



Monthly Newsletter

for July 2020

**CUMBERLAND HOUSING
GROUP**



Construction Will Soon be Starting!

On July 9th we will be officially transferring the public housing development known as Fort Cumberland Homes to the Section 8 Project Based Rental Assistance/LIHTC Program and it will be renamed **River Bend Court**. On July 10th, Harbel Construction will begin an eighteen-month renovation to the development. This \$19.4 million dollar project has been in the planning stages since 2017 and we are pleased to finally be able to announce the start of construction.

The first seven residents of Fort Cumberland Homes to begin the relocation process on July 10th have already been notified. Other residents will be notified at least 30 days prior to their planned relocation. While Harbel Construction will be taking measures to prevent access, residents are asked to stay away from all construction activities and equipment during the long construction period.

As part of the transfer process of the programs, all Fort Cumberland residents will be notified in the near future to complete some needed documents.

Should any Fort Cumberland Homes residents have questions they may direct them to Dakota Vaughn, who is serving as the Relocation and Project Manager.

Housing Applications

If you are aware of anyone wishing to apply for housing, they are encouraged to apply online <https://www.cumberlandhousing.org/how-to-apply-for-housing/>

Exterminator Schedule

July 9 th	Jane Frazier Village, Buildings 7 – 17
July 10 th	Jane Frazier Village, Buildings 1 – 6 & Banneker Gardens
July 16 th	Fort Cumberland Homes

Section 3 Program

As a resident of public housing and with the start of construction on the renovation of the former Fort Cumberland Homes, there may be job opportunities with the contractor and/or sub-contractors in which you are eligible for under the HUD Section 3 Program.

The Section 3 program is a means by which HUD fosters local economic development, neighborhood economic improvement, and individual self-sufficiency. Section 3 is a method used for providing jobs for residents and awarding contracts to businesses in areas receiving certain types of HUD financial assistance. Under Section 3 wherever HUD financial assistance is expended for housing, to the greatest extent feasible, training, employment, contracting and economic opportunities will be given to Section 3 residents and businesses in that area.

Section 3 residents are Public housing residents or Low and very-low income persons who live in the Cumberland or Allegany County area. Recipients are required, to the greatest extent feasible, to provide all types of employment opportunities to low and very low-income persons, including seasonal and temporary employment, as well as long-term jobs.

A Section 3 Business is a business: 1) That is at least 51 percent or more owned by Section 3 residents; 2) Whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or 3) That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontracts to be awarded to a Section 3 business concern.

If you are interested, please contact Dakota Vaughn in our office at 301-724-6606 ext. 115.



Preventive Maintenance Inspections.

PM Inspections will start back up this month. Tenants **must wear a mask** when a housing staff member is in your unit, or you may choose to step outside.

July 6 th	Jane Frazier Village, Bldg. 6
July 7 th	Banneker Gardens, 302 – 308
July 8 th	Fort Cumberland Homes Bldgs. 3 and 6
July 13 th	Jane Frazier Village, Bldg. 10
July 14 th	Banneker Gardens, 101 – 103 and 201 – 203
July 15 th	Fort Cumberland Homes, Bldgs. 4 and 10
July 20 th	Jane Frazier Village, Bldg. 11
July 21 st	Banneker Gardens, 310 – 316
July 22 nd	Fort Cumberland Homes, Bldg. 12
July 27 th	Jane Frazier Village, Bldg. 16

As a reminder, a copy of the Inspection will be left in your unit for your information. If any repairs need to be done, maintenance will be returning within 20 days to complete the repairs.

Work Orders

All **work orders** are to be **called in** to Maintenance at **301-724-2055**. Work orders will be ranked and completed according to “Emergency” and “Non-Emergency”. Non-emergency maintenance requests will be taken and scheduled within 7 days.

Due to COVID-19 procedures, Maintenance will be wearing a face mask and gloves when completing work orders. Every occupant must also **wear a face mask** while Maintenance (or any housing staff) is inside of your apartment. The occupants can also wait outside the unit until work orders are completed. If you have any questions, please contact the Maintenance Department at 301-724-2055.

Risk Control Policy

The Cumberland Housing Group considers the safety of its residents, its staffers, and other members of the public who come in contact with its facilities or services to be of utmost importance. The Cumberland Housing Group will not tolerate unsafe acts or conditions created by its staffers or tenants. It is a positive responsibility of the Cumberland Housing Group staffers and tenants to bring any and all unsafe conditions promptly to the attention of management. All concerned are expected to adhere to the safety rules and procedures relevant to their employment or residency responsibilities, including such matters as safe driving, proper use of equipment and appliances, and adequate supervision of and concern for small children. Fulfillment of safety responsibilities should be considered in the performance evaluation of each Cumberland Housing Group staffer. The Cumberland Housing Group commits to make every effort to comply with all local, state and federal safety and health regulations and to enforce the policies and procedures set forth in its own Risk Control Guide and related health and safety plans.



In Honor of Independence Day, all Housing Authority Offices will be closed on July 3rd.

COVID19

There is a phone line that anyone is free to call to talk to a nurse and understand what they should do if they have concerns about the Covid-19 virus. That number is 301-759-5000. They can help evaluate if someone needs testing, where to go for that testing, give information about the virus, and give guidelines for what to do at home to stay safe/healthy. Feel free to refer folks to this phone line.

Free Summer Meals for Students

Allegany County Public Schools will continue to provide meals from 11 to Noon Monday through Friday at South Penn, Washington, and other Locations throughout Allegany County. Parents and students are encouraged to wear masks during meal pickups to continue to help fight the spread of COVID-19.

Complaints

Reminder – All complaints must be put in writing, signed and placed in the drop boxes in order for action to be taken by the Cumberland Housing Group



KEEP THIS PAGE ON YOUR FRIDGE!

Please read the following and be aware of the “New Normal” when doing business with the Cumberland Housing Group:

- **One person** at a time in the main office lobby or any site office.
- **NO Children** will be allowed in the offices.
- All business will continue to be conducted over the telephone, by mail, email, fax, drop box, etc.
- If you are required to come into our offices, you **must first call and schedule an appointment** to meet with your property manager, or other staff. Office hours will be **Mondays, Wednesdays, and Fridays from 9:00 – 3:00**. You will be required to **use hand sanitizer, have your temperature checked and wear a mask while in the office**. We have installed plastic dividers in our tenant meeting areas.
- At annual and interim certifications, household **adults only** will need to be present.
- **Rent payments will no longer be received in person/inside of our Offices**. All payments may continue to be received by the **U.S. mail** or in one of our **office drop boxes**. You will **not receive a receipt**. Your payment method will serve as your receipt. (If you pay by check or money order please make sure you write your name, address and the amount you are paying clearly.) Our preferred methods are to sign up for **ACH**, and your rent will automatically come out of your account each month or to pay at **1st United Bank** with your rent statement.
- We are currently working to provide the ability to pay your rent online with a credit/debit card. We will notify you if and when it is operational.
- All **outstanding rents** will be filed in court for non-payment of rent for the **total amount you owe**, sometime between July 15 – 20th. (As permitted by regulations.)
- **Tenants are required to wear a mask** when a housing staff member is in your unit, or you may choose to step outside.
- Community rooms and activities will remain **closed** until all restrictions on gatherings are lifted.
- Playgrounds will be **open** immediately.

Important Main Office Contact Information

Main Office:	301-724-6606	Housing@cumberlandhousing.org
Maintenance:	301-724-2055	Maintenance@cumberlandhousing.org
Security:	301-724-2764	Security@cumberlandhousing.org
Carole Moreland:	301-724-6606 Ext. 108	Carole.Moreland@cumberlandhousing.org
Debra Brooks:	301-724-6066 Ext. 107	Debra.Brooks@cumberlandhousing.org
Jaime Thomas:	301-724-6606 Ext. 106	Jaime.Thomas@cumberlandhousing.org



Just for Fun!

If you enjoy getting out of the house and eating outdoors then July is the month for you, as the whole month is National Picnic Month!

<p>Crime Solvers Tip Line 301-722-4300 www.allegany-mineralcountycrimesolvers.com</p>
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There's something about the summer weather that brings out the relaxed hippy in us all, and what better way to wind down after a busy day/week at work than to slip on your sandals, pack up your picnic basket and head to the outdoors with your nearest and dearest. So, get yourself outside this National Picnic Month, and with a whole month of celebrating ahead of you the culinary possibilities are Gastronomical! (Fun very much intended).

<p><u>Need Help to Quit Smoking?</u></p> <p>Are you or someone you know trying to quit smoking? Did you know there are 2 FREE ways to quit? Just call the Allegany County Health Department at 301-759-5050 or Maryland's Quit line at 1-800-784-8669.</p>

<p><u>Are You a Victim Domestic Violence?</u></p> <p>If you or someone you know is in a Domestic Violence situation and needs help, please call the Family Crisis Resource Center Hotline 301-759-9244 for assistance.</p>

No Smoking on HACCC Property!

Smoking Medical Marijuana is a part of the "NO SMOKING" policy. If you have a doctor's prescription for it, you must use another form of the drug on our property. Even though the State of Maryland permits the use, your rental unit is subsidized with Federal Funds and therefore must follow Federal legislation that considers Medical Marijuana illegal. Smoking of any kind is strictly prohibited on our property.

Request to join our **Facebook** group '**Cumberland Housing Activities and Events**'

This page will share local events, activities, resources, jobs and more. Tenants may also share to the page about other important information affecting our developments and our community.

Attention All Residents

It is extremely important that we have your current phone number. There are a variety of reason that we may need to talk to you. Please complete the following and return along with your rent payment. If you pay by ACH or at the bank, please cut/tear off the bottom of this page and either mail it back or drop it in the drop box. Or, you can email the information to: Housing@cumberlandhousing.org

Name of Head of Household: _____

Development: JFV FCH BG GV (circle one)

Unit #: _____

Phone 1#: _____

Phone 2#: _____

Email: _____

Attention Residents Ages 55 and Older

“Disposing of Medications Safely Project”

We are partnering with the Maryland Department of Aging on a project to assist seniors with **disposing of medications safely** as well as to try and **deter the Maryland Opioid problem**. This project is funded by a grant from the Maryland Opioid Operational Command Center.

Any senior 55 or older who would like to participate, will receive a medication disposable pouch. Please contact Pama Wilson or Jaime Thomas, Resident Service Coordinators, at 301-724-6606, if you would like to participate. You will be given a pouch that will be individually wrapped with easy to follow instructions, educational material, and a questionnaire feedback card to be completed by you. These cards need to be filled out by you and returned to the office in the drop off boxes located on the doors at John F. Kennedy, Queen City Tower or Grande View offices or at the Main Office. If you would like to participate please call ASAP so we can deliver your pouch to you. Your feedback cards with your opinions are vitally important to this project. We need to have all feedback cards back by July 24, 2020.

I know you are wondering what do you do with the pouch and how it works. Basically, you tear open the pouch, do not open or remove the inner pod(s). Place any unused medications that you have inside the pouch. You fill the pouch halfway with warm water and wait for 30 seconds for air to release. Some foaming may occur. Lastly, you seal the pouch tightly, gently shake, and dispose in your normal trash.

Remember, once you've disposed of your drugs, tell us about your experience on the reverse side of the card that is enclosed in the packet. And remember these cards do need to be returned to your property manager ASAP and before 7/24/20.

We appreciate your participation in this project. The goal of this project is to deter the Maryland Opioid problem and to assist you in disposing of your unwanted medications properly. Thank you in advance for your participation in this important project.

