

Attachment A  
State Revitalization Programs Application FY2017

Organization: Housing Initiative Partnership, Inc.

SRP-CL-2017--00228

Project/Program Details

1. **Please provide a short description of your project or program in 200 characters or less (approx. 25 words maximum).**  
Acquisition and rehabilitation of vacant and distressed houses with a focus of improving habitability and energy efficiency. After rehab, each house will be sold to low or moderate income buyer.
2. **Project/Program Name:**  
Kentland/Palmer Park Acquisition and Rehab
3. **Select: Is this a project or a program?**  
Project  Program
4. **What best describes the type of project or program for which you are seeking funding?**  
*Please select only one of the following.*  
Residential – Acquisition/Rehab
5. **If you are submitting more than one application in this round, where does this one rank?**  
*(Describe your priority for this project; for example: 1st of 5, 3rd of 6, etc.)*  
1
6. **Your proposed project or program address(es) must be located within the boundaries of a designated Sustainable Community.**  
**Select the name of the Sustainable Community in which the proposed project or program is located.**  
Prince George's County - Kentland/Palmer Park
7. **Primary/Mapping Address for this project or program:**  
*Provide a primary address for this application. In most cases, this will not be your organization's business address. This location must be within a designated Sustainable Community.*
  - 7a. **Street Address/Range:** To Be Determined
  - City:** Landover **State:** MD **ZIP:** 20785
  - 7b. **Provide a comment why this address was selected:**  
The mapped location is a house in Kentland that HIP currently has under contract. HIP has redeveloped more than 25 houses in Kentland/Palmer Park and intends to continue working in this targeted area.
  - 7c. **County:** Prince George's County
  - 7d. **State Legislative District:** 24
  - 7e. **If you have indicated Baltimore City, please select the most appropriate neighborhood from the drop-down list below:**

Project/Program Details

**7f. Print/Save and upload a copy of the map displaying the proposed project/program address(es) within the boundaries of Sustainable Community.**

[https://projectportal.dhcd.state.md.us/\\_Upload/16649-\\_ags\\_92ab506800604ece9982dc184a89c4c2.pdf](https://projectportal.dhcd.state.md.us/_Upload/16649-_ags_92ab506800604ece9982dc184a89c4c2.pdf)

**8. What number of site addresses are involved with this program? (Maximum is 10)**

4

**9. Within what other existing federal, state, or local designation(s) will this project/program occur?**

**Arts & Entertainment District:**

**Enterprise Zone**

**Designated Smart Site**

**Designated Main Street** (either designated Main Street Maryland or Baltimore City Main Streets)

Main Street Maryland:

Baltimore City Main Street:

**Maple Street Maryland**

**National Historic District:**

**Heritage Area:**

**Local Historic District:**

**Base Realignment and Closure Zone (BRAC)**

**State Designated Transit Orientated Development (TOD)**

**Maryland Scenic Byway:**

**National Road:**

**None of the Above**

Attachment A (continued)  
State Revitalization Programs Application FY2017

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Project/Program Scope - 25 Points

Project Name: Kentland/Palmer Park Acquisition and Rehab

1. Funding type: Is this a capital or operating program/project or both? Capital
2. Is this an ongoing project/program? Yes
3. Who is going to administer this project/program? Applicant  
Partner Name:
4. If this project/program involves a specific property(ies), has Maryland Historical Trust compliance review been requested? No
5. If this project/program involves a specific property(ies), do you have site control? Include a more detailed response, addressed within question nine (9) below. No
6. Describe the scope of the project/program and the connection to the community conditions stated previously. Why is this project/program the best approach?

HIP will acquire a total of 4 vacant or derelict homes in the Kentland/Palmer Park Sustainable Community. This program will reduce the high concentration of foreclosed and abandoned properties, restore the appearance of existing neighborhoods, and combat disinvestment.

Prince George's County continues to suffer disproportionately from foreclosures. The State of Maryland has designated the county as a High Foreclosure Hot Spot. The Kentland/Palmer Park community is further impacted by a lack of investment and a high number of code violations. In extreme cases where a home has deteriorated beyond repair and the owner is nonresponsive, the County can raze the home. However, much of the housing stock in the community is made up of duplexes and triplexes. With attached homes, demolition is not a practical tool. Renovation of these homes becomes critical to improving the quality of the housing stock, improving the curb appeal, and revitalizing the neighborhood. HIP will utilize the Community Legacy funds to purchase four vacant homes.

The priority for every rehabbed home is to improve health, safety and energy efficiency. A typical rehab includes all replacing the internal systems of house, including central heating and cooling system, new electric wiring and new plumbing lines. Standard repairs that improve energy efficiency and by extension, the comfort of the home, include new windows, doors and roofing, as well as increased insulation at the attic and between wall cavities. All HIP houses include new energy star rated appliances, dual flush toilets and use low voc paints. A signature front porch, which is aesthetically appealing and encourages community and neighborhood watch, is the last touch that completes a typical HIP Home. Houses are sold to qualified home buyers earning 80% or less of the area median income.

This program is the best approach to meet the community needs of removing vacant blighted properties and creating affordable homeownership opportunities. Turnaround on rehabbed houses can happen relatively quickly; existing residents can see tangible change in their neighborhood. Renovation and

Project/Program Scope - 25 Points

investment in the community can help stabilize and even boost housing values.

7. Describe the additional documentation that you have procured or developed related to the development of the project/program. For example, what vendor quotes have you obtained that led to your request? Or, describe the guidelines and/or marketing tools that you have created for your program. If this is a revolving loan fund, please describe your underwriting criteria and the repayment terms.

Upload these documents as attachments in the "Upload Pertinent Documentation" section of this application.

8. Describe the development activity over the past five years in the Sustainable Community in which this project/program is located. To your knowledge have businesses and real estate developers successfully secured financing for proposed projects? Also, provide any relevant market data that demonstrates the feasibility of the proposed project/program.

Newly built townhomes and single-family subdivisions surround the focus area. The townhomes are located within Phase II of the program area on Markham View. The Orchid Summit Court subdivision, filled with beautiful single-family homes just east of Hawthorn Street, is sure to complement the recommended program for the Sustainable Community area. In addition, two major residential developments have been recently approved in the KPP TNI Sustainable Community area. Since 1999, HIP has acquired and substantially renovated 30 homes in the KPP community, eight of which were completed in the last five years.

Commercial Projects:

The proposed 2.46 acre Palmer Park Boys and Girls Child care Center with the Palmer Park Shopping Center will provide a maximum enrollment of 51 children. A 1,931 square foot play area is planned on the northwestern side of the shopping center.

A 280 square-foot building addition to the existing 1,907 square foot gas station located at the intersection of Martin Luther King Jr. Highway and Goodland Drive will increase the food and beverage sales in the KPP TNI Sustainable Communities area.

Recreational Development:

A new 32,000 square foot community center will replace the existing Kentland Community Center. The new center will include an 8,600 square-foot, collegiate-sized gymnasium with bleacher seating, a 2,500 square-foot fitness center, and teen room, performance room, computer lab, media room, meeting/classroom space, warming kitchen, and activity room. New programming opportunities will be offered that were not possible in the old facility due to low ceiling heights and limited room size ; the facility is estimated to open in the spring of 2016.

The Palmer Park Community Center is currently closed for renovations. The \$3,000,000 project is being facilitated by the Prince George's County Department of Parks and Recreation. The new 32,000 square foot center is expected to be open for business in the fall of 2015.

Market

Businesses and real estate developers are successfully securing financing to work in the KPP TNI area . Real estate investors are prevalent in the community buying homes, cheaply renovating them, and either

Project/Program Scope - 25 Points

selling or renting the home

9. Describe the status of site control (specify property ownership) as well as zoning and building code approval, historic review issues, traffic impact studies, environmental permitting or any other applicable review. Also for capital projects/programs, give the age of the building(s), and indicate if the project is located within a local historic district or a National Register historic district. Clarify any issues that may relate to clearing and/or transfer of title or other issues related to site readiness.

Upload proof of site control in the "Upload Pertinent Documentation" section of this application.

- 10a. Provide the names of consultants, architects, or contractors that you plan to use.

- 10b. Are any of the partners listed above minority owned or women owned businesses?

11. You will be required to provide quarterly progress reports for this project/program. Explain in detail how this revitalization impact/outcome will be measured. Include quantifiable measures. What benchmarks will be used to measure and report this outcome on a quarterly basis? Also discuss how these impacts/outcomes relate to those described in the Sustainable Community Action Plan.