

# Prince George's County Department of Housing & Community Development (DHCD)

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United Communities Against Poverty, Inc.  
Community Housing Development  
Organization (CHDO)  
Campbell Drive Rehabilitation Project

# Campbell Drive Rehabilitation – Overview

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- United Communities Against Poverty, Inc. (UCAP) has met all of the requirements to be certified as a Community Housing Development Organization (CHDO) in connection with the 1904 Campbell Drive, Suitland, MD project which is being rehabilitated under UCAP's Neighborhood Development Program (NDP)
  - A CHDO is a private nonprofit, community-based service organization whose primary purpose is to provide and develop decent, affordable housing for the community it serves.
  - UCAP is the second County non-profit to achieve a CHDO certification.
  - A 15% set-aside of the County's HOME allocation is mandated by the HOME regulations to be use for development activities carried out by a certified CHDO. A HOME investment of \$125,000 has been set aside for this project.
- Substantial renovation project of a single family home. The home will be resold to an income-qualified first time homebuyer earning up to 80% of the area median income (AMI) – for a family of four that is \$100,800 per year.
- The sales price will be approximately \$260,000.
- Down Payment and Closing Cost assistance to be provided based on need; secured by a 15-year restrictive covenants.
- Approximate PMI payment: \$1,664 based on a 5% interest rate.



**UNITED COMMUNITIES  
AGAINST POVERTY, INC.**

*"Changing The World by Empowering People"*



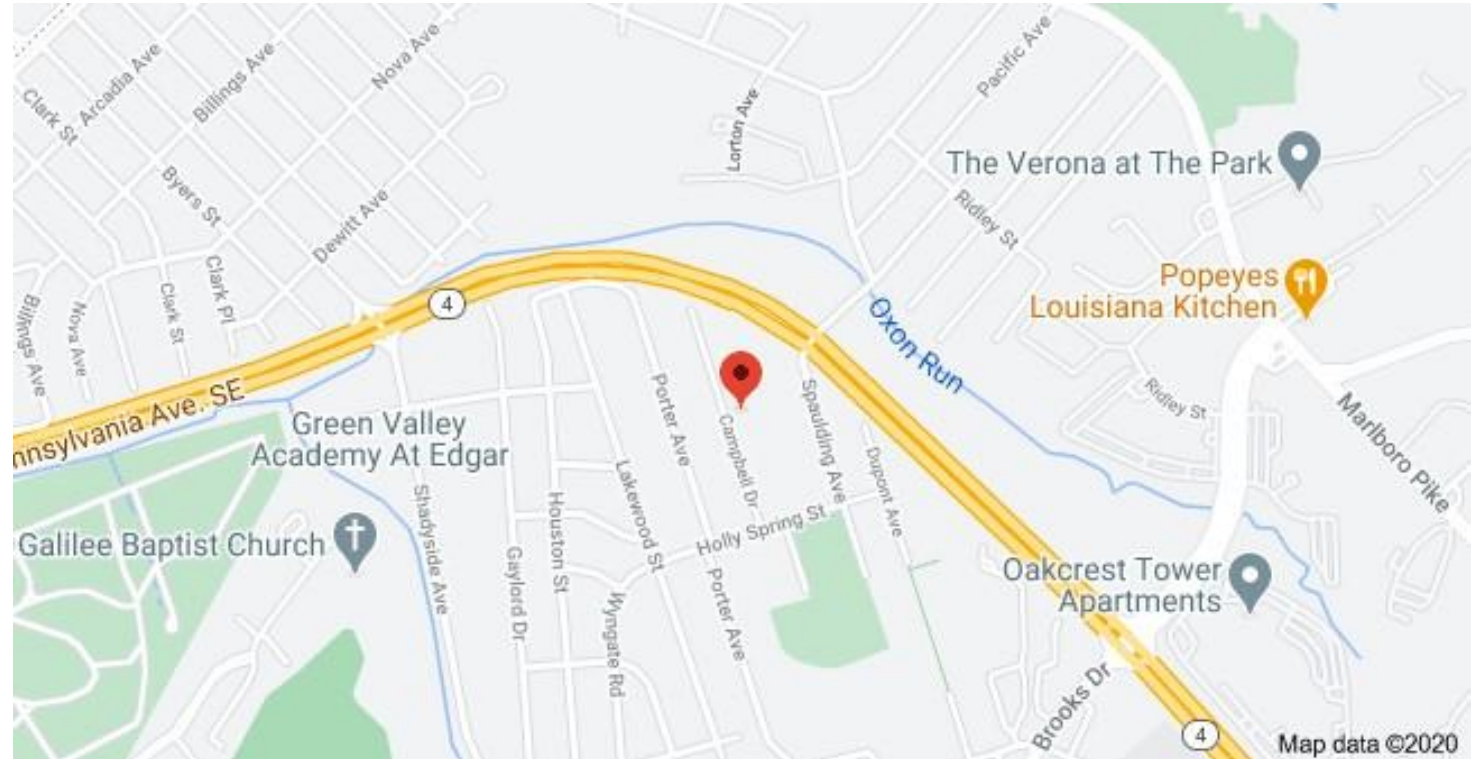
# Campbell Drive Rehabilitation Project

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1904 Campbell Drive  
Suitland, MD 20746

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Owner Name:

UNITED COMMUNITES AGAINST  
POVERTY INC

Mailing Address:

1904 CAMPBELL DR  
SUITLAND MD 20746-1026

Use:

RESIDENTIAL

Principal Residence:

NO

Deed Reference:

/41942/ 00168



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## SCOPE OF WORK

### Landscaping

Put down grass seed and straw  
Front and back yard install drainage pipe

### Exterior & Interior

Lead and Asbestos Abatement/Stabilization  
Power wash brick  
Replace windows  
Paint shutters  
Replace shingles on the roof  
Replace screen doors  
Replace front and back doors  
Rehab Laundry Room  
Replace HVAC unit  
Replace flooring  
Repair ceiling hole  
Paint Interior  
R-49 insulation

### KITCHEN & BATHS

- Install new appliances: Refrigerator, Stovetop/Range, Microwave, Dishwasher, Garbage Disposal
- Replace kitchen countertops
- Add shower stall to half bath
- Gut and rehab 1 full bath  
Kitchen & Bath

### ELECTRICAL

- New wiring
- New outlets and switches
- New light fixtures
- New ceiling fans



NewGlen Project

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## Development Experience

- UCAP's Development Department started in 2012
- Acquired 11 properties
- Renovated and Sold 9 properties
- Weatherized 452 homes in Prince George's County
- Completed the Façade of 6 homes in the Town of Capitol Heights
- Acquired a piece of land on the MD/DC boarder in 2020
  - Predevelopment stages of UCAP's New Office and Affordable Housing Project

## Development Team:

Rasheeda Jamison-Harriott, President & CEO

Richelle Jackson, Senior Director of Housing Development

Jacquelyn Moore, Director of Neighborhood Development



Rock Quarry



Houston Project