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Housing Families, Building Communities, Creating a Stronger Frederick

PRESS RELEASE



Housing Authority Receives Award from State of Maryland for Excellence in Affordable Housing Preservation

The 2023 Maryland Department of Housing and Community Development (DHCD) Excellence in Affordable Housing Preservation was awarded to the Housing Authority of the City of Frederick (HACF), developer for Catoclin View Homes, an affordable housing community located at 800 Motter Ave, Frederick, Maryland. The award was presented by Maryland DHCD Secretary Jake Day and Assistant Secretary Greg Hare, to E. Kevin Lollar, Executive Director, and Angie Lollar, Director of Economic Development for HACF. Catoclin View Homes and the development team have also received the following awards and certifications:

- 2022 Frederick County Building Industry Association Awards of Excellence – Best Multi-Family Remodel – Awarded to Miner Feinstein Architects
- 2023 ABC Greater Baltimore – Diamond Excellence Award – Excellence in Construction – Awarded to Southway Builders
- Enterprise Green Communities Certification – Certified Enterprise Green Communities (EGC) properties cost less to maintain, use fewer natural resources, generate less waste, and contain fewer toxic materials, contributing to a healthier environment.



Renovation

Catoctin View (CV) began as Public Housing for seniors, constructed in 1970, consisting of seven-stories, which originally contained 100 units, mostly efficiencies. In 2015, the Housing Authority of the City of Frederick (HACF) applied to the Special Applications Center (SAC) at HUD for a much-needed gut renovation of Catoctin View to solve several serious health and safety issues within the building including asbestos, toxic sewage leaks, flammable gas leaks, outdated and insufficient systems, and the lack of life-saving sprinklers throughout the building. After working with HUD for two years, the renovation request was approved in the fall of 2017 through the Section 18 Disposition program. Tenant Protection Vouchers were awarded to all 97 residents who were living in the building at that time.

Catoctin View is now an affordable 62+ senior living community targeting individuals who earn 30% or less of the area median income (AMI). Funding for projects like this must be secured from many sources to be viable, including tax credits (LIHTC), bank loans, federal, state, and local governments, and other programs. The City of Frederick, Frederick County, the State of Maryland, and HUD all offered vital support and financial contributions to help make this renovation possible. Community partners, such as Religious Coalition, Frederick County Department of Aging, Advocates for the Aging, and Asian American Center of Frederick County, along with countless landlords who were supportive and flexible with this process also contributed to the success of this endeavor.

The renovation was completed in November 2021 using EnergyStar Multifamily New Construction Guidelines. The building now contains 76 one-bedroom beautiful and safe one-bedroom senior apartments. Common space amenities include free wi-fi, televisions, vending machines, two-way gas fireplace, library, computer room, multi-use video conference room, laundry room, state of the art “senior-friendly” fitness and yoga center, and a community room and kitchen area. Outside, there is a community garden, quiet patio area, two covered sitting areas, as well as plenty of benches. Each apartment now features a brand-new kitchen with espresso cabinetry, granite countertops, stainless-steel appliances, LVT flooring, tile bathrooms, air conditioning, and floor to ceiling windows.

Relocation and Senior Support Services

The renovation required that the building be completely empty during the entire process, so in December 2017, HACF began relocating all CV residents. This included finding new homes that were “senior-friendly” (meaning no stairs, showers instead of bathtubs, etc.), as well as housing located close to public transportation, because many of the seniors do not own or drive vehicles. This was a significant undertaking in Frederick County because of the scope of the work to be done, as well as the number of available units meeting these criteria. The process took more than a year to complete and involved daily assistance for each senior including driving them to multiple locations to choose their new housing, assisting with both packing and unpacking, coordinating movers, assisting with voucher paperwork, rental applications, credit applications, transportation assistance, address changes, security deposits, rental insurance, application fees, and utility transfers, along with any other



assistance the seniors needed during the transition. All these services were offered at no cost to the seniors. From that point, HACF case managers continued to provide ongoing support to help fill any gaps that were created by the move, including assisting them with maintaining access to grocery stores, pharmacies, medical care, and other services that may have been less accessible at their new housing locations. Once the renovation was complete, in November 2021, all original CV residents were given the first right to return to the newly renovated building, and HACF is provided the same support services to assist them with this process.

Local Hire Program

One of the reasons HACF became a local developer in Frederick County was to offer employment opportunities for residents of Frederick County. In partnership with Southway Builders, HACF was able to create a jobs program which provided services such as resume creation and review, job application assistance, interview preparation, direct connection with employers, a community job fair, and additional guidance and support for an apprenticeship program which prepared participants to work in the construction industry. Through this program, dozens of individuals were able to make progress with their employment goals. Along with that, 8 people received their OSHA Training and Certification, 6 people became part of an apprenticeship program, and 9 people were hired to work on the Catoctin View renovation. All of this took place during the worldwide COVID-19 pandemic, during a time of record low employment rates.

Art

One of the most unique and stunning new aspects of Catoctin View is the original artwork located throughout the building, created by two local artists, Jack Pabis and Tony Owens. Each floor has its own unique color theme to assist the residents in recognizing their living area. Every unit has an original piece of art near the entrance door, framing the unit number, and each floor has two spectacular color themed murals depicting nature. There are 8 original canvas paintings throughout the main floor common areas, as well as two large murals of the Catoctin mountains. On the exterior of the building, there are images of birds in flight moving upward across the building. This inspiring art enhances the quality of life for the residents and visitors of Catoctin View, as well as contributes to the sense of belonging and social connectivity in the community.

HACF Mission

The Housing Authority of the City of Frederick works to provide safe and affordable housing and supportive services that enhance the lives of Frederick's low- and moderate-income residents and provide a foundation for economic self-sufficiency. HACF offers support services to more than 1100 households, ranging from cradle to career, designed to bridge the gap created by generations of hardships and historical discrimination. The Economic Development Department plays an integral part in the housing continuum by creating and supporting affordable, high-quality, stable, sustainable, and service-enriched communities to bridge the gap between low-income and market-rate housing.



Renovation Images of Catoctin View
provided by Chris Kennedy Images



Images of Catoctin View Prior to Renovation
provided by Miner Feinstein Architects

