**

Data Source: 2017-2021 ACS (Total Units) 2017-2021 CHAS (Units with Children present)

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	255	50	305
Abandoned Vacant Units	0	50	50
REO Properties	8	4	12
Abandoned REO Properties	0	0	0

**Table 35 - Vacant Units**

Data Source: City of Hagerstown Neighborhood Services Manager

**Need for Owner and Rental Rehabilitation**

The City of Hagerstown’s Neighborhood Services Manager indicates that as of June 2025 there are 2,562 properties with open code violations, and of these, 305 are vacant properties that need rehabilitation for occupancy. The cost of rehabilitation often exceeds the income of many low- and moderate-income households and sometimes exceeds the property’s value. A number of these housing units will not be rehabilitated and may become vacant due to their owners’ lack of financial resources. There is a need for increased assistance to low- and moderate-income families to rehabilitate their properties.

## **Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

Lead poisoning affects many children age 6 or younger, causing lifelong learning and behavior problems by interfering in brain development. Though lead is a naturally occurring element, the largest source of lead contamination in the home is caused by chipping, peeling, flaking or deteriorating lead-based paint (LBP). Lead can also enter the home through some toys, jewelry, and other consumer products, lead potable water plumbing, contaminated soil from leaded gasoline and chemical processing, and industrial use of lead metal or chemicals. Lead poisoning has decreased over the years, but there is no safe level of lead. The only way to know if a child has been exposed is a blood test. Lead was banned from residential paint in 1978, but approximately half of the U.S. housing stock still contains some lead-based paint.

Approximately 67% of the housing stock in the City of Hagerstown was built prior to 1978 which raises the risk of lead-based paint presence, and 16% of units constructed before 1980 are inhabited by children age 6 or younger. A significant portion of units occupied by low-income tenants and owners likely have lead-based paint as their owners or tenants are financially unable to abate the paint. Maryland law requires landlords to reduce lead hazards in rental units, but the cost of abatement (estimated at over \$10,000 for a housing unit) has been a deterrent in prompt response. To assist in abatement, Maryland offers the Lead Hazard Reduction Grant and Loan Program, which is an income-eligible program offering low- or no-interest loans with the potential for loan forgiveness to homeowners and landlords.

To operate a rental property in Hagerstown, the City requires the potential landlord to state in writing to the City, under penalty of perjury, the lead paint status of the property. The Maryland Lead Risk Reduction in Housing Law requires inspections be conducted on affected properties, which are any residential rental property that was built prior to 1978 for which money or services are collected for rent. The Hagerstown Housing Authority additionally requires that any landlords participating in the Section 8 Housing Choice Voucher program have a Maryland Department of the Environment Lead Paint Inspection certificate for structures built prior to 1950.

## **Discussion**

In determining the risk factors for housing problems, the above research gives only a general idea of risks within the City of Hagerstown. Additional factors include the environmental quality and risks where these units are located, such as construction quality, soil and air contaminants, and risk of manmade and natural disasters. The census information only reports on the number of persons per room (overcrowding condition) and the lack of a complete kitchen, or plumbing facilities. These are general conditions and do not necessarily reflect the true conditions of houses in the area. More information can be obtained from the Hagerstown Division of Code Administration from their detailed housing inspections.

## MA-25 Public and Assisted Housing - 91.210(b)

### Introduction

The Hagerstown Housing Authority (HHA) administers public housing and Section 8 housing in the City of Hagerstown. HHA is and will continue to be the primary resource for the City’s very low-income households. As of its FY 2024 Annual Plan, the Housing Authority owned and managed 1,317 units of public housing including 131 units of LIHTC/Project-Based Voucher housing. In addition, it administered 884 Section 8 Housing Choice Vouchers, 59 Veterans Administration Supportive Housing (VASH) vouchers and one Foster Youth Initiative voucher.

### Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,317	944	0	884	59	0	1
Accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 - Total Number of Units by Program Type

Data Source: Hagerstown Housing Authority

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

At the time of its FY 2024 Annual Plan, the Hagerstown Housing Authority administered a total of 2,121 subsidies. This included 836 Public Housing units, 60 Public Housing/LIHTC units, 131 Project-Based Voucher/LIHTC units, 150 Public Housing units at Gateway Crossing, 884 Housing Choice Vouchers, 59 Veterans Affairs Supportive Housing (VASH) Vouchers and 1 Foster Youth Initiative Voucher.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Parkside Homes	94
Frederick Manor	95c
Douglass Court	94
Walnut Towers	93b
Noland Village	93c
Potomac Towers	96b
Scattered Sites I	94
Potomac Towers South	96
Gateway Crossing Phase I	95b
Gateway Crossing Phase II	96b
Gateway Crossing Phase III	96b
Gateway Crossing Phase IV	92b
C. Williams Brooks	99a
Scattered Sites II	94

**Table 37 - Public Housing Condition**

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

The Hagerstown Housing Authority makes necessary repairs and upgrades to their Public Housing units using its Capital Fund Program. Given the limited amount of funds, projects are prioritized for completion.

In 2012 HHA determined that over the next ten years Noland Village would require capital improvements that would far exceed the then-current and future funding. Noland Village was a barracks-style Public Housing community built in 1972 consisting of 250 units, but in recent years had become functionally obsolete and offered zero handicap accessibility. HHA created a four-phase redevelopment plan to deconcentrate the density off-site, and to substantially rehabilitate and newly construct on-site. The first two phases of the Noland Redevelopment consisted of courts 1, 2, 4, and 6. These families were relocated to the newly built McCleary Hill community during 2021-2022. McCleary Hill consists of 147 mixed-income

townhouse style homes, including Handicap Accessible and Visual/Hearing Impaired units. Noland Village will be known as Martin Heights once redevelopment is completed. The third phase of the redevelopment is the selective demolition and substantial rehabilitation of the remaining 116 units. The selective demolition will reduce this phase down to 80 units. The fourth phase will be new construction of two garden style apartment buildings containing 24 units in each building.

To maintain the long-term viability of its communities, HHA continues to make capital improvements. Major improvements scheduled for FY 2024 include:

- AMP 1 locations: exterior aluminum siding, kitchen upgrades, furnace upgrades, water lines and sanitary systems
- AMP 2 locations: balcony and handrail replacement, elevator upgrades, and roof replacement;
- AMP 3: roof upgrades, kitchen and bath upgrades
- AMP 4: elevator replacement, air handler, exterior sliding door replacement, and trash compactor upgrades; and
- Gateway Crossing and C. Williams Brooks Mid-Rise: continued upgrades for windows and other energy efficient upgrades.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

HHA has limited resources and seeks all available resources to increase the availability and quality of public housing in the City. For 2024, the HHA Public Housing Capital Fund allocated \$2,947,344 to Capital Improvements. HHA has its own maintenance and modernization staff but also relies on outside vendors for some improvement projects. It also uses Federal and State funding, when available, for the razing and redevelopment of functionally obsolete communities such as being done at Noland Village. These projects are for the benefit of residents and the City.

**Discussion:**

According to the Hagerstown Housing Authority FY 2024 Annual Plan, it intends to undertake new activities regarding Choice Neighborhoods and Mixed Finance Modernization or Development. HHA has partnered with the City of Hagerstown and an urban planning firm to pursue a Choice Neighborhoods Planning Grant for its Parkside Homes, Douglass Court and Frederick Manor communities known as AMP 1, with additional development partners joining as necessary at later phases. The anticipated core area encompasses four affordable housing communities including Potomac Towers and the surrounding neighborhood of privatized housing, community buildings, places of worship, and other storefront entities. It is situated between three major thoroughfares (MD Route 65, US Route 11, and US Route 40) and the expanded areas to the south and east of downtown Hagerstown.

## MA-30 Homeless Facilities and Services - 91.210(c)

### Introduction

Since the last Five-Year Consolidated Plan period, the Washington County CoC has merged into the MD-514 Maryland Balance of State CoC (BOSCoC). In its nine-county, three-region jurisdiction, the BOSCoC addresses the needs of the homeless. Locally, the CoC’s activities are administered by the Washington County Community Action Council (WCCAC). As a member of WCCAC, the City works to coordinate activities with the Continuum of Care and supports applications for funding as well as working with other members to continue a network of supportive housing and services for the homeless.

Members of the CoC include the Hagerstown Housing Authority, the City’s Department of Community and Economic Development, social service agencies, shelter providers, and housing providers. Using the Homeless Management Information System (HMIS) as a tool to provide services to homeless individuals and families, case managers are able to work with clients to identify their needs and challenges and provide unduplicated assistance. Case managers are the main contact for supportive services and housing.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	53	56	16	42	0
Households with Only Adults	99	0	58	88	0
Chronically Homeless Households	0	0	0	13	0
Veterans	0	0	16	0	0
Unaccompanied Youth	0	0	0	0	0

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

A holistic approach is used to address the needs of families and individuals. The ability to link clients to health and human service agencies along with increasing a client's income, including budgeting skills, can move clients from homelessness. These efforts can assist the chronically homeless, bring unhoused persons out of homelessness and prevent at-risk clients from becoming homeless.

Mainstream services available to the homeless in the City include but are not limited to the following:

- **Health Care** - Community Free Clinic (CFC), Meritus Medical Center, Tri-State Community Health Center, Turning Point Homeless Outreach, Veterans Administration Outpatient Clinic, Washington County Health Department.
- **Mental Health Services** - CFC Community Mental Health Care, Family Health of Hagerstown (Walnut Street Community Health Center), The Mental Health Center of Western Maryland, Meritus Health Brook Lane Hospital, Meritus Health Mental Health Walk-In, QCI Behavioral Health, Sheppard Pratt Mental Health Services, Washington County Health Department, Washington County Mental Health Authority.
- **Social Services** - Celebration Ministries, Citizens Assisting and Sheltering the Abused (CASA), Gatekeepers, Hagerstown Area Religious Council (HARC), Maryland Department of Veterans and Military Families, Maryland Legal Aid, Maryland Office of Consumer Advocacy, Maryland One-Stop Job Center, Mount Hope Prison Ministries, Salvation Army, US Social Security Administration, US Veterans Administration, Washington County Community Action Council, Washington County Department of Social Services.
- **Meals/Soup Kitchens** - Hope Center at Hagerstown Rescue Mission, Mount Hope Prison Ministries, Robert W. Johnson Community Center, Salvation Army, Zion Reformed United Church of Christ, St. John's Episcopal, It's a Blessing to Be a Blessing, Hagerstown Area Religious Council.
- **Educational** - Washington County Schools, Hagerstown Community College, University System of Maryland at Hagerstown, Mount Saint Mary's University, Antietam Bible College.
- **Shelter** - Reach Cold Weather Shelter, Hope Center at Hagerstown Rescue Mission, Washington County Community Action Council, St. John's Shelter, Citizens Assisting and Sheltering the Abused (CASA), Salvation Army, Sheppard Pratt Homeless Outreach Program.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Mainstream services generally target specific categories of vulnerable individuals and families. These vulnerable populations of the chronically homeless and persons with HIV/AIDS are served by case

management for health care, mental wellness, and housing assistance. Service providers in the community as well as City and County agencies work together and coordinate with each other to provide the homeless with the services they need.

## MA-35 Special Needs Facilities and Services - 91.210(d)

### Introduction

The City of Hagerstown has identified priorities for services and facilities for its special needs population. This includes the elderly, frail elderly, persons with disabilities, persons with alcohol and substance addictions, persons with HIV/AIDS and their families, and public housing residents.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The following needs and objectives are established under this Five-Year Consolidated Plan:

- **Elderly** - There is a need to rehabilitate existing housing and to construct new affordable and accessible housing, to allow elderly residents to age in place.
- **Frail Elderly** - There is a need to rehabilitate and improve ADA accessibility in existing housing, to construct new affordable and accessible housing, to enforce reasonable accommodations by landlords, and to improve the quality and availability of supportive services, to allow frail elderly residents to age in place.
- **Persons with Disabilities** - There is a need to improve ADA accessibility in existing housing, to construct new affordable and accessible housing, to enforce reasonable accommodations by landlords, and to improve the quality and availability of supportive services and employment opportunities, to allow residents with disabilities to live independently.
- **Alcohol and Other Drug Addictions** - There is a need for more transitional housing, wraparound supportive services, and post-treatment case management in the City, to allow residents in recovery to reenter the workforce and everyday life.
- **Persons with HIV/AIDS** - There is a need for more permanent housing and healthcare options for and for the City to assist in enforcing Fair Housing regulations, to allow residents with HIV/AIDS to live independently and without discrimination.
- **Public Housing Residents** - There is a need for job training, financial literacy education, down payment and closing cost assistance, and life skills training, to help public housing residents transition out of public housing into market-rate housing.
- **Victims of Domestic Violence** - There is a need for more dedicated temporary shelter beds and permanent housing options, especially women and families, and for supportive service programs, to help residents who are victims of domestic violence or similar situations to recover and thrive.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Representatives of several housing and service providers meet regularly to discuss persons being discharged from institutions and systems of care (e.g., Detention Centers, Long Term Health Care Facilities, etc.). These persons work to develop a plan specific to the person that includes a support system to meet basic living needs (including housing) prior to discharge. The Mental Health Authority, one of Washington County's Core Service Agencies, assists adults with mental illnesses who are being discharged from Maryland State Mental Health Institutions or long-term care facilities. Social Workers within the Maryland State Prison system develop a plan to ensure that adults leaving correctional facilities have a housing plan in place prior to discharge. The Washington County Department of Social Services assists clients who are aging out of the foster care system to locate housing.

Clients not being released from an institutional facility are screened for program eligibility by the one of the local service providers in the City. The screening process is part of the agency's referral process that has evolved from working clients and other providers to ensure a client's needs are met.

The local Continuum of Care has developed a coordinated system working with the public institutions and other agencies to prevent homelessness. The CoC has increased communication and education between public institutions and service providers regarding services available in the community and the proper agency for referring clients to services. Individual agencies work with clients and link them to the resources to stabilize the client's living and housing situation.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

Based on the 2019-2023 ACS data, a total of 8,874 Hagerstown residents (20.7% of the population) have at least one disability and 6,340 residents (14.6%) are aged 65 and over. Of the elderly population, 2,382 residents are "frail elderly" who have at least one disability. It is expected that these populations will increase during the FFY 2025-2029 Five-Year Consolidated Plan period. Accordingly, there is a need to increase housing opportunities, services, and facilities for persons with special needs.

**Goals:**

- **SN-1 Special Needs Housing** - Ensure there is a range of affordable, decent, safe, sanitary, accessible and sound housing options available and accessible to residents who are elderly, have disabilities, or have other special needs, including making improvements and reasonable accommodations to existing housing stock.

- **SN-2 Accessibility and Removal of Architectural Barriers** - Promote and assist in making accessibility improvements to public facilities and spaces, to allow residents who are elderly, have disabilities, or have other special needs to freely take part in everyday life.
- **SN-3 Social Services** - Promote and support public services such as transportation and medical services which assist residents who are elderly, have disabilities, or have other special needs to achieve dignity, well-being and self-sufficiency.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

The City continues to advocate for and coordinate with programs assisting families which struggle to meet everyday living needs. It intends to allocate FY 2025 CDBG funding to the following program which will benefit residents of Hagerstown with special needs:

- **CD-25-11 America's Hauling for Hope - Helping Hands Senior Outreach:** Funding in the amount of \$11,800.00 will be used to support a program that provides a monthly food order to income-qualified seniors within Hagerstown, which are fulfilled and delivered free of charge. This activity will be administered by the subrecipient, America's Hauling for Hope.

In future fiscal years of the Five-Year Consolidated Plan, requests for financial support to address housing and supportive services needs will be solicited and reviewed to determine where to direct support.

## **MA-40 Barriers to Affordable Housing - 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The City of Hagerstown takes seriously its responsibility to not only facilitate affordable housing and residential investment, but also to ensure its ordinances and policies do not interfere in residents' ability to obtain affordable housing. The City's Department of Community and Economic Development periodically reviews City ordinances and policies to ensure that they remain in compliance with Federal and State law, and that they do not present barriers to affordable housing.

In terms of publicly funded programs, the City will continue to promote and finance their Homeownership Program, Down Payment Assistance Program, and Owner-Occupied Home Rehabilitation Programs. These public programs have been effective in increasing the proportion of homeownership and reducing cost burden for homeowners. It will continue its Rental Rehabilitation Program to incentivize landlords and property management companies to bring their rental properties into states of good repair and accessibility. The Hagerstown Housing Authority will continue to offer high-quality public housing and regularly maintain its properties and will also continue to provide low-income eligible households with Section 8 vouchers to use at a property of their choice. Finally, the City's Code Administration Department will continue to identify properties for rehabilitation, renovation, or demolition and new construction.

## MA-45 Non-Housing Community Development Assets - 91.215 (f)

### Introduction

The City’s goal for economic development policy is to foster economic growth in the community, improve the local economy, promote job opportunities, and increase the local tax base.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	72	15	0.4%	0.1%	-0.3%
Arts, Entertainment and Accommodations	1,822	2,920	9.9%	13.0%	3.1%
Construction	1,290	573	7.0%	2.6%	-5.4%
Education, Health Care and Social Assistance	4,122	5,342	22.3%	23.9%	1.6%
Finance, Insurance, and Real Estate	853	789	4.6%	3.5%	-1.1%
Information	232	310	1.3%	1.4%	0.1%
Manufacturing	1,373	1,290	7.4%	5.8%	-1.6%
Other Services, except Public Administration	975	719	5.3%	3.2%	-2.1%
Professional, Scientific, Technical, Management, Administration and Waste Management Services	2,131	3,078	11.6%	13.8%	2.2%
Public Administration	966	1,966	5.2%	8.8%	3.6%
Retail Trade	2,650	4,000	14.4%	17.9%	3.5%
Transportation, Warehousing and Utilities	1,422	540	7.7%	2.4%	-5.3%
Wholesale Trade	539	842	2.9%	3.8%	0.9%
Total	18,447	22,384	--	--	--

**Table 39 - Business Activity**

**Data Source:** 2018-2022 ACS (Workers), 2022 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

Total Population in the Civilian Labor Force	20,678
Civilian Employed Population 16 years and over	18,956
Unemployment Rate	8.3%
Unemployment Rate for Ages 16-24	10.2%
Unemployment Rate for Ages 25-65	8.3%

**Table 40 - Labor Force**

Data Source: 2019-2023 ACS

Occupations by Sector	Number of People
Management, business, science and arts	6,317
Farming, fishing, and forestry	0
Service	3,480
Sales and office	4,397
National resources, construction, and maintenance	1,577
Production, transportation and material moving	3,185

**Table 41 - Occupations by Sector**

Data Source: 2019-2023 ACS

**Travel Time**

Travel Time	Number	Percentage
< 30 Minutes	11,616	69.2%
30-59 Minutes	3,351	19.9%
60 or More Minutes	1,830	10.9%
<b>Total</b>	<b>16,797</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2019-2023 ACS

**Education:**

**Educational Attainment by Employment Status (Population 25 to 64 years)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,400	171	1,302
High school graduate (includes equivalency)	5,693	605	2,302
Some college or Associate's degree	5,243	389	1,539
Bachelor's degree or higher	3,843	253	595

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2019-2023 ACS

**Educational Attainment by Age**

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-64 yrs	65+ yrs
Less than 9th grade	29	28	309	394	506
9th to 12th grade, no diploma	506	453	505	1,184	866
High school graduate, GED, or alternative	1,514	2,704	1,546	3,799	2,339
Some college, no degree	916	1,530	1,149	2,253	1,307
Associate's degree	101	454	704	1,081	285
Bachelor's degree	242	875	824	1,422	503
Graduate or professional degree	49	425	558	599	534

**Table 44 - Educational Attainment by Age**

Data Source: 2019-2023 ACS

**Educational Attainment - Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,507
High school graduate (includes equivalency)	34,036
Some college or Associate's degree	42,463
Bachelor's degree	56,458
Graduate or professional degree	67,725

**Table 45 - Median Earnings in the Past 12 Months**

Data Source: 2019-2023 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

Hagerstown is the county seat of Washington County, Maryland as well as the County’s largest municipality, as such a large number of professional offices, educational and health care facilities are located in the City. The City has also undergone continued growth in logistics-based businesses through new development and annexation of existing industrial parks.

The three (3) largest categories of jobs by sector are as follows:

- **Education and Health Care Services** - 5,342 jobs (23.9% of jobs)
- **Retail Trade** - 4,000 jobs (17.9%)
- **Professional, Scientific, Technical, Management, Administration and Waste Management Services** - 3,078 jobs (13.8%)

These three categories represent 55.5% of the total number of jobs in the City.

**Describe the workforce and infrastructure needs of the business community:**

The City's needs for Economic Development are:

- Support and encouragement for job creation, job retention, and training opportunities.
- Support for business and commercial growth through expansion of existing businesses and development of new businesses.
- Promotion of the development and/or redevelopment of vacant commercial and industrial properties.

The City understands the need to increase employment and educational training which in turn will promote self-sufficiency and empowerment of residents.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

- Continued growth in logistics and distribution is expected over the next several years with numerous speculative industrial buildings in different phases of development. Additional demand in a thin labor pool is expected.
- Meritus School of Osteopathic Medicine's first year of operation will be in 2025. Over the next several years, enrollment will grow to 720 students enrolled, graduating 180 medical doctors per year. This is Maryland's third medical school and will be the largest by graduating number once the school reaches full enrollment.
- Hagerstown Community College's D.M. Bowman Training Center on Northern Avenue is set to be in operation in 2025. The Center is expected to provide training for commercial driver's licenses, diesel technicians, forklift instruction, GED/high school equivalency and Second Language classes among others to assist in workforce training for the business community.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

As of January 2025, the US Bureau of Labor Statistics gives Hagerstown an unadjusted unemployment rate as 4.3%. While Washington County's unemployment rate was 3.5% and the Maryland statewide unemployment rate was only 3.0% for the same time period, Hagerstown's unemployment rate was slightly lower than the national rate of 4.4%. However, 37.8% of Hagerstown residents aged 16 and over

are not in the labor force (according to the 2019-2023 ACS), a higher level of non-participation than statewide or nationally.

The unemployment rate is higher for the 16-24 age group as opposed to the 25-65 age group (10.2% versus 8.3%). Additionally, persons with some college education or an associate degree have a median income of \$7,000 higher than those without a high school or degree, and those with a bachelor's degree make about \$21,000 more. This indicates that as younger persons develop the skills and experience needed in the workforce, they are able to find employment in better paying jobs.

According to a comparison of 2018-2022 ACS and 2022 HUD LEHD data, the City had 18,447 workers and 22,384 jobs. The largest worker-job disparities are in the following sectors:

Qualified workers exceeding the jobs available:

- **Transportation, Warehousing and Utilities** - 882 workers
- **Construction** - 717 workers

Jobs available exceeding qualified workers:

- **Retail Trade** - 1,350 jobs
- **Education and Health Care Services** - 1,220 jobs
- **Arts, Entertainment, Accommodations** - 1,098 jobs
- **Public Administration** - 1,000 jobs
- **Professional, Scientific, Management, Administration and Waste Management** - 947 jobs

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

Hagerstown Community College provides workforce development programs such as Adult Basic Education, Continuing Education and Business Services, and Job Training Student Resources.

The Western Maryland Consortium is a regional workforce development agency with offices in the City of Hagerstown. The Western Maryland Consortium partners with employers to connect qualified jobseekers with employment opportunities in the region. The organization also cooperates with the Washington County Business Resource Network to provide resources and advice to entrepreneurs and business startups.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

Though not an active participant, the City of Hagerstown is represented by Washington County in the Tri-County Council for Western Maryland's 2023-2027 Comprehensive Economic Development Strategy (CEDS). Tri-County Council for Western Maryland is designated by the US Department of Commerce Economic Development Administration as the Economic Development District (EDD) and regional planning organization. The region is comprised of the panhandle of Western Maryland and includes Garrett, Allegany and Washington Counties and their twenty-four municipalities. The Council was formed in 1971 and has been supported by the Appalachian Regional Commission (ARC), Economic Development Administration (EDA), and the State of Maryland in cooperation with local governments, providing a forum for regional discussions which directly support the formulation and implementation of economic development programs. These economic development programs are designed to create or retain full-time permanent jobs and improve the income characteristics, particularly for the unemployed and under-employed citizens of the region.

The Tri-County Council's Comprehensive Economic Development Strategy will serve as the five-year plan for the period 2023-2027. Its three Priority Areas were based on public and stakeholder outreach, as well as the 2018-2022 CEDS document, and consist of the following:

**Economic Development**

- Foster Entrepreneurship
- Acknowledge and Embrace Tourism and Recreation
- Access to Capital
- Lack of Greenfield Sites
- Coordination of Transportation

**Workforce Development and Training**

- Stronger Coordination Between Education, Employers, and Training Organizations
- Availability of Continuing Education Opportunities
- Availability of Career and Technical Schools
- Emphasis on Retraining Veterans and Those Recovering from Addiction
- Access to Healthcare

**Infrastructure**

- Broadband, Affordability and Open Access
- Infrastructure - aging water, sewer, treatment plants
- Infrastructure - new water, sewer, roads, bridges

The Tri County Council's 2023-2027 CEDS includes the following Area Development Projects that impact economic growth in and around Hagerstown:

- Hagerstown Community College CDL and Logistics Workforce Accelerator
- Creating an Art Museum Campus
- Home Preservation Program
- Proscenium & Sound System Expansion Project
- Hagerstown Regional Airport Tourism Content Creation Marketing

### **Discussion**

The City of Hagerstown through its Community and Economic Development Department works with City Departments and community partners in the governmental, nonprofit, and for-profit sectors to improve infrastructure, public safety and economic opportunities in the City. Having a well-trained and educated workforce adds to Hagerstown being a place that businesses would consider for establishing operations. This also opens opportunities for low- and moderate-income residents to obtain employment as well as allowing organizations like Mainstreet and the Chamber of Commerce to market as a City that is a great place to live, work and play.

## MA-50 Needs and Market Analysis Discussion

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Households with multiple housing problems are generally concentrated in the northern and central portions of the City in Census Tract 2, Census Tract 3.02, Census Tract 5, Census Tract 6.01 and Census Tract 6.02. These areas surround the central business area of the City in Census Tract 4.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

According to the 2018-2022 ACS data, the City of Hagerstown has a minority population of 40.1% of its total population (persons who are non-White and/or Hispanic or Latino). HUD defines a Minority Neighborhood as, "A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population." According to this definition, there are twelve (12) Block Groups in the City that are considered a "Minority Neighborhood:" Census Tract 3.01, Block Group 1; Census Tract 4 - Block Groups 1 and 2; Census Tract 5, Block Group 3; Census Tract 7, Block Group 1; Census Tract 7, Block Groups 1, 2 and 3; Census Tract 9, Block Group 2; Census Tract 110, Block Group 1; Census Tract 111, Block Group 4; and Census Tract 112.02, Block Group 4.

The City uses the HUD definition of a low-mod area as any area with a population of low- and moderate-income residents that is equal to or greater than 51% of the entire population of the area. According to this definition, 27 of the 41 Block Groups within the City are considered low-mod areas:

- Census Tract 1, Block Group 1: 67.1% Low-Mod
- Census Tract 3.01, Block Group 1: 64.7%
- Census Tract 3.02, Block Group 1: 70.7%
- Census Tract 3.02, Block Group 2: 59.0%
- Census Tract 4, Block Group 1: 93.8%
- Census Tract 4, Block Group 2: 80.0%
- Census Tract 4, Block Group 3: 90.7%
- Census Tract 5, Block Group 1: 94.9%
- Census Tract 5, Block Group 2: 70.9%
- Census Tract 5, Block Group 3: 56.1%
- Census Tract 6.01, Block Group 1: 51.3%
- Census Tract 6.01, Block Group 2: 72.0%

- Census Tract 6.02, Block Group 1: 60.2%
- Census Tract 7, Block Group 1: 93.1%
- Census Tract 7, Block Group 2: 92.6%
- Census Tract 7, Block Group 3: 70.3%
- Census Tract 8, Block Group 1: 93.1%
- Census Tract 8, Block Group 2: 54.5%
- Census Tract 8, Block Group 3: 68.5%
- Census Tract 9, Block Group 1: 64.4%
- Census Tract 9, Block Group 2: 62.4%
- Census Tract 10.01, Block Group 2: 57.5%
- Census Tract 103, Block Group 1: 75.5%
- Census Tract 104.02, Block Group 3: 54.3%
- Census Tract 111, Block Group 1: 68.7%
- Census Tract 111, Block Group 3: 51.9%
- Census Tract 112.02, Block Group 4: 57.1%

The City of Hagerstown has an overall low-mod percentage of 60.13%.

### **What are the characteristics of the market in these areas/neighborhoods?**

These areas include the oldest housing stock in the City. Historically, these areas housed the working-class residents of the City. They tend to be the most affordable places in the City for renters and owner-occupants, and for landlords to purchase property.

### **Are there any community assets in these areas/neighborhoods?**

These areas of the City include the central business district. Many of the services are located in or near the central business district including City Hall, County Offices, the Courts, main Fire and Police stations, schools including higher education, medical centers, social service agencies and churches. A number of these offices, agencies, and services are used by low- and moderate-income families and individuals on a recurring basis. It is important to have them located near neighborhoods with housing problems.

### **Are there other strategic opportunities in any of these areas?**

These areas are located in or near the City's historic districts. These districts provide opportunities for historic tax credits which can be used to revitalize historic portions of the City and create opportunities for housing and economic development including the revitalization efforts of Downtown Hagerstown.

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**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Low- and moderate-income persons in Hagerstown face two issues when discussing broadband internet: availability and affordability. There are providers in Hagerstown for broadband over DSL, cable, fiber, wireless and satellite. Each service has tradeoffs between reliability, access, capacity and affordability. Wireless internet service has the largest service area and is often the least expensive for a low- or moderate-income household that already has a cellular phone plan, but it also tends to have lower capacity and reliability. Fiberoptic internet is generally regarded as the fastest and most reliable internet but has limited availability and can be expensive. New homes tend to include ethernet wiring or cable connections, and cellular internet is widely available in all but the most rural areas. However, persons living on fixed incomes or working low wage jobs may not be able to afford the monthly payment for broadband access. There are locations such as libraries and public facilities which provide access though it may not be the most convenient for users.

The City of Hagerstown has recently unveiled its “GigaHub City” plan. Promoted by Main Street Hagerstown, a program of the City’s Department of Community & Economic Development, the Gigabit Initiative calls for the installation of 1 Gbps internet service in Downtown Hagerstown and is seeking additional commercial partners to make this goal happen. While primarily aimed at business users, residents of downtown buildings will also benefit from having very high-speed internet available.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction**

There appears to be sufficient competition for broadband service in Hagerstown. There are five cable/fiberoptic internet providers: Point Broadband, Antietam Cable, Future Broadband, Xfinity, and Verizon. The City also has three wireless 5G internet providers: AT&T, T-Mobile, and Earthlink.

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)****Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The Disaster Mitigation Act of 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), creating the framework for state, local, tribal and territorial governments to engage in hazard mitigation planning to receive certain types of non-emergency disaster assistance. Since the Disaster Mitigation Act of 2000 amended the Stafford Act, additional laws have been passed that help to shape hazard mitigation policy. These revisions are included in the Sandy Recovery Improvement Act (SRIA) of 2013, the National Flood Insurance Act of 1968, and the Water Infrastructure Improvements for the Nation (WIIN) Act of 2016.

The Washington County Multi-Hazard Mitigation Plan was drafted to coordinate the efforts of municipal and County emergency management agencies including those of the City of Hagerstown and was last updated in 2023. Due to its location in the Great Allegheny Valley between the Blue Ridge Mountains and Allegheny Plateau, seasonal weather patterns cause the County to be cooler in the winter and often warmer in the summer than eastern and southern Maryland counties. Hagerstown and Washington County tend to experience fog and rain which routinely contributes to traffic delays and accidents. It also experiences winter storms that close schools and businesses, spring flooding along waterways such as Antietam Creek and the Potomac River, and summer droughts that require irrigation for farms and lawns.

The Plan was designed to account for increasingly more intense weather events. Winter and spring in Washington County see more precipitation than in past decades which causes road closures and property damage from heavy snowfall, ice storms and flood events. Summer weather has become much drier and hotter, with more days at or above 90° Fahrenheit, less rainfall, and more severe storms which has increased utility costs and irrigation needs. These place pressures on residents and businesses within the City and County to adapt their habits, properties, insurance, and budgets to new realities.

The mitigation plan will continue to be updated to adapt to and mitigate shifts in weather patterns, food and water supply, energy production and usage, and any other potential disasters and hazards.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

While disasters can affect the general population, they tend to have a much greater effect on vulnerable populations such as low- or moderate-income households, homeless persons, elderly persons or persons with disabilities, or persons who have less than proficient English skills. Many households are uninsured or underinsured, especially low- and moderate-income renters who often have to live in houses or apartments that are more vulnerable to damage such as flooding or fire. Beyond insurance, households across the country are increasingly unlikely to have enough savings for unexpected damages. A loss of water or power would be a major inconvenience for many households but can endanger the health of an

elderly or disabled person during extremely hot or cold weather. Likewise, extreme weather can pose immediate risk to unhoused persons. Persons who do not speak English well can have difficulty obtaining both emergency and long-term assistance.

The City of Hagerstown and Washington County work with the Maryland state government and Federal governments to ameliorate natural and manmade disasters. They jointly conduct prevention efforts such as education about the need for insurance and a plan for disaster awareness, and they respond to disasters in a way that includes both lower- and higher-income residents. Further outreach is needed for the most vulnerable persons to ensure they have safe and sound housing, reliable access to necessities, and a support structure even in severe conditions.

## Strategic Plan

### SP-05 Overview

#### Strategic Plan Overview

The City of Hagerstown will use this Five-Year Consolidated Plan as a road map to using CDBG and HOME funding for the City's housing, community development, and economic programs and initiatives. The Strategic Plan establishes the City's priorities, goals and objectives to address:

- Housing
- Homelessness
- Special needs
- Community development
- Economic development

These strategies are the results of meetings, surveys, and consultation with stakeholders, staff, and residents of Hagerstown, and are based on the Needs Assessment and Market Analysis above.

The objectives and goals of the Five-Year Consolidated Plan are to assist low- and moderate-income residents of the City (those at or below 80% of Area Median Income). According to the most recent low-mod percentage released by HUD (based on the 2016-2020 ACS), the City of Hagerstown has an overall low- and moderate-income population of 60.1%. The City's Five-Year Consolidated Plan will comply with Federal regulation stating at least 70% of all its CDBG and HOME funds must benefit low-and moderate-income persons.

The planning of the FFY 2025-2029 Consolidated Plan included:

- Developing comprehensive strategies to support and assist low- and moderate-income residents.
- Providing opportunities for citizen input in the planning and preparation of the plan.
- Working with public, private, and non-profit organizations to ensure that proposed activities will be efficient and effective.
- Maximizing City and related resources to develop effective programs and services.
- Engaging public, non-profit, and private entities to undertake projects in their respective field of expertise to assist low- and moderate-income persons.

The priority needs were determined by:

- Review of data on needs within the City
- Consultation with City staff and officials
- Interviews and meetings with stakeholders

- Public hearings
- Resident surveys
- Surveys of social service providers, housing organizations, and community and economic development agencies

The key factors to determining the Five-Year strategies for the Consolidated Plan included:

- Income-eligible households with the greatest need
- Areas with concentrations of low-income households
- Activities that address the needs of City residents
- Leveraging the limited CDBG and HOME funding with additional Federal, state, local, and nonprofit funding
- De-concentrating poverty and promoting mixed income communities

**SP-10 Geographic Priorities - 91.215 (a)(1)**

**Geographic Area**

<b>1.</b>	<b>Area Name:</b>	Citywide
	<b>Area Type:</b>	Citywide Low-Mod
	<b>Other Target Area Description:</b>	Local Target area
	<b>HUD Approval Date:</b>	-
	<b>% of Low/ Mod:</b>	100%
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	-
	<b>Identify the neighborhood boundaries for this target area.</b>	The City of Hagerstown.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Hagerstown is the seat of Washington County and is located at the intersection of two Interstate highways. Its downtown core of multifamily housing, retail space and public structures is surrounded by single-family housing in need of renovation. The outskirts of the City include single-family homes on larger lots, retail areas, and industrial sites.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Stakeholders and residents identified needs during consultations and the citizen participation process.
	<b>Identify the needs in this target area.</b>	New construction, infrastructure improvements, public services, residential rehabilitation, and increased homeownership.
<b>What are the opportunities for improvement in this target area?</b>	Many housing units can be rehabilitated, there is an active downtown, the County seat is in Hagerstown, there are many community resources in the City, and its location allows for business expansion.	
<b>Are there barriers to improvement in this target area?</b>	Homeownership and housing rehabilitation is out of financial reach for low- and moderate-income households, there is a concentration of low- and moderate-income households in the outskirts of downtown Hagerstown, and there is a lack of high-paying jobs in the community.	

**Table 46 - Geographic Priority Areas**

## General Allocation Priorities

*Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)*

CDBG and HOME funds will be used in those areas of the City whose population is over 51% low- and moderate-income. At least 70% of all the City's CDBG and HOME funds will be used for activities which principally benefit low- and moderate-income persons. The following guidelines for allocations will be used during the FFY 2025-2029 Five-Year Consolidated Plan:

- Public service activities will be undertaken by social service providers for clients who are low- and moderate-income, or whose clients are presumed to be low- and moderate-income such as the elderly or disabled.
- Public facilities activities will be located in low- and moderate-income Census Tracts and Block Groups, have low- and moderate-income service areas, or serve clients who are income-eligible by program guidelines.
- Acquisitions and demolition activities will be located in a low- and moderate-income census area or will consist of activities which are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- Housing activities will have income eligibility criteria and are considered direct benefit as the beneficiary must be income eligible. Applicants can be from throughout the City.
- Economic development projects will either be located in a low- and moderate-income census tract/block group having greater than 20% poverty, be part of a redevelopment plan, or create jobs where at least 51% of the jobs are available to the low- and moderate-income population.

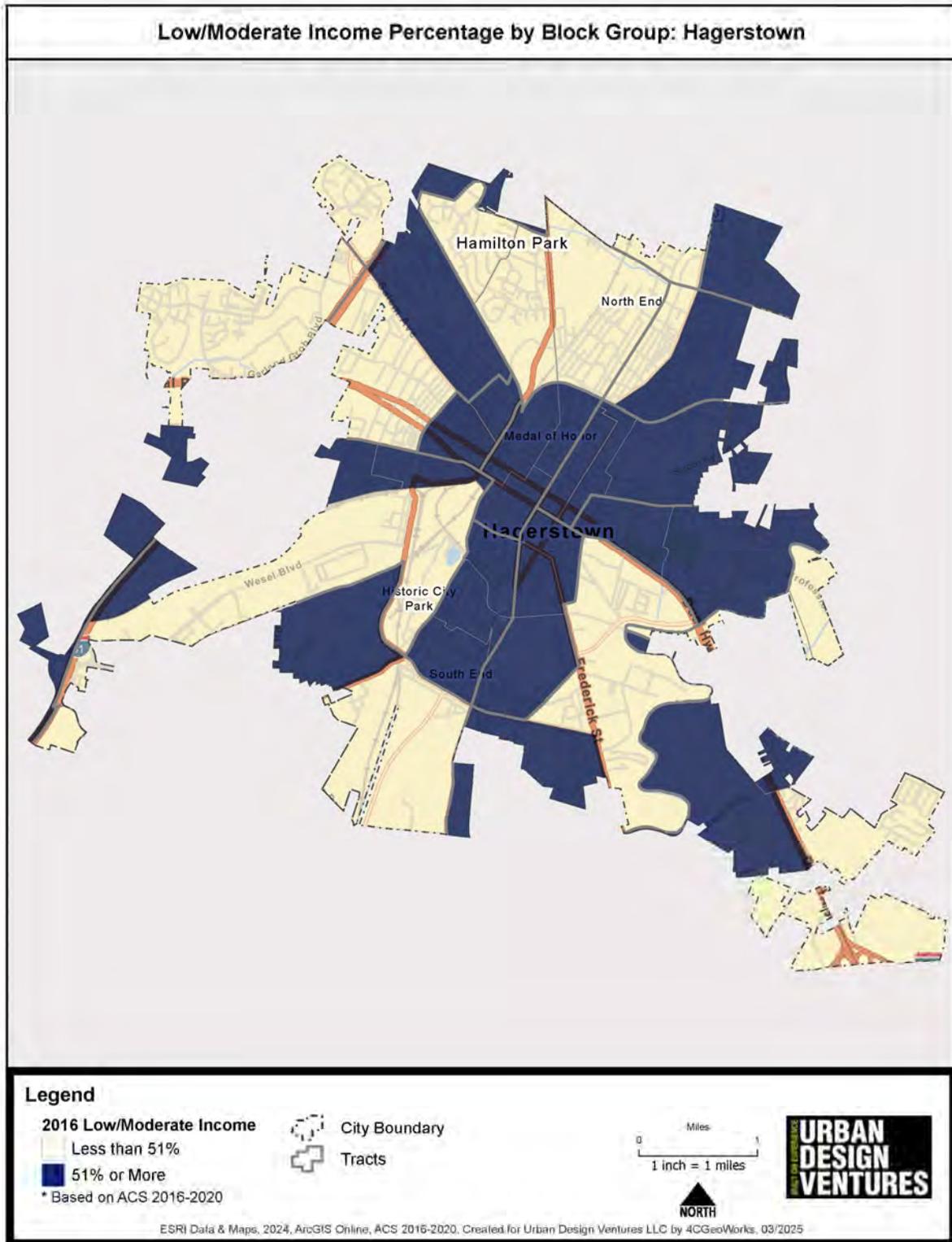
The City uses the HUD definition of a low-mod area as any area with a population of low- and moderate-income residents that is equal to or greater than 51% of the entire population of the area. According to this definition, 27 of the 41 Block Groups within the City are considered low-mod areas:

- Census Tract 1, Block Group 1: 67.1% Low-Mod
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- Census Tract 8, Block Group 1: 93.1%
- Census Tract 8, Block Group 2: 54.5%
- Census Tract 8, Block Group 3: 68.5%
- Census Tract 9, Block Group 1: 64.4%
- Census Tract 9, Block Group 2: 62.4%
- Census Tract 10.01, Block Group 2: 57.5%
- Census Tract 103, Block Group 1: 75.5%
- Census Tract 104.02, Block Group 3: 54.3%
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- Census Tract 111, Block Group 3: 51.9%
- Census Tract 112.02, Block Group 4: 57.1%

The City of Hagerstown has an overall low-mod percentage of 60.13%.

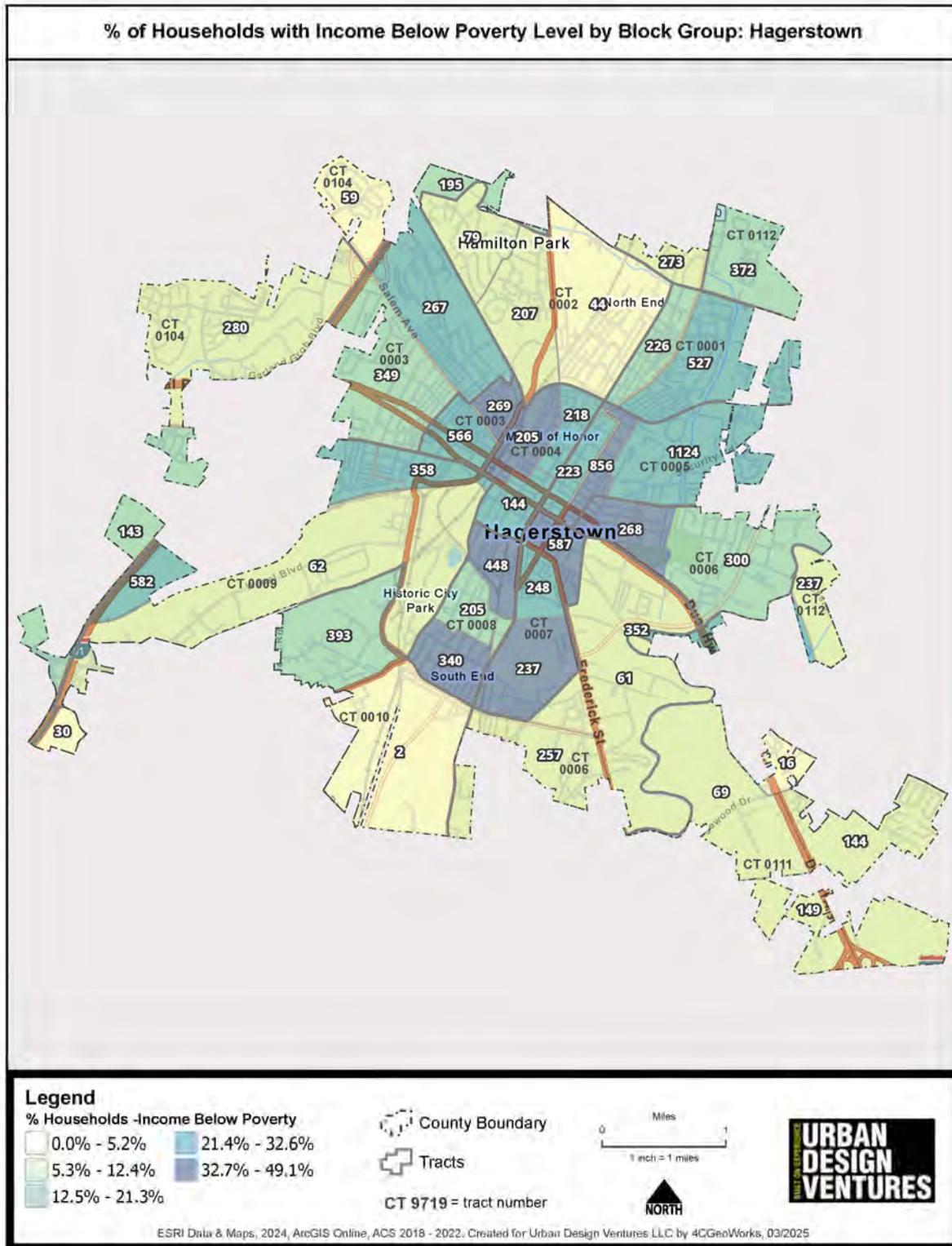
Below are maps of the City of Hagerstown's Low/Moderate Income Percentage by Block Group, Low/Moderate Income Percentage w/Minority Overlay by Block Group, and Percent of Households with Income Below Poverty Level by Block Group.



**Low/Moderate Income Percentage by Block Group**



Low/Moderate Income with Minority Percentage by Block Group



Percent of Households with Income Below Poverty Level by Block Group

**SP-25 Priority Needs - 91.215(a)(2)**

**Priority Needs**

1.	<b>Priority Need Name</b>	<b>Housing Priority (HS)</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	HS-1 Housing Improvements HS-2 Housing Construction HS-3 Homeownership HS-4 Anti-Poverty Actions HS-5 Fair Housing HS-6 Acquisition and Rehabilitation
	<b>Description</b>	There is a need to increase the amount of affordable, decent, safe, sanitary, accessible and sound housing for homebuyers, owners, and renters.
	<b>Basis for Relative Priority</b>	This priority was determined through consultation with residents as well as public, nonprofit, and private entities.
2.	<b>Priority Need Name</b>	<b>Homeless Priority (HO)</b>
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Rural Chronic Homelessness Individuals Families with Children Mentally Ill

		Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	HO-1 Housing Opportunities HO-2 Support and Management Services HO-3 Homeless Prevention and Rapid Re-Housing
	<b>Description</b>	There is a need for services and housing opportunities for homeless persons and persons or families at risk of becoming homeless.
	<b>Basis for Relative Priority</b>	This priority was determined through consultation with residents as well as public, nonprofit, and private entities.
<b>3.</b>	<b>Priority Need Name</b>	<b>Other Special Needs Priority (SN)</b>
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	SN-1 Special Needs Housing SN-2 Accessibility and Removal of Architectural Barriers SN-3 Social Services
	<b>Description</b>	There is a need to increase housing opportunities, services, and facilities for persons with special needs.

	<b>Basis for Relative Priority</b>	This priority was determined through consultation with residents as well as public, nonprofit, and private entities.
4.	<b>Priority Need Name</b>	<b>Community Development Priority (CD)</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	CD-1 Community Facilities CD-2 Infrastructure CD-3 Public Services CD-4 Neighborhood Revitalization CD-5 Public Safety CD-6 Code Enforcement CD-7 Clearance/Demolition CD-8 Transportation
	<b>Description</b>	There is a need to upgrade and improve community facilities, infrastructure, and public services, in order to rejuvenate socially and economically distressed neighborhoods and to improve the quality of life for residents.
	<b>Basis for Relative Priority</b>	This priority was determined through consultation with residents as well as public, nonprofit, and private entities.
	5.	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate Large Families Families with Children Elderly Non-Housing Community Development

	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	ED-1 Employment ED-2 Downtown Revitalization ED-3 Development and Redevelopment
	<b>Description</b>	There is a need to increase employment, workforce development, self-sufficiency, educational training, and empowerment for residents of the City.
	<b>Basis for Relative Priority</b>	This priority was determined through consultation with residents as well as public, nonprofit, and private entities.
6.	<b>Priority Need Name</b>	<b>Administration, Planning, and Management Priority (AM)</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	AM-1 Overall Coordination
	<b>Description</b>	There is a need for planning, administration, management, and oversight of Federal, State, and local funded programs to address the housing, community development and economic development needs.
	<b>Basis for Relative Priority</b>	The City needs to ensure Federal funds are being properly spent to maximize the positive impact from CDBG and any potential additional HUD grants.

**Table 47 - Priority Needs Summary**

**Narrative (Optional)**

The priority ranking of needs for housing, homelessness, other special needs, community development, economic development, and administration are as follows:

- **High Priority** - Activities are assigned a high priority if the City expects to fund them during the Five-Year Consolidated Plan period.
- **Low Priority** - Activities are assigned a low priority if the activity may not be funded by the City during the Five-Year Consolidated Plan period. The City may support applications for other funding if those activities are consistent with the needs identified in the Five-Year Consolidated Plan.

**SP-30 Influence of Market Conditions - 91.215 (b)**

**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City will consider offering Tenant Based Rental Assistance (TBRA) depending on need and funding availability.
TBRA for Non-Homeless Special Needs	The City will consider offering Tenant Based Rental Assistance (TBRA) depending on need and funding availability.
New Unit Production	There is a need to construct additional housing units in the City, especially for-sale housing units to increase the proportion of homeownership.
Rehabilitation	Over 12.8% of the housing units in the Municipality have open code violations and are in need of rehabilitation.
Acquisition, including preservation	There are vacant dilapidated houses and sites that could be acquired and rehabilitated to meet the demand for new housing in low- and moderate-income areas. The City also has Historic Preservation Districts which can be eligible for specific historic preservation funding.

**Table 48 - Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Hagerstown anticipates that it will receive \$791,400 in CDBG grant funding and \$361,181.17 in HOME grant funding for the FFY 2025 program year between July 1, 2025, and June 30, 2026. However, rapidly evolving Federal funding priorities make it difficult to forecast if the City of Hagerstown will experience an increase or decrease in year-over-year CDBG and HOME funding. To ensure it does not exceed potential Federal funding, the City will anticipate a 5% cut in funds each year during the FFY 2025-2029 Five-Year Consolidated Plan period. The following represents the City's anticipated resources for the upcoming five Federal fiscal years:

- FFY 2025: \$791,400 CDBG Funds + \$75,000 CDBG Program Income + \$361,181.17 HOME Funds + \$138,818.83 HOME Match
- FFY 2026: \$751,830 CDBG Funds + \$75,000 CDBG Program Income + \$343,122.11 HOME Funds + \$156,877.89 HOME Match
- FFY 2027: \$712,260 CDBG Funds + \$75,000 CDBG Program Income + \$325,063.05 HOME Funds + \$174,936.95 HOME Match
- FFY 2028: \$672,690 CDBG Funds + \$75,000 CDBG Program Income + \$307,003.99 HOME Funds + \$192,996.01 HOME Match
- FFY 2029: \$633,120 CDBG Funds + \$75,000 CDBG Program Income + \$288,944.94 HOME Funds + \$211,055.06 HOME Match

**Total: \$3,561,300 CDBG Funds + \$375,000 CDBG Program Income + \$1,625,315.26 HOME Funds + \$874,684.74 HOME Match = \$6,436,300**

The accomplishments of projects/activities funded during FFY 2025 will be reported in the FFY 2025 Consolidated Annual Performance and Evaluation Report (CAPER).

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan: \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$791,400	\$75,000	\$0	\$866,400	\$3,069,900	Four years of funding at 5% reduced level each year including approximately \$75,000 in Program Income per year.
<b>HOME</b>	public - federal	Acquisition Admin and Planning Housing	\$361,181.17	\$138,818.83	\$0	\$500,000	\$2,000,000	Four years of funding at 5% reduced level each year. NOTE: the local match is indicated as Program Income.

**Table 49 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City will leverage additional resources of funding to address needs identified in the Consolidated Plan:

- The Washington County Community Action Council (WCCAC) receives Homeless Solutions Grant (HSG) funding through the MD-514 Maryland Balance of State Continuum of Care (CoC). Administered by the Maryland Department of Housing and Community Development, HSG bundles various sources of State and Federal funding (including ESG) for communities who are not direct HUD Emergency Solutions Grant (ESG) entitlement jurisdictions.
- The City of Hagerstown is an approved Maryland Sustainable Community which allows it to apply for state Community Legacy Program funding for mixed-use development, business retention and growth, streetscape improvements, increasing homeownership and home rehabilitation, façade improvements, and real estate acquisition. The City will continue to use Community Legacy funds to carry out the City Center Plan.
- Maryland Open Space Program Funds will also support the City Center Plan.
- The Hagerstown Housing Authority administers Section 8 Housing Choice Vouchers, including VASH vouchers, which provide housing assistance to low- and moderate-income households.
- The Hagerstown Housing Authority receives HUD Capital Fund grants to improve housing availability, physical condition, and accessibility of HHA properties.
- The Washington County Department of Social Services receives HUD Housing Opportunities for Persons with AIDS (HOPWA) funding through the Maryland Department of Health and Mental Hygiene (DHMD) Prevention and Health Promotion Administration.
- The City will continue to support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), Local Economic Revitalization Tax Assistance (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, Congressionally Directed Spending, etc.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not Applicable.

**Discussion**

With limited resources available to address the needs identified in the Five-Year Consolidated Plan, the City works cooperatively with private, public, and non-profit partners to address the identified needs.

**SP-40 Institutional Delivery Structure - 91.215(k)**

*Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.*

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Hagerstown	Government	Housing Non-homeless special needs Economic Development Planning	Jurisdiction
Hagerstown Housing Authority	PHA	Public Housing	Jurisdiction
Washington County Community Action Council	Continuum of Care	Homelessness	Region

**Table 50 - Institutional Delivery Structure**

**Assessment of Strengths and Gaps in the Institutional Delivery System**

Beyond the City of Hagerstown, Washington County features suburban developments, small towns, and rural areas. The majority of the human services support system is located within the City limits. Some service providers also have outreach centers in outlying towns such as Boonsboro, Keedysville, Williamsport and Hancock.

Area Human Service organizations regularly communicate their strengths and needs with each other through the Washington County Community Action Council, and most operate within HMIS. This formal and informal collaboration helps organizations as well as client service delivery.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X		
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Table 51 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Vulnerable populations such as the chronically homeless, families with children, unaccompanied youth, and persons with HIV/AIDS receive case management for health care, mental wellness, housing assistance, and job training. As it is easier to stay out of homelessness than to exit homelessness once entered, social service providers also provide case management to at-risk individuals and families.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Services listed below are available to all community residents. There is limited outreach to some specific populations such as the homeless living in camps. The exception is the HIV/AIDS population which needs follow-up for healthcare and monitoring for continued wellness. Duplication of services is reduced through the use of HMIS, though some organizations and agencies offer similar services.

Service gaps exist due to reduced funding for programs that support vulnerable populations. Gaps include:

- Insufficient shelter beds for single women and families with children
- Female-headed households with male children over the age of 13 have fewer shelter options

- No priority housing or shelter for single women
- Lack of daytime shelter/sleeping space for homeless who work at night
- Homeless sexual violence survivors are not eligible for shelter at local DV/SV shelter if they are not drug-free
- Lack of community housing for mentally ill, ex-offenders, substance abuse
- Lack of transitional program for ex-offenders

Barriers exist in the service community for these populations and can include (but are not limited to):

- Applicants for Supportive Housing Program (SHP) asked to get full psych evaluation on top of doctor form
- WCCAC crisis clients not being referred internally
- Food bank utilization cards not given to homeless or doubled up households
- Putting money down on 1st rent or security deposit disqualifies for WCCAC crisis help
- Homeless Prevention Clients sent to other organizations for funding first
- Too few appointments and no evening appointments for working clients
- Crime Free Housing limits choice of safe and affordable housing to households/individuals with criminal histories; creates housing instability for families/households affected by statute
- 30-day sobriety required for halfway house or transitional housing
- All crisis service providers have their own pledge form, intake form and hours of operation
- All crisis service providers have different lengths of time for pledges
- Must have eviction notice before crisis help is provided

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The Continuum of Care's strategy for ending chronic homelessness and overcoming gaps in the institutional structure involves:

- Using the Housing First strategy to end homelessness;
- Making access to housing and mainstream resources easier;
- Increasing the number of supportive housing units;
- Increasing communications
- Reducing poverty; and
- Improving data collection methods.

The strategy is based on information derived from the gaps/priorities identified initially through the work of the Task Force on Homelessness and continued through the Washington County Homeless Coalition.

**SP-45 Goals Summary - 91.215(a)(4)**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	HS-1 Housing Improvements	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$353,595 HOME: \$500,000	Rental units rehabilitated: 8 Household Housing Unit Homeowner Housing Rehabilitated: 40 Household Housing Unit
2.	HS-2 Housing Construction	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$0 HOME: \$0	Rental units constructed: 0 Household Housing Unit Homeowner Housing Added: 0 Household Housing Unit
3.	HS-3 Homeownership	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$80,000 HOME: \$200,000	Direct Financial Assistance to Homebuyers: 32 Households Assisted
4.	HS-4 Anti-Poverty Actions	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$0 HOME: \$175,000	Homelessness Prevention: 0 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5.	HS-5 Fair Housing	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$175,000 HOME: \$375,000	Public service activities for Low/Moderate Income Housing Benefit: 85 Households Assisted
6.	HS-6 Acquisition and Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$250,000 HOME: \$1,000,000	Rental units rehabilitated: 0 Household Housing Unit Homeowner Housing Rehabilitated: 7 Household Housing Unit
7.	HO-1 Housing Opportunities	2025	2029	Homeless	Citywide	Homeless Priority	CDBG: \$0	Homeless Person Overnight Shelter: 0 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Housing for Homeless added: 0 Household Housing Unit
8.	HO-2 Support and Management Services	2025	2029	Homeless	Citywide	Homeless Priority	CDBG: \$80,000	Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9.	HO-3 Homeless Prevention and Rapid Re-Housing	2025	2029	Homeless	Citywide	Homeless Priority	CDBG: \$0	Homelessness Prevention: 0 Persons Assisted  Tenant-based rental assistance/Rapid Rehousing: 0 Households Assisted
10.	SN-1 Special Needs Housing	2025	2029	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$0	Rental units constructed: 0 Household Housing Units  Rental units rehabilitated: 0 Household Housing Units  Homeowner Housing Added: 0 Housing Units  Homeowner Housing Rehabilitated: 0 Housing Units  Housing for People with HIV/AIDS added: 0 Household Housing Unit  HIV/AIDS Housing Operations: 0 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11.	SN-2 Accessibility and Removal of Architectural Barriers	2025	2029	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
12.	SN-3 Social Services	2025	2029	Non-Homeless Special Needs	Citywide	Other Special Needs Priority	CDBG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
13.	CD-1 Community Facilities	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$325,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 75,000 Persons Assisted
14.	CD-2 Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$300,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted
15.	CD-3 Public Services	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$355,000	Public service activities other than Low/Moderate Income Housing Benefit: 24,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
16.	CD-4 Neighborhood Revitalization	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$650,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 70,000 Persons Assisted
17.	CD-5 Public Safety	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
18.	CD-6 Code Enforcement	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$175,000	Housing Code Enforcement / Foreclosed Property Care: 20,000 Household Housing Units
19.	CD-7 Clearance / Demolition	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$100,000	Buildings Demolished: 2 Buildings
20.	CD-8 Transportation	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$155,445	Public service activities other than Low/Moderate Income Housing Benefit: 1,750 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
21.	ED-1 Employment	2025	2029	Economic Development	Citywide	Economic Development Priority	CDBG: \$0	Jobs created/retained: 0 Jobs
22.	ED-2 Downtown Revitalization	2025	2029	Non-Housing Community Development	Citywide	Economic Development Priority	CDBG: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted  Facade treatment/business building rehabilitation: 0 Business  Brownfield acres remediated: 0 Acre  Businesses assisted: 0 Businesses Assisted  Buildings Demolished: 0 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
23.	ED-3 Development and Redevelopment	2025	2029	Non-Housing Community Development	Citywide	Economic Development Priority	CDBG: \$150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted Facade treatment/business building rehabilitation: 0 Business Jobs created/retained: 50 jobs Businesses assisted: 30 Businesses Assisted
24.	AM-1 Overall Coordination	2025	2029	General Administration	Citywide	Administration, Planning, and Management Priority	CDBG: \$787,260 HOME: \$250,000	Other: 10 Other

Table 52 - Goals Summary

**Goal Descriptions**

1.	Goal Name	<b>HS-1 Housing Improvements</b>
	Goal Description	Provide financial assistance to low- and moderate-income homeowners and landlords of affordable housing to rehabilitate their existing owner- and renter-occupied housing.
2.	Goal Name	<b>HS-2 Housing Construction</b>
	Goal Description	Increase the supply of affordable, decent, safe, sanitary, accessible and sound housing that is affordable to owners and renters in the City by assisting with land acquisition, development fees, infrastructure improvements, and construction costs.
3.	Goal Name	<b>HS-3 Homeownership</b>
	Goal Description	Promote homeownership by assisting low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance and associated housing counseling.
4.	Goal Name	<b>HS-4 Anti-Poverty Actions</b>
	Goal Description	Reduce the isolation of income groups within areas with high concentrations of poverty through spatial de-concentration of housing opportunities for lower income persons and minority persons.
5.	Goal Name	<b>HS-5 Fair Housing</b>
	Goal Description	Promote fair housing choice through education, training, outreach and housing counseling services to affirmatively further fair housing and address public and private policies that may interfere with such activities.
6.	Goal Name	<b>HS-6 Acquisition and Rehabilitation</b>
	Goal Description	Rebuild and revitalize neighborhoods by purchasing, rehabilitating, and reselling distressed residential properties to low- and moderate-income homebuyers.
7.	Goal Name	<b>HO-1 Housing Opportunities</b>
	Goal Description	Improve housing opportunities and living conditions for persons and families who are homeless or who are at risk of homelessness, including emergency, transitional, and permanent supportive housing.

8.	Goal Name	<b>HO-2 Support and Management Services</b>
	Goal Description	Promote and assist programming offered by public agencies and non-profit organizations that is directed toward helping persons who are homeless or who are at risk of homelessness.
9.	Goal Name	<b>HO-3 Homeless Prevention and Rapid Re-Housing</b>
	Goal Description	Promote and assist in anti-eviction practices, rent and utility assistance, and programs for rapid re-housing to allow residents to live independently.
10.	Goal Name	<b>SN-1 Special Needs Housing</b>
	Goal Description	Ensure there is a range of affordable, decent, safe, sanitary, accessible and sound housing options available and accessible to residents who are elderly, have disabilities, or have other special needs, including making improvements and reasonable accommodations to existing housing stock.
11.	Goal Name	<b>SN-2 Accessibility and Removal of Architectural Barriers</b>
	Goal Description	Promote and assist in making accessibility improvements to public facilities and spaces, to allow residents who are elderly, have disabilities, or have other special needs to freely take part in everyday life.
12.	Goal Name	<b>SN-3 Social Services</b>
	Goal Description	Promote and support public services such as transportation and medical services which assist residents who are elderly, have disabilities, or have other special needs to achieve dignity, well-being and self-sufficiency.
13.	Goal Name	<b>CD-1 Community Facilities</b>
	Goal Description	Improve public parks and facilities, recreational facilities, neighborhood facilities, and trails to improve the health, well-being, and community pride of residents.
14.	Goal Name	<b>CD-2 Infrastructure</b>
	Goal Description	Improve public infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, drinking water, stormwater systems, sanitary sewers, lighting enhancements, etc.

15.	Goal Name	<b>CD-3 Public Services</b>
	Goal Description	Improve and enhance public service programs for youth, the elderly, persons with disabilities, and other low- and moderate-income City residents, such as nutritional services, substance abuse treatment, childcare, and literacy programs.
16.	Goal Name	<b>CD-4 Neighborhood Revitalization</b>
	Goal Description	Make strategic investment to improve low-income neighborhoods and other areas exhibiting conditions of slums and blight through the Choice Neighborhoods Initiative and other programs.
17.	Goal Name	<b>CD-5 Public Safety</b>
	Goal Description	Improve and enhance public safety and the ability to respond to emergency situations through facility improvements, purchase of new equipment, crime prevention, and other related activities.
18.	Goal Name	<b>CD-6 Code Enforcement</b>
	Goal Description	Continue a systematic code enforcement program to ensure that the existing housing stock remains affordable, decent, safe, sanitary, accessible and sound housing.
19.	Goal Name	<b>CD-7 Clearance/Demolition</b>
	Goal Description	Remove and eliminate slum and blighting conditions through demolition of vacant, abandoned, and dilapidated structures.
20.	Goal Name	<b>CD-8 Transportation</b>
	Goal Description	Support the expansion of public transportation and access to bicycle, van, bus and automobile service to assist residents in accessing social services, healthcare, senior centers, employment opportunities, and other needs.
21.	Goal Name	<b>ED-1 Employment</b>
	Goal Description	Support and encourage job creation, job retention, and job training opportunities for unemployed and under-employed residents.

22.	Goal Name	<b>ED-2 Downtown Revitalization</b>
	Goal Description	Support downtown and neighborhood revitalization efforts which enhance the urban core through the Maryland Main Street Program, the Community’s City Center Plan, and other programs.
23.	Goal Name	<b>ED-3 Development and Redevelopment</b>
	Goal Description	Support business and commercial growth through expansion, new development, entrepreneurship and small business initiatives, and redevelopment & adaptive reuse of vacant or underutilized properties.
24.	Goal Name	<b>AM-1 Overall Coordination</b>
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City estimates it will provide the following affordable housing assistance throughout the next five years:

- **Homeowner housing rehabilitated:** 40 Housing Units
- **Renter housing rehabilitated:** 8 Housing Units
- **Direct Financial Assistance to Homebuyers:** 32 Households Assisted

## **SP-50 Public Housing Accessibility and Involvement - 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

As of its FY 2024 Annual Plan the Hagerstown Housing Authority (HHA) had 1,317 public housing units of which 1,180 were leased. HHA had 119 accessible housing units, which is a 10% ratio of accessible to standard housing units and double the required 5%. All of HHA's housing units meet the HUD requirements for visitability. Most requests for accessibility modifications under Section 504 are minor. HHA has a goal of increasing the stock of fully accessible public housing units as it would be beneficial for the aging population of the City of Hagerstown.

### **Activities to Increase Resident Involvements**

The HHA Resident Services Department works with residents to increase their involvement with the Housing Authority, as well as to address their needs through the following programs:

- Family Self Sufficiency Program
- Resident Associations
- Resident Advisory Board
- Intergenerational Activities
- Personal Home Visits
- Referrals to social services

Programs, services, and activities directed toward senior residents include:

- Blood Pressure screenings
- Exercise classes
- Vaccinations
- Diabetic Support Group
- Onsite Nutrition Program
- Bingo
- Tenant Association Meetings
- Tenant Association sponsored activities such as dances, bake sales, soup & sandwich sales, chicken dinners, etc.
- Social Club activities
- Pantry on Wheels
- Celebration Cleaners
- Assistance with completing needed forms for HHA & community agencies
- Referrals to community agencies for needed services

Programs, services, and activities directed toward family residents include:

- Community Meetings
- After School Homework Clubs
- Community Fairs
- Educational Activities
- Computer Classes at Hagerstown Community College
- Family Self Sufficiency Program
- Summer Camps
- Onsite Head Start programs
- Referrals to community agencies for needed services
- Health services such as screenings and vaccinations
- Referrals for financial counseling

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the ‘troubled’ designation**

The Hagerstown Housing Authority is a “High Performer” and not a “troubled” Housing Authority. Not Applicable.

## **SP-55 Barriers to affordable housing - 91.215(h)**

### **Barriers to Affordable Housing**

The City of Hagerstown takes seriously its responsibility to not only facilitate affordable housing and residential investment, but also to ensure its ordinances and policies do not interfere in residents' ability to obtain affordable housing. The City's Department of Community and Economic Development periodically reviews City ordinances and policies to ensure that they remain in compliance with Federal and State law, and that they do not present barriers to affordable housing.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

In terms of publicly funded programs, the City will continue to promote and finance their Homeownership Program, Down Payment Assistance Program, and Owner-Occupied Home Rehabilitation Programs. These public programs have been effective in increasing the proportion of homeownership and reducing the cost burden for homeowners. It will continue its Rental Rehabilitation Program to incentivize landlords and property management companies to bring their rental properties into states of good repair and accessibility. The Hagerstown Housing Authority will continue to offer high-quality public housing and regularly maintain its properties and will also continue to provide low-income eligible households with Section 8 vouchers to use at the property of their choice. Finally, the City's Code Administration Department will continue to identify properties for rehabilitation, renovation, or demolition and new construction.

## **SP-60 Homelessness Strategy - 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Events below are the types of activities that have been used by the CoC's Project Committee for outreach.

- **Street Outreach Events** - held to provide relationship-building and resources sharing for individuals living on the streets or in places not meant for human habitation. Activities include the distribution of water or other supplies, discussion of current needs of unsheltered individuals, and/or networking to address current needs.
- **Homeless ID Days** - held to assist in obtaining photo identification for homeless individuals. CoC works with the health department and Maryland Motor Vehicle Administration (MVA) to allow for same-day applications. CoC member agencies coordinate transportation, payment for identification documents, and volunteer assistance at MVA, health department and meet-up points to assist clients.
- **Homeless Resource Day** - held to provide one-stop provision of services for households that are homeless or at risk of homelessness. Individuals and households seeking services are guided to the appropriate service provider by trained volunteers. Applications for many kinds of assistance are provided onsite, including for medical assistance, employment services, and GED programs.

### **Addressing the emergency and transitional housing needs of homeless persons**

CoC funded programs using grant funds (which vary from year to year) provide permanent supportive housing to homeless households with disabilities, provide adult foster care placements, and operate single-room-occupancy supportive housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

Holistic case management is key to provision of services to address the needs of an individual or household. The ability to link a client to health and human service agencies, work toward increasing their income as well as improving financial skills is invaluable. The Washington County Homeless Coalition has identified the need to assist the chronic homeless in becoming self-sufficient by providing much needed resources. Using services such as Turning Point's Homeless Outreach Program to go to locations where

the homeless congregate to provide information on available resources has been found to be a start in moving persons out of chronic homelessness.

Other strategies to assist the chronically homeless include a permanent day resource center at REACH of Washington County as well as permanent supportive housing programs. The programs work with those exiting institutions or support adults with developmental disabilities with adult foster care placement. Programs which provide support mental and physical health disability are important to prevent individuals from becoming homeless.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Representatives of several housing and service providers meet regularly to discuss persons being discharged from institutions and systems of care (e.g., Detention Centers, Long Term Health Care Facilities, etc.) These persons work to develop a plan specific to the person that includes a support system to meet basic living needs (including housing) prior to discharge. The Mental Health Authority, one of Washington County's Core Service Agencies, assists adults with mental illnesses who are being discharged from State Mental Health Institutions or long-term care facilities. Social Workers within the State Prison system develop a plan to ensure that adults leaving correctional facilities have a housing plan in place prior to discharge. The Washington County Department of Social Services assists clients who are aging out of the foster care system with locating housing.

Clients not being released from an institutional facility are screened for program eligibility by the one of the local service providers in the City. The screening process is part of the agency's referral process that has evolved from working clients and other providers to ensure a client's needs are met.

The Balance of State Continuum of Care and Washington County Homeless Coalition have developed a coordinated system working with the public institutions and other agencies to prevent homelessness. The CoC has increased communication and education between public institutions and service providers regarding services available in the community and the proper agency to refer a client for services. Individual agencies work with the clients and link them to resources to stabilize the client's living and housing situation.

## **SP-65 Lead based paint Hazards - 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City continues to work with the Maryland Department of the Environment to ensure compliance with lead hazard reduction for units assisted through the City's housing programs. To assist in abatement, Maryland offers the Lead Hazard Reduction Grant and Loan Program, which is an income-eligible program offering low- or no-interest loans with the potential for loan forgiveness to homeowners and landlords.

To operate a rental property in Hagerstown, the City requires the potential landlord to state in writing to the City, under penalty of perjury, the lead paint status of the property. The Maryland Lead Risk Reduction in Housing Law requires inspections be conducted on affected properties, which are any residential rental property that was built prior to 1978 for which money or services are collected for rent. The Hagerstown Housing Authority additionally requires that any landlords participating in the Section 8 Housing Choice Voucher program have a Maryland Department of the Environment Lead Paint Inspection certificate for structures built prior to 1950.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

Lead poisoning affects many children age 6 or younger, causing lifelong learning and behavior problems by interfering in brain development. Though lead is a naturally occurring element, the largest source of lead contamination in the home is caused by chipping, peeling, flaking or deteriorating lead-based paint (LBP). Lead can also enter the home through some toys, jewelry, and other consumer products, lead potable water plumbing, contaminated soil from leaded gasoline and chemical processing, and industrial use of lead metal or chemicals. Lead poisoning has decreased over the years, but there is no safe level of lead. The only way to know if a child has been exposed is a blood test. Lead was banned from residential paint in 1978 but approximately half of the U.S. housing stock still contains some lead-based paint.

Approximately 67% of the housing stock in the City of Hagerstown was built prior to 1978 which raises the risk of lead-based paint presence, and 16% of units constructed before 1980 are inhabited by children age 6 or younger. A significant portion of units occupied by low-income tenants and owners likely have lead-based paint as their owners or tenants are financially unable to abate the paint. Maryland law requires landlords to reduce lead hazards in rental units, but the cost of abatement (estimated at over \$10,000 for a housing unit) has been a deterrent in prompt response.

### **How are the actions listed above integrated into housing policies and procedures?**

The City will assist landlords, non-profits, and homeowners with lead-based paint reduction through state grants and rehabilitation loans. The City works with the Maryland Department of Environment and HUD to meet regulations applicable for any available funding through the City's Homeownership Program.

City policies and procedures require compliance and enforcement of the lead-based paint regulations at 24 CFR Part 35. Contractors, subrecipients, and other community partners are advised of lead-based paint regulations to ensure proper inspections, testing, and abatement of lead-based paint when required. All contractors and inspectors participating in the Housing Rehabilitation Program are required to have lead-certification licensure of both the firm and employees conducting testing or abatement of lead-based paint from a property. In the Direct Homeownership Assistance Program, the subrecipient providing down payment and closing costs assistance to income eligible homebuyers must provide all required information and brochures regarding lead-based paint.

## SP-70 Anti-Poverty Strategy - 91.215(j)

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

According to the 2019-2023 American Community Survey Data, approximately 22.7% of the City of Hagerstown residents, 12.5% of Washington County residents, and 9.3% of Maryland residents live in poverty. Female-headed households with children under 5 years are particularly affected by poverty, with 59.6% living in poverty. The City's goal is to reduce the extent of poverty by 5%, based on actions the City can control and through collaboration with other agencies such as the Washington County Community Action Council, the designated anti-poverty agency for the County and City.

The City's median household income was \$49,957 as of the 2019-2023 ACS, which is less than half of the Maryland median household income. A high proportion of jobs available in the City are in the retail sector or in the arts, entertainment, accommodation and food service sector, which tend to offer low-paying jobs. Positions in healthcare, management & administration usually require a bachelor's degree or higher which only 19.7% of the population 25 years and older possess, and higher-paying jobs in the manufacturing and construction fields that do not require college degrees are in short supply. There is a need to increase employment, workforce development, self-sufficiency, educational training, and empowerment for residents of the City.

Therefore, the main anti-poverty strategy for the City is to attract a range of businesses and support workforce development including job training for low- and moderate-income City residents. The City's strategy will also provide supportive services for targeted income residents. Most of the priorities identified by the City address poverty as part of their objectives, but the majority of anti-poverty actions are related to the Economic Development Priority:

- **ED-1 Employment** - Support and encourage job creation, job retention, and job training opportunities for unemployed and under-employed residents.
- **ED-2 Downtown Revitalization** - Support downtown and neighborhood revitalization efforts which enhance the urban core through the Maryland Main Street Program, the Community's City Center Plan, and other programs.
- **ED-3 Development and Redevelopment** - Support business and commercial growth through expansion, new development, entrepreneurship and small business initiatives, and redevelopment & adaptive reuse of vacant or underutilized properties.

The following non-economic development goals also address anti-poverty actions through promoting homeownership, investing in neighborhoods, and de-concentrating impoverished areas of the City:

- **HS-3 Homeownership** - Promote homeownership by assisting low- and moderate-income homebuyers to purchase homes through down payment/closing cost assistance and associated housing counseling.

- **HS-4 Anti-Poverty Actions** - Reduce the isolation of income groups within areas with high concentrations of poverty through spatial de-concentration of housing opportunities for lower income persons and minority persons.
- **HS-6 Acquisition and Rehabilitation** - Rebuild and revitalize neighborhoods by purchasing, rehabilitating, and reselling distressed residential properties to low- and moderate-income homebuyers.
- **CD-4 Neighborhood Revitalization** - Make strategic investment to improve low-income neighborhoods and other areas exhibiting conditions of slums and blight through the Choice Neighborhoods Initiative and other programs.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?**

The City's Department of Community and Economic Development administers the City-funded Hagerstown Revolving Loan Fund. The purpose of the Revolving Loan Fund is to create and retain private sector jobs and improve economic opportunities for residents through low-interest loans of up to \$200,000 (or 80% of the total project cost, whichever is less) to small businesses with annual sales of less than \$5 million. These loans can be used for improvements to their properties and buildings, purchase of durable equipment, micro-enterprise activities for companies of five (5) or fewer employees, and for working capital. It is not meant to refinance other loans or otherwise pay fees, and it is restricted to certain types of businesses not including gambling, lenders, or land speculation.

In addition, the City has developed the Invest Hagerstown Grant Program in partnership with private developers. Its goals are:

1. Inspire and enable significant redevelopment, both city-wide and in the urban core, reusing and repurposing existing vacant and under-utilized properties, in which there are market conditions and/or significant barriers to development or redevelopment.
2. Create the opportunity for new jobs throughout the City of Hagerstown and Washington County.
3. Increase the value of Hagerstown's commercial and mixed-use properties.
4. Strengthen and improve market-rate rental properties and increase homeownership.

There are four (4) Grant Programs available under the Invest Hagerstown Program:

- City Center Redevelopment Grant Program
- City-Wide Redevelopment Grant Program
- City-Wide Down Payment and Rehabilitation Grant Program
- Rental Property Rehabilitation Grant Program

**SP-80 Monitoring - 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The City of Hagerstown Department of Community and Economic Development (DCED) is responsible for monitoring the Consolidated Plan and Annual Action Plans. DCED staff maintain records on activity goal progress and ensure compliance with statutory and regulatory requirements. Projects that require service area documentation and income surveys have those documents maintained in the project files. The timeliness of expenditure is maintained by scheduling activities, drawing down funds, and monitoring spread sheets which indicate the dates of expenditures. Program amendments and modifications are considered if project activities are not able to be completed relative to contract and grant time limits. The staff also monitors sub-recipients for compliance with program regulations. The monitoring process is ongoing from the initial grant award through project completion and beyond to ensure that the project benefits adequately benefit its target population.

The DCED uses a monitoring checklist to review programs and activities of sub-recipients. This checklist was revised in accordance with 2 CFR, Part 200 "UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS". The staff also uses the HUD Community Planning and Development Monitoring Handbook (HUD 6509.2).

CDBG- and HOME-funded activities are monitored during construction as well at project completion for cost benefit and their benefit to low- and moderate-income persons. During the on-site inspections, compliance with the local building and housing codes are reviewed as well as Davis-Bacon wage compliance if required. For those activities which require Davis-Bacon compliance, employee payrolls are required prior to payments and on-site employee interviews are conducted. These standards are required for all City-administered projects and sub-recipient activities using CDBG funds including financial statements and audit reports.

The accomplishments of projects/activities funded during a given Federal Fiscal Year will be reported in that year's Consolidated Annual Performance and Evaluation Report (CAPER).

## Annual Action Plan

### AP-15 Expected Resources - 91.220(c)(1,2)

#### Introduction

The City of Hagerstown anticipates that it will receive \$791,400 in CDBG grant funding and \$361,181.17 in HOME grant funding for the FFY 2025 program year between July 1, 2025, and June 30, 2026. However, rapidly evolving Federal funding priorities make it difficult to forecast if the City of Hagerstown will experience an increase or decrease in year-over-year CDBG and HOME funding. To ensure it does not exceed potential Federal funding, the City will anticipate a 5% cut in funds each year during the FFY 2025-2029 Five-Year Consolidated Plan period. The following represents the City's anticipated resources for the upcoming five Federal fiscal years:

- FFY 2025: \$791,400 CDBG Funds + \$75,000 CDBG Program Income + \$361,181.17 HOME Funds + \$138,818.83 HOME Match
- FFY 2026: \$751,830 CDBG Funds + \$75,000 CDBG Program Income + \$343,122.11 HOME Funds + \$156,877.89 HOME Match
- FFY 2027: \$712,260 CDBG Funds + \$75,000 CDBG Program Income + \$325,063.05 HOME Funds + \$174,936.95 HOME Match
- FFY 2028: \$672,690 CDBG Funds + \$75,000 CDBG Program Income + \$307,003.99 HOME Funds + \$192,996.01 HOME Match
- FFY 2029: \$633,120 CDBG Funds + \$75,000 CDBG Program Income + \$288,944.94 HOME Funds + \$211,055.06 HOME Match

**Total: \$3,561,300 CDBG Funds + \$375,000 CDBG Program Income + \$1,625,315.26 HOME Funds + \$874,684.74 HOME Match = \$6,436,300**

The accomplishments of projects/activities funded during FFY 2025 will be reported in the FFY 2025 Consolidated Annual Performance and Evaluation Report (CAPER).

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Con Plan: \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
<b>CDBG</b>	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$791,400	\$75,000	\$0	\$866,400	\$3,069,900	Four years of funding at 5% reduced level each year including approximately \$75,000 in Program Income per year.
<b>HOME</b>	public - federal	Acquisition Admin and Planning Housing	\$361,181.17	\$138,818.83	\$0	\$500,000	\$2,000,000	Four years of funding at 5% reduced level each year. NOTE: the local match is indicated as Program Income.

**Table 53 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City will leverage additional resources of funding to address needs identified in the Consolidated Plan:

- The Washington County Community Action Council (WCCAC) receives Homeless Solutions Grant (HSG) funding through the MD-514 Maryland Balance of State Continuum of Care (CoC). Administered by the Maryland Department of Housing and Community Development, HSG bundles various sources of State and Federal funding (including ESG) for communities who are not direct HUD Emergency Solutions Grant (ESG) entitlement jurisdictions.
- The City of Hagerstown is an approved Maryland Sustainable Community which allows it to apply for state Community Legacy Program funding for mixed-use development, business retention and growth, streetscape improvements, increasing homeownership and home rehabilitation, façade improvements, and real estate acquisition. The City will continue to use Community Legacy funds to carry out the City Center Plan.
- Maryland Open Space Program Funds will also support the City Center Plan.
- The Hagerstown Housing Authority administers Section 8 Housing Choice Vouchers, including VASH vouchers, which provide housing assistance to low- and moderate-income households.
- The Hagerstown Housing Authority receives HUD Capital Fund grants to improve housing availability, physical condition, and accessibility of HHA properties.
- The Washington County Department of Social Services receives HUD Housing Opportunities for Persons with AIDS (HOPWA) funding through the Maryland Department of Health and Mental Hygiene (DHMD) Prevention and Health Promotion Administration.
- The City will continue to support and encourage new economic development through local, state, and Federal tax incentives and programs such as Tax Incremental Financing (TIF), Local Economic Revitalization Tax Assistance (LERTA), Enterprise Zones/Entitlement Communities, Section 108 Loan Guarantees, Economic Development Initiative (EDI) funds, Opportunity Zones, Congressionally Directed Spending, etc.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Not Applicable.

**Discussion**

With limited resources available to address the needs identified in the Five-Year Consolidated Plan, the City works cooperatively with private, public, and non-profit partners to address the identified needs.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1.	HS-1 Housing Improvements	2025	2029	Affordable Housing	Citywide	Housing Priority	CDBG: \$184,849 HOME: \$100,000	Homeowner Housing Rehabilitated: 25 Household Housing Units Other: 1 Other
2.	HS-2 Housing Construction	2025	2029	Affordable Housing	Citywide	Housing Priority	HOME: \$100,000	Homeowner Housing Added: 1 Household Housing Unit
3.	HS-6 Acquisition and Rehabilitation	2025	2029	Affordable Housing	Citywide	Housing Priority	HOME: \$275,000	Homeowner Housing Added: 3 Household Housing Units
4.	SN-1 Special Needs Housing	2025	2029	Non-Housing Special Needs	Citywide	Other Special Needs Priority	CDBG: \$20,000	Homeowner Housing Rehabilitated: 6 Household Housing Units
5.	SN-3 Social Services	2025	2029	Non-Housing Special Needs	Citywide	Other Special Needs Priority	CDBG: \$11,800	Public Service Activities other than Low/Moderate Income Housing Benefit: 220 Persons Assisted
6.	CD-1 Community Facilities	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$95,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 46,000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7.	CD-2 Infrastructure	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$225,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14,000 Persons Assisted
8.	CD-3 Public Services	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$61,800	Public Service Activities other than Low/Moderate Income Housing Benefit: 4,740 Persons Assisted
9.	CD-6 Code Enforcement	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$35,000	Housing code enforcement / Foreclosed property care: 400 Household Housing Units
10.	CD-8 Transportation	2025	2029	Non-Housing Community Development	Citywide	Community Development Priority	CDBG: \$34,600	Public Service Activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted
11.	ED-1 Employment	2025	2029	Non-Housing Community Development	Citywide	Economic Development Priority	CDBG: \$19,800	Public Service Activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
12.	AM-1 Overall Coordination	2025	2029	General Administration	Citywide	Administration, Planning, and Management Priority	CDBG: \$178,551 HOME: \$50,000	Other: 2 Other

Table 54 - Goals Summary

**Goal Descriptions**

1.	Goal Name	<b>HS-1 Housing Improvements</b>
	Goal Description	Provide financial assistance to low- and moderate-income homeowners and landlords of affordable housing to rehabilitate their existing owner- and renter-occupied housing.
2.	Goal Name	<b>HS-2 Housing Construction</b>
	Goal Description	Increase the supply of affordable, decent, safe, sanitary, accessible and sound housing that is affordable to owners and renters in the City by assisting with land acquisition, development fees, infrastructure improvements, and construction costs.
3.	Goal Name	<b>HS-6 Acquisition and Rehabilitation</b>
	Goal Description	Rebuild and revitalize neighborhoods by purchasing, rehabilitating, and reselling distressed residential properties to low- and moderate-income homebuyers.
4.	Goal Name	<b>SN-1 Special Needs Housing</b>
	Goal Description	Ensure there is a range of affordable, decent, safe, sanitary, accessible and sound housing options available and accessible to residents who are elderly, have disabilities, or have other special needs, including making improvements and reasonable accommodations to existing housing stock.
5.	Goal Name	<b>SN-3 Social Services</b>
	Goal Description	Promote and support public services such as transportation and medical services which assist residents who are elderly, have disabilities, or have other special needs to achieve dignity, well-being and self-sufficiency.
6.	Goal Name	<b>CD-1 Community Facilities</b>
	Goal Description	Improve parks, recreational facilities, neighborhood facilities, and trails including accessibility improvements to public buildings and all community facilities in the City.
7.	Goal Name	<b>CD-2 Infrastructure</b>
	Goal Description	Improve public infrastructure through rehabilitation, reconstruction, and new construction of streets, sidewalks, bridges, curbs, walkways, drinking water, stormwater systems, sanitary sewers, lighting enhancements, etc.

8.	Goal Name	<b>CD-3 Public Services</b>
	Goal Description	Improve and enhance public safety and the ability to respond to emergency situations through facility improvements, purchase of new equipment, crime prevention, and other related activities.
9.	Goal Name	<b>CD-6 Code Enforcement</b>
	Goal Description	Continue a systematic code enforcement program to ensure that the existing housing stock remains affordable, decent, safe, sanitary, accessible and sound housing.
10.	Goal Name	<b>CD-8 Transportation</b>
	Goal Description	Support the expansion of public transportation and access to bicycles, vans, buses and automobile service to assist residents in accessing social services, healthcare, senior centers, employment opportunities, and other needs.
11.	Goal Name	<b>ED-1 Employment</b>
	Goal Description	Support and encourage job creation, job retention, and job training opportunities for unemployed and under-employed residents.
12.	Goal Name	<b>AM-1 Overall Coordination</b>
	Goal Description	Provide program management and oversight for the successful administration of Federal, State, and locally funded programs, including planning services for special studies, annual action plans, five-year consolidated plans, substantial amendments, consolidated annual performance and evaluation reports (CAPER), environmental reviews and clearances, fair housing, and compliance with all Federal, State, and local laws and regulations.

## Projects

### AP-35 Projects - 91.220(d)

#### Introduction

During the FFY 2025 Program Year, the City of Hagerstown will receive \$791,400.00 in CDBG funds with projected Program Income of \$75,000.00 for total CDBG funds available of \$866,400.00. The City will also receive \$361,181.17 in HOME funds.

The City of Hagerstown proposes undertaking the following activities with the FFY 2025 CDBG funds:

#	CDBG Project Name	
1.	Accessibility Ramps	\$ 125,000.00
2.	Alleys	\$ 100,000.00
3.	Wheaton Park Tennis Courts	\$ 25,000.00
4.	Skate Park Sidewalks & Steps	\$ 40,000.00
5.	City Park Tennis/Pickleball Courts	\$ 30,000.00
6.	HARC - Micah's Backpack	\$ 14,800.00
7.	Girls Inc. - Kids' Café	\$ 11,800.00
8.	Horizon Goodwill - Breakfast Outreach and Homeless Resource Center	\$ 9,800.00
9.	Literacy Council - Tutors Needed	\$ 5,800.00
10.	REACH Bridge to Change Program	\$ 19,800.00
11.	America's Hauling for Hope - Helping Hands Senior Outreach	\$ 11,800.00
12.	TruNorth Company - Hagerstown Area Recovery Transportation	\$ 19,800.00
13.	United Way - Ride United Network	\$ 14,800.00
14.	Community Free Clinic	\$ 9,800.00
15.	Cibus Mission - Youth Urban Farm & Fix-It-Keep-It Bike Repair	\$ 9,800.00
16.	Habitat for Humanity - Brush with Kindness Program	\$ 20,000.00
17.	Commission on Aging - Home Repair Grant Program	\$ 20,000.00
18.	Code Inspector	\$ 35,000.00
19.	Residential Single-Family Emergency Repair	\$ 64,849.00
20.	Single-Family Rehabilitation Administration	\$ 100,000.00
21.	CDBG Program Administration	\$ 178,551.00
<b>Total CDBG Expenditure</b>		<b>\$ 866,400.00</b>

The City of Hagerstown proposes to undertake the following activities with the FFY 2025 HOME funds:

#	HOME Project Name	
22.	CHDO Set-Aside	\$ 75,000.00
23.	Homeownership Acquisition, Rehabilitation and Resale	\$ 275,000.00
24.	Residential Single-Family Rehabilitation	\$ 100,000.00
25.	HOME Program Administration	\$ 50,000.00
<b>Total HOME Expenditure</b>		<b>\$ 500,000.00</b>

**Table 55 - Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The City of Hagerstown has allocated its CDBG and HOME funds for FFY 2025 based on which activities will benefit low- and moderate-income persons. The allocations and priorities were established by an online survey, stakeholder meetings, follow-up surveys from service providers, and public meetings. Obstacles to addressing underserved needs include finding more federal funding resources to accomplish activities and having local resources to pair with them to make successful projects.

At least 70% of the City’s CDBG funds are budgeted to activities that principally benefit low- and moderate-income persons. The following guidelines for allocating HUD funding will be used for the FFY 2025 Annual Action Plan:

- Public services are activities social service providers perform whose clientele are low- and moderate-income or in certain cases, limited clientele who are presumed to be low- and moderate-income such as the elderly or disabled.
- Public facilities are activities either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- Acquisitions and demolition activities are either located in a low- and moderate-income census area or activities which are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- Housing activities have income eligibility criteria and are considered direct benefit as the beneficiary must be income eligible. Applicants can be from throughout the City.
- Economic development projects will be located in a low- and moderate-income Block Group or a Block Group having greater than 20% poverty, be part of a redevelopment plan, or create jobs where at least 51% are available to low- and moderate-income residents.

The proposed activities funded through the FFY 2025 CDBG and HOME Program Year are generally located in areas with the highest percentages of low- and moderate-income persons and those block groups with a percentage of minority persons above the average for the City of Hagerstown.

According to the 2018-2022 ACS data, the City of Hagerstown has a minority population of 40.1% of its total population (persons who are non-White and/or Hispanic or Latino). HUD defines a Minority Neighborhood as, “A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population.” According to this definition, there are twelve (12) Block Groups in the City that are considered a “Minority Neighborhood:” Census Tract 3.01, Block Group 1; Census Tract 4 - Block Groups 1 and 2; Census Tract 5, Block Group 3; Census Tract 7, Block Group 1; Census Tract 7, Block Groups 1, 2 and 3; Census Tract 9, Block Group 2; Census Tract 110, Block Group 1; Census Tract 111, Block Group 4; and Census Tract 112.02, Block Group 4.

The City uses the HUD definition of a low-mod area as any area with a population of low- and moderate-income residents that is equal to or greater than 51% of the entire population of the area. According to this definition, 27 of the 41 Block Groups within the City are considered low-mod areas:

- Census Tract 1, Block Group 1: 67.1% Low-Mod
- Census Tract 3.01, Block Group 1: 64.7%
- Census Tract 3.02, Block Group 1: 70.7%
- Census Tract 3.02, Block Group 2: 59.0%
- Census Tract 4, Block Group 1: 93.8%
- Census Tract 4, Block Group 2: 80.0%
- Census Tract 4, Block Group 3: 90.7%
- Census Tract 5, Block Group 1: 94.9%
- Census Tract 5, Block Group 2: 70.9%
- Census Tract 5, Block Group 3: 56.1%
- Census Tract 6.01, Block Group 1: 51.3%
- Census Tract 6.01, Block Group 2: 72.0%
- Census Tract 6.02, Block Group 1: 60.2%
- Census Tract 7, Block Group 1: 93.1%
- Census Tract 7, Block Group 2: 92.6%
- Census Tract 7, Block Group 3: 70.3%
- Census Tract 8, Block Group 1: 93.1%
- Census Tract 8, Block Group 2: 54.5%
- Census Tract 8, Block Group 3: 68.5%
- Census Tract 9, Block Group 1: 64.4%
- Census Tract 9, Block Group 2: 62.4%
- Census Tract 10.01, Block Group 2: 57.5%
- Census Tract 103, Block Group 1: 75.5%
- Census Tract 104.02, Block Group 3: 54.3%

- Census Tract 111, Block Group 1: 68.7%
- Census Tract 111, Block Group 3: 51.9%
- Census Tract 112.02, Block Group 4: 57.1%

The City of Hagerstown has an overall low-mod percentage of 60.13%.

## AP-38 Project Summary

### Introduction

The City of Hagerstown proposes undertaking the following activities with the FFY 2025 CDBG and HOME funds:

### Project Summary Information

1.	<b>Project Name</b>	<b>Accessibility Ramps</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-2 Infrastructure
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$125,000.00
	<b>Description</b>	Funds will be utilized for the installation of ADA-accessible curb ramps at various intersections throughout the City of Hagerstown. Specific sites will be determined based on planning needs and neighborhood impact.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 9,000 persons will benefit from the proposed activity.
	<b>Location Description</b>	Various locations throughout the City of Hagerstown, to be determined based on planning needs and neighborhood impact.
	<b>Planned Activities</b>	The National Objective is Low/Mod Area (LMA), 570.208(a)(1)(i). The HUD Matrix Code is 03L Sidewalks, 570.201(c).
2.	<b>Project Name</b>	<b>Alley Repair and Reconstruction</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-2 Infrastructure
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$100,000.00
	<b>Description</b>	Funding will be utilized to repair/repave frequently used alleyways in various locations in the City of Hagerstown. Specific sites will be determined based on planning needs and neighborhood impact.

	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 5,000 low-mod individuals will benefit from this proposed activity.
	<b>Location Description</b>	Various locations throughout the City of Hagerstown, to be determined based on planning needs and neighborhood impact.
	<b>Planned Activities</b>	The National Objective is Low/Mod Area (LMA), 570.208(a)(1)(i). The HUD Matrix Code is 03K Street Improvements, 570.201(c).
<b>3.</b>	<b>Project Name</b>	<b>Wheaton Park Tennis Courts - FY 2025</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-1 Public Facilities
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Funding will be utilized to resurface and re-line the tennis courts at Wheaton Park.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 2,000 persons will benefit from the proposed activity.
	<b>Location Description</b>	Wheaton Park, 124 Charles Street, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Area (LMA), 570.208(a)(1)(i). The HUD Matrix Code is 03F Parks Recreational Facilities, 570.201(c).
<b>4.</b>	<b>Project Name</b>	<b>Skate Park Sidewalks and Steps (Fairgrounds Park)</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-1 Public Facilities
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$40,000
	<b>Description</b>	Funding will be utilized to install additional sidewalks and steps at Hagerstown Skate Park to enhance pedestrian safety.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 22,000 persons will benefit from the proposed activity.
	<b>Location Description</b>	Skate Park, 341 N. Cleveland Avenue, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Area (LMA), 570.208(a)(1)(i). The HUD Matrix Code is 03F Parks, Recreational Facilities, 570.201(c).
<b>5.</b>	<b>Project Name</b>	<b>City Park Tennis/Pickleball Courts</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-1 Community Facilities
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Funding will be utilized to resurface tennis courts and re-line a portion of them to create pickleball courts.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 22,000 persons will benefit from the proposed activity.
	<b>Location Description</b>	City Park, 501 Virginia Avenue, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Area (LMA), 570.208(a)(1)(i). The HUD Matrix Code is 03F Parks Recreational Facilities, 570.201(c).
<b>6.</b>	<b>Project Name</b>	<b>HARC - Micah's Backpack</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$14,800.00
	<b>Description</b>	Funding will be used to support a program that each week provides a bag with weekend meals and snacks to school students identified as at risk of food insecurity. This activity will be administered by the subrecipient, Hagerstown Area Religious Council (HARC).
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 600 persons will benefit from this proposed activity.
	<b>Location Description</b>	Citywide. Administered at 130 W. Franklin St, Hagerstown.
	<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele (LMC), 570.208(a)(2).  The HUD Matrix Code is 05D Youth Services, 570.201(e).
<b>7.</b>	<b>Project Name</b>	<b>Girls Inc. Kids Café</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$11,800
	<b>Description</b>	Funding will be used to provide healthy after-school snacks and hot nutritious meals for low-to-moderate income youth. This activity will be administered by the subrecipient, Girls Inc. of Washington County.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 160 persons will benefit from the proposed activity.
	<b>Location Description</b>	624 Washington Avenue, Hagerstown, MD 21740
	<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele (LMC), 570.208(a)(2).  The HUD Matrix Code is 05D Youth Services, 570.201(e).
<b>8.</b>	<b>Project Name</b>	<b>Horizon Goodwill - Breakfast Outreach and Homeless Resource Center</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$9,800.00

	<b>Description</b>	Funding will be utilized to support a program providing a hot breakfast 3x weekly to unhoused individuals. Other nonprofit organizations are present during this time to provide assistance with healthcare, substance abuse disorders, case management, public assistance applications, etc. This activity will be administered by the subrecipient, Horizon Goodwill Industries.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 1,000 persons will benefit from this proposed activity.
	<b>Location Description</b>	200 N. Prospect Street, Hagerstown, MD 21740
	<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele (LMC), 570.208(a)(2).  The HUD Matrix Code is 05W Food Banks, 570.201(e).
9.	<b>Project Name</b>	<b>Literacy Council - Tutors Needed</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$5,800.00
	<b>Description</b>	Funding will be utilized to purchase educational materials and supplies in support of a program that provides adults 18+ with free basic education and English language services, whether English is a primary or subsequent language. This activity will be administered by the subrecipient, Literacy Council of Washington County.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 45 persons will benefit from this proposed activity.
	<b>Location Description</b>	15 Randolph Avenue, Hagerstown, MD 21740
	<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele (LMC), 570.208(a)(2).  The HUD Matrix Code is 05Z Other Public Services, 570.201(e).
10.	<b>Project Name</b>	<b>REACH Shelter Bridge to Change Program</b>
	<b>Target Area</b>	Citywide

	<b>Goals Supported</b>	ED-1 Employment
	<b>Needs Addressed</b>	Economic Development Priority
	<b>Funding</b>	CDBG: \$19,800.00
	<b>Description</b>	Funding will be used to support a program that provides workforce training and case management to unhoused individuals. This project will be administered by the subrecipient, REACH of Washington County.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 50 persons will benefit from the proposed activity.
	<b>Location Description</b>	140 W. Franklin Street, Hagerstown, MD 21740
	<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele (LMC), 570.208(a)(2).  The HUD Matrix Code is 05H Employment Training, 570.201(e).
11.	<b>Project Name</b>	<b>America’s Hauling for Hope - Helping Hands Senior Outreach</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	SN-3 Social Services
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$11,800.00
	<b>Description</b>	Funding will be used to support a program that provides a monthly food order to income-qualified seniors within Hagerstown, which are fulfilled and delivered free of charge. This activity will be administered by the subrecipient, America’s Hauling for Hope.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 220 persons will benefit from this proposed activity.
	<b>Location Description</b>	Citywide. Administered at 10701 Bower Ave, Williamsport, MD 21795.
<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele (LMC), 570.208(a)(2).  The HUD Matrix Code is 05W Food Banks, 570.201(e).	

<b>12.</b>	<b>Project Name</b>	<b>TruNorth Company - Hagerstown Area Recovery Transportation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-8 Transportation
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$19,800.00
	<b>Description</b>	Funding will be used to support a program that provides no-cost transportation to recovery/transitional activities for unhoused individuals and those in transition from inpatient treatment centers or detention centers. This activity will be administered by the subrecipient, TruNorth Company.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 100 persons will benefit from this proposed activity.
	<b>Location Description</b>	Citywide. Administered at 17337 W. Washington St, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele Benefit (LMC), 570.208(a)(2). The HUD Matrix Code is 05E Transportation Services, 570.201(e).
<b>13.</b>	<b>Project Name</b>	<b>United Way - Ride United Network</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-8 Transportation
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$14,800.00
	<b>Description</b>	Funding will be used to provide no-cost transportation to ALICE households to enable access to employment, healthcare, educational activities, etc. This activity will be administered by the subrecipient, United Way of Washington County.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 250 persons will benefit from this proposed activity.
	<b>Location Description</b>	Citywide. Administered at 83 W. Washington St, Hagerstown, MD 21740.

	<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele Benefit (LMC), 570.208(a)(2). The HUD Matrix Code is 05E Transportation Services, 570.201(e).
<b>14.</b>	<b>Project Name</b>	<b>Community Free Clinic - Healthy Equity</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$9,800.00
	<b>Description</b>	Funding will be used to support a program that provides free mental and physical healthcare to uninsured residents of Hagerstown. This activity will be administered by the subrecipient, Community Free Clinic.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 2,900 persons will benefit from this proposed activity.
	<b>Location Description</b>	2449 Mill Street, Hagerstown, MD 21740
	<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele Benefit (LMC), 570.208(a)(2). The HUD Matrix Code is 05M Health Services, 570.201(e).
<b>15.</b>	<b>Project Name</b>	<b>Cibus Mission - Youth Urban Farm and Fix-It-Keep-It Bike Repair</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-3 Public Services
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$9,800.00
	<b>Description</b>	Funding will be used to support a program that educates youth in urban farming techniques and training in basic bicycle repair and maintenance. This activity will be administered by the subrecipient, Cibus Mission.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 35 low-mod youth will benefit from this proposed activity.
	<b>Location Description</b>	406 Jonathan Street, Hagerstown, MD 21740

	<b>Planned Activities</b>	The National Objective is Low/Mod Limited Clientele Benefit (LMC), 570.208(a)(2).  The HUD Matrix Code is 05D Youth Services, 570.201(e).
16.	<b>Project Name</b>	<b>Habitat for Humanity - Brush with Kindness Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-1 Housing Improvements
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funding will be used to support a program that provides critical and non-critical home repairs to low-income homeowners. This activity will be administered by the subrecipient, Habitat for Humanity of Washington County.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that up to ten (10) households will benefit from the proposed activity.
	<b>Location Description</b>	Citywide. Sites to be determined through application for funds. Administered at 100 Charles St, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Housing (LMH), 570.208(a)(3)(i)(C).  The HUD Matrix Code is 14A Rehab; Single-Unit Residential, 570.202.
17.	<b>Project Name</b>	<b>Commission on Aging - Home Repair Grant Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	SN-1 Special Needs Housing
	<b>Needs Addressed</b>	Other Special Needs Priority
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Funding will be used to provide assistance to senior homeowners with essential property improvements to support independent living. This activity will be administered by the subrecipient, Washington County Commission on Aging.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that six (6) households will benefit from the proposed activity.
	<b>Location Description</b>	Citywide. Sites to be determined through application for funds. Administered at 535 E. Franklin St, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Housing (LMH), 570.208(a)(3)(i)(C). The HUD Matrix Code is 14A Rehab; Single-Unit Residential, 570.202.
18.	<b>Project Name</b>	<b>Code Inspector</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	CD-6 Code Enforcement
	<b>Needs Addressed</b>	Community Development Priority
	<b>Funding</b>	CDBG: \$35,000.00
	<b>Description</b>	Funding will be utilized to support the administrative costs associated with a code inspector. This activity focuses on nuisance conditions and vacant structures in the core of the city with all areas of inspection being located in low-to-moderate income census tracts.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 400 household housing units will benefit from the proposed activity.
	<b>Location Description</b>	Low/mod areas throughout the City of Hagerstown. Administered at 14 N. Potomac Street, Hagerstown, MD 21740.
<b>Planned Activities</b>	The National Objective is Low/Mod Area (LMA), 570.208(a)(1)(i). The HUD Matrix Code is 15 Code Enforcement, 570.202(c).	
19.	<b>Project Name</b>	<b>Residential Single-Family Emergency Repairs</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-1 Housing Improvements
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$64,849.00

	<b>Description</b>	Funding will be utilized to provide emergency repair grants of up to \$15,000 to low-to-moderate income homeowners for various repairs and rehabilitations.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that ten (10) low-mod households will benefit from this proposed activity.
	<b>Location Description</b>	Citywide. Sites to be determined through application for funds. Administered at 14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Housing (LMH), 570.208(a)(3)(i)(C).  The HUD Matrix Code is 14A Rehab; Single-Unit Residential, 570.202.
20.	<b>Project Name</b>	<b>Residential Single-Family Rehabilitation Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-1 Housing Improvements
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	CDBG: \$100,000.00
	<b>Description</b>	Funding will be utilized to support administrative expenses incurred for employee costs associated with single family rehabilitation under CDBG or Maryland DHCD programs.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that one (1) organization will benefit from this activity.
	<b>Location Description</b>	14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Housing (LMH), 570.208(a)(3)(i)(C).  The HUD Matrix Code is 14H Rehabilitation Administration, 570.202.
21.	<b>Project Name</b>	<b>CDBG Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	AM-1 Overall Coordination

	<b>Needs Addressed</b>	Administration, Planning, and Management
	<b>Funding</b>	CDBG: \$178,551.00
	<b>Description</b>	Funding will be utilized to support employees and operating costs associated with the general administration of the CDBG program.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that one (1) organization will benefit from this activity.
	<b>Location Description</b>	14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The HUD Matrix Code is 21A General Program Administration, 570.206.
<b>22.</b>	<b>Project Name</b>	<b>CHDO Set-Aside</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-2 Housing Construction
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$75,000
	<b>Description</b>	CHDO funds will be used for acquisition/rehabilitation of a single-family home for a low- and moderate-income homebuyer.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that one (1) low-mod household will benefit from this proposed activity.
	<b>Location Description</b>	Citywide. Site to be determined.
	<b>Planned Activities</b>	The National Objective is Low/Mod Housing Benefit (LMH), 570.208(a)(3).  The HUD Matrix Code is 12 Construction of Housing, 570.201(n).
<b>23.</b>	<b>Project Name</b>	<b>Homeownership Acquisition, Rehabilitation and Resale</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-6 Acquisition and Rehabilitation
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$275,000

	<b>Description</b>	Funding will be used to acquire, rehabilitate and resell residential distressed properties to income eligible low- and moderate-income households.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that three (3) low-mod households will benefit from this proposed activity.
	<b>Location Description</b>	Citywide. Properties to be acquired and rehabilitated as available. Administered at 14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Housing Benefit (LMH), 570.208(a)(3).  The HUD Matrix Code is 14G Acquisition for Rehabilitation, 570.202(b)(1).
24.	<b>Project Name</b>	<b>Residential Single-Family Rehabilitation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	HS-1 Housing Improvements
	<b>Needs Addressed</b>	Housing Priority
	<b>Funding</b>	HOME: \$100,000
	<b>Description</b>	Funds will be provided for income eligible low- and moderate-income homeowners to address property code violations.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that five (5) low-mod households will benefit from this proposed activity.
	<b>Location Description</b>	Citywide. Administered at 14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The National Objective is Low/Mod Housing Benefit (LMH), 570.208(a)(3).  The HUD Matrix Code is 14A Rehabilitation: Single Family Residential, 570.202(a)(1).
25.	<b>Project Name</b>	<b>HOME Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	AM-1 Overall Coordination

	<b>Needs Addressed</b>	Administration, Planning and Management
	<b>Funding</b>	HOME: \$50,000
	<b>Description</b>	Funding will be utilized to support employees and operating costs associated with the general administration of the HOME program.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that one (1) organization will benefit from this activity.
	<b>Location Description</b>	14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740.
	<b>Planned Activities</b>	The HUD Matrix Code is 21A General Project Administration, 570.206.

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs:**

The City of Hagerstown has allocated its CDBG and HOME funds for FFY 2025 based on which activities will benefit low- and moderate-income persons. The allocations and priorities were established by an online survey, stakeholder meetings, follow-up surveys from service providers, and public meetings. Obstacles to addressing underserved needs include finding more federal funding resources to accomplish activities and having local resources to pair with them to make successful projects.

At least 70% of the City’s CDBG funds are budgeted to activities that principally benefit low- and moderate-income persons. The following guidelines for allocating HUD funding will be used for the FFY 2025 Annual Action Plan:

- Public services are activities social service providers perform whose clientele are low- and moderate-income or in certain cases, limited clientele who are presumed to be low- and moderate-income such as the elderly or disabled.
- Public facilities are activities either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- Acquisitions and demolition activities are either located in a low- and moderate-income census area or activities which are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- Housing activities have income eligibility criteria and are considered direct benefit as the beneficiary must be income eligible. Applicants can be from throughout the City.

- Economic development projects will be located in a low- and moderate-income Block Group or a Block Group having greater than 20% poverty, be part of a redevelopment plan, or create jobs where at least 51% are available to low- and moderate-income residents.

The proposed activities funded through the FFY 2025 CDBG and HOME Program Year are generally located in areas with the highest percentages of low- and moderate-income persons and those block groups with a percentage of minority persons above the average for the City of Hagerstown.

According to the 2018-2022 ACS data, the City of Hagerstown has a minority population of 40.1% of its total population (persons who are non-White and/or Hispanic or Latino). HUD defines a Minority Neighborhood as, "A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population." According to this definition, there are twelve (12) Block Groups in the City that are considered a "Minority Neighborhood:" Census Tract 3.01, Block Group 1; Census Tract 4 - Block Groups 1 and 2; Census Tract 5, Block Group 3; Census Tract 7, Block Group 1; Census Tract 7, Block Groups 1, 2 and 3; Census Tract 9, Block Group 2; Census Tract 110, Block Group 1; Census Tract 111, Block Group 4; and Census Tract 112.02, Block Group 4.

The City uses the HUD definition of a low-mod area as any area with a population of low- and moderate-income residents that is equal to or greater than 51% of the entire population of the area. According to this definition, 27 of the 41 Block Groups within the City are considered low-mod areas:

- Census Tract 1, Block Group 1: 67.1% Low-Mod
- Census Tract 3.01, Block Group 1: 64.7%
- Census Tract 3.02, Block Group 1: 70.7%
- Census Tract 3.02, Block Group 2: 59.0%
- Census Tract 4, Block Group 1: 93.8%
- Census Tract 4, Block Group 2: 80.0%
- Census Tract 4, Block Group 3: 90.7%
- Census Tract 5, Block Group 1: 94.9%
- Census Tract 5, Block Group 2: 70.9%
- Census Tract 5, Block Group 3: 56.1%
- Census Tract 6.01, Block Group 1: 51.3%
- Census Tract 6.01, Block Group 2: 72.0%
- Census Tract 6.02, Block Group 1: 60.2%
- Census Tract 7, Block Group 1: 93.1%
- Census Tract 7, Block Group 2: 92.6%
- Census Tract 7, Block Group 3: 70.3%

- Census Tract 8, Block Group 1: 93.1%
- Census Tract 8, Block Group 2: 54.5%
- Census Tract 8, Block Group 3: 68.5%
- Census Tract 9, Block Group 1: 64.4%
- Census Tract 9, Block Group 2: 62.4%
- Census Tract 10.01, Block Group 2: 57.5%
- Census Tract 103, Block Group 1: 75.5%
- Census Tract 104.02, Block Group 3: 54.3%
- Census Tract 111, Block Group 1: 68.7%
- Census Tract 111, Block Group 3: 51.9%
- Census Tract 112.02, Block Group 4: 57.1%

The City of Hagerstown has an overall low-mod percentage of 60.13%.

## **AP-50 Geographic Distribution - 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The information below is a profile of the population, age, and racial/ethnic composition of the City of Hagerstown. This data was obtained from the U.S. Census Bureau website, <https://data.census.gov>. The 2019-2023 American Community Survey Five-Year Estimates were also used to analyze the social, economic, housing, and general demographic characteristics of the City. The 5-year estimates are the most recent data available for the City.

#### **Population:**

- The City population was 43,490 as of the 2019-2023 ACS, an increase of 8.2% since 2018.
- The City had 18,472 households as of the 2019-2023 ACS, an increase of 15.6% since 2018.
- There were 21,208 males and 22,282 females living in the City in 2023.

#### **Age:**

- The median age in Hagerstown was 36.4 years old.
- Youth under age 18 comprised 25.3% of the population.
- Seniors aged 65 and over comprise 14.6% of the population.

#### **Race/Ethnicity:**

- 60.9% were White
- 22.9% were Black or African American
- 0.0% were American Indian and Alaska Native
- 1.3% were Asian
- 0.2% were Native Hawaiian and Other Pacific Islander
- 2.7% were Some Other Race
- 11.9% were Two or More Races
- 10.6% were Hispanic or Latino of any race

**Income Profile:**

The following is a summary of income statistics for the City of Hagerstown. At the time of the 2019-2023 American Community Survey, median household income in the City of Hagerstown was \$49,957 which was significantly lower than Washington County (\$74,147) and much lower than the State of Maryland (\$101,652).

- 27.8% of households received Social Security income.
- 21.9% of households received retirement income.
- 8.7% of households received Supplemental Security income.
- 4.9% of households received public assistance income.

**Low/Mod Income Profile:**

The low- and moderate-income profile for City of Hagerstown is a measurement of the area's needs. According to the HUD FY 2024 Low-Mod Summary Data, the City of Hagerstown has an overall low- and moderate-income percentage of 60.13%.

**Economic Profile:**

Hagerstown is the county seat and largest municipality of Washington County, Maryland, so a large number of professional offices, educational and health care facilities are located in the City. The City has also undergone continued growth in logistics-based businesses through new development and annexation of existing industrial parks.

The US Census On The Map Jobs Data for 2022 identified the three (3) largest sectors of jobs in Hagerstown:

- **Education and Health Care Services** - 5,342 jobs (23.9% of jobs)
- **Retail Trade** - 4,000 jobs (17.9%)
- **Professional, Scientific, Technical, Management, Administration and Waste Management Services** - 3,078 jobs (13.8%)

These three categories represent 55.5% of the total number of jobs in the City.

As of January 2025, the US Bureau of Labor Statistics gives Hagerstown's unadjusted unemployment rate as 4.3%. While Washington County's unemployment rate was 3.5% and the Maryland statewide unemployment rate was only 3.0% for the same time period, Hagerstown's unemployment rate was slightly lower than the national rate of 4.4%. However, 37.8% of Hagerstown residents aged 16 and over are not in the labor force (according to the 2019-2023 ACS), a higher level of non-participation than statewide or nationally.

The unemployment rate is higher for the 16-24 age group as opposed to the 25-65 age group (10.2% versus 8.3%). Additionally, persons with some college education or an associate degree have a median income \$7,000 higher than those without a high school or degree, and those with a bachelor’s degree make about \$21,000 more. This indicates that as younger persons develop the skills and experience needed in the workforce, they are able to find employment in better paying jobs.

According to a comparison of 2018-2022 ACS and 2022 HUD LEHD data, the City had 18,447 workers and 22,384 jobs. The largest worker-job disparities are in the following sectors:

Qualified workers exceeding jobs available:

- **Transportation, Warehousing and Utilities** - 882 workers
- **Construction** - 717 workers

Jobs available exceeding qualified workers:

- **Retail Trade** - 1,350 jobs
- **Education and Health Care Services** - 1,220 jobs
- **Arts, Entertainment, Accommodations** - 1,098 jobs
- **Public Administration** - 1,000 jobs
- **Professional, Scientific, Management, Administration and Waste Management** - 947 jobs

**Geographic Distribution**

Target Area	Percentage of Funds
Citywide	100%

Table 56 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

The City works to meet the needs of the community and to affirmatively further fair housing for residents. It is important for the City to engage in community building activities including funding needed improvements in low- and moderate-income areas but also to provide opportunities for residents to live in decent and safe neighborhoods.

**Discussion**

The City of Hagerstown has allocated its CDBG and HOME funds for FFY 2025 based on which activities will benefit low- and moderate-income persons. The allocations and priorities were established by an online survey, stakeholder meetings, follow-up surveys from service providers, and public meetings.

Obstacles to addressing underserved needs include finding more federal funding resources to accomplish activities and having local resources to pair with them to make successful projects.

At least 70% of the City's CDBG funds are budgeted to activities that principally benefit low- and moderate-income persons. The following guidelines for allocating HUD funding will be used for the FFY 2025 Annual Action Plan:

- Public services are activities social service providers perform whose clientele are low- and moderate-income or in certain cases, limited clientele who are presumed to be low- and moderate-income such as the elderly or disabled.
- Public facilities are activities either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- Acquisitions and demolition activities are either located in a low- and moderate-income census area or activities which are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- Housing activities have income eligibility criteria and are considered direct benefit as the beneficiary must be income eligible. Applicants can be from throughout the City.
- Economic development projects will be located in a low- and moderate-income Block Group or a Block Group having greater than 20% poverty, be part of a redevelopment plan, or create jobs where at least 51% are available to low- and moderate-income residents.

The proposed activities funded through the FFY 2025 CDBG and HOME Program Year are generally located in areas with the highest percentages of low- and moderate-income persons and those block groups with a percentage of minority persons above the average for the City of Hagerstown.

According to the 2018-2022 ACS data, the City of Hagerstown has a minority population of 40.1% of its total population (persons who are non-White and/or Hispanic or Latino). HUD defines a Minority Neighborhood as, "A neighborhood in which the percentage of persons of a particular racial or ethnic minority is at least 20 points higher than that minority's percentage in the housing market as a whole; the neighborhood's total percentage of minority persons is at least 20 points higher than the total percentage of minorities for the housing market area as a whole; or in the case of a metropolitan area, the neighborhood's total percentage of minority persons exceeds 50 percent of its population." According to this definition, there are twelve (12) Block Groups in the City that are considered a "Minority Neighborhood": Census Tract 3.01, Block Group 1; Census Tract 4 - Block Groups 1 and 2; Census Tract 5, Block Group 3; Census Tract 7, Block Group 1; Census Tract 7, Block Groups 1, 2 and 3; Census Tract 9, Block Group 2; Census Tract 110, Block Group 1; Census Tract 111, Block Group 4; and Census Tract 112.02, Block Group 4.

The City uses the HUD definition of a low-mod area as any area with a population of low- and moderate-income residents that is equal to or greater than 51% of the entire population of the area. According to this definition, 27 of the 41 Block Groups within the City are considered low-mod areas:

- Census Tract 1, Block Group 1: 67.1% Low-Mod
- Census Tract 3.01, Block Group 1: 64.7%
- Census Tract 3.02, Block Group 1: 70.7%
- Census Tract 3.02, Block Group 2: 59.0%
- Census Tract 4, Block Group 1: 93.8%
- Census Tract 4, Block Group 2: 80.0%
- Census Tract 4, Block Group 3: 90.7%
- Census Tract 5, Block Group 1: 94.9%
- Census Tract 5, Block Group 2: 70.9%
- Census Tract 5, Block Group 3: 56.1%
- Census Tract 6.01, Block Group 1: 51.3%
- Census Tract 6.01, Block Group 2: 72.0%
- Census Tract 6.02, Block Group 1: 60.2%
- Census Tract 7, Block Group 1: 93.1%
- Census Tract 7, Block Group 2: 92.6%
- Census Tract 7, Block Group 3: 70.3%
- Census Tract 8, Block Group 1: 93.1%
- Census Tract 8, Block Group 2: 54.5%
- Census Tract 8, Block Group 3: 68.5%
- Census Tract 9, Block Group 1: 64.4%
- Census Tract 9, Block Group 2: 62.4%
- Census Tract 10.01, Block Group 2: 57.5%
- Census Tract 103, Block Group 1: 75.5%
- Census Tract 104.02, Block Group 3: 54.3%
- Census Tract 111, Block Group 1: 68.7%
- Census Tract 111, Block Group 3: 51.9%
- Census Tract 112.02, Block Group 4: 57.1%

The City of Hagerstown has an overall low-mod percentage of 60.13%.

## Affordable Housing

### AP-55 Affordable Housing - 91.220(g)

#### Introduction

The City will use CDBG and HOME funds to rehabilitate housing units to make them affordable, decent, safe, sanitary, accessible and sound housing units. The City will also use CDBG funds to assist low- and moderate-income households in the purchase of a home. The one-year goals for affordable housing in the City of Hagerstown for FFY 2025 are the following:

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	30
Special-Needs	0
<b>Total:</b>	<b>30</b>

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	29
Acquisition of Existing Units	1
<b>Total:</b>	<b>30</b>

**Table 58 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City of Hagerstown will fund the following housing activities with FFY 2025 CDBG and HOME funds:

#	Project Name
1.	Residential Single-Family Emergency Repairs
2.	Single-Family Rehabilitation Administration
3.	Habitat for Humanity - Brush with Kindness
4.	Commission on Aging - Home Repair Grant Program
5.	CHDO Set-Aside
6.	Acquisition, Rehabilitation and Resale
7.	Residential Single-Family Rehabilitation Loans

## **AP-60 Public Housing - 91.220(h)**

### **Introduction**

The Hagerstown Housing Authority (HHA) administers public housing and Section 8 housing in the City of Hagerstown. HHA is and will continue to be the primary resource for the City's very low-income households. As of its FY 2024 Annual Plan, the Housing Authority owned and managed 1,317 units of public housing including 131 units of LIHTC/Project-Based Voucher housing. In addition, it administered 884 Section 8 Housing Choice Vouchers, 59 Veterans Administration Supportive Housing (VASH) vouchers and one Foster Youth Initiative voucher.

### **Actions planned during the next year to address the needs to public housing**

According to the Hagerstown Housing Authority FY 2024 Annual Plan, it intends to undertake new activities regarding Choice Neighborhoods and Mixed Finance Modernization or Development. HHA has partnered with the City of Hagerstown and an urban planning firm to pursue a Choice Neighborhoods Planning Grant for its Parkside Homes, Douglass Court and Frederick Manor communities known as AMP 1, with additional development partners joining as necessary at later phases. The anticipated core area encompasses four affordable housing communities including Potomac Towers and the surrounding neighborhood of privatized housing, community buildings, places of worship, and other storefront entities. It is situated between three major thoroughfares (MD Route 65, US Route 11, and US Route 40) and the expanded areas to the south and east of downtown Hagerstown.

In 2012 HHA determined that over the next ten years Noland Village would require capital improvements that would far exceed the then-current and future funding. Noland Village was a barracks-style Public Housing community built in 1972 consisting of 250 units, but in recent years had become functionally obsolete and offered zero handicap accessibility. HHA created a four-phase redevelopment plan to deconcentrate the density off-site, and to substantially rehabilitate and newly construct on-site. The first two phases of the Noland Redevelopment consisted of courts 1, 2, 4, and 6. These families were relocated to the newly built McCleary Hill community during 2021-2022. McCleary Hill consists of 147 mixed-income townhouse style homes, including Handicap Accessible and Visual/Hearing Impaired units. Noland Village will be known as Martin Heights once redevelopment is completed. The third phase of the redevelopment is the selective demolition and substantial rehabilitation of the remaining 116 units. The selective demolition will reduce this phase down to 80 units. The fourth phase will be new construction of two garden style apartment buildings containing 24 units in each building.

To maintain the long-term viability of its communities, HHA continues to make capital improvements. Major improvements scheduled for FY 2024 include:

- AMP 1 locations: exterior aluminum siding, kitchen upgrades, furnace upgrades, water lines and sanitary systems
- AMP 2 locations: balcony and handrail replacement, elevator upgrades, and roof replacement;

- AMP 3: roof upgrades, kitchen and bath upgrades
- AMP 4: elevator replacement, air handler, exterior sliding door replacement, and trash compactor upgrades; and
- Gateway Crossing and C. Williams Brooks Mid-Rise: continued upgrades for windows and other energy efficient upgrades.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The HHA Resident Services Department works with residents to increase their involvement with the Housing Authority, as well as to address their needs through the following programs:

- Family Self Sufficiency Program
- Resident Associations
- Resident Advisory Board
- Intergenerational Activities
- Personal Home Visits
- Referrals to social services

Programs, services, and activities directed toward senior residents include:

- Blood Pressure screenings
- Exercise classes
- Vaccinations
- Diabetic Support Group
- Onsite Nutrition Program
- Bingo
- Tenant Association Meetings
- Tenant Association sponsored activities such as dances, bake sales, soup & sandwich sales, chicken dinners, etc.
- Social Club activities
- Pantry on Wheels
- Celebration Cleaners
- Assistance with completing needed forms for HHA & community agencies
- Referrals to community agencies for needed services

Programs, services, and activities directed toward family residents include:

- Community Meetings
- After School Homework Clubs

- Community Fairs
- Educational Activities
- Computer Classes at Hagerstown Community College
- Family Self Sufficiency Program
- Summer Camps
- Onsite Head Start programs
- Referrals to community agencies for needed services
- Health services such as screenings and vaccinations
- Referrals for financial counseling

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Hagerstown Housing Authority is rated a high performer and not designated as troubled.

**Discussion**

The City does not allocate its own CDBG or HOME funds for public housing activities as the Hagerstown Housing Authority receives its own allocation of HUD funds. Public Housing residents are encouraged to take control of their lives through initiatives supported by the Housing Authority's Resident Services Department including resident management and home ownership. The Resident Services Department actively works with residents to increase involvement with the Housing Authority by consulting with residents about new and updated policy provisions and development activities. The Resident Services Department also provides counseling and other services to encourage first-time home ownership by eligible low-income households.

## AP-65 Homeless and Other Special Needs Activities - 91.220(i)

### Introduction

Since the last Five-Year Consolidated Plan period, the Washington County CoC has merged into the MD-514 Maryland Balance of State CoC (BOSCoC). In its nine-county, three-region jurisdiction, the BOSCoC addresses the needs of the homeless. Locally, the CoC's activities are administered by the Washington County Community Action Council (WCCAC). As a member of WCCAC, the City works to coordinate activities with the Continuum of Care and supports applications for funding as well as working with other members to continue a network of supportive housing and services for the homeless.

Members of the CoC include the Hagerstown Housing Authority, the City's Department of Community and Economic Development, social service agencies, shelter providers, and housing providers. Using the Homeless Management Information System (HMIS) as a tool to provide services to homeless individuals and families, case managers are able to work with clients to identify their needs and challenges and provide unduplicated assistance. Case managers are the main contact for supportive services and housing.

According to the Maryland Balance of State Continuum of Care's 2024 Point-in-Time count, 229 persons were experiencing homelessness in Washington County, MD, a 17% increase since 2023. Of them, 30% were unhoused, 55% were in emergency shelter, and 16% were in transitional housing. There were a total of 405 available shelter beds in the County, with 314 being occupied. Additionally, as of the 2022-2023 school year 833 homeless students were enrolled in Washington County Public Schools, most of whom were "doubled up" living with friends or family. Finally, 891 persons were served by the CASA Domestic Violence Shelter in 2024 with 9,875 total shelter nights provided, which indicates that domestic violence is a major cause of homelessness. There is a need for services and housing opportunities for homeless persons and persons or families at risk of becoming homeless.

The following goals and objectives for the City of Hagerstown's Homeless Priority have been identified for the five-year period of FFY 2025 through FFY 2029.

- **HO-1 Housing Opportunities** - Improve housing opportunities and living conditions for persons and families who are homeless or who are at risk of homelessness, including emergency, transitional, and permanent supportive housing.
- **HO-2 Support and Management Services** - Promote and assist programming offered by public agencies and non-profit organizations that is directed toward helping persons who are homeless or who are at risk of homelessness.
- **HO-3 Homeless Prevention and Rapid Re-Housing** - Promote and assist in anti-eviction practices, rent and utility assistance, and programs for rapid re-housing to allow residents to live independently.

Based on the 2019-2023 ACS data, a total of 8,874 Hagerstown residents (20.7% of the population) have at least one disability and 6,340 residents (14.6%) are age 65 and over. Of the elderly population, 2,382

residents are “frail elderly” who have at least one disability. It is expected that these populations will increase during the FFY 2025-2029 Five-Year Consolidated Plan period. Accordingly, there is a need to increase housing opportunities, services, and facilities for persons with special needs.

The following goals and objectives for the City of Hagerstown’s Other Special Needs Priority have been identified for the five-year period of FFY 2025 through FFY 2029.

- **SN-1 Special Needs Housing** - Ensure there is a range of affordable, decent, safe, sanitary, accessible and sound housing options available and accessible to residents who are elderly, have disabilities, or have other special needs, including making improvements and reasonable accommodations to existing housing stock.
- **SN-2 Accessibility and Removal of Architectural Barriers** - Promote and assist in making accessibility improvements to public facilities and spaces, to allow residents who are elderly, have disabilities, or have other special needs to freely take part in everyday life.
- **SN-3 Social Services** - Promote and support public services such as transportation and medical services which assist residents who are elderly, have disabilities, or have other special needs to achieve dignity, well-being and self-sufficiency.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Events below are the types of activities that have been used by the CoC’s Project Committee for outreach.

- **Street Outreach Events** - held to provide relationship-building and resources sharing for individuals living on the streets or in places not meant for human habitation. Activities include the distribution of water or other supplies, discussion of current needs of unsheltered individuals, and/or networking to address current needs.
- **Homeless ID Days** - held to assist in obtaining photo identification for homeless individuals. CoC works with the health department and Maryland Motor Vehicle Administration (MVA) to allow for same-day applications. CoC member agencies coordinate transportation, payment for identification documents, and volunteer assistance at MVA, health department and meet-up points to assist clients.
- **Homeless Resource Day** - held to provide one-stop provision of services for households that are homeless or at risk of homelessness. Individuals and households seeking services are guided to the appropriate service provider by trained volunteers. Applications for many kinds of assistance are provided onsite, including for medical assistance, employment services, and GED programs.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

CoC-funded programs using grant funds (which vary from year to year) provide permanent supportive housing to homeless households with disabilities, adult foster care placements, and single room occupancy supportive housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Holistic case management is key to provision of services to address the needs of an individual or household. The ability to link a client to health and human service agencies, work toward increasing their income as well as improving financial skills is invaluable. The Washington County Homeless Coalition has identified the need to assist the chronic homeless in becoming self-sufficient by providing much needed resources. Using services such as Turning Point's Homeless Outreach Program to go to locations where the homeless congregate to provide information on available resources has been found to be a start in moving persons out of chronic homelessness.

Other strategies to assist the chronically homeless include a permanent day resource center at REACH of Washington County as well as permanent supportive housing programs. The programs work with those exiting institutions or support adults with developmental disabilities with adult foster care placement. Programs which provide support mental and physical health disability are important to prevent individuals from becoming homeless.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Representatives of several housing and service providers meet regularly to discuss persons being discharged from institutions and systems of care (e.g., Detention Centers, Long Term Health Care Facilities, etc.) These persons work to develop a plan specific to the person that includes a support system to meet basic living needs (including housing) prior to discharge. The Mental Health Authority, one of Washington County's Core Service Agencies, assists adults with mental illnesses who are being discharged from State Mental Health Institutions or long-term care facilities. Social Workers within the State Prison

system develop a plan to ensure that adults leaving correctional facilities have a housing plan in place prior to discharge. The Washington County Department of Social Services assists clients who are aging out of the foster care system with locating housing.

Clients not being released from an institutional facility are screened for program eligibility by the one of the local service providers in the City. The screening process is part of the agency's referral process that has evolved from working clients and other providers to ensure a client's needs are met.

The Balance of State Continuum of Care and Washington County Homeless Coalition have developed a coordinated system working with the public institutions and other agencies to prevent homelessness. The CoC has increased communication and education between public institutions and service providers regarding services available in the community and the proper agency to refer a client to for services. Individual agencies work with the clients and link them to resources to stabilize the client's living and housing situation.

## **Discussion**

Service providers in Hagerstown are generally located in the central business district/downtown area of the community. These providers offer a wide range of services in the community for the homeless as well as low- and moderate-income residents. There remains a need to decentralize these services outside of the downtown including permanent supportive housing for the homeless. This concentration of homeless service downtown presents a barrier preventing unhoused persons from living outside of impacted areas.

The City does not provide direct services but does support social service providers with CDBG and General Revenue funds. The City prioritizes housing and supportive services for individuals, families and those with chronic disabilities who are not homeless but require supportive housing. Some activities that have been supported by City funding include housing and medical treatment for persons with HIV/AIDS, foster care programs, mental healthcare, and substance abuse treatment. The elderly population are typically assisted by the Commission on Aging, though they also have access to services available to the general population or other special needs populations, such as energy assistance.

## **AP-75 Barriers to affordable housing - 91.220(j)**

### **Introduction:**

The City of Hagerstown takes seriously its responsibility to not only facilitate affordable housing and residential investment, but also to ensure its ordinances and policies do not interfere in residents' ability to obtain affordable housing. The City's Department of Community and Economic Development periodically reviews City ordinances and policies to ensure that they remain in compliance with Federal and State law, and that they do not present barriers to affordable housing.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

In terms of publicly funded programs, the City will continue to promote and finance their Homeownership Program, Down Payment Assistance Program, and Owner-Occupied Home Rehabilitation Programs. These public programs have been effective in increasing the proportion of homeownership and reducing the cost burden for homeowners. It will continue its Rental Rehabilitation Program to incentivize landlords and property management companies to bring their rental properties into states of good repair and accessibility. The Hagerstown Housing Authority will continue to offer high-quality public housing and regularly maintain its properties and will also continue to provide low-income eligible households with Section 8 vouchers to use at the property of their choice. Finally, the City's Code Administration Department will continue to identify properties for rehabilitation, renovation, or demolition and new construction.

### **Discussion:**

The largest barrier to housing choice in Hagerstown is the high cost of rental and homeowner housing that is affordable, decent, safe, sanitary, accessible and sound. However, the City will also continue to monitor its policies, programs and ordinances to ensure that they help rather than hinder affordable housing availability.

## **AP-85 Other Actions - 91.220(k)**

### **Introduction:**

The City will undertake the following actions to address underserved needs, foster affordable housing, reduce lead-based paint hazard, reduce the number of families living in poverty, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Hagerstown has allocated its CDBG and HOME funds for FFY 2025 based on which activities will benefit low- and moderate-income persons. At least 70% of the City's CDBG funds are budgeted to activities that principally benefit low- and moderate-income persons. The following guidelines for allocating HUD funding will be used for the FFY 2025 Annual Action Plan:

- Public services are activities social service providers perform whose clientele are low- and moderate-income or in certain cases, limited clientele who are presumed to be low- and moderate-income such as the elderly or disabled.
- Public facilities are activities either located in a low- and moderate-income census tract/block group or have a low- and moderate-income service area benefit or clientele over 51% low- and moderate-income.
- Acquisitions and demolition activities are either located in a low- and moderate-income census area or activities which are eligible by preventing or eliminating slums and blight on a spot basis or area basis.
- Housing activities have income eligibility criteria and are considered direct benefit as the beneficiary must be income eligible. Applicants can be from throughout the City.
- Economic development projects will be located in a low- and moderate-income Block Group or a Block Group having greater than 20% poverty, be part of a redevelopment plan, or create jobs where at least 51% are available to low- and moderate-income residents.

The proposed activities funded through the FFY 2025 CDBG and HOME Program Year are generally located in areas with the highest percentages of low- and moderate-income persons and those block groups with a percentage of minority persons above the average for the City of Hagerstown.

The allocations and priorities were established by an online survey, stakeholder meetings, follow-up surveys from service providers, and public meetings. Obstacles to addressing underserved needs include finding more federal funding resources to accomplish activities and having local resources to pair with them to make successful projects.

### **Actions planned to foster and maintain affordable housing**

Due to high demand and low construction, the median value and median rent of housing units in Hagerstown has risen dramatically. Owner-occupied homes had a median value of \$207,700 in the 2019-2023 American Community Survey but had a December 2024 median sales price of \$320,000 according to Pen-Mar REALTORS. The FY 2025 Fair Market Rent is \$1,242 per month, but according to Zillow the February 2025 observed market rate rent is \$1,500 per month. Almost two-thirds (65.6%) of Hagerstown's housing stock was constructed prior to 1980, and many residents have poor living conditions due to owners being unable or unwilling to fund improvements. Finally, only 43.4% of housing is owner-occupied versus 56.6% being renter-occupied. The City is working to create more for-sale housing and increase homeownership to build generational wealth and a stronger community. There is a need for available, affordable, decent, safe, sanitary, accessible and sound housing.

To foster and maintain affordable housing, the City of Hagerstown proposes the following activities:

- **HS-1 Housing Improvements** - Provide financial assistance to low- and moderate-income homeowners and landlords of affordable housing to rehabilitate their existing owner- and renter-occupied housing.
- **HS-2 Housing Construction** - Increase the supply of affordable, decent, safe, sanitary, accessible and sound housing to owners and renters in the City by assisting with land acquisition, development fees, infrastructure improvements, and construction costs.
- **HS-3 Homeownership** - Promote homeownership by assisting low- and moderate-income homebuyers to purchase homes through down payment / closing cost assistance and associated housing counseling.
- **HS-4 Anti-Poverty Actions** - Reduce the isolation of income groups within areas with high concentrations of poverty through spatial de-concentration of housing opportunities for lower income persons and minority persons.
- **HS-5 Fair Housing** - Promote fair housing choice through education, training, outreach and housing counseling services. to affirmatively further fair housing and address public and private policies that may interfere with such activities.
- **HS-6 Acquisition and Rehabilitation** - Rebuild and revitalize neighborhoods by purchasing, rehabilitating, and reselling distressed residential properties to low- and moderate-income homebuyers.

### **Actions planned to reduce lead-based paint hazards**

Lead poisoning affects many children age 6 or younger, causing lifelong learning and behavior problems by interfering in brain development. Though lead is a naturally occurring element, the largest source of lead contamination in the home is caused by chipping, peeling, flaking or deteriorating lead-based paint (LBP). Lead can also enter the home through some toys, jewelry, and other consumer products, lead potable water plumbing, contaminated soil from leaded gasoline and chemical processing, and industrial

use of lead metal or chemicals. Lead poisoning has decreased over the years, but there is no safe level of lead. The only way to know if a child has been exposed is a blood test. Lead was banned from residential paint in 1978 but approximately half of the U.S. housing stock still contains some lead-based paint.

Approximately 67% of the housing stock in the City of Hagerstown was built prior to 1978 which raises the risk of lead-based paint presence, and 16% of units constructed before 1980 are inhabited by children age 6 or younger. A significant portion of units occupied by low-income tenants and owners likely have lead-based paint as their owners or tenants are financially unable to abate the paint. Maryland law requires landlords to reduce lead hazards in rental units, but the cost of abatement (estimated at over \$10,000 for a housing unit) has been a deterrent in prompt response.

The City will assist landlords, non-profits, and homeowners with lead-based paint reduction through state grants and rehabilitation loans. The City works with the Maryland Department of Environment and HUD to meet regulations applicable for any available funding through the City's Homeownership Program.

City policies and procedures require compliance and enforcement of the lead-based paint regulations at 24 CFR Part 35. Contractors, subrecipients, and other community partners are advised of lead-based paint regulations to ensure proper inspections, testing, and abatement of lead-based paint when required. All contractors and inspectors participating in the Housing Rehabilitation Program are required to have lead-certification licensure of both the firm and employees conducting testing or abatement of lead-based paint from a property. In the Direct Homeownership Assistance Program, the subrecipient providing down payment and closing costs assistance to income eligible homebuyers must provide all required information and brochures regarding lead-based paint.

### **Actions planned to reduce the number of poverty-level families**

According to the 2019-2023 American Community Survey Data, approximately 22.7% of the City of Hagerstown residents, 12.5% of Washington County residents, and 9.3% of Maryland residents live in poverty. Female-headed households with children under 5 years are particularly affected by poverty, with 59.6% living in poverty. The City's goal is to reduce the extent of poverty by 5%, based on actions the City can control and through collaboration with other agencies such as the Washington County Community Action Council, the designated anti-poverty agency for the County and City.

The City's median household income was \$49,957 as of the 2019-2023 ACS, which is less than half of the Maryland median household income. A high proportion of jobs available in the City are in the retail sector or in the arts, entertainment, accommodation and food service sector, which tend to offer low-paying jobs. Positions in healthcare, management & administration usually require a bachelor's degree or higher which only 19.7% of the population 25 years and older possess, and higher-paying jobs in the manufacturing and construction fields that do not require college degrees are in short supply. There is a need to increase employment, workforce development, self-sufficiency, educational training, and

empowerment for residents of the City. There is a need to increase employment, workforce development, self-sufficiency, educational training, and empowerment for residents of the City.

Therefore, the main anti-poverty strategy for the City is to attract a range of businesses and support workforce development including job training for low- and moderate-income City residents. The City's strategy will also provide supportive services for targeted income residents. Most of the priorities identified by the City address poverty as part of their objectives, but the majority of anti-poverty actions are related to the Economic Development Priority:

- **ED-1 Employment** - Support and encourage job creation, job retention, and job training opportunities for unemployed and under-employed residents.
- **ED-2 Downtown Revitalization** - Support downtown and neighborhood revitalization efforts which enhance the urban core through the Maryland Main Street Program, the Community's City Center Plan, and other programs.
- **ED-3 Development and Redevelopment** - Support business and commercial growth through expansion, new development, entrepreneurship and small business initiatives, and redevelopment & adaptive reuse of vacant or underutilized properties.

The following non-economic development goals also address anti-poverty actions through promoting homeownership, investing in neighborhoods, and de-concentrating impoverished areas of the City:

- **HS-3 Homeownership** - Promote homeownership by assisting low- and moderate-income homebuyers to purchase homes through down payment/closing cost assistance and associated housing counseling.
- **HS-4 Anti-Poverty Actions** - Reduce the isolation of income groups within areas with high concentrations of poverty through spatial de-concentration of housing opportunities for lower income persons and minority persons.
- **HS-6 Acquisition and Rehabilitation** - Rebuild and revitalize neighborhoods by purchasing, rehabilitating, and reselling distressed residential properties to low- and moderate-income homebuyers.
- **CD-4 Neighborhood Revitalization** - Make strategic investment to improve low-income neighborhoods and other areas exhibiting conditions of slums and blight through the Choice Neighborhoods Initiative and other programs.

### **Actions planned to develop institutional structure**

The City of Hagerstown and Washington County, Maryland support their homeless and at-risk population by working with a well-versed provider network. There is an ever-increasing demand for services due to factors such as lack of employment opportunities, increasing cost of housing, persistent mental health and substance abuse challenges, and reductions in funding.

The Washington County Community Action Council is the local lead agency for the Maryland Balance of State Continuum of Care and provides administrative support for its committees and functions. The CoC is made up of entities including local and State government, elected officials, non-profit organizations, financial institutions, businesses, housing developers, churches, health care providers, neighborhood associations, educators, the media, homeless as well as formerly homeless persons and others. The CoC works to improve the service delivery system by planning, partnerships and efficient program execution.

The Continuum of Care's strategy for ending chronic homelessness and overcoming gaps in the institutional structure involves:

- Using the Housing First strategy to end homelessness;
- Supports emergency needs and provides ongoing supportive needs of the homeless and at-risk populations;
- Provides the tools necessary to sustain needs of the homeless and at-risk population;
- Teaches self-sufficiency to prevent a return to homelessness;
- Making access to housing and mainstream resources easier;
- Increasing the number of supportive housing units;
- Increasing communications
- Reducing poverty; and
- Improving data collection methods.

The strategy is based on information derived from the gaps/priorities identified initially through the work of the Task Force on Homelessness and continued through the Washington County Homeless Coalition.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Hagerstown is a participant in the Washington County Community Action Council, which is the local representative to the Maryland Balance of State Continuum of Care (CoC). The CoC is the network for social service providers in the region. Other members include the Hagerstown Housing Authority and the Housing Authority of Washington County, the Washington County Health Department, and a variety of other agencies. The Community Action Council ensures that participants coordinate without duplicating services for the community's low- and moderate-income residents, seniors and persons with disabilities, persons experiencing or at risk of homelessness, and other population segments in need of assistance.

### **Discussion:**

The City will continue to fund home repair programs for primary residential owner-occupied single-family homes in need of rehabilitation to correct code violations, health or safety items. The City will also

continue to provide down payment assistance for first-time homebuyers. The City will continue to work with HNBP to provide assistance for first-time homebuyers.

The City's Department of Community and Economic Development (DCED) is responsible for monitoring the Consolidated Plan and Annual Action Plans, including maintaining records on the progress toward meeting their goals and ensuring the statutory and regulatory compliance of each activity. The timeliness of expenditure is achieved through scheduling activities, drawdown of funds, and budgets. Program modifications may be considered if project activities are not able to be completed within the allowable time limits of the grant. The City DCED is also responsible for the ongoing monitoring of subrecipients for similar compliance.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.220(I)(1,2,4)

**Introduction:**

The City of Hagerstown receives an annual allocation of CDBG and HOME funds. Since the City receives these federal allocations the questions below have been completed, as they are applicable.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

*Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.*

- |    |  |                 |
|----|--|-----------------|
| 1. | The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed   | \$75,000        |
| 2. | The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan |                 |
| 3. | The amount of surplus funds from urban renewal settlements   |                 |
| 4. | The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.   |                 |
| 5. | The amount of income from float-funded activities  |                 |
|    | <b>Total Program Income</b>  | <b>\$75,000</b> |

#### Other CDBG Requirements

- |    |  |      |
|----|--|------|
| 1. | The amount of urgent need activities   | \$0  |
| 2. | The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100% |

In FFY 2025 the City of Hagerstown will receive \$791,400 in CDBG funds and anticipates \$75,000 in CDBG program income for a total CDBG expenditure of \$866,400. The City will budget \$178,551 (20.6%) for General Program Administration and \$128,000 (14.8%) for Public Services. For the FFY 2025 Program Year, \$866,400 (100%) of CDBG funds will be allocated to activities which benefit low- and moderate-income persons, which is above the 70% minimum requirement. No funds have been allocated for slum and blight removal activities.

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City, either through itself or partners, may use programs such as Low-Income Housing Tax Credits, Historic Tax Credits, National Housing Trust, or the Maryland Affordable Housing Trust either individually or in combination for development of Affordable Housing.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

See attached HOME Recapture Policy.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (See 24 CFR 92.254(a)(4)) are as follows:**

See attached HOME Recapture Policy.

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

The City of Hagerstown has just been designated as a HOME Entitlement and has started developing its policies and procedures. This is not currently applicable.

**5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

The City of Hagerstown has just been designated as a HOME Entitlement and has started developing its policies and procedures. This is not currently applicable.

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

The City of Hagerstown has just been designated as a HOME Entitlement and has started developing its policies and procedures. This is not currently applicable.

- 7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

The City of Hagerstown has just been designated as a HOME Entitlement and has started developing its policies and procedures. This is not currently applicable.

## **Discussion**

The City solicits applications for CDBG and HOME funds; applications are sent out to a list of agencies, organizations, and housing providers that have previously submitted an application or which have expressed an interest in submitting an application. The application is reviewed by staff and any questions are discussed with the applicant.

The HOME Consortium does not limit beneficiaries or provide preference to any segment of the low/mod income population.

Information on the First-Time Homebuyer program is available on the City's website, which is continuously updated. Applications are available and are accepted on a first-come first-served basis. Furthermore, City staff provides information throughout the City. This includes information pamphlets and workshops with realtors, mortgage lenders, and potential applicants. Using the most current HOME and Housing Trust Fund Homeownership Sales Price Limits (95% Value Limits) the City verifies for the home selected by an income eligible applicant that the initial purchase price or after-rehabilitation value of homeownership units assisted with HOME funds do not exceed 95 percent of the area median purchase price for single family housing, as determined by HUD.

### **HOME Match Requirements:**

The City of Hagerstown has just been designated as a HOME Entitlement and has started developing its policies and procedures. This is not currently applicable.

**HOME Program Income:**

The City of Hagerstown has just been designated as a HOME Entitlement and has started developing its policies and procedures. This is not currently applicable.

**CHDO Organizations:**

The City of Hagerstown has just been designated as a HOME Entitlement and has started developing its policies and procedures. This is not currently applicable.

**CDBG Program Income:**

The City of Hagerstown anticipates approximately \$100,000 in program income.

**CDBG Percentages:**

- Administrative Percentage: 20%
- Public Service Percentage: 15%
- Low and Moderate-Income Percentage: 100%
- No Slum and Blight Activities.

**HOME Percentages:**

- Administrative Percentage: 10%
- CHDO Set-Aside: 15%

## Exhibits

Attached to this Five Year Consolidated Plan are the following documents:

- SF 424 Forms
- Certifications
- Resolution
- HOME Acceptance Letter
- HOME Recapture Policy
- First Public Hearing
- Second Public Hearing
- Resident Surveys
- Agency/Organization Surveys
- Agency/Organization Meetings



# SF424s and Certifications

**Application for Federal Assistance SF-424**

**\* 1. Type of Submission:**

- Preapplication  
 Application  
 Changed/Corrected Application

**\* 2. Type of Application:**

- New  
 Continuation  
 Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

08/12/2025

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:**

City of Hagerstown

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

52-6000794

**\* c. UEI:**

V9R8PB73N4G8

**d. Address:**

**\* Street1:**

1 East Franklin Street

**Street2:**

**\* City:**

Hagerstown

**County/Parish:**

Washington

**\* State:**

MD: Maryland

**Province:**

**\* Country:**

USA: UNITED STATES

**\* Zip / Postal Code:**

21740-4859

**e. Organizational Unit:**

**Department Name:**

Community&Economic Development

**Division Name:**

Community Resources

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

Margi

**Middle Name:**

**\* Last Name:**

Joe

**Suffix:**

**Title:**

Community Development Manager

**Organizational Affiliation:**

City of Hagerstown

**\* Telephone Number:**

301-739-8577 x134

**Fax Number:**

301-739-3117

**\* Email:**

mjoe@hagerstownmd.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Assistance Listing Number:**

14.218

Assistance Listing Title:

Community Development Block Grants/Entitlement Grants

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

FFY 2025-2029 Five Year Consolidated Plan and FFY 2025 Annual Action Plan for the Community Development Block Grant (CDBG) Program.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="791,400.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="75,000.00"/>
* g. TOTAL	<input type="text" value="866,400.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:  
William McIntire  
\*Title: Mayor  
\*Applicant/Recipient Organization:

City of Hagerstown, Maryland

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

\* Signature: *William B McIntire*

\* Date: (mm/dd/yyyy): 08/12/2025

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**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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**Application for Federal Assistance SF-424**

\* 1. Type of Submission:

- Preapplication
- Application
- Changed/Corrected Application

\* 2. Type of Application:

- New
- Continuation
- Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

08/12/2025

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

**State Use Only:**

6. Date Received by State:

7. State Application Identifier:

**8. APPLICANT INFORMATION:**

\* a. Legal Name:

City of Hagerstown

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

52-6000794

\* c. UEI:

V9R8PB73N4G8

**d. Address:**

\* Street1:

1 East Franklin Street

Street2:

\* City:

Hagerstown

County/Parish:

Washington

\* State:

MD: Maryland

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

21740-4859

**e. Organizational Unit:**

Department Name:

Community&Economic Development

Division Name:

Community Resources

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix:

Ms.

\* First Name:

Margi

Middle Name:

\* Last Name:

Joe

Suffix:

Title:

Community Development Manager

Organizational Affiliation:

City of Hagerstown

\* Telephone Number:

301-739-8577 x134

Fax Number:

301-739-3117

\* Email:

mjoe@hagerstownmd.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

**11. Assistance Listing Number:**

14.239

Assistance Listing Title:

HOME Investment Partnerships Program

**\* 12. Funding Opportunity Number:**

N/A

\* Title:

N/A

**13. Competition Identification Number:**

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

FFY 2025-2029 Five Year Consolidated Plan and FFY 2025 Annual Action Plan for the HOME Investment Partnership Program.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="361,181.17"/>
* b. Applicant	<input type="text" value="138,818.83"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="500,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

**Instructions for the HUD 424-B Assurances and Certifications**

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant: [Insert below the Name and title of the Authorized Representative, name of Organization and the date of signature]:

\*Authorized Representative Name:  
William McIntire  
\*Title: Mayor  
\*Applicant/Recipient Organization:

City of Hagerstown, Maryland

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion, sex, disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant

will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will not use Federal funding to promote diversity, equity, and inclusion (DEI) mandates, policies, programs, or activities that violate any applicable Federal anti-discrimination laws.

7. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

8. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

9. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage.

**I/We, the undersigned, certify under penalty of perjury that the information provided above is true, accurate, and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802; 24 CFR §28.10(b)(1)(iii)).**

\* Signature: *William B McIntire*

\* Date: (mm/dd/yyyy): 08/12/2025

---

**Public Reporting Burden Statement:** The public reporting burden for this collection of information is estimated to average 0.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to: U.S. Department of Housing and Urban Development, Office of the Chief Data Officer, R, 451 7<sup>th</sup> St SW, Room 4176, Washington, DC 20410-5000. **Do not send completed HUD 424-B forms to this address.** This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid OMB control number. The Department of Housing and Urban Development is authorized to collect this information under the authority cited in the Notice of Funding Opportunity for this grant program. The information collected provides assurances and certifications for legal requirements related to the administration of this grant program. HUD will use this information to ensure compliance of its grantees. This information is required to obtain the benefit sought in the grant program. This information will not be held confidential and may be made available to the public in accordance with the Freedom of Information Act (5 U.S.C. §552).

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**CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

William B McIntire  
Signature of Authorized Official

08/12/2025  
Date

Mayor  
Title

## Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2023, 2024, 2025 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

**Compliance with Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

**Compliance with Laws** -- It will comply with applicable laws.

William B. McIntire

Signature of Authorized Official

08/12/2025

Date

Mayor

Title

**OPTIONAL Community Development Block Grant Certification**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

William B McIntire  
Signature of Authorized Official

08/12/2025  
Date

Mayor  
Title

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

**Eligible Activities and Costs** -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

William B. McIntire  
Signature of Authorized Official

08/12/2025  
Date

Mayor  
Title

## **APPENDIX TO CERTIFICATIONS**

### **INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

#### **Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



# RESOLUTION

**RESOLUTION OF THE CITY COUNCIL  
OF THE  
CITY OF HAGERSTOWN**

**APPROVAL OF THE FY 2026-2030 CONSOLIDATED PLAN,  
AND THE FY 2025/2026 ANNUAL ACTION PLAN**

- WHEREAS,** under Title I of the Housing and Community Development Act of 1974, as amended, the Secretary of the U.S. Department of Housing and Urban Development is authorized to extend financial assistance to communities for activities which will benefit low- and moderate-income persons, or aid in the elimination or prevention of slums or urban blight or other urgent community development needs; and,
- WHEREAS,** the U.S. Department of Housing and Urban Development has advised the City that for FY2025/2026 it is eligible to receive an entitlement amount of \$791,400.00 for the CDBG Program and \$361,181.17 for the HOME program; and,
- WHEREAS,** in addition to the entitlement amount, the City anticipates that it will receive \$75,000.00 in program income; and,
- WHEREAS,** the City is required every five years to prepare a *Five-Year Consolidated Plan* for the Community Development Block Grant and HOME Investment Partnerships program; and,
- WHEREAS,** the Department of Housing and Community Development of the City of Hagerstown has prepared a *Five-Year Consolidated Plan* for FY 2026-2030 and an *Annual Action Plan* for FY 2025/2026 which assesses the City's community development needs, the City's economic development needs, and the housing needs of extremely low and low-income households, homeless families and individuals, and others with special needs; and,
- WHEREAS,** a draft of the City's FY 2026-2030 *Five Year Consolidated Plan* and FY2025/2026 *Annual Action Plan* has been on display since June 18, 2025 and the City has held Public Hearings on said Plans and the comments of various agencies, groups and citizens have been taken into consideration in the preparation of the final document;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAGERSTOWN:**

1. That the FY 2026-2030 *Five-Year Consolidated Plan* and FY2025/2026 *Annual Action Plan* with the inclusion and consideration of all citizens' comments is hereby in all respects approved;
2. That it is cognizant of the conditions that are imposed in the undertaking of community development activities with Federal financial assistance, including the requirements relating to: (a) the relocation of site occupants; and, (b) the prohibition of discrimination because of race, color, age, religion, sex, disability, familial status, sexual orientation or national origin and other assurances as set forth under the application's certifications;
3. That the Mayor of the City of Hagerstown, on behalf of the City Council, is authorized to file an application for financial assistance with the U.S. Department of Housing and Urban Development which has indicated its willingness to make available grants to carry out the CDBG Program in the amount of \$791,400.00 and the HOME Program in the amount of \$361,181.17;

R-25-34

4. That the Mayor of the City of Hagerstown, on behalf of the City Council, is authorized to provide such assurances and/or certifications as required by the Housing and Community Development Act of 1974, as amended, and the National Affordable Housing Act of 1990, and also any supplemental or revised data which the U. S. Department of Housing and Urban Development may request in connection with the review of the City's application; and,
5. That the Mayor of the City of Hagerstown, on behalf of the City Council, is authorized to execute the formal grant contract and other documents relating to the City's Community Development Block Grant Program and HOME Investment Partnerships Program City FY2025/2026.

CITY OF HAGERSTOWN, MARYLAND

William B McIntire (SEAL)  
William B. McIntire  
Mayor

ATTEST:

Norva K Spicker  
City Clerk

Approved this 12<sup>th</sup> Day of August, 2025

R-25-34



# HOME Acceptance Letter



# HOME Investment Partnerships Program

New Participating Jurisdictions Training

May 1, 2025

# HOME's Dual Thresholds

## Allocation threshold

- Appropriations  $\geq$  \$1.5 billion = \$500,000
- Appropriations  $<$  \$1.5 billion = \$335,000

## Participation threshold

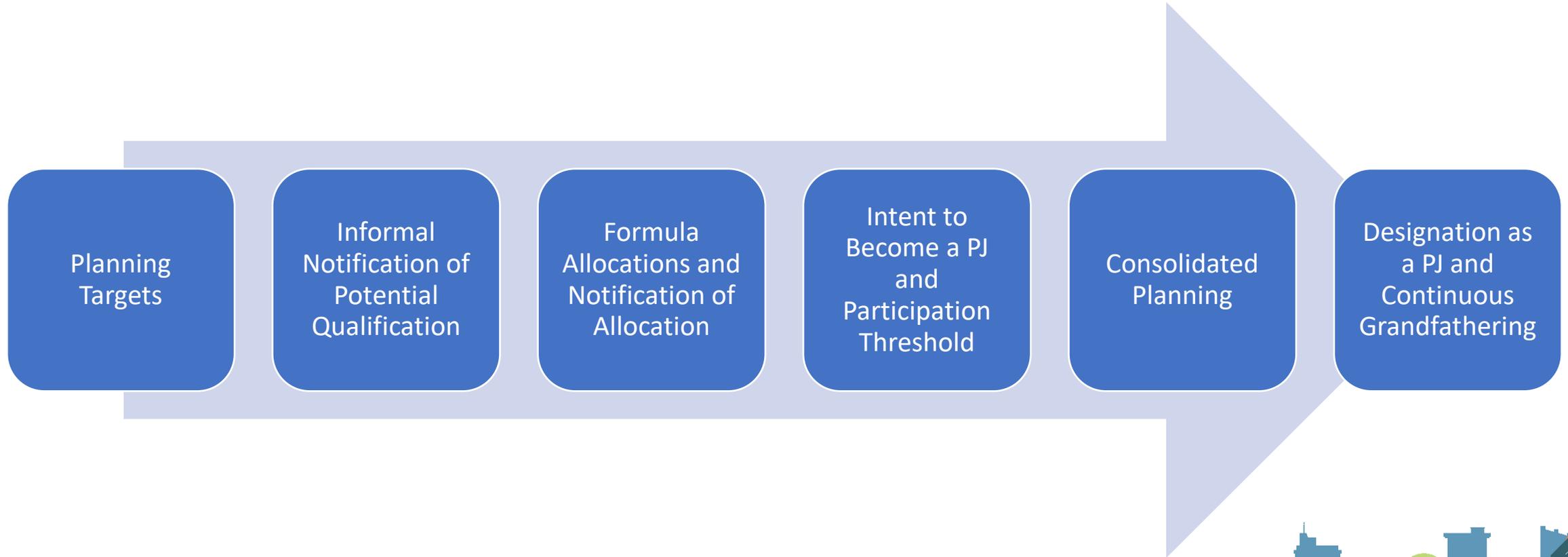
- Appropriations  $\geq$  \$1.5 billion = \$750,000
- Appropriations  $<$  \$1.5 billion = \$500,000





## Process to become a HOME Participating Jurisdiction

# New Participating Jurisdiction Process



# Planning Targets

HUD CPD calculates annual planning targets (i.e., estimated allocations) for HOME

Based on House and/or Senate bills



OAHF notifies the Field Office if a jurisdiction may receive a HOME allocation



Field Office notifies the jurisdiction *informally* giving the jurisdiction early notice that it may qualify as a HOME participating jurisdiction (PJ)



# Informal Notification



Inform jurisdiction if allocation is \$335,000 + but < \$500,000 qualify as PJ only if:

State transfers portion of its HOME allocation or State, jurisdiction, or both, use own resources

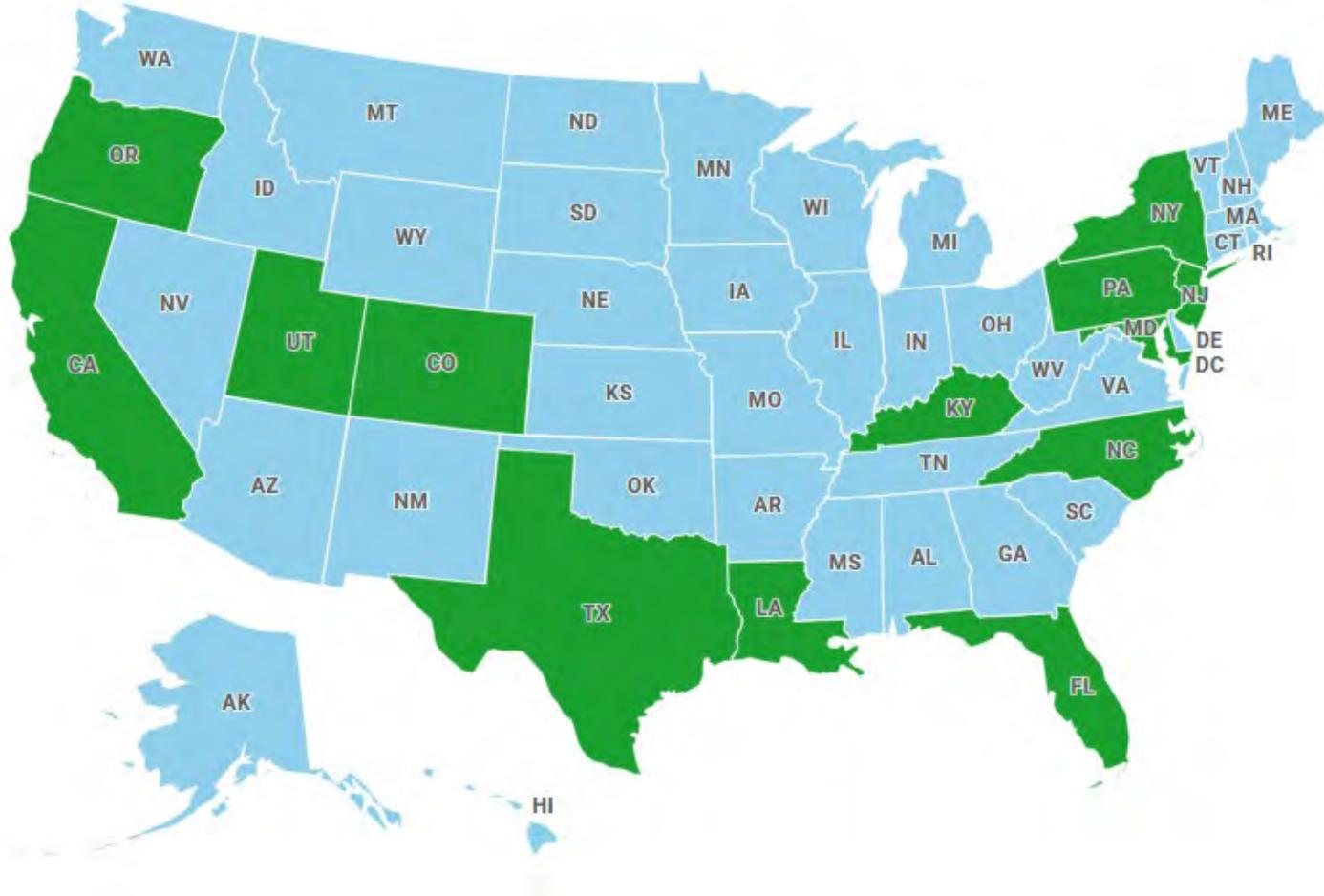


Make up the difference between jurisdiction's formula allocation and \$500,000  
Requirement not needed once jurisdiction qualifies as PJ



If final allocation is \$500,000 or more, no need to seek other funds





## States with Potential New PJs for FY 2025



# Potential New PJs for FY 2025

22 potential new HOME PJs for FY 2025 HOME allocations

Jurisdictions located under 13 Field Offices



Potential New Fiscal Year 2025 HOME Participating Jurisdictions

CPD FIELD OFFICE	JURISDICTION	STATE	TYPE	FINAL ALLOCATION	ESTIMATED NEED TO MEET PARTICIPATION THRESHOLD
San Francisco	Fairfield	CA	Principal City	\$347,323.45	\$152,676.55
Los Angeles	Hemet	CA	Metro City	\$367,535.87	\$132,464.13
Los Angeles	Hesperia	CA	Metro City	\$366,017.63	\$133,982.37
San Francisco	Tulare	CA	Metro City	\$364,207.50	\$135,792.50
San Francisco	Monterey County	CA	Urban County	\$403,479.96	\$96,520.04
Denver	El Paso County	CO	Urban County	\$370,351.39	\$129,648.61
Denver	Weld County	CO	Urban County	\$360,059.21	\$139,940.79
Miami	Miami Gardens City	FL	Metro City	\$395,843.18	\$104,156.82
Jacksonville	Clay County	FL	Urban County	\$371,811.86	\$128,188.14
Baltimore	Hagerstown	MD	Principal City	\$361,181.17	\$138,818.83
Newark	Clifton	NJ	Metro City	\$386,387.14	\$113,612.86
New York City	Kiryas Joel village	NY	Principal City	\$440,861.21	\$59,138.79
Greensboro	Burlington Consortium	NC	Consortia	\$1,678,506.74	\$0.00
Portland	Medford	OR	Principal City	\$354,271.07	\$145,728.93
Philadelphia	Upper Darby	PA	Metro City	\$501,630.20	\$0.00
San Antonio	Edinburg	TX	Principal City	\$420,872.80	\$79,127.20
Fort Worth	Mesquite	TX	Metro City	\$434,049.43	\$65,950.57
Fort Worth	Midland	TX	Principal City	\$339,525.52	\$160,474.48
San Antonio	Pharr	TX	Metro City	\$377,222.99	\$122,777.01
San Antonio	San Marcos	TX	Metro City	\$394,897.58	\$105,102.42
San Antonio	Williamson County	TX	Urban County	\$660,165.31	\$0.00
Denver	Davis County Consortium	UT	Consortia	\$518,654.13	\$0.00

# Formula Allocations and Notification

Final HOME formula allocations calculated and announced.

HQ emails an allocation letter to the jurisdiction's Chief Elected Official (the Field Office will be cc'd). Allocation letters will also be posted to the OFM SharePoint Site.

Field Office confirms the letter has been received by the potential new participating jurisdiction. Field Office sends courtesy copy to the known main points of contact for the jurisdiction.

Letters for potential new PJs include requirements to qualify as PJ, including 30-day notification requirement.



# Intent to Become a PJ



30 days after receiving formal notice of its formula allocation amount (i.e., the allocation letter), the jurisdiction must notify HUD in writing of its intent to become PJ

Date of email transmitting allocation letter = date jurisdiction received formal notification of its allocation



# Notice of Intent and Participation Threshold

All but four of potential new FY 2025 PJs will have formula allocation less than \$500,000

Must submit with notice of intent to become a PJ one or more of following:

- Authorization from State to transfer a portion of its HOME allocation to jurisdiction to meet \$500,000 participation threshold
- Letter from governor or designee indicating required funds to meet \$500,000 participation threshold have been approved and budgeted for jurisdiction
- Letter from chief executive officer of jurisdiction indicating required funds to meet \$500,000 participation threshold have been approved and budgeted



# Receipt of Notice of Intent



Field Office must track whether response from the potential new PJ is received within 30-days and determine it meets requirements



Field Office must forward jurisdiction's response to Peter Huber and Danielle Frazier.



# Consolidated Planning



New PJ is typically already an entitlement grantee for CDBG and will have already submitted consolidated plan to HUD



If not already a CDBG grantee and has not submitted consolidated plan, new PJ must submit consolidated plan, which includes HOME, within 90 calendar days of providing notice of intent to become PJ



If 90-day deadline for submitting consolidated plan would be after August 16<sup>th</sup>, the deadline for submitting the plan is August 16<sup>th</sup>



# Designation as a PJ and Continuous Grandfathering



Once jurisdiction has complied with these requirements and HUD has approved its consolidated plan, HUD will designate the jurisdiction a PJ

Once jurisdiction is designated a PJ, it remains a PJ for subsequent fiscal years even if its allocation falls below \$335,000





Requirements can be found in 24 CFR § 92.102 – 106




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**RE: <External Message> RE: Participation in the FY 2025 HOME Program - Hagerstown, MD**


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**From** Margi Joe <mjoe@hagerstownmd.org>

**Date** Thu 6/12/2025 4:08 PM

**To** Madyun, Ebony M <Ebony.M.Madyun@hud.gov>; Amanda Gregg <AGregg@hagerstownmd.org>

**Cc** Rachel Paul <RPaul@hagerstownmd.org>; Amanda Gregg <AGregg@hagerstownmd.org>; Karl Haglund <karl@urbandesignventures.com>; Dave Jordan <dave@urbandesignventures.com>; Andrew Stephens <andy@urbandesignventures.com>; Cartagena, Evelyn J <Evelyn.J.Cartagena@hud.gov>; Michelle Hepburn <MHepburn@hagerstownmd.org>

Thank you Ebony—have a great evening!

Kind regards,



**Margi Moran Joe**

Community Development Manager

Department of Housing &  
Community Development

**Direct:** 301-797-6195

**Phone:** 301-739-8577 ext 134

**Email:** [MJoe@hagerstownmd.org](mailto:MJoe@hagerstownmd.org)

14 N. Potomac Street, Suite 200A

Hagerstown, MD 21740

[www.hagerstownmd.org/DCED](http://www.hagerstownmd.org/DCED)



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**From:** Madyun, Ebony M <Ebony.M.Madyun@hud.gov>

**Sent:** Thursday, June 12, 2025 4:06 PM

**To:** Margi Joe <mjoe@hagerstownmd.org>; Amanda Gregg <AGregg@hagerstownmd.org>

**Cc:** Rachel Paul <rpaul@hagerstownmd.org>; Amanda Gregg <AGregg@hagerstownmd.org>; karl@urbandesignventures.com; Dave Jordan <dave@urbandesignventures.com>; Andrew Stephens <andy@urbandesignventures.com>; Cartagena, Evelyn J <Evelyn.J.Cartagena@hud.gov>; Michelle Hepburn <MHepburn@hagerstownmd.org>

**Subject:** RE: <External Message> RE: Participation in the FY 2025 HOME Program - Hagerstown, MD

Hi Margi,

Yes, thank you for following up. I am confirming receipt of Hagerstown's intent to become a PJ. It has been forwarded to the program office for review. We will keep you updated on anything else that may be needed.

All the Best,  
Ebony

Ebony Madyun  
Director  
Office of Community Planning and Development, Baltimore Field Office  
U.S. Department of Housing and Urban Development  
Bank of America Building, Tower II  
100 South Charles Street, Suite 500  
Baltimore, MD 21201  
Direct: 771.202.4018




---

**From:** Margi Joe <[mjoe@hagerstownmd.org](mailto:mjoe@hagerstownmd.org)>  
**Sent:** Thursday, June 12, 2025 3:22 PM  
**To:** Madyun, Ebony M <[Ebony.M.Madyun@hud.gov](mailto:Ebony.M.Madyun@hud.gov)>; Amanda Gregg <[AGregg@hagerstownmd.org](mailto:AGregg@hagerstownmd.org)>  
**Cc:** [rpaul@hagerstownmd.org](mailto:rpaul@hagerstownmd.org); Amanda Gregg <[AGregg@hagerstownmd.org](mailto:AGregg@hagerstownmd.org)>; [karl@urbandesignventures.com](mailto:karl@urbandesignventures.com);  
 Dave Jordan <[dave@urbandesignventures.com](mailto:dave@urbandesignventures.com)>; Andrew Stephens <[andy@urbandesignventures.com](mailto:andy@urbandesignventures.com)>;  
 Cartagena, Evelyn J <[Evelyn.J.Cartagena@hud.gov](mailto:Evelyn.J.Cartagena@hud.gov)>; Michelle Hepburn <[MHepburn@hagerstownmd.org](mailto:MHepburn@hagerstownmd.org)>  
**Subject:** <External Message> RE: Participation in the FY 2025 HOME Program - Hagerstown, MD

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Hello Ebony,

Following up on the below—could you please confirm that you’ve received Hagerstown’s commitment to become a PJ for HOME? Thanks very much!

Kind regards,



**Margi Moran Joe**  
 Community Development Manager  
 Department of Housing &  
 Community Development  
**Direct:** 301-797-6195  
**Phone:** 301-739-8577 ext 134  
**Email:** [MJoe@hagerstownmd.org](mailto:MJoe@hagerstownmd.org)  
 14 N. Potomac Street, Suite 200A  
 Hagerstown, MD 21740

[www.hagerstownmd.org/DCED](http://www.hagerstownmd.org/DCED)



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**From:** Margi Joe <[mjoe@hagerstownmd.org](mailto:mjoe@hagerstownmd.org)>  
**Sent:** Wednesday, June 11, 2025 1:10 PM  
**To:** Madyun, Ebony M <[Ebony.M.Madyun@hud.gov](mailto:Ebony.M.Madyun@hud.gov)>; Amanda Gregg <[AGregg@hagerstownmd.org](mailto:AGregg@hagerstownmd.org)>  
**Cc:** Rachel Paul <[RPaul@hagerstownmd.org](mailto:RPaul@hagerstownmd.org)>; Amanda Gregg <[AGregg@hagerstownmd.org](mailto:AGregg@hagerstownmd.org)>; [karl@urbandesignventures.com](mailto:karl@urbandesignventures.com); Dave Jordan <[dave@urbandesignventures.com](mailto:dave@urbandesignventures.com)>; Andrew Stephens <[andy@urbandesignventures.com](mailto:andy@urbandesignventures.com)>; Cartagena, Evelyn J <[Evelyn.J.Cartagena@hud.gov](mailto:Evelyn.J.Cartagena@hud.gov)>; Michelle Hepburn <[MHepburn@hagerstownmd.org](mailto:MHepburn@hagerstownmd.org)>  
**Subject:** RE: Participation in the FY 2025 HOME Program - Hagerstown, MD

Good afternoon Ebony,

The City of Hagerstown has chosen to pursue qualification to become a participating jurisdiction in the HOME Partnership Investment Program. Attached please find a letter from the office of our Mayor indicating our desire to administer the HOME program, and the commitment of the City to provide the initial match of \$138,818.83 to meet the participation threshold.

Please reach out if any additional information is required. Thank you very much for this opportunity!

Kind regards,



**Margi Moran Joe**  
 Community Development Manager  
 Department of Housing &  
 Community Development  
**Direct:** 301-797-6195  
**Phone:** 301-739-8577 ext 134  
**Email:** [MJoe@hagerstownmd.org](mailto:MJoe@hagerstownmd.org)  
 14 N. Potomac Street, Suite 200A  
 Hagerstown, MD 21740

[www.hagerstownmd.org/DCED](http://www.hagerstownmd.org/DCED)



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**From:** Madyun, Ebony M <[Ebony.M.Madyun@hud.gov](mailto:Ebony.M.Madyun@hud.gov)>  
**Sent:** Tuesday, June 10, 2025 1:46 PM  
**To:** Amanda Gregg <[agregg@hagerstownmd.org](mailto:agregg@hagerstownmd.org)>; Margi Joe <[mjoe@hagerstownmd.org](mailto:mjoe@hagerstownmd.org)>  
**Cc:** Rachel Paul <[rpaul@hagerstownmd.org](mailto:rpaul@hagerstownmd.org)>; Amanda Gregg <[AGregg@hagerstownmd.org](mailto:AGregg@hagerstownmd.org)>; [karl@urbandesignventures.com](mailto:karl@urbandesignventures.com); Dave Jordan <[dave@urbandesignventures.com](mailto:dave@urbandesignventures.com)>; Andrew Stephens <[andy@urbandesignventures.com](mailto:andy@urbandesignventures.com)>; Cartagena, Evelyn J <[Evelyn.J.Cartagena@hud.gov](mailto:Evelyn.J.Cartagena@hud.gov)>  
**Subject:** FW: Participation in the FY 2025 HOME Program - Hagerstown, MD

Greetings,

I am sending follow up communication regarding the deadline of **June 13, 2025**, to indicate if Hagerstown intends to become a HOME Participating Jurisdiction.

Thank you,

Ebony Madyun  
Director  
Office of Community Planning and Development, Baltimore Field Office  
U.S. Department of Housing and Urban Development  
Bank of America Building, Tower II  
100 South Charles Street, Suite 500  
Baltimore, MD 21201  
Direct: 771.202.4018



---

**From:** Rose, Michael D <[Michael.D.Rose@hud.gov](mailto:Michael.D.Rose@hud.gov)>  
**Sent:** Monday, June 2, 2025 12:23 PM  
**To:** [snicewarner@hagerstownmd.org](mailto:snicewarner@hagerstownmd.org)  
**Cc:** Madyun, Ebony M <[Ebony.M.Madyun@hud.gov](mailto:Ebony.M.Madyun@hud.gov)>; Cartagena, Evelyn J <[Evelyn.J.Cartagena@hud.gov](mailto:Evelyn.J.Cartagena@hud.gov)>; Thomas, Lauren L <[Lauren.Thomas@hud.gov](mailto:Lauren.Thomas@hud.gov)>  
**Subject:** Participation in the FY 2025 HOME Program - Hagerstown, MD

Good Afternoon Mr. Nicewarner,

It was brought the attention of the local HUD Field Office that the City of Hagerstown, MD FY 2025 HOME formula allocation amount indicates that the city may qualify as a participating jurisdiction for HUD’s HOME Program for the first time.

Allocation Amount	Amount Needed to Meet Participation Threshold
<b>\$361,181.17</b>	<b>\$138,818.83</b>

In order to begin the qualification process, the city must notify the local HUD Field Office in writing of their intention to become a participating jurisdiction. Because the city’s HOME allocation does not meet the \$500,000 participation threshold for first time participating jurisdictions, the city’s notice of intent must include information about how it will meet the participation threshold for FY 2025 HOME funds. This must include either authorization from the State to transfer a portion of its HOME allocation to your jurisdiction to meet the participation threshold; a letter from the governor or designee indicating that the required funds to meet the participation threshold have been approved and budgeted for the jurisdiction; or a letter from the chief executive officer indicating that the required funds to meet the participation threshold have been approved and budgeted.

HUD headquarters has set up a **deadline date of June 13<sup>th</sup>** to notify the Department. Failure to notify HUD by the deadline date and to include the required information about how the city will meet the

participation threshold in the first year of qualification, will disqualify the city from becoming a participating jurisdiction for FY 2025 HOME program funds.

If you have any questions regarding potential eligibility for the HOME program, you may contact Ebony Madyun, Director of Community Planning and Development for the Baltimore Field Office at ([ebony.m.madyun@hud.gov](mailto:ebony.m.madyun@hud.gov)).

**Michael Rose**

**Acting Regional Director**

Office of Community Planning and Development

U.S. Department of Housing and Urban Development

451 7<sup>th</sup> St., SW., Washington, DC 20410



# CITY OF HAGERSTOWN, MARYLAND

**William B. McIntire**  
**Mayor**

One East Franklin Street • Hagerstown, MD 21740

E-mail: [mayor@hagerstownmd.org](mailto:mayor@hagerstownmd.org)

Telephone: 301.766.4161 • TDD: 301.797.6617 • Website: [www.hagerstownmd.org](http://www.hagerstownmd.org)

June 10, 2025

Ms. Ebony M. Madyun, Director  
Office of Community Planning and Development, Baltimore Field Office  
U.S. Department of Housing and Urban Development  
Bank of America Building, Tower II  
100 South Charles Street, Suite 500  
Baltimore, MD 21201

**Re: HOME Program Participation Match Commitment**

Dear Ms. Madyun:

On behalf of the City of Hagerstown, I am writing to confirm that the required one-time match in the amount of \$138,818.83 has been officially approved and included in the City's FY2026 budget to meet the \$500,000 participation threshold for the HOME Investment Partnerships Program.

The City of Hagerstown is committed to expanding access to affordable housing and is proud to take this important step toward qualifying as a Participating Jurisdiction under the HOME Program.

Thank you for your partnership and continued support. Please feel free to contact me or my staff if any additional documentation or information is needed.

Sincerely,

**CITY OF HAGERSTOWN**

William B. McIntire  
Mayor

cc: Evelyn J. Cartagena, HUD CPD Representative  
Michelle Hepburn, Chief Financial Officer  
Amanda Gregg, Chief Housing & Community Development Officer  
Margi Joe, Community Development Manager





# HOME Recapture Policy

# City of Hagerstown HOME Recapture Policy

**1. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

*Periods of affordability.* HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after execution of the instrument that requires the recapture of the HOME investment or recordation of the resale restrictions for sale to the next homebuyer. Execution of the instrument that requires the recapture of the HOME investment or recordation of the resale restrictions for sale to the next homebuyer may only occur after the housing meets the participating jurisdiction's property standards in accordance with § 92.251(c)(3) and the property title is transferred to the homebuyer. The per unit amount of HOME funds and the period of affordability that they trigger are described more fully in paragraphs (a)(5)(i) (resale) and (ii) (recapture) of this section. The period of affordability is based on the total amount of HOME funds invested in the housing.

*Table 1 to Paragraph (a)(4)*

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
Under \$25,000	5
\$25,000 to \$50,000	10
Over \$50,000	15

*Resale and recapture.* The participating jurisdiction must establish the resale or recapture requirements that comply with the standards of this section and set forth the requirements in its consolidated plan. HUD must determine that they are appropriate and must specifically approve them in writing.

The City of Hagerstown has chosen Recapture as its method of protecting the investment of funds and ensuring the affordability period is fulfilled.

**2. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds (See 24 CFR 92.254(a)(4)) are as follows:**

*Recapture.* The HUD Recapture provisions require that the participating jurisdiction recoups all or a portion of the HOME assistance provided to the homebuyers if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The City of Hagerstown has structured its recapture provisions based on its program design and market conditions. The period of affordability is based upon the amount of HOME funds that directly

assisted the homebuyer to buy the housing unit. This amount includes any HOME assistance that assisted the homebuyer to purchase the housing or reduced the purchase price paid by the homebuyer from fair market value to an affordable price but excludes the amount of HOME assistance provided to develop the unit that does not assist the homebuyer or reduce the purchase price paid by the homebuyer. The City's recapture provisions permit the subsequent homebuyer to assume HOME assistance (subject to the HOME requirements for the remainder of the period of affordability) if the subsequent homebuyer is low-income and no additional HOME assistance is provided.

The following options for recapture requirements are acceptable to HUD. The City has elected to use HUD's recapture requirements as this is the first year as a participating jurisdiction (PJ). The PJ is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, the amount recaptured cannot exceed the net proceeds, if any. The net proceeds are the sales price minus superior loan repayment (other than HOME funds) and any closing costs. The City as it becomes familiar with the process will review the acceptable methodologies to determine the most equitable means for both the homeowner and City. These methodologies include:

(1) *Recapture entire amount.* The participating jurisdiction may recapture the entire amount of HOME investment from the homeowner.

(2) *Reduction during the period of affordability.* The participating jurisdiction may reduce the HOME investment amount to be recaptured on a pro rata basis for the time the homeowner has owned and occupied the housing measured against the required period of affordability.

(3) *Shared net proceeds.* If the net proceeds are not sufficient to recapture the full HOME investment (or a reduced amount as provided for in paragraph (a)(5)(ii)(A)(2) of the regulations) plus enable the homeowner to recover the amount of the homeowner's downpayment and any capital improvement investment made by the owner since purchase, the participating jurisdiction may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than HOME funds) and closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:

<u>HOME Investment</u> HOME Investment + Homeowner Investment	x Net Proceeds =	HOME amount to be recaptured
<u>Homeowner Investment</u> HOME Investment + Homeowner Investment	x Net Proceeds =	amount to homeowner

(4) *Owner investment returned first.* The City may permit the homebuyer to recover the homebuyer's entire investment (downpayment and capital improvements made by the owner since purchase) before recapturing the HOME investment.

(5) *Amount subject to recapture.* The HOME investment subject to recapture is the amount of HOME funds that directly assisted the homebuyer to buy the housing. This includes the amount that assisted the homebuyer to purchase the housing or reduced the purchase price paid by the homebuyer from fair market value to an affordable price but excludes the amount of HOME assistance provided to develop the unit that did not assist the homebuyer or reduce the purchase price paid by the homebuyer. The recaptured funds must be used to carry out HOME-eligible activities in accordance with the requirements of this part. If HOME assistance is only used for the development subsidy and therefore not subject to recapture, the resale option must be used.



# CITIZEN PARTICIPATION



# First Public Hearing

# LOCALiQ

PO Box 630519 Cincinnati, OH 45263-0519

## The Herald-Mail

### AFFIDAVIT OF PUBLICATION

City Of Hagerstown  
CITY OF HAGERSTOWN  
14 N Potomac ST # 200A  
Hagerstown MD 21740-4828

STATE OF MARYLAND, COUNTY OF WASHINGTON

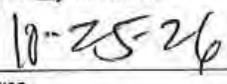
The Herald-Mail is a daily newspaper of general circulation, printed in the English language and published in the City of Hagerstown in said County and State, and that annexed hereto is a copy of a certain order taken from said newspaper in which the order was published.

Published in the issue dated:  
11/25/2024

Sworn to and subscribed before on 11/25/2024

  
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Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

  
\_\_\_\_\_  
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RYAN SPELLER  
Notary Public  
State of Wisconsin

**PUBLIC HEARING  
NOTICE  
CITY OF HAGERSTOWN,  
MARYLAND COMMUNITY  
DEVELOPMENT BLOCK  
GRANT PROGRAM**

Notice is hereby given that the City of Hagerstown, Maryland will hold a public hearing on Thursday, December 5, 2024 at 5:30 p.m. at the Burobox, 60 W. Washington Street, Hagerstown, MD 21740. The Burobox is accessible to persons with physical disabilities, but if additional special arrangements are needed to accommodate residents for them to participate in the public hearing, please contact Ms. Margi Joe, Community Development Manager, City of Hagerstown, at (301) 739-8577 ext. 134.

The purpose of this public hearing is to gather information on Community Development Needs for the City's Annual Action Plan for FFY 2025 (City Fiscal Year 2026), which the City must submit to the U.S. Department of Housing and Urban Development in order to receive Community Development Block Grant (CDBG) Entitlement Funds, as well as answer questions about the City's annual application cycle for various CDBG funding opportunities to include public service grants, capital improvement grants, and capital improvement loans.

Applications for non-profit organizations seeking funding through a public service grant or capital improvement grants/loans will be available on the City of Hagerstown's website or at the Department of Community and Economic Development, 14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740. To be considered for funding, applications must be submitted by January 10, 2025.

Based on last fiscal year's allocation, the City of Hagerstown anticipates that it will receive an estimated CDBG entitlement grant in the amount of approximately \$800,000 for FFY 2025.

These funding levels are contingent upon the final approval of the Federal Budget for FFY 2025. To receive those funds, the City of Hagerstown must prepare a one-year Annual Action Plan for the use of the CDBG funds. At least 70% of the CDBG funds must benefit low-and- moderate income persons living in the City of Hagerstown. In preparing its CDBG application the City intends to afford citizens, local agencies, and interested parties the opportunity to become involved in the planning process.

All interested citizens are encouraged to attend this public hearing, and they will be given the opportunity to present oral or written testimony concerning the needs of the City of Hagerstown for the CDBG program. Anyone who is unable to attend may still provide a written comment through the City's website. Written comments will be accepted until January 10, 2025 and may be addressed to Ms. Margi Joe, Community Development Manager, City of Hagerstown, 14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740.

Tekesha Martinez, Mayor of  
the City of Hagerstown  
11/25/24 10774476



## CITY OF HAGERSTOWN CDBG PUBLIC HEARING FOR THE FY 2025-2026 ANNUAL ACTION PLAN

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December 5, 2024

### Agenda

**5:30 p.m.: Welcome and Introductions**

**5:40 p.m.: Overview of CDBG Program – Q & A**

**6:00 p.m.: Community Input on Housing & Community Development Needs Projects**

**6:30 p.m.: Closing Remarks**

### What is the CDBG Program?

The Community Development Block Grant program, or CDBG, is a Federal Entitlement Program designed to assist municipalities in their efforts to address issues facing low- and moderate-income individuals within their communities.

**The Annual Action Plan** is a document created every program year that identifies specific projects to meet the priorities outlined in the Five Year Consolidated Plan (Plan documents can be viewed on City's website).

Within each program year, a minimum of seventy percent (70%) of the funds must be expended on activities that benefit low- and moderate-income individuals.

**CDBG funds may be used for activities** which include, but are not limited to:

- acquisition of real property;
- relocation and demolition;
- rehabilitation of residential and non-residential structures;
- construction of public facilities and improvements, such as neighborhood centers, and the conversion of school buildings for eligible purposes;
- public services, within certain limits;
- activities relating to energy conservation and renewable energy resources; and
- provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities.

**CDBG funds may not be used for the follow ineligible activities:**

- acquisition, construction, or reconstruction of buildings for the general conduct of government such as City Halls, City Operation Headquarters or General Administration Buildings;
- political activities;
- certain income payments; and
- construction of new housing by units of general local government.

**What is the timeline for the CDBG Action Plan?**

The following schedule is the City's timeline for the completion of the FY 2026 Annual Action Plan:

- **First Public Hearing** – Thursday, December 5, 2024 at 5:30 p.m.
- **Applications for CDBG Funding Due** – Friday, January 10, 2025
- **Second Public Hearing** – April 2025
- **FY 2025 Annual Action Plan goes on Display** – April/May 2025
- **End of FY 2025 Annual Action Plan Display Period** – April/May 2025
- **City Council Adoption of the FY 2024 Annual Action Plan** – May/June 2025
- **FY 2025 Annual Action Plan submitted to HUD Baltimore Office** – June 2025
- **Program Year Begins** – July 1, 2025

**How much funding is available?**

The City of Hagerstown anticipates it will receive the following Federal funds during the FY 2026 program year:

<b>Entitlement Funds</b>	<b>Amount</b>
FY 2026 CDBG Funds	\$ 820,000.00
CDBG Program Income	\$ 250,000.00
<b>Totals:</b>	<b>\$ 1,070,000.00</b>

Per HUD regulations, Hagerstown may allocate up to fifteen percent (15%) of the total of both its CDBG award and the previous year’s program income for public service grants. Last year, the City allocated \$140,000 in CDBG funds to nonprofits for public service grants.

**How can you participate?**

Tonight, we will open the floor for comments and get your feedback on the housing, social service, employment, or homeless needs in the City.

Ideas and input on needs and projects will be accepted through January 10, 2025. Interested parties can also submit input via e-mail at [dced@hagerstownmd.org](mailto:dced@hagerstownmd.org), or via phone at 301-739-8577 ext 111.



## **CDBG FY2026 First Public Needs Hearing**

**Thursday, December 5, 2024 @ 5:30 p.m.**

### **Minutes**

#### **Introduction**

Hearing was called to order at 5:30 p.m. Attendees introduced themselves to the group—two of those present (Ms. Bell and Ms. Anderson) are newly sworn-in City Council members and were in attendance to understand community concerns and learn more about the CDBG Public Service Grant program.

#### **5:40 p.m. – Overview of CDBG Program**

Ms. Joe gave a brief overview of the grant program and its schedule, along with anticipated funding and the timeline for the grant application process.

#### **5:50 p.m.: Community Input on Housing & Community Development Needs Projects, Q & A**

Community members asked about previously funded activities, and discussed the following needs in the community:

- Addiction
  - o People are in a cycle they don't have resources to get out of
- Seniors
  - o Lack of access to care, transportation
  - o Need to be able to age gracefully in place
- Community
  - o More accessible, safe places
  - o Opportunities for education
- Housing
  - o Barriers to entry in housing or renting opportunities
  - o Homelessness rising quickly
  - o Housing needs for youth who are not in or who have aged out of the foster system
- Health
  - o Access to mental health resources

#### **6:25 p.m.: Closing Remarks**



# Second Public Hearing

# LOCALiQ

PO Box 630519 Cincinnati, OH 45263-0519

## The Herald-Mail

### **AFFIDAVIT OF PUBLICATION**

City Of Hagerstown  
CITY OF HAGERSTOWN  
14 N Potomac ST # 200A  
Hagerstown MD 21740-4828

STATE OF MARYLAND, COUNTY OF WASHINGTON

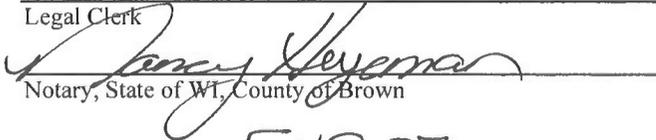
The Herald-Mail is a daily newspaper of general circulation, printed in the English language and published in the City of Hagerstown in said County and State, and that annexed hereto is a copy of a certain order taken from said newspaper in which the order was published.

Published in the issue dated:  
06/17/2025

Sworn to and subscribed before on 06/17/2025



Legal Clerk



Notary, State of WI, County of Brown

5.19.27

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Notary Public  
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**NOTICE OF DISPLAY OF PLANS AND  
PUBLIC HEARING  
FOR CITY FY 2026-2030 FIVE-YEAR  
CONSOLIDATED PLAN AND  
FY 2026 ANNUAL ACTION PLAN  
FOR THE CITY OF HAGERSTOWN, MD**

Notice is hereby given that the City of Hagerstown, Washington County, Maryland has prepared a Five-Year Consolidated Plan for City's Fiscal Year's 2026-2030 and Annual Action Plan for the City's Fiscal Year 2026. These documents correspond to the Federal Fiscal Years 2025-2029. In accordance with the regulations and requirements of the U.S. Department of Housing and Urban Development (HUD), these plans will be on public display for a period of 30 days, beginning Wednesday, June 18, 2025, at

<https://www.hagerstownmd.org/1175/CDBG-Plans-Reports>  
and:

Department of Housing and Community Development 14 N. Potomac Street, Ste 200A Hagerstown, MD 21740	City Hall City Clerk's Office 1 E. Franklin Street Hagerstown, MD 21740
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Written or oral comments will be accepted until close of business, July 18, 2025. Comments may be directed to Ms. Margi Joe, Community Development Manager, City of Hagerstown, 14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740, telephone (301) 739-8577 ext. 134, email [mjoe@hagerstownmd.org](mailto:mjoe@hagerstownmd.org).

The City will hold a public hearing in Council Chambers at City Hall. The City Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate participation in the public hearing, please contact Ms. Rachel Paul, Planning and Outreach Coordinator, City of Hagerstown, at (301) 739-8577 ext. 820 or email [rpaul@hagerstownmd.org](mailto:rpaul@hagerstownmd.org) to make those arrangements, or for persons who may have a hearing impediment, please contact 7-1-1 for the TTY/TTD.

In addition to making the above-mentioned planning documents on display at the locations referenced in the Citizen Participation Plan, the City is placing the draft plans on the City's website at <https://www.hagerstownmd.org/1175/CDBG-Plans-Reports>. Upon request, the City can mail and/or email a copy of the draft plans to any person who requests such a copy of the plans via email or by calling (301) 739-8577 ext. 820, or 711 for the hearing impaired.

The City will hold its public hearing on Wednesday, July 16, 2025, at 5:30 p.m. on these draft Plans. The purpose of the public hearing is to present the FY 2026-2030 Five-Year Consolidated Plan for the City's housing and community development needs and the FY 2026 Annual Action Plan for the use of Community Development Block Grant (CDBG) funds in the amount of \$791,400.00 and \$75,000.00 in CDBG program income, and HOME Investment Partnership Program funds in the amount of \$361,181.17. The public hearing will take place in City Council Chambers at 5:30 p.m. on Wednesday, July 16, 2025. If special arrangements need to be made to accommodate residents to participate in the public hearing, please contact Ms. Rachel Paul, Planning and Outreach Coordinator, City of Hagerstown, at (301) 739-8577 ext. 820 or email [rpaul@hagerstownmd.org](mailto:rpaul@hagerstownmd.org) to make those arrangements, or for persons who may have a hearing impediment, please contact 7-1-1 for the TTY/TTD. The City intends to submit these documents to HUD on or before August 15, 2025.

The Proposed Five-Year Consolidated Plan and Annual Action Plan were prepared after conducting a public hearing on housing and community development needs, meetings with stakeholders, meetings with housing provider agencies, meetings with the City staff and officials, and the result of a community wide survey questionnaire.

For more information on the CDBG and HOME activities proposed in the City's FY 2026 Annual Action Plan, please visit the City's website at <https://www.hagerstownmd.org/1175/CDBG-Plans-Reports>.

Hard copies of said plan will also be available in the City's Community Development Department and can be mailed and/or emailed upon request.

If the City would undertake an activity that would result in the displacement of families or individuals, then the City would utilize its policy for minimizing such displacement. Furthermore, the City is responsible for replacing all low- and moderate-income housing units that may be demolished or converted as a result of CDBG Funds.

All interested persons, groups, and organizations are encouraged to participate in this public hearing and will be given the opportunity to present comments concerning the proposed plans and use of Federal funds under the FY 2026-2030 Five-Year Consolidated Plan and FY 2026 Annual Action Plan.

Written or oral comments may be addressed to Ms. Margi Joe, Community Development Manager, City of Hagerstown, 14 N. Potomac Street, Suite 200A, Hagerstown, MD 21740, telephone (301) 739-8577 ext. 134, email [mjoe@hagerstownmd.org](mailto:mjoe@hagerstownmd.org).

William B. McIntire, Mayor  
City of Hagerstown  
6/17/25 11401621



**SECOND PUBLIC HEARING  
 FY 2026-2030 DRAFT FIVE-YEAR CONSOLIDATED PLAN AND  
 FY 2026 ANNUAL ACTION PLAN  
 July 16, 2025**

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- 1. Opening Remarks & Introduction** – Ms. Margi Joe, Community Development Manager
- 2. FY 2026 Consolidated Plan and Annual Action Plan Schedule:**
  - **First Public Hearing** – December 5, 2024
  - **Plans Placed on Display** – June 18, 2025, at 3 locations and online
  - **Second Public Hearing** – July 16, 2025
  - **Public Comments Accepted Until** – July 18, 2025
  - **End of Plans on Display** – July 18, 2025
  - **City Council Adoption of Plans** – July 2025
  - **Plans submitted to HUD Baltimore Office** – July 2025
  - **HUD Review/Approval by** – July/August 2025

The City of Hagerstown anticipates the following Federal funds during the 2026 Fiscal Year.

Entitlement Funds	Amount
FY 2026 CDBG Funds	\$ 791,400
Anticipated Program Income	\$ 75,000
Prior Years' Resources	\$ 0
<b>Totals:</b>	<b>\$ 866,400</b>

Entitlement Funds	Amount
FY 2026 HOME Funds	\$ 361,181.17
City of Hagerstown Match	\$ 138,818.83
Prior Years' Resources	\$ 0
<b>Totals:</b>	<b>\$ 500,000</b>

The City will allocate its funds to public facility improvements, public services, housing related programs, and administration for FY 2026. At least 70% of all CDBG funds directly benefit low-

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and moderate-income persons and up to 30% of CDBG funds can be used to eliminate slum and blighting conditions.

This year the City will also receive funding from the HOME Investment Partnerships Program (HOME) that is also administered by HUD. This funding focuses solely on housing-related programs and will provide greater resources to bolster our efforts in these areas.

Attached to this agenda is a list of how the City anticipates allocating the FY 2026 CDBG and HOME program funding.

**3. Public Comments on the City of Hagerstown's FY 2025-2029 (City FY 2026-2030) Consolidated Plan and FY 2025 (City FY 2026) Annual Action Plan**

(3 minute limit on public comments; written comments will also be accepted)

**4. Closing Remarks – Ms. Margi Joe**

# SIGN-IN SHEET

Hagerstown Public Hearing on The FY 2025-2029 (City FY 2026-2030) Consolidated Plan and FY 2025 Annual Action Plan – Council Chambers

**Date:** July 16, 2025 – 5:30pm

**Name/Organization**

**Phone and/or e-mail**

Bill Johns, Town North

240-997-3173, williamjohns142@yahoo

**SECOND PUBLIC HEARING - MINUTES**  
**FY 2026-2030 DRAFT FIVE-YEAR CONSOLIDATED PLAN AND**  
**FY 2026 ANNUAL ACTION PLAN**  
**July 16, 2025**

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**Attendance:** Margi Joe, Community Development Manager, Dave Jordan, Urban Design Ventures, Rachel Paul, Planning & Outreach Coordinator, Bill Johns, TruNorth

**Opening Remarks & Introduction** – Ms. Margi Joe, Community Development Manager

- Provided an overview of the Con Plan & Action Plan, including the process to develop them and a summary of the priorities

**General Discussion:**

- Bill Johns started the discussion with an emphasis on the need for stable, reliable, and supervised housing for the adults, families, and children who are unhoused
- Mr. Johns discussed how his organization and many others in the area are well connected with each other, but need additional support to be moving forward together intentionally
- Mr. Johns talked about his program, and how about 70% of people who are homeless just need training and stability; many people he's worked with through his house can and will get jobs, volunteer, and make a difference in their community
- He inquired about HOME and CDBG funding in addition to the Public Service Grants; is hoping to find ways to use blighted/unused buildings to create housing for our growing homeless population
- Emphasized support for the Homeless Priority (Priority 2) and the following goals listed under the category



### FY 2026 CDBG AND HOME ANNUAL ACTION PLAN ACTIVITIES

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The City of Hagerstown FY 2026 Annual Action Plan allocates CDBG and HOME funding as follows:

Activity Number	Activity Name	Activity Description	FY 2026 Funds Toward Activity
CD-26-01	City Accessibility Ramp Construction	Funding will be utilized to undertake the installation of ADA accessible curb ramps at various intersections throughout the City.	\$ 125,000
CD-26-02	Alleyway Rehabilitation	Funding will be utilized to repair and rehabilitate deteriorating frequently-used alleyways within the City.	\$ 100,000
CD-26-03	Wheaton Park Tennis Courts	Funding will be utilized to resurface worn tennis courts in Wheaton Park.	\$ 25,000

CD-26-04	Skate Park Sidewalks and Steps	Funding will be utilized to create additional sidewalk space and stairways for pedestrian safety.	\$ 40,000
CD-26-05	City Park Tennis/Pickleball Courts	Funding will be utilized to resurface worn tennis courts and convert one into a pickleball court.	\$ 30,000
CD-26-06	Code Administration	Funding will be utilized to support the administrative costs associated with a code inspector. This activity focuses on nuisance conditions and vacant structures in the core of the city with all areas of inspection being located in low-to-moderate income census tracts.	\$ 35,000
CD-26-07	Residential Single Family Emergency Repair Program	Funding will be utilized to support a program that provides emergency repair grants to low-to-moderate income homeowners for various residential rehabilitative actions.	\$ 64,849
CD-26-08	Single Family Rehabilitation Administration	Funding will be utilized to support administrative expenses incurred for employee costs associated with single family rehabilitation (rehab projects utilizing CDBG or Maryland DHCD funding).	\$100,000

CD-26-09	Habitat for Humanity Brush with Kindness Program	Funding will be utilized to support a program that provides residential rehabilitation assistance to low-to-moderate income homeowners.	\$ 20,000
CD-26-10	Commission on Aging Home Repair Grants	Funding will be utilized to support a program that provides residential rehabilitation assistance to senior citizen homeowners.	\$ 20,000
CD-26-11	Public Service: Micah's Backpack (HARC)	Funding will be utilized to support a program that addresses food insecurity among low-to-moderate income area schoolchildren.	\$ 14,800
CD-26-12	Public Service: Girls' Inc. Kids Cafe	Funding will be utilized to support a program that provides healthy after-school snacks/meals to low-to-moderate income youth.	\$ 11,800
CD-26-13	Public Service: Horizon Goodwill Breakfast Outreach & Homeless Resource Center	Funding will be utilized to provide breakfast to homeless individuals and connect them with resources administered by other local non-profit organizations.	\$ 9,800
CD-26-14	Public Service: Literacy Council	Funding will be utilized to support a program providing adults free English language services to improve literacy skills, whether English is a first or subsequent language.	\$ 5,800

CD-26-15	Public Service: REACH Bridge to Change Program	Funding will be utilized to support a program that provides workforce training and case management to homeless individuals.	\$ 19,800
CD-26-16	Public Service: Hauling for Hope	Funding will be utilized to address food insecurity among senior citizens in the City through a monthly food delivery and financial literacy program.	\$ 11,800
CD-26-17	Public Service: TruNorth Company	Funding will be utilized to support a program providing no-cost transportation to resources/services for unhoused persons, ex-offenders, and persons in recovery in the City of Hagerstown.	\$ 19,800
CD-26-18	Public Service: United Way of Washington County	Funding will be utilized to support a program providing no-cost transportation for income-qualified City residents to attend work, healthcare, education, etc.	\$14,800
CD-26-19	Public Service: Community Free Clinic	Funding will be utilized to support a program providing no-cost healthcare to the medically uninsured for physical and mental health services.	\$9,800

CD-26-20	Public Service: Cibus Mission	Funding will be utilized to support a program to equip underserved youth with life skills in sustainable agriculture in small areas and bike repair, and providing youth mentoring.	\$9,800
CD-26-21	General Program Administration	Funding will be utilized to support employee and operating costs associated with the general administration of the CDBG program.	\$168,551

HO-26-01	CHDO Set-Aside	Fifteen percent of HOME funding is required to be set aside as grant or loan funding for non-profit Community Housing Development Organizations who then allocate funds to HOME-eligible programs under their administration.	\$75,000
HO-26-02	Homeowner Acquisition, Rehabilitation & Resale	Funding will be utilized for a program that acquires residential properties, rehabilitates them fully to meet local code standards, and then places them for sale to income-qualified homebuyers.	\$275,000

HO-26-03	Residential Single-Family Rehabilitation	Funding will be utilized to support a program that provides repair grants to income-qualified homeowners for various residential rehabilitative actions to bring properties to current local code standards.	\$100,000
HO-26-04	HOME Program Administration	Funding will be utilized to support employee and operating costs associated with the general administration of the HOME program.	\$50,000



# Resident Surveys

# Hagerstown Residents!

Would you like to let your voice be heard?

The City of Hagerstown is preparing a document to assess community development needs and Fair Housing issues related to its HUD CDBG Program.



<https://www.surveymonkey.com/r/HagerstownCDBG2025-2029>

**Take the survey above and let us know what you'd like to see in your community!**

**CITY OF HAGERSTOWN, MD – CONFIDENTIAL RESIDENTIAL QUESTIONNAIRE  
NEEDS IN THE CDBG PROGRAM**

The City of Hagerstown is conducting a survey of residents to identify needs in the community. The survey will also identify views on how residents feel HUD Program funds should be spent, and fair housing concerns, such as acts of discrimination or barriers which may limit the housing choices of families and individuals. The survey will help the City prepare its Five-Year Consolidated Plan, Annual Action Plan and Analysis of Impediments to Fair Housing Choice.

Please take a few minutes and complete this **confidential questionnaire**. If you are unsure of an answer, or the question does not apply to you, please feel free to skip the question.

When completed, return the completed questionnaire to the City's **Community and Economic Development Department, 14 N Potomac Street, Suite 200A, Hagerstown, MD, 21740, OR COMPLETE ONLINE at <https://www.surveymonkey.com/r/HagerstownCDBG2025-2029>. The City would appreciate your response by **Friday, February 14, 2025**.**

1. **What is the street name and ZIP Code where you live in the City of Hagerstown?**  
Street (Name Only) \_\_\_\_\_ ZIP Code: \_\_\_\_\_
2. **Gender:**     Male     Female     Other: \_\_\_\_\_     Prefer Not to Say
3. **Race/Ethnicity - Please check all that apply:**  
 White     Black or African American     American Indian or Alaskan Native     Asian  
 Native Hawaiian/Pacific Islander     Other Race     Two or More Races  
**Are you Hispanic or Latino?**     Yes     No
4. **Age:**     17 or younger     18-20     21-29     30-39     40-49     50-59     60 or older
5. **Number of persons living in your household?**     One     Two     Three     Four     Five     Six +
6. **Check the appropriate box which reflects your approximate total yearly household income.**  
 \$50,900 or less     \$58,201 - \$65,450     \$72,700 - \$78,550     \$84,350 or over  
 \$50,900 - \$58,200     \$65,451 - \$72,700     \$78,550 - \$84,350
7. **What is your living situation?**     Homeowner     Renter     Mobile Home     Camper Trailer/RV  
 Hotel/Motel     Temporary shelter     Vehicle     Temporarily with friends/family  
 Unsheltered Homeless     Other: \_\_\_\_\_
8. **Please identify the housing/rental issues you see in the City of Hagerstown:**  
 Lack of Affordability     Minor Rehabilitation     Major Rehabilitation     Housing Options/Inventory  
 ADA Accessibility     Historic Preservation     Negligent Landlords     Asbestos     Lead Abatement  
 Other: \_\_\_\_\_
9. **What needs or improvements to the recreational facilities would you like to see? Please check all that apply:**  
 Playground Equipment     Benches & Picnic Tables     Basketball Courts     Tennis Courts  
 Open Grass Fields     Baseball Fields     ADA Accessible Play Surfacing     ADA Accessible Play Equipment  
 Splash Pads     Pools     Other: \_\_\_\_\_
10. **Are there problems in your neighborhood with the following? Please check all that apply:**  
 Public Safety     Streets     Curbs/Sidewalks     Handicap Access     Parking     Traffic  
 Storm Sewers     Sanitary Sewers     Litter     Property Maintenance  
 Other: \_\_\_\_\_
11. **Do you use social service programs available in the City? Please check all that apply:**  
 Medical     Mental Health     Homelessness     Aging     Legal     Employment     Addiction  
 Disabled     Youth Services     Food Access     Childcare     Other \_\_\_\_\_

12. **Are there missing or underfunded programs or services in the City? Please list:**

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13. **Are there employment issues in the City of Hagerstown? Please check all that apply:**

- Lack of Job Opportunities    Discriminatory Practices    Job Training    Legal Barriers  
 Transportation    ADA Accommodations    Childcare    Other \_\_\_\_\_

14. **Are there transportation issues in the City of Hagerstown? Please check all that apply:**

- Transit Reliability    Transit Service Hours    Transit Cost    Transit Safety & Security  
 Parking    Walkability    Bike Infrastructure    Other \_\_\_\_\_

15. **Are there crime issues in the City of Hagerstown? Please check all that apply:**

- Theft    Drugs    Violent Crime    Gangs    Lack of Community Policing    Sexual Assault  
 Hate Crimes    Domestic Violence    Vandalism    Other \_\_\_\_\_

16. **Are there blight (clearance/demolitions) issues in the City? Please check all that apply:**

- Vacant Commercial Structures    Vacant Residential Structures    Open Dumping Grounds  
 Uncut Lawns    Vacant Lots    Squatting    Pest Control    Other \_\_\_\_\_

**Fair Housing concerns/impediments include any act of discrimination or barrier that might limit the housing choices of families and individuals. Impediments to fair housing choice are defined as any actions, omissions, or decisions that restrict, or have the effect of restricting, the availability of housing choices based on race, color, religion, sex, disability, familial status, or national origin.**

17. **In your opinion, are residents of the City of Hagerstown aware of how to report fair housing violations or concerns?**    Yes    No    Unsure

18. **What do you think are the primary reasons why fair housing complaints are not reported?**

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19. **Please evaluate whether the following situations result in further discriminations and/or barriers to fair housing in the City of Hagerstown:**

	Strongly Agree	Agree	Neutral/Unsure	Disagree	Strongly Disagree
Concentration of subsidized housing in certain neighborhoods	<input type="checkbox"/>				
Lack of affordable housing in certain areas	<input type="checkbox"/>				
Lack of accessible housing for persons with disabilities	<input type="checkbox"/>				
Lack of accessibility in neighborhoods (i.e. curb cuts)	<input type="checkbox"/>				
Lack of fair housing education	<input type="checkbox"/>				
Lack of fair housing organizations in the City	<input type="checkbox"/>				
State or Local laws and policies that limit housing choice	<input type="checkbox"/>				
Lack of knowledge among residents regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among landlords and property managers regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among real estate agents regarding fair housing	<input type="checkbox"/>				
Lack of knowledge among bankers/lenders regarding fair housing	<input type="checkbox"/>				
Other barriers	<input type="checkbox"/>				

20. **Are there additional comments or concerns that you wish to share?**

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## Q1 What street do you live on in the city of Hagerstown?

Answered: 363 Skipped: 11

#	RESPONSES	DATE
1	Virginia Ave	3/2/2025 2:52 PM
2	Summit Ave	3/2/2025 1:20 PM
3	Potomac	3/2/2025 10:19 AM
4	Pennsylvania Ave	3/2/2025 7:39 AM
5	Surrey Avenue	3/1/2025 11:47 PM
6	Fair Meadows Blvd	2/28/2025 10:47 PM
7	Oak	2/28/2025 9:02 PM
8	Chestnut Street	2/28/2025 9:02 PM
9	St Clair	2/28/2025 8:30 PM
10	Paradise Church Rd	2/28/2025 4:50 PM
11	Key Circle	2/28/2025 12:33 PM
12	Ridge Avenue	2/28/2025 5:53 AM
13	Little Elliott Drive	2/27/2025 6:20 PM
14	Woodland Way	2/27/2025 3:33 PM
15	Hamilton	2/27/2025 12:44 PM
16	Hamilton Blvd	2/27/2025 11:57 AM
17	Concord	2/27/2025 10:07 AM
18	Dewey Avenue	2/27/2025 9:04 AM
19	Highland Ave	2/27/2025 7:58 AM
20	Bryan Place	2/26/2025 9:49 PM
21	West Side Ave	2/26/2025 8:03 PM
22	Washington St.	2/26/2025 7:41 PM
23	Wyoming Ave	2/26/2025 6:22 PM
24	Linwood Rd	2/26/2025 5:45 PM
25	Mulberry Ave	2/26/2025 3:58 PM
26	Sunset Avenue	2/26/2025 3:22 PM
27	Glenside Ave	2/26/2025 3:13 PM
28	Selema Drive	2/26/2025 3:08 PM
29	Guilford Ave	2/26/2025 2:48 PM
30	East Irvin Avenue	2/26/2025 2:23 PM
31	Haven Road	2/26/2025 1:40 PM
32	Wakefield	2/26/2025 12:10 PM
33	potomac	2/26/2025 11:42 AM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

34	n/a	2/26/2025 11:20 AM
35	Irvin Avenue	2/26/2025 11:01 AM
36	Meridian	2/26/2025 10:59 AM
37	Cannon Avenue	2/26/2025 10:27 AM
38	Antietam Street	2/26/2025 9:49 AM
39	Potomac Ave	2/26/2025 9:32 AM
40	FREDERICK ST	2/26/2025 9:30 AM
41	Armstrong avenue	2/26/2025 9:25 AM
42	East Antietam Street	2/26/2025 9:05 AM
43	Potter Bell Way	2/26/2025 8:56 AM
44	West Irvin Avenue	2/26/2025 8:51 AM
45	W Franklin Street	2/26/2025 8:48 AM
46	Mealey Parkway	2/26/2025 8:47 AM
47	Alloway Ct	2/26/2025 8:40 AM
48	Overbook Rd	2/26/2025 8:28 AM
49	Oak Hill Avenue	2/26/2025 8:18 AM
50	Fry Avenue	2/26/2025 8:14 AM
51	Maryland Avenue	2/26/2025 7:45 AM
52	Mulberry St	2/26/2025 7:41 AM
53	Beverly Drive	2/26/2025 7:33 AM
54	East Franklin	2/26/2025 6:53 AM
55	Lindsay lane	2/26/2025 6:16 AM
56	Antietam St	2/26/2025 6:08 AM
57	Brookside Terrace	2/26/2025 4:24 AM
58	Downsville Pike	2/26/2025 1:46 AM
59	Fitzhugh court	2/25/2025 11:15 PM
60	Winter Street	2/25/2025 10:40 PM
61	Cedarwood Dr	2/25/2025 10:38 PM
62	Little Hayden Circle	2/25/2025 10:23 PM
63	Dover Dr	2/25/2025 10:19 PM
64	Paradise Church Rd	2/25/2025 10:16 PM
65	Guilford	2/25/2025 10:04 PM
66	Willowbrook way	2/25/2025 10:01 PM
67	Mulberry	2/25/2025 10:00 PM
68	Corello	2/25/2025 9:59 PM
69	Petmar Circle	2/25/2025 9:36 PM
70	Belview Avenue	2/25/2025 9:21 PM
71	Harvard	2/25/2025 9:07 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

72	N Mulberry St	2/25/2025 9:05 PM
73	Carriage Hill Drive	2/25/2025 8:30 PM
74	N Mulberry St	2/25/2025 8:22 PM
75	Mulberry Ave	2/25/2025 8:09 PM
76	Oak Hill Ave	2/25/2025 8:08 PM
77	Youngstoun	2/25/2025 7:46 PM
78	Maugans Ave	2/25/2025 7:29 PM
79	Little Hayden Circle	2/25/2025 7:28 PM
80	Chantilly Court	2/25/2025 7:07 PM
81	Linwood rd	2/25/2025 7:04 PM
82	Manor Dr.	2/25/2025 7:03 PM
83	Devonshire	2/25/2025 7:02 PM
84	Woodland Way	2/25/2025 6:36 PM
85	South/Carrolton	2/25/2025 6:21 PM
86	Hamilton Blvd	2/25/2025 6:10 PM
87	Lexington Avenue	2/25/2025 6:03 PM
88	South Mulberry St	2/25/2025 5:49 PM
89	Kuhn Ave	2/25/2025 5:49 PM
90	Highview Court	2/25/2025 5:47 PM
91	East Antietam Street	2/25/2025 5:40 PM
92	Oak Ridge Drive	2/25/2025 5:37 PM
93	Brynwood St	2/25/2025 5:27 PM
94	Ridge Ave	2/25/2025 5:27 PM
95	Burnside Ave.	2/25/2025 5:18 PM
96	Manor drive	2/25/2025 5:16 PM
97	Concord	2/25/2025 5:15 PM
98	Laurel street	2/25/2025 5:12 PM
99	Greenwood Dr	2/25/2025 5:11 PM
100	Highland Way	2/25/2025 5:11 PM
101	Crescent Rd	2/25/2025 5:11 PM
102	N Mulberry St	2/25/2025 5:10 PM
103	outer drive	2/25/2025 5:03 PM
104	Kuhn Ave	2/25/2025 4:57 PM
105	Fry Avenue	2/25/2025 4:57 PM
106	Pope abenue	2/25/2025 4:56 PM
107	Rockcliff Dr	2/25/2025 4:50 PM
108	The Terrace	2/25/2025 4:43 PM
109	Cathedral Avenue	2/25/2025 4:39 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

110	Jefferson	2/25/2025 4:37 PM
111	Washington square	2/25/2025 4:36 PM
112	Prospect Ave	2/25/2025 4:31 PM
113	Beechwood Drive	2/25/2025 4:27 PM
114	W Irvin	2/25/2025 4:26 PM
115	The Terrace	2/25/2025 4:23 PM
116	Devonshire Rd	2/25/2025 4:22 PM
117	East Magnolia Av	2/25/2025 4:13 PM
118	Elliott Drive	2/25/2025 4:13 PM
119	Bethune Ave	2/25/2025 4:10 PM
120	East Avenue	2/25/2025 4:07 PM
121	Murdock Avenue	2/25/2025 4:06 PM
122	Oak Hill	2/25/2025 4:06 PM
123	Guilford	2/25/2025 4:03 PM
124	Maryland Avenue	2/25/2025 4:01 PM
125	Salem Ave.	2/25/2025 4:00 PM
126	west washington	2/25/2025 3:57 PM
127	Security	2/25/2025 3:55 PM
128	Calvert Terrace	2/25/2025 3:50 PM
129	Mulberry Ave.	2/25/2025 3:49 PM
130	Mulberry Ave	2/25/2025 3:43 PM
131	broadway	2/25/2025 3:42 PM
132	Devonshire Road	2/25/2025 3:40 PM
133	National Pike	2/25/2025 3:39 PM
134	Mulberry ave	2/25/2025 3:39 PM
135	Mulberry	2/25/2025 3:38 PM
136	Sunset Ave	2/25/2025 3:37 PM
137	Nittany Lion Circle	2/25/2025 3:36 PM
138	English	2/25/2025 3:36 PM
139	Woodland Way	2/25/2025 3:36 PM
140	Bramley Drive	2/25/2025 3:35 PM
141	Outer Drive	2/25/2025 3:34 PM
142	Potomac	2/25/2025 3:34 PM
143	N. Potomac	2/25/2025 3:34 PM
144	Mitchell Ave	2/25/2025 3:33 PM
145	Highland Way	2/25/2025 3:33 PM
146	Oak Hill Avenue	2/25/2025 3:32 PM
147	Dunn Irvin Dr	2/21/2025 11:38 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

148	Hump road	2/20/2025 2:54 PM
149	Frederick	2/19/2025 9:53 AM
150	E Washington	2/16/2025 3:53 PM
151	I work on Potomac St	2/14/2025 11:00 AM
152	none of your business.	2/13/2025 8:06 AM
153	Linwood Rd	2/12/2025 1:07 PM
154	Linganore Avenue	2/12/2025 1:39 AM
155	Forest Dr	2/8/2025 7:02 PM
156	Bethel	2/8/2025 5:34 AM
157	Liberty street	2/8/2025 1:31 AM
158	RoyCroft Drive	2/7/2025 9:43 PM
159	Frederick St	2/7/2025 8:57 PM
160	N Locust	2/7/2025 7:30 PM
161	Brynwood Street	2/7/2025 7:19 PM
162	Virginia Avenue	2/7/2025 6:38 PM
163	Stratford Ave	2/7/2025 5:04 PM
164	Antietam	2/6/2025 8:18 PM
165	Mulberry Avenue	2/6/2025 2:37 PM
166	N locust	2/6/2025 1:21 PM
167	S Cannon Avenue	2/6/2025 1:20 PM
168	Potter Bell Way	2/6/2025 11:27 AM
169	Virginia Ave	2/6/2025 6:25 AM
170	E North Ave	2/5/2025 10:23 PM
171	Charlotte st	2/5/2025 5:53 PM
172	Northern Avenue	2/5/2025 3:01 PM
173	Fallen Timbers Circle	2/4/2025 3:16 PM
174	Broadway	2/4/2025 10:25 AM
175	Mill St	2/3/2025 4:57 PM
176	South Potomac	1/30/2025 9:03 PM
177	Bower ave	1/30/2025 5:08 PM
178	Highland Avenue	1/29/2025 3:54 PM
179	Linden Avenue	1/29/2025 3:53 PM
180	Bramly Drive	1/29/2025 3:38 PM
181	East Chestnut Street, Funkstown	1/29/2025 3:02 PM
182	Morningside Ave	1/29/2025 2:02 PM
183	BELVIEW	1/29/2025 11:32 AM
184	South Fork Drive	1/29/2025 10:43 AM
185	randolph ave	1/29/2025 10:29 AM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

186	Wayne Ave.	1/28/2025 2:17 PM
187	Woodland Way	1/28/2025 5:37 AM
188	Westport Dr	1/27/2025 4:57 PM
189	broadway	1/24/2025 8:05 PM
190	The Terrace	1/24/2025 2:15 PM
191	Prospect Ave	1/24/2025 11:09 AM
192	Outer Drive	1/24/2025 9:19 AM
193	Guilford Ave	1/23/2025 10:07 PM
194	Sumans Avenue	1/23/2025 2:49 PM
195	Gypsum lane	1/23/2025 10:17 AM
196	Fair Meadows Blvd	1/23/2025 2:29 AM
197	Columbia	1/22/2025 7:02 PM
198	Stratford	1/22/2025 6:08 PM
199	East Ridge Drive	1/22/2025 11:15 AM
200	Hollymead Terrace	1/22/2025 12:13 AM
201	Westwood St	1/21/2025 4:07 PM
202	Armstrong	1/21/2025 3:33 PM
203	Fry Avenue	1/21/2025 1:58 PM
204	Fairoaks ct	1/21/2025 12:07 PM
205	Spruce	1/21/2025 11:38 AM
206	MOLLER AVE	1/21/2025 11:21 AM
207	Dewey Avenue	1/21/2025 11:07 AM
208	Oak Hill Avenue	1/21/2025 9:17 AM
209	Security	1/21/2025 9:01 AM
210	Beechwood Drive	1/21/2025 8:54 AM
211	North Locust	1/21/2025 8:46 AM
212	West Irvin Avenue	1/21/2025 8:45 AM
213	Pope Avenue	1/21/2025 6:15 AM
214	Ripple	1/21/2025 12:10 AM
215	North Ave	1/20/2025 10:04 PM
216	Surrey	1/20/2025 8:36 PM
217	Fairchild	1/20/2025 8:28 PM
218	Sunset Avenue	1/20/2025 3:23 PM
219	Summit	1/20/2025 1:39 PM
220	Professional Blvd	1/20/2025 10:45 AM
221	Surrey Ave	1/20/2025 10:41 AM
222	Mont Valla	1/20/2025 10:36 AM
223	Professional Blvd	1/20/2025 10:33 AM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

224	Linwood Rd	1/20/2025 10:19 AM
225	Sunflower Dr.	1/20/2025 10:03 AM
226	Sunrise Drive	1/20/2025 8:11 AM
227	Nottingham	1/20/2025 6:02 AM
228	Rockcliff	1/19/2025 9:31 PM
229	Summit Avenue	1/19/2025 8:22 PM
230	Potomac Ave	1/19/2025 7:15 PM
231	Marshall Street	1/19/2025 3:12 PM
232	Stephanie Ln	1/19/2025 3:08 PM
233	Belview Avenue	1/19/2025 1:58 PM
234	N Potomac St	1/19/2025 1:52 PM
235	Palm Beach	1/19/2025 1:02 PM
236	Chestnut	1/19/2025 12:09 PM
237	Lindsay Lane	1/19/2025 11:29 AM
238	Hamilton Blvd	1/19/2025 10:19 AM
239	Yorkshire drive	1/19/2025 8:43 AM
240	Mealey Parkway	1/19/2025 8:42 AM
241	Chestnut Street	1/18/2025 9:57 PM
242	George	1/18/2025 8:37 PM
243	Franklin	1/18/2025 7:23 PM
244	West Baltimore	1/18/2025 7:10 PM
245	Crescent Road	1/18/2025 6:30 PM
246	Youngstoun	1/18/2025 5:49 PM
247	West Baltimore	1/18/2025 5:14 PM
248	South Potomac Street	1/18/2025 5:12 PM
249	McKee Ave	1/18/2025 2:43 PM
250	N Mulberry	1/18/2025 2:14 PM
251	South potomac	1/18/2025 2:00 PM
252	Lindsay LN	1/18/2025 1:58 PM
253	Mulberry Avenue	1/18/2025 1:45 PM
254	Mealey Parkway	1/18/2025 1:30 PM
255	Concord	1/18/2025 1:21 PM
256	Pin Oak Terrace	1/18/2025 12:40 PM
257	Do not	1/18/2025 12:34 PM
258	E. Irvin Avenue	1/18/2025 12:24 PM
259	Kuhn Ave	1/18/2025 12:02 PM
260	Moller Parkway	1/18/2025 11:59 AM
261	Summit ave	1/18/2025 10:47 AM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

262	South Potomac	1/18/2025 10:23 AM
263	East Baltimore	1/18/2025 10:08 AM
264	Maryland Avenue	1/18/2025 9:52 AM
265	The Terrace	1/18/2025 9:16 AM
266	Willowbrook way	1/18/2025 9:13 AM
267	Brookside Terrace	1/18/2025 8:55 AM
268	Winter Street	1/18/2025 8:52 AM
269	Summit Ave	1/18/2025 8:42 AM
270	Oak Hill Ave	1/18/2025 8:37 AM
271	Armstrong avenue	1/18/2025 8:31 AM
272	South Mulberry Street	1/18/2025 8:25 AM
273	Devonshire rd	1/18/2025 8:18 AM
274	Security Road	1/18/2025 8:12 AM
275	Concord	1/18/2025 8:09 AM
276	Robinwood Dr	1/18/2025 7:09 AM
277	Rosencrans DR	1/18/2025 5:49 AM
278	Magnolia Court	1/18/2025 5:42 AM
279	Maugansville rd	1/18/2025 5:05 AM
280	Summit	1/18/2025 1:21 AM
281	Oak hill	1/17/2025 11:47 PM
282	Oneals place	1/17/2025 11:35 PM
283	South Potomac Street	1/17/2025 11:14 PM
284	Oak Hill Ave	1/17/2025 10:38 PM
285	Tropicanca Drive	1/17/2025 9:42 PM
286	George street	1/17/2025 9:40 PM
287	Brynwood	1/17/2025 8:57 PM
288	Manor Dr.	1/17/2025 8:40 PM
289	Brynwood St	1/17/2025 8:36 PM
290	Wallace Ct	1/17/2025 8:32 PM
291	Londontowne Cir	1/17/2025 8:24 PM
292	Mount Aetna Rd	1/17/2025 8:20 PM
293	E. Antietam St.	1/17/2025 8:14 PM
294	Black rock rd	1/17/2025 8:12 PM
295	fairground	1/17/2025 7:42 PM
296	Chantilly Drive	1/17/2025 7:25 PM
297	Brown ave	1/17/2025 7:19 PM
298	Mulberry Ave	1/17/2025 6:56 PM
299	South Potomac St	1/17/2025 6:37 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

300	Yorkshire Drive	1/17/2025 6:37 PM
301	fairground	1/17/2025 6:28 PM
302	Ross Street	1/17/2025 6:24 PM
303	N Potomac	1/17/2025 6:22 PM
304	meridian drive	1/17/2025 6:19 PM
305	w baltimore st	1/17/2025 6:00 PM
306	Wise	1/17/2025 5:51 PM
307	Pope Avenue	1/17/2025 5:43 PM
308	N Prospect St	1/17/2025 5:37 PM
309	Ridge Ave	1/17/2025 5:30 PM
310	Beechwood Drive	1/17/2025 5:27 PM
311	Franklin	1/17/2025 5:24 PM
312	Security Rd	1/17/2025 5:15 PM
313	Salem Ave.	1/17/2025 5:11 PM
314	N Mulberry St	1/17/2025 5:09 PM
315	The Ter	1/17/2025 5:06 PM
316	Salem Ave	1/17/2025 5:05 PM
317	Little Elliott Drive	1/17/2025 5:02 PM
318	Cypress	1/17/2025 4:59 PM
319	Mont valla ave	1/17/2025 4:58 PM
320	East Avenue	1/17/2025 4:56 PM
321	Little Elliott Drive	1/17/2025 4:54 PM
322	Dewey Ave	1/17/2025 4:53 PM
323	High	1/17/2025 4:50 PM
324	Bentley Court	1/17/2025 4:47 PM
325	Beechwood Dr	1/17/2025 4:41 PM
326	W Chur h	1/17/2025 4:38 PM
327	Hamilton Blvd	1/17/2025 4:36 PM
328	Stratford	1/17/2025 4:35 PM
329	Guilford Ave	1/17/2025 4:35 PM
330	Observatory Drive	1/17/2025 4:33 PM
331	Hawkins Circle	1/17/2025 4:32 PM
332	Reynolds	1/17/2025 4:32 PM
333	Woodburn Dr	1/17/2025 4:30 PM
334	Beachley Drive	1/17/2025 4:30 PM
335	Potomac Hts	1/17/2025 4:28 PM
336	Baltimore	1/17/2025 4:25 PM
337	Oak Hill Ave	1/17/2025 4:22 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

338	Mealey Parkeay	1/17/2025 4:21 PM
339	S Walnut	1/17/2025 4:21 PM
340	S Prospect	1/17/2025 4:20 PM
341	Burnside Avenue	1/17/2025 4:17 PM
342	Baltimore St	1/17/2025 4:16 PM
343	East Magnolia Avenue	1/17/2025 4:16 PM
344	Fry Avenue	1/17/2025 4:14 PM
345	Heather Dr.	1/17/2025 4:14 PM
346	linganore ave	1/17/2025 4:12 PM
347	Lindsay lane	1/17/2025 4:12 PM
348	Forest dr	1/17/2025 4:11 PM
349	Valleybrook Drive	1/17/2025 4:11 PM
350	Carrolton and South Street(s)	1/17/2025 4:11 PM
351	Linganore Avenue	1/17/2025 4:10 PM
352	West Side Avenue	1/17/2025 4:09 PM
353	E Irvin	1/17/2025 4:09 PM
354	Pin Oak Rd	1/17/2025 4:09 PM
355	Mulberry	1/17/2025 4:09 PM
356	Mary Flowers Way	1/17/2025 4:08 PM
357	Mulberry Ave	1/17/2025 4:08 PM
358	McKee Avenue	1/17/2025 4:07 PM
359	Chantilly Court	1/17/2025 4:04 PM
360	Beechwood Dr	1/17/2025 4:04 PM
361	Amelia Ct	1/17/2025 4:04 PM
362	Lindsay Lane	1/17/2025 4:03 PM
363	Little Hayden Circle	1/17/2025 4:03 PM

## Q2 What is the name of the neighborhood you live in Hagerstown?

Answered: 324 Skipped: 50

#	RESPONSES	DATE
1	Halfway	3/2/2025 2:52 PM
2	South End	3/2/2025 1:20 PM
3	N/a	3/2/2025 7:39 AM
4	Historic City Park	3/1/2025 11:47 PM
5	Brightwood Acres	2/28/2025 10:47 PM
6	?	2/28/2025 9:02 PM
7	South End	2/28/2025 9:02 PM
8	North End	2/28/2025 8:30 PM
9	Maugansville	2/28/2025 4:50 PM
10	No clue	2/28/2025 12:33 PM
11	N/A	2/28/2025 5:53 AM
12	Cortland Apartments	2/27/2025 6:20 PM
13	North End/Oak Hill area	2/27/2025 3:33 PM
14	Oak Hill	2/27/2025 12:44 PM
15	North End	2/27/2025 11:57 AM
16	West end	2/27/2025 10:07 AM
17	North End	2/27/2025 9:04 AM
18	Historic City Park?	2/27/2025 7:58 AM
19	West End	2/26/2025 9:49 PM
20	West end	2/26/2025 8:03 PM
21	The Square	2/26/2025 7:41 PM
22	Westend	2/26/2025 6:22 PM
23	South	2/26/2025 5:45 PM
24	Dewey central	2/26/2025 3:58 PM
25	City Park area	2/26/2025 3:22 PM
26	Robinwood	2/26/2025 3:08 PM
27	South End	2/26/2025 2:48 PM
28	Westend	2/26/2025 12:10 PM
29	arts&entertainment	2/26/2025 11:42 AM
30	n/a	2/26/2025 11:20 AM
31	Not sure.	2/26/2025 11:01 AM
32	Greenwich	2/26/2025 10:59 AM
33	?	2/26/2025 9:49 AM

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Consolidated Plan and FY 2025 Annual Action Plan

34	North end	2/26/2025 9:32 AM
35	South	2/26/2025 9:30 AM
36	Downtown	2/26/2025 9:05 AM
37	Hagers Crossing	2/26/2025 8:56 AM
38	North End/Oak Hill	2/26/2025 8:51 AM
39	downtown	2/26/2025 8:48 AM
40	North End	2/26/2025 8:47 AM
41	westfields	2/26/2025 8:40 AM
42	Potomac Manor	2/26/2025 8:28 AM
43	?	2/26/2025 8:18 AM
44	unsure	2/26/2025 8:14 AM
45	" The SouthEnd"	2/26/2025 7:45 AM
46	East end	2/26/2025 7:41 AM
47	N/A	2/26/2025 7:33 AM
48	Northgate	2/26/2025 6:16 AM
49	City of Hagerstown	2/26/2025 6:08 AM
50	The Ridge	2/26/2025 1:46 AM
51	Hagers crossing	2/25/2025 11:15 PM
52	West End	2/25/2025 10:40 PM
53	Hagerstown	2/25/2025 10:38 PM
54	Courtland	2/25/2025 10:23 PM
55	Arborgate	2/25/2025 10:19 PM
56	Fountainhead North	2/25/2025 10:16 PM
57	South End	2/25/2025 10:04 PM
58	Potomac manor	2/25/2025 10:01 PM
59	Broadway North	2/25/2025 10:00 PM
60	Maple valley	2/25/2025 9:59 PM
61	Orchard Hills	2/25/2025 9:36 PM
62	northwest end	2/25/2025 9:21 PM
63	Colonial Park	2/25/2025 9:07 PM
64	City	2/25/2025 9:05 PM
65	Potomac Heights	2/25/2025 8:30 PM
66	N Mulberry St	2/25/2025 8:22 PM
67	The North End	2/25/2025 8:09 PM
68	Oak Hill District	2/25/2025 8:08 PM
69	Brandywine	2/25/2025 7:46 PM
70	Orchard Hills	2/25/2025 7:29 PM
71	Cortland Manor	2/25/2025 7:28 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

72	Englewood	2/25/2025 7:07 PM
73	Southend	2/25/2025 7:04 PM
74	Is there one?	2/25/2025 7:02 PM
75	Downtown/West End	2/25/2025 6:21 PM
76	Northend	2/25/2025 6:10 PM
77	Hagerstown	2/25/2025 5:49 PM
78	Fieldstone Acres	2/25/2025 5:47 PM
79	Art/Entertainment District	2/25/2025 5:40 PM
80	Halfway	2/25/2025 5:37 PM
81	Kensington Villas	2/25/2025 5:27 PM
82	Greenberry Hills	2/25/2025 5:18 PM
83	Oak Hill Apts	2/25/2025 5:16 PM
84	West end	2/25/2025 5:15 PM
85	North end	2/25/2025 5:12 PM
86	North end	2/25/2025 5:12 PM
87	Brightwood Acres	2/25/2025 5:11 PM
88	Highland Manor	2/25/2025 5:11 PM
89	Carroll Heights	2/25/2025 5:11 PM
90	Unknown	2/25/2025 5:10 PM
91	caroll heights	2/25/2025 5:03 PM
92	South end	2/25/2025 4:57 PM
93	South end	2/25/2025 4:56 PM
94	Fountain Head	2/25/2025 4:51 PM
95	Orchard Hills	2/25/2025 4:50 PM
96	Oak Hill	2/25/2025 4:43 PM
97	Terrace Extended	2/25/2025 4:39 PM
98	Hagerstown	2/25/2025 4:37 PM
99	Wesrend	2/25/2025 4:36 PM
100	Oak Hill West	2/25/2025 4:31 PM
101	Hamilton Park	2/25/2025 4:27 PM
102	North	2/25/2025 4:26 PM
103	North End	2/25/2025 4:23 PM
104	???	2/25/2025 4:22 PM
105	unknown	2/25/2025 4:13 PM
106	Cortland Apartment	2/25/2025 4:13 PM
107	Jonathan St	2/25/2025 4:10 PM
108	South End	2/25/2025 4:06 PM
109	North end?	2/25/2025 4:06 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

110	South end	2/25/2025 4:03 PM
111	West End	2/25/2025 4:00 PM
112	N/A	2/25/2025 3:55 PM
113	Potomac Heights	2/25/2025 3:50 PM
114	Dewy central	2/25/2025 3:49 PM
115	North End	2/25/2025 3:43 PM
116	north end	2/25/2025 3:42 PM
117	Huyetts	2/25/2025 3:39 PM
118	North end	2/25/2025 3:39 PM
119	Near Fairgrounds Park	2/25/2025 3:38 PM
120	N/A	2/25/2025 3:37 PM
121	Collegete acres	2/25/2025 3:36 PM
122	English	2/25/2025 3:36 PM
123	Oak hill west	2/25/2025 3:36 PM
124	N/A	2/25/2025 3:35 PM
125	Carroll Heights	2/25/2025 3:34 PM
126	Edge of the Ghetto	2/25/2025 3:34 PM
127	Historic	2/25/2025 3:34 PM
128	West End?	2/25/2025 3:33 PM
129	City Park	2/25/2025 3:33 PM
130	Oak Hill	2/25/2025 3:32 PM
131	West side	2/21/2025 11:38 PM
132	Not sure	2/20/2025 2:54 PM
133	City Center	2/16/2025 3:53 PM
134	suck my nuts.	2/13/2025 8:06 AM
135	Halfway	2/12/2025 1:07 PM
136	Downtown?	2/8/2025 7:02 PM
137	Jonathan st	2/8/2025 5:34 AM
138	I don't think it has a name? Does it?	2/8/2025 1:31 AM
139	Seneca Ridge	2/7/2025 9:43 PM
140	Frederick St	2/7/2025 8:57 PM
141	Hagerstown	2/7/2025 7:30 PM
142	Kensington Villas	2/7/2025 7:19 PM
143	N/a	2/7/2025 6:38 PM
144	West End	2/7/2025 5:04 PM
145	Northside	2/6/2025 1:21 PM
146	Hagerstown Crossing	2/6/2025 11:27 AM
147	Gaver meadows	2/5/2025 5:53 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

148	Long Meadow	2/5/2025 3:01 PM
149	Hager's Crossing	2/4/2025 3:16 PM
150	North	2/4/2025 10:25 AM
151	Bester	2/3/2025 4:57 PM
152	Friendship village	1/30/2025 5:08 PM
153	Potomac Heights	1/29/2025 3:53 PM
154	No clue	1/29/2025 3:38 PM
155	Funkstown	1/29/2025 3:02 PM
156	Morningside Heights	1/29/2025 2:02 PM
157	South Pointe	1/29/2025 10:43 AM
158	130 randolph ave	1/29/2025 10:29 AM
159	Brighton Manor	1/28/2025 2:17 PM
160	Oak Hill West	1/28/2025 5:37 AM
161	Gateway	1/27/2025 4:57 PM
162	north end	1/24/2025 8:05 PM
163	Oak Hill Historic District	1/24/2025 2:15 PM
164	Oak Hill West	1/24/2025 11:09 AM
165	Carroll Heights	1/24/2025 9:19 AM
166	South End	1/23/2025 10:07 PM
167	Parkside / Jonathan Street Community	1/23/2025 2:49 PM
168	Mccleary Hill	1/23/2025 10:17 AM
169	Brightwood Acres	1/23/2025 2:29 AM
170	Pangborn	1/22/2025 7:02 PM
171	?	1/22/2025 6:08 PM
172	Eastridge	1/22/2025 11:15 AM
173	Potomac Manor	1/22/2025 12:13 AM
174	Morningside Heights	1/21/2025 4:07 PM
175	na	1/21/2025 3:33 PM
176	unsure	1/21/2025 1:58 PM
177	Halfway manor	1/21/2025 12:07 PM
178	I don't know	1/21/2025 11:38 AM
179	unknown	1/21/2025 11:21 AM
180	North end	1/21/2025 11:07 AM
181	Oak Hill	1/21/2025 9:17 AM
182	N/A	1/21/2025 9:01 AM
183	Hamilton Park	1/21/2025 8:54 AM
184	N/A	1/21/2025 8:46 AM
185	North End/Oak Hill	1/21/2025 8:45 AM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

186	South End	1/21/2025 6:15 AM
187	Elmwood	1/21/2025 12:10 AM
188	unknown	1/20/2025 10:04 PM
189	Historic City Park	1/20/2025 8:36 PM
190	Northgate	1/20/2025 8:28 PM
191	City Park area	1/20/2025 3:23 PM
192	Historic	1/20/2025 1:39 PM
193	Rose Wood Village	1/20/2025 10:45 AM
194	South End	1/20/2025 10:41 AM
195	West End	1/20/2025 10:36 AM
196	Rosewood Village	1/20/2025 10:33 AM
197	South	1/20/2025 10:19 AM
198	South Pointe	1/20/2025 10:03 AM
199	n/a	1/20/2025 8:11 AM
200	Orchard Hills	1/19/2025 9:31 PM
201	South End	1/19/2025 8:22 PM
202	North End	1/19/2025 7:15 PM
203	Western Heights	1/19/2025 3:12 PM
204	St James	1/19/2025 3:08 PM
205	northwest end	1/19/2025 1:58 PM
206	Potomac -Broadway	1/19/2025 1:52 PM
207	Eastridge	1/19/2025 1:02 PM
208	South End	1/19/2025 12:09 PM
209	North Gate	1/19/2025 11:29 AM
210	North End	1/19/2025 10:19 AM
211	The North End; Potomac Heights	1/19/2025 8:42 AM
212	South End	1/18/2025 9:57 PM
213	West end	1/18/2025 8:37 PM
214	Don't know	1/18/2025 7:23 PM
215	Potomac Towers	1/18/2025 7:10 PM
216	Carroll Heights	1/18/2025 6:30 PM
217	Brandywine	1/18/2025 5:49 PM
218	Potomac Towers	1/18/2025 5:14 PM
219	South End	1/18/2025 5:12 PM
220	not sure	1/18/2025 2:43 PM
221	N Mulberry St	1/18/2025 2:14 PM
222	Hagerstown	1/18/2025 2:00 PM
223	Northgate	1/18/2025 1:58 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

224	Potomac Heights	1/18/2025 1:45 PM
225	North End	1/18/2025 1:30 PM
226	West end	1/18/2025 1:21 PM
227	Oak Ridge	1/18/2025 12:40 PM
228	Do not	1/18/2025 12:34 PM
229	North End	1/18/2025 12:24 PM
230	South End	1/18/2025 12:02 PM
231	Potomac Heights	1/18/2025 11:59 AM
232	?	1/18/2025 10:47 AM
233	I don't know	1/18/2025 10:23 AM
234	Entertainment District	1/18/2025 10:08 AM
235	I've always just said the SouthEnd. It was a SouthEnd neighborhood's first but now I think we're part of the best community neighborhoods... Not sure.	1/18/2025 9:52 AM
236	North End	1/18/2025 9:16 AM
237	Potomac heights	1/18/2025 9:13 AM
238	Potomac Heights	1/18/2025 8:55 AM
239	West End	1/18/2025 8:52 AM
240	South End	1/18/2025 8:42 AM
241	N/a	1/18/2025 8:31 AM
242	Don't know	1/18/2025 8:25 AM
243	West End	1/18/2025 8:18 AM
244	Fairgrounds park	1/18/2025 8:12 AM
245	West end	1/18/2025 8:09 AM
246	Robinwood	1/18/2025 7:09 AM
247	Hagers crossing	1/18/2025 5:49 AM
248	Potomac	1/18/2025 5:42 AM
249	Maugansville	1/18/2025 5:05 AM
250	NA	1/18/2025 1:21 AM
251	St james	1/17/2025 11:47 PM
252	Robinwood	1/17/2025 11:35 PM
253	South End	1/17/2025 11:14 PM
254	North End?	1/17/2025 10:38 PM
255	LouRose Estates	1/17/2025 9:42 PM
256	West end	1/17/2025 9:40 PM
257	Kensington Villas	1/17/2025 8:57 PM
258	Kensington Villas	1/17/2025 8:36 PM
259	Hagers Crossing	1/17/2025 8:32 PM
260	Fair Meadows	1/17/2025 8:24 PM
261	na	1/17/2025 8:20 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

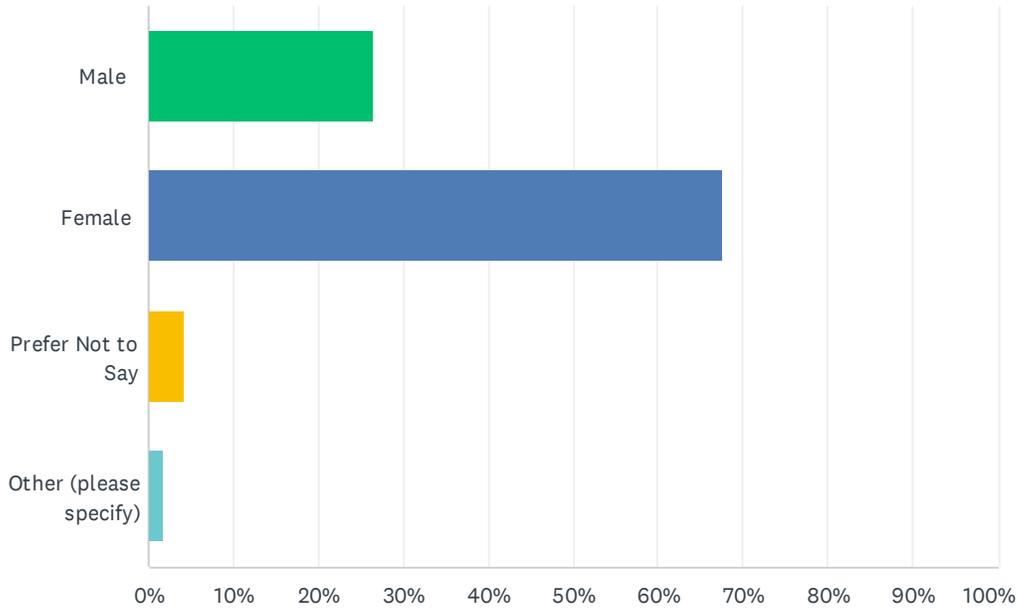
262	Arts District	1/17/2025 8:14 PM
263	?	1/17/2025 8:12 PM
264	hagerstown	1/17/2025 7:42 PM
265	Englebrook park	1/17/2025 7:25 PM
266	Dewey central	1/17/2025 6:56 PM
267	Green Wood District	1/17/2025 6:37 PM
268	N/A	1/17/2025 6:37 PM
269	hagerstown	1/17/2025 6:28 PM
270	Gateway	1/17/2025 6:24 PM
271	North End	1/17/2025 6:22 PM
272	greenwich park	1/17/2025 6:19 PM
273	hha/potomac towers	1/17/2025 6:00 PM
274	West end	1/17/2025 5:51 PM
275	South End	1/17/2025 5:43 PM
276	Downtown	1/17/2025 5:37 PM
277	Downtown	1/17/2025 5:24 PM
278	NA	1/17/2025 5:15 PM
279	West End	1/17/2025 5:11 PM
280	Unknown	1/17/2025 5:09 PM
281	North End	1/17/2025 5:06 PM
282	West End	1/17/2025 5:05 PM
283	Cortland Apartments	1/17/2025 5:02 PM
284	West end	1/17/2025 4:58 PM
285	Cortland Apartments	1/17/2025 4:54 PM
286	Dewey Central	1/17/2025 4:53 PM
287	West End	1/17/2025 4:50 PM
288	Londontowne	1/17/2025 4:47 PM
289	Hamilton Park	1/17/2025 4:41 PM
290	West End	1/17/2025 4:38 PM
291	Northend	1/17/2025 4:36 PM
292	South End	1/17/2025 4:35 PM
293	Greenwich park	1/17/2025 4:33 PM
294	Cortland Villas	1/17/2025 4:32 PM
295	City Park	1/17/2025 4:32 PM
296	Fountainhead	1/17/2025 4:30 PM
297	Hagers Crossing	1/17/2025 4:30 PM
298	Potomac Hts	1/17/2025 4:28 PM
299	Greenwood	1/17/2025 4:25 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

300	Terrace Hills	1/17/2025 4:22 PM
301	North End	1/17/2025 4:21 PM
302	Downtown	1/17/2025 4:21 PM
303	S Prospect	1/17/2025 4:20 PM
304	Greenberry Hills	1/17/2025 4:17 PM
305	Entertainment District	1/17/2025 4:16 PM
306	Potomac Heights	1/17/2025 4:16 PM
307	Highland Manor	1/17/2025 4:14 PM
308	N/a	1/17/2025 4:12 PM
309	Northgate	1/17/2025 4:12 PM
310	North end?	1/17/2025 4:11 PM
311	West End/Downtown	1/17/2025 4:11 PM
312	Linganore Avenue	1/17/2025 4:10 PM
313	West End of Hagerstown	1/17/2025 4:09 PM
314	Potomac Heights	1/17/2025 4:09 PM
315	Oakridge	1/17/2025 4:09 PM
316	?	1/17/2025 4:09 PM
317	Claggett's Mill	1/17/2025 4:08 PM
318	Mulberry	1/17/2025 4:08 PM
319	Dewey Central	1/17/2025 4:07 PM
320	Englewood	1/17/2025 4:04 PM
321	Hamilton Park	1/17/2025 4:04 PM
322	Claggetts Mill	1/17/2025 4:04 PM
323	North Gate townhomes	1/17/2025 4:03 PM
324	Cortland	1/17/2025 4:03 PM

### Q3 What is your gender?

Answered: 368 Skipped: 6

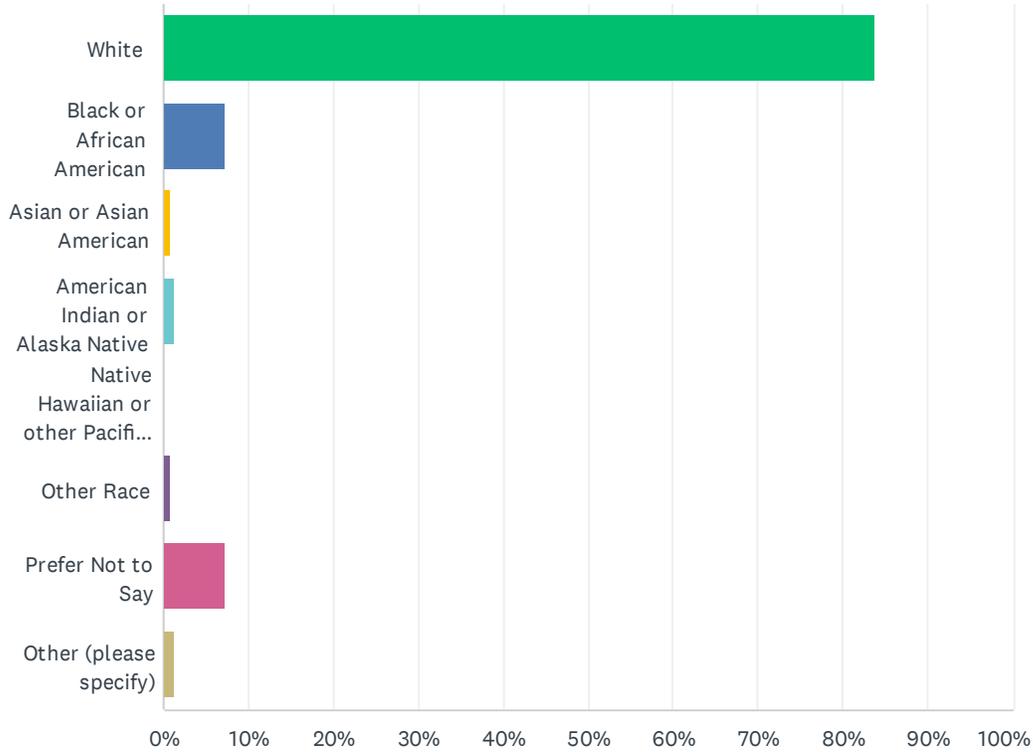


ANSWER CHOICES	RESPONSES
Male	26.36% 97
Female	67.66% 249
Prefer Not to Say	4.35% 16
Other (please specify)	1.63% 6
<b>TOTAL</b>	<b>368</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Non binary. Trans masculine	2/28/2025 12:25 PM
2	English	2/25/2025 3:36 PM
3	Nonbinary	2/8/2025 7:02 PM
4	Gender fluid	2/6/2025 6:25 AM
5	why does it matter?	1/17/2025 7:42 PM
6	why does it matter?	1/17/2025 6:28 PM

## Q4 What is your race? Please choose all that apply.

Answered: 368 Skipped: 6



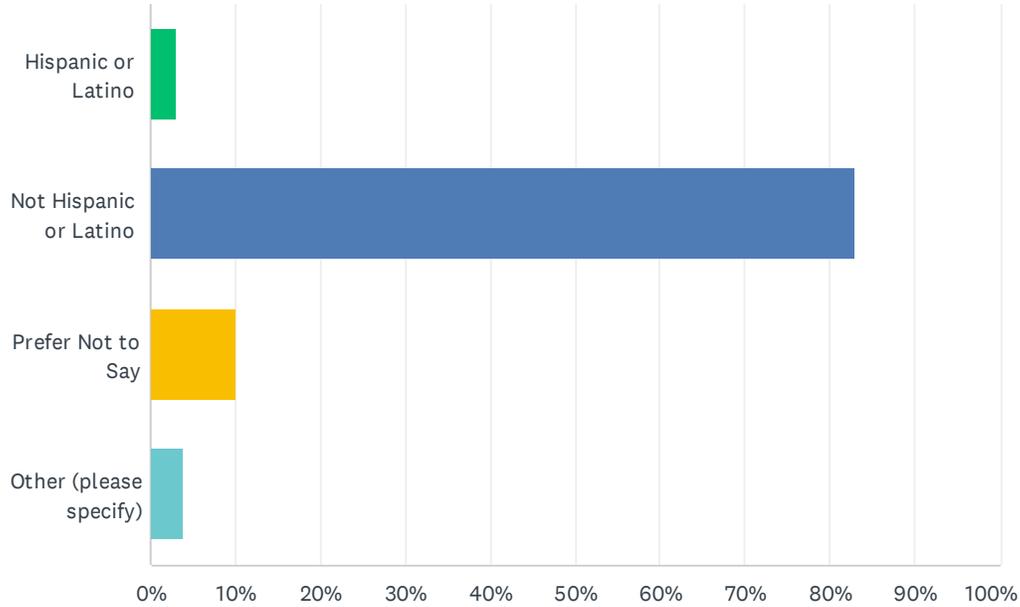
ANSWER CHOICES	RESPONSES	
White	83.70%	308
Black or African American	7.34%	27
Asian or Asian American	0.82%	3
American Indian or Alaska Native	1.36%	5
Native Hawaiian or other Pacific Islander	0.00%	0
Other Race	0.82%	3
Prefer Not to Say	7.34%	27
Other (please specify)	1.36%	5
Total Respondents: 368		

#	OTHER (PLEASE SPECIFY)	DATE
1	Mediterranean	2/28/2025 12:25 PM
2	M	2/25/2025 5:11 PM
3	English	2/25/2025 3:36 PM
4	why does this matter?	1/17/2025 7:42 PM



## Q5 What is your Ethnicity?

Answered: 358 Skipped: 16



ANSWER CHOICES	RESPONSES
Hispanic or Latino	3.07% 11
Not Hispanic or Latino	82.96% 297
Prefer Not to Say	10.06% 36
Other (please specify)	3.91% 14
<b>TOTAL</b>	<b>358</b>

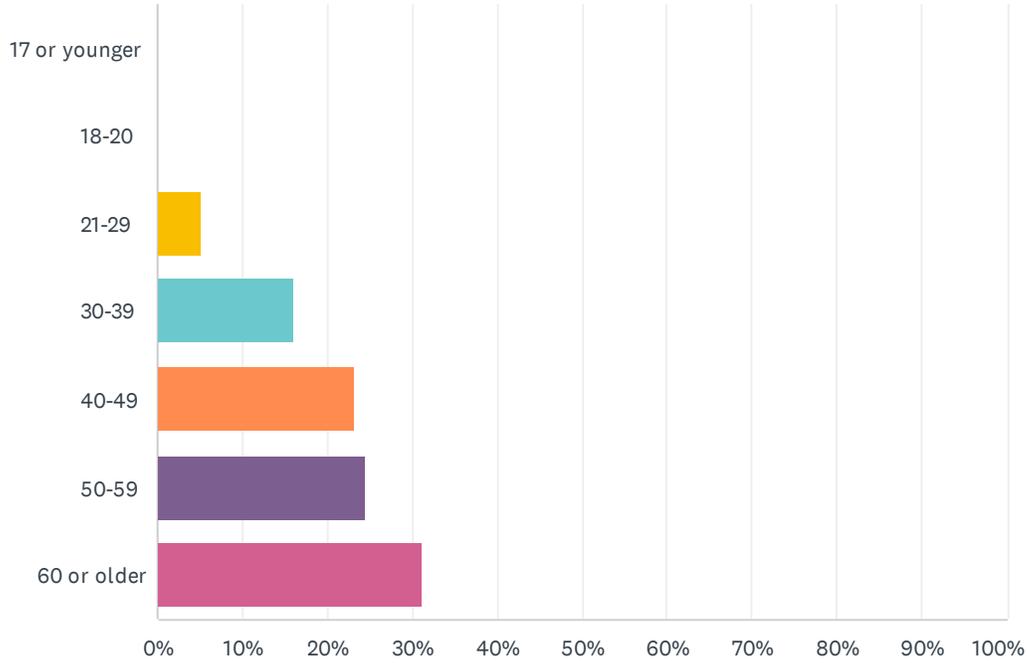
#	OTHER (PLEASE SPECIFY)	DATE
1	Half Cherokee	2/26/2025 7:41 PM
2	English only	2/25/2025 3:36 PM
3	Black	2/4/2025 3:16 PM
4	English	1/28/2025 2:17 PM
5	American	1/21/2025 4:07 PM
6	white	1/21/2025 11:21 AM
7	American	1/21/2025 6:15 AM
8	Why does it matter	1/20/2025 8:28 PM
9	white	1/18/2025 10:23 AM
10	Irish	1/18/2025 8:18 AM
11	Caucasian	1/17/2025 8:20 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

12	why?	1/17/2025 7:42 PM
13	why?	1/17/2025 6:28 PM
14	White	1/17/2025 4:14 PM

## Q6 What is your age group?

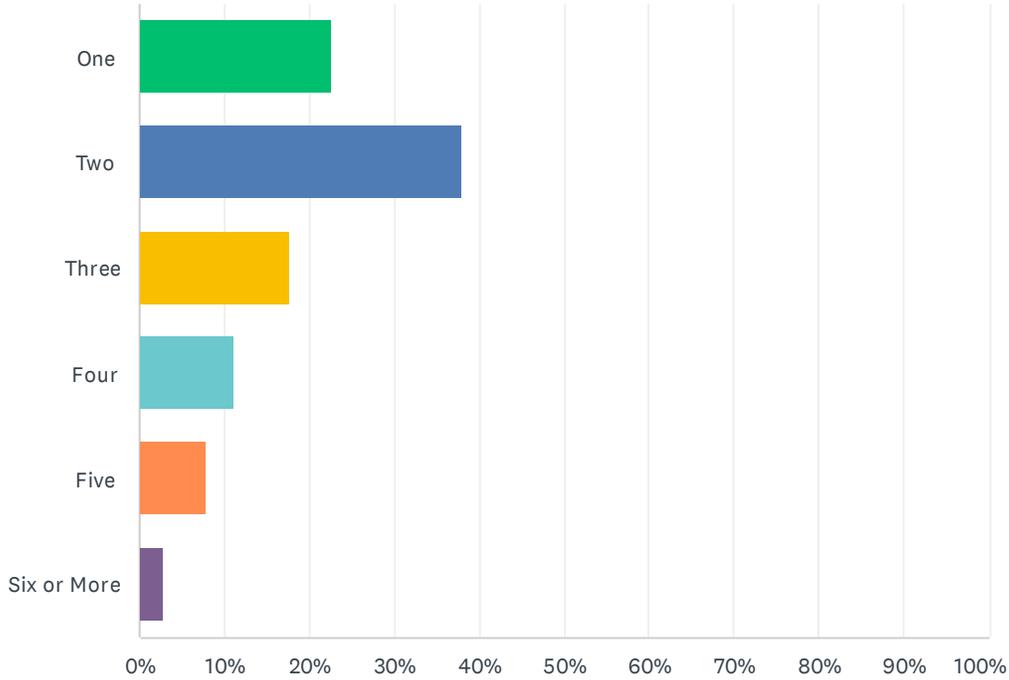
Answered: 367 Skipped: 7



ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-20	0.00%	0
21-29	5.18%	19
30-39	16.08%	59
40-49	23.16%	85
50-59	24.52%	90
60 or older	31.06%	114
<b>TOTAL</b>		<b>367</b>

## Q7 How many people are living in your household?

Answered: 367 Skipped: 7

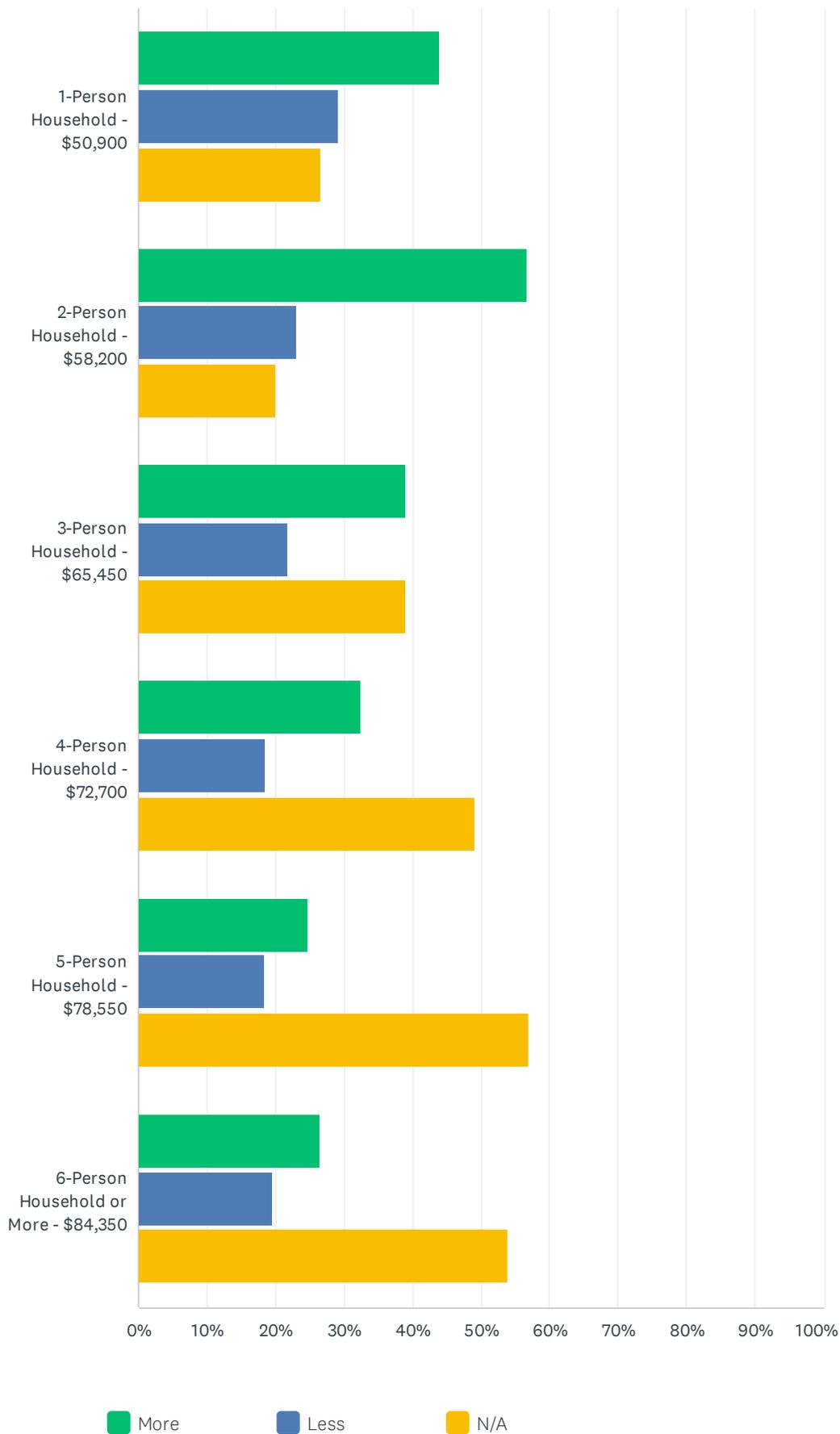


ANSWER CHOICES	RESPONSES	
One	22.62%	83
Two	37.87%	139
Three	17.71%	65
Four	11.17%	41
Five	7.90%	29
Six or More	2.72%	10
<b>TOTAL</b>		<b>367</b>

**Q8 Based on the number of persons living in your household, mark whether your household income is more or less than the listed income:**

Answered: 364 Skipped: 10

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

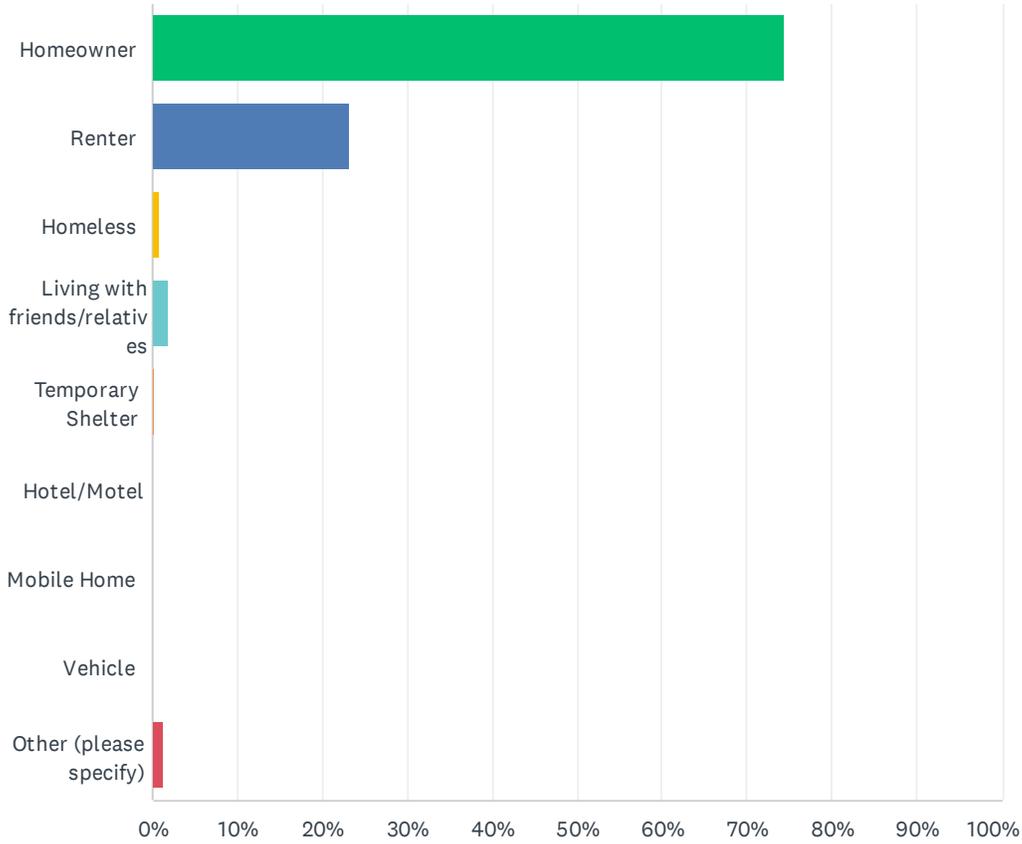


City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

	<b>MORE</b>	<b>LESS</b>	<b>N/A</b>	<b>TOTAL</b>
1-Person Household - \$50,900	43.95% 69	29.30% 46	26.75% 42	157
2-Person Household - \$58,200	56.78% 113	23.12% 46	20.10% 40	199
3-Person Household - \$65,450	39.10% 52	21.80% 29	39.10% 52	133
4-Person Household - \$72,700	32.41% 35	18.52% 20	49.07% 53	108
5-Person Household - \$78,550	24.73% 23	18.28% 17	56.99% 53	93
6-Person Household or More - \$84,350	26.47% 27	19.61% 20	53.92% 55	102

## Q9 What is your current housing status?

Answered: 367 Skipped: 7



ANSWER CHOICES	RESPONSES	
Homeowner	74.39%	273
Renter	23.16%	85
Homeless	0.82%	3
Living with friends/relatives	1.91%	7
Temporary Shelter	0.27%	1
Hotel/Motel	0.00%	0
Mobile Home	0.00%	0
Vehicle	0.00%	0
Other (please specify)	1.36%	5
Total Respondents: 367		

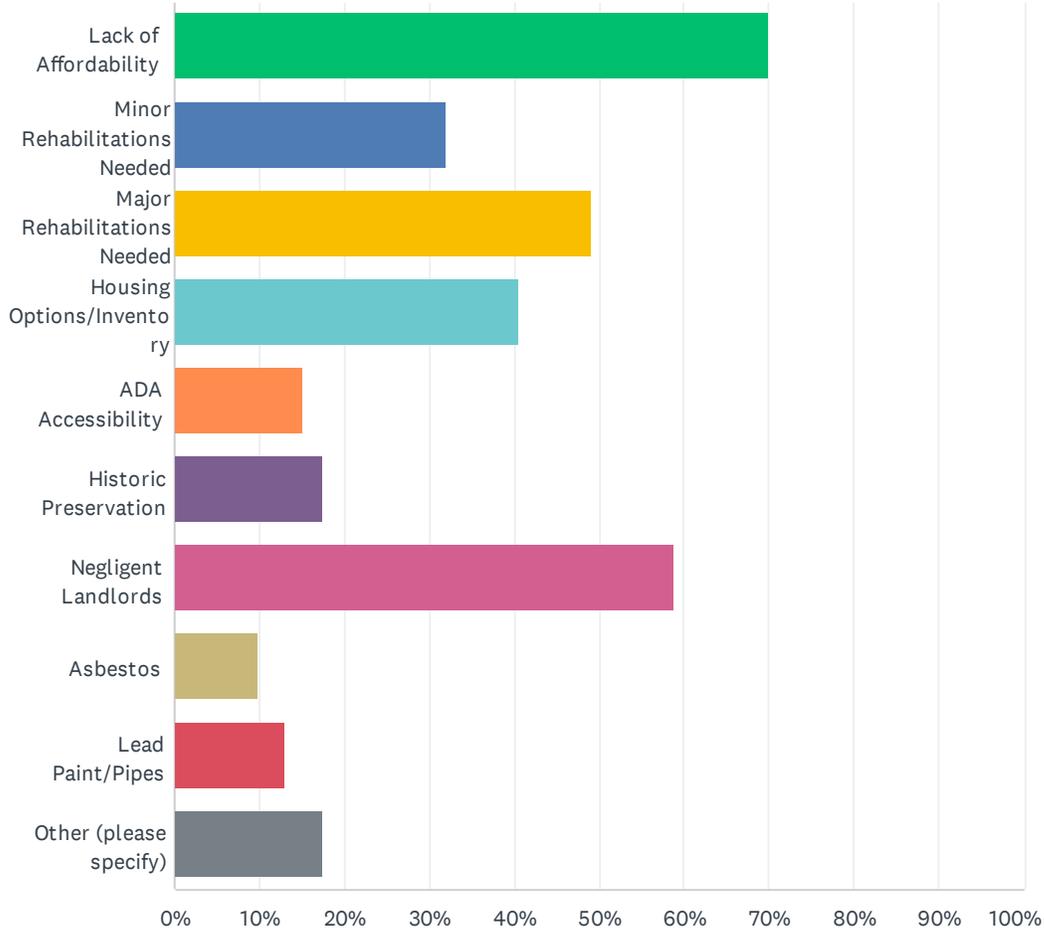
#	OTHER (PLEASE SPECIFY)	DATE
1	Alexander House	2/26/2025 7:41 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

2	Share home with sister	2/25/2025 7:07 PM
3	English only	2/25/2025 3:36 PM
4	One of the three people is a roommate.	2/7/2025 9:43 PM
5	Landlord	1/17/2025 4:09 PM

### Q10 Identify housing/rental issues you have observed in the City of Hagerstown (Check all that apply):

Answered: 345 Skipped: 29



City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

ANSWER CHOICES	RESPONSES	
Lack of Affordability	69.86%	241
Minor Rehabilitations Needed	31.88%	110
Major Rehabilitations Needed	48.99%	169
Housing Options/Inventory	40.58%	140
ADA Accessibility	15.07%	52
Historic Preservation	17.39%	60
Negligent Landlords	58.84%	203
Asbestos	9.86%	34
Lead Paint/Pipes	13.04%	45
Other (please specify)	17.39%	60
Total Respondents: 345		

#	OTHER (PLEASE SPECIFY)	DATE
1	Plumbing the county engineer passes these apartments that have sewage coming up in the bathroom tubs toilet every time it rains. N apt still passed fucking bs	2/28/2025 9:02 PM
2	Mold, mice infestation, bedbugs	2/28/2025 5:53 AM
3	Safe, affordable, housing for middle class retirees who want to downsize in the city.	2/27/2025 7:58 AM
4	We need more subsidized Senior Housin in Hagerstown . The Boomers are aging	2/26/2025 7:41 PM
5	renting to drug dealers, once busted should be evicted	2/26/2025 12:10 PM
6	Too many constraints on good landlords.	2/26/2025 11:01 AM
7	Owners of property not monitoring there properties. Homeless breaking properties sleeping in hallways taking over backyards.	2/26/2025 9:05 AM
8	Housing types change after construction begins	2/26/2025 8:28 AM
9	No vested interest in the community	2/26/2025 6:16 AM
10	Utility increases	2/25/2025 10:38 PM
11	I have not really paid attention since I bought my house in 2011.	2/25/2025 7:02 PM
12	CRIME - Yes in CAPS!	2/25/2025 5:40 PM
13	Crime filled neighborhoods	2/25/2025 4:57 PM
14	Need to promote home ownership downtown	2/25/2025 4:51 PM
15	not enough resources/housing for the homeless	2/25/2025 3:43 PM
16	Drafty windows, thin walls	2/25/2025 3:42 PM
17	English only	2/25/2025 3:36 PM
18	The town is a mess. Get out a power washer.	2/25/2025 3:34 PM
19	Lack of accountability from city to uphold living standards for renters	2/21/2025 11:38 PM
20	Not enough buying programs	2/7/2025 7:30 PM
21	Too many rental units in a property lead to the ability for folks who want to purchase to not get financing. Not all single individuals want to live in a single family home. We need more options	2/6/2025 8:18 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

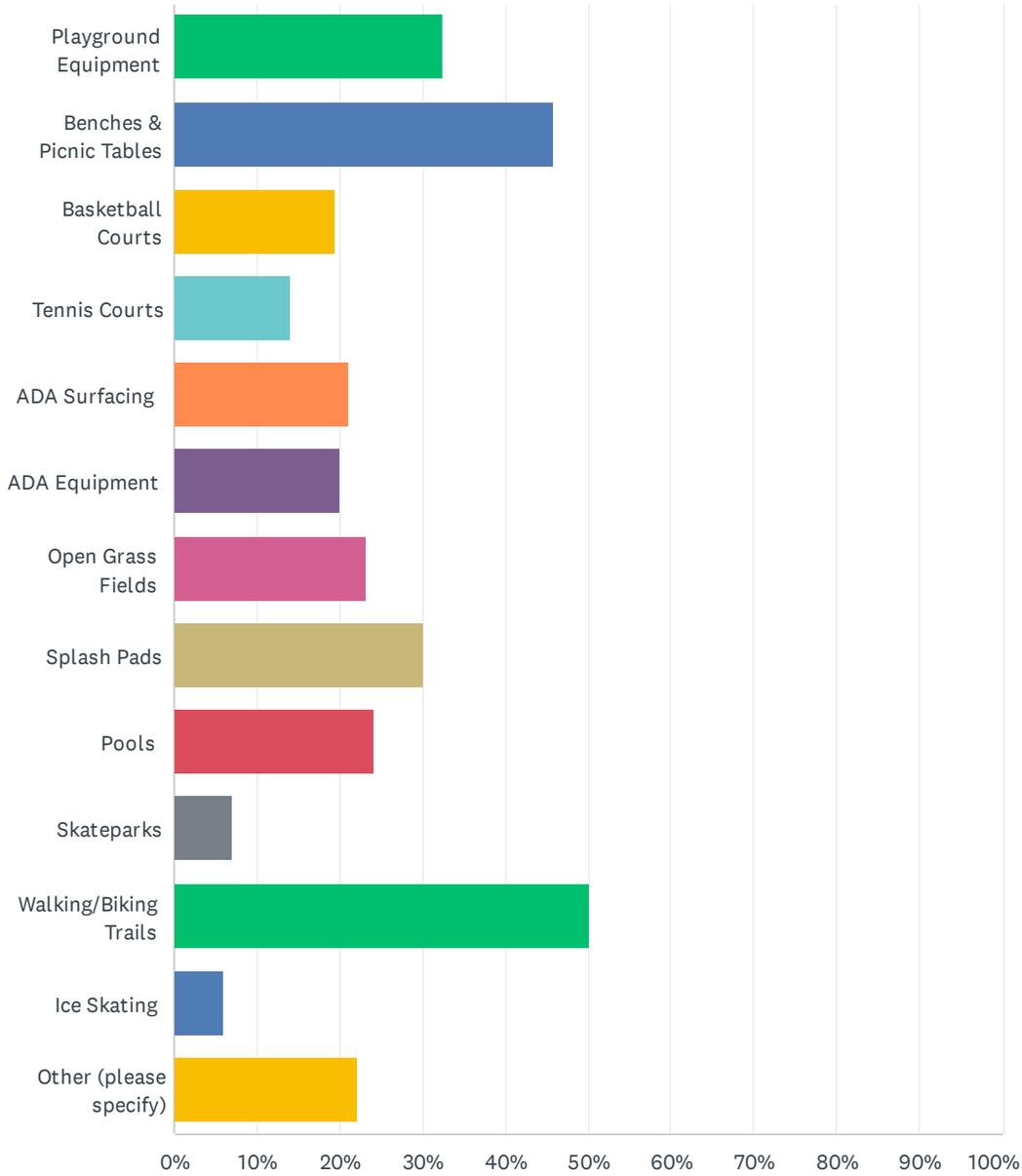
	to buy condos with bank financing.	
22	Predatory landlords/price gouging	1/29/2025 3:53 PM
23	Discrimination against people of color	1/29/2025 2:02 PM
24	Landlords renting yo drug dealer	1/29/2025 10:29 AM
25	N/A	1/28/2025 2:17 PM
26	Valley Properties has caused many GOOD landlords to lose good tenants because of their disgusting houses. AND...homeowners to sell properties because their rentals are FILTHY!! They are the WORST!	1/24/2025 2:15 PM
27	Landlords hoard and only allow certain people to rent. Their right or not, it makes it difficult to find a safe home.	1/21/2025 3:33 PM
28	Need more/Better income based housing needed	1/21/2025 12:07 PM
29	Building "luxury apartments". Screw that we need affordable housing.	1/21/2025 11:38 AM
30	Pests - "Affordable" places have roaches and bedbugs	1/20/2025 8:36 PM
31	Zoning enforcement	1/20/2025 8:28 PM
32	Yard maintenance Needed	1/20/2025 1:39 PM
33	individuals are not able to afford application fees	1/20/2025 10:41 AM
34	General appearance of city - trash cans on sidewalks, dirty alleys, boarded up windows, vagrants	1/19/2025 1:52 PM
35	Renters not paying rent	1/19/2025 11:29 AM
36	Need for Senior and Disabled	1/18/2025 5:14 PM
37	Vacant Properties	1/18/2025 2:14 PM
38	Too much section 8	1/18/2025 1:21 PM
39	Crime filled neighborhoods	1/18/2025 12:02 PM
40	Lack of cleanliness of some residents/Homelessness	1/17/2025 10:38 PM
41	Properties that are just falling apar. Abandoned buildings everywhere. One has been on my street for years and people just keep breaking in and the owner does nothing. Windows busted out doors open. Cops have taken a body out of building before. Owners need to be held more responsible on the buildings that they own, and if they're not going to rent them out or upkeep them, then they should have to choose to do something instead of just letting it go	1/17/2025 9:40 PM
42	We are in a new build - Richmond American Homes. Even though the area is largely finished, there are several things that have not been completed by the builder - lights, street signs, etc. There is no accountability on the part of the builder to finish this an the City does nothing because the neighborhood is not complete - not turned over to the city. Residents lose.	1/17/2025 8:32 PM
43	Property taxes are too high. Higher than the county and state taxes combined.	1/17/2025 8:24 PM
44	the crime and homelessness is ridiculous. theres drugs everywhere	1/17/2025 7:42 PM
45	the crime and homelessness is ridiculous. theres drugs everywhere	1/17/2025 6:28 PM
46	Crime	1/17/2025 6:23 PM
47	make downtown more desirable and safe, make entering downtown more pleasing instead of deplorable	1/17/2025 6:19 PM
48	Skyrocketing taxes and electric and unsafe neighbor hood	1/17/2025 5:51 PM
49	The	1/17/2025 5:42 PM
50	Inconsistent enforcement of neighborhood standards.	1/17/2025 5:06 PM
51	Landlord Limitations. The idea they can just raise the rent by almost double with zero upgrades in 16 years is a problem. They can also just enter the home any time they want without notice	1/17/2025 5:02 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

	and do it all the time	
52	Landlord Limitations. The idea they can just raise the rent by almost double with zero upgrades in 16 years is a problem. They can also just enter the home any time they want without notice and do it all the time	1/17/2025 4:54 PM
53	Property and Income Taxes are TOO HIGH in relation to services provided	1/17/2025 4:28 PM
54	Trash not being picked up regularly by trash trucks, utility bills increasing, asked for broken boards that surround trees on sidewalk to be removed and was told the city could not do it, I personally picked up trash that the city trash man pulled out of a city can and he seen me and thought I was putting it back in when I was actually trashing it myself, he started to yell at me telling me that is not what the can is for. I kindly let him know I was removing it from the street and putting it in my own can because it obviously doesn't belong on the street. Then he took the trash from me and put it on his truck.	1/17/2025 4:25 PM
55	Debris, chlorine and bad taste inwater, dust mold in vents	1/17/2025 4:21 PM
56	Trash cans always out	1/17/2025 4:16 PM
57	Criminal tenants	1/17/2025 4:12 PM
58	As a landlord I recently find myself unable to maintain my rental property as I would like due to rising taxes.	1/17/2025 4:09 PM
59	Nasty exteriors on properties; graffiti, trash on the sidewalks, cigarette butts everywhere.	1/17/2025 4:09 PM
60	Excessive home insurance costs	1/17/2025 4:09 PM

### Q11 Identify any needs or improvements to parks/recreational facilities (Check all that apply):

Answered: 283 Skipped: 91



City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

ANSWER CHOICES	RESPONSES	
Playground Equipment	32.51%	92
Benches & Picnic Tables	45.94%	130
Basketball Courts	19.43%	55
Tennis Courts	14.13%	40
ADA Surfacing	21.20%	60
ADA Equipment	20.14%	57
Open Grass Fields	23.32%	66
Splash Pads	30.04%	85
Pools	24.03%	68
Skateparks	7.07%	20
Walking/Biking Trails	50.18%	142
Ice Skating	6.01%	17
Other (please specify)	22.26%	63
Total Respondents: 283		

#	OTHER (PLEASE SPECIFY)	DATE
1	Sled riding	3/2/2025 10:23 AM
2	Pickle ball courts	2/28/2025 9:04 PM
3	The pond in city park needs a major revamp + more native plants!	2/28/2025 12:37 PM
4	Get rid of blacks and Hispanics so it can be a safer place to live	2/27/2025 10:09 AM
5	Little Free Libraries	2/27/2025 9:08 AM
6	There is a gravel path from Park Plaza apartments to the tennis court in City Park. It is in rough shape. Not sure who is responsible for it.	2/27/2025 8:08 AM
7	Don,t stop fishing at Pangbourne . They stock Trout for seniors and 16 and under. Disabled	2/26/2025 7:53 PM
8	Non they are great	2/26/2025 11:02 AM
9	There is too much trash/litter on the walking trails	2/26/2025 9:34 AM
10	great recreational facilities	2/26/2025 8:49 AM
11	Golf courses	2/26/2025 8:43 AM
12	Monitoring of safety to park users	2/26/2025 8:32 AM
13	Pickleball courts	2/26/2025 7:35 AM
14	pickleball courts	2/25/2025 9:25 PM
15	Parks located close to the most densely packed housing	2/25/2025 7:39 PM
16	I don't hang out in parks. I go elsewhere to spend time outside.	2/25/2025 7:07 PM
17	Landscaping, bush trimming	2/25/2025 5:13 PM
18	Trash! Add more trashcans	2/25/2025 5:04 PM
19	Pickleball Courts	2/25/2025 4:41 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

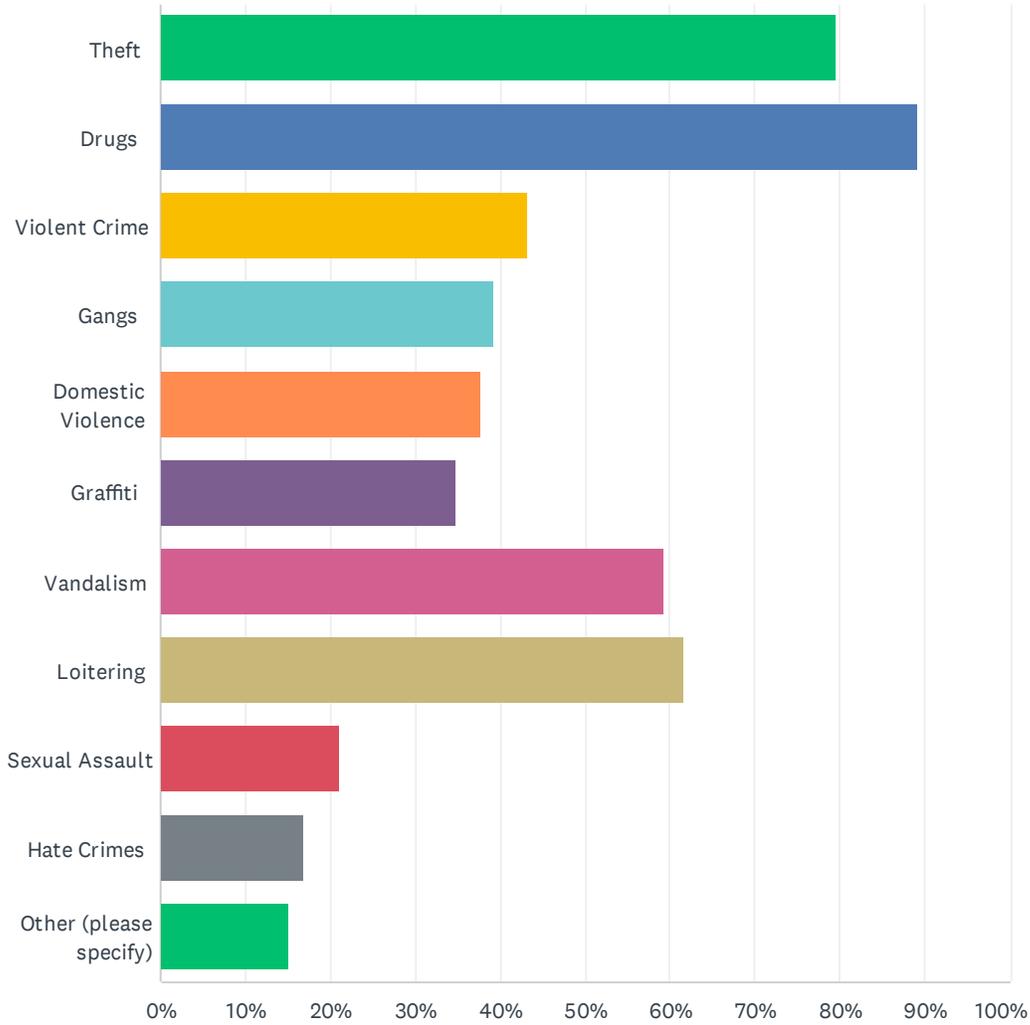
20	None	2/25/2025 4:38 PM
21	More activities for disabled children	2/25/2025 4:08 PM
22	More green spaces the better	2/25/2025 4:01 PM
23	none we have really nice parks	2/25/2025 3:51 PM
24	love all the walking trails! Safety while on the trails is a concern. Safety cameras maybe?	2/25/2025 3:48 PM
25	None	2/25/2025 3:41 PM
26	Disc golf	2/25/2025 3:39 PM
27	English only, no DEI	2/25/2025 3:37 PM
28	Safety	2/25/2025 3:36 PM
29	Baby and toddler play equipment	2/8/2025 2:01 AM
30	More access to food for people who can't afford their bills yet still cannot get a food pantry card (believe it or not, we still have to eat and pay bills that keep climbing)	2/6/2025 6:35 AM
31	reduction needed in drug activities	2/4/2025 3:18 PM
32	I am pleased with Hagerstown's parks, both large: like Fairgrounds Park and City Park, and the smaller, parks tucked in here and there, like Bloom park. Just a little place to take my lunch and read a book.	2/4/2025 10:32 AM
33	Safer places to walk, safe community areas with activities	1/30/2025 5:14 PM
34	It would be nice to have an indoor pool/aquatic center for year-round enjoyment besides the YMCA. Not everyone can afford the Y.	1/29/2025 3:58 PM
35	security issues	1/29/2025 2:36 PM
36	N/A	1/28/2025 2:22 PM
37	You removed the benches instead of solving the homeless problem. Do you know how inhumane that looks?	1/21/2025 3:44 PM
38	Little free libraries	1/21/2025 11:08 AM
39	Honestly, I will not go to the City of Hagerstown Parks as I don't really feel safe there.	1/21/2025 9:05 AM
40	variety of equipment	1/21/2025 12:14 AM
41	More Bike paths	1/20/2025 8:30 PM
42	Safety	1/20/2025 1:41 PM
43	n/a	1/20/2025 8:12 AM
44	pickleball courts	1/19/2025 3:11 PM
45	Pickleball courts	1/19/2025 2:03 PM
46	All of the above are available in the city and local parks	1/18/2025 2:21 PM
47	Safety	1/18/2025 1:23 PM
48	Water park	1/18/2025 12:42 PM
49	We have a few nice things but they get destroyed and taken over by homeless	1/18/2025 10:57 AM
50	Food festivals	1/18/2025 8:32 AM
51	Affordability and upkeep.	1/17/2025 9:46 PM
52	the pot smoking	1/17/2025 8:43 PM
53	We have "green areas" that are basically big holes / basins for excess water. They are not landscaped - look terrible.	1/17/2025 8:34 PM
54	Parks need to be kept clean from trash and animal waste.	1/17/2025 8:29 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

55	Cleaning up of trash including needles, condoms and random trash unsafe for children.	1/17/2025 8:20 PM
56	they are falling apart	1/17/2025 7:45 PM
57	can the government figure out how to hire police officers or people to help deal with the crime and drugs?	1/17/2025 7:42 PM
58	Pickleball Courts	1/17/2025 5:17 PM
59	Cleanliness, more native plants	1/17/2025 5:14 PM
60	Education for cars on how to properly drive with bikers, lighting up the alleys, kids walk to school using the alleys instead of main streets due to traffic daily, make the alleys more welcoming to the children and safe with lighting.	1/17/2025 4:35 PM
61	Property and Income Taxes are TOO HIGH in relation to services provided	1/17/2025 4:31 PM
62	Football fields	1/17/2025 4:20 PM
63	Pet owners need to clean up after their pets	1/17/2025 4:18 PM

### Q12 Identify any crime issues within the City of Hagerstown (Check all that apply):

Answered: 331 Skipped: 43



City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

ANSWER CHOICES	RESPONSES	
Theft	79.46%	263
Drugs	89.12%	295
Violent Crime	43.20%	143
Gangs	39.27%	130
Domestic Violence	37.76%	125
Graffiti	34.74%	115
Vandalism	59.21%	196
Loitering	61.63%	204
Sexual Assault	21.15%	70
Hate Crimes	16.92%	56
Other (please specify)	15.11%	50
Total Respondents: 331		

#	OTHER (PLEASE SPECIFY)	DATE
1	Homelessness	2/28/2025 10:50 PM
2	N	2/28/2025 12:37 PM
3	The Homeless give the downtown a bad image.. Loitering in front of The Alexander house is a problem	2/26/2025 7:53 PM
4	car break ins	2/26/2025 8:49 AM
5	Trash , litter everywhere panhandleing	2/26/2025 6:24 AM
6	Racism	2/25/2025 11:21 PM
7	Littering	2/25/2025 10:41 PM
8	Dirt bikes	2/25/2025 9:38 PM
9	Prostitution	2/25/2025 8:11 PM
10	Bicyclists not following traffic laws	2/25/2025 7:55 PM
11	Shootings are a game changer. BUT Perception becomes reality in the minds of residents. Many are convinced Hagerstown is a center for crime	2/25/2025 7:39 PM
12	Panhandling	2/25/2025 7:07 PM
13	Harrassment/ stalking	2/25/2025 6:14 PM
14	Littering	2/25/2025 5:12 PM
15	teens blocking the roadway and becoming aggressive on their bicycles	2/25/2025 3:48 PM
16	Littering	2/25/2025 3:39 PM
17	English only, no DEI	2/25/2025 3:37 PM
18	Landlord retaliation	2/21/2025 11:41 PM
19	all of the homeless & meth heads need to be run out of town	2/13/2025 8:06 AM
20	There are no street lights on Linwood and there are no speed bumps. Traffic does a very fast speed down Linwood. I do not feel it is safe to walk during daytime hours.	2/12/2025 6:39 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

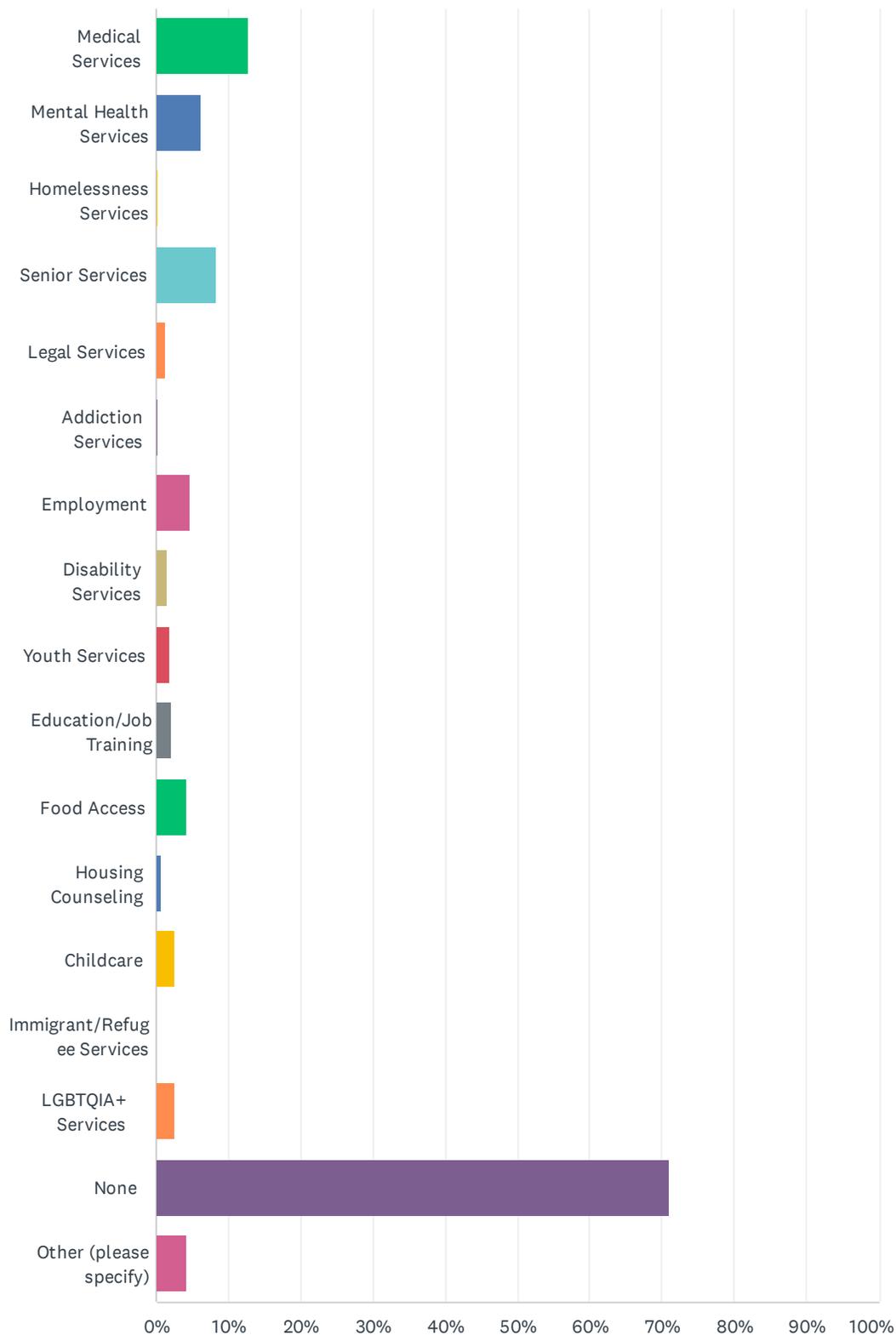
21	EVERYTHING YALL MESSY	2/8/2025 7:11 PM
22	Not always LGBT friendly, spouse is trans and sometimes gets harassed at work by customers, works on dual highway, we worry about our son getting bullied when he starts school at pangborn due to having two moms, we don't know if the school will be welcoming or not. Generally though we have had a positive experience here. Almost nightly dumb fights in the street though from various neighbors having domestic issues or drunk, more of an annoyance at this point, cars broken into all of the time. Needles found in our backyard so I worry about having kids growing up playing in the yard.	2/8/2025 2:01 AM
23	Police are Racist	2/7/2025 7:32 PM
24	Recent increase in attempted car theft in our neighborhood.	1/29/2025 3:58 PM
25	I have been the victim of ALL at my residence and place of business on multiple occassions.	1/24/2025 2:24 PM
26	Poop and pee in the alleys. literal turds and puddles. Go ahead and laugh, it's disgusting. Make more public restrooms. Go ahead and let them sleep and use drugs and service their Johns in them, have an attendant clean it every day from certain hours and shoo them away. Have a friendly cop on every block.	1/21/2025 3:44 PM
27	the crime in Hagerstown is out of control, we had to purchase cameras for all of our entrances due to repeated car break-in attempts and theft	1/21/2025 2:04 PM
28	Vehicle theft and attempted theft, as well as vandalism to vehicles.	1/20/2025 8:52 PM
29	car theft and break-ins	1/20/2025 10:50 AM
30	Drivers excessively speeding on Linwood Rd. I have reported. Small grey car and grey SUV	1/20/2025 10:23 AM
31	Begging on street corners- parking lots	1/19/2025 9:33 PM
32	Kids on bikes dangerously swerving in and out of traffic	1/18/2025 5:53 PM
33	Illegals	1/18/2025 1:23 PM
34	Homelessness	1/18/2025 10:57 AM
35	Homeless people	1/17/2025 11:38 PM
36	Traffic cameras not working properly or effectively. I was in a hit-and-run. A cop never showed up to the scene despite me being on the phone with 911 for 10 minutes. Also the traffic cameras did not pick up a license plate despite being on at least 10 traffic cameras, and six business cameras.	1/17/2025 9:46 PM
37	pan handling when you walk out of the stores	1/17/2025 8:43 PM
38	Too many panhandle - at so many street lights.	1/17/2025 8:29 PM
39	homelessness	1/17/2025 7:42 PM
40	Homeless Squatting on Private Property	1/17/2025 5:17 PM
41	Littering and pollution	1/17/2025 5:14 PM
42	Noise all night long	1/17/2025 5:13 PM
43	Child neglect-Parents are neglecting to supervise their children who play outside all hours of the day and night including in traffic on purpose	1/17/2025 5:02 PM
44	Child neglect-Parents are neglecting to supervise their children who play outside all hours of the day and night including in traffic on purpose	1/17/2025 4:56 PM
45	Reckless/distracted driving	1/17/2025 4:44 PM
46	Squatting, fraudulent applications vagrancy illegal entry by homeless & others in hallway	1/17/2025 4:40 PM
47	Car theft, would be nice to have more lighting in the alley ways to deter theft	1/17/2025 4:35 PM
48	Property and Income Taxes are TOO HIGH in relation to law enforcement services provided	1/17/2025 4:31 PM
49	People smoking marijuana out doors on sidewalks back yards and other public place	1/17/2025 4:23 PM



**Q13 Do you use any of the social service programs available in the City of Hagerstown? (Check all that apply)**

Answered: 321 Skipped: 53

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan



City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

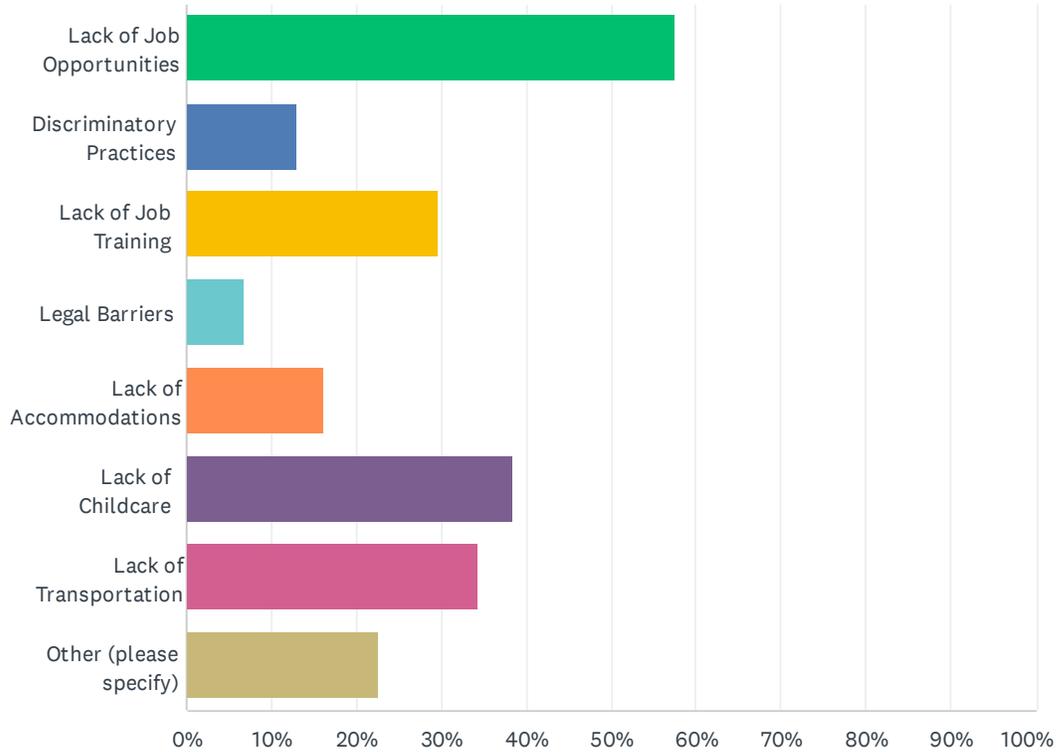
ANSWER CHOICES	RESPONSES	
Medical Services	12.77%	41
Mental Health Services	6.23%	20
Homelessness Services	0.31%	1
Senior Services	8.41%	27
Legal Services	1.25%	4
Addiction Services	0.31%	1
Employment	4.67%	15
Disability Services	1.56%	5
Youth Services	1.87%	6
Education/Job Training	2.18%	7
Food Access	4.36%	14
Housing Counseling	0.62%	2
Childcare	2.49%	8
Immigrant/Refugee Services	0.00%	0
LGBTQIA+ Services	2.49%	8
None	71.03%	228
Other (please specify)	4.36%	14
Total Respondents: 321		

#	OTHER (PLEASE SPECIFY)	DATE
1	Offer more housing for the homeless away from town. To many crash pads for them in town	2/26/2025 7:53 PM
2	Not currently, but I have previously utilized CASA's services. I had also previously used the city's emergency relief program when my roof failed and I needed home repairs.	2/25/2025 8:33 PM
3	I take advantage of entertainment, celebratory, shopping, & other opportunities the City provides	2/25/2025 7:39 PM
4	Meals on Wheels	2/25/2025 5:22 PM
5	English only, no DEI	2/25/2025 3:37 PM
6	Rents are high, will need to relocate in October and may have to look in another state for a 4 bdrm, 2 bath home.	2/12/2025 6:39 PM
7	Veteran affairs	2/6/2025 6:35 AM
8	Literacy Council of Washington County (Tutoring)	1/23/2025 2:35 AM
9	Not now.	1/21/2025 3:44 PM
10	I have utilized some programs in the past but am not currently	1/18/2025 2:21 PM
11	No City subsidized social services.	1/17/2025 8:29 PM
12	Library, events	1/17/2025 5:14 PM
13	Property and Income Taxes are TOO HIGH in relation to useful services provided	1/17/2025 4:31 PM



## Q14 Identify any employment issues in the City of Hagerstown (Check all that apply):

Answered: 247 Skipped: 127



ANSWER CHOICES	RESPONSES
Lack of Job Opportunities	57.49% 142
Discriminatory Practices	12.96% 32
Lack of Job Training	29.55% 73
Legal Barriers	6.88% 17
Lack of Accommodations	16.19% 40
Lack of Childcare	38.46% 95
Lack of Transportation	34.41% 85
Other (please specify)	22.67% 56
Total Respondents: 247	

#	OTHER (PLEASE SPECIFY)	DATE
1	I've only seen people who need help.	2/28/2025 12:37 PM
2	Not familiar with obstacles	2/27/2025 12:00 PM
3	Work release for vagrancy is a option . Isn,t it illegal ?? Or should be. Have these shelters do	2/26/2025 7:53 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

this. Or GO!!!

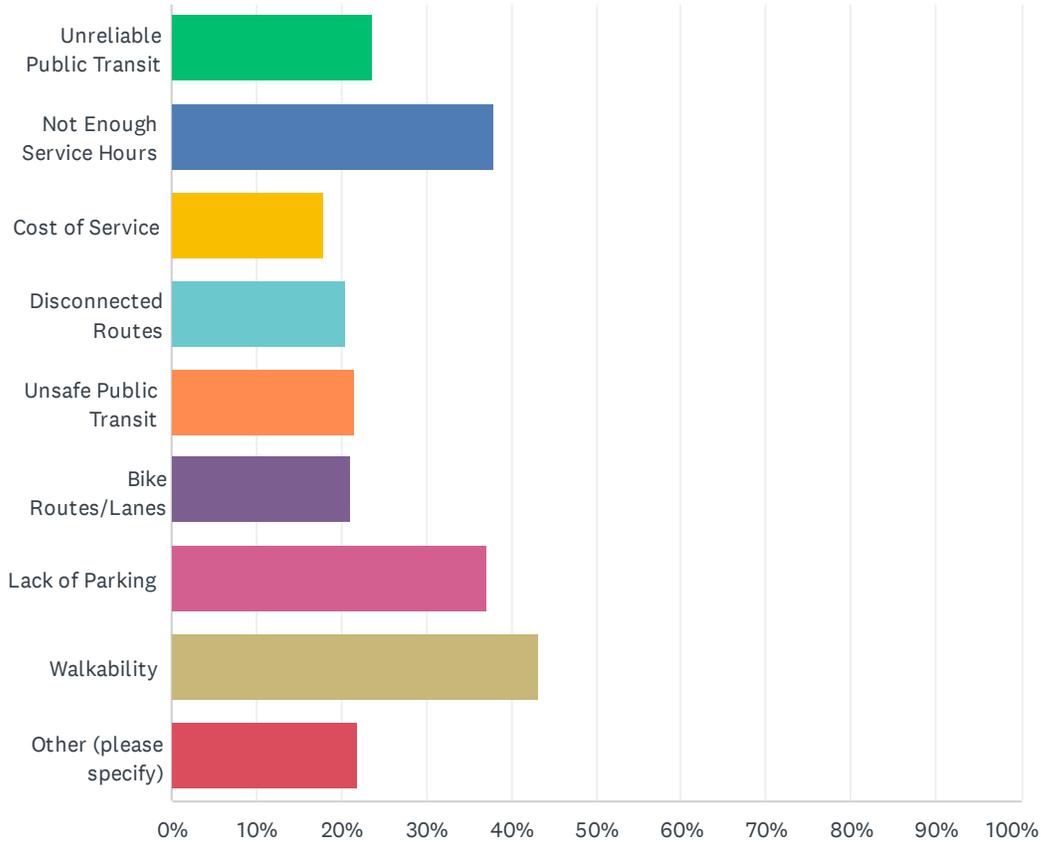
4	Proper advertising of available positions	2/26/2025 8:32 AM
5	Laziness. Many people hanging out in spite of lots of Help Wanted signs.	2/26/2025 8:21 AM
6	Technical jobs needed	2/26/2025 6:24 AM
7	Does not apply	2/25/2025 9:10 PM
8	Lack of jobs that pay a liveable wage. There are TONS of jobs - but the ones that are worth having are few and far between.	2/25/2025 8:33 PM
9	Internal Management	2/25/2025 8:11 PM
10	Low Pay	2/25/2025 7:26 PM
11	I have been employed at Meritus for seven years. I haven't looked for anything else.	2/25/2025 7:07 PM
12	Lack of readily available resources when it comes to short term financial hardships	2/25/2025 6:14 PM
13	There are many many job openings in Hagerstown.	2/25/2025 5:50 PM
14	Lack of businesses willing to work with employees with multiple jobs	2/25/2025 5:17 PM
15	Lack of middle class job available	2/25/2025 5:16 PM
16	Low income/salary	2/25/2025 5:15 PM
17	Pay sucks	2/25/2025 4:58 PM
18	Lack of professional job opportunities.	2/25/2025 4:25 PM
19	Minimum wage, pay people what they are worth, so they can afford to live	2/25/2025 4:18 PM
20	Pay	2/25/2025 4:11 PM
21	NEED DIVERSE JOB OPPORTUNITIES - mostly service and warehouse jobs	2/25/2025 4:01 PM
22	Not sure	2/25/2025 3:51 PM
23	None apply to me	2/25/2025 3:41 PM
24	Nonw	2/25/2025 3:41 PM
25	English only, no DEI	2/25/2025 3:37 PM
26	Lack of work ethic.	2/25/2025 3:36 PM
27	Low pay	2/25/2025 3:35 PM
28	I have had my application on file for state of Maryland. I have a terminal degree and I am a Veteran, never been hired yet. Sought employment (PT, elsewhere).	2/12/2025 6:39 PM
29	Lack of quality therapy offices in the area to work at	2/8/2025 7:11 PM
30	Jobs posted but no one responds to applications	2/7/2025 9:46 PM
31	Lack of living wages	2/7/2025 6:39 PM
32	Lack of jobs that pay a livable wage	2/6/2025 1:23 PM
33	Low wages	1/29/2025 4:03 PM
34	The bus routes are well beyond inefficient and archaic. They do not operate on Sundays, holidays, and overnight hours when many warehouse and distribution center employees are working. This limits the opportunities for people to remain gainfully employed.	1/24/2025 2:24 PM
35	No bus services at night time 7 days a week	1/23/2025 2:54 PM
36	Go ahead, find affordable childcare. When I was married we couldn't afford Bright Eyes on two incomes, had to send child to a place that was filthy and later shut down off Longmeadow. I decided to quit my job to raise my kid at home. It was better than what Hagerstown could offer.	1/21/2025 3:44 PM
37	NEED DIVERSE JOB OPPORTUNITIES	1/21/2025 9:08 AM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

38	Hagerstown's job market is a joke. Wages are not remotely in line with the cost of living. The basic cost of rent precludes so many people from thriving here. The majority of jobs are retail, food, service and warehouse none of which are significantly positively impacting this community. We are talking about chains and big businesses	1/20/2025 8:52 PM
39	unknown	1/20/2025 3:27 PM
40	Lack of pay	1/20/2025 12:22 PM
41	Lack of job opportunities for seniors	1/20/2025 10:23 AM
42	There are a LOT of job opportunities if you just want to work. There are not many sustainable careers here that pay a livable wage.	1/18/2025 2:21 PM
43	Companies say they are hiring and the aren't once you apply	1/18/2025 1:23 PM
44	Non warehouse- higher paying jobs	1/18/2025 10:57 AM
45	Lack of people seeking jobs	1/18/2025 8:50 AM
46	Unprofessional HR Employees	1/18/2025 8:39 AM
47	Intrinsic motivation	1/17/2025 11:50 PM
48	Too many unemployed people hanging out in downtown.	1/17/2025 8:29 PM
49	the government in hagerstown isnt cleaning up the downtown area so they are chasing away good jobs and investment	1/17/2025 7:45 PM
50	Lack of interest from this generation	1/17/2025 6:27 PM
51	Pay needs to be higher	1/17/2025 5:45 PM
52	Few prospects for educated young people	1/17/2025 5:14 PM
53	Inadequate notice and access to job/training, lack of retraining for older and other displaced workers, no training in the trades or help for those unsuitable for coll	1/17/2025 4:40 PM
54	Poor pay. Residents in my community have to work outside of Washington County to make a decent living.	1/17/2025 4:37 PM
55	Too many illegals and homeless in area	1/17/2025 4:20 PM
56	Salary/pay	1/17/2025 4:06 PM

## Q15 Identify transportation issues in the City of Hagerstown (Check all that apply):

Answered: 250 Skipped: 124



ANSWER CHOICES	RESPONSES	
Unreliable Public Transit	23.60%	59
Not Enough Service Hours	38.00%	95
Cost of Service	18.00%	45
Disconnected Routes	20.40%	51
Unsafe Public Transit	21.60%	54
Bike Routes/Lanes	21.20%	53
Lack of Parking	37.20%	93
Walkability	43.20%	108
Other (please specify)	22.00%	55
Total Respondents: 250		

#	OTHER (PLEASE SPECIFY)	DATE
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City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

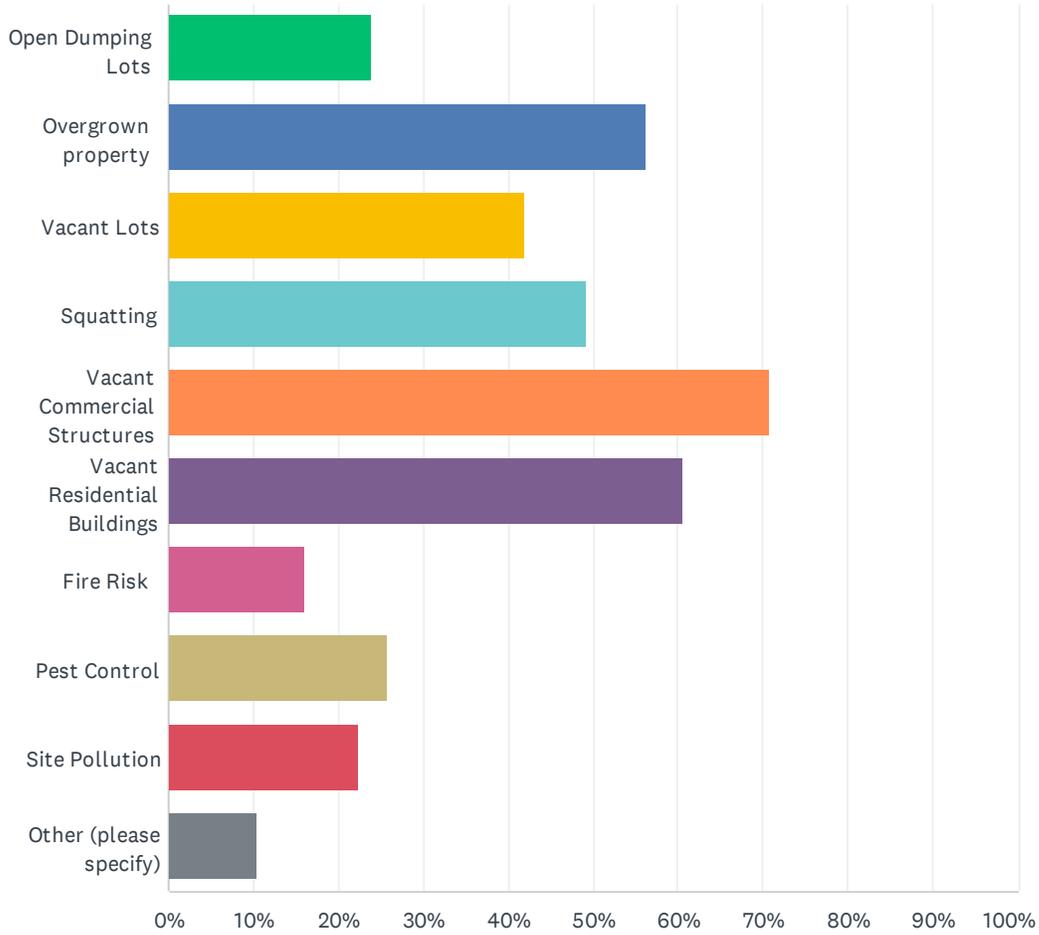
1	Sidewalks at the mall/Cole road! People have to walk through mud and traffic, often with kids, just to get to the bus stops	2/28/2025 12:37 PM
2	Parking should be free for two hours Downtown to encourage patrons.	2/27/2025 12:00 PM
3	Don,t run buses to good neighborhoods. It brought in the wrong crowd to apts and destroyed my hometown	2/26/2025 7:53 PM
4	They dont use the cross walks or bike lanes when available	2/26/2025 12:16 PM
5	out of control youth on bikes/dirt bikes riding in and out of traffic	2/26/2025 11:24 AM
6	not enough bus routes/schedules	2/26/2025 8:49 AM
7	Inaction and poor monitoring of against aggressive drivers	2/26/2025 8:32 AM
8	needs better bedbug sanitation	2/26/2025 7:35 AM
9	Buses need to start earlier & need to cover more distance.	2/25/2025 10:18 PM
10	Confusing bus schedule	2/25/2025 10:04 PM
11	Unknown, we just drive our car	2/25/2025 8:12 PM
12	Long waits in connecting / changing buses	2/25/2025 7:39 PM
13	I have my own vehicle. I usually only park downtown after hours or on weekends, but I don't think I'm going to like the new parking meters.	2/25/2025 7:07 PM
14	UNFAMILAR WITH PUBLIC TRANSIT SO UNABLE TO SPEAK ON IT - LACKING SIDEWALKS IN MANY AREAS/UNSAFE WALKING	2/25/2025 4:01 PM
15	not sure	2/25/2025 3:51 PM
16	walkability without feeling frightened due to those on the streets who may be dealing with mental health issues and drug addiction	2/25/2025 3:48 PM
17	None apply to me	2/25/2025 3:41 PM
18	English only, no DEI	2/25/2025 3:37 PM
19	Hagerstown is so incredibly unsafe. Way too many zombies at the methadone clinic and homeless people asking for money and mugging people. This city is little Baltimore and is absolute garbage	2/13/2025 8:06 AM
20	Cars constantly get confused when making a left turn off of East Franklin on to North Buchanan due to there being a red light in the middle of the intersection instead of cars completing the turn and crossing 40 they see the red light that's meant for people driving straight down with Cannon and think that red light is a very red light and just stop in the middle of the intersection instead of completing the turn and driving through. Streets need more lights. Parking garage is expensive and I spend 10 minutes using multiple different cards until it finally accepts one it seems to have issues with metal cards. The excellence need to be updated with more modern card scanner so I'm not holding up the line and haven't attendant also try out several cards till we get one to work	2/8/2025 2:01 AM
21	New parking payment	2/7/2025 5:07 PM
22	Heavy traffic including 18 wheel trucks on the narrow neighborhood streets	2/6/2025 1:24 PM
23	None	2/6/2025 11:34 AM
24	This is not a complaint. I am absolutely thrilled and grateful for our public transit system. I don't drive and have depended on buses for many years. Our bus system is wonderful and affordable. Drivers are friendly and routes get me almost any place I need to go.	2/4/2025 10:32 AM
25	Routes don't reach all areas and there's no extended hours or Sunday service	1/29/2025 4:03 PM
26	Lack of affordable transportation to all areas of the city and county.	1/29/2025 3:58 PM
27	A bicycle should not be able to travel in the road. I do not agree with bike lanes.	1/29/2025 10:45 AM
28	N/A	1/28/2025 2:22 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

29	The routes make no sense, the hours do not accommodate the employees of the warehouse community we have become, the buses don't run on holidays or Sundays...	1/24/2025 2:24 PM
30	parking meter changes	1/24/2025 9:25 AM
31	None at mcclary hill you have to walk two miles to get to a bus	1/23/2025 10:18 AM
32	Put the change meters back in the city, or make it free parking. Parking Garages are too much to pay all day for work.	1/21/2025 3:44 PM
33	Need more side walks on the other end of town Virginia ave!!	1/21/2025 12:18 PM
34	UNFAMILAR WITH PUBLIC TRANSIT SO UNABLE TO SPEAK ON IT - LACKING SIDEWALKS IN MANY AREAS/UNSAFE WALKING	1/21/2025 9:08 AM
35	need to expand routes to more areas	1/20/2025 10:06 PM
36	The taxi companies are unprofessional. The cost of rideshare apps is high.	1/20/2025 8:52 PM
37	I don't use any of the public transit so I would not have a comment.	1/20/2025 3:27 PM
38	no sidewalks on some roads. Maugans ave one side, crayton blvd	1/19/2025 9:33 PM
39	Security issues walking or parking downtown	1/19/2025 1:59 PM
40	The changes to dual hwy over the past year seem to penalize drivers. The city needs to focus on making the pedestrians who can not follow the laws more compliant. Put a wall down the median or something and place more crosswalks to prevent the nonstop j-walking	1/18/2025 2:21 PM
41	Don't have an opinion	1/18/2025 10:57 AM
42	Do not go to suburban areas	1/18/2025 9:48 AM
43	Having to pay for parking through the app	1/18/2025 1:24 AM
44	No transportation issues	1/17/2025 8:29 PM
45	Always late can service. Bus needed late evening	1/17/2025 6:27 PM
46	Not walkable due to fear of crime	1/17/2025 6:26 PM
47	Electric bikes and scooters kids on bikes riding in traffic/ no rules for electric bikes or consequences for unsafe operation	1/17/2025 5:54 PM
48	Cost of parking is outrageous	1/17/2025 5:29 PM
49	Lack of frequent, local services like regular bus or trolley lines	1/17/2025 5:14 PM
50	Lack of safe routes to school. Lack of adequate sidewalks and crosswalks. Unsafe intersections.	1/17/2025 4:44 PM
51	Poor schedule tables and have no maps, no all day pass , weak csvc routing assistance	1/17/2025 4:40 PM
52	Can't answer because we do not use	1/17/2025 4:37 PM
53	More lighting on streets to increase safety and walkability.	1/17/2025 4:35 PM
54	Existing bike lanes need a protective barrier. Need more protected crosswalks with flashing yellow lights to alert drivers if the walk button was pressed.	1/17/2025 4:25 PM
55	Expensive parking in the garage, parking app that is not user friendly	1/17/2025 4:13 PM

### Q16 Identify any blight (clearance/demolitions) issues in the City of Hagerstown? (Check all that apply):

Answered: 305 Skipped: 69



City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

ANSWER CHOICES	RESPONSES	
Open Dumping Lots	23.93%	73
Overgrown property	56.39%	172
Vacant Lots	41.97%	128
Squatting	49.18%	150
Vacant Commercial Structures	70.82%	216
Vacant Residential Buildings	60.66%	185
Fire Risk	16.07%	49
Pest Control	25.90%	79
Site Pollution	22.30%	68
Other (please specify)	10.49%	32
Total Respondents: 305		

#	OTHER (PLEASE SPECIFY)	DATE
1	Infrastructure underneath the ground the plumbing in Hagerstown is too old every apartment I've lived in has had plumbing issues flooding basements bathrooms overflowing and the landlords just kick you out or make you pay for the plumber's we need to get the plumbing underneath Hagerstown in New plumbing the plumbing is causing flooding and in homes	2/28/2025 9:12 PM
2	The Homeless problem in tents around town	2/26/2025 7:53 PM
3	Vacant buildings that don't reflect a vibrant downtown	2/26/2025 8:32 AM
4	Trash, litter need to hold commercial properties responsible	2/26/2025 6:24 AM
5	Random abandoned? On Mills street	2/25/2025 7:55 PM
6	this has improved enormously in the time I've lived here. Thanks!	2/25/2025 7:39 PM
7	Homeless	2/25/2025 5:28 PM
8	Old YMCA vacant	2/25/2025 5:22 PM
9	Hagerstown used to be so nice and beautiful but now it is dirty and disgusting. The houses downtown used to be so beautiful it is a shame they have been let go.	2/25/2025 4:03 PM
10	English only, no DEI	2/25/2025 3:37 PM
11	Roaches/water bugs everywhere, used needles.	2/8/2025 2:01 AM
12	Overgrown land being used as homeless tent sites littered with trash and needles	2/7/2025 7:24 PM
13	Trash cans so deep on east ave sidewalks blocked	2/6/2025 1:24 PM
14	Trash everywhere	2/5/2025 10:25 PM
15	Human and animal feces on sidewalks and streets.	1/29/2025 3:58 PM
16	Valley Properties and other Slumlords not taking care of their disgusting rental properties.	1/24/2025 2:24 PM
17	I do feel like Hagerstown has been working on and doing a good job. Fill those empty buildings or tear them down. Green Space is good.	1/21/2025 3:44 PM
18	Lack of trees across the city. There are only a few areas of town that boast thoughtful green space and beauty. The flowering dogwood trees are unsightly and smell terrible. Hagerstown needs regular native trees	1/20/2025 8:52 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

19	Deplorable condition of alleys	1/19/2025 1:59 PM
20	Too much section 8	1/18/2025 1:23 PM
21	Homelessness	1/18/2025 10:57 AM
22	We need more homeowners, to care about their properties	1/18/2025 8:32 AM
23	there is blight all over the city. run down buildings etc...	1/17/2025 7:45 PM
24	there is a lot of blight all over the city. run down buildings etc...	1/17/2025 7:42 PM
25	The alleys in the City of Hagerstown are not kept clean and are the preferred travel route for all sorts of vermin.	1/17/2025 5:09 PM
26	Homelessness	1/17/2025 4:53 PM
27	Cars parked wrong direction, commercial vehicles parked on street	1/17/2025 4:40 PM
28	Poor upkeep of areas that boarder lower class areas rarely plow and leaves etc of lower class/older areas	1/17/2025 4:40 PM
29	Homeless peeing and pooping on streets and alleys but no public restroom access. And they are being run away from the library bathrooms so they just pee and poop in the alley ways. Cumberland has nice outdoor bathrooms outside and accessible	1/17/2025 4:35 PM
30	Insufficient enforcement of city codes - Property and Income Taxes are TOO HIGH in relation to services provided	1/17/2025 4:31 PM
31	Trash cans	1/17/2025 4:23 PM
32	Trash everywhere	1/17/2025 4:18 PM

## Q17 Are there any programs or services that are missing or under-funded in the City? Please list:

Answered: 126 Skipped: 248

#	RESPONSES	DATE
1	Save locomotive 202 ! Keep it in Hagerstown and give it funding !	3/2/2025 7:41 AM
2	Pss personal support workers . Tent right lawyers renters have no rights I pay my rent on time for 40years but I get evicted if continue to request proper plumbing that doesn't over flow n have flooding issues. N well a	2/28/2025 9:12 PM
3	Drug Safety/mental health services	2/28/2025 4:54 PM
4	Hagerstown Hopes The Free Library Brooke's House Public bathrooms in downtown. More (safe and reliable) resources for houseless folks More mental health and social training for cops. It's a blessing to be a blessing Literally anything for the kids. Put your money into the people at the bottom. We are only as strong as our weakest.	2/28/2025 12:37 PM
5	No	2/28/2025 12:35 PM
6	Recreation centers, shelters	2/28/2025 5:56 AM
7	Parasite program	2/27/2025 8:08 AM
8	Build a bike trail and walk along the Antietum creek . From the college to the industrial park	2/26/2025 7:53 PM
9	Drug counseling centers, rehab for criminals, youth programs	2/26/2025 6:31 PM
10	Any programs that would help seniors	2/26/2025 5:54 PM
11	more street sweeping	2/26/2025 3:25 PM
12	I wouldnt know. I am self sufficient. Stop squandering taxes on unnecessary expenses. Reduce or eliminate property taxes for senior citizens.	2/26/2025 12:16 PM
13	youth rehab	2/26/2025 11:24 AM
14	Landlord Assistance/Education	2/26/2025 11:03 AM
15	Lack of Police 🚔 presence.	2/26/2025 9:10 AM
16	More funding for senior programs. Improvements to the downtown area—shopping, restaurants.	2/26/2025 8:43 AM
17	Mental health programs	2/26/2025 8:32 AM
18	Please lower our property taxes and/or home assessments.	2/26/2025 8:21 AM
19	The Rescue Mission is underfunded and overloaded, there are not enough affordable housing options but more than enough vacant/crumbling structures that could be repurposed, some kind of assistance with the rampant drug use.	2/26/2025 8:18 AM
20	Homelessness is heartbreaking... and continues to be an issue.	2/26/2025 7:49 AM
21	Strong code enforcement	2/26/2025 6:24 AM
22	I have seen alot of Drug and Homeless programs; however, they seem not to be effective. Please tell me, are they under funded? Or are the funds not being used effectively?	2/26/2025 6:12 AM
23	Services to help with rent and to prevent homelessness. Aldo, lack of housing for single parents, especially women, and housing/rehab services for single recovering women with children.	2/26/2025 1:52 AM
24	Child care	2/25/2025 11:21 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

25	Shelters for families	2/25/2025 10:43 PM
26	Housing. Help for those who want to work but need accommodations, more services to offer help (school programs, daycare , community centers that are supervised, vouchers, assistance off work for medical reasons, help for the disabled, etc)	2/25/2025 10:06 PM
27	I think the city should do more to fix the homeless issue and also help organizations like "it's a blessing to be a blessing"	2/25/2025 10:04 PM
28	More activities for teens needed	2/25/2025 10:04 PM
29	Community Service	2/25/2025 9:10 PM
30	There is no women's homeless shelter during the summer.	2/25/2025 7:55 PM
31	i've twice witnessed older people who appear to be going to or from laundromats being harassed by young people. I've intervened, but that's not always best. Is there an escort service for seniors?	2/25/2025 7:39 PM
32	I don't really use any programs or services. I do have a friend on disability that I think would benefit from basic classes like how to clean your apartment, preparing healthy meals, and budgeting (especially regarding grocery shopping).	2/25/2025 7:07 PM
33	N/A	2/25/2025 6:22 PM
34	after care programs for school aged children that are cost friendly to low income families, that provide structure to the children's schedule.	2/25/2025 6:14 PM
35	No	2/25/2025 5:50 PM
36	Homelessness	2/25/2025 5:40 PM
37	Unhoused shelters	2/25/2025 5:22 PM
38	Homeless accommodations	2/25/2025 5:17 PM
39	SAFE recreation options for non low income families.	2/25/2025 5:15 PM
40	Our Parks and Rec department has now community centers and extremely limited program offerings	2/25/2025 5:12 PM
41	?????	2/25/2025 5:11 PM
42	Community center in the downtown area	2/25/2025 4:32 PM
43	Hagerstown keep spending all this money to upgrade Hagerstown but does nothing to help the homeless and I mean NOTHING BUT ALWAYS COMPLAIN ABOUT THEM. Build some places for recovering addicts.	2/25/2025 4:18 PM
44	Rent to own	2/25/2025 4:11 PM
45	Activities and sports for disabled children.	2/25/2025 4:08 PM
46	Homeless shelters and places for homeless to go during the day.	2/25/2025 4:03 PM
47	Would like to see community partners working together to provide wrap around services to residents to assist people out of homelessness and help address substance use disorders. We must work together as a community to address these issues while providing housing and employment opportunities. Mental Health and dental services are needed for most people in our community but unable to connect with services.	2/25/2025 4:01 PM
48	dealing with youth who are breaking the law and threatening citizens, harsher penalties for the youth - if and when they are ever caught	2/25/2025 3:48 PM
49	English only, no DEI	2/25/2025 3:37 PM
50	Services simply for people that need to explore options.	2/25/2025 3:35 PM
51	The attention to the library is amazing - please continue the excellent programs there!	2/20/2025 2:57 PM
52	Move all the homeless people back to Baltimore where they belong and crack down harder on the drug addicts. You can't even walk downtown without a crack head/ methadone clinic zombie/ or homeless guy coming up to you begging for money. This crap needs to be	2/13/2025 8:06 AM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

resolved. The citizens of Hagerstown pay more than enough in taxes to keep the streets clean and safe and you do nothing with it. Instead of cleaning up the town you built that stadium in the ghetto & dolled up the pedophile dagmar hotel to make it not look like trash. A WASTE OF THE TAX PAYERS MONEY. Do something this NEEDS TO CHANGE. nobody is safe here in hagerstown and thats why you can't keep any businesses around any longer than a year. Thats why nobody goes to the parks. Thats why they're all moving to Frederick & WV. HAGERSTOWN IS TRASH

53	I thoroughly believe as someone that has lived in Hagerstown/Washington County. Children and adults need better mental health services. I am currently a therapist and social worker within Hagerstown. I wish there was more opportunities for mental health to be easily accessible. I also highly suggest Hagerstown stop building vacant warehouses! It takes away the beauty of our smaller community. Maybe 3 of the warehouses that have been built actually have companies in it... maybe if yall used any of those buildings for homeless people we wouldn't have people freezing to death. It's honestly so disheartening how expensive has become... our town has nothing to offer people to regularly do and that's why youth and others get into trouble. We need so much in this community and I hope yall truly read our answers	2/8/2025 7:11 PM
54	Our house is over 100 years old, the retaining wall is crumbling, tube and knob wiring, roof crumbling, yard fence broken, lead paint, needs updates but hard as a young homeowner to afford. We make too much for most grants but not enough to afford the cost especially with medical debts and childcare cost we have. I can tell neighbors also are struggling with ageing houses and it brings the pride of the neighborhood down. More help for lower middle class to middle class families to preserve and update their home would be nice. I would feel safer in my house. I'd love to raise my toddler son here but not sure the house will last. I'd love some more child and family programs/events that are on weekends and evenings for those who work full time M-F 8-6pm. It would be cool to bring the Dolly Parton Book program to the city.	2/8/2025 2:01 AM
55	First time home buyers programs. Grants to help with basic income	2/7/2025 7:32 PM
56	N/a	2/7/2025 6:39 PM
57	They should have some kind of program against so many drug addicts on the streets. Hagerstown is beautiful but it looks so ugly with so many people asking for money and drug addicts on the streets. I hope that improves so we don't leave Hagerstown.	2/6/2025 11:34 AM
58	Nope, after traveling there US I'm proud to call this place home	2/6/2025 6:35 AM
59	Drug and homelessness	2/5/2025 10:25 PM
60	I am sure there must be issues that I should address here, but at present, I cannot think of any.	2/4/2025 10:32 AM
61	Education for those in poverty on how to get out and guidance, teach the children of those families too, not just parents	1/30/2025 5:14 PM
62	Lack of resource/rehabilitation services for addiction and homeless. We need more programs to help people be a positive part in society. Also not enough programs for the youth; need mentor prorams. They're turning to vandalism and crime because they're bored and have lack of direction.	1/29/2025 4:03 PM
63	Affordable childcare, gaps in transportation, the homeless problem is growing.	1/29/2025 3:58 PM
64	Please evaluate and fully staff the caseload for Code Compliance, Inspections, Rental Inspections, and tighter regulation of absentee landlords/developers.	1/29/2025 2:36 PM
65	Keep the drone 5 raids on my street landlords are lacking watching there houses	1/29/2025 10:32 AM
66	Better job of taking care of green spaces created by the city	1/28/2025 2:22 PM
67	homeless shelters, too long of wait list for housing, not enough funding for low income families	1/24/2025 8:08 PM
68	Grocery stores Pharmacy near by Affordable sandwich shops	1/23/2025 2:54 PM
69	Transportation is one of many big issues	1/23/2025 10:18 AM
70	Downtown shopping	1/21/2025 4:11 PM
71	More bus routes or more buses. City owned, trustworthy taxis. Free transportation to the working poor trying to make it.	1/21/2025 3:44 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

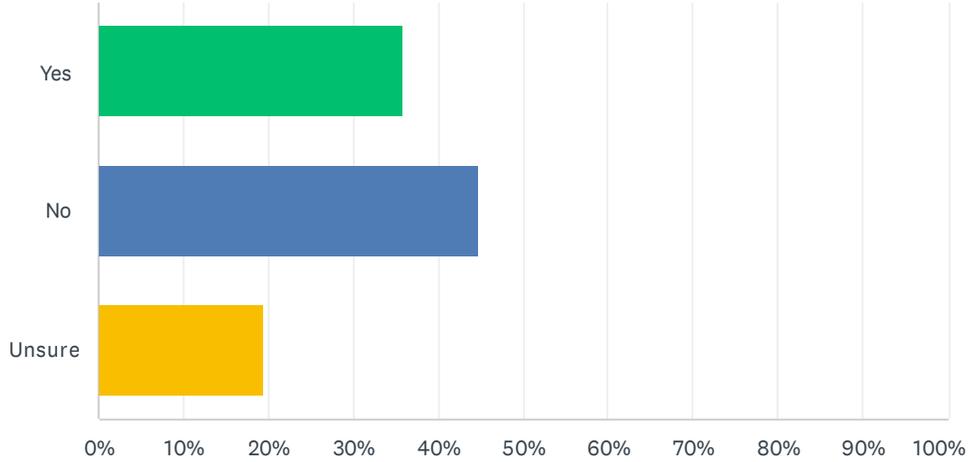
72	As a former Social Worker in Washington County, there are insane missing and under-funded services including but not limited to affordable housing, food insecurity, mental health services and free transportation. Also, why are there always new buildings when there are MANY vacant buildings throughout the county????	1/21/2025 2:04 PM
73	Foodbanks, the welfare office is very underfunded, Most if not all the income based housing is VERY underfunded!!!!	1/21/2025 12:18 PM
74	Literacy	1/21/2025 11:08 AM
75	NA	1/21/2025 9:18 AM
76	NEED WRAP AROUND SERVICES TO HELP ASSIST THOSE EXPEIENCING HOMELESSNESS AS WELL AS THOSE WITH ADDICTION ISSUES.	1/21/2025 9:08 AM
77	Police and Fire/Rescue	1/21/2025 8:48 AM
78	More youth opportunities	1/21/2025 12:14 AM
79	It is a disgusting shame that a working professional cannot afford to live here on my primary salary. I am forced to maintain secondary employment and seek gig opportunities often just to make ends meet. It is impossible to save with the cost of rent but I will not subject myself to the the low standard conditions of living in the few "affordable" listings. The fact that we have so many long term hotel residence troubles me deeply. Why are there are so few housing units available in this town? There should be various housing options of quality in all income brackets. I am not suggesting that exceptions should be made for people with poor rental and behavioral history. I am not advocating for ghettos and projects to be sanctioned and established by the city, but with adequate screening and high standards for cleanliness, safety, and pest management, I believe that younger professional people would choose to live in the city limits and would bolster economic growth	1/20/2025 8:52 PM
80	-affordable housing -inclusive rehabilitative services for homeless individuals to gain stability (substance use treatment, housing, job training, life skills, increase supports, etc.) -funding or waivers for poverty level individuals to help with rental application fees, especially those with housing choice vouchers. Many cannot afford to pay security deposits and having to pay fees makes this even harder.	1/20/2025 10:50 AM
81	CAC, Salvation Army	1/20/2025 10:34 AM
82	General cleanup of city streets and alleys	1/19/2025 1:59 PM
83	A central location for homeless persons to keep their belongings and stay during the day besides the downtown library.	1/19/2025 12:12 PM
84	There is a growing amount of marijuana usage around the city. This causes traffic issues. There is also many people on corners and in public parking lots asking for money. Crime has increased. Our family does not feel as safe in our neighborhood as we used to feel.	1/18/2025 10:01 PM
85	I haven't looked at the budget	1/18/2025 6:41 PM
86	Women's homeless shelter is needed.	1/18/2025 5:53 PM
87	Homeless shelters for families Cold shelters for the homeless	1/18/2025 5:14 PM
88	Homeless issue with no where for them to go. Teach and others are at capacity.	1/18/2025 1:23 PM
89	More activities for kids	1/18/2025 12:42 PM
90	Need for low income housing in the city and county. More parking options downtown	1/18/2025 12:35 PM
91	Youth STEM community programs	1/18/2025 12:31 PM
92	Addiction, mental health, job training. Successful programs not just empty programs	1/18/2025 10:57 AM
93	Services for older adults	1/18/2025 9:18 AM
94	Bulk trash pick up.	1/18/2025 8:50 AM
95	Education	1/18/2025 8:20 AM
96	Affordable housing, Employment Opportunities for the Disabled	1/18/2025 8:14 AM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

97	There should be a year round shelter or program for homeless populations. Also we need a central location for children to go to that is safe	1/18/2025 1:24 AM
98	Clean up the downtown area.	1/17/2025 11:50 PM
99	Affordable housing Shelters Resource centers Difficulties getting IDs, birth certificates and SS cards which you need for every thing !	1/17/2025 9:46 PM
100	Public Education	1/17/2025 8:58 PM
101	Property taxes are too high and need to be reduced.	1/17/2025 8:29 PM
102	Childcare and Family Support Services	1/17/2025 8:20 PM
103	police presense. how do they let all of this happen?	1/17/2025 7:45 PM
104	police presence. obviously there are drug and homeless issues. Its like the elephant in the room. its obvious but your avoiding the issue. clean up the drugs and homelessness.	1/17/2025 7:42 PM
105	Youth center, trade school for adults	1/17/2025 7:23 PM
106	To many empty residential and business buildings.	1/17/2025 6:27 PM
107	Yes. Get rid of the vagrants/ unloaded prisoners	1/17/2025 6:26 PM
108	Police	1/17/2025 5:54 PM
109	Need more shelters for homeless.	1/17/2025 5:45 PM
110	More programs for homeowners that make a moderate income but still need assistance	1/17/2025 5:40 PM
111	Our parks and rec department is pitiful! There is no major community center and a severe lack of meaningful programs	1/17/2025 5:14 PM
112	More housing for homeless	1/17/2025 5:13 PM
113	Homeless housing	1/17/2025 4:53 PM
114	Accessible homeless/addiction/health support services Need more safe alternatives to automobile transportation Street and sidewalk maintenance, cleaning and landscaping are inconsistent among different neighborhoods	1/17/2025 4:44 PM
115	Addressing transitioning population, cutting down old-growth trees w/o properly replacing, extreme lack of activity and resources for 16-25 yr old and elderly	1/17/2025 4:40 PM
116	No	1/17/2025 4:38 PM
117	Year-round shelter	1/17/2025 4:38 PM
118	The taxi services can use more funding to continue to provide their valuable service	1/17/2025 4:37 PM
119	I rarely see police. I think there is a drug and prositution problem downtown.	1/17/2025 4:35 PM
120	I like how Frederick is now splitting up funding by neighborhoods for the city so funds get evenly distributed throughout city and not concentrated in one area.	1/17/2025 4:35 PM
121	Property and Income Taxes are TOO HIGH in relation to services provided	1/17/2025 4:31 PM
122	None	1/17/2025 4:20 PM
123	Code enforcement Unkempt property, trash on ground, animal control	1/17/2025 4:18 PM
124	Public Safety	1/17/2025 4:16 PM
125	Transportation. The city is not safe to walk and the city's planning is so poor that there's no access to grocery stores and such by walking. At least not safely.	1/17/2025 4:16 PM
126	At rish youth.	1/17/2025 4:12 PM

## Q18 Are you aware of how to report fair housing violations in the City of Hagerstown?

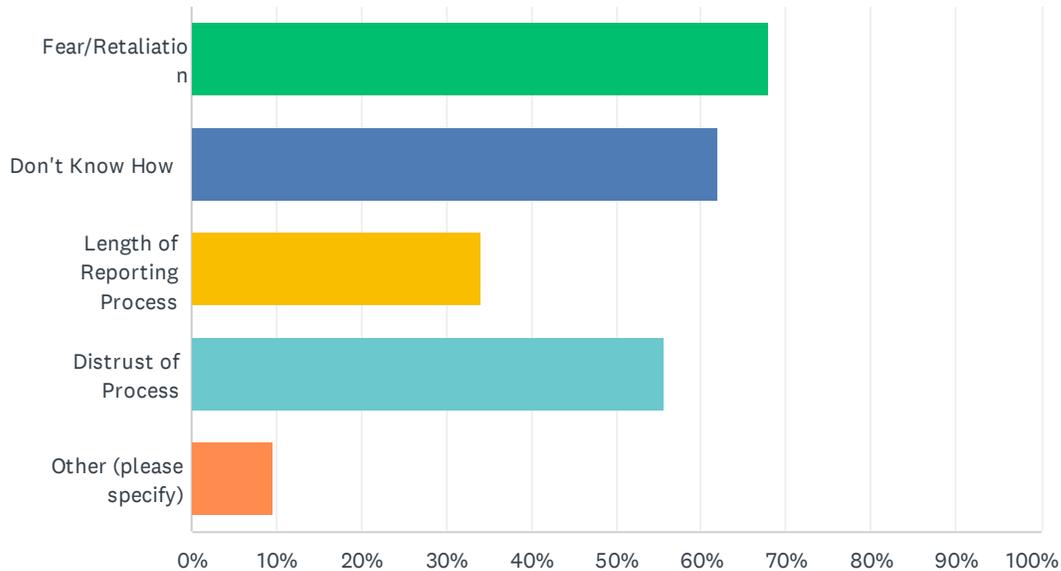
Answered: 315 Skipped: 59



ANSWER CHOICES	RESPONSES	
Yes	35.87%	113
No	44.76%	141
Unsure	19.37%	61
<b>TOTAL</b>		<b>315</b>

## Q19 Identify the reasons why fair housing complaints may not be reported? (Check all that apply):

Answered: 284 Skipped: 90



ANSWER CHOICES	RESPONSES
Fear/Retaliation	67.96% 193
Don't Know How	61.97% 176
Length of Reporting Process	34.15% 97
Distrust of Process	55.63% 158
Other (please specify)	9.51% 27
Total Respondents: 284	

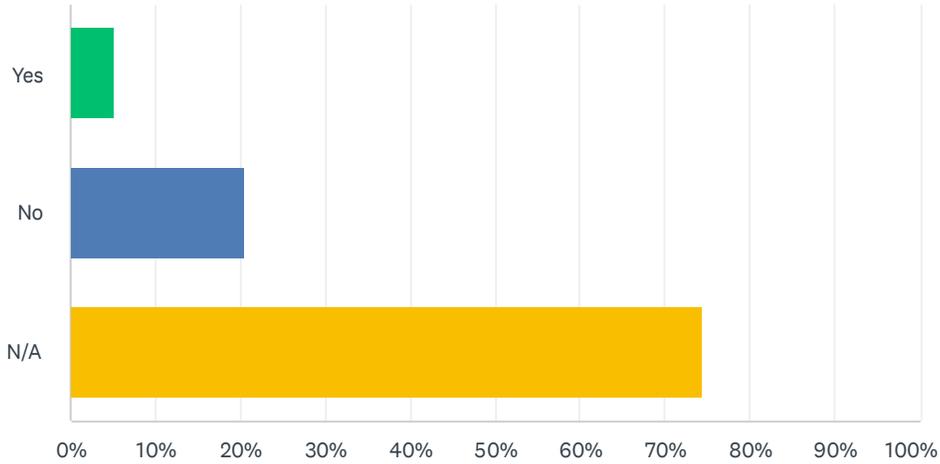
#	OTHER (PLEASE SPECIFY)	DATE
1	I have call all over Hagerstown since 2013 when I moved hear to find a tent lawyer. And no one at the court house CAC welfare office section 8 county engineer Sheppard prat aka turning point. N Potomac case management none of these places told about this would filing have kept me from having to move 4 x because landlords refused to fix plumbing unless I paid..	2/28/2025 9:23 PM
2	Illiterate or ESL	2/28/2025 12:45 PM
3	Doesn't pertain to me.	2/27/2025 12:02 PM
4	Loitering in front of the Alexander House. Put single chairs in the Square for people to sit; To aviod this	2/26/2025 7:58 PM
5	Noone follows up	2/25/2025 5:18 PM
6	Don't know their rights	2/25/2025 5:13 PM
7	I believe they are getting reportede but they are not doing anything about.	2/25/2025 4:21 PM
8	PEOPLE DON'T WANT TO GET INVOLVED or stir up issues with neighbors	2/25/2025 4:04 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

9	English only, no DEI	2/25/2025 3:41 PM
10	Landlords are not held accountable by the city to follow laws	2/21/2025 11:45 PM
11	Because you all won't do anything.	2/13/2025 8:06 AM
12	Lack of guidance in completing the process	2/8/2025 7:12 PM
13	Frustrating because nothing changes	2/6/2025 1:25 PM
14	Previous reports not followed up	1/29/2025 2:39 PM
15	N/A	1/28/2025 2:25 PM
16	Nothing happens or gets done when we do report it	1/21/2025 12:23 PM
17	PEOPLE DON'T WANT TO GET INVOLVED.	1/21/2025 9:10 AM
18	Haven't experienced any fair housing issues	1/20/2025 3:29 PM
19	people do not have access to other housing options	1/20/2025 11:08 AM
20	Don't know what they are	1/18/2025 5:55 PM
21	Fair housing issues are relatively rare due to state and federal law.	1/17/2025 8:31 PM
22	Time and opportunity, for people who are working and trying to make ends meet with families, they don't have time to follow through on this.	1/17/2025 8:22 PM
23	Clearly report one month. Stays same for three to 5 or forever never to be corrected	1/17/2025 6:29 PM
24	Don't know that it's illegal	1/17/2025 5:15 PM
25	Actual response	1/17/2025 5:06 PM
26	I have no such issues	1/17/2025 4:34 PM
27	Criminals don't care	1/17/2025 4:20 PM

## Q20 If you are a renter, has your landlord refused to make a reasonable accommodation?

Answered: 289 Skipped: 85



ANSWER CHOICES	RESPONSES	
Yes	5.19%	15
No	20.42%	59
N/A	74.39%	215
<b>TOTAL</b>		<b>289</b>

## Q21 If 'Yes,' what was the request?

Answered: 21 Skipped: 353

#	RESPONSES	DATE
1	To reduce plumbing under building out to street. Basement flooding in the ridge for.5 years now. My tub water never goes down standing water is all left in tub. Roaches never die they just keep coming back I clean n spray for them a few times a week n they don't stop showing up.	2/28/2025 9:23 PM
2	To stop the smoking and loitering. Which causes second hand smoke. Plus the tenants smoke weed out there. Plus block the sidewalk when The Boxcars play and other events	2/26/2025 7:58 PM
3	Owner of building gave permission for dog, but office manager threatened to evict. Lease doesn't state no dogs.	2/25/2025 10:08 PM
4	N/A, my landlord now is great. Truly rare.	2/25/2025 6:23 PM
5	N/A	2/25/2025 3:49 PM
6	Drafty windows, no screens in windows	2/25/2025 3:45 PM
7	English only, no DEI	2/25/2025 3:41 PM
8	Working kitchen sink drain, clean safe environment free from rodent, bugs, mold, water damage, fire safety, debris on property.	2/21/2025 11:45 PM
9	Securing handrails in the building. Currently broken. Fixing front door locks on the building. Fire escape for the back of the building is not accessible for anyone with limited mobility, i.e. can't scale down a 7-foot drop or over a 4-foot railing.	2/16/2025 3:59 PM
10	Tackle mice	2/7/2025 7:32 PM
11	While I answered the question above with "no," it did take many, many requests and almost begging to get a roach problem taken care of. Landlord finally complied, but I am not sure problem is totally solved.	2/4/2025 10:35 AM
12	ramp access, accomidation for disabled tenants	1/24/2025 8:10 PM
13	To fix a huge whole in my kitchen from a water leak that's been like that for over a year [No kitchen light] for over a year	1/21/2025 12:23 PM
14	My landlord refused to accept a subsidy during Covid which would have benefitted me greatly during a tough financial time.	1/20/2025 8:54 PM
15	I'm getting out of Hagerstown as a landlord	1/20/2025 8:32 PM
16	Fix busted windows	1/20/2025 12:23 PM
17	I informed her that I did not have the proper equipment for lawn care and she said she would take care of it. "In return" I was expected to pay my portion of the water (in a split unit home) and she made me pay a monthly pet rent after I already paid a deposit.	1/20/2025 11:08 AM
18	Why are you asking about Parkersburg?	1/18/2025 8:18 AM
19	as a senior unsure if it is a refusal or lack of funds to make such happen; but when temps are most frigid and the balcony doors are so "off" that chill coming thru moves "blinds" hanging at such	1/17/2025 6:09 PM
20	The landlord refuses to give notice when they enter the home. We are just asking for notice when there is something planned. We understand an emergency situation but they know the schedule for pest control and service calls so it is reasonable to let us know, hey we will be in this week (or tomorrow) sometime. I have pets and they require the pet be locked away when they come in but we have no idea when they are coming. To protect themselves, they made us sign an addendum and therefore just come in anytime they please. If we deny them access they state they will charge our account. They will say it's to spray for bugs, inspect	1/17/2025 5:03 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

housekeeping or conduct repairs but it's ridiculous to just help themselves to our apartment. Also the pest control is odd. We have never reported bugs yet they spray chemicals every month in our home. This can't be healthy right?

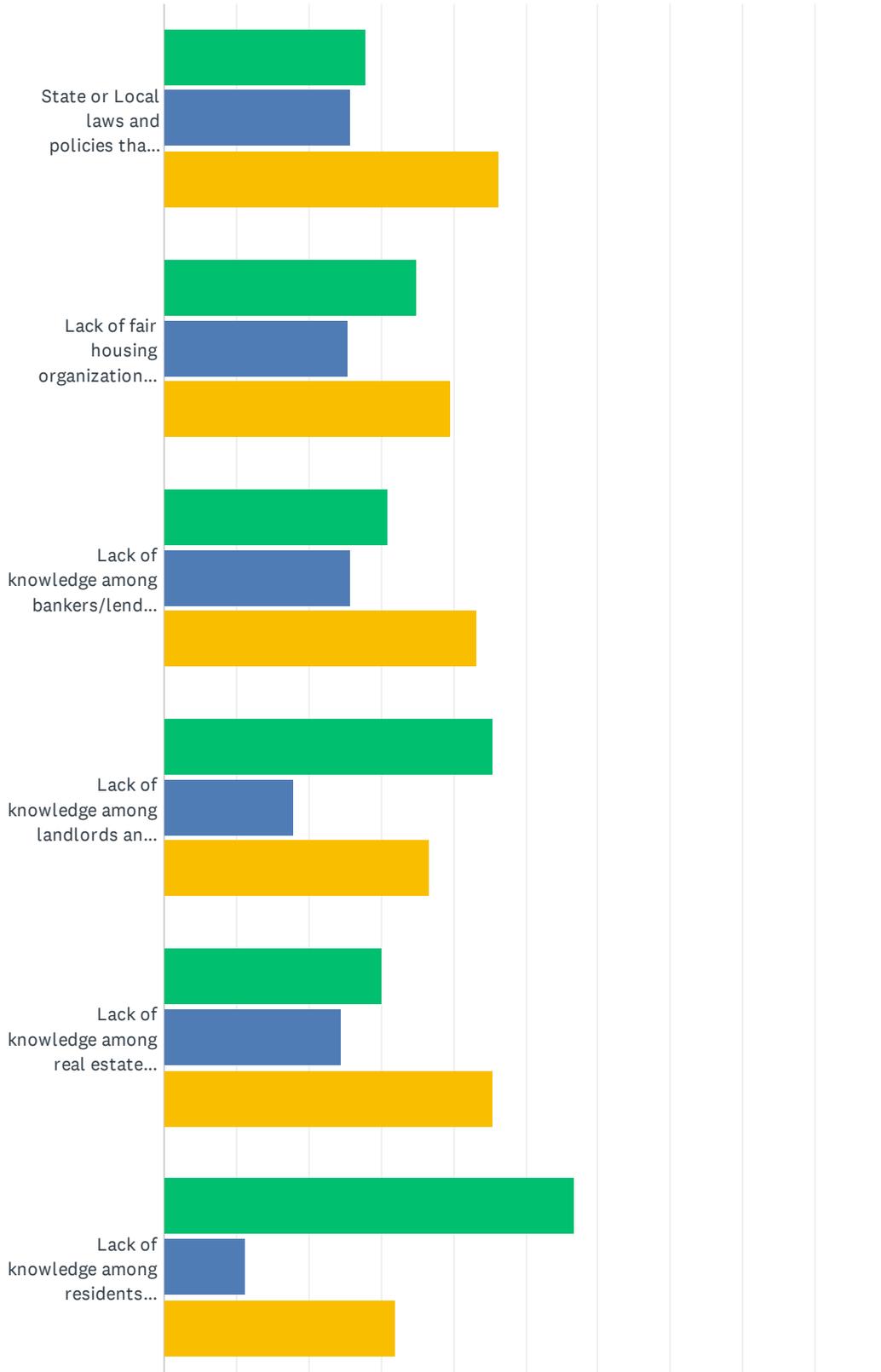
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21	N/A my current landlord is great, truly rare.	1/17/2025 4:18 PM
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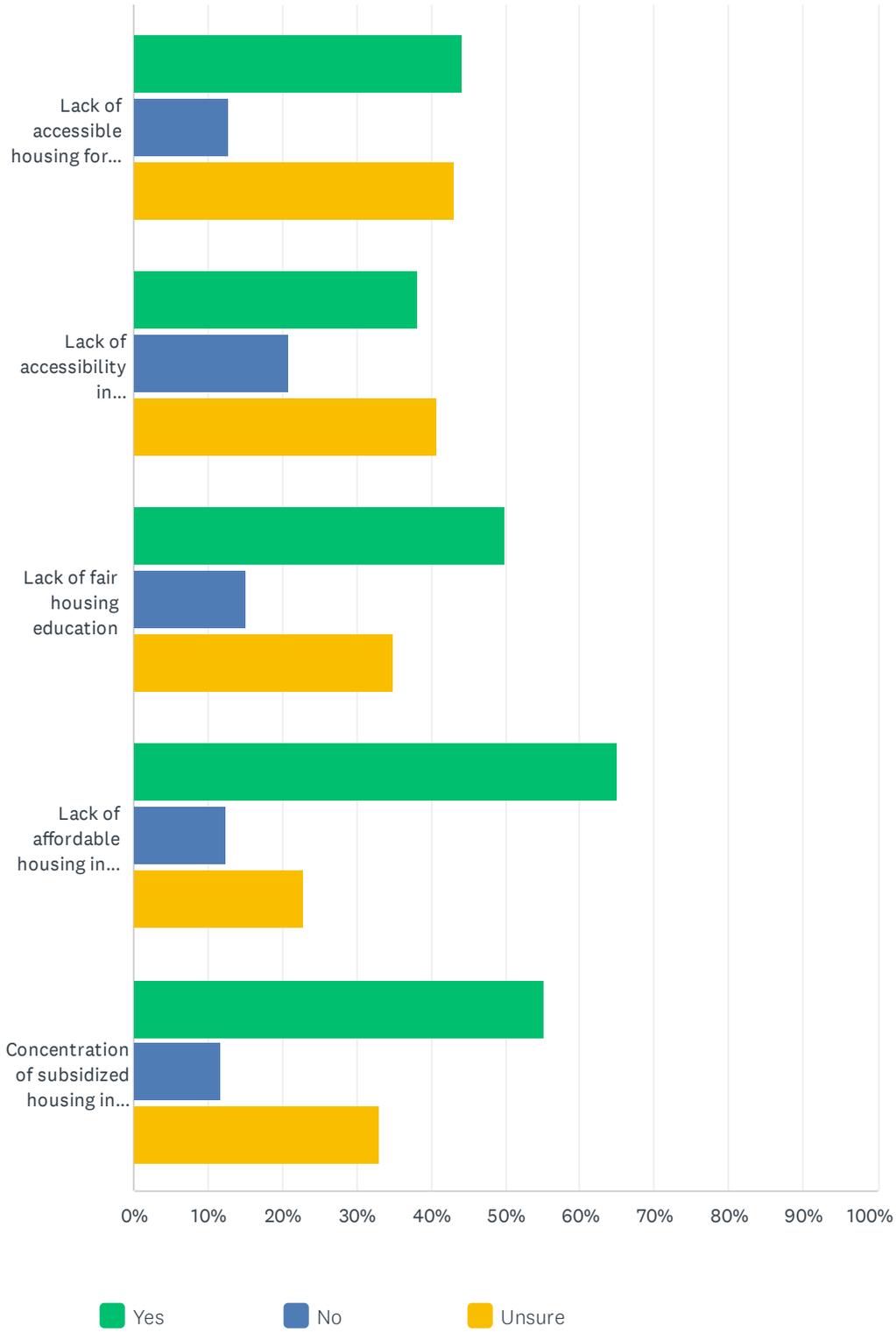
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## Q22 Do you believe that the following situations result in further discriminations and/or barriers to fair housing in the City of Hagerstown?

Answered: 291 Skipped: 83



City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan



City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

	YES	NO	UNSURE	TOTAL
State or Local laws and policies that limit housing choice	27.94% 76	25.74% 70	46.32% 126	272
Lack of fair housing organizations in the City	34.91% 96	25.45% 70	39.64% 109	275
Lack of knowledge among bankers/lenders regarding fair housing	30.88% 84	25.74% 70	43.38% 118	272
Lack of knowledge among landlords and property managers regarding fair housing	45.45% 125	17.82% 49	36.73% 101	275
Lack of knowledge among real estate agents regarding fair housing	30.11% 81	24.54% 66	45.35% 122	269
Lack of knowledge among residents regarding fair housing	56.73% 156	11.27% 31	32.00% 88	275
Lack of accessible housing for persons with disabilities	44.16% 121	12.77% 35	43.07% 118	274
Lack of accessibility in neighborhoods (i.e. curb cuts)	38.20% 102	20.97% 56	40.82% 109	267
Lack of fair housing education	49.81% 134	15.24% 41	34.94% 94	269
Lack of affordable housing in certain areas	64.98% 180	12.27% 34	22.74% 63	277
Concentration of subsidized housing in certain neighborhoods	55.15% 150	11.76% 32	33.09% 90	272

#	OTHER BARRIERS (PLEASE SPECIFY)	DATE
1	If u don't have at least \$3000 to move in rent u r out of luck. I had a landlord double my rent in 2020 for 4d me out cause I asked for maintenance issues to be taken care of n the rent got raised from\$750 to 1500. They gave me 60days to move.	2/28/2025 9:23 PM
2	More Senior Housing for the aging boomers in town	2/26/2025 7:58 PM
3	Changes in residential zoning after residential construction commences	2/26/2025 8:34 AM
4	The rent is too high	2/26/2025 1:54 AM
5	Landlords wanting 3X the amount of the rent, allowing landlords to raise the rent every year	2/25/2025 4:21 PM
6	People abuse the system.	2/25/2025 3:43 PM
7	English only, no DEI	2/25/2025 3:41 PM
8	Cost of living is higher than the wages here.	2/21/2025 11:45 PM
9	We purchased a HUD REO home with a special renovation loan that allowed only \$100 down, but found it was hard to find a realtor and lender who understood the closing process for it. From convos with neighbors I've noticed many renters don't know their rights and how to protect themselves.	2/8/2025 2:07 AM
10	Lack of inventory	1/29/2025 4:00 PM
11	Disregard of fair housing among those who are aware, informed, and in the rental business	1/29/2025 2:39 PM
12	Landlords & city needs to write up a lease	1/29/2025 10:35 AM
13	I feel there's fair and balanced opportunity for all City residents	1/28/2025 2:25 PM
14	People decide to do bad things, landlords and tenants. They know what they are doing.	1/21/2025 3:46 PM
15	The affordable neighborhoods are so unsafe	1/20/2025 10:39 AM



## Q23 Additional comments or concerns that you wish to share?

Answered: 98 Skipped: 276

#	RESPONSES	DATE
1	Downtown always has trash sitting on the curb. Only allow specific colors used on exterior surfaces to coordinate a sophisticated look instead of the hodge podge of garish colors that are currently on our historic buildings.	3/2/2025 10:32 AM
2	Fix the infrastructure of Hagerstown before you build any more goddamn warehouses put money into our old out dated infrastructure what we already have . Please give us new pipes for our out going water waist. so what we don't have landlords trying to get money from the tenants when they need to take care of their own damn infrastructure issues	2/28/2025 9:28 PM
3	I'm very concerned about crime in Hagerstown. There are groups of young people in the streets even during school days.	2/28/2025 9:07 PM
4	Many of the populous here are down trodden and working class. We need to support them. The backbone of our workforce. That means infrastructure for walking and biking or using powered chairs, speed bumps,and cross walks, and greatly reducing traffic on residential roads. (having other viable options will help to reduce traffic and cars on the road, and will better the air quality) I think our little town has potential to be amazing. We just gotta do right by the actual folks of Hagerstown and not the corporations and transplants. Like, we shouldn't be having semis drive down narrow, residential, side streets within a block of 3 different (low income) public schools. That's bonkers, man. Putting our children's lives at risk for what? A shipment of mass produced nonsense? This city didn't have cars originally. It got paved and gutted. It's bones were not meant for this. And we can do better.	2/28/2025 1:05 PM
5	None	2/27/2025 8:02 PM
6	Get more police because it's turning into little Baltimore there and no one wants to be there anymore because trash and ignorant people and just lazy and bums out there	2/27/2025 10:38 AM
7	The Homeless need better structure then just a bed,It solves nothing. Housing and jobs programs need to be inforced	2/26/2025 8:00 PM
8	NA	2/26/2025 5:56 PM
9	None	2/26/2025 3:27 PM
10	Follow up on subsidized housing to ensure only eligible people live there. Lots of drug dealers involved in those houses.	2/26/2025 12:20 PM
11	Our downtown area is out of control. The area surrounding like Locust Antietam and surrounding streets. Loitering and open drug dealers. No respect for others peoples properties. Fear now to walk our streets. No police presence. Or is they do get arrested they're out in a week.	2/26/2025 9:16 AM
12	Not enough police, crime/harassment is moving outward from the city into county neighborhoods, community safety is questionable and getting worse. Clean up and remove vagrants and homeless so community becomes more safe and desirable so it may attract new community members, from individual families to manufacturing/white collar industries.	2/26/2025 8:38 AM
13	Please lower our property taxes and/or home assessments so I can afford to live here.	2/26/2025 8:23 AM
14	Thank you for taking the time to survey our community. Now more than ever we need to look out for each other.	2/26/2025 7:51 AM
15	Somehow create or entice higher technologies to Hagerstown	2/26/2025 6:29 AM
16	Rent is too expensive, much more than 5 years ago. Previously employed and housed folks are becoming homeless when there's a job loss with no way to prevent disaster. Then they are accused of being drug addicts and riffraff when they only loss their jobs and could not, therefore, pay their rent.	2/26/2025 1:56 AM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

17	Is sometimes good to send a notification to community leaders and groups to attend a city council meeting and bring up their own concerns and ideas about everything they need in the community	2/25/2025 11:26 PM
18	Nothing at this point in time	2/25/2025 10:09 PM
19	No	2/25/2025 10:05 PM
20	There's been much improvement that many either dont see or choose to ignore. Not sure there's a remedy for that.	2/25/2025 7:42 PM
21	I moved from Montgomery County and rented a Moderately Priced Dwelling Unit (MPDU) through Housing and Urban Development (HUD). I used the Tenant's Rights department when the landlord tried raising my rent 15% one year. They revised it to a 4% increase. I don't know if Washington County has similar programs.	2/25/2025 7:12 PM
22	N/A	2/25/2025 6:23 PM
23	Lack of Police actions with the homeless and drug users/dealers! The Homeless and drugs NEED TO GO! It is a huge shame that everyone needs to mark their property with NO TRESPASSING Signs! What a message that sends to prospective real estate buyers and those looking to go to businesses in town. The State of Maryland needs to get a grip on reality.....especially with the upcoming vote to open our parks and probably our sidewalks to the homeless. Haven't we learned that it DID NOT work for California.....I certainly isn't going to bode well for Hagerstown....the entire State for that matter. WAKE UP!!!! We should not be a welfare state!	2/25/2025 5:54 PM
24	Please do something about the homeless.	2/25/2025 5:30 PM
25	Stop all the section 8 applications from those who don't even live around or near Hagerstown.	2/25/2025 5:19 PM
26	none	2/25/2025 5:13 PM
27	Need more safe walking paths.	2/25/2025 5:00 PM
28	Public safety should be the number one concern. If the city isn't safe no one wants to live there. That is both fire and police.	2/25/2025 4:41 PM
29	Wish something would be done with 425/427 Jefferson St. It is an eyesore and must be a health hazard inside, as the windows are open/busted out and we have seen at least one squatter arrested.	2/25/2025 4:40 PM
30	Since moving to the West End on Salem Ave in mid December of 2024 from the Robinwood area, I've noticed that there are over grown front and back yards of apartment buildings, trash collected in back yards that are piled high of apartments, alleyways that are not accessible due to littler and illegal dumping- which all aide in the rats and mice infestations. I have also noticed that homeless hangout and are disruptive and loud all hours of the night and day. It seems landlords are not held accountable or their tenants in the city as opposed to in the county.	2/25/2025 4:11 PM
31	I would like to see all of those who live within city limits receive city services (i.e. water, sewer, trash, electric). I live within city limits and pay city (county, state and federal) taxes but have Potomac Edison as my electric provider. So I pay close to twice what I would pay if I were on city electric. I feel that if you are paying to live in the city you should be provided city utilities. The lines are whacky! The family who lives behind me, further from town then me has city electric (that runs from a pole in my backyard) yet I have to pay PE prices. Seems a little out of sorts.	2/25/2025 4:09 PM
32	The price of housing in Hagerstown is absolutely ridiculous. The rent is outrageous and unaffordable. The prices of houses to buy are unaffordable for single people or single parents.	2/25/2025 4:05 PM
33	As a lifelong resident of Hagerstown, I do feel more frightened than ever before to be on our streets, both in a car or while walking. I have been personally attacked by youth on bicycles, and I have been approached in multiple parking lots by homeless people or others looking for a handout. I hate that I no longer feel safe in my own home town.	2/25/2025 3:51 PM
34	Waiting lists are too long for income based properties, there are also not enough income rental properties. Adults with children that have disabilities are exempt from obtaining moving up on the list for housing as well which is crazy	2/25/2025 3:46 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

35	English only, no DEI	2/25/2025 3:41 PM
36	Stop building new homes without looking into how it will impact the school system, you are overflowing schools	2/25/2025 3:38 PM
37	Make it safe again.	2/25/2025 3:36 PM
38	NA	2/25/2025 3:34 PM
39	Police need more education on law and defusing violence. My landlord diminished my utilities because I reported him to the city. Which is illegal I called the police because his behavior was becoming hostile. I felt threatened and unsafe in my home. The officer told me to file a peace order, never spoke to the landlord and just left. I filed said order, While filing the order I was made to feel like an inconvenience from the commissioner because it hadn't become a violent act. When I went to court, the judge told me that this was a landlord tenant issue and that I should not have filed a Peace order. So I'm just curious if I feel threatened by someone and unsafe around them there's nothing I can do legally to be proactive to protect myself?	2/21/2025 11:52 PM
40	Hagerstown sucks and needs to be cleaned up.	2/13/2025 8:06 AM
41	Please actually work on our issues	2/8/2025 7:13 PM
42	While the city has issues, overall we have found a lot to enjoy in Hagerstown. We appreciate the ability to have methods of communication like this. We hope to see more growth and excitement in the city. We hope it keeps working towards welcoming their neighbors, including LGBT families. We love the festivals and events. We love the parks. I am a healthcare worker and would like more drop-in daycare options on bad weather days, holidays, extended hours, etc. especially if they can take the daycare vouchers.	2/8/2025 2:13 AM
43	Minorities feel excluded very often	2/7/2025 7:33 PM
44	Housing prices have gone through the roof	2/7/2025 5:08 PM
45	Please get the trash cans off our sidewalks it's against federal disability laws as wheelchairs cannot use the sidewalks	2/6/2025 1:26 PM
46	I appreciate the recent intention to invest in the City more from the economic and community development perspective. I would recommend the City partnering with local community organizations to improve the access, knowledge and awareness of programs and services. Also programs to help homeowners do renovations to properties to keep them in better shape. Also police that actually enforce no trespassing or loitering or squatting laws.	2/6/2025 1:26 PM
47	I love the amount of community outreach here. The culture here is wonderful. Other than better access to more affordable food options and minor complaints, I love it here	2/6/2025 6:43 AM
48	Bring in more businesses to the area. Also areas on dual highway need to be more accessible. Trying to cross the street on that road is next to impossible and dangerous	2/5/2025 5:56 PM
49	I feel that city officials are doing a good job of addressing problems we face and trying to offer solutions and programs for safety, fun, education, etc. Kudos for all your efforts. While we face some major problems. I know our law enforcement people and city officials are doing their very best.	2/4/2025 10:38 AM
50	Some of us non-profits are out here trying to help, we love our community. I love seeing how far Hagerstown has come since I moved here in 2000! ❤️	1/30/2025 5:18 PM
51	Stop approving additional housing to be built in areas where the schools are already overflowing with children. This is not helping anyone.	1/29/2025 3:44 PM
52	Composition of local governing and policy making entities is swiftly moving us backward, not forward as a community that has worked for years to promote diversity, equity and inclusion. I consider this a travesty and harmful to the citizens of our county.	1/29/2025 2:43 PM
53	Keep drones hire more police maybe ask city workers work over time to help police in high crime areas	1/29/2025 10:36 AM
54	More funds for our local Police department and allow them to do their jobs without all the backlashing!!	1/28/2025 2:27 PM
55	disabled human, been on wait-list for over 2 yrs and still no help especially with kids that have disabilities	1/24/2025 8:11 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

56	I have noticed with the recent snow that some of the streets in residential areas were not clean enough. I see snow covering and icy looking areas on Fair Meadows Blvd. This is not safe in neighborhoods where there are school buses that pick up children and cars driving daily.	1/23/2025 2:40 AM
57	Project Poop and Pee. Make our alley's clean again.	1/21/2025 3:46 PM
58	It is getting more and more difficult to sell Hagerstown as a great, family friendly place for people to move to or visit.	1/21/2025 2:06 PM
59	We need more/better income based housing properties for families. Also something for kids to do (that don't cost an arm and a leg) to keep them out of trouble	1/21/2025 12:26 PM
60	It troubles me that landlords are allowed to price rental units at market rate when the quality is not remotely reflective of a healthy housing market. All people deserve the opportunity to thrive in their community. I do not wish to see more incentives for people to continue to crank out kids that they cannot afford and be handed all kinds of resources that the working class will never benefit from. I believe that the housing authority should be a social safety net, not a lifelong solution for housing. If people cannot be self sufficient, there should be longer term solutions for subsidized housing. But for those of us who are working hard and struggling to make ends meet, we would appreciate opportunities to rent and or purchase quality housing.	1/20/2025 8:58 PM
61	Hagerstown is turning into just another mixed up messed up city.	1/20/2025 10:39 AM
62	Speeders on Linwood Rd. Needs to be addressed because of children in area. Taxes, electric and water bill increases. Lack of affordable senior living	1/20/2025 10:28 AM
63	Need less crime.need more home ownership fir a stable mix,need less loitering and panhandling,need less prograns,need to clean up so businees can thrive. Look at downtown Frederick,stop beatingbup on landlords you are attracting problem people to rebt there..harder to get law abidingbpeople due to the unsafe conditions get those brat kids ridngvthe motor bikes off the streets	1/20/2025 6:09 AM
64	The concentration/proliferation of social services in certain areas is destroying the fabric of neighborhoods.	1/19/2025 2:02 PM
65	I don't know how a person on disability, or a senior citizen whose only income is social security, can make it without some type of housing assistance. Housing costs are out of control.	1/18/2025 6:49 PM
66	Affordable housing can't just include rental properties. We need affordable housing to include single family homes that can be bought for less than 175,000 that aren't decrepit.	1/18/2025 5:58 PM
67	The fact that Hagerstown's residents are majority transient housing (rentals, shelters, temporary housing, etc) is not something to be proud of. The city needs more homeowners and people who will stay in the area and have a vested interest in making it a better place.	1/18/2025 2:25 PM
68	Stop building section 8 and make housing they buy, not rent.	1/18/2025 1:26 PM
69	Discussed with trash cans staying at the curb. Attics shooting up in public and begging for money	1/18/2025 10:11 AM
70	Need to beautify entering city from the eastern part of downtown	1/18/2025 9:51 AM
71	There is a huge problem is blight in the City. This includes buildings, lack of grass cutting, lack of snow removal, and improper repairs.	1/18/2025 8:42 AM
72	In my neighborhood, the homeless get into empty homes, the property owners don't secure the property when renters leave	1/18/2025 8:36 AM
73	Although housing may be an issue for most. However with the increase of housing your education facilities are lacking in funding, space, and improvements all around.	1/18/2025 8:22 AM
74	Create a central location for all government services and a central location for social services.	1/18/2025 5:56 AM
75	In addition to owning a house in Hagerstown, We also own a business at 125 E. Baltimore Street. In our store we get a wide range of people strolling in. It is a wide cross section of the best of Hagerstown. We think that theft is present, but it is usually small things. In general, the	1/17/2025 9:52 PM
76		

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year  
Consolidated Plan and FY 2025 Annual Action Plan

Hagerstown City Govt has been supportive of our efforts and we have been open, successfully, for several years. We bought the building we are in, so we are planning on remaining in Hagerstown and appreciate the support.

77	Need affordable housing	1/17/2025 8:46 PM
78	You need to change the previous question to City of Hagerstown instead of City of Parkersburg.	1/17/2025 8:36 PM
79	Property taxes need to be reduced. The taxpayer is not given sufficient consideration when making spending decisions.	1/17/2025 8:33 PM
80	interesting how this survey wants to know if landlords are the issue. rather than blaming someone else why not look in the mirror. Its obviously a governmental issue. a landlord is not responsible for arresting drug activity and criminal activity. Make hagerstown safe and get rid of the hard core drugs and criminals	1/17/2025 7:49 PM
81	I wish that I couldn't find an affordable house in a nice neighborhood	1/17/2025 6:28 PM
82	I'm leaving Hagerstown to move to Frederick due to the crime and drugs that lead to a terrible market. The economic opportunities are just too difficult.	1/17/2025 6:28 PM
83	I believe things are becoming entirely too expensive from parking to bills and access to basic utilities to renting and housing options. Housing insurance through landlords is becoming too expensive, causing tenants to pay way more than ever before and it's a huge problem.	1/17/2025 5:32 PM
84	Our landlord refuses to give notice when they enter the home. I have researched this a bit and there is a grey area because they do have a right to enter when there is an emergency but they are required to give reasonable notice. We are just asking for notice when there is something planned where they will enter. It's very awkward to be trying to settle my baby down and they come barging in, or in a prayer meeting and in they come or just gotten out of the shower and they are in the kitchen. They also bring 3rd parties in like the exterminator without notice every month and tout that they can do so because we signed the agreement. If we don't sign they won't renew the lease so we are stuck. This is a security concern because we have no idea who this person is who now has access to my home and my pets. They just enter any time they choose and spray. As mentioned before, I am concerned about the chemicals in my home all the time. My dog doesn't even care when people come in now because they are in and out to inspect and spray so much, again security issue. Also, we are supposed to lock our pets up or risk a fine, but how can I do that with no notice? They made us sign a bunch of addendums to the lease as well agreeing to replacement costs for items and will fine us for all kinds of things. And apparently can do so because they made us sign the addendums. After all the rules they make, they do not enforce the actual policies. For example, this is a smoke free property. Since they just come in all the time to spray, pretend to fix things and even "inspect housekeeping" 2x a year, they should smell my neighbors who smoke cigarettes and marijuana and the smoke comes through the vents, yet they continue to allow them to do so without penalty. It just feels like there are no rules for landlords to follow.	1/17/2025 5:13 PM
85	Keep on keeping on and ignore the haters. We are proud City of Hagerstown residents and are thoroughly embarrassed by the County Clownmissioners and our state delegation.	1/17/2025 5:12 PM
86	I Enjoy the Greenwood district neighborhood and the small changes the neighborhood has implemented to clean up the area. Less trash, neighbors are friendly and supportive of one another, less drug activity overall. I am excited to see what happens next with the Greenwood. We have been joining their neighborhood clean ups and it has been a really welcoming experience.	1/17/2025 4:42 PM
87	We hope this survey will produce good results.	1/17/2025 4:39 PM
88	I would like to know when State run facilities buy homes or want to purchaes home in nicer neighborhoods. I would like to know who is coming into my neighborhood and what rights I have as a home owner in a nice neighborhood.	1/17/2025 4:37 PM
89	1) Property and Income Taxes are TOO HIGH in relation to services provided. 2) There are sufficient empty commercial building within the city - NO MORE residential zoning needs to be changed to commercial.	1/17/2025 4:36 PM
90	Drug users shooting up in public Hire more police	1/17/2025 4:25 PM
91	Strong regulations for improving the standards of living and enforcement of said codes are	1/17/2025 4:22 PM

City of Hagerstown, MD - CONFIDENTIAL RESIDENT QUESTIONNAIRE FY 2025-2029 Five Year Consolidated Plan and FY 2025 Annual Action Plan

	needed	
92	None	1/17/2025 4:21 PM
93	Rent is out of control for the average income in the city. There's no career opportunities or incentives to live here, just minimum wage jobs. Transportation and policing is pathetic. The raising of parking garages, utilities, and more is despicable. The city of Hagerstown has poor planning and even poorer self management. Paying for parking or utilities is hell because the staff and council are incompetent and say they want public opinion but do nothing to address it when given. Except lose it or give excuses.	1/17/2025 4:18 PM
94	No	1/17/2025 4:17 PM
95	As a home owner and property tax payer I feel that I should be afforded a parking spot in front of my home. I am responsible, and have repaired the sidewalk and curbs in the past, and feel I should have that accommodation. You have many duplexes being turned into apartments, but yet those landlords do not have to afford parking for these tenants, which in turn leaves to this clientele parking wherever they please leaving homeowners/taxpayers with no where to park. Unacceptable!	1/17/2025 4:15 PM
96	We need the bicycle police back in down town. And more than just 2 of them.	1/17/2025 4:14 PM
97	More needs done to preserve our heritage - particularly with the 250th anniversary of the founding of both Washington County and America. The City needs to stop wasteful spending and cut back taxes and utility rates.	1/17/2025 4:11 PM
98	Where is Parkersburg?	1/17/2025 4:10 PM

# ¡Residentes de Hagerstown!

**¡Deja que se escuche tu voz!**

La ciudad de Hagerstown está preparando un documento para evaluar las necesidades de desarrollo comunitario y cuestiones de Vivienda Justa en relación con su programa CDBG de HUD.



<https://es.surveymonkey.com/r/HagerstownCDBG2025-2029ESP>

**¡Responda la encuesta y cuéntanos qué te gustaría ver en tu comunidad!**

**CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES  
LOS NECESIDADES DE PROGRAMAS DE CDBG**

La ciudad de Hagerstown está realizando una encuesta para identificar las necesidades en la comunidad. Esto también identificará las opiniones de los residentes sobre cómo gastar los fondos de los Programas de HUD, y las preocupaciones de vivienda justa tal como actos de discriminación o barreras que podrían limitar las opciones de vivienda de familias e individuos. Esta encuesta ayudará a la ciudad a preparar su Plan Consolidado de Cinco Años, su Plan de Acción Anual y su Análisis de Impedimentos para la Elección de Vivienda Justa.

Tómese usted unos minutos y complete este **cuestionario confidencial**. Si no está seguro de una respuesta, o la pregunta no se aplica, no dude en omitir esa pregunta. Cuando se complete, devuelva la encuesta completa al **Departamento de Desarrollo Comunitario y Económico, 14 N Potomac Street, Suite 200A, Hagerstown, MD 21740, O COMPLETE EN LÍNEA en <https://es.surveymonkey.com/r/HagerstownCDBG2025-2029ESP>**. La ciudad agradecería su respuesta antes del **viernes 14 de febrero de 2025**.

1. **¿Cuál es el nombre de su calle y el código postal donde vive usted en la ciudad de Hagerstown?**  
La calle (solo el nombre): \_\_\_\_\_ El código postal: \_\_\_\_\_
2. **¿Cuál es su género?:**  Masculino  Femenino  Otro: \_\_\_\_\_  Prefiere no quiere decirlo
3. **¿Cuál es su raza? Elija todas las opciones que correspondan:**  
 Caucásico  Negro o Afroamericano  Indio Americano o Nativo de Alaska  Asiático  
 Nativo de Hawái/Isleño del Pacífico  Otra raza  Dos Razas o mas  Otro: \_\_\_\_\_  
**¿Tiene usted origen étnico hispano o latino?**  Sí  No
4. **¿Cuántos años tiene usted?:**  17 o menor  18-20  21-29  30-39  40-49  50-59  60 o mayor
5. **¿Cuántas personas viven en su hogar?**  Uno  Dos  Tres  Cuatro  Cinco  Seis o más
6. **¿Cuál es el ingreso total anual aproximado de su hogar?**  
 menos de \$50,900  \$50,900 - \$58,200  \$58,201 - \$65,450  \$65,451 - \$72,700  
 \$72,700 - \$78,550  \$78,551 - \$84,350  más de \$84,350
7. **¿Cuál es su situación de vivienda?:**  
 Dueño/a de casa  Inquilino/a  Casa prefabricada  Caravana  Temporalmente con amigos o familia  
 Refugio para indigentes  Hotel/Motel  Vehículo  Sin techo  Otra: \_\_\_\_\_
8. **¿Qué problemas de vivienda e alquiler ve en la ciudad? Elija todos los problemas que aplican:**  
 Falta de asequibilidad  Rehabilitación menor  Rehabilitación mayor  Opciones o inventario de vivienda  
 Accesibilidad ADA  Preservación histórica  Propietarios negligentes  Asbesto  Eliminación de plomo  
 Otro: \_\_\_\_\_
10. **¿Cuáles son las necesidades recreativas en la ciudad y qué mejoras en las instalaciones recreativas le gustaría ver?:**  Equipo de juegos infantiles  Bancos y mesas de picnic  Canchas de baloncesto  
 Canchas de tenis  Campos abiertos de césped  Campos de beisbol  Superficie ADA para jugar  
 Equipo ADA para jugar  Almohadillas de chapoteo  Piscinas  Otra: \_\_\_\_\_
11. **¿Hay problemas en su vecindario con lo siguiente? Elije todos los problemas que correspondan:**  
 Seguridad pública  Calles  Bordillos / Aceras  Acceso para discapacitados  Estacionamiento  
 Tráfico  Alcantarillas pluviales  Alcantarillas sanitarias  Basura  Mantenimiento de las propiedades  
 Otro: \_\_\_\_\_
12. **¿Utiliza algunos de los programas de servicios sociales disponibles en la ciudad? Elija todos los programas que correspondan:**  Programas médicos  Programas de salud mental  Asistencia para personas indigentes  Programas para personas mayores  Asistencia legal  Programas de empleo  
 Tratamiento de adicciones  Asistencia por discapacidad  Programas para jóvenes y adolescentes  
 Acceso a alimentos  Cuidado infantil  Otro: \_\_\_\_\_
13. **¿Hay algún programa o servicio que falta o está subfinanciado en la ciudad? Enumere por favor:**

14. **¿Hay problemas de empleo en la ciudad? Elija todos los problemas que correspondan:**  
 Falta de oportunidades de empleo  Prácticas discriminatorias  Formación profesional  Barreras legales  
 Transporte  Accesibilidad ADA  Cuidado infantil  Otro: \_\_\_\_\_
15. **¿Hay algún problema de transporte en la ciudad? Elija todos los problemas que correspondan:**  
 El transporte público confiable  El horario del transporte público  Las tarifas del transporte público  
 Seguridad y protección en el transporte público  Estacionamiento  Caminabilidad  
 Infraestructura para las bicicletas  Otro: \_\_\_\_\_
16. **¿Hay problemas con el crimen en la ciudad de Hagerstown? Elija todos los problemas que correspondan:**  Robo  Drogas  Crimen violento  Pandillas  Falta de policía comunitaria  
 Agresión sexual  Crímenes de odio  Violencia doméstica  Vandalismo  Otro: \_\_\_\_\_
17. **¿Hay problemas de deterioro urbano en la ciudad de Hagerstown? Elija todos los problemas que correspondan:**  Negocios vacantes  Casas vacantes  Vertido ilegal  Céspedes descuidados  
 Lotes vacantes  Ocupación ilegal  Control de plagas  Otro: \_\_\_\_\_

**Las preocupaciones / impedimentos de Equidad de Vivienda incluyen cualquier acto de discriminación o barrera que pueda limitar las opciones de vivienda de familias e individuos. Los impedimentos para la elección de vivienda justa se definen como cualquier acción, omisión o decisión que restrinja, o tenga el efecto de restringir, la disponibilidad de opciones de vivienda basadas en raza, color, religión, sexo, discapacidad, estado familiar u origen nacional.**

18. **En su opinión, ¿los residentes de la ciudad de Hagerstown saben cómo denunciar infracciones o inquietudes de vivienda justa?**  Si  No  Inseguro
19. **¿Cuáles cree que son las razones principales para no denunciar infracciones de vivienda justa?**
20. **Evalúe si las siguientes situaciones resultan en más discriminación y / o barreras a la vivienda justa en la ciudad de Hagerstown:**

	Muy en acuerdo	Está de acuerdo	Neutral/ Inseguro	No está de acuerdo	Muy en desacuerdo
Concentración de vivienda de bajo ingreso o subvencionado en ciertos barrios	<input type="checkbox"/>				
Falta de vivienda asequible en ciertas áreas	<input type="checkbox"/>				
Falta de vivienda accesible para personas con discapacidades	<input type="checkbox"/>				
Falta de accesibilidad en ciertos barrios (por ejemplo, cortes de acera)	<input type="checkbox"/>				
Falta de educación sobre vivienda justa	<input type="checkbox"/>				
Falta de organizaciones de vivienda justa en la ciudad	<input type="checkbox"/>				
Las leyes y políticas estatales o locales que limitan la elección de vivienda	<input type="checkbox"/>				
Falta de conocimiento entre los residentes con respecto a la vivienda justa	<input type="checkbox"/>				
Falta de conocimiento entre los propietarios y administradores de propiedades con respecto a la vivienda justa	<input type="checkbox"/>				
Falta de conocimiento entre los agentes de bienes raíces con respecto a la vivienda justa	<input type="checkbox"/>				
Falta de conocimiento entre banqueros y prestamistas con respecto a la vivienda justa	<input type="checkbox"/>				
Otras barreras	<input type="checkbox"/>				

21. **¿Hay algún comentario o inquietud adicional que desee compartir?**

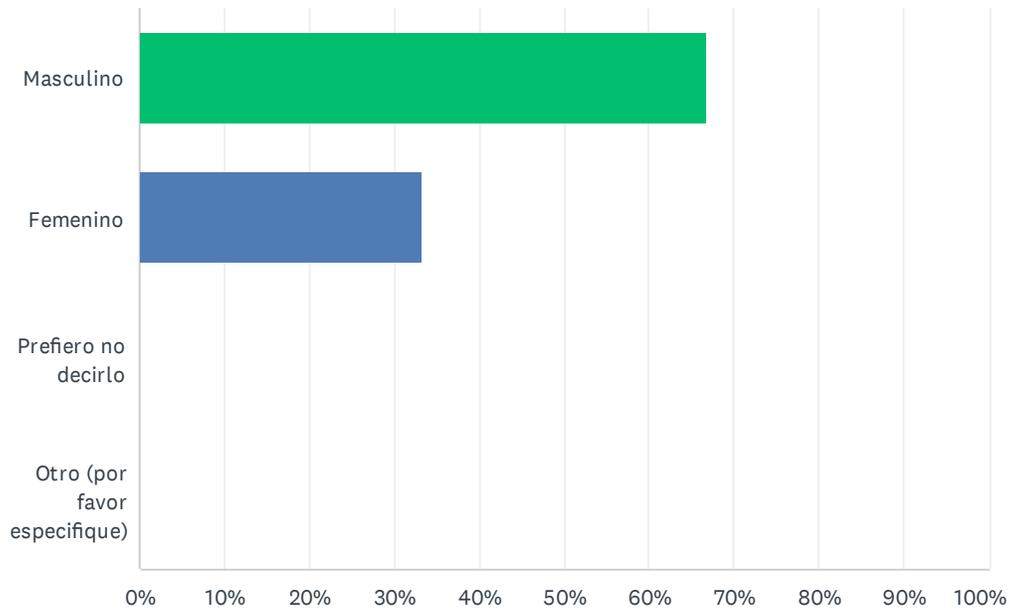
# Q1 ¿Cuál es el nombre de su calle y el código postal donde vive usted en la ciudad de Hagerstown?

Answered: 3 Skipped: 0

#	RESPONSES	DATE
1	21742	2/27/2025 12:39 PM
2	Scottish 21740	2/25/2025 5:23 PM
3	21740	1/18/2025 9:40 PM

## Q2 ¿Cuál es su género?

Answered: 3 Skipped: 0

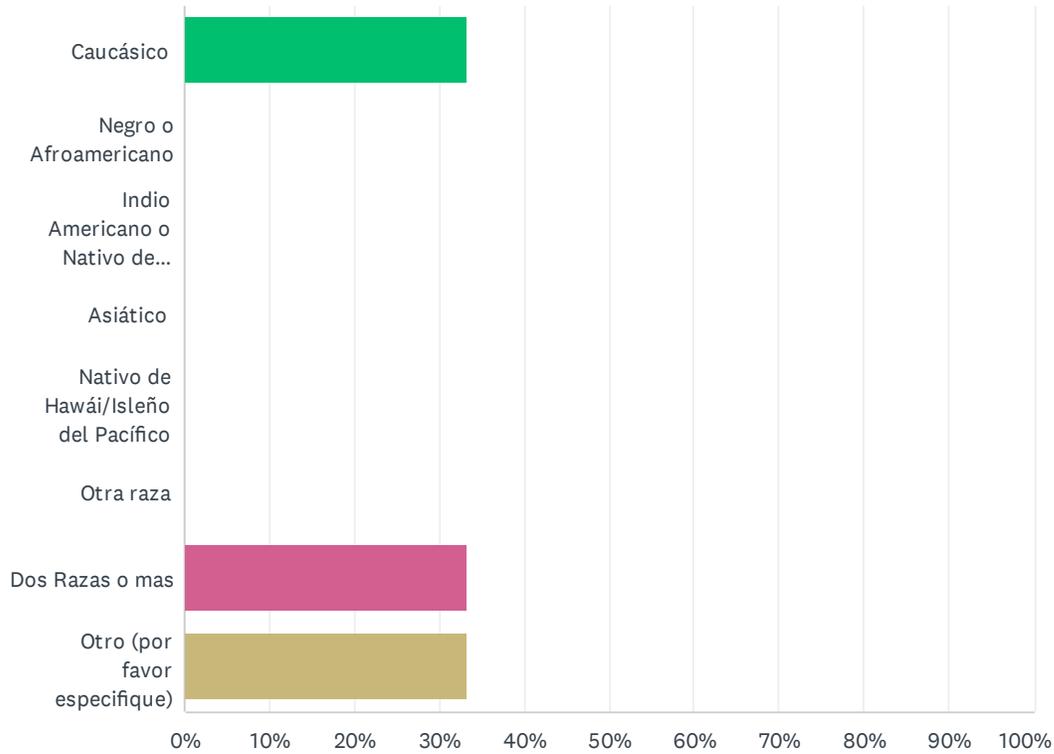


ANSWER CHOICES	RESPONSES
Masculino	66.67% 2
Femenino	33.33% 1
Prefiero no decirlo	0.00% 0
Otro (por favor especifique)	0.00% 0
<b>TOTAL</b>	<b>3</b>

#	OTRO (POR FAVOR ESPECIFIQUE)	DATE
	There are no responses.	

### Q3 ¿Cuál es su raza? Elija todas las opciones que correspondan:

Answered: 3 Skipped: 0

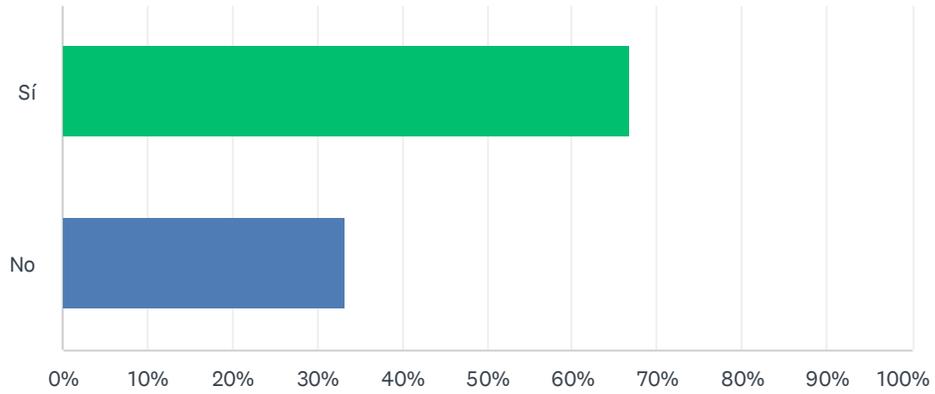


ANSWER CHOICES	RESPONSES
Caucásico	33.33% 1
Negro o Afroamericano	0.00% 0
Indio Americano o Nativo de Alaska	0.00% 0
Asiático	0.00% 0
Nativo de Hawái/Isleño del Pacífico	0.00% 0
Otra raza	0.00% 0
Dos Razas o mas	33.33% 1
Otro (por favor especifique)	33.33% 1
Total Respondents: 3	

#	OTRO (POR FAVOR ESPECIFIQUE)	DATE
1	Latino	1/18/2025 9:40 PM

### Q4 ¿Tiene usted origen étnico hispano o latino?

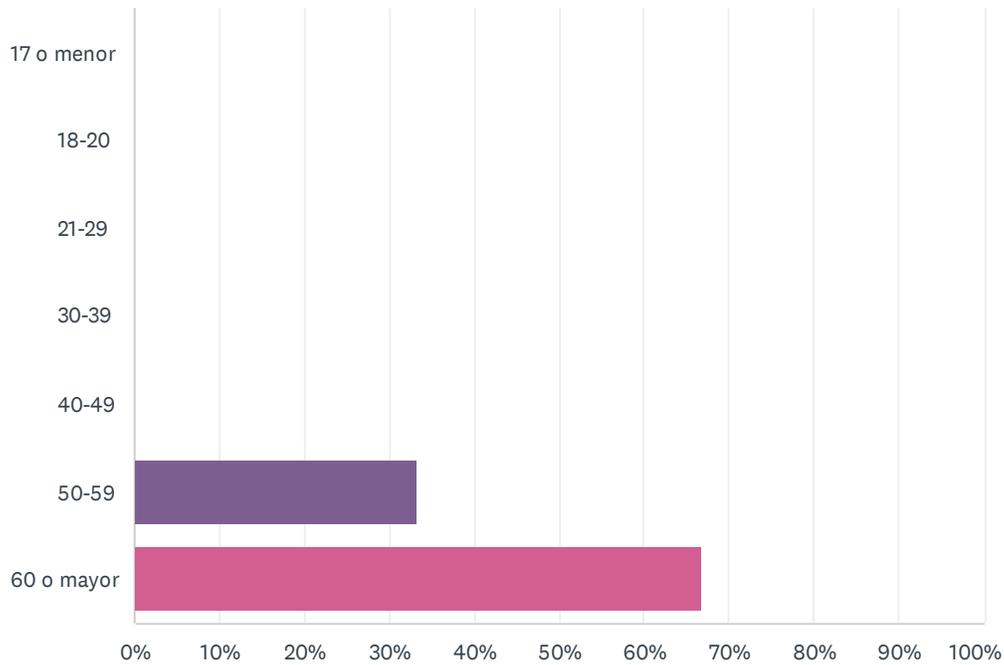
Answered: 3 Skipped: 0



ANSWER CHOICES	RESPONSES	
Sí	66.67%	2
No	33.33%	1
TOTAL		3

## Q5 ¿Cuántos años tiene usted?

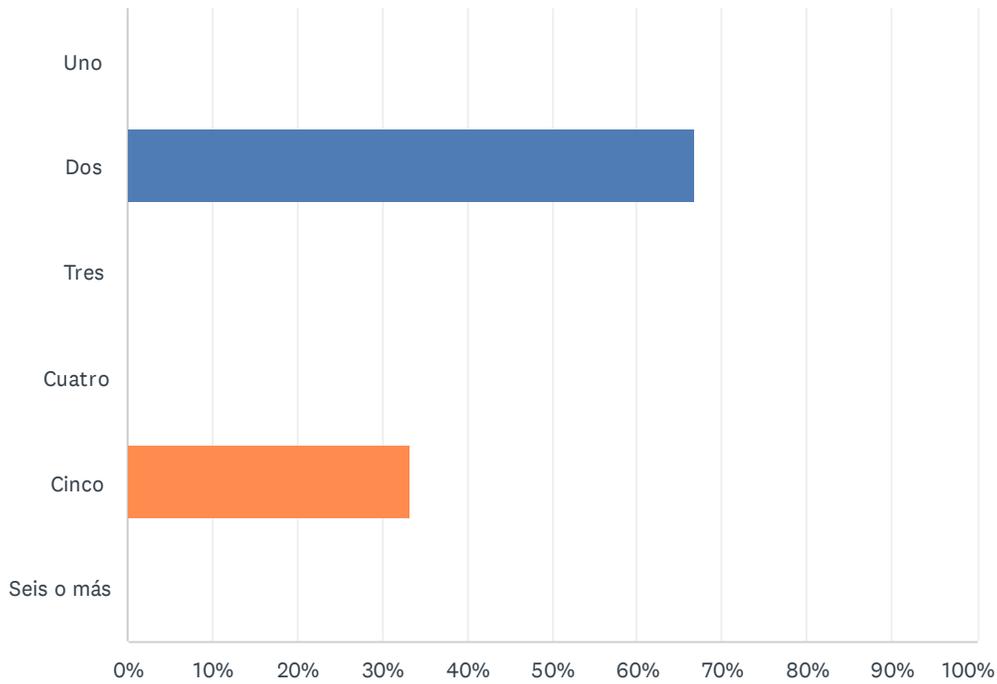
Answered: 3 Skipped: 0



ANSWER CHOICES	RESPONSES	
17 o menor	0.00%	0
18-20	0.00%	0
21-29	0.00%	0
30-39	0.00%	0
40-49	0.00%	0
50-59	33.33%	1
60 o mayor	66.67%	2
<b>TOTAL</b>		<b>3</b>

## Q6 ¿Cuántas personas viven en su hogar?

Answered: 3 Skipped: 0

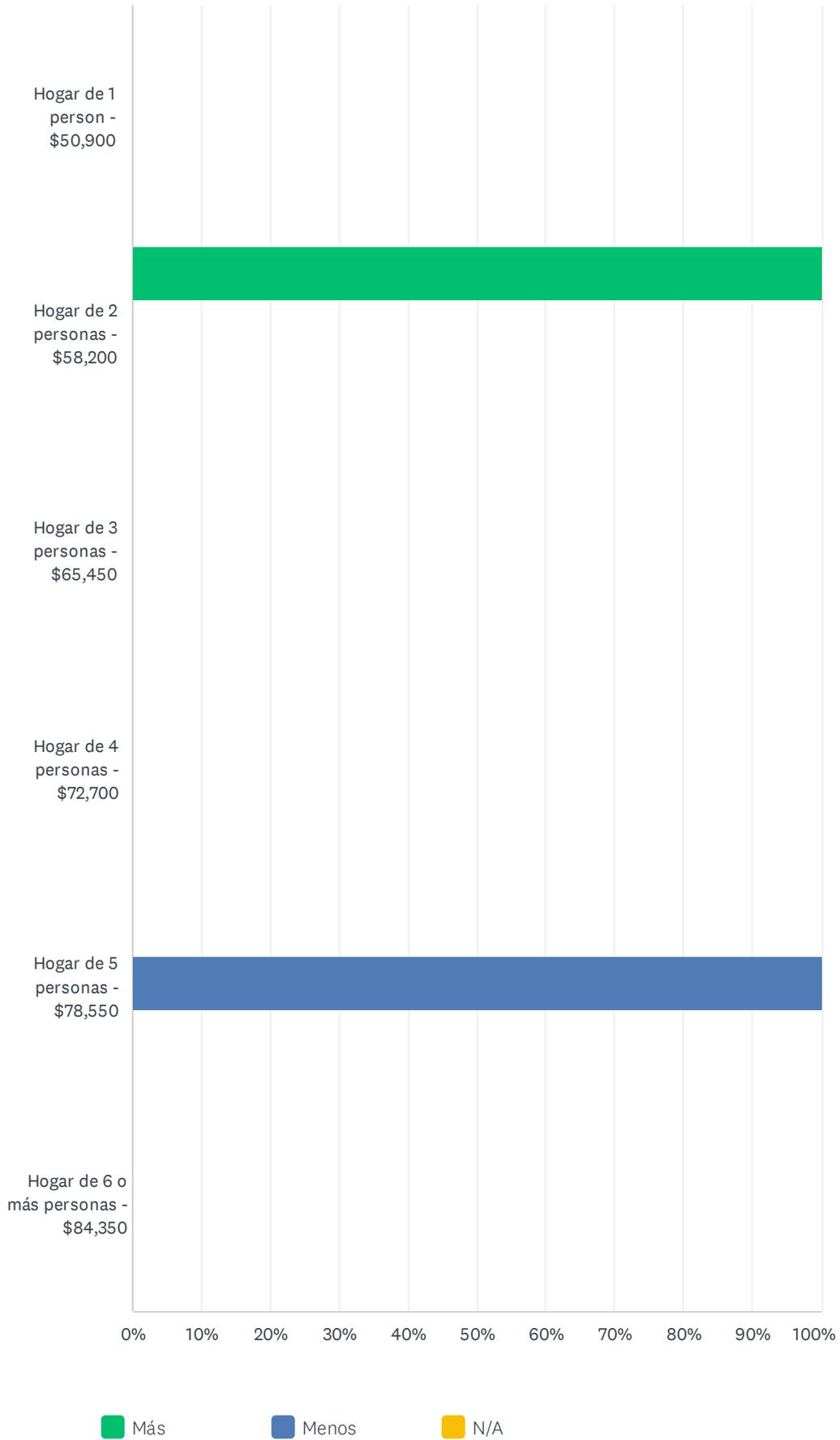


ANSWER CHOICES	RESPONSES	
Uno	0.00%	0
Dos	66.67%	2
Tres	0.00%	0
Cuatro	0.00%	0
Cinco	33.33%	1
Seis o más	0.00%	0
<b>TOTAL</b>		<b>3</b>

Q7 En la base del número de las personas que viven en su hogar, ¿cuál es el ingreso total anual aproximado de su hogar?

Answered: 3 Skipped: 0

CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS  
NECESIDADES DE PROGRAMAS DE CDBG

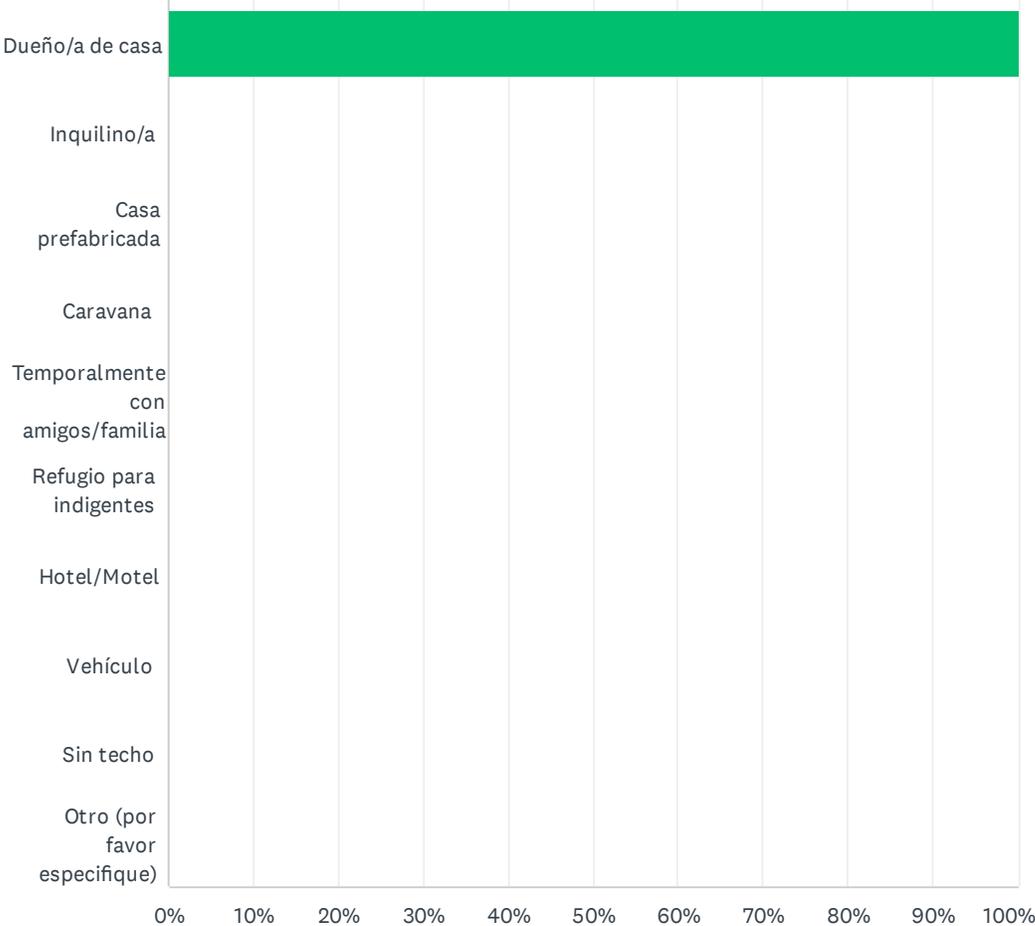


CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS  
NECESIDADES DE PROGRAMAS DE CDBG

	MÁS	MENOS	N/A	TOTAL
Hogar de 1 person - \$50,900	0.00% 0	0.00% 0	0.00% 0	0
Hogar de 2 personas - \$58,200	100.00% 2	0.00% 0	0.00% 0	2
Hogar de 3 personas - \$65,450	0.00% 0	0.00% 0	0.00% 0	0
Hogar de 4 personas - \$72,700	0.00% 0	0.00% 0	0.00% 0	0
Hogar de 5 personas - \$78,550	0.00% 0	100.00% 1	0.00% 0	1
Hogar de 6 o más personas - \$84,350	0.00% 0	0.00% 0	0.00% 0	0

### Q8 ¿Cuál es su situación de vivienda?

Answered: 3 Skipped: 0



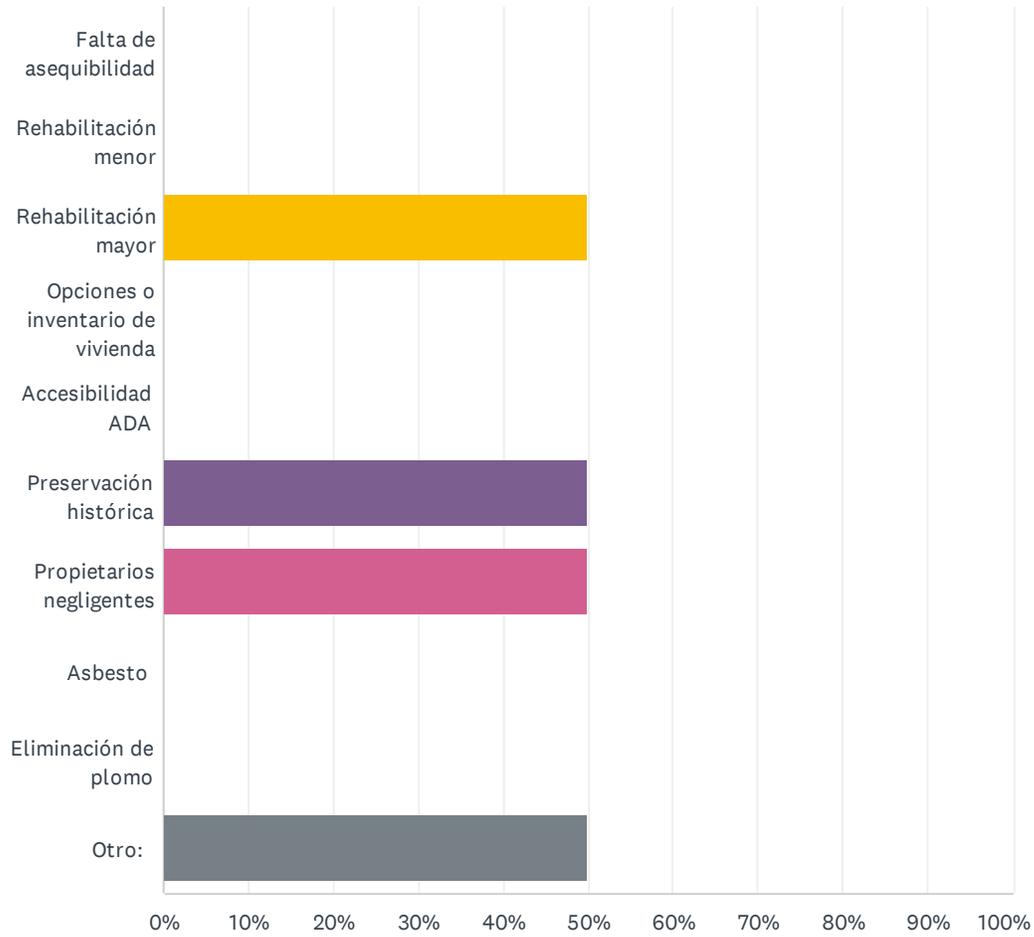
CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS  
NECESIDADES DE PROGRAMAS DE CDBG

ANSWER CHOICES	RESPONSES
Dueño/a de casa	100.00% 3
Inquilino/a	0.00% 0
Casa prefabricada	0.00% 0
Caravana	0.00% 0
Temporalmente con amigos/familia	0.00% 0
Refugio para indigentes	0.00% 0
Hotel/Motel	0.00% 0
Vehículo	0.00% 0
Sin techo	0.00% 0
Otro (por favor especifique)	0.00% 0
Total Respondents: 3	

#	OTRO (POR FAVOR ESPECIFIQUE)	DATE
	There are no responses.	

### Q9 ¿Qué problemas de vivienda e alquiler ve en la ciudad? Elija todos los problemas que aplican:

Answered: 2 Skipped: 1



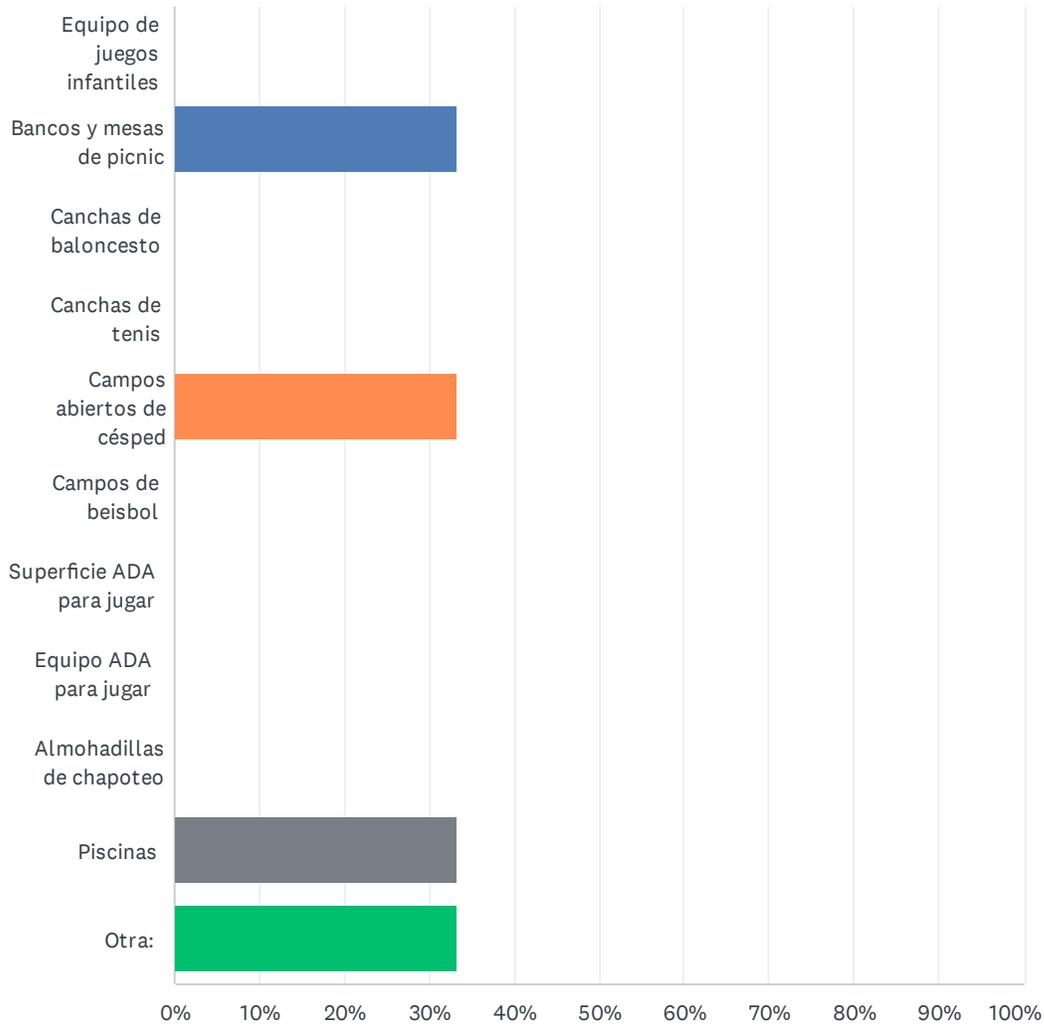
CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS  
NECESIDADES DE PROGRAMAS DE CDBG

ANSWER CHOICES	RESPONSES	
Falta de asequibilidad	0.00%	0
Rehabilitación menor	0.00%	0
Rehabilitación mayor	50.00%	1
Opciones o inventario de vivienda	0.00%	0
Accesibilidad ADA	0.00%	0
Preservación histórica	50.00%	1
Propietarios negligentes	50.00%	1
Asbesto	0.00%	0
Eliminación de plomo	0.00%	0
Otro:	50.00%	1
Total Respondents: 2		

#	OTRO:	DATE
1	Ninguno	1/18/2025 9:40 PM

## Q10 ¿Cuáles son las necesidades recreativas en la ciudad y qué mejoras en las instalaciones recreativas le gustaría ver?

Answered: 3 Skipped: 0



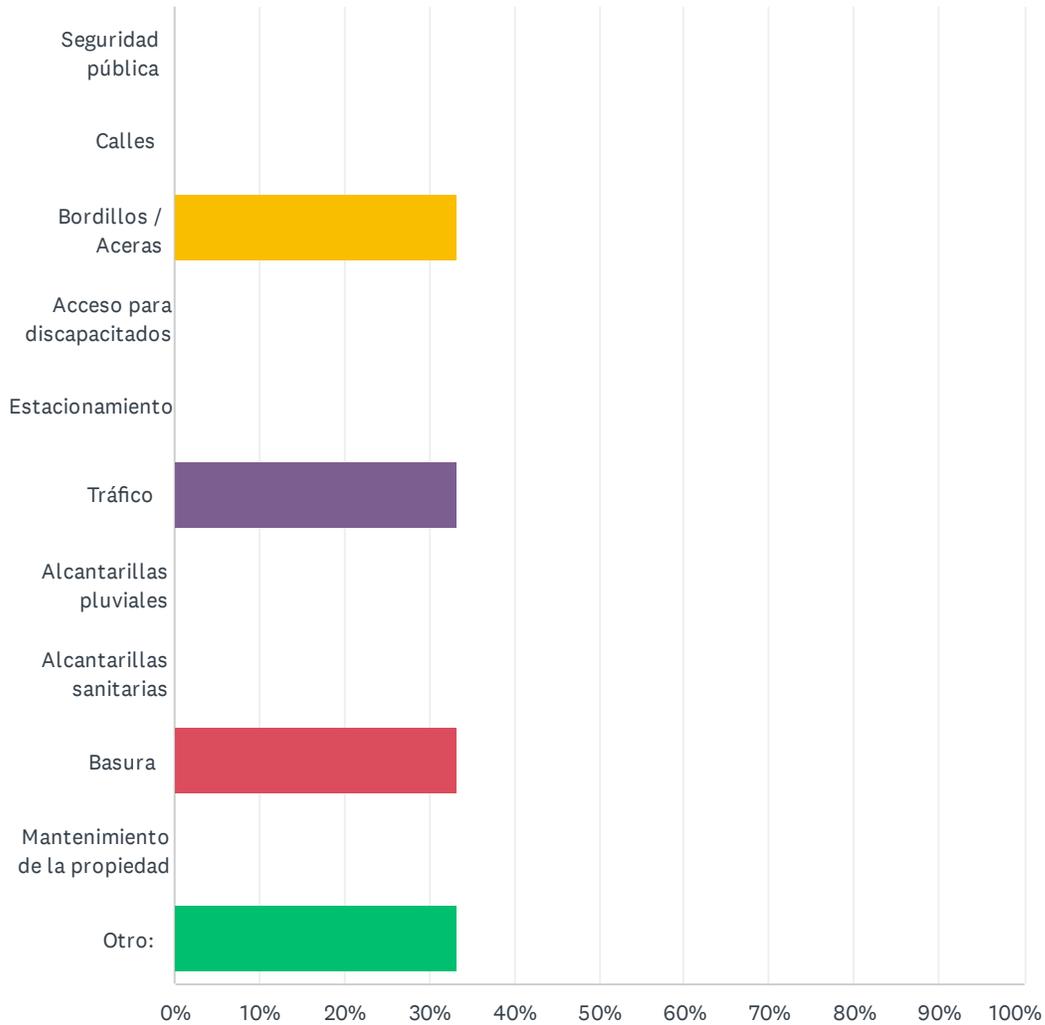
CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS  
NECESIDADES DE PROGRAMAS DE CDBG

ANSWER CHOICES	RESPONSES
Equipo de juegos infantiles	0.00% 0
Bancos y mesas de picnic	33.33% 1
Canchas de baloncesto	0.00% 0
Canchas de tenis	0.00% 0
Campos abiertos de césped	33.33% 1
Campos de beisbol	0.00% 0
Superficie ADA para jugar	0.00% 0
Equipo ADA para jugar	0.00% 0
Almohadillas de chapoteo	0.00% 0
Piscinas	33.33% 1
Otra:	33.33% 1
Total Respondents: 3	

#	OTRA:	DATE
1	Ninguno	1/18/2025 9:42 PM

### Q11 ¿Hay problemas en su vecindario con lo siguiente? Elije todos los problemas que correspondan:

Answered: 3 Skipped: 0



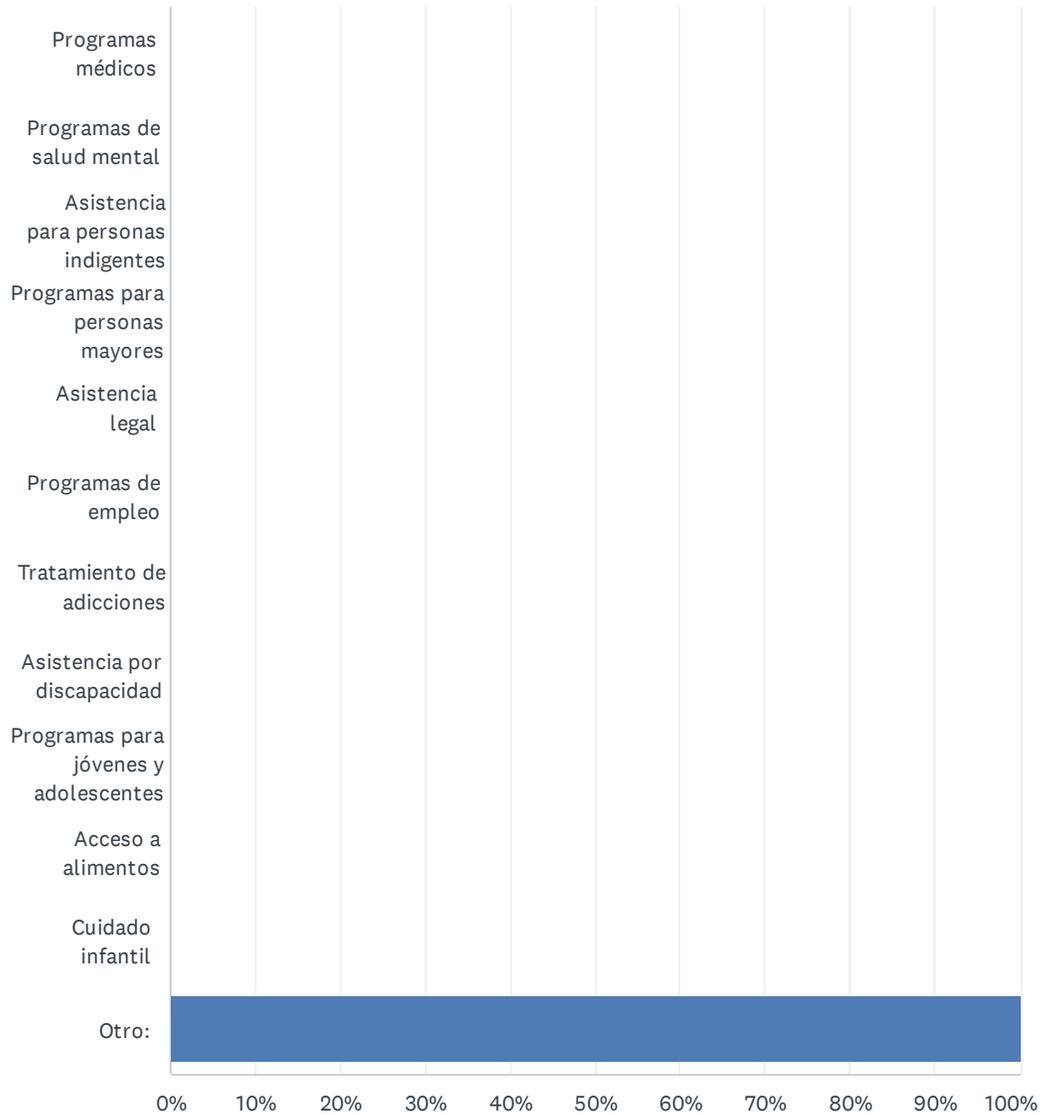
CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS  
NECESIDADES DE PROGRAMAS DE CDBG

ANSWER CHOICES	RESPONSES	
Seguridad pública	0.00%	0
Calles	0.00%	0
Bordillos / Aceras	33.33%	1
Acceso para discapacitados	0.00%	0
Estacionamiento	0.00%	0
Tráfico	33.33%	1
Alcantarillas pluviales	0.00%	0
Alcantarillas sanitarias	0.00%	0
Basura	33.33%	1
Mantenimiento de la propiedad	0.00%	0
Otro:	33.33%	1
Total Respondents: 3		

#	OTRO:	DATE
1	Ninguno	1/18/2025 9:42 PM

### Q12 ¿Utiliza algunos de los programas de servicios sociales disponibles en la ciudad? Elije todos los programas que correspondan:

Answered: 1 Skipped: 2



CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS  
NECESIDADES DE PROGRAMAS DE CDBG

ANSWER CHOICES	RESPONSES	
Programas médicos	0.00%	0
Programas de salud mental	0.00%	0
Asistencia para personas indigentes	0.00%	0
Programas para personas mayores	0.00%	0
Asistencia legal	0.00%	0
Programas de empleo	0.00%	0
Tratamiento de adicciones	0.00%	0
Asistencia por discapacidad	0.00%	0
Programas para jóvenes y adolescentes	0.00%	0
Acceso a alimentos	0.00%	0
Cuidado infantil	0.00%	0
Otro:	100.00%	1
Total Respondents: 1		

#	OTRO:	DATE
1	Ninguno	1/18/2025 9:42 PM

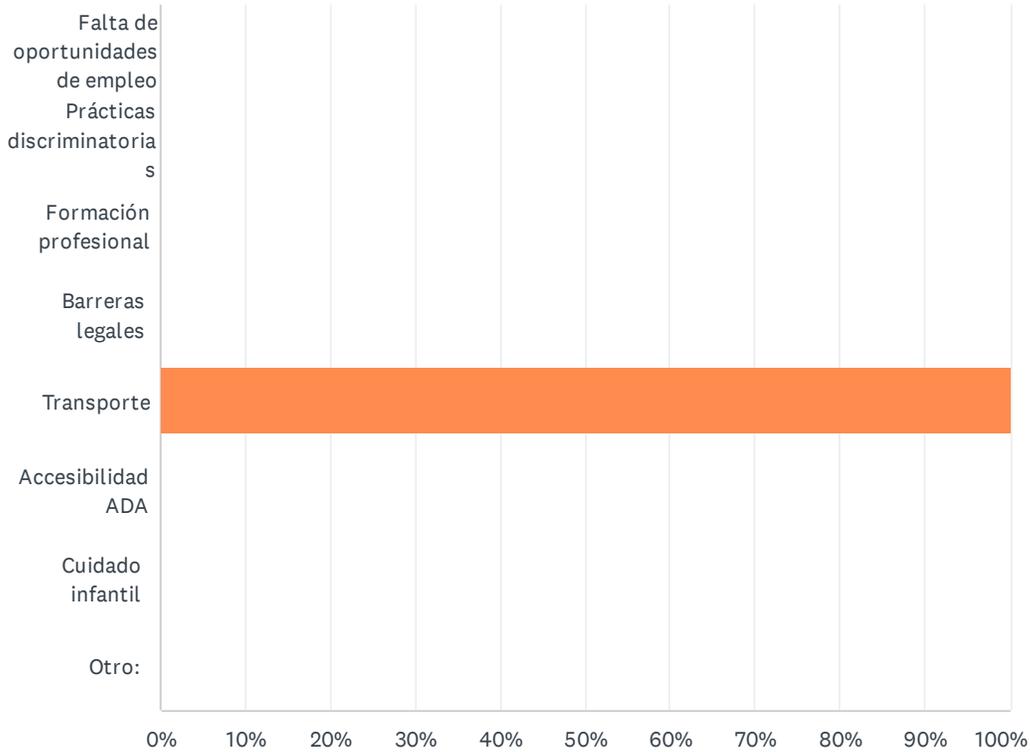
Q13 ¿Hay algún programa o servicio que falta o está subfinanciado en la  
ciudad? Enumere por favor:

Answered: 1 Skipped: 2

#	RESPONSES	DATE
1	N/A	1/18/2025 9:42 PM

### Q14 ¿Hay problemas de empleo en la ciudad? Elija todos los programas que correspondan:

Answered: 1 Skipped: 2

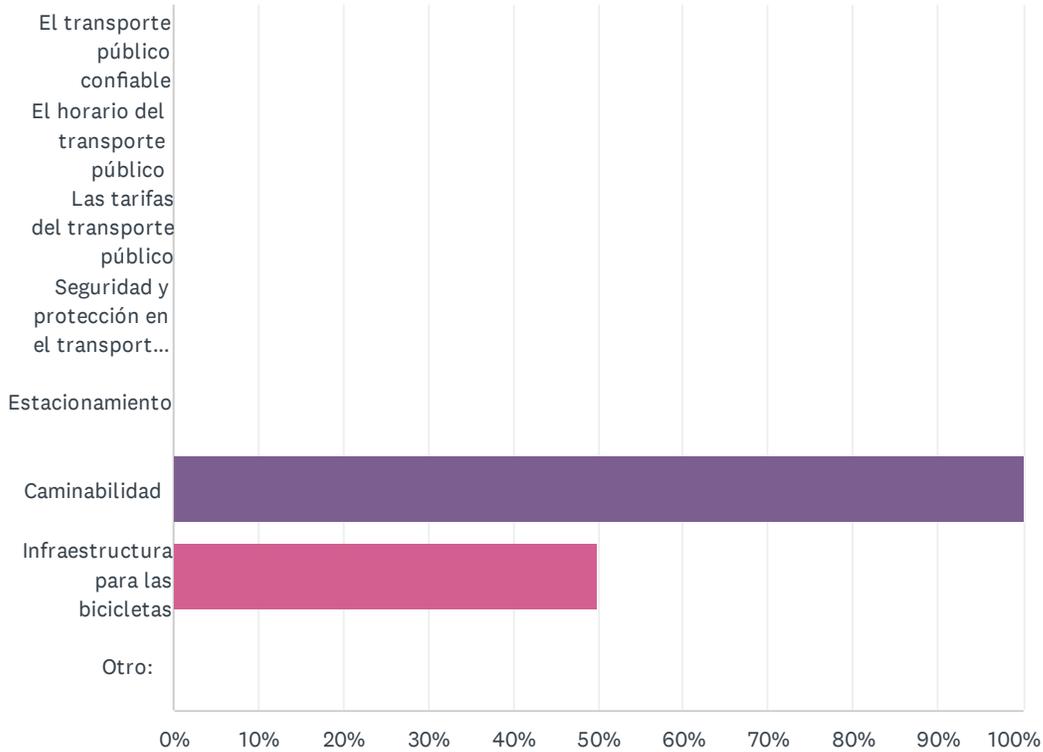


ANSWER CHOICES	RESPONSES
Falta de oportunidades de empleo	0.00% 0
Prácticas discriminatorias	0.00% 0
Formación profesional	0.00% 0
Barreras legales	0.00% 0
Transporte	100.00% 1
Accesibilidad ADA	0.00% 0
Cuidado infantil	0.00% 0
Otro:	0.00% 0
Total Respondents: 1	

#	OTRO:	DATE
	There are no responses.	

### Q15 ¿Hay algún problema de transporte en la ciudad? Elija todos los programas que correspondan:

Answered: 2 Skipped: 1

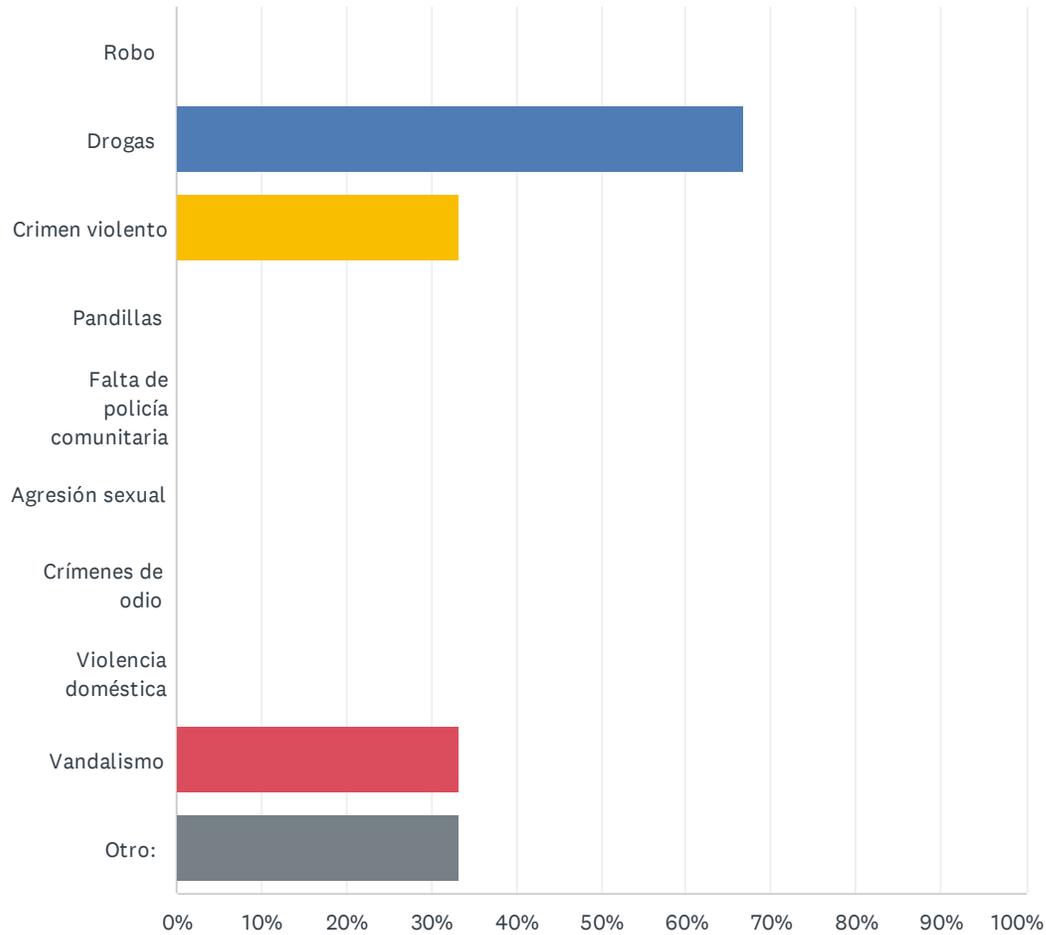


ANSWER CHOICES	RESPONSES
El transporte público confiable	0.00% 0
El horario del transporte público	0.00% 0
Las tarifas del transporte público	0.00% 0
Seguridad y protección en el transporte público	0.00% 0
Estacionamiento	0.00% 0
Caminabilidad	100.00% 2
Infraestructura para las bicicletas	50.00% 1
Otro:	0.00% 0
Total Respondents: 2	

#	OTRO:	DATE
	There are no responses.	

### Q16 ¿Hay problemas con el crimen en la ciudad de Hagerstown? Elija todos los problemas que correspondan:

Answered: 3 Skipped: 0



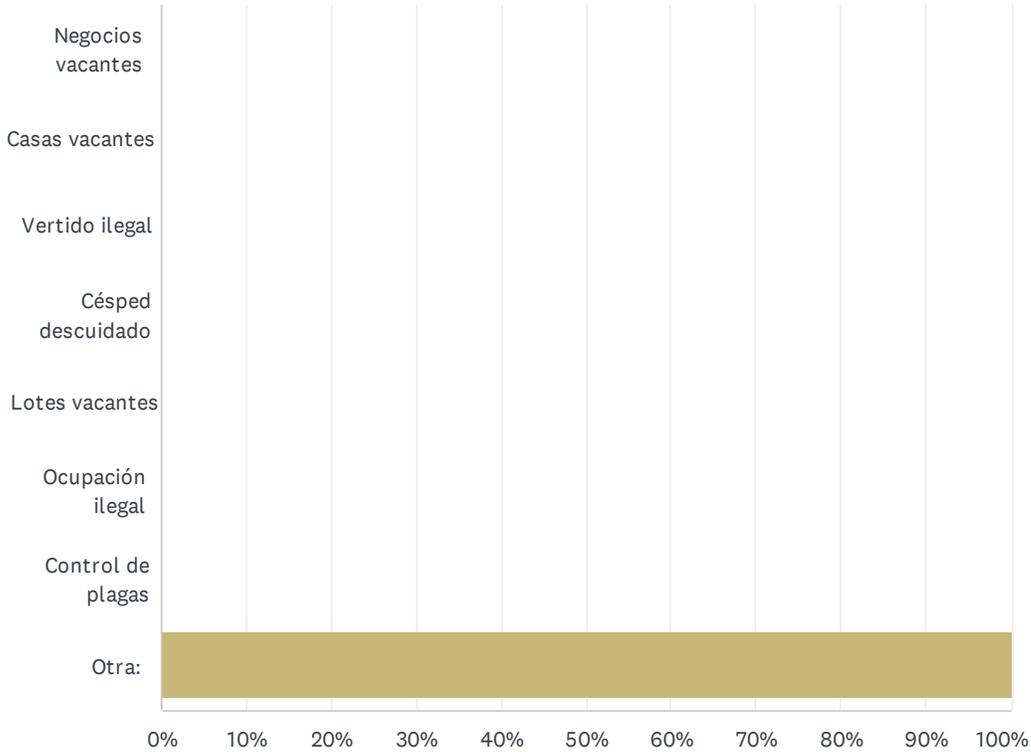
CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS  
NECESIDADES DE PROGRAMAS DE CDBG

ANSWER CHOICES	RESPONSES
Robo	0.00% 0
Drogas	66.67% 2
Crimen violento	33.33% 1
Pandillas	0.00% 0
Falta de policia comunitaria	0.00% 0
Agresión sexual	0.00% 0
Crímenes de odio	0.00% 0
Violencia doméstica	0.00% 0
Vandalismo	33.33% 1
Otro:	33.33% 1
Total Respondents: 3	

#	OTRO:	DATE
1	Ninguno	1/18/2025 9:42 PM

Q17 ¿Hay problemas de deterioro urbano en la ciudad de Hagerstown?  
Elija todos los problemas que correspondan:

Answered: 1 Skipped: 2

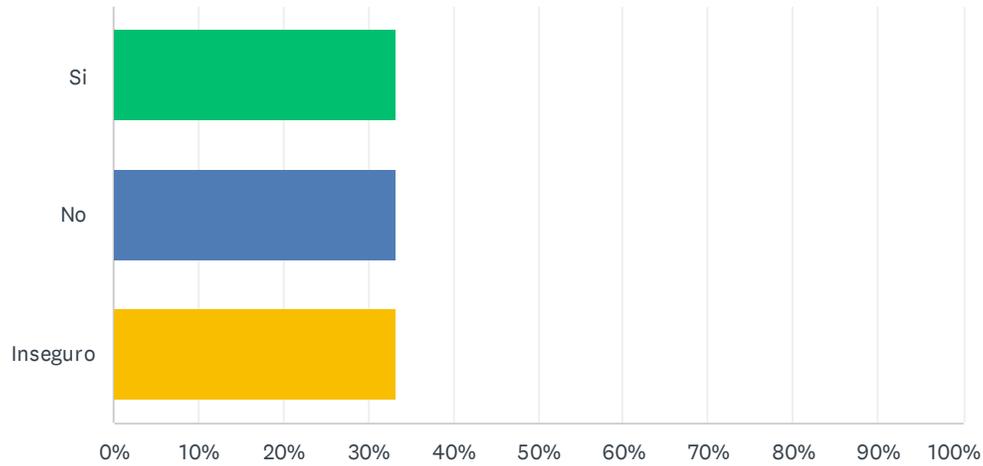


ANSWER CHOICES	RESPONSES
Negocios vacantes	0.00% 0
Casas vacantes	0.00% 0
Vertido ilegal	0.00% 0
Césped descuidado	0.00% 0
Lotes vacantes	0.00% 0
Ocupación ilegal	0.00% 0
Control de plagas	0.00% 0
Otra:	100.00% 1
Total Respondents: 1	

#	OTRA:	DATE
1	Ninguno	1/18/2025 9:42 PM

### Q18 En su opinión, ¿los residentes de la ciudad de Hagerstown saben cómo denunciar infracciones o inquietudes de vivienda justa?

Answered: 3 Skipped: 0



ANSWER CHOICES	RESPONSES
Si	33.33% 1
No	33.33% 1
Inseguro	33.33% 1
TOTAL	3

## Q19 ¿Cuáles cree que son las razones principales para no denunciar infracciones de vivienda justa?

Answered: 0 Skipped: 3

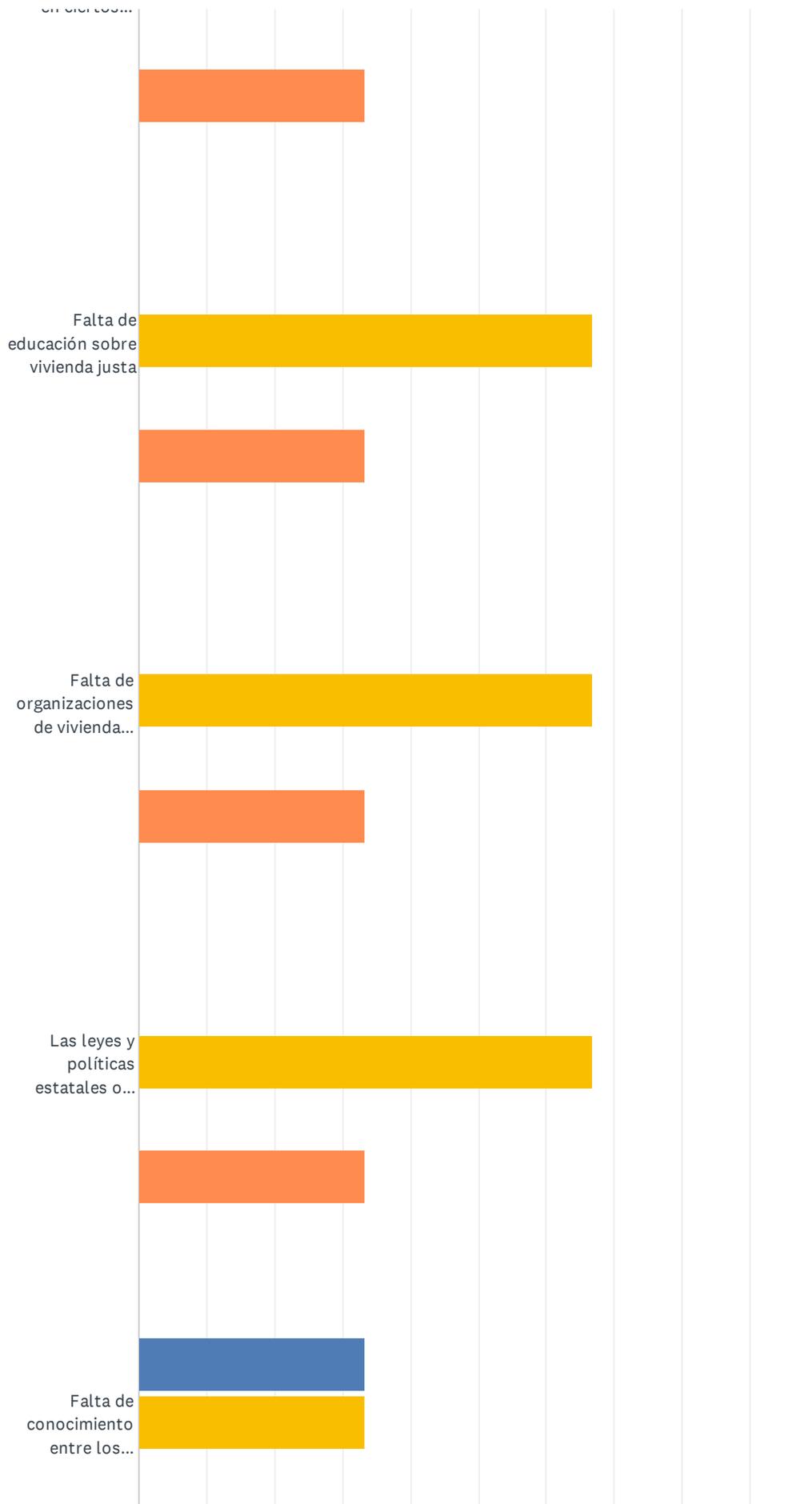
#	RESPONSES	DATE
	There are no responses.	

## Q20 Evalúe si las siguientes situaciones resultan en más discriminaciones y / o barreras a la vivienda justa en el ciudad de Hagerstown:

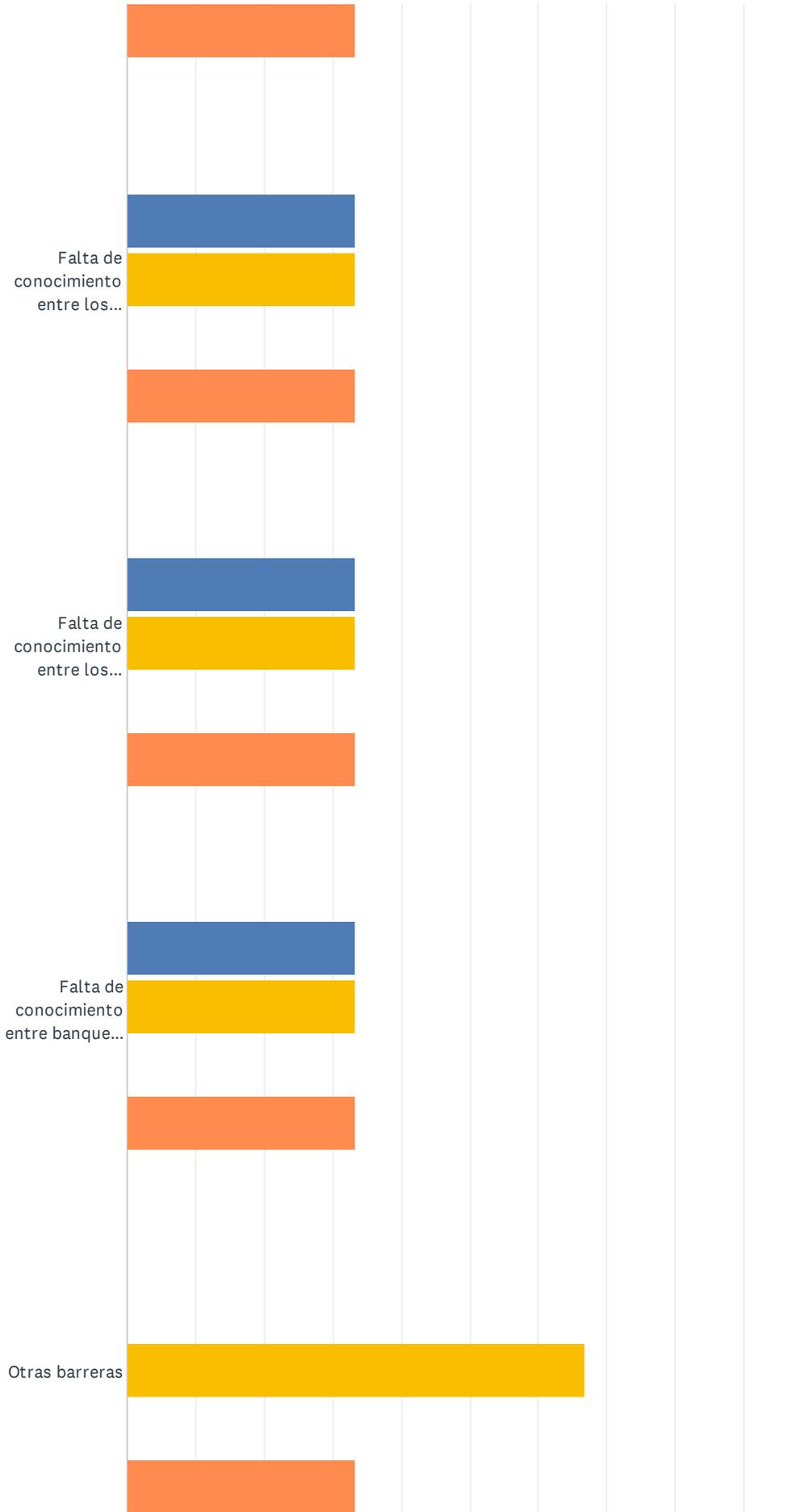
Answered: 3 Skipped: 0



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NECESIDADES DE PROGRAMAS DE CDBG



CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS  
NECESIDADES DE PROGRAMAS DE CDBG



CIUDAD DE HAGERSTOWN, MD - CUESTIONARIO CONFIDENCIAL PARA RESIDENTES LOS NECESIDADES DE PROGRAMAS DE CDBG



	MUY EN ACUERDO	ESTÁ DE ACUERDO	NEUTRAL / INSEGURO	NO ESTÁ DE ACUERDO	MUY EN DESACUERDO	TOTAL	WEIGHTED AVERAGE
Concentración de vivienda de bajo ingreso o subvencionado en ciertos barrios	33.33% 1	0.00% 0	33.33% 1	0.00% 0	33.33% 1	3	3.00
Falta de vivienda asequible en ciertas áreas	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.33% 1	3	3.33
Falta de vivienda accesible para personas con discapacidades	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	3.67
Falta de accesibilidad en ciertos barrios (por ejemplo, cortes de acera)	0.00% 0	66.67% 2	0.00% 0	0.00% 0	33.33% 1	3	3.00
Falta de educación sobre vivienda justa	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	3.67
Falta de organizaciones de vivienda justa en la ciudad	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	3.67
Las leyes y políticas estatales o locales que limitan la elección de vivienda	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	3.67
Falta de conocimiento entre los residentes con respecto a la vivienda justa	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.33% 1	3	3.33
Falta de conocimiento entre los propietarios y administradores de propiedades con respecto a la vivienda justa	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.33% 1	3	3.33
Falta de conocimiento entre los agentes de bienes raíces con respecto a la vivienda justa	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.33% 1	3	3.33
Falta de conocimiento entre banqueros / prestamistas con respecto a la vivienda justa	0.00% 0	33.33% 1	33.33% 1	0.00% 0	33.33% 1	3	3.33
Otras barreras	0.00% 0	0.00% 0	66.67% 2	0.00% 0	33.33% 1	3	3.67

## Q21 ¿Hay algún comentario o inquietud adicional que desee compartir?

Answered: 0 Skipped: 3

#	RESPONSES	DATE
	There are no responses.	



# Agency/Organization Surveys

# #1

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, January 23, 2025 11:08:01 AM  
**Last Modified:** Thursday, January 23, 2025 11:15:06 AM  
**Time Spent:** 00:07:04  
**IP Address:** 172.58.245.172

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Page 1

## Q1

What is the name of your organization?

Ladders To Leaders

---

## Q2

What is your name and job title?

Eva Kelley (Executive Director)

---

## Q3

Please provide a brief description of programs your organization provides:

Recovery housing, Community outreach and support

---

## Q4

Does your organization provide any services or programs for the following?

**Housing,**  
**Advocacy,**  
Other (please specify):  
Community outreach and support

---

## Q5

What clientele does your program(s) serve?

**Low-Income,**  
**Incarcerated Individuals,**  
**Neighborhood/Target Areas,**  
**Disabled,**  
**Homeless,**  
Other (please specify):  
People in recovery

---

**Q6**

What are the unmet social service and human service needs in the City of Hagerstown?

There needs to be more support for the homeless population and people coming from incarceration

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

There are several people homeless or on the brink of being homeless because of the prices of housing and the requirements

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

Think there needs to be a central walk in location for youth and teenagers with support

---

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

The price of housing, People's backgrounds not allow allowing them to obtain housing.

---

**Q10**

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

We plan to expand our recovery Support and our community outreach and support

---

**Q11**

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

Yes, we are Going to do upgrades to one of our houses and plan to open a new house for people in recovery

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

This plan should involve a facility where community partners and members can meet in a common location and share resources and provide if anything temporary shelter throughout the day for those with no where to go. Also, I should focus on ways to find affordable housing for people in the middle class

---

## #2

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, January 23, 2025 4:04:47 PM  
**Last Modified:** Thursday, January 23, 2025 4:08:16 PM  
**Time Spent:** 00:03:28  
**IP Address:** 67.20.41.216

---

Page 1

### Q1

What is the name of your organization?

Mt. Hope Inc.

---

### Q2

What is your name and job title?

Executive Director

---

### Q3

Please provide a brief description of programs your organization provides:

church services/Bible studies in prisons/jails. Food Pantry. Furniture warehouse. Referral. Work clothes for released inmates. Christmas party for children of inmates.

---

### Q4

Respondent skipped this question

Does your organization provide any services or programs for the following?

---

**Q5**  
What clientele does your program(s) serve?

**Low-Income,  
Incarcerated Individuals,  
Neighborhood/Target Areas,  
LGBTQIA,  
Immigrants/Refugees,  
Disabled,  
Children/Youth,  
Domestic Violence Victims,  
Families,  
Elderly,  
Homeless**

---

**Q6**  
What are the unmet social service and human service needs in the City of Hagerstown?

**Respondent skipped this question**

---

**Q7**  
What are the unmet housing needs in the City of Hagerstown?

emergency housing/shelter for families

---

**Q8**  
What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

**Respondent skipped this question**

---

**Q9**  
What Fair Housing Issues do you observe in the City of Hagerstown?

**Respondent skipped this question**

---

**Q10**  
Does your organization have plans to add any new programs or to expand existing programs? Please describe.

**Respondent skipped this question**

---

**Q11**  
Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

**Respondent skipped this question**

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

I recommend a no-panhandling ordinance for Hagerstown. People travel here from other cities/states just to panhandle.

---

# #3

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, January 23, 2025 4:39:21 PM  
**Last Modified:** Thursday, January 23, 2025 6:24:24 PM  
**Time Spent:** 01:45:02  
**IP Address:** 172.58.245.224

---

Page 1

## Q1

What is the name of your organization?

Boys & Girls Club of Washington County

---

## Q2

What is your name and job title?

Addie Nardi, CEO

---

## Q3

Please provide a brief description of programs your organization provides:

We provide out of school time services for kids ages 6-18 years old at four traditional sites in the city of Hagerstown and at two elementary schools in Hagerstown.

---

## Q4

Does your organization provide any services or programs for the following?

Other (please specify):

Youth Development

---

## Q5

What clientele does your program(s) serve?

**Low-Income,**

**Children/Youth**

---

## Q6

What are the unmet social service and human service needs in the City of Hagerstown?

There continues to be a lack of resources for families facing housing issues. The Salvation army shelter opening back up helps, but there are still too many families living in hotels and in their cars.

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

Housing is too expensive for the average wages of a city resident.

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

Transportation

---

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

I do not know.

---

**Q10**

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

We will soon have our new clubhouse open, which will give us the opportunity to serve more kids. We are hoping to expand our transportation program as well, to overcome the difficulties in getting the kids to our clubs.

---

**Q11**

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

In June of this year, we will be opening a brand new facility where our former Pennsylvania Avenue clubhouse was.

---

**Q12**

Respondent skipped this question

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

---

## #4

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Wednesday, January 29, 2025 10:34:49 AM  
**Last Modified:** Wednesday, January 29, 2025 10:51:50 AM  
**Time Spent:** 00:17:01  
**IP Address:** 136.226.19.60

---

Page 1

### Q1

What is the name of your organization?

General Service Administration

---

### Q2

What is your name and job title?

Christopher Archer - Asset Manager

---

### Q3

Please provide a brief description of programs your organization provides:

Leased space for several government agencies.

---

### Q4

**Economic Development**

Does your organization provide any services or programs for the following?

---

### Q5

**Respondent skipped this question**

What clientele does your program(s) serve?

---

### Q6

What are the unmet social service and human service needs in the City of Hagerstown?

N/A

---

### Q7

What are the unmet housing needs in the City of Hagerstown?

N/A

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

N/A

---

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

N/A

---

**Q10**

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

Not at this time.

---

**Q11**

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

Not at this time.

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

Not at this time.

---

# #5

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, February 04, 2025 10:50:29 AM  
**Last Modified:** Tuesday, February 04, 2025 11:15:45 AM  
**Time Spent:** 00:25:15  
**IP Address:** 50.110.200.8

---

Page 1

## Q1

What is the name of your organization?

Big Brothers Big Sisters of Washington County

---

## Q2

What is your name and job title?

Chief Executive Officer

---

## Q3

Please provide a brief description of programs your organization provides:

Our mission is to create and support one-to-one mentoring relationships that ignite the power and promise of youth. We recruit volunteers from the region who mentor at-risk children and youth in our community.

---

## Q4

Does your organization provide any services or programs for the following?

**Social/Human Services,**

Other (please specify):

Our program is a youth development and family support program, which has reaching impact in a number of areas.

---

## Q5

What clientele does your program(s) serve?

**Low-Income,**

**Children/Youth,**

**Families**

---

## Q6

What are the unmet social service and human service needs in the City of Hagerstown?

The majority of the human service needs in the City of Hagerstown are tied to generational poverty. Programs targeting breaking this cycle are critical. While it's important to have broad resources for the general community, it is also beneficial to heavily invest in individualized and intensive services.

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

There appears to be a lack of affordable, safe and suitable housing. Additionally, I believe homelessness has grown.

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

I think public safety is really important for citizens and businesses. It is concerning to read about the drug activity and violence. We need sufficient staffing for the Hagerstown Police Department so they can do their jobs successfully.

---

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

I am a proponent of fair housing. Probably the most successful fair housing communities have strong association of the homeowners.

---

**Q10**

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

We serve approximately 130 kids per year, but we know there are actually thousands in our community who could benefit from our program. If new funding opportunities present themselves, we would definitely be interested in expanding our services.

---

**Q11**

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

No.

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

I know there is a lot community support for helping the City of Hagerstown reach its full potential. I've been encouraged by some of the public-private partnerships.

---

## #6

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, February 04, 2025 9:18:56 AM  
**Last Modified:** Tuesday, February 04, 2025 12:53:05 PM  
**Time Spent:** 03:34:08  
**IP Address:** 162.210.239.155

---

Page 1

### Q1

What is the name of your organization?

Washington County Commission on Aging, Inc.

---

### Q2

What is your name and job title?

Sandra Wood, COO

---

### Q3

Please provide a brief description of programs your organization provides:

The Washington County Commission on Aging, Inc. (WCCOA) is a 501(c)(3) nonprofit and the designated Area Agency on Aging for Washington County. Since 1973, WCCOA has supported older adults, individuals with disabilities, and caregivers through various programs, including nutrition and wellness programs, educational resources, a senior center, guardianship, small-group home housing subsidies, and assistance with other programs to keep older adults in their own homes safely for as long as possible.

---

### Q4

Does your organization provide any services or programs for the following?

**Social/Human Services,**  
**Community Development,**  
**Public Health,**  
**Advocacy**

---

### Q5

What clientele does your program(s) serve?

**Disabled,**  
**Elderly,**  
Other (please specify):  
Caregivers regardless of age

---

**Q6**

What are the unmet social service and human service needs in the City of Hagerstown?

Some unmet needs in the community include affordable housing, mental health services, and support for vulnerable older populations.

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

Affordable housing continues to be an issue for many of our clients. Even with Potomac Towers and Frances Murphy, we have clients who are struggling to find housing that they can afford.

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

Public safety is also a top priority for some of our clients. Some have expressed that they do not feel safe on the transit buses.

---

**Q9**

**Respondent skipped this question**

What Fair Housing Issues do you observe in the City of Hagerstown?

---

**Q10**

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

At this time, we do not have any plans to add new programming or expand existing programs. We are anticipating the possibility of having a reduction in funding for certain programs such as nutrition.

---

**Q11**

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

We do not have any plans to add new facilities or perform renovations.

---

**Q12**

**Respondent skipped this question**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

---

#7

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, February 04, 2025 3:18:49 PM  
**Last Modified:** Tuesday, February 04, 2025 3:24:38 PM  
**Time Spent:** 00:05:48  
**IP Address:** 147.185.104.87

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Page 1

**Q1**

What is the name of your organization?

It's A Blessing To Be A Blessing

---

**Q2**

What is your name and job title?

Shawn Horton, Board Treasurer (Volunteer)

---

**Q3**

Please provide a brief description of programs your organization provides:

We serve the underserved communities in downtown Hagerstown by supplying M-F bagged/hot meal lunches and one Saturday every month. We also provide hygienic supplies, clothing, and small household items.

---

**Q4**

Does your organization provide any services or programs for the following?

Other (please specify):

Grassroots Feeding Program

---

**Q5**  
What clientele does your program(s) serve?

**Low-Income,  
Neighborhood/Target Areas,  
LGBTQIA,  
Immigrants/Refugees,  
Disabled,  
Children/Youth,  
Domestic Violence Victims,  
Families,  
Elderly,  
Homeless**

---

**Q6**  
What are the unmet social service and human service needs in the City of Hagerstown?

**Respondent skipped this question**

---

**Q7**  
What are the unmet housing needs in the City of Hagerstown?

**Respondent skipped this question**

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**Q8**  
What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

**Respondent skipped this question**

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**Q9**  
What Fair Housing Issues do you observe in the City of Hagerstown?

**Respondent skipped this question**

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**Q10**  
Does your organization have plans to add any new programs or to expand existing programs? Please describe.  
We plan to offer life skills programs such as resume building, budget/finances, keeping your job, and dressing for success.

---

**Q11**  
Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.  
No. We are looking to move but stay in the downtown area. We are in an uncomfortable space and need to find a new home asap.

---

**Q12**

**Respondent skipped this question**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

---

## #8

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Tuesday, February 04, 2025 3:45:33 PM  
**Last Modified:** Tuesday, February 04, 2025 4:28:32 PM  
**Time Spent:** 00:42:58  
**IP Address:** 69.88.44.175

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Page 1

### Q1

What is the name of your organization?

Eliza's House

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### Q2

What is your name and job title?

Jason McGill Executive Director

---

### Q3

Please provide a brief description of programs your organization provides:

Eliza's House is a nurturing sanctuary dedicated to supporting unhoused young people and women battling breast cancer, fostering an environment centered on love and community. Adopting Dr. Shawn Ginwright's Healing Centered Engagement model of care, we partner with these individuals and aim to elevate them from mere survival to a thriving existence, offering resources and support tailored to their unique journeys.

At the heart of this initiative is a vibrant bookstore that serves as a gathering space, promoting community engagement and learning. This platform not only facilitates access to literature and education but also activates a movement focused on healing and personal growth, empowering individuals to reclaim their narratives and build a supportive network that champions resilience and transformation.

---

### Q4

Does your organization provide any services or programs for the following?

**Homelessness/CoC,**

**Job Training,**

**Housing Payments,**

**Advocacy,**

Other (please specify):

Nonprofit bookstore (job training site)

---

**Q5**

What clientele does your program(s) serve?

**Low-Income,  
Incarcerated Individuals,  
Neighborhood/Target Areas,  
LGBTQIA,  
Immigrants/Refugees,  
Disabled,  
Domestic Violence Victims,  
Homeless**

---

**Q6**

What are the unmet social service and human service needs in the City of Hagerstown?

In Hagerstown, Maryland, unmet social service and human service needs include a lack of affordable housing, limited access to mental health services, and insufficient job training programs. Many residents face food insecurity, exacerbated by inadequate public assistance and limited transportation options. Additionally, there is a growing demand for services catering to the elderly and those with disabilities, as well as support for substance abuse recovery. The community also struggles with a need for enhanced youth programs and recreational services to foster engagement and development. Addressing these gaps is essential for improving the overall well-being of Hagerstown's residents.

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

In Hagerstown, Maryland, unmet social service and human service needs include a lack of affordable housing for young adults as well as our elderly population.

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

Hagerstown faces several unmet community development needs, including:

1. **Affordable Transitional Housing:** There is a shortage of affordable housing options, leading to increased homelessness and housing instability for low-income families.
  2. **Economic Opportunities:** Limited job growth and access to quality employment opportunities hinder economic development, particularly in underserved neighborhoods.
  3. **Infrastructure Improvements:** Many areas require significant upgrades to infrastructure, including roads, public transportation, and utilities, to support community accessibility and safety.
-

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

Fair housing issues in Hagerstown often revolve around challenges such as discrimination based on race, ethnicity, disability, and familial status. Residents may face barriers in accessing affordable housing, and there can be a lack of awareness about fair housing rights. Additionally, zoning laws and housing policies may not adequately support diverse communities, leading to segregation and limited opportunities for low-income families.

---

**Q10**

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

Eliza's House is hoping to establish and then expand on job training, creative engagement programs, and mental health services that will serve unhoused young adults. Establishing and funding these programs will allow pathways of healing for the targeted population.

---

**Q11**

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

Eliza's House has plans to renovate our current facilities to accommodate our program model of care.

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

We are excited to be in the Hagerstown community and are looking forward to serving in the capacity that the need is present.

---

## #9

COMPLETE

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Wednesday, February 05, 2025 9:45:52 AM  
**Time Spent:** 00:03:47  
**IP Address:** 199.73.28.227

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Page 1

### Q1

What is the name of your organization?

Authentic Community Theatre/ACT Black Box Studio

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### Q2

What is your name and job title?

Jennifer Enfield - President/Operations Manager

---

### Q3

Please provide a brief description of programs your organization provides:

Authentic Community Theatre is a nonprofit focusing on bringing the arts to our community through community theatre productions, JR programs, and classes. The Black Box Studio is an event/rental space for community theatre productions.

---

### Q4

Does your organization provide any services or programs for the following?

**Social/Human Services,**  
**Community Development,**  
Other (please specify):  
The Arts

---

### Q5

What clientele does your program(s) serve?

**LGBTQIA,**  
**Children/Youth,**  
Other (please specify):  
Anyone really

---

### Q6

What are the unmet social service and human service needs in the City of Hagerstown?

Community togetherness/safety to support downtown businesses

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

Cannot speak to this specifically

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

public safety - working downtown without fear

---

**Q9**

Respondent skipped this question

What Fair Housing Issues do you observe in the City of Hagerstown?

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**Q10**

Respondent skipped this question

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

---

**Q11**

Respondent skipped this question

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

---

**Q12**

Respondent skipped this question

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

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# #10

**COMPLETE**

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**Last Modified:** Wednesday, February 05, 2025 4:16:06 PM  
**Time Spent:** 00:06:34  
**IP Address:** 72.83.222.58

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Page 1

## Q1

What is the name of your organization?

Easterseals DC MD VA

---

## Q2

What is your name and job title?

Dennis C. Alexander, Director of Government Relations

---

## Q3

Please provide a brief description of programs your organization provides:

Disability and Community Services, including early childhood development, adult medical day services, veterans employment, and behavioral health services.

---

## Q4

**Social/Human Services**

Does your organization provide any services or programs for the following?

---

## Q5

What clientele does your program(s) serve?

**Low-Income,**  
**Disabled,**  
**Children/Youth,**  
**Elderly,**  
Other (please specify):  
Veterans & military families

---

**Q6**

What are the unmet social service and human service needs in the City of Hagerstown?

Early childhood education

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

N/A

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

N/A

---

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

N/A

---

**Q10**

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

Child development center

---

**Q11**

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

Renovation of 530 N. Locust Street for child development center

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

None

---

# #11

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Thursday, February 06, 2025 1:28:45 PM  
**Last Modified:** Thursday, February 06, 2025 1:48:45 PM  
**Time Spent:** 00:20:00  
**IP Address:** 24.153.127.128

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Page 1

## Q1

What is the name of your organization?

Washington County Mental Health Authority

---

## Q2

What is your name and job title?

Carrie Johnson, Executive Director

---

## Q3

Please provide a brief description of programs your organization provides:

Management of the local Public Mental Health system: Leadership, oversight, management and operations. Provide grant funding to local agencies to implement mental health programming. Provide CoC housing stipends and funds to support consumers (move-in, eviction prevention, utilities, etc.)

---

## Q4

Does your organization provide any services or programs for the following?

**Social/Human Services,**  
**Community Development,**  
**Homelessness/CoC,**  
**Housing Payments,**  
**Planning,**  
**Justice/Corrections,**  
**Advocacy,**  
Other (please specify):  
specific to mental health

---

**Q5**  
What clientele does your program(s) serve?

**Low-Income,  
Incarcerated Individuals,  
LGBTQIA,  
Disabled,  
Children/Youth,  
Domestic Violence Victims,  
Families,  
Elderly,  
Homeless,**  
Other (please specify):  
specific to mental health services

---

**Q6**  
What are the unmet social service and human service needs in the City of Hagerstown?

LGBTQ+ services, services to non-English speakers and/or those "outside" of the primary population

---

**Q7**  
What are the unmet housing needs in the City of Hagerstown?

affordable housing, reliable landlords, caps on excessive application fees and limits on security deposits.

---

**Q8**  
What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

public restrooms available downtown, especially for unhoused individuals

---

**Q9**  
What Fair Housing Issues do you observe in the City of Hagerstown?

High rents, unreliable landlords, landlords will not accept housing subsidies, excessive application fees, excessive security deposits.

---

**Q10**  
Does your organization have plans to add any new programs or to expand existing programs? Please describe.

no

---

**Q11**

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

no

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**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

no

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# #12

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
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**Last Modified:** Tuesday, February 11, 2025 1:58:42 PM  
**Time Spent:** 00:19:11  
**IP Address:** 206.198.253.136

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Page 1

## Q1

What is the name of your organization?

Bester Community of Hope

---

## Q2

What is your name and job title?

Teri Conrad, Director of Family Services

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## Q3

Please provide a brief description of programs your organization provides:

We provide a blend of in-home services and parent collaboratives that cultivate strong, resilient families. The in-home visits provide a platform that workers use to connect with families and start building a plan together to navigate academic support, safe & affordable housing, parenting, peer support, transportation to resources and employment, connection to concrete resources such a food and clothing resources, mental health and substance use disorder, financial literacy, and crisis support.

---

## Q4

Does your organization provide any services or programs for the following?

**Social/Human Services,**  
**Homelessness/CoC,**  
**Job Training,**  
**Higher Education,**  
**Advocacy**

---

## Q5

What clientele does your program(s) serve?

**Low-Income,**  
**Neighborhood/Target Areas,**  
**Children/Youth,**  
**Families**

---

**Q6**

What are the unmet social service and human service needs in the City of Hagerstown?

Transportation  
Children's Mental Health  
Child care for working parents  
Respite child care for caregivers of special needs/behavioral concerns

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

Safe and affordable housing

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

Large meeting places for family events  
Youth activities, especially teens

---

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

Substandard housing being the only affordable options for many families in poverty  
Credit reports and rental history often a barrier to safe/affordable housing

---

**Q10**

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

Yes.  
Expanding under the ENOUGH grant 2025

---

**Q11**

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

not sure

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

no

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# #13

**COMPLETE**

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, July 28, 2025 9:07:43 AM  
**Last Modified:** Monday, July 28, 2025 9:16:34 AM  
**Time Spent:** 00:08:50  
**IP Address:** 96.89.56.162

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Page 1

## Q1

What is the name of your organization?

Caroline Anderson

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## Q2

What is your name and job title?

Councilwoman

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## Q3

Please provide a brief description of programs your organization provides:

As a councilmember who serves on a local government council for the City of Hagerstown. My primary role is to represent the interests of the community, make decisions on policies, laws, and budgets, and address local issues. As Councilmembers we often work with other officials and constituents to identify needs, propose and vote on ordinances, and ensure that government services are effectively delivered to the public. And also serve as a voice for our area.

---

## Q4

**Respondent skipped this question**

Does your organization provide any services or programs for the following?

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## Q5

**Respondent skipped this question**

What clientele does your program(s) serve?

---

## Q6

What are the unmet social service and human service needs in the City of Hagerstown?

Mental Health Services, a significant need for accessible and comprehensive mental health services.

Access to affordable healthcare, a need for improved access to affordable healthcare services, including mental health and substance use treatment.

legal assistance/immigrations resources

Transportation assistance, Transportation for the elderly, disabled, and low-income residents.

Obesity and Healthy Lifestyle Programs, programs promoting healthy eating and physical activity.

Substance Use Treatment, need for effective treatment and support programs.

Immigrations resouce community, for assistance with applications, medical needs, jobs, child care, support groups and bi-lingual services in both, spanish, french, or creole.

---

## Q7

What are the unmet housing needs in the City of Hagerstown?

Homeownership Opportunities, Affordable housing

Much of Hagerstown's housing is aging and in need of rehabilitation.

Homelessness

Current facilities are often at capacity, and additional resources are necessary to address this issue effectively

Bethel Gardens residents have expressed a lack of security presence, residents who move in with constant violations and not being handling properly according to management complaince. Residents nears park lane have expressed the excessive amount of trash from theirs properties that come from the shopping center linked directly across. Other residents in town continue to express, seeing lots of trash in neighborhoods, and with homes visually not appearing to be in safe livable conditions or "to code".

---

## Q8

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

Sidewalks in communitites that are need to be implented or restored

Stormwater restoration pla, rain water systems.

Jonathan street community needs urban Improvement projects to create a more vibrant and attractive environment and Collaborations between educational institutions and local industries aim to align training programs with market needs.

Upgrading historic buildings, enhancing public spaces, and improving streetscapes can attract new businesses, residents, and tourism. The city's downtown district needs further development to promote mixed-use spaces, increase foot traffic, and encourage more residential living options.

---

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

n/a

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**Q10**

Respondent skipped this question

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

---

**Q11**

Respondent skipped this question

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

For housing and to improve housing quality and affordability.

Repurpose old, underused buildings for new purposes, like turning old warehouses into apartments, education/workforce offices, or commercial spaces.

Mixed-Use Developments: Incorporate residential spaces above retail or commercial businesses to maximize land use and reduce urban sprawl.

Affordable Housing Projects: Build or refurbish affordable housing to accommodate lower-income families and prevent displacement.

Improving active communities with beautification programs, create spaces that foster community interaction, like plazas, playgrounds, or outdoor event spaces, to build a sense of pride and identity in the neighborhood.

Install better street lighting, security cameras, and public safety measures to reduce crime and increase the feeling of security in public spaces and dark alley ways.

---

# #14

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, July 28, 2025 9:16:41 AM  
**Last Modified:** Monday, July 28, 2025 9:18:33 AM  
**Time Spent:** 00:01:51  
**IP Address:** 96.89.56.162

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Page 1

## Q1

What is the name of your organization?

Tiara Burnett

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## Q2

What is your name and job title?

Councilwoman

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## Q3

Please provide a brief description of programs your organization provides:

As a Councilmember for the City of Hagerstown, my role is to represent and serve the community. I advocate for the concerns and needs of the citizens, ensuring their voices are heard when shaping policies, laws, and resolutions that impact our City.

---

## Q4

Respondent skipped this question

Does your organization provide any services or programs for the following?

---

## Q5

Respondent skipped this question

What clientele does your program(s) serve?

---

## Q6

What are the unmet social service and human service needs in the City of Hagerstown?

One critical gap I've noticed is the absence of a 24-hour facility for individuals experiencing substance use or mental health crises. Currently, the services offered in the City are time-limited, available only during regular daytime hours, leaving many without the immediate care they need during off-hours.

Many residents have voiced concerns about the shortage of affordable housing, vacant properties, and homelessness. Additionally, there is a lack of comprehensive resources for individuals struggling with substance use. These issues are impacting the well-being of our community and require immediate attention and action.

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

Affordable housing is a significant need in Hagerstown, compounded by high rental costs that often seem to result from price gouging. The City government should consider evaluating and potentially implementing rent control measures to protect tenants from exploitation and ensure that housing remains accessible and affordable for all residents.

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

While Hagerstown has six shelters, the City still needs additional facilities for men, women, and families that have fewer restrictions. There's also a clear need for a central hub that consolidates various community resources, providing convenient access for residents and reachable by public transportation. This central facility could address multiple needs at once, ensuring needs are met in a timely manner.

There is a pressing need to revitalize vacant commercial and residential properties throughout Hagerstown. While the City works hard to support existing businesses, vacant properties nearby create an eyesore that detracts from the City's appeal. A focused effort on renovating and repurposing these spaces could boost local pride, create jobs, and attract new businesses and residents to the area. Residents have strongly advocated for solutions to affordable housing and homelessness. There's also been a push to address blight and encourage urban revitalization. Furthermore, the community has expressed a need for programs that combat gang activity, violence, drug-related issues, and juvenile crime, as these challenges continue to affect public safety and quality of life.

---

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

One major Fair Housing issue I've noticed is the lack of accessible housing options for individuals with disabilities. We need to improve the availability of housing that accommodates the needs of all residents, ensuring equal opportunity for people with disabilities to live in safe, suitable environments.

---

**Q10**

Respondent skipped this question

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

---

**Q11**

Respondent skipped this question

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

One key recommendation is to create a First-Time Homebuyer Program through Invest Hagerstown. This initiative would help new homeowners enter the housing market, promoting homeownership as a means of building generational wealth and fostering greater stability within the community.

---

# #15

COMPLETE

**Collector:** Web Link 1 (Web Link)  
**Started:** Monday, July 28, 2025 9:20:52 AM  
**Last Modified:** Monday, July 28, 2025 9:22:34 AM  
**Time Spent:** 00:01:42  
**IP Address:** 96.89.56.162

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Page 1

## Q1

What is the name of your organization?

Sean Flaherty

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## Q2

What is your name and job title?

Councilmember

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## Q3

Please provide a brief description of programs your organization provides:

I am councilman for the city of Hagerstown, Maryland

---

## Q4

Respondent skipped this question

Does your organization provide any services or programs for the following?

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## Q5

Respondent skipped this question

What clientele does your program(s) serve?

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## Q6

What are the unmet social service and human service needs in the City of Hagerstown?

I can't think of any unmet social service and human needs. I always thought that Hagerstown had an abundance of non-profits.

---

**Q7**

What are the unmet housing needs in the City of Hagerstown?

I believe that we need to build more within the city limits and also make it easier to renovate blighted properties. Baltimore City has done this by selling some homes for a dollar. The city needs to do more with that. I believe more inventory would make it not as expensive here.

---

**Q8**

What are the unmet community development needs in the City of Hagerstown? (i.e. public facility improvements, infrastructure improvements, public safety, etc.)

I think transit is one. I think we need to expand the MARC train to Hagerstown and I was at a public hearing about expanding the Brunswick line. I think we need better access and connection to higher paying jobs in neighboring Loudon, Frederick and Montgomery counties. I think the county commuter could be better served to make more and different stops within the city. I think widening of 81 and 70 are imperative for the city with commerce and access. I know our city probably has a list of facilities and areas where there needs to be more improvement. I can't think of the list off the top of my head but this comes to mind.

I believe we need to do a better job of actually reaching out to other industries such as tech, IT to lure them to come here. Other industries as well not just IT. We need to broaden our attraction to come here. I even would like us to have some data centers so we can get more tax dollars. We border the richest county in the united states south of us, and I am not sure why the economic development team isn't doing more to attract money from those counties here. I feel like they just want to make sure we don't have any vacancies or abandoned properties downtown, which is good too, but I think we need to think large picture about what we are as a city in the future. We are close to Baltimore and DC and we need to utilize that to our advantage more and lure more people from neighboring counties.

---

**Q9**

What Fair Housing Issues do you observe in the City of Hagerstown?

Can't think of any

---

**Q10**

Respondent skipped this question

Does your organization have plans to add any new programs or to expand existing programs? Please describe.

---

**Q11**

Respondent skipped this question

Does your organization have plans to add new facilities or perform renovations on existing facilities? Please describe.

---

**Q12**

Do you have any other comments or suggestions for the Five Year Consolidated Plan?

MARC train, make the county commuter better ( I know that's the county not us, but we should talk to them about it), and having more better access to higher paying jobs.

---



# Agency/Organization Meetings

# Hagerstown Five Year Consolidated Plan Stakeholder Meetings

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## Hagerstown Housing Authority

Jan 24, 2025, 1:30 PM - 2:30 PM (EST)

### Participants

- Dave Jordan, Urban Design Ventures
- Andrew Stephens, UDV
- Sean Griffith, Hagerstown Housing Authority
- David Kump, Hagerstown Housing Authority
- Sherry Buhrman, Hagerstown Housing Authority
- Margi Joe, Hagerstown Department of Community & Economic Development
- Rachel Paul, Hagerstown Department of Community & Economic Development

### Quick recap

The meeting focused on housing and community development challenges, including creation and retention of affordable and market-rate housing, issues with rental housing, mental health issues, and whether housing discrimination exists in Hagerstown. Discussions covered uses of CDBG funds and Section 108 loans such as smoke and carbon monoxide detectors, ADA improvements in the community, and improved recreational facilities for youth. The participants also addressed administrative matters, including project deadlines and collaboration between the City and Housing Authority.

### Next steps

- Sean to provide contact information for Jennifer Wild from Legal Aid to Dave.
- Sean to share requested Housing Authority documents and information with Andy within the next couple of business days.
- Dave to gather more information about Section 108 loans and share it with Margi.
- Margi and colleagues to consider using CDBG funds for carbon monoxide sensors and smoke detectors for low-mod households.

- Hagerstown Housing Authority team to consider submitting an application for CDBG funds for youth engagement activities in the next funding cycle.

## **Summary**

### **Introduction**

Dave Jordan opened the meeting with an explanation of the CDBG program, its rules and regulations, and the funding possibilities with CDBG. He then described the Five Year Consolidated Plan process, including the Annual Action Plan and the Analysis of Impediments. After securing permission from the participants to record the session, he asked the participants from the Hagerstown Housing Authority their opinion on Hagerstown's pressing needs.

### **Addressing Housing and Mental Health**

Sean Griffith from the Hagerstown Housing Authority highlighted two major issues in Hagerstown: the lack of affordable housing and the prevalence of mental health issues, which Dave elaborated often lead to homelessness and co-occur with substance abuse. Sean mentioned that HHA had received two ARPA grants, both of which had expired: a transportation grant that provided over 950 rides to residents for work, education, and medical appointments, and a grant to provide housekeeping to over 50 senior residents in danger of being evicted due to maintenance issues.

The meeting also touched on the need for accessible housing and the challenges faced by families with disabilities. Sean mentioned a new four-bedroom house built for the Housing Authority in which there was an elevator installed for accessibility purposes. Sean and David also discussed the importance of curb cuts for wheelchair-bound individuals, but also that sidewalks in the City were often too narrow and sometimes in rough condition. Dave briefly discussed the need to determine whether a project area is eligible for funding due to having a 51% majority of low- to moderate-income households, and that a City may have to conduct a survey of potential users to show that a project is eligible.

### **Potential Housing Discrimination and Quality Housing**

David, Sean, and Dave discussed issues related to housing discrimination and impediments. Sean mentioned that though he hasn't seen specific discriminatory practices, prior evictions and bad landlord references are major impediments for applicants in Hagerstown. David added that application fee gouging is relatively common for low-income applicants, where they have to pay high fees for each apartment application and deplete their funds. After responding to a question from Andy about further price gouging, Sean mentioned that attorney Jennifer Wild from Maryland Legal Aid's Frederick office would be a good reference.

Dave asked the participants whether the City had a Rental Registration Program. Sean noted that the City does have one, though the HHA is not required to participate. He also said that while the Rental Registry was good at keeping high-quality landlords honest, it was not uncommon for negligent landlords to blow off the requirements. Dave also asked whether there was still a Landlords' Association in Hagerstown and whether it still maintained a blacklist of former tenants that would be frozen out of the area's rental market for past infractions. David confirmed that there was an association, that it was still active, and that the Housing Authority was a member, but that HHA did not necessarily agree with opinions shared by other landlords.

Sean brought up the new NSPIRE inspection protocol for public housing and Section 8 units, and his concern that landlords would react negatively and stop accepting Section 8 Housing Choice Vouchers. He also mentioned the potential for CDBG funds to help make improvements and smooth the NSPIRE transition for both private landlords and public housing authorities. Dave confirmed that CDBG funds have been used for related activities including asbestos and radon testing, and that some municipalities' fire departments purchase and distribute smoke and carbon monoxide detectors to low-income households.

### **Affordable Housing and CDBG Funds**

Dave and Sean discussed the potential for more development activities if more funds were available. Sean agreed that HHA would pursue more development if funding was available, because the City needs more affordable housing for both low-mod households and households above the poverty level. The conversation also noted that the Washington County Community Action Council and San Mar are receiving a grant focused on emergency housing in the south end of Hagerstown. David said that landlords have been raising rents beyond affordability, and gave the example of a 40-apartment complex on Dual Highway (US 40) whose new rental rates would be above the HUD Rental Limits.

Sean suggested that CDBG funds could be a useful tool for leveraging the Hagerstown Choice Neighborhood Grant. HHA and the City have been working on this HUD-funded project for the past two years, and it will provide improvements to both housing developments and community facilities in and around Downtown Hagerstown.

### **Section 108 Loan Guarantee Program and HOME Investment Partnership Program**

Dave explained the Section 108 loan guarantee program, which allows cities to take out up to five times their CDBG allocation for projects. The loan would then be paid back with the city's annual CDBG allocation. He mentioned the possibility of using Section 108 loans for activities like purchasing fire equipment or housing, and that some cities find it to be a very useful tool. Margi expressed concerns about the program's impact on their relatively low entitlement grant and the

potential for reduced program income, David shared a link from the HUD Exchange for further reference, and Dave agreed to check about the program's repayment terms.

Dave also mentioned the HOME Program, another HUD entitlement program that is directed toward housing development and rehabilitation. HUD has relaxed its regulations on program income for HOME allowing cities to stockpile funds for later use, which Dave feels would be a benefit should Hagerstown consider applying to the HOME program. Sean mentioned that Washington County CAC has submitted a Community Housing Development Organization (CHDO) application and is trying to access HOME funds from the state.

### **Youth Engagement and Recreational Centers**

Dave, Sean, and Margi discussed the potential for youth engagement and the need for additional recreational centers. Sean noted that the Boys and Girls Club is currently the only organization catering to lower-income youth, and that he thinks the organization does not adequately reach the entirety of the City's youth. Dave suggested that the CDBG program could provide funds for scholarships or activities as it has done in other municipalities. Dave also highlighted the unique collaboration between the city and the housing authority, which Margi said was praised by HUD during a recent site visit. The group agreed that this collaboration has improved the overall functioning of the community.

## Hagerstown City Administration

Tuesday, January 28, 2025, 9:00-9:30am

### Participants

- Dave Jordan, Urban Design Ventures
- Andrew Stephens, UDV
- Mayor William McIntire
- Scott Nicewarmer, City Administrator
- Margi Joe, Community & Economic Development
- Rachel Paul, Community & Economic Development

### Quick recap

The team discussed affordable and market-rate housing in the city, and explored the possibility of acquiring vacant properties and demolishing uninhabitable ones using Federal funding. They also explored the potential of leveraging CDBG funds for larger projects, including economic development and housing, and the benefits and drawbacks of the HOME Program. Lastly, they addressed social issues such as public safety, homelessness, and fair housing, with a focus on improving public infrastructure for accessibility.

### Next steps

- Scott and Margi to provide more information on past CDBG-funded demolition projects.
- Dave to continue researching Section 108 loans for Margi.
- Margi and Rachel to continue evaluating the pros and cons of accepting HOME program dollars offered by the State.
- Mayor William to share details on upcoming homelessness initiatives when ready.
- Margi to continue allocating CDBG funds for sidewalk accessibility, curb cuts, and alleyway improvements in low-income census tracts.
- Margi to collect and relay any additional thoughts or concerns from the Mayor or Scott to Dave for inclusion in the Consolidated Plan.

## **Summary**

### **Affordable Housing and Homelessness Discussion**

After greeting the participants and quickly introducing them to the Consolidated Plan process, Dave initiated a discussion to understand the needs and concerns of the team regarding affordable housing and homelessness in the city. Scott and William agreed that affordable housing is a significant issue, and Scott suggested the need for a mechanism to acquire vacant properties for affordable housing. Scott also emphasized the importance of market-rate housing, particularly in the inner core, and the need to remove blight by demolishing uninhabitable properties. Scott and Margi discussed the potential use of CDBG dollars for demolition, with Margi mentioning that some CDBG funding had been earmarked for a tax sale properties program aimed at acquiring long-standing, blighted properties in the past.

### **Demolition Funding and Strategic Development**

In the meeting, Scott and Dave discussed the potential for demolition funding within their department and the possibility of strategic demolition. They also touched on the interest of out-of-town developers in occupied type structures and the need for careful management to ensure quality work and tenants. Scott mentioned interest in redevelopment from companies like Blackthorn Capital Partners (the developers of the Updegraff Building in the Arts & Entertainment District) but noted that the City needed to be cautious to ensure that developers were operating in good faith and open to all tenants. He also discussed a proposed town center development near the Outlet Mall, which was hindered by the County's lack of support for annexation by the City. William expressed his desire to address the affordable housing issue further, but deferred to Scott to discuss the details.

### **HOME Program and Affordable Housing**

Dave discussed the HOME Program, a government initiative aimed at affordable housing, and that he and Margi had discussed how Hagerstown had been offered funding through the program. He highlighted its potential benefits and drawbacks, noting that it can be used for the development, rehabilitation, and maintenance of affordable housing. Dave also mentioned a new HUD rule that increases assistance to households, but this is currently on hold due to unresolved issues in Washington. He suggested that the HOME program could be advantageous for the city, particularly for homeowner-occupied rehabilitation.

### **Addressing Homelessness and Public Safety**

The last portion of the meeting touched on social issues in the city like homelessness, accessibility, and public safety. Mayor William acknowledged these are major concerns and that the Mayor's office is working on initiatives to curb homelessness in particular, but cannot yet disclose the

details. The group discussed the use of CDBG funds for improving public infrastructure, and Margi mentioned ongoing projects related to sidewalk accessibility, curb cuts, and alleyway rehabilitation, especially in lower-income areas. Andy inquired with the Mayor and Scott about whether their residents had mentioned fair housing issues, but neither of them have heard of any recent concerns. The meeting concluded with Dave mentioning ongoing consultations with various agencies and a public survey to gather more input.

## **Hagerstown Neighborhood Development Partnership (Hagerstown Home Store)**

January 28, 2025, 11:00am – 12:00pm

### **Attendance:**

- Dave Jordan, UDV
- Andrew Stephens, UDV
- Jorge Menchu, HNNDP
- Al Martin, HNNDP
- Margi Joe, Hagerstown Department of Community & Economic Development
- Rachel Paul, Hagerstown Department of Community & Economic Development

### **Quick recap**

Dave Jordan and Andy Stephens from Urban Design Ventures discussed their role in assisting the city with its Five Year Consolidated Plan and associated documents, while Jorge Menchu from Hagerstown Neighborhood Development Partnership (a HUD-certified housing counseling agency) shared statistics on the agency's services and the challenges faced by their clients, and Al Martin provided his perspective on the housing, community, and economic development needs of the city and region. The team also discussed the economic development of Hagerstown as compared with neighboring cities like Frederick, the potential for the city to partner more with private lenders, and the ongoing development in Hagerstown.

### **Next steps**

- Jorge to provide Andrew with detailed statistics on housing counseling services, including homebuyer workshops, pre-purchase counseling, default counseling, credit counseling, and fair housing services.
- Margi to provide information about the city's emergency repair grant assistance program to Jorge for future client referrals.
- Andrew to consider including information about the tax differential between city and county in the final report.
- Dave and Margi to explore the possibility of recommending a revolving loan pool or similar program to leverage CDBG funds in the final report.
- UDV to notify Al Martin of the public comment for the Consolidated Plan.

### **Summaries**

## **Introduction**

Dave Jordan and Andy Stephens from Urban Design Ventures introduced their role in assisting the city with the FFY 2025-2029 Five Year Consolidated Plan, FFY 2025 Annual Action Plan, and 2025-2029 Analysis of Impediments to Fair Housing Choice for the CDBG program. Jorge Menchu provided an overview of the services provided by the Hagerstown Home Store (a program of Hagerstown Neighborhood Development Partnership), including foreclosure prevention, home buyer workshops, and credit counseling. HNNDP/Home Store is a HUD-certified housing counseling agency. Jorge shared statistics on their services, noting a worrying increase in foreclosure prevention cases and detailing the number of clients served in various categories during the 2023-24 fiscal year.

## **Challenges in Home Purchasing and Foreclosure**

Dave, Jorge, Al, and Andrew discussed the challenges faced by HNNDP's clients in purchasing homes and dealing with foreclosure. Jorge highlighted that most of these issues stem from unexpected emergencies and lack of savings. He noted that people often fall behind on their mortgages due to emergencies, loss of income, or unexpected repairs, and that their wages are no longer sufficient to pay a mortgage and pay down debt while saving money. Jorge also mentioned that many clients ask if they have any financial assistance available to help them get back on their feet. Andrew agreed to follow up with Jorge for more detailed numbers related to these issues. The meeting moved to discussions about emergency repair grant assistance for homeowners living within city boundaries, which is income qualified. The Department of Community & Economic Development also offers assistance for emergency expenses such as furnace or water heater repairs.

## **Addressing Housing Affordability Challenges**

Al, Dave, Jorge, and Rachel discussed the increasing cost of residential units and the resulting housing affordability issues in their community. They noted that property assessments have increased significantly, with some seeing a 30% increase. Al mentioned his role on the County's Property Tax Assessment Appeal Board, where they see huge increases in property values. Dave emphasized that housing affordability is a major issue, and Jorge shared that the families they serve, who are low to moderate income, struggle to get qualified for mortgages due to high wages and debt loads. Jorge also mentioned that the average home price in Washington County is around \$320,000, with limited inventory under \$300,000. The team agreed that the issue of housing affordability is a significant concern.

## **Revitalizing Hagerstown Neighborhoods and Challenges**

Dave, Al, and Jorge discussed the challenges of revitalizing neighborhoods in Hagerstown. Al mentioned a new development called Kilpatrick Woods, which is selling homes in the \$200-

\$225,000 range. He also noted that the city's older housing stock is often perceived as undesirable, with 60% of properties being rentals due to the city's blue-collar industrial heritage. Al suggested that major redevelopment efforts, such as the new baseball stadium and parking garage, could positively impact property values. However, he also acknowledged that some residents feel uncomfortable due to the presence of blight and perceived negative influences. Jorge added that home buyers often avoid downtown Hagerstown due to concerns about violence and drugs, despite the availability of financial assistance for home purchases within the city limits.

### **Addressing Tax Base and Perception**

Dave raised a question about the tax base in the city compared to the county, suggesting it could be a deterrent. Al responded that there's still a perception of double taxation, but progress has been made with a rate differential for the county within the city limits. Al also mentioned that the city provides additional services, such as cheaper utilities, which could offset the extra tax. However, he noted that the deductibility of city property taxes has been limited since 2022, making it more challenging to justify the extra tax. Margi was tasked with updating this information.

The conversation also touched on the relationship between the city and the county, with Al noting that tensions between the two continue. Dave mentioned a past instance where an organization obtained CDBG funds to help residents in the Fort Richie area with water and sewer connections, but the residents rejected the assistance due to its government origin. The conversation ended with a discussion about the limited availability of county grants and the competitive application process for these funds.

### **Hagerstown and Frederick's Economic Growth**

Al discussed the economic development of Hagerstown and Frederick, Maryland, comparing their trajectories over the past few decades. He noted that Frederick's success is partly due to significant public investments, such as the Carroll Creek flood control project, which transformed the downtown area and attracted residential and commercial growth. Al explained that Hagerstown faces challenges with its housing stock and development, but efforts are being made to revitalize certain areas. He emphasized the importance of public investment and strategic growth in driving urban development and economic success.

He then focused on the ongoing development in Hagerstown, emphasizing the need for community leaders to frequent downtown areas to drive change. He shared his personal experiences with various establishments, highlighting the transformation of dive bars into vibrant entertainment venues. Al also expressed concern about the potential impact of the new Federal

administration on funding for fair housing initiatives. Dave encouraged further comments and suggested that any additional thoughts could be shared via email.

### **Exploring Private Lending and Revolving Loans**

Al discussed the potential for the city to partner more with private lenders to leverage funds and share risk, similar to a strategy used in the past. He noted that this approach had been successful in the late eighties and early nineties, generating a significant loan portfolio that supplemented federal dollars. However, he acknowledged that the current block grant program has restrictions on program income. Dave agreed, mentioning that HUD doesn't favor program income and that it becomes a challenge when it needs to be expended. Al suggested that an independent revolving loan pool could be a solution to this issue.

### **Al's Community Experience and Fair Housing**

Dave expressed satisfaction with the meeting, highlighting the valuable information shared by Al, who has extensive experience in the community. Al, the board chair of HNBP and a retired CPA, shared his various roles and engagements in the community, including teaching budgeting classes and serving on numerous boards. The team also discussed potential fair housing issues in the city, with Al and Jorge confirming they hadn't heard of any such issues. The conversation ended with Dave thanking everyone for their time and input.

## **Economic Development**

Wednesday, January 29, 2025, 11:00 am – 12:15 pm

### **Attendance**

- Michael Long, UDV
- Andrew Stephens, UDV
- Margi Joe, Hagerstown Department of Community & Economic Development
- Rachel Paul, Hagerstown Department of Community & Economic Development
- Beth Fields Dowdell, Meritus Health
- Damien Myers, Western Maryland Consortium
- Ed Brown, Hitachi Rail
- James Grossman, Maryland Department of Labor, Hagerstown American Job Center
- Jim Kercheval, Greater Hagerstown Committee
- Paul Frey, Washington County Chamber of Commerce
- Stephani Frisby, Washington County Health Department

### **Quick recap**

The team discussed the Five Year Consolidated Plan for FY 2025-2029, focusing on community development, housing, infrastructure, and economic development initiatives in Hagerstown. They also addressed the challenges of homelessness, affordable housing, and job training, emphasizing the need for a comprehensive approach to tackle these issues. Lastly, they discussed various social service challenges, infrastructure needs, fair housing, and the importance of mentorship and guidance for specific age groups in the community.

### **Next steps**

- Margi and Urban Design Ventures to review the Choice Neighborhood Initiative survey results for additional insights on community needs.
- Western Maryland Consortium to continue efforts in reaching out to disconnected youth (ages 18-24) for their GED and job training programs.
- City of Hagerstown to consider expanding the cultural trail to connect different quadrants of the city.
- Meritus Health to continue expanding their Care Caller Program to address loneliness among seniors.

- City of Hagerstown to explore ways to address the "cliff effect" in social services programs to encourage continued employment and self-sufficiency.
- Health Department to develop strategies to reduce stigma and increase awareness of HIV/STD testing and treatment services.
- City of Hagerstown to investigate the need for more neighborhood parks and youth programs, especially for teens and young adults.
- City of Hagerstown to explore options for increasing affordable housing, including both rental and homeownership opportunities.
- City of Hagerstown to consider ways to support and expand childcare options, especially for non-traditional work hours.

## **Summaries**

### **5-Year Consolidated Plan Discussion**

In the meeting, Andrew Stephens and Mike Long from Urban Design Ventures discussed the Five Year Consolidated Plan for fiscal years 2025-2029, a program required by the US Department of Housing and Urban Development. The plan aims to guide the city of Hagerstown in their priorities over the next five years, particularly in allocating their Federal funding through the Community Development Block Grant program (CDBG). The CDBG program has flexibility in its use, but its primary purpose is community development, including housing, infrastructure, and economic development initiatives.

The meeting also featured introductions from various participants, including Paul Fry from the Washington County Chamber of Commerce, Beth Field from Meritus Health, Damien Myers from Western Maryland Consortium, Ed Brown from Hitachi Rail, James Grossman from the Maryland Department of Labor, Jim Kercheval from the Greater Hagerstown Committee, and Stephani Frisby from the Washington County Health Department.

### **Addressing Hagerstown's Affordable Housing Crisis**

Paul and Jim brought up the challenges faced by the city of Hagerstown and its surrounding region in terms of housing. They highlighted the issues of affordability, availability, and quality of housing, with a significant gap between the median household income and the median house price. Jim noted that the city has seen a surge in migration from more affluent areas, leading to increased housing prices and a shortage of inventory. Paul added that the upcoming opening of Meritus's medical school would further impact the housing market. The team agreed that the issue of affordable housing is complex, as it can mean different things to different people, and that the problem is affecting not only low-income workers but also middle-class and young professionals.

### **Hagerstown's Affordable Housing Challenges**

The team discussed the challenges of finding affordable housing in Hagerstown, particularly for younger generations and recent college graduates. They noted that the cost of living has increased significantly, making it difficult for people to afford housing in the area. Many are forced to live further away from work or with their parents. The team also discussed the impact of neighboring counties' growth on Hagerstown's housing market, with some counties becoming more expensive. The conversation ended with a mention of the double taxation faced by residents of Hagerstown, in which residents of the City have to pay for County services that they don't use because they're provided through the City.

### **Addressing Homelessness and Affordable Housing**

The group discussed the challenges of homelessness in the greater Hagerstown region. They noted that transportation is a significant issue, with limited options for those seeking employment in the growing number of warehouses. Jim also highlighted the difficulty of finding affordable housing and the strain this places on the community. He mentioned that the population is growing, with rents increasing and people being displaced, leading to an increase in homelessness. He also pointed out that the lack of a diverse income neighborhood base in their downtown area makes the homeless population more noticeable. He acknowledged the need for more services and caseworker support to connect people with available resources.

Damien suggested that homelessness is a multifaceted issue, with mental health, substance abuse, and lack of housing being significant factors. Beth shared her experience with a transient population, noting that they often circle between different communities and don't return for long periods. Jim agreed with this, adding that the housing issue has likely increased homelessness. Stephani highlighted the importance of wraparound services to tackle the various issues faced by homeless individuals, including mental health, substance abuse, and food insecurity. The team agreed that addressing homelessness requires a comprehensive approach, considering all the factors involved.

### **Economic Development Needs and Opportunities**

In the meeting, Stephani, Damien, Paul, Jim, and Beth discussed various economic development needs and opportunities in their community. Though acknowledging the warehousing industry in the area as a major employer, they highlighted the importance of job training, workforce development, and education to attract higher-paying jobs and improve the quality of life. They also discussed the need for affordable housing and infrastructure development to support economic growth. The conversation touched on the challenges of attracting and retaining skilled workers, particularly in the medical and trade sectors. The team also discussed the potential for entrepreneurship and the need for better connections between educational institutions and the

workforce. Beth mentioned that Meritus had increased its minimum wage to \$20 an hour and was actively recruiting for various positions, including nursing and medical roles. The team agreed on the need for more training programs and better connections between education and the workforce to meet the community's economic development needs.

### **Workforce Challenges and Community Development**

Jim and Damien discussed the challenges of getting people back into the workforce, particularly those who have been staying home to care for children. They noted that childcare is a significant issue, especially for those working non-traditional hours like in warehouses. They also reiterated the need for better awareness and connection to job training programs, as well as the importance of follow-through with participants. Andrew asked about the affordability of local job training programs, to which Jim responded that he understood most of them to be either affordable or entirely free for participants.

### **Addressing Stigma in Social Services**

Mike asked the group about what challenges the various social service organizations in the community faced. Stephani from the Health Department highlighted the issue of stigma associated with HIV and STDs, which hinders the department's efforts to spread awareness and offer services. Jim shared his experiences with mental health case management, noting the difficulties faced by those living independently and the challenges of meeting reimbursement requirements.

The team also discussed the importance of providing support to those on the verge of “falling off the cliff”, rather than waiting for them to reach a financial crisis point. Jim and Damien advocated for reducing the stigma that individuals and families have in seeking support, which would prevent them from financial decisions that would hurt them in the long term. The conversation ended with a discussion on the need to address the stigma surrounding these issues and the importance of community perceptions in spreading awareness about available resources.

### **Addressing Hagerstown's Social and Economic Challenges**

In the meeting, the team discussed various challenges faced by different populations in Hagerstown. They highlighted the issue of "cliff effect" where people lose benefits as they earn more, making it unbeneficial for them to work harder unless they made enough money to more than make up for the lost benefits.

The team also discussed the need for more housing and community facilities, particularly for seniors and the disabled. They noted the importance of addressing the needs of the disenfranchised youth group, aged 18 to 24, who are not in school or working. The team also discussed the need for mentorship and guidance for this age group. Lastly, they touched on the

issue of loneliness among seniors and the need for social interaction. The team also mentioned the existence of programs like Circles and CSTEP (Construction Skilled Trades Employment Pathways) to address some of these issues.

### **Community Infrastructure and Fair Housing**

Andrew, Mike, Jim, Damien, and Stephani discussed various topics including infrastructure needs in the community, fair housing, and potential issues with housing discrimination. Jim mentioned the idea of expanding the cultural trail to create a multimodal way for people to move around the community. Damien, a landlord, shared an experience of a resident claiming discrimination due to a breed of dog, but noted that it was resolved through the lease agreement. Mike asked about awareness of where to report fair housing issues, to which Damien responded that there were resources available at the district court. The Urban Design Ventures team thanked the participants for their time and information.

## Education

Wednesday, January 29, 2025, 1:00 pm

### Attendance:

- Dave Jordan, Urban Design Ventures
- Andrew Stephens, Urban Design Ventures
- Margi Joe, City of Hagerstown
- Rachel Paul, City of Hagerstown
- Vicki Robinson, Head Start of Washington County
- Kathy Kerns, Maryland Department of Education, Judy Centers of Washington County
- Jenny Bakos, Washington County Free Library

### Quick recap

The team discussed the City of Hagerstown's Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice, with a focus on partnerships and the state of city and county buildings. They also addressed concerns about homelessness, mental health conditions, and the increasing number of English language learners in the community. The conversation ended with discussions on the challenges faced by homeless families, the housing situation in Hagerstown, and the economic development of downtown Hagerstown.

### Next steps

- Andrew to reach out to Hagerstown Community College and Washington County Public Schools for their input on city needs and initiatives.
- Andrew to follow up with social services in the upcoming meeting about homeless shelter availability and policies.
- Margi to gather more information on the continuum of care (CoC) email platform for updates on homeless services.
- The City to explore options for addressing the stigma associated with living in certain Hagerstown neighborhoods.
- Dave to investigate potential funding for affordable housing, including rehabilitation of existing properties, and for public and on-demand transportation.

### Summaries

## **Consolidated Plan and City Developments**

Dave and Andrew from Urban Design Ventures discussed the Hagerstown Five Year Consolidated Plan, a document required by HUD for municipalities to outline how they intend to spend CDBG dollars over the next five years. They also mentioned the Annual Action Plan, which details how the city will expand its allocation of CDBG funds, and the Analysis of Impediments to Fair Housing Choice which examines the problems faced by the City. Concerns were raised about the state of some city and county buildings, the increasing number of families qualifying for Head Start, and the need for partnerships within the social services and education community.

## **Addressing English Learners in the Community**

Kathy and Jenny discussed the increasing number of English language learners in their community, particularly in Maryland or Washington County. Jenny mentioned that they are starting bilingual story times and have a Spanish-English Conversation Club. Kathy then shared about the Judy Center's role in preparing children for school, including referring families to English language learning classes and partnering with organizations like Head Start and the library.

## **Challenges for Homeless Families Discussed**

Kathy, Vicki, Jenny, and Andrew discussed the challenges faced by homeless families in their community. They noted that shelters have strict rules and are not always family-friendly, and that funding cuts have reduced the availability of services. Jenny highlighted the issue of shelters not accepting individuals with active addictions and the need for lower-barrier shelter space, and also that faith-based shelters can refuse those who identify as non-binary or transgender. She also expressed concerns about mental health conditions and homelessness but was unsure if these issues could be addressed through the grant being proposed.

The group also discussed the limitations of the county's commuter transportation system, which they believe does not adequately serve the needs of families in outlying areas or traveling to outlying employers. The conversation ended with a recognition of the need for more accessible services and transportation options for families in need.

## **Hagerstown Housing Challenges and Partnerships**

Dave suggested that the issue of affordable housing might be a priority for the community. Vicki and Kathy highlighted the challenges faced by the Hagerstown Housing Authority due to a large waiting list and insufficient housing. They also noted the willingness of the housing authority to partner and offer services to residents, including inviting both of their organizations to help serve public housing communities. The conversation also touched on public facilities, with concerns raised about the Martin Luther King Community Center and communication between the city and county. The team also discussed the stigma associated with living in the city as opposed to

residential areas of the county, and weighed the potential for acquiring and rehabilitating vacant properties to address housing concerns. Dave ended the meeting by thanking the group for their efforts to help Hagerstown's population.

## **Social Services 1**

Wednesday, January 29, 2025, 3:00-3:50pm

### **Attendance:**

- Dave Jordan, UDV
- Andrew Stephens, UDV
- Margi Joe, City
- Rachel Paul, City
- Addie Nardi, Boys & Girls Club of Washington County
- Eva Gillard, Ladders to Leaders
- Kelli Tencer, United Way of Washington County
- Troy Van Scoyoc, The ARC of Washington County

### **Quick recap**

Dave Jordan from Urban Design Ventures discussed the City's Community Development Block Grant (CDBG) allocation and the importance of gathering input from various groups on the needs in the city that could be potentially assisted through the CDBG program. The group also discussed potential uses for CDBG funding and the needs apparent in the City. Lastly, they discussed the allocation of funds for various projects and initiatives, and the process of the Consolidated Plan and the Annual Action Plan.

### **Next steps**

- Andy to send flyer with QR code for resident survey to Addie for distribution through the Remind app to Boys and Girls Club families.
- Kelly to include survey links in United Way's monthly newsletter.
- Margi to prepare for the Citizen Advisory Committee review of public service grant applications on February 12th.
- Troy to get information on how many of ARC's 70 residential homes are within Hagerstown city limits.
- Rachel to provide PDF documents of survey flyers to meeting participants.

### **Summaries**

## **Introduction and Hagerstown's CDBG Allocation**

Dave Jordan from Urban Design Ventures discussed the City of Hagerstown's FY 2025-2029 Five Year Consolidated Plan, which will lay out the priorities for how the city will expend its Community Development Block Grant (CDBG) allocation each year. He also mentioned the accompanying Annual Action Plan and Analysis of Impediments to Fair Housing Choice.

Dave emphasized the importance of gathering input from various groups and individuals on the needs in the city that could be potentially assisted through the CDBG program. He explained that the program's benefits must be directed towards 80% and below area median income individuals and that the city could use some of the allocated funds for public facility improvements, social service activities, homeless programs, and other services. Dave encouraged the attendees to share their insights on the needs in the city and potential activities that could receive CDBG dollars.

Andrew discussed the process of gathering information from residents and non-residents of Hagerstown through a resident survey accessible via the city's website and a QR code flyer. Eva, who is not a resident but has a nonprofit in Hagerstown, expressed her desire to provide input, and Andrew confirmed that her input was welcome.

## **Exploring CDBG Funding for Youth, Transportation, and Other Needs**

The group introduced themselves and discussed potential uses for Community Development Block Grant (CDBG) funding. Addie from the Boys and Girls Club emphasized transportation as their biggest concern for youth development. Troy from The ARC of Washington County mentioned potential interest in using CDBG funds for residential housing upgrades or transportation, as they own 70 homes and operate a fleet of 260 vehicles. Dave clarified that CDBG funds can only be used within city limits. The group also briefly touched on recent government actions affecting nonprofit funding.

## **Transportation and Housing Challenges Discussed**

Kelli discussed the limitations of their transportation assistance program, Ride United Network, which is partnered with Lyft. She highlighted the need for more accessible and affordable transportation, especially for those with disabilities, and expressed concern about the lack of resources for housing and childcare. Eva echoed Kelli's sentiments, emphasizing the importance of housing, transportation, and childcare for people in recovery. She also stressed the need for more opportunities for youth in the community.

## **Shelter and Crime Issues**

Dave noted the surprising lack of year-round shelter facilities in the area. Addie expressed concerns about the unusual behavior around the Reach building, which houses the Boys & Girls

Club's administrative offices. Kelli also shared her personal experience of vandalism at the Reach parking lot, indicating a change in the area's dynamics. Eva matter-of-factly identified the root of that problem as people exploiting the homeless population for their own gain, particularly in relation to drug supply. She also mentioned that many of these people come from outside the area, and have no incentive to behave respectfully. Kelli further noted that the police are working to mitigate human trafficking and other issues in the area, which Dave reflected is more difficult due to Hagerstown's location as a transportation hub. The team agreed to continue monitoring the situation and take up the issue with Reach and with the Hagerstown Police and Fire Departments.

### **Funding Allocation and Application Process**

Dave, Troy, Margi, Addie, and Kelli discussed the allocation of funds for various projects and initiatives. Margi clarified that the application window for the current fiscal year had closed on January 10<sup>th</sup>, 2025, but they would review applications with their Citizen Advisory Committee on February 12th. Troy inquired about the next application period, to which Margi responded that it would be in the first week of December. The team also discussed the possibility of requesting smaller amounts of funding and the potential for larger loans. Kelli mentioned that their grants are capped at \$20,000 per organization. The conversation ended with Andrew asking if anyone had heard of fair housing complaints, to which there were no responses.

## Housing Development

Thursday, January 30, 2025, 9:00-9:45am

### Attendance

- Dave Jordan, UDV
- Andrew Stephens, UDV
- Margi Joe, Hagerstown Department of Community & Economic Development
- Rachel Paul, Hagerstown Department of Community & Economic Development
- Christina Ocharzak, First Home Mortgage
- Yagnesh Mehta, Fulton Mortgage Company
- Nancy Allen, Pen-Mar Realtors Association

### Quick recap

The team discussed various initiatives and programs aimed at promoting homeownership and affordable housing in Hagerstown, including the city's Hagerstown Homeowner Initiative providing \$7,500 in forgivable loans. They also explored the impact of external influences from potential workers in the DC and Baltimore area looking to purchase a home in Washington County. The impact of investment companies in Hagerstown was also brought up. Lastly, they discussed the challenges of affordable housing, the need for access to housing, and the potential for a home repair grant or loan program for sellers, homebuyers, and landlords.

### Next steps

- Andrew to follow up with Washington County Public Schools regarding their input on housing issues.
- Dave and Andrew to meet with Hagerstown Police & Fire Departments to discuss staffing, crime issues, and their plans for addressing neighborhood concerns.
- Margi to continue work on potential increase in funding for the \$7,500 grant/loan program for homebuyers.
- Dave and Margi to discuss potential enhancements to existing housing assistance programs, including the possibility of increasing the grant amount up to \$24,500 and the benefits of homebuyer rehabilitation programs.

- Christina and Nancy to continue promoting the \$7,500 grant/loan program to potential homebuyers and real estate agents.

## **Summary**

### **Hagerstown Grant Program and Expansion**

After Dave introduced the CDBG and Consolidated Plan process, Christina brought up the Hagerstown Homeowner Initiative, which lends \$7,500 to homebuyers and converts to a grant for persons who maintain their primary residences in Hagerstown for five years. Nancy and Yagnesh agreed on the program's popularity and its role in encouraging home ownership. Margi explained that the program is part of the city's Invest Hagerstown initiative and is not income-restricted, but caps the sales price of homes at the median price in Hagerstown.

The group also discussed the possibility of expanding the program to more areas of the city, though Margi noted that the program is not restricted geographically but by supply & development priorities. Yagnesh suggested considering a percentage-based grant instead of a flat rate, but Margi explained that keeping the grant at a flat rate is preferable from an administrative perspective. Nancy, Christina, and Yagnesh mentioned the program multiple times during the discussion and were grateful to the city for removing restrictions such as prior vacancy and ineligibility of single-family attached housing.

### **Quality Affordable Housing and Community Retention**

The conversation also touched on the need for more affordable housing opportunities in Hagerstown, particularly for first-time homebuyers. Being involved in the real estate community, the participants are working toward increasing the percentage of owner-occupied housing versus the current majority of renter-occupied housing. Dave noted that potential homebuyers would not necessarily want to be the “pioneer” in a distressed neighborhood with a majority of poor-quality rental housing.

This led to discussion of crime in certain neighborhoods and its impact on housing quality and prices. Andrew mentioned plans to meet with the Hagerstown Police Department to discuss staffing and crime prevention strategies. The group also discussed the importance of retaining key community members such as teachers, police officers, and firefighters in the community with Yagnesh mentioning his firm’s mortgage rate discounts directed toward educators. Andrew shared plans to follow up with the Washington County Public Schools for a potential discussion.

### **Affordable Housing Solutions and Challenges**

The team discussed the challenges of affordable housing and the need for access to housing. They identified the issue of wages not aligning with real estate values and interest rates being too high for people to afford homes. The idea of creating a grant or loan program for sellers to repair their properties to make them saleable was proposed. However, concerns were raised about the potential for abuse and the need for guardrails. The possibility of a buyer-side solution was also discussed, including the use of a rehab loan and the potential for a loan forgiveness program. The team also touched on the rental housing side, discussing the possibility of providing forgivable loans to landlords to improve their properties in exchange for renting to income-eligible households for a specified period.

### **Homeownership Programs and Assistance Discussion**

The team discussed the effectiveness and importance of the Hagerstown Homeownership Initiative and agreed that the program should continue to be reserved for primary residences and not for investors. They agreed that investors had little incentive to improve properties in the city when the rental market is otherwise tight. Dave discussed new HUD regulations that can allow up to \$25,000 in down payment and closing cost assistance, which made Nancy, Christina, and Yagnesh very interested. Dave did note that these grants were only available for low- and moderate-income households, and that going above the \$25,000 cap on government aid would trigger lead paint inspections and potential remediation. The team agreed that despite the limitations, this program could be advantageous, and Margi agreed to investigate it.

### **External Influences on Local Markets**

Christina, Nancy, and Yagnesh shared the impact of external influences on their respective markets. The group highlighted the influence of Northern Virginia, DC, and Baltimore on the market in western Maryland, northwest Virginia, and the Eastern Panhandle of West Virginia, causing property costs to rise. The three noted that while they have seen some influence from outside markets, the impact on Hagerstown has not been as significant as in the Eastern Panhandle. They also discussed the potential impact of government employees returning to work, with Nancy suggesting that this could lead to more inventory on the market due to homebuyers not wanting the long daily commute. The team agreed to share the agency and resident surveys with their colleagues and clients to gather more insights.

## **Community Advocacy**

Thursday, January 30, 2025, 1:00 pm

No stakeholders attended this meeting.

## Public Safety

Monday, February 3, 2025, 9:00-9:45am

### Attendance:

- Dave Jordan, UDV
- Andrew Stephens, UDV
- Margi Joe, City
- Rachel Paul, City
- Chief John DiBacco, Hagerstown Fire Department
- Deputy Chief Adam Hopkins, Hagerstown Fire Department
- Chief Joey Kifer, Hagerstown Police Department

### Quick recap

Dave, John, Andrew, Joey, and Adam discussed the allocation of funds from HUD, the needs of the fire service, and the challenges of addressing social issues such as homelessness and substance abuse. They also explored the potential use of CDBG funds for various projects, including the purchase of fire apparatus, smoke alarms, and personal protective gear, as well as the consolidation of nonprofit and social service agencies into a single facility with satellite offices.

### Next steps

- Fire Department to provide statistics on the number of fire and EMS calls from the previous year.
- Police Department to provide information on the nature of their calls, particularly those requiring multiple officers or involving domestic violence or homelessness.
- City officials to explore the possibility of using City CDBG funds for the proposed multi-agency facility in Washington County, and to converse with County officials about them dedicating County CDBG funding for the same.
- City officials to consider using CDBG funds for a smaller "precinct house" within city limits for initial contact with social services.

### Summaries

#### City's HUD Funds Allocation and Use

Dave discussed the city's allocation of funds from HUD and the process of preparing a Consolidated Plan and Annual Action Plan. He highlighted the potential benefits of using CDBG funds for the fire department, such as purchasing smoke detectors and fire equipment. Dave also mentioned the Section 108 CDBG loan program, which allows cities to conduct projects that require a large initial investment (such as purchasing a fire truck) and to pay off that loan from their annual allocation of CDBG funds over a long period.

### **Fire Station Staffing and Emergency Calls**

Dave and John discussed the current state of fire stations and emergency services in their city. John reported a 2.7% increase in calls for the year 2024, with 4,361 incidents, including 2,020 EMS responses and 2,341 fire responses. He noted that their fire service, unlike many others, does not have a high percentage of EMS calls, with about 46% EMS and 54% fire calls. He also mentioned that the city's EMS service, Community Rescue Services, provides paramedic services and handles most of the calls, with the fire department only being dispatched for high acuity cases. John stated that the Hagerstown Fire Department has a competitive pay rate and are currently hiring to fill four vacancies, aiming to be fully staffed with 79 personnel.

### **Fire Service Equipment and Funding**

John and Dave discussed the needs and budget for the fire service, including the purchase of fire apparatus, smoke alarms, and personal protective gear. John mentioned that the fire service has a continuous need for personal protective gear, which costs around \$3,500 per set, and they aim to purchase 10 sets per year. Dave suggested that funding could also be used for new construction or renovation of fire rescue facilities, provided they are located in low- and moderate-income census tracts.

### **Public Safety Needs and Funding**

The meeting involved discussions between John, Dave, Andrew, and Joey about public safety needs in the city. John and Adam expressed satisfaction with the engagement and feedback they've received regarding fire protection services. Andrew asked for input on any perceived gaps in public safety, to which John responded that he didn't see any from the fire service's perspective. Joey, the police chief, joined the meeting late and was asked to share the police department's needs. Dave explained the process of identifying eligible projects for CDBG funds, noting that HUD now prefers to purchase fire vehicles over police vehicles.

### **Enhancing Surveillance in Problematic Neighborhoods**

Dave and Joey discussed the need for increased surveillance in problematic neighborhoods and the potential use of cameras in public spaces. Joey mentioned that the number of calls for service had not increased appreciably, but that the increased severity of calls required more officers per

call. To address this, they are considering utilizing civilian staff to handle certain types of calls and drones for non-in-person responses. They also explored the idea of integrating existing camera feeds into local businesses for public viewing, aiming to enhance safety and visibility. Dave was uncertain whether this project would be eligible for CDBG funding but noted that HUD was no longer interested in funding video surveillance strictly for police use.

### **Downtown CDBG Challenges and County-wide Solutions**

Dave and Joey discussed the challenges of downtown CDBG projects due to HUD's restrictions on activities that don't directly benefit low and moderate-income persons. They also discussed the increasing volume and worsening attitude of homeless clients, leading to the need for alternative response teams. Joey brought up a proposal to consolidate nonprofit and social service agencies into one facility, which had been offered for their use by a developer in Washington County. He wondered if it could be funded by City CDBG money. Dave suggested that some organizations based at such a location could receive CDBG funds for serving city residents. They also considered the possibility of the county investing some of their CDBG dollars into the project.

### **Addressing Social Issues and Crime**

Dave, Joey, John, and Andrew discussed the challenges they face in addressing social issues such as homelessness, substance abuse, and mental health. They agreed that these issues are the root cause of many criminal activities and that addressing them would significantly reduce the perceived appearance of criminal activity. They also noted that these issues are not limited to homeless individuals, but also those who appear homeless but are not. Dave told Chiefs Kifer and DiBacco that Andy would follow up with more detailed information on the types of calls they receive. The team expressed their appreciation for the opportunity to share their experiences and insights, and Dave thanked them for their time.

## City Departments

Monday, February 3, 2025, 11:00-11:45am

### Attendance:

- Dave Jordan, UDV
- Andrew Stephens, UDV
- Margi Joe, Community & Economic Development
- Rachel Paul, Community & Economic Development
- Paul Fulk, Neighborhood Services Manager
- Blaine Mowen, Chief Code Official
- Kathy Maher, Planning & Zoning Director
- Joanna Wu, Planning & Zoning Planner
- Eric Deike, Public Works Director
- Nancy Hausrath, Utilities Director
- Tyler Puffenberger, Utilities Deputy Director (Wastewater)
- Jim Bender, City Engineer

### Quick recap

The conversation began with the introduction of team members from the city's planning, utilities, public works, and engineering departments. Dave Jordan and Andy Stephens from Urban Design Ventures then introduced the City's Five Year Consolidated Plan, the first year of their Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice. Finally, the various city departments discussed potential needs and eligible activities for the CDBG program, focusing on concerns such as housing affordability, public safety, homelessness, substance abuse, mental health, and infrastructure.

### Next steps

- Paul to provide code information to Andy, including number of calls, number of violations, and types of violations.
- Margi and Dave to explore the Section 108 Loan program for potential CDBG funding opportunities.
- City to reach out to neighboring property owners of vacant lots to gauge interest in absorbing the lots into their properties.

- City to explore working with nonprofits to acquire and develop no-bid tax sale properties using CDBG funding.
- Kathy Maher to provide information on the last zoning ordinance amendment and comprehensive rezoning dates to Andy.
- City Utilities Department to develop new water and wastewater rates based on customer classification and fire suppression system line meters.
- City to explore potential CDBG funding options for lead and copper pipe replacement in private properties.

## **Summaries**

### **CDBG Program Discussion and Planning**

Dave Jordan and Andy Stephens from Urban Design Ventures met with various City of Hagerstown departments and discussed the CDBG program the Five Year Consolidated Plan and associated documents. The discussion centered concerns such as housing affordability, public safety, homelessness, substance abuse, mental health, and infrastructure. In particular, the group talked about the utility needs of Hagerstown and future redevelopment.

### **Housing Affordability and Development Challenges**

Kathy expressed concerns about the high cost of housing in Hagerstown, and suggested that these units are overpriced for their quality and that tenants are struggling to make ends meet due to high credit card and car payment debt. Dave wondered whether the City could allocate tenant-based rental assistance to them. Kathy also noted that there is currently a lot of interest in large residential developments, including single-family homes and townhomes, which will not be affordable. She mentioned that even Habitat for Humanity houses are being sold at unaffordable prices. Dave brought up the potential for low-income tax credits and Federal mortgage programs to make these developments more affordable. He also mentioned the possibility of the City seeking Section 108 loans in order to tackle potential large-scale projects, and suggested providing assistance to landlords as a low-interest loan, with the requirement to maintain the property as rental to income-eligible households. Eric touched on the use of CDBG dollars for park and recreation activities, such as recoating tennis courts and pickleball courts.

### **City's Infrastructure and Development Approach**

The next portion of the discussion revolved around the city's approach to new developments, particularly in areas already served by infrastructure such as streets, water, sewer, and electric. The city's development review process ensures that necessary infrastructure is built as part of the approval process. The conversation also touched on wastewater facility upgrades to

accommodate new developments and manage capacity better. The city has recently negotiated a new joint sewer service area agreement that trades some former clients in the county for some in the city. However, there are concerns about financial implications due to the loss of customers and the need to increase rates to make up for the shortfall.

### **Upgrading Water Services Challenges**

Nancy discussed the challenges and dynamics of the water and wastewater customer base, highlighting the 80/20 split between city residents and county customers but also that county customers (especially industrial and business customers) tend to use a much higher rate of water and wastewater service. She also mentioned the impact of fire code requirements on water usage and the need for different rate classifications.

Jim also mentioned upcoming water projects focused on aging infrastructure, not growth projects. He discussed the challenges of upgrading water services, particularly in relation to lead and copper regulations. He noted the lack of a mechanism or funding for such upgrades, both on the public and private sides, and suggested the need for a program or funding mechanism for property owners to apply for upgrades. Nancy also mentioned a recent funding application for materials identification in the service lines, which could cost around \$12-15 million. The group discussed the possibility of income-eligible households receiving assistance for sewer and water laterals through CDBG funds. Nancy expressed the hope for community development funds to be used for plumbing upgrades to address these issues.

### **Addressing Homelessness and Affordable Housing**

Kathy acknowledged the city's shared challenges with homelessness and substance abuse, and the need for a collective approach to address these issues. The participants also discussed the problem of people breaking into vacant structures for shelter and the associated safety and fire risks. Paul mentioned that the city has a Rental Registration ordinance in place since 2003 to help combat the issue of nonresponsive landlords, and that the program is largely self-supporting through registration fees. He did note that the Rental Registration inspection process only inspected the exterior of rental properties annually and the interior every four years (but only when the landlord posted a vacancy). However, Kathy noted that the City keeps an eye on real estate ads to ascertain when a unit is vacant in order to perform inspections.

### **Acquiring Properties and Redevelopment Challenges**

The team also discussed the need for more affordable housing options and the potential for funding sources to help with this issue. Paul discussed the City's efforts to acquire properties that had gone up for tax sale and were not bid on. The City has attained tax certificates for 23 properties, of which 19 were vacant lots and 4 were homes that the City plans to demolish. The team also discussed the challenges of working with properties that are undevelopable due to

zoning restrictions and the difficulty of acquiring vacant lots on alleys. For several of these properties, the City is considering reaching out to neighboring property owners to see if they are interested in absorbing these properties. Paul mentioned that there was a piece of property on Jonathan Street that could be developed as housing but is currently slated as a community garden project.

The team also discussed the possibility of working with a nonprofit to acquire properties and make funding sources available through CDBG. In particular, Jim highlighted the challenges of vacant lots without utilities, suggesting the need for infrastructure improvements. The conversation ended with the need to explore potential solutions for these issues.

### **Zoning Ordinance and Building Code Discussion**

Dave and Andrew discussed the need for specific data related to zoning ordinances and building codes from Paul. Blaine clarified that the City zoning ordinance is amended at least once a year and the last comprehensive rezoning was in 2020. He also mentioned that they follow the International Building Code and the 2020 National Electric Code. Paul confirmed that their property maintenance code is based on the International Property Maintenance Code but has been significantly amended. Dave thanked everyone for their time and mentioned that Margi would have further discussions about some creative solutions.

## **Faith-Based Organizations**

Monday, February 3, 2025, 1:00-1:45 pm

### **Attendance:**

- Dave Jordan, Urban Design Ventures
- Andrew Stephens, Urban Design Ventures
- Margi Joe, City of Hagerstown
- Rachel Paul, City of Hagerstown
- Kathy Powderly, Hagerstown Area Religious Coalition (HARC)

### **Quick recap**

Dave and Kathy discussed the challenges faced by their community, including high housing costs and food insecurity, as well as the decline of church attendance affecting her own organization. They also touched on the interconnected issues of homelessness, housing crisis, and addiction, related to generational trauma and adverse childhood experiences. The conversation ended with discussions on the need for more resources for immigrants and refugees, the various activities and programs undertaken by HARC, and the challenges faced by refugees and low-income families in their community.

### **Next steps**

- Margi to forward the email about new shelter legislation to Dave and Andy.
- Kathy to complete the survey and add any additional thoughts that come to mind.
- HARC to continue outreach efforts to include Hispanic and other congregations.
- Refugee Welcome Network to prepare for potential increase in assistance needs due to changes in Federal refugee programs.
- HARC to distribute "know your rights" red cards to refugees.

### **Summary**

#### **Addressing Community Needs and Challenges**

Kathy highlighted the issues of high housing costs and food insecurity. She noted the growth of mosque attendance due to an influx of immigrants from Afghanistan and other majority-Islamic countries but also pointed out a general decline in church attendance among young people in

particular. The conversation also touched on the challenges faced by churches and the downtown area, with drug usage being a significant concern.

### **Addressing Homelessness and Childhood Trauma**

Kathy discussed the interconnected issues of homelessness, housing crisis, and addiction, attributing them to generational trauma and adverse childhood experiences (ACEs). She explained that accumulated childhood trauma, such as poverty, unstable living conditions, and parental addiction or mental illness, can lead to physical changes in the brain and body, making individuals more susceptible to risky behaviors. Kathy highlighted the importance of stable relationships and support systems in building resilience against trauma. She also mentioned that organizations like Bestor Community of Hope and Healthy Washington County have focused on community trainings on trauma and resilience.

### **Churches, Community, and Covid Challenges**

Dave and Kathy discussed the challenges faced by churches in Hagerstown, particularly the aging congregation and the decline in attendance due to COVID-19. Kathy mentioned that some churches are starting to recover, but the issue of engaging younger people remains. They also talked about the Jewish community in Hagerstown, with Kathy confirming the presence of a synagogue. They also touched on the Teen Pregnancy Coalition, which had ceased operations but had successfully reduced teen pregnancy rates. Lastly, they discussed the Family Center, which had stopped its non-profit activities.

### **Addressing Housing Challenges for Immigrants**

Dave then asked Kathy for her thoughts on other concerns related to the community in Hagerstown. Kathy discussed the need for more resources for immigrants and refugees, highlighting the challenges faced by smaller shelters due to new legislation. She also mentioned the 'benefits cliff' issue, where people lose benefits when they make more money. Andrew raised concerns about fair housing issues, with Kathy sharing some personal experiences and stories of housing challenges faced by others. Dave noted that the act of "redirecting" potential renters away from majority-white neighborhoods into majority-minority neighborhoods as Kathy described was a fair housing issue.

### **Harkin's Programs and Community Concerns**

In the meeting, Kathy discussed the various activities and programs undertaken by HARC, including the Refugee Welcome Network, their after-school program in five schools, and a food program called Micah's Backpack that sends food home with students for the weekend. She also mentioned the organization's focus on building dialogue and understanding among different faith groups, including their Interfaith Council including local Jewish and Muslim leaders and its efforts

to include Hispanic congregations. Dave and Andrew expressed their appreciation for HARC's work and shared that they were hearing similar concerns from other communities, such as the homeless situation and affordability for housing. Kathy agreed and mentioned the ongoing issue of transportation, noting that the Ride United program was a great help for their community.

### **Addressing Challenges for Refugees and Families**

Kathy and Dave discussed the challenges faced by refugees and low-income families in their community, particularly in terms of employment, childcare, and housing costs. They noted that many jobs are in the overnight or odd hours sector, which can be difficult for families with young children. Kathy also mentioned the fear and uncertainty among refugees due to the current political climate, and that the Refugee Welcome Network was planning for increased assistance needs from refugees, especially those who have not yet received their paperwork. Dave and Kathy expressed appreciation for the work of the city in addressing these issues comprehensively. In turn, the team encouraged Kathy to reach out with any additional thoughts or feedback.

## Homeless Agencies and Providers

Tuesday, February 4, 2025, 9:00-9:45 am

### Attendance:

- Dave Jordan, UDV
- Andrew Stephens, UDV
- Margi Joe, Community & Economic Development
- Rachel Paul, Community & Economic Development
- Tiffany Rexrode, Washington County Department of Social Services
- Jim Gossard, Washington County Department of Social Services
- Dawn Johns, Potomac Community Services (Potomac Case Management)
- Lisa Dougherty, CASA
- Jeannie Asbury, Reach of Washington County

### Quick recap

Dave Jordan and Andrew Stephens from Urban Design Ventures led a discussion on Hagerstown's Five Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice, seeking input from community organizations. The meeting focused on housing needs, homelessness, and potential CDBG-eligible projects, with participants highlighting challenges such as affordable housing shortages, barriers to accessing housing, and the need for supportive services. The group proposed solutions such as expanding existing programs, creating a one-stop shop social services facility, and utilizing CDBG funds for housing assistance and substance abuse treatment, while emphasizing the importance of collaboration between city and county efforts.

### Next steps

- Lisa from Casa to provide Andrew with statistics on the number of people served through family services and domestic violence programs.
- Meeting attendees to fill out agency surveys if not already completed.
- Andrew to reach out to some attendees for additional statistics related to the number of clients served in a year.
- Margi and Rachel to assist attendees with any questions about the CDBG process.
- Dave to follow up with Margi regarding the possibility of using CDBG funds for rent assistance programs.

## **Summaries**

### **Introduction**

Dave and Andrew from Urban Design Ventures discussed their work with the City of Hagerstown on their Five Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing Choice. Dave explained the need for the Consolidated Plan, the CDBG program from HUD, and the potential grant possibilities for CDBG-eligible project activities. He then asked the members of the community organizations for their input on potential needs.

Tiffany, Jim, and Dawn all introduced their organizations. Lisa from Casa and Jeannie from Reach of Washington County joined the meeting late but were welcomed to share their thoughts on the issues and needs in the community.

### **Addressing Housing Needs and Challenges**

Jeannie discussed the issue of housing needs in the community, particularly the lack of affordable housing. She highlighted the challenges faced by low-income individuals, including those on social security and working families who struggle to afford housing due to debt and affordability. She also mentioned the increase in elderly homelessness and the need for supportive housing programs like permanent supportive housing. Jeannie emphasized the importance of collaboration with case management providers to help individuals avoid homelessness.

### **Seasonal Shelter Operations and Funding**

Jeannie discussed the seasonal nature of their low-barrier shelter, which operates from the last Sunday of October to the 1st Sunday of April. She emphasized that their primary goal is to keep as many people alive as possible during the cold weather months, with the hope of connecting those who want housing to case management. Dave sought clarification on the definition of a low barrier shelter, which Jeannie explained as a shelter that takes in adult men and women, regardless of their background, as long as they can follow the rules.

### **Addressing Homelessness and Affordable Housing**

Jeannie also shared a success story about a gentleman who was denied public housing due to a criminal offense but eventually qualified for permanent supportive housing. Andrew and Tiffany, the director of the Washington County Department of Social Services, joined the conversation, with Andrew seeking to understand the needs in the community related to homelessness and how CDBG funds might assist. Jeannie expressed general concern about the increasing number of homeless families in the community due to lack of affordability and difficulty in finding landlords. Dawn agreed, highlighting the need for a program that could provide stable housing

for families. She also mentioned the success of their HUD program and the need for more affordable housing.

### **Combined Facility Feasibility and Funding**

Dawn emphasized the importance of a coordinated effort between the city and county to provide housing with a "hand up" mentality, offering wraparound services and accountability. Andrew asked the participants about a combined one-stop-shop social services facility suggested by other stakeholders. Dawn expressed concerns about the feasibility of this project, since its proposed location is out of the city with few transportation options and lacks a nearby grocery store. She also mentioned that the lead agency for the project was yet to be determined. She and Jeannie agreed that while the concept was appealing in some senses, it would make initial access to service more difficult and that more planning was needed for the project to be successful.

### **Addressing Housing and Substance Abuse**

The discussion revolved around the challenges faced by the Department of Social Services in Hagerstown, particularly in relation to housing and substance abuse treatment. The team expressed concerns about the high cost of housing, with landlords demanding proof of income up to four times the monthly rent, making it difficult for people to secure housing. They also discussed the need for flexible funds to cover application fees, first month's rent, and security deposits. Furthermore, the team highlighted the issue of evictions being recorded in public records, which could act as a barrier for people to re-engage with society.

The team also discussed the need for a substance abuse treatment facility where parents and children could stay together, as it would prevent children from entering state custody while still allowing the parent to recover in a safe environment. They agreed that substance abuse is one of the largest factors keeping persons unhoused and sending children into the foster system.

### **Expanding Homelessness Programs With CDBG**

Jeannie and Andrew discussed the possibility of using CDBG funds to expand established programs for homelessness, such as transitional units and permanent supportive housing. Dave explained that the CDBG program is not intended to provide a yearly budget for subgrantees for the same project, and that these funds are intended for short-term projects that increase the level of service provided by the recipient organization. He also mentioned that the level of accommodation for these programs varies between different area offices, with the Pittsburgh office sometimes being more lenient. He suggested that the city could potentially offer a program that provides rent payment for up to a year to keep program participants housed but emphasized that it's a Band-Aid solution and not a long-term solution. Jeannie agreed and

suggested that these funds could instead be used to expand programs that have proven to be successful.

### **Housing Concerns and Service Animals**

Finally, Andrew asked the group whether they were aware of potential fair housing violations. Jeannie and Dawn shared their experiences, noting that while some individuals with criminal records or large families were denied housing, others were able to secure placements with different landlords. The team touched on the need for clearer service animal policies, and agreed to potentially reach out for additional statistics related to client services. The conversation ended with Dave thanking everyone for their time and input.

## Social Services 2

Tuesday, February 4, 2025, 1:00-1:45 pm

### Attendance:

- Dave Jordan, UDV
- Andrew Stephens, UDV
- Margi Joe, Community & Economic Development
- Shawn Horton, It's a Blessing to Be a Blessing
- Sandy Wood, Washington County Council on Aging
- Brian Kurtyka, TruNorth
- Maureen Grove, Girls Inc.

### Quick recap

The team discussed the preparation of Hagerstown's 5 Year Consolidated Plan and Annual Action Plan, focusing on potential activities and needs that could be addressed using CDBG funds. They explored various community needs and potential solutions, including affordable housing, food insecurity, transportation, and specialized care for seniors. The conversation ended with discussions on ongoing plans for CDBG, the upcoming 10-year city plan, and challenges faced by nonprofits in managing resources.

### Next steps

- Margi to add Shawn R. Horton to the email list for future public service grant application periods.
- Brian to work together with other Hagerstown-area organizations to develop a "mind map" or "knowledge map" linking together all community services for their clients.
- The group to examine the mobile Mission of Mercy medical checkup program in Frederick County and a community service program in Howard County that includes medical, laundry, and food service among other things, and design a similar program for Hagerstown and Washington County.
- City of Hagerstown to continue to update the participants on its upcoming 10-year Comprehensive Plan and to share accomplishments from the last 10 years.

- Brian and Shawn to collaborate with Maureen to find solutions for managing and distributing excess donated inventory to area nonprofits and individuals in need.

## **Summary**

### **Hagerstown's CDBG Plans and Partnerships**

Dave and Andy from Urban Design Ventures discussed the preparation of the Five Year Consolidated Plan, Annual Action Plan, and Analysis of Impediments for the City of Hagerstown. They were seeking input from various groups on potential activities and needs within the city that could be addressed using CDBG funds. Sandy from the Commission on Aging expressed concerns about affordable housing for seniors, while Shawn from "It's a Blessing to be a Blessing" discussed food insecurity issues in downtown Hagerstown. Maureen from Potomac Case Management mentioned funding cuts for their nutrition programs, and Maureen from Girls Inc. discussed their dinner program, Kids Cafe, which receives funding from the city's block grant. Upon Brian's arrival, he shared the mission of TruNorth to help persons in recovery from drug and alcohol addiction. Dave and Sandy discussed potential needs in the city, including childcare, affordable housing, and food, with Brian adding that specialized needs of their clients, such as senior care, were also important.

### **Nutritional Guidelines and Transportation Challenges**

The participants expanded on the nutritional needs in their community. In response to a question from Dave, Maureen and Sandy discussed the challenges they faced due to the stringent nutritional guidelines set by the USDA, which increased the cost of their meals to the point where they were unwilling to continue seeking reimbursement. They also highlighted the issue of transportation for their youth programs and clients, mentioning that they had tried reaching out to United Way and the County Commuter system but faced difficulties. Shawn added that her program was also in need of transportation for their programs, including minivans for transporting supplies and clients. Dave suggested potential sources for obtaining vehicles, including MTA and HUD programs. Maureen also mentioned the availability of after-school sites funded by Washington County Public Schools, which provide free services and transportation for school-age kids.

### **Organizational Operations and Future Plans**

Brian and Shawn both described the operations of their respective organizations, TruNorth and It's a Blessing to Be a Blessing. TruNorth is a sober living home currently helping seven men through treatment. The organization is currently seeking funding for a full-time driver and a peer recovery specialist, and is in the planning stages of a day shelter. It's a Blessing to Be a Blessing is

a food pantry and kitchen serving Hagerstown, offering first-come first-served lunches each weekday and a monthly Saturday “Love Lunch” meal. In conversation, the two came to realize that their organizations could work together to meet their individual needs such as transportation, staffing, and employment.

Brian suggested the idea of a mobile health clinic, similar to the Mission of Mercy program in Frederick County, which provides medical and dental services to the community. Shawn expanded on Brian’s idea and suggested acquiring an empty building in Hagerstown to create a community center offering various services. Brian agreed, stating that they are currently looking for a suitable building and seeking funding for the project.

As a counterpoint, Maureen shared that her organization has a large surplus of donated items in storage, including some still in semi-trailers, and had been unable to successfully give many away to other nonprofits or to individuals in need. Both Brian and Shawn showed interest in both acquiring some of the donated items and coordinating on a shared space for nonprofits to store and access these resources. Brian also offered to arrange for the True North residents and other persons in recovery to help move these items. This led to a discussion of the potential for a resource-sharing platform to facilitate the redistribution of donated items.

### **CDBG Plans and Resource Sharing**

Towards the end of the meeting, Dave and Margi discussed the ongoing Five Year Consolidated Plan process for CDBG and the upcoming ten-year Comprehensive Plan for the city. Margi shared the differences between the plan, and acknowledged that the city's previous ten-year goals had not been fully completed due to the COVID-19 pandemic and other factors. She and Dave ended the meeting by thanking the participants for their time and service to the Hagerstown community.

## Washington County Community Action Council

Wednesday, February 19, 2025, 10:00-11:10 AM

### Attendance:

- Dave Jordan, UDV
- Andrew Stephens, UDV
- Margi Joe, City of Hagerstown
- Rachel Paul, City of Hagerstown
- Tim Fisher, Washington County Community Action Council (WCCAC)

### Quick recap

Dave Jordan and Tim Fisher discussed the challenges faced by Hagerstown, including low wages, housing affordability, and homelessness, and the need for more homeownership and community involvement. They also discussed the issues of distressed and abandoned properties, the shift in community college education, and the challenges faced by their community action organization. Lastly, they discussed the Consolidated Plan, the challenges faced by the Community Action Council in providing transportation services, and the potential solutions to these issues.

### Next steps

- Habitat for Humanity Washington County and WCCAC to continue efforts to increase homeownership opportunities in Hagerstown, particularly for working-class families.
- Hopewell Express to seek more employer transportation service contracts, and to explore bringing such service to areas like Hancock and Boonsboro.
- Tim to continue to pursue the "Hope for Home" program proposal with county commissioners, utilizing state marijuana tax funds for housing stability.
- WCCAA to investigate creating a car donation and affordable mechanic services program to address transportation issues, similar to one in Frederick County.
- WCCAA to continue efforts to open satellite offices in Hancock, northern Washington County, and Boonsboro.
- Tim to continue to advocate for local educational institutions to incorporate budgeting and financial literacy courses into curricula.
- The group to continue advocacy efforts for policy changes regarding eviction records and their impact on housing access.

- Margi and Rachel to investigate whether and how the City can “reclaim” more abandoned or distressed properties owned by large domestic and international investment firms, and to partner with local organizations to rehabilitate and resell residential properties.

## **Summary**

### **Introduction**

Dave Jordan introduced himself and Andrew Stephens as representatives of Urban Design Ventures, a company working with the City of Hagerstown to develop their FY 2025-2029 Five Year Consolidated Plan, FY 2025 Annual Action Plan, and 2025 Analysis of Impediments to Fair Housing Choice.

Tim Fisher then introduced himself as the CEO of Washington County Community Action Agency (WCCAC), as well as a pastor at Covenant Life Church and a professor at Hagerstown Community College. He also serves as Executive Facilitator of Habitat for Humanity Washington County, as part of their strategic partnership with WCCAC.

WCCAC is the local representative of the MD-514 Balance of State Continuum of Care. The organization owns and manages 39 units of low-income rental housing and plans to develop 20 houses for resale at 0% interest annually through Habitat for Humanity. WCCAC also provides housing case management and counseling, energy assistance, food assistance, and transportation services for non-emergency medical and employment purposes. Their services are available both at their main office in Hagerstown and via their Mobile Services Unit. He also shared that WCCAC will open a branch office in Hancock, MD within the year and that the organization wants to open branches near State Line and in Boonsboro, MD.

### **Addressing Hagerstown's Economic and Housing Challenges**

Dave and Tim discussed the challenges faced by Hagerstown, particularly in terms of wages and housing affordability. Tim emphasized the need for more homeownership in the city, suggesting that this would lead to greater community involvement and investment. He also highlighted the issue of brain drain, with many young people leaving the area due to a lack of intellectual opportunities. Dave agreed with Tim's points, noting that the city's reliance on warehousing jobs has not provided a sustainable living wage for many residents.

The conversation also touched on the need for more affordable housing, with Tim sharing his frustration at absentee corporate property owners (both domestic and international) that own distressed properties but have no civic interest in the community. He respectfully stated that he felt Hagerstown has been “for sale” for nearly twenty years. Tim suggested to Margi that the City should try to prevent further purchase of properties by investors that already own have

dilapidated properties, and that the City should try to reclaim and refurbish abandoned properties in partnership with organizations such as Habitat for Humanity.

### **Addressing Homelessness and Housing Challenges**

Dave and Tim discussed the challenges of homelessness in Washington County. Tim Fisher highlighted that the Washington County CAC's Rapid Rehousing Program housed 174 verified homeless individuals in 2024, but the overall number of homeless people didn't decrease. Tim noted that many homeless individuals are working families that still can't afford housing.

Tim also shared an example of multiple WCCAC clients who have funding available to obtain housing, but whom landlords will not house due to their prior evictions staying on a person's record for ten years. Dave also mentioned the issue of criminal backgrounds affecting housing eligibility. Tim emphasized the need to permanently house those who can be helped, which he estimated to be about 30% of the total homeless population, rather than focusing on perfection. Dave agreed, adding that there's a lack of funding for addiction and mental health treatment for the remaining 70%, which further contributes to homelessness.

### **Community Action Agency Policy Challenges**

Dave and Tim discussed their roles in community action organizations. Tim shared that their agency receives no dedicated funding from the county or city, despite being the state-designated community action agency. He expressed his frustration over the lack of support from the county, highlighting the hypocrisy of the local political climate and their perception of unhoused persons as the problem of affluent counties near Baltimore and Washington, DC. They also discussed the challenges of providing services to the homeless population in their area and the gradual shift in CAC's responsibilities.

### **Addressing Distressed Properties and Transport**

Dave, Tim, Margi, and Andrew also discussed the need for creative solutions to address transportation issues. Tim shared that his organization, CAC, manages Habitat for Humanity and runs Hopewell Express, a transportation service for low-income residents. He and Dave also discussed the need for reliable transportation for city residents beyond the services provided by his organization and by County Commuter bus service. Though he doesn't like to compare Washington and Frederick Counties, Tim admired a program in Frederick that received, repaired, and resold donated vehicles to families in need. Dave mentioned that in prior work with the City of Frederick, he had helped that organization obtain CDBG funding.

### **Education Shifts Discussed**

Tim Fisher discussed the shift in community college education from community needs to commerce and consumerism. He highlighted that students are encouraged to seek degrees in

fields they think will be interesting rather than fields that are in demand. He also noted that the majority of students at HCC rely on federal assistance, and that a decline in secondary school education since COVID (attributed to students being checked out for extended periods) has led to a missing “middle class of education” where students either earn A’s or C’s and below. Dave agreed with Tim's points, emphasizing the lack of vocational education.

Tim also drew attention to the wider lack of budgeting as part of education, and that many of his students are unaware of the starting wages for their declared majors. He used the example of a nursing student who, despite starting at \$36/hour, would only have \$500 a month to save. Rachel and Andrew also shared their personal experiences, with Rachel noting that her degrees had a wide income range but was not enough to purchase a house, and Andrew recalling that he last took a budgeting class in junior high prior to the advent of online banking, wide availability of credit cards, and several housing crises.

### **Economic Barriers in Housing Discussed**

Dave, Tim, Andrew, Margi, Rachel, and Tim discussed the Consolidated Plan and the Analysis of Impediments. Tim shared his experience that most Fair Housing issues were related to eviction, not race or gender-based discrimination. He also highlighted a new trend of property owners charging high application fees and demanding cash payments with no intention of renting the property, which he termed as economic discrimination. Dave was surprised by Tim's observations and noted that the last time he heard about application fees, they were much lower, though Andrew noted he had heard of this activity in other municipalities. Rachel added that there were attempts to limit the amount for down payments and security deposits and shared a link to state legislation intended to address that issue. The team concluded that the issue was more about economic barriers than traditional forms of discrimination.

### **Transportation Challenges and Potential Solutions**

Dave, Tim, Rachel, and Margi discussed the challenges faced by CAC in providing services. Tim expressed his frustration with the lack of support from the county commissioners and the State's marijuana tax reparations program, which he believes should be used to support working-class families but that County commissioners had been unwilling to tap for that purpose. He also mentioned the issue of dialysis patients not being transported by major dialysis companies due to lack of insurance. Dave and Tim agreed that the issue of transportation is primarily about money and that overall, WCCAC will need to be smarter and more effective with the organization’s resources. Tim offered his assistance to the team and expressed his appreciation for their support.