Housing Authority of the City of Frostburg

101 Meshach Frost Village | Frostburg, MD 21532 | (P) 301-689-9700 | (F) 301-689-5125
(E) admin@frostburghousing.org |*www.frostburghousing.org*

DATE: September 24, 2026

TO: All Residents, Applicants, and Community Stakeholders

FROM: Board of Commissioners & Executive Director

RE: Public Notice of Proposed Policy Changes, Public Comment Period, and Public Hearing

PUBLIC NOTICE

The Housing and Economic Recovery Act (HERA), Title VII, Small Public Housing Authorities Paperwork Reduction Act exempted qualified PHAs from the requirement to prepare and submit an annual plan. Qualified PHAs are defined as having a combined total of 550 or fewer public housing units and Section 8 vouchers and not designated troubled under the Public Housing Assessment System (PHAS) during the prior 12 months. Therefore, the Housing Authority of the City of Frostburg (HACF) is a qualified PHA. HACF submitted its Five-Year PHA Plan to HUD covering January 1, 2025-December 31, 2029 on October 22, 2024. A copy of the Annual Plan is available at the main office for viewing. It is also available on the agency website under About Us.

As a qualified PHA, HACF must hold a public hearing on any changes to its goals, objectives, and policies and invite public comment.

Notice is hereby given that the Housing Authority of the City of Frostburg proposes significant operational and policy changes to comply with the **Housing Opportunity Through Modernization Act (HOTMA)**.

SUMMARY OF PROPOSED POLICY & LEASE CHANGES:

- **Lease & Policy Updates:** Updates to the Admissions and Continued Occupancy Policy (ACOP), Dwelling Lease Agreement, , and policy updates detailing acceptable payment options.
- **Elimination of Cash Payments:** Effective January 1, 2027, the HACF office will no longer accept cash for monthly rent payments, security deposits, pet deposits, work order charges, late fees, or administrative balances.
    - **Approved Payment Methods:** Payments must be made via Direct Debit (ACH), Online Resident Portal (debit/credit/e-check), or via Check or Money Order (in-person, mail, or secure drop box).

Board of Commissioners

Joe Saweikis, Chair | Nancy Hughes, Vice Chair | Lesley Felton| Krystal Monroe | Daniel Crump
Ashley Lane, LMSW, Executive Director

EQUAL HOUSING OPPORTUNITY

Housing Authority of the City of Frostburg

The Housing Authority also uses the hearing to present the Fixed-Capital Fund 5-Year Action Plan 2023-2027 HUD Form 50075.2, submitted to HUD and approved November 13, 2023, which states needed capital improvements. The current 5-Year Fixed-Capital Fund 5-Year Action Plan 2023-202.rev2 was approved September 9, 2025. A copy of the Annual Plan is available for viewing at the main office. It is also available on the agency website under About Us.

PUBLIC REVIEW & INSPECTION OF DOCUMENTS:

Information referenced above and full draft copies of the proposed changes and updates to the ACOP, Dwelling Lease Agreement, and cashless policy are available for public review starting **Thursday, September 24, 2026,** at the HACF Administrative Office located at **101 Meshach Frost Village, Frostburg, MD 21532**, during regular office hours (Monday, Wednesday, Friday 9 a.m.- 12 p.m., Tuesday/ Thursday except Holidays) or online at **www.frostburghousing.org**. A copy will also be provided to the Resident Council for review and comments.

PUBLIC COMMENT PERIOD & PUBLIC HEARING DETAILS:

- **Public Comment Period:** Public comments will be accepted in writing from **September 24, 2026** through **November 16, 2026**.
- **Public Hearing Date & Time:** November 16, 2026 at 4:00 PM
- **Location:** Housing Authority Community Center, 102 Meshach Frost Village, Frostburg, MD 21532

You may submit public comments in writing to our main office or by email to alane@frostburghousing.org (subject line: Comment for Public Hearing - November 16th) before the hearing, or by speaking at the public hearing.

FINAL IMPLEMENTATION NOTICE:

After the public hearing and the Board of Commissioners' official consideration, we will mail and deliver a final implementation notice to all resident households by **December 1, 2026**, providing the required statutory 30-day advance notice before full policy enforcement on **January 1, 2027**.