



# Tower Gazette

## Monthly Newsletter for July 2020

**CUMBERLAND HOUSING  
GROUP**



### Exterminator Schedule

- July 2<sup>nd</sup> Queen City Towers – Morning  
John F. Kennedy – Afternoon
- July 17<sup>th</sup> Grande View Apts.
- July 21<sup>st</sup> Mt. Savage and National Highway

### 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 7<sup>th</sup> John F Kennedy – 2nd Floor
- July 8<sup>th</sup> Queen City Tower – 1st Floor
- July 14<sup>th</sup> John F Kennedy – 3rd Floor
- July 15<sup>th</sup> Queen City Tower – 2nd Floor
- July 21<sup>st</sup> John F Kennedy – 4th Floor
- July 22<sup>nd</sup> Queen City Tower – 3rd floor
- July 28<sup>th</sup> John F Kennedy – 5th floor
- July 29<sup>th</sup> Queen City Tower – 4th floor

- July 7<sup>th</sup> Grand View - apts. 107, 208,  
323, 326, 331
- July 14<sup>th</sup> Grand View – apts. 209, 210,  
218, 220, 328

*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.*

### Wearing Face Masks

Residents are required to continue to **wear a face mask** when out of your apartments to do laundry, checking the mail, or otherwise out of your unit but inside of the building, etc.

### Construction Will Soon be Starting!

On July 9<sup>th</sup> 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 10<sup>th</sup>, 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 residents of Fort Cumberland Homes to begin the relocation process on July 10<sup>th</sup> 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.



**In Honor of Independence Day, all Housing Authority Offices will be closed on July 3<sup>rd</sup>.**



## 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.

## No Smoking on HACC 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.

## The “New Normal” when doing business with the Cumberland Housing Group

Our main and Furnace Street offices have reopened with restrictions. The JFK/QCT offices will remain **closed** at this time but will reopen in the coming future as soon as modifications are completed.

All possible business will continue to be conducted over the telephone, by mail, email, fax, drop box, etc. Documents will continue to be delivered or mailed to you and are to be returned in the envelope back to the office at your building according to the date indicated. **IF** you are required to come into any of our offices, you **must first call and schedule an appointment**. Our offices will be open Mondays, Wednesdays, and Fridays from 9:00 – 3:00. Walk-ins are not permitted. You will be required to use hand sanitizer, have your temperature checked and wear a mask while in the office **and only one person at a time**. We have installed dividers in our tenant meeting areas for everyone’s protection.

Please conduct your business by calling or emailing:  
John F Kennedy @ 301-724-1544  
Queen City Tower @ 301-722-7977  
Grande View Apts. @ 301-759-2880  
Maintenance @ 301-724-2055  
Security @ 301-724-2764

Email: [Lorri.Wharton@cumberlandhousing.org](mailto:Lorri.Wharton@cumberlandhousing.org)  
[Kelly.Beeman@cumberlandhousing.org](mailto:Kelly.Beeman@cumberlandhousing.org)  
[Housing@cumberlandhousing.org](mailto:Housing@cumberlandhousing.org)  
[Maintenance@cumberlandhousing.org](mailto:Maintenance@cumberlandhousing.org)  
[Security@cumberlandhousing.org](mailto:Security@cumberlandhousing.org)

**Community rooms** and activities will remain **closed** until all restrictions on gatherings are lifted.

## 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 COVID19 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.

## 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/>



## Attention All Residents

Please contact us to verify and **update your telephone number**. It is extremely important that we have your updated phone number.

Main Office– 301-724-6606

John F. Kennedy – 301-724-1544

Queen City Tower – 301-722-7977

Grand View Apts. – 301-759-2880



## Paying Your Rent?

Rents will **no longer be accepted within the offices**. They must be **mailed in**, placed in the development **drop boxes**, paid at the **local 1<sup>st</sup> United Banks** or you can use the **ACH function**. When paying by check or money order, please make sure we can read your name on the check and/or money order. If it is not legible, we cannot apply it to your rent. The pay now portion of your rent bill can be included with your rent payment to make sure it gets applied to your rent. As previously stated, rents can be paid in the drop off box at the main office. Queen City Tower and John F. Kennedy residents can put their payments in the **door slots** at the main office **in your building**. Grand View residents need to return their rent envelopes in the mail with their payments included.

**Note:** When writing out a check or money order, please make sure you write **payments to HACC**, with the **amount paying written correctly**. Make sure you **sign** your checks and money orders. We also encourage you to continue paying at the local **(1<sup>st</sup>) First United Banks**. Mostly, **we encourage** you to set your rents up to come directly out of your bank accounts **(ACH function.) Receipts will no longer be issued** as the invoice and payment method will be the receipt. 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.

## Outstanding Rents

All outstanding rents will be filed in court for non-payment of rent for **the total amount you owe**, sometime between July 15 – 20<sup>th</sup>. (As permitted by regulations.)

## Complaints

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

## 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!** 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).

## 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.

## 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.



## 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, 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.

#### Need Help to Quit Smoking?

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.

#### Are You a Victim Domestic Violence?

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.

#### **Crime Solvers Tip Line**

301-722-4300

[www.allegany-mineralcountycrimesolvers.com](http://www.allegany-mineralcountycrimesolvers.com)

