

Washington County Housing Guide

Prepared by Washington County Community Action Council



Emergency Housing

If you are living in a place where your landlord is trying to evict you, DON'T MOVE OUT until you know your tenant rights. Call Washington County Community Action Council (CAC) at (301) 797-4161 for more information.

You may be eligible for emergency financial assistance for evictions, first months rent, security deposit and utility terminations. Come to Community Action Council at 101 Summit Avenue in Hagerstown to make an appointment. Appointments are made on first come first serve basis starting at 8:30 a.m. each work day morning.

Bring the following Documentation with you when you come to CAC for your appointment.

- Picture ID for all adult household members
- Social Security cards and/or birth certificates for all household members
- Proof of all income for the past 30 days or wage verification form
- Proof of situation/problem (Eviction letter, utility termination or the like)

If you are homeless you may be able to go to one of the following shelters:

Men Only	Union Rescue Mission 125 N. Prospect Street Hagerstown, MD 21740 (301) 739-1165	
Women & Children	Salvation Army 534 W. Franklin Street Hagerstown, MD 21740 (301) 733-2440	CASA Hagerstown, MD 21740 (301) 739-4990 (301) 739-8975
Family Shelters	Community Action Council 101 Summit Ave. Hagerstown, MD 21740 (301) 797-4161	St. John's Family Shelter 14 & 16 Randolph Ave Hagerstown, MD 21740 (301) 791-1815 (301) 745-3027
Adults Only	REACH Cold Weather Shelter 140 W. Franklin St., Ste. 300 Hagerstown, MD 21740 (301) 733-2371	

Placement Housing Counseling Program

CAC's Placement Housing Counseling Program provides help to families and individuals facing homelessness to transition to permanent housing. Counselors provide housing information and referral, housing search assistance, and advocacy to customers seeking housing. The placement is followed with up to one year of case management, focusing on budgeting, housekeeping skills, health needs and other necessary life skills. Program eligibility is based upon income situation. For more information, contact Community Action Council at (301) 797-4161.

Service Linked Housing

The Service Linked Housing program at CAC provides intensive case management assisting families utilizing rental subsidy programs or private landlords. Case management focuses on the development, implementation and regular review of a case plan and family budget. The overall goal is to move families toward self-sufficiency the ability to afford housing in the private sector. For more information, contact Community Action Council at (301) 797-4161.

The Rental Allowance Program (RAP)

The Rental Allowance Program (RAP) provides six months of rental subsidies for families and individuals who are homeless or experiencing an emergency housing need. The assistance may be extended up to 6 additional months depending on need and funding available. Subsidies for the program are based upon family size. Recipients must meet certain eligibility criteria. Monthly case management meetings and workshop attendance are a required part of the program. Additional trainings may be required throughout the assistance period.

RAP works as follows. Once approved for the program, the customer must find a landlord who is willing to accept the program. Prior to moving into the unit, the unit must be inspected. After inspection and execution of the RAP contract, the partial rent subsidies are paid directly to the landlord and the customer is responsible for the difference.

For more information regarding the Rental Allowance Program, contact Community Action Council at (301) 797 4161.

Supportive Housing Program

The Supportive Housing Program provides housing to individuals through Single Room Occupancies (SRO's) in partnership with a local, privately owned hotel. Intensive case management is provided with linkages to community resources such as the Department of Social Services, medical services, mental health services, and job training programs. The program focuses on increasing the customer's income so that each participant can become self-sufficient. The participant meets with the case manager on a regular basis to review their action plan (goals and objectives) and to work with the case manager to improve their budgeting skills. Eligible participants must be single, disabled and homeless. Requirements include 6 months of residency in Washington County if they have no income or 30 days residency with income.

Farmer's Home and 236 Projects

Reduced rent programs also exist for individuals who work and have enough income not to be considered "poor", but still need a reduced rate. Most units are in an apartment complex. Rent is based upon income and the number of bedrooms needed. Single persons are eligible. Farmer's Home 236 Properties include:

Bethel Gardens
356 Henry Avenue
(Off Jonathan St.)
Hagerstown
(301) 733-3350

Greenside Apartments
North and Brindley Street
Maugansville
(301) 791-2211

Hopewell Manor
11220 A Pepperbush Circle
Hagerstown
(301) 223-6678

Mountain View Apartments
999 Orchard Manor Drive
Boonsboro
(301) 432-4300

Quaker Creek Apartments
601 Quaker Creek
(off N. Pennsylvania Ave.)
Hancock
(301) 678-6054

Section 8

Section 8 is a subsidized housing program provided by the City and County Housing Authorities. Anyone can apply, but you must be of legal age in the state to participate in the programs. Your portion of the rent will range from 30-40% of your adjusted income depending on the Section 8 program to which you have been approved. Your security deposit is determined by the landlord and is not to exceed two months rent. The customer is responsible for the payment of the security deposit. The section 8 participant must find a landlord that is willing to accept the program and the unit must pass an inspection. For more information contact either the Hagerstown Housing Authority at (301) 733-6911 or the Housing Authority of Washington County at (301) 791-3168.

Hagerstown Housing Authority

HHA provides public housing sites, elderly and scattered site housing. Anyone is eligible to apply, and there are no cohabitation requirements. Rent & Utility payments are based on 30% of an applicant's gross income. Phone and cable are not considered at utility. Small dogs weighing less than 25 pounds when grown are accepted. Cats are also accepted. Seniors will be charged a \$150 deposit; all others will be charged \$300. Landlord references are required and a criminal record and credit check are performed.

Hagerstown Housing Authority
35 W. Baltimore Street
(Next to Potomac Towers)
(301) 733-6911

Public Housing Sites Include:

C W Brooks -

Douglas Court

Frederick Manor

Noland Village

Parkside Homes

Housing for the Elderly or Disabled

There is subsidized housing available specifically for disabled individuals and for persons 55 years of age or older. Each location has their own policies and conditions. Therefore, it is best to contact them to determine your eligibility. These include:

✓ Potomac & Walnut Towers ✓
Apply at Hagerstown Housing Authority
35 W. Baltimore Street
(301) 733-6911

✓ Elizabeth Court
55 E. Washington Street
Hagerstown
(301) 791-7599

Alexander House ✓
7 E. Washington St.
Hagerstown
301-791-2332

Stonecroft Manor
✓ 1400 Stonecroft Court, Box 100
Hagerstown
301-791-0776

- You must apply in person at each office
- You will need a source of income to apply
- Take the names and addresses of your previous landlords with you

Housing Authority of Washington County

✓ Housing Authority of Washington County
319 E. Antietam St., 2nd Floor
(301) 791-3168

Scattered Housing Sites for Families

The County offers a limited number of scattered family housing sites. Inquires should be directed to the Housing Authority of Washington County (301) 791-3168

Housing for the Elderly or Disabled

There is subsidized housing available specifically for disabled individuals and for persons 55 years of age or older. Each location has its own policies and conditions. Therefore, it is best to contact them to determine you eligibility. These sites include:

✓ Blue Mountain Estates
Smithsburg

Monterey
Hancock

✓ Francis Murphy
Hagerstown

✓ Parkview Knolls
Williamsport

School House Manor
Boonsboro

Springfield Manor
Williamsport

- You must apply in person at each office
- You will need a source of income to apply
- Take the names and addresses of your previous landlords with you

Low Cost Rental (Rooms)

The Dagmar Hotel
Summit Avenue
Hagerstown
(301) 733-4363

Patterson Hotel
(No Children)
100 N. Potomac Street
Hagerstown
(301) 302-1799

New Delmar Lounge & Restaurant
Rt. #40 West
Hagerstown
(301) 733-6469

Low Income Subsidized Housing

Halfway Manor - (301) 582-4490

11201 Scarlet Oak Drive (turn on Lincoln Avenue off Virginia Avenue) 3 and 4 bedroom units only. Heat is included. You must have 2 children. Landlord references are required. A credit and criminal check are performed. No pets are allowed. Management aggressively supports a drug free environment! EHO

Washington Gardens Apartments- (301) 791-7320

1000 Security Road, Hagerstown. Landlord references are required. Credit and criminal checks are performed. No pets are allowed. There is a waiting list, and you must apply in person.

The Pointe at Smithsburg- (301) 824-2528

G-1 Washington Court, Smithsburg. There must be 3 persons in the household. Landlord references are required. Credit and criminal checks are performed.

Country Village- (301) 791-0425

2 Orchard Manor Drive, Boonsboro 1, 2 & 3 bedroom units are available. Landlord references are required. Pets may be accepted. Landlord references are required. Credit check performed.

Gateway- (301) 766-7968

40 Elgin Blvd., 1, 2, 3 & 4 bedroom apartments. Pets may be accepted with security deposit. Landlord reference is required as is credit and criminal checks. Participants must meet income guidelines.

- You must apply in person at each office
- You will also need a source of income to apply.
- Take the names and addresses of your previous landlords with you.