



## CUMBERLAND HOUSING GROUP

# Monthly Newsletter

## For May 2025



### Exterminator Schedule

2 <sup>nd</sup> Thursday of each month	Jane Frazier Rows 7 through 17 & Central Office
2 <sup>nd</sup> Friday of each month	Jane Frazier Rows 1 through 6 & Banneker Gardens
3 <sup>rd</sup> Thursday of each month	River Bend Court
3 <sup>rd</sup> Thursday – every other month	1034 Frederick Street Feb., April, June, August, October and December

### Banneker Garden Residents

**Reminder:** Part of the middle courtyard will be roped off until early Spring next year. Please do not let your children and visitors jump the rope and play in the area. No foot traffic, bicycles, football games, etc., can be in the contained area. If any child loses items that are in the contained area, whatever the item is will need to be left inside the roped off area. **Failure to keep your children and visitors out of this area, tenants will receive a lease violation for destruction of property and may be charged for any damage that is done.** Your cooperation is appreciated.

### Preventive Maintenance Inspections

May 6 <sup>th</sup>	Jane Frazier Village – Building 10
May 6 <sup>th</sup>	River Bend Court – Building 3
May 7 <sup>th</sup>	Banneker Gardens – 326, 101, 102 and 103

*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 30 days to complete the repairs. Entry is **Mandatory** in order to do Inspections as well as repairs. Please continue to call the Maintenance Department **(301)724-2055** with any deficiencies even if your inspection is scheduled in the near future.*

### JANE FRAZIER VILLAGE

Great news! The **small playground** has been approved to get a much needed makeover! While we currently do not have dates from the contractor, the small playground will be closed for a period of time in order to remove the old surface and equipment, and be replaced with new. When the barricades go up, please make sure your children avoid the area as there will be heavy equipment used.

*All Housing Authority  
Offices*

*Will Be Closed May 26<sup>th</sup> for  
Memorial Day Weekend.*

### Added to the Barring List

Jeslynn Crites

Jason Poling

If you see any person on the property that is barred, you can contact the Cumberland Police Dept. at 301-777-1600.

### JFK Apartments

**Newly Renovated Efficiency Units and  
1 Bedroom Apartments  
Coming Available Soon!**

We have opened our waiting list and are accepting applications for summer occupancy at this completely renovated development. It is conveniently located in downtown Cumberland, Maryland at 135 N. Mechanic Street. You can download our application from our website at [www.cumberlandhousing.org](http://www.cumberlandhousing.org) or call our office for an application.

Also have several Physically Accessible Apartments.

Smoke Free Property, Walking Distance to Downtown, Laundry Facility on Site, Air Condition Units, Refrigerator and Stove Furnished.



JFK Apartments 135 N. Mechanic Street, Cumberland, MD 21502  
Multi-Family Section 8 Project Based Rental Assistance & Tax Credit Program

Office 301-724-1544 Fax 301-724-8731



Notice: 4.14.25



Facebook.com/cumberlandhousing



**FREE DELIVERY for  
ORDERS OVER \$35.00**

Free delivery to your apartment. The Housing Authority has a Walmart+ account for resident use. For an appointment to schedule a grocery pick up, contact Jennifer Ensor at the Main Office. Don't forget to bring your market list and debit card with you.

### **FOOD GIVEAWAY!**

#### **The 3<sup>rd</sup> Thursday every Month**

Time: 2:00 pm to 4:00 pm.

**St. John's Lutheran  
Church.**

**Located in the church  
parking lot.**

400 Arch Street, Cumberland

#### **Hope Station Wellness & Recovery**

#### **The 4<sup>th</sup> Friday every Month**

Fresh Produce

10:00 am until supplies  
last

Located at 632 N. Centre  
Street

For more information call  
240-362-7168



BOYS & GIRLS CLUB

**Boys and Girls Club  
After School Program**

**Banneker Gardens  
Community Room**

**Monday thru Friday 3:30 pm – 6:00 pm**

**Help with homework, games, crafts  
and snacks are provided.**

### **Judy Center Activities at Jane Frazier Village**

#### **Infant Playgroup**

May 1<sup>st</sup>, 8<sup>th</sup>, 15<sup>th</sup>, 22<sup>nd</sup> and 29<sup>th</sup>  
10:00 am – 11:00 am

#### **Toddler Playgroup**

May 6<sup>th</sup>, 13<sup>th</sup>, 20<sup>th</sup> and 27<sup>th</sup>  
10:00 am – 11:00 am

**Call to Register at 301-876-9022 or  
stop in the Center on day of activity.**

**All Offices will be closed every  
Tuesday until 10:30 am for  
Staff Meetings.**



**Sunday, May 11<sup>th</sup>**

### **Vehicle Registration**

When it comes time for your vehicle registration/tags to renew, please remember your property manager needs a copy of your new registration.

## **State of Maryland Text-To-911**

Text-to-911 is now available in Maryland

Text-to-911 is intended for use in three scenarios:

- \* For individuals who are deaf, hard of hearing, or have a speech disability
- \* For someone who is in a situation where it is unsafe to place a voice call to 911
- \* For an individual who is experiencing a medical emergency and may be unable to speak

What you need to know:

*A phone call is still the preferred method for contacting 911*

*If text-to-911 is not available in your area, or temporarily unavailable, you should receive a message from your carrier telling you to place a voice or relay call.*

### **Free Children's Clothing Closet**



**First Thursday of every month  
6:00pm – 7:30pm**

#### **Mountain City Church**

19 Beall Street, Frostburg MD

**Free Meal!** There will also be a free meal at the Clothing Closet.

**Donations are accepted** by calling 301-689-6332 or you can bring them the day of the event. Donations must be gently used children's clothes free from stains and tears.



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[www.cumberlandhousing.org](http://www.cumberlandhousing.org)

## **Grass Cutting Season is Upon Us**

As a reminder, the yard areas in front and behind the units at Jane Frazier Village and River Bend Court are now considered common space and not your own personal space. As a result of this modification, the common space will be maintained (mowed, trimmed, etc.) by our Maintenance Department. Any lawn furniture, grills, toys, etc., must be removed from the yard areas and stored either: 1) on the rear concrete patios at River Bend Court; or 2) within the storage shed at the rear of your unit or stacked close to the rear of the building with your storage shed at Jane Frazier Village.

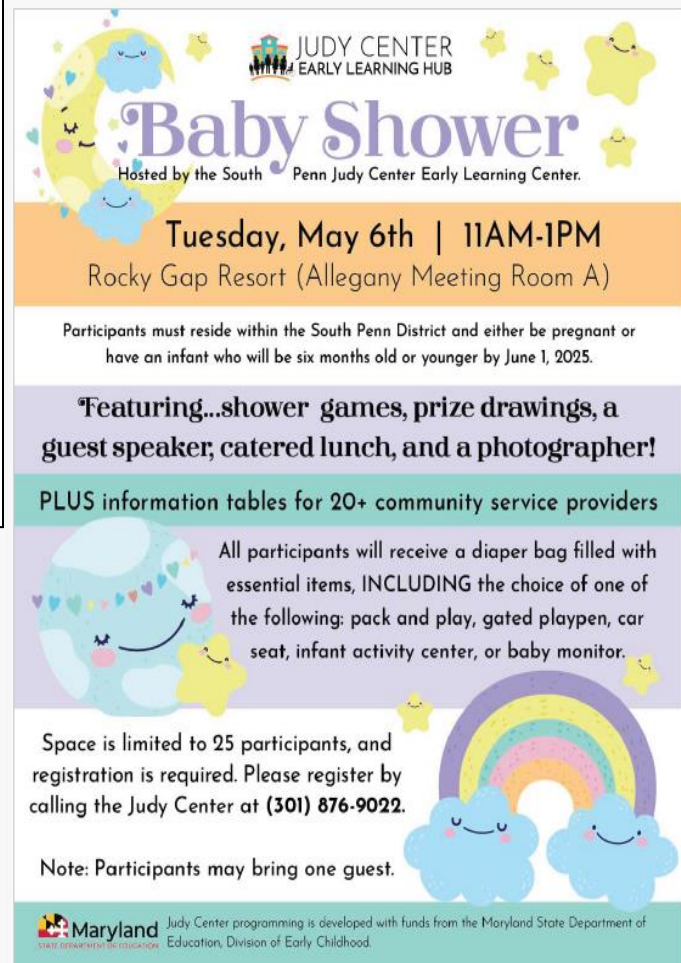
**Staff will not be responsible for damage to any personal belongings in the yards or outside of the units. Since these areas are now common space, any toys, furniture, etc. which are in the yards at the time of mowing will be removed and disposed of in the dumpster.**

Any lawn areas that have been dug up for any reason must be returned to grass. Any bushes, shrubs or plants that are next to the building will need to be removed immediately or they will be removed by our Maintenance Department when the grass is mowed. Your lease does not permit you to plant anything on the property or make modifications.

Please take care of any items that may pertain to your household immediately to avoid plants, belongings, etc. from being removed from the area when the grass is cut.

Furthermore, please clean up any dog poop in your yard regardless that if it is your dog or not, you are responsible for keeping your yard cleaned up. If maintenance finds any dog poop in your yard when mowing, you will be issued a lease violation.

**Concerted Care Group** now has a **Narcan vending machine** present at their facility! Even more exciting, this Narcan vending machine is accessible and free to all visitors at all times of the day. The Narcan vending machine is located right next to our main entrance at 1050 West Industrial Boulevard, Suite 16.



**JUDY CENTER**  
EARLY LEARNING HUB

# Baby Shower

Hosted by the South Penn Judy Center Early Learning Center.

**Tuesday, May 6th | 11AM-1PM**  
Rocky Gap Resort (Allegany Meeting Room A)

Participants must reside within the South Penn District and either be pregnant or have an infant who will be six months old or younger by June 1, 2025.


**Featuring...shower games, prize drawings, a guest speaker, catered lunch, and a photographer!**

**PLUS** information tables for 20+ community service providers

All participants will receive a diaper bag filled with essential items, INCLUDING the choice of one of the following: pack and play, gated playpen, car seat, infant activity center, or baby monitor.

Space is limited to 25 participants, and registration is required. Please register by calling the Judy Center at (301) 876-9022.

Note: Participants may bring one guest.

 **Maryland** Judy Center programming is developed with funds from the Maryland State Department of Education, Division of Early Childhood.



# Help is Here

**maryland physicians care**  
Medicaid with a Heart



## Population Health Program

We are here to help **YOU** on your road to wellness.

**MEET YOUR LOCAL TEAM**  
Covering Allegany and Garrett Counties

Mindy Bradshaw, CHW (410) 297-0203  
Matt Thomas, CHW (410) 412-9016

Ask us how we can connect you with:

-  **Access to Healthcare**
-  **Transportation**
-  **Food and Nutrition**
-  **Housing**
-  **Financial Support**
-  **Additional Helpful Services**

HealthChoice is a program of the Maryland Department of Health.

### **Need help finding a JOB?**

Stop in and see Jennifer Ensor for a list of companies that are hiring. Jennifer can also help you out completing a job application and writing a resume. To make an appointment call Jennifer at 301-724-6606, ext. 106.

**Crime Solvers Tip Line** 301-722-4300

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

To report **suspected Drug Activity**, leave an anonymous tip at 301-759-4660.





# MAY 2025

## Western Maryland Job Centers offer **FREE** online workshops!

Western Maryland American Job Centers offer **FREE** online, virtual workshops. Registration is required in advance. Please follow the registration directions and include in your communications, your name, phone number and the title of the workshop for which you plan to participate. Facilitators may ask for additional proof of identification, upon registration.

### Job Searching Using Social Media

**May 6 (10:00 a.m. – 11:00 a.m.)**



Learn how to use and find open jobs on social media. Register by emailing [Katie.Marvin@maryland.gov](mailto:Katie.Marvin@maryland.gov)

### A-I Today (Artificial Intelligence)

**May 14 (10:00 a.m. – 11:00 a.m.)**



Learn about how artificial intelligence impacts the workplace and our world. Register by emailing [David.Levesque@maryland.gov](mailto:David.Levesque@maryland.gov)

### Resume ABCs

**May 7 (10:00 a.m. – 11:15 a.m.)**



Learn the mechanics of how to write an attention-grabbing resume. Register by emailing [Cassandra.Baker@maryland.gov](mailto:Cassandra.Baker@maryland.gov)

### The Gig Economy

**May 21 (10:00 a.m. – 11:00 a.m.)**



Learn about how to define the gig economy, how it has evolved, and how you might be able to take advantage of the gig economy.

Register by emailing [David.Levesque@maryland.gov](mailto:David.Levesque@maryland.gov)

### Job Searching Using Social Media

**May 13 (10:00 a.m. – 11:00 a.m.)**



Learn how to use and find open jobs on social media. Register by emailing [Katie.Marvin@maryland.gov](mailto:Katie.Marvin@maryland.gov)

### Basic Interviewing Skills

**May 23 (1:00 p.m. – 2:00 p.m.)**



Learn interview styles and tips about effective interviewing. Register by emailing [BenjaminJ.Russell@maryland.gov](mailto:BenjaminJ.Russell@maryland.gov)

### Basic Interviewing Skills

**May 13 (1:00 p.m. – 2:00 p.m.)**



Learn interview styles and tips about effective interviewing. Register by emailing [BenjaminJ.Russell@maryland.gov](mailto:BenjaminJ.Russell@maryland.gov)

### LinkedIn for Job Seekers

**May 30 (10:00 a.m. – 11:00 a.m.)**



Learn to build a successful LinkedIn profile for job seeking. Register by emailing [Karl.Kohler@maryland.gov](mailto:Karl.Kohler@maryland.gov)



**Equal Opportunity Employer/Program:** American Job Centers are committed to diversity in the workplace and do not discriminate on the basis of race, religion, color, gender, age, orientation, national origin or disability. Auxiliary aids and reasonable accommodations are available upon request.

**WES MOORE, GOVERNOR • ARUNA MILLER, LT. GOVERNOR • PORTIA WU, SECRETARY**

### 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 301-759-5093 or Maryland's Quit line at 1-800-784-8669.

### Are You a Victim of 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.



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[www.cumberlandhousing.org](http://www.cumberlandhousing.org)

# Rent and Utility Allowance Rate Schedule

Effective January 1, 2025

Development Name and Bedroom Size  <i>FMR = Fair Market Rents</i>	HUD FMR Effective 10/1/2024	Flat Rent for Unit (% of FMR Charged)	Utility Allowance	Adjusted Flat Rent (FMR-UA)	Ceiling Rent (FMR+UA)	Minimum Rent
<b>Jane Frazier Village</b>		80%				
1 Bedroom (24)	\$747	\$598	\$36	\$562	\$634	\$50
2 Bedroom (56)	\$933	\$746	\$42	\$704	\$788	\$50
3 Bedroom (39)	\$1,226	\$981	\$50	\$931	\$1,031	\$50
4 Bedroom (6)	\$1,388	\$1,110	\$57	\$1,053	\$1,167	\$50
<b>Queen City Tower</b>		80%				
Efficiency Unit (50)	\$655	\$524	\$0	\$524	\$524	\$50
1 Bedroom (40)	\$747	\$598	\$0	\$598	\$598	\$50
2 Bedroom (5)	\$933	\$746	\$0	\$746	\$746	\$50
<b>Banneker Gardens</b>		95%				
2 Bedroom Apartment (3)	\$933	\$886	\$84	\$802	\$970	\$50
2 Bedroom Townhouse (7)	\$933	\$886	\$84	\$802	\$970	\$50
3 Bedroom Apartment (3)	\$1,226	\$1,165	\$100	\$1,065	\$1,265	\$50
3 Bedroom Townhouse (12)	\$1,226	\$1,165	\$100	\$1,065	\$1,265	\$50
<b>Willow Valley Apartments</b>		90%				
Efficiency Unit (4)	\$655	\$590	\$36	\$554	\$626	\$50
1 Bedroom (28)	\$747	\$672	\$36	\$636	\$708	\$50
2 Bedroom (2)	\$933	\$840	\$42	\$798	\$882	\$50
<b>Grande View Apartments</b>		90%				
Efficiency Unit (7)	\$655	\$590	\$36	\$554	\$626	\$50
1 Bedroom (25)	\$747	\$672	\$36	\$636	\$708	\$50
2 Bedroom (3)	\$933	\$840	\$42	\$798	\$882	\$50
<b>1034 Frederick St.</b>		100%				
3 Bedroom	\$1,226	\$1,226	\$148	\$1,078	\$1,374	\$50
<b>River Bend Court (Eff. 8/1/24)</b>	<b>HUD FMR</b>	<b>Contract Rent</b>	<b>UA</b>	<b>Gross Rent</b>	<b>Minimum</b>	
1 Bedroom (12)	\$747	\$703	\$121	\$824	\$25	
2 Bedroom (31)	\$933	\$812	\$146	\$958	\$25	
3 Bedroom (30)	\$1,226	\$1,081	\$163	\$1,244	\$25	
4 Bedroom (4)	\$1,388	\$1,406	\$212	\$1,618	\$25	
<b>JFK Apartments (Eff. 4/1/2024)</b>	<b>HUD FMR</b>	<b>Contract Rent</b>	<b>UA</b>	<b>Gross Rent</b>	<b>Minimum</b>	
0 Bedroom (10)	\$655	\$832	\$0	\$832	\$25	
1 Bedroom (90)	\$747	\$956	\$0	\$956	\$25	

This rate schedule is based upon the: 1) published FY2025 HUD Fair Market Rents for Allegany County; 2) the Utility Allowances data prepared by the ResidentLife Utility Allowance division of Nelrod Company; 3) contract rents issued by HUD and 4) regulations established by HUD. **This schedule was approved on 9/18/2024 by the Housing Authority of the City of Cumberland Board of Commissioners to be effective 1/1/2025.**

