

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2002 Legislative Session

Resolution No. CR-58-2002

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Shapiro, Scott, Wilson and Knotts

Co-Sponsors _____

Date of Introduction September 17, 2002

RESOLUTION

1 A RESOLUTION concerning

2 Community Legacy Program

3 For the purpose of approving the application and receipt of financing for Community Legacy
4 Projects in Palmer Park, Prince George’s County, Maryland to be financed either directly by the
5 Department of Housing and Community Development (the "Department") of the State of
6 Maryland or through other departments or agencies of the State of Maryland.

7 WHEREAS, Article 83B, Section 4-801 through Section 4-811 of the Maryland Annotated
8 Code established the Community Legacy Program, to preserve existing communities as desirable
9 places to live and conduct business and provide financial assistance to sponsors for the
10 development of community legacy plans or community legacy projects; and

11 WHEREAS, Article 83B, Section 4-806 (b) (1) of the Maryland Annotated Code provides
12 that the Community Legacy Board may not approve an application for participation in the
13 Community Legacy Program unless the application is approved by the local government; and

14 WHEREAS, the Departmental requirements necessitate approval of the designation of a
15 Community Legacy Area, the Project and the Project Financing by Prince George’s County; and

16 WHEREAS, the Prince George's County Council recognizes that there is a significant need
17 for reinvestment and revitalization of the communities in Prince George's County; and

18 WHEREAS, the Housing Initiative Partnership, Inc., a Maryland nonprofit corporation,
19 proposes to (i) invest in the area of the neighborhood of Palmer Park in Prince George's County,
20 previously designated as a Community Legacy Area, see Attachment 1 (the "Area") and to (ii)
21 develop Community Legacy Projects (the “Projects”) in the "Community Legacy Area", the
22 purpose of which will be to contribute to the reinvestment and revitalization of the Area; and

1 WHEREAS, the Department, either through the Community Legacy Program or through
2 other Programs of the Department, or in cooperation with other State departments or agencies,
3 may provide some or all of the financing for the Projects (the "Project Financing") in order to
4 assist in making them financially feasible; and

5 WHEREAS, the Palmer Park neighborhood has a current revitalization plan (Palmer Park
6 Community Plan, 1997) and has proposed projects within the area that are consistent with said
7 plan; and

8 WHEREAS, some of the action items in the 1997 plan have been adopted, lack of funds has
9 restricted wider implementation of the plan; and

10 WHEREAS, the County Executive expresses approval of the application and receipt of
11 financing for a Community Legacy Area, the Community Legacy Project and the Project
12 Financing in Prince George's County under the Department's Community Legacy Program;

13 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
14 County, Maryland that the recitals to this Resolution are hereby incorporated by reference herein
15 and deemed a substantive part of this Resolution.

16 BE IT FURTHER RESOLVED that the County Council of Prince George's County,
17 Maryland hereby approves the application, attached hereto as Attachment 2, to the Community
18 Legacy Program submitted on behalf of the Palmer Park neighborhood.

19 BE IT FURTHER RESOLVED that the County Council of Prince George's County,
20 Maryland hereby endorses the Projects in the Area; and hereby approves the Project Financing in
21 the form of a grant in the approximate amount of \$ 920,000.00.

22 BE IT FURTHER RESOLVED that copies of this Resolution be sent to the Secretary of
23 Housing and Community Development of the State of Maryland for consideration by the
24 Community Legacy Board.

Adopted this 24th day of September, 2002.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Wayne K. Curry
County Executive

Attachment 1 available in hard copy only

Application B

Check which applies to this application:

- Fund projects consistent with the previously approved Community Legacy Plan
- Request additional funding for previously approved activities
- Revise the approved Community Legacy plan, to add or delete projects
- Approval to refine the strategy or modify the boundaries

APPLICANT INFORMATION

1. Lead Sponsor's Name: Housing Initiative Partnership
2. Address: 4310 Gallatin Street
City: Hyattsville, MD
Zip Code: 20781
County: Prince George's
3. Federal ID: 52-1596171
4. Contact Person: Mosi Harrington
Phone Number: (301)-699-3870
FAX Number: (301)-699-8184
e-mail address: hiphousing@aol.com
Web Site URL: handhousing.org/hiphomes

Secondary Contact Person:

Sam Parker, Jr. AICP
Planner Coordinator

9201 Basil Court #202, Largo, MD 20774

(301)-883-7411
(301)-883-5291 (FAX)

5. **Co-Applicants:**

Palmer Park Civic Association

Josh Logan, President
P.O. Box 1786
Landover, MD 20785
(301)-773-6072
(202)-478-1625 (FAX)
palmerpark_citizens@hotmail.com

Redevelopment Authority of Prince George's County
Sam Parker, Jr., AICP
9201 Basil Court, #155
Largo, MD 20744
(301)-883-7411
(301)-883-5291

returned to the original owners who come up with the tax money within the allotted year's time. The investors don't *want* the properties for the most part. They want the interest that their money earns in the year. They end up stuck with some losers that are not bailed out. Since those are exactly the properties we want, it appears that this relationship is going to benefit both parties. It is still necessary to foreclose on the properties at the end of the year, but HIP or another non-profit can get access to them at least.

Another partnership, which was forged, was between the Community Legacy Team and the Property Standards Division. A meeting has given us insight into how little enforcement power resides in that department and enlightens our conversation with the community and with other officials as we try to solve problem houses.

We have walked the streets around a couple really infamous houses – actually two that we are not making much headway on – and enlisted the neighbors help in calling the property standards division's anonymous complaint line. So this is a new partnership with the community.

The Community Legacy program is bringing HIP to acquire two houses on a street that we have avoided because of the drug presence. So there is a partnership we would *like* to forge and it is with the young men who hang out in groups on this street. We intend to try to meet with them and, among other things, offer to pay for some classes at the community college for some of them. The money that we have requested for "youth outreach" is to help us make inroads with that group. The area will never be successfully revitalized till that happens. There have been a couple murders in this tiny community since the Community Legacy Program began.

Partnerships among the Community Legacy Team members have also been strengthened during this year. We have found that we work well together and we have learned that we are all reliable in executing our assignments.

D. OTHER IMPROVEMENTS IN THE NEIGHBORHOOD

We continue to see owners of houses close to those that HIP has rehabbed make efforts to improve their properties. It is heartwarming and makes one feel that our efforts are instilling new hope – and financial investment - in the community. Attached see a new porch that is going up on a house on Barlowe Road. It is the *second* new porch in that short strip of houses since the HIP rehab.

Plans are underway for the construction of three new triplexes on a site near the shopping center that is currently owned by the Redevelopment Authority. Current plans call for the county to deed the property to HIP for the construction of 9 new attached single family units. This project has been submitted as the Palmer Park Meadow project in an application for New Market Tax credits and an

investor has already expressed interest in lending a million dollars in construction loans to the project even though the Community Development Entity status for the Prince George's Community Capital Corporation is still pending with the federal government.

The Palmer Park Community Center, under the jurisdiction of the Park and Planning Commission and directly across from the shopping center is scheduled to be modernized and also to be brought up to ADA standards.

In the period that the first Community Legacy period covers, the Prince George's County Department of Housing and Community Development has done approximately 20 rehab loans (independent of Community Legacy funding) at an average of \$7,500 each for a total investment of an estimated \$150,000 investment in the neighborhood.

Multimillion-dollar renovations on Belle Haven apartments are substantially complete.

E. BENCHMARKS

We have made most of our major benchmarks. The Community Legacy coordinator did not come on board till April; Therefore, that schedule technically moves forward a few months, but we are almost in line with the original schedule. We have identified the houses to work-on, identified ownership, and located owners on most of them. We have purchased one and have arranged to purchase the tax sale certificates for two more. We have engaged with HUD on one that they own – though we are not so naïve as to think that it will be a quick process. One of the infamous houses has supposedly been sold, but there is a rumor that the deal fell through because of title problems. We desperately want this house to move and can use some Community Legacy money to hire an attorney to solve the title problems if necessary. We have spent less of that money to date than we had expected, but it takes a while to get the problems to a place where money is the only thing still needed to make the deal work.

We did not expect HIP to necessarily be the purchaser of these houses, but the timing of the Legacy Program has coincided with a drying up of houses that HIP could afford to acquire. Therefore, it has been a real boon for HIP to be able to get them in a number of the cases.

We are way ahead of ourselves on the High-Risk Rehab program and will have no trouble completing that project in advance of the time line. What has made this work has been the expertise and effort of Mike Lacey with the County's Department of Housing and Community Development. You can't go out and hire someone with his skills to write up the scopes of work and do the inspections.

F. HINDERING FACTORS

Waiting for historic clearances before we can proceed has slowed us down, even though they have tried to fast track them.

The money set-aside for acquisition and construction loans we are just beginning to draw down. Much more is required of us than by the community lenders we deal with and we have been slow getting there.

Human nature may be the biggest hindrance. I really think that we may never get the Ridgeway house – sitting there for twenty years now – mostly because of sheer meanness on the part of the owner. We have wooed him, gotten him written up in a local paper as a good citizen, and taken him herbal cures for his illness. We have listened to him rail for hours on the phone, and promised him the appraised value of his house with him selecting the appraiser and us paying the fee. I think he thrives on the attention and we may end up getting it only from his estate. But we are still trying.

10. Project Summary

Project	Rank	Total Est. Project Cost	SFY 2003 Community Legacy Request	Amount Funded SFY 2002 by State	Source of State Funds SFY 2002	Responsible Entity
Community Legacy Administrator	1	\$30,000	\$25,000	\$25,000	CL	HIP
Computer Trainer	2	\$51,200	\$33,000	\$6,200	Hot Spot	Palmer Park Civic Asso.
Youth Outreach	3	\$25,000	\$25,000	\$0	N/A	HIP-Palmer Park Civic Asso.
Housing Rehabilitation	4	\$108,100 (\$62,600 for 2003)	\$50,000	\$45,500	CL	HIP
Senior Village	5	\$8,085,000	\$512,000	\$200,000	State Bond Bill	RA
Infamous Houses	6	\$105,000 (\$55,000 for 2003)	\$50,000	\$50,000	CL	HIP
Community Innovations	7	\$20,000	\$20,000	\$0	N/A	Palmer Park Civic Asso. – HIP
Culinary Arts	8	310,000	\$180,000	\$0	N/A	Food Source Solutions – HIP – RA

Default Counselor	9	\$35,000	\$25,000	\$0	N/A	HIP
Total			\$920,000			

CONSISTANCY OF PROPOSED MODIFICATIONS WITH COMMUNITY LEGACY

11. The modifications being made in this Community Legacy Plan do not reflect a sea change in the Palmer Park community. As stated, these modifications are being made to bring in new, and in some cases more experienced partners into the Legacy program. The modifications still reflects the intent of the Palmer Park Community Plan and its main objectives. These objectives include: **Housing, Economic Opportunity, Public Safety, Community Services and Environmental Quality, and Organization and Participation.** The projects in this Community Legacy Application represent a comprehensive effort to build Palmer Park in a direction desired by its residents.

Modification #1: Computer Trainer. The Computer Trainer section is being added because the Partnership has secured funds and a location to host the training center. Since these elements are already committed, the hiring of a trainer will allow the program to be implemented in its entirety.

Modification #2: Youth Outreach. Originally the Interfaith Action Committee was to match the needed funds for the Outreach Counselor. Since last year's application, IAC has not expressed direct interest in becoming a partner. Therefore, the partnership is requesting funds to staff the position without IACs involvement.

Modification #3: Palmer Park Senior Village: Since last year's application, the project has secured 94% of its funding. The major sources of funding are an approved HUD 202 grant, Prince George's County Block Grant Funds, and condominium fees escrowed from the sale of units. In addition, the Redevelopment Authority of Prince George's County has secured the necessary site control to build the project. Last year, the Partnership requested \$150,000 for the façade improvements to the shopping center portion of the senior village. Updated cost estimates have indicated that the needed improvements will be \$1,300,000. The Partnership has secured \$788,000 for the façade improvements; however there is a gap of \$512,000, well in excess of the \$150,000 previously estimated. This increase is due primarily to massive roof damage, and the need for extensive site work. If awarded the requested funds, the development of the senior village will begin in late October.

Modification #4: Culinary Arts Training Program: Last year's application sought \$100,000 in funds to develop a retail training academy in the Palmer Park Shopping Center in partnership with the Prince George's County Workforce Services Corporation. This year, the Partnership is seeking \$180,000 to work with the non-profit group Food Source Solutions. Food Source Solutions has a track record of implementing similar facilities and is very enthusiastic about this project. Importantly, Food Source Solutions will be able to operate independent of County funds and will be self-sufficient.

Modification #5: Default Counselor: According to HUD, the mortgage default rate in Prince George's County is three times that of Howard County, and almost six times that of Montgomery County. Given these numbers, and the intent of this application to improve the housing stock, a default counselor is a necessity within the Palmer Park community.

Deletion #1: Palmer Park Vacant Lot Program: Last year's application requested \$15,000 for the development of a vacant lot in Palmer Park. This year, the County has indicated that it will develop single family homes on that lot. Therefore, the request has been deleted from this year's application.

Deletion #2: Palm Pilot Technology Transfer Program: Last year the Partnership requested \$4,440 to help develop this program. Although the development of technology and technology training is important, the Partnership is planning to coordinate technology training into the technology center and training program articulated within this year's application.

Deletion #3: Credit Counseling: Last year's request for \$18,000 for credit counseling is being removed from this year's application until such a time when the single family rehabilitation funds allocated last year are spent and those homes go to market. At that time the request will be resubmitted.

Deletion #4: Single Family Rehab and Acquisition: Last year, the Partnership was awarded \$200,000 for single family housing rehabilitation and acquisition. Due to the long process involved in real estate development, and the extraordinary complicated issues of clearing title on these properties (see infamous housing section of this grant), much of this \$200,000 has not been spent. When it is spent, we will come back to community legacy for more funding.

Deletion # 5: Digital Photography Program: Like the Palm Pilot program, the Partnership is seeking to consolidate its technology training programs under the new technology and training center.

PART A: Narrative

A: Demographic Profile

Palmer Park, Maryland is an inner-beltway community located in Prince George's County. The 2000 population was 6,168 residents (a 12% decline from 1990) living in 1,990 households. Median-household income in 1999 was \$42,188. This median income is 20 percent below the county average. Sixty-five percent of the households in Palmer Park own their homes, 29% percent rent their homes, and there is a 6% vacancy rate. Eighty-percent of the housing stock are single-family attached housing units. Thirty-seven percent of families in Palmer Park are married couples with children (as compared with 50 percent in the greater Landover area) and 40 percent are female head of household (as compared to 33 percent in greater Landover). Demographic projections to the year 2004, portend a -0.2 percent decline in population, and a -1.3 percent decline in households. In 1999, 37 percent of the population was less than 19 years of age, compared to 21 percent for the entire county. Forty percent of females 16 and older have children, and 80 percent of females with children under 18 are in the labor force. Over 50 percent of the employed people who reside in Palmer Park travel over 30 minutes to get to work.

Population

1990 ¹	2000 ²
7,019	6,168

Median HH Income

1990 ³	2000 ⁴
\$32,976	\$42,188

Home Ownership Rate

1990 ⁵	2000 ⁶
69%	65%

Median Value of Housing Units

1990 ⁷	2000 ⁸
\$69,800	\$79,700

Vacant Housing Units

1990 ⁹	2000 ¹⁰
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¹ Palmer Park Community Plan

² ZHA, Inc., Real Estate Consultants

³ Palmer Park Community Plan

⁴ ZHA, Inc., Real Estate Consultants

⁵ Palmer Park Community Plan

⁶ Lynda Taylor, Community Resident Estimate

⁷ Palmer Park Community Plan

⁸ Housing Initiative Partnership

⁹ Palmer Park Community Plan

2%	6%
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Commercial Vacancy Rate:

The commercial real estate in Palmer Park consists of a 47,756 square foot shopping-center condominium. Business establishments occupy only 14 percent of the leasable square feet. The remaining 86 percent has been vacated and is planned for redevelopment. As articulated in this application, the Redevelopment Authority of Prince George's County is a partner in an \$8 million senior-village development on this site. Also articulated in the Senior Village Development section of this grant, funds are requested for a façade treatment for a portion of the site, the development of a culinary-training institute in a portion of the building, and a computer trainer.

Business and Housing Investment:

There has been no discernable investment in the commercial establishments in the shopping center in recent years. In fact, the shopping center is in the need of over \$2 million in improvements.

The Prince George's County Department of Housing and Community Development, in partnership with the Redevelopment Authority of Prince George's County has invested over \$500,000 in single-family rehabilitation funds over the last two years. Some of these funds leveraged private investment by homeowners in Palmer Park.

The Need for Reinvestment:

The before mentioned statistics indicate two trends heading in opposite directions. Palmer Park has seen a decline in population, property values increasing at one-half the rate of the state as a whole¹¹, and an increase in investor-owned properties. Vacant-housing units have increased by 4 percent over the last ten years. The Palmer Park Shopping Center has become a major blight on the community. The center, currently operates as a condominium, and is in need of over \$2 million in repairs; eighty-six percent of the shopping center's leasable space is vacant. The remaining establishments offer a limited range of goods, at varying quality. The only recent addition to the commercial landscape has been a bail bondsman.

Despite persistent problems, there has been a great deal of momentum towards investment in Palmer Park. As mentioned, Prince George's County's Department of Housing and Community Development and the Redevelopment Authority have invested \$500,000 in single-family home improvement funds. Often these grants were leveraged with an additional investment by the homeowner. The Housing Initiative Partnership (HIP) has invested approximately \$1,000,000 in the rehabilitation of twelve single-family homes in Palmer Park. These homes are sold to first-time homebuyers. The Palmer

¹⁰ Prince George's County Department of Environmental Resources

¹¹ Kiplinger's Personal Finance

Park Boys and Girls Club has secured a \$200,000 bond bill from the state of Maryland. These funds will go towards the development of a new Boys and Girls Club facility. Victory Housing, Inc. and the Redevelopment Authority of Prince George's County are partners in the development of a Senior Village in the heart of Palmer Park. This village will include a \$5.5 million senior housing complex, a culinary training center (see section D), a new Boys and Girls Club, and an improved shopping center.

This analysis of the data and recent activity in Palmer Park indicate that the housing situation has deteriorated over the last 10 years. Despite this, there have been significant efforts by the county and various nonprofit organizations to invest in Palmer Park. This is evidenced by HIP's continued investment in dilapidated single family homes, the efforts of the Palmer Park Boys and Girls Club to expand its operations, the single family rehabilitation grants invested by the county, and Victory Housing and the Redevelopment Authorities' development of a senior village. An infusion of additional funds for redevelopment is needed to bring many of these projects to completion. Community Legacy dollars will fill a gap between the public, and nonprofit-development projects ensuring their timely completion.

B: Obstacles to Investment:

Despite an excellent physical location in the inner beltway of metropolitan Washington, D.C., there are many obstacles to investment in Palmer Park. Many outsiders see Palmer Park as an undesirable location in which to live. Much of these perceptions are related to relatively high rates of crime as compared to the rest of the county, small but persistent pockets of drug activity, and an aging and deteriorating housing stock. Thus, investment of private funds is extremely limited, and is often limited to minor-cosmetic improvements by absentee landlords.

C: Entities or amenities in the Community:

Perhaps the Palmer Park communities' strongest asset is its location. Palmer Park has a public Montessori elementary school, and a Talented and Gifted (TAG) middle school. The Palmer Park recreation center and the new Sports and Learning Complex are within walking distance to most of the residents of Palmer Park. There are many houses of worship in the community, which are active in civic affairs. The Glendale Baptist Church has recently opened a multi-cultural worship center within one mile of the center of Palmer Park. This worship center contains a theater, meeting space, and hosts courses offered by Bowie State University. The Prince George's Community College is an important asset to the community. The College is less than three-miles from Palmer Park and offers a variety of training and educational opportunities for adults of all ages. Palmer Park is well served by public transportation. Multiple METRO bus routes as well as the county's BUS system serve Palmer Park. Additionally, Palmer Park is located only two miles from the Landover METRO subway station, which connects into the nation's rail and air network.

When discussing the partners in the Community Legacy Program, one must keep in mind that the Community Legacy grant request is part of a larger comprehensive

revitalization process. This process includes the development of a senior village; the rehabilitation of the community's housing stock and the development of opportunities for the residents of Palmer Park. Many organizations/entities have committed to participating in the development of this senior village and the Community Legacy Program. These include:

The Redevelopment Authority of Prince George's County:

Has committed staff time to the preparation of this document, and invested \$303,000 in real property and over 200,000 in architectural fees towards the development of the senior center and the Boys and Girls Club. In addition, the RA is committed to providing the necessary staff time needed to implement key aspects of the plan, and implementation of the programs.

Victory Housing, Inc.

Victory Housing is a non-profit developer of affordable senior housing. Victory is committed to developing a 69-unit senior-housing facility on the site of the Palmer Park Shopping Center. This \$5.5 million facility will be part of senior village, which will include training facilities (see section D), and the Boys and Girls Club. Victory will ensure services are available for the residents of their complex, and will provide property management services to ensure quality. Victory's property management will also be involved with the Boys and Girls Club to develop intergenerational programs for the residents of Palmer Park.

The University of Maryland College Park:

The University of Maryland is an active partner in the development of the senior village and the Community Legacy Grant Legacy Program. In addition to having assisted the Palmer Park community develop the plan which this application is based on, the University has made itself available for questions regarding the planning process.

In order to provide educational opportunities to the citizens of Palmer Park, the University of Maryland's Senior University is proposing a unique partnership with the senior center and the Boys and Girls Club. Under this partnership the Senior University will develop a program that will permit youth from Palmer Park to participate with the Palmer Park seniors enrolled at the University. This proposal will encourage intergenerational relationships, provide access to the University's facilities, and expose youth at an early age to the University environment. The Community Legacy Partnership feels this program will continue the efforts outlined in this application regarding business development and exposure to technology.

The Palmer Park Civic Association:

The Palmer Park Civic Association is a member of the Community Legacy Partnership, and is deeply involved in the development of the senior village and the Community Legacy Application. As a member of this partnership, the Civic Association will be a direct liaison to the community-at-large. Their responsibilities will include, recruiting residents to participate in the computer training, and encouraging community organizations to participate in the small-project grant funds requested under this grant application.

The Palmer Park Civic Association will also work closely with the Youth -outreach coordinator requested under this grant. Since this outreach will be concentrated at at-risk youth, it will provide an opportunity for these young people to explore options and participate in some of the programs being developed under the Senior Village/Community Legacy Program.

Prince George's County:

Prince George's County has provided the donation of \$435,000 in real estate towards the development of the Senior Village. This real estate will hold the new senior citizen housing, the Boys and Girls Club, the computer center, and the culinary center. The property is also the subject of the façade-funding request, towards which the County has committed \$558,000 in community development block grant funds.

Department of Environmental Resources:

In order to maintain the investment made in the acquisition and renovation by the Housing Initiative Partnership in Palmer Park, the Prince George's Department of Environmental Resources has dedicated an inspector one month per week for the period of one year to enforce housing-code violations in Palmer Park. This dedication is crucial in following up with homeowners who are in violation. The code inspector will work with the homeowner to improve their property. This non-punitive approach will help establish trust between the partnership and the homeowners who are in violation. The Inspector will refer homeowners to the partnership to access the emergency-home improvement loans funded under this application.

D: Complementary Projects and Activities:

The Palmer Park Community has been the target of a comprehensive-revitalization program. This program emanated from the 1997 Palmer Park Community Plan, which is being submitted with this application. With the assistance of the University of Maryland, and under a grant from the Department of Education, this university/community partnership approached revitalization from a comprehensive perspective. The main-action elements of the plan focused on Economic Opportunity, Housing, Public Safety, and Organization and Participation. The current revitalization effort, as well as the Community Legacy application is directly linked to this plan.

As a result of this plan, and the efforts and persistence of the community, Palmer Park has secured the following programs, investment, and funding towards the full implementation of the Palmer Park Community Plan:

- The 1997 Designation of a Maryland HotSpot Community. This designation provided funding for crime prevention programs and led to an improved relationship with between the County Police Department and the community. It is anticipated the HotSpot funding will continue in 2002.
- The Housing Initiative Partnership has invested over \$1,000,000 towards the acquisition and renovation of single-family homes in Palmer Park. These homes are then sold to low-income first-time homebuyers. The homes are completely rehabilitated and carry a warranty. Prince George's County provides a \$15,000 subsidy for each home which is passed on to the new homebuyer. To date HIP has sold and rehabilitated 12 homes in Palmer Park.
- In 1999, the Neighborhood Revitalization Division of the Maryland-National Capital Park and Planning Commission (M-NCPPC), with the Department of Housing and Community Development, implemented the Model Block Empowerment Program. This program provided homeowners in Palmer Park a \$2,500 grant for exterior home improvements. Along with the grant, homeowners were provided the opportunity to borrow funds for "full code" rehabilitation. These loans were low or no interest, and often deferred or forgiven. In addition, the Neighborhood Revitalization Division of M-NCPPC coordinated other County agencies to focus their efforts in Palmer Park. As a result, the community instituted a health fair, public safety fair, a higher education fair, and parenting workshops. As a result of these efforts \$500,000 in grants, and a large amount of loans were invested in the single family housing stock.
- In the largest single investment in Palmer Park in fifty years, Victory Housing, Inc., in partnership with the Redevelopment of Prince George's County, the Palmer Park Boys and Girls Club, and the Palmer Park Civic Association are developing an approximately \$8 million "Senior Village". This village will contain multiple uses targeted at a wide range of age groups. The nucleus of this village will be a 69-unit, \$5.5 million senior housing facility. This facility will be built by Victory Housing, Inc., a non-profit housing developer and financed with a HUD 202 grant. This will be a state of the art facility with a library, computer room, a recreation room, and extensive landscaping.

Next to the senior housing will be a Boys and Girls Club and a Culinary training center. These uses will be developed in a portion of the old Palmer Park Shopping Center, which is being acquired by the Redevelopment Authority of Prince George's County. The Palmer Park Boys and Girls Club has secured a \$200,000 bond bill from the state and will match those funds with real property improvements. Gap financing for the Culinary training project is being requested in this Community Legacy Grant application.

E. The Community Legacy Plan Addresses the Need for Reinvestment and Enhances the Community Legacy Area:

The Community Legacy Plan for Palmer Park is a comprehensive effort towards the improvement of the Palmer Park Community. This application builds on last years Legacy application, and is designed to implement the objectives articulated in the Palmer Park Community Plan. The funds requested under the Legacy Program, combined with other public, private and nonprofit investments will assist in stabilizing the community, and help reverse the social, economic, and physical decline of Palmer Park.

Palmer Park suffers from a dilapidated housing stock. Approximately six percent of the homes in Palmer Park are vacant and the Palmer Park Community has identified 390 units in need of repair. Over the last ten years the property values in Palmer Park have been stagnant and there has been a decrease in the percentage of homeowners. In order to address this problem, the Housing Initiative Partnership and the Redevelopment Authority of Prince George's County have been investing funds in the rehabilitation of the community's single-family housing stock. To date, the Housing Initiative Partnership has invested approximately \$1,000,000 in home acquisition and rehabilitation and during the last two years the Department of Housing and Community Development has invested over \$500,000 in grants to homeowners to improve their property.

These investments have been made because many believe that Palmer Park is an attractive place to live. As an inner-beltway community, with access to several modes of public transportation, and affordable housing prices, it is an ideal location for those looking for easy access to employment opportunities in the metropolitan area. The funds requested will allow the Housing Initiative Partnership to continue to renovate the housing stock and sell the homes to first time homebuyers. Funds requested for emergency rehabilitation, as well as the dedicated housing inspector, will protect the investment by HIP, and ensure the housing stock is maintained and retains its value.

The development of the Senior Village and the redevelopment of the shopping center façade (see Palmer Park Senior Village section) will accomplish multiple objectives articulated in the Palmer Park Community Plan. The Palmer Park Shopping Center is located in the center of Palmer Park. Currently this center is in disrepair and is a visible blight on the community. In combination with Prince George's County, the Redevelopment Authority of Prince George's County, Victory Housing, Inc., the Palmer Park Boys and Girls Club, and the Palmer Park Civic Association, this shopping center will be redeveloped into a Senior Village containing senior housing, a Boys and Girls Club, and a job training center.

The redevelopment of the shopping center site will have an immediate and dramatic impact of the community. This investment should have a positive effect on the housing values in the community, and will signal potential homebuyers that the community is serious about revitalization.

As stated, the redevelopment of the shopping center will include a senior citizens housing complex, a Boys and Girls Club, and a culinary-training program (the Community Legacy Partnership is requesting \$512,000 for façade improvements, see Palmer Park Senior Village section). This project will address three key concerns outlined in the Palmer Park Community Plan; Public Safety, Housing, and Economic Development.

The Palmer Park Boys and Girls Club programs include sports, dance, computer instruction, and a homework club. These programs provide youth an opportunity to socialize with other kids and adults who can have a positive impact on their lives. With this facility located within the community, it will provide area youth with a safe, secure, and predictable environment in which to grow physically and mentally.

Economic development and employment opportunities are important issues addressed in the Palmer Park Plan. The redevelopment plan for the shopping center includes a Culinary training facility operated by Edward Whitfield (see Culinary Training Center section). This culinary-training center, which will consist of a restaurant, will be managed by Chef Whitfield and staffed by various at-risk populations in the community. Importantly, after the \$180,000 requested for capital and property improvements, the culinary training center will be entirely self-supporting. As individuals graduate from the Palmer Park program, they will have the opportunity to move into more advanced positions at other culinary establishments in the county and elsewhere in the metropolitan area.

The technology center and trainer will help young people learn real skills in a secure environment (see Computer Trainer section). This program will provide young people with needed job skills needed to succeed in the modern economy and a safe place with positive role models.

The Community Innovations Program provides rehabilitation funds into the community. Under this program, community organizations will use small grants to implement community projects. The projects may include physical improvements, social events, or information dissemination programs. Since the funds will be used by community organizations, creativity will be encouraged and a variety of projects will be accepted.

The Youth Outreach Counselor will work to understand the at risk youth who are often involved in illegal activity, and whose presence is often feared by the community. With this outreach, the community will better understand the mind set of these youths, and will attempt to involve them directly in the opportunities to be provided through the proposed Community Legacy Programs including opportunities in culinary arts and management and exposure to advanced technology.

The Palmer Park community is in need of reinvestment. The housing stock has deteriorated over the last ten years, there are fewer homeowners, and the population has fallen. The Palmer Park community has been working hard to implement the revitalization programs outlined in the Palmer Park Community Plan. The community

has demanded action and investment. Due to these efforts there has been significant public, private and nonprofit investment in the community, efforts to address the social needs of the residents, and formal acceptance of the Community Plan by the Maryland-National Capital Park and Planning Commission. The Community Legacy Program will bridge a gap between the public, community and nonprofit investment to ensure the timely completion of the projects articulated in the plan. The focus on community organization and involvement, as well as the investment by the Community Legacy Partnership, will ensure sustainability and improvement upon these programs.

F. Increased Opportunity for all Residents:

By virtue of the comprehensive nature of the Palmer Park Community Plan, opportunity and benefits will be provided to a diversity of individuals and community programs. With the assistance of the Community Legacy Grant, the Palmer Park Plan can be implemented to realize the objective of providing opportunity for all members of the community.

The Community Legacy Plan is part of a larger revitalization effort. The development of the Senior Village and senior housing will provide lower-income seniors with subsidized rent, and a range of social opportunities. This housing development will be located in the heart of Palmer Park within existing neighborhoods. The acquisition and rehabilitation program will ensure that existing homes are put back on the market and sold to first time homebuyers. Under the emergency rehabilitation grant, existing problems can be addressed immediately thus reducing the negative impact of those homes on the community.

Not only will the program diversify the housing stock; it will assist in the development of the Senior Village. The Senior Village will contain community facilities that will promote intergenerational programs. These programs include the University of Maryland's Senior University proposal, a mentoring program at the Boys and Girls Club, as well as a range of cultural activities. The emphases on technology in the community will be integrated with existing computer workshops at the Boys and Girls Club.

The Community Legacy Grant will help provide housing, social, and educational opportunities to all residents. These opportunities include quality housing for seniors, and quality single-family homes for younger families. The technology and culinary training will provide skills and work experience to residents of the community, thus providing access to economic opportunities throughout the metropolitan area.

G. Local Commitment to Smart Growth:

The Palmer Park Community is both a "Designated Neighborhood", and an Enterprise Zone community. As such, it has seen significant investment by county, state and nonprofit institutions. The Landover community (of which Palmer Park is a part) has seen road improvements from the State Highway Administration. These investments are directly related to the smart growth policy of the state. There have been improvements to the Landover METRO station by the state, METRO, and the

county. These improvements include a sculpture garden, new sidewalks and crosswalks leading to the station.

H. Public Input:

The Palmer Park Civic Association is a member of the Community Legacy Partnership. Their input into the plan has been significant. The Civic Association's members have given their endorsement to the Community Legacy Plan. The Civic Association's President has been representing the community at the Partnership meetings and has the responsibility to relate this information back to the community.

As mentioned, the Palmer Park Civic Association has voted to endorse the Community Legacy Partnership. The Civic Association was involved in the development of the Palmer Park Plan, upon which this application is based on.

12. Provide Information requested for each individual project for which the applicant is seeking Community Legacy Funds.

COMMUNITY LEGACY ADMINISTRATOR

- A. **Name of Project:** Community Legacy Administrator
- B. **Project Location:** Palmer Park, Maryland 20785
- C. **Site Control:** N/A
- D. **Zoning:** N/A
- E. **Structure Information:** N/A
- F. **Project Plan:**

1. Project Description: Because this application contains multiple initiatives, we are concerned that there be adequate staff to guarantee the successful implementation of the projects. Some – such as the Single-Family Rehab will just happen because HIP has the staff in place and the process is well defined and tried. Other items are brand new – the hiring of a counselor, the palm pilot program, the infamous houses project. These projects are in need of a coordinator to make them happen and maximize the success of the overall plan. To this end we will be hiring a part-time coordinator to see that the projects take place, that the monies are drawn down in a timely fashion, that reports are submitted on time. We have budgeted \$25,000 for this position.

2. Time Table: November 1, 2002 – November 1, 2003
Contract will run for one year.

3. Staff Qualifications: The Partnership intends to rehire Doris Holmes, who has served as our Legacy Coordinator over the last year. Doris has done an excellent job in all aspects of this position and if funded, will continue with her good work.

4. Sources and Use Chart:

Use of Funds by Activity	Source of Funds					Total by Activity
	Community Legacy	Sponsor	\$	Source	Degree of Commitment	
Community Legacy Coordinator	\$25,000	\$	\$0			\$25,000
Supervision of Community Legacy Coordinator	0	\$5,000				\$5,000
Total by Sources of Funds	\$25,000	\$5,000	\$0			\$30,000
% of Total by Sources	83%	17%	\$0			100%

COMPUTER TRAINER

- A. **Name of Project:** Computer Trainer
- B. **Project Location:** Palmer Park, Maryland 20785
- C. **Site Control:** Church has authorized use
- D. **Zoning:** Acceptable
- E. **Structure Information:** N/A
- F. **Project Plan:**

1. Project Description: The Palmer Park Citizens Association has received funds for the establishment of a computer center in the community. These funds are provided through the State's Hot Spots program. The computer center will be established in a local church, and eventually in the Palmer Park Recreation Center, once improvements to the Center are completed. In order to maximize the effectiveness of the center, it is crucial to have a trainer to provide the necessary instruction to the community's youth, so the center is more than a place to play computer games and surf the Internet. The Civic Association is working with a computer training company called "Ice-Tech" who has submitted a proposal to provide the training. The amount requested under community legacy for the training is \$33,000.

2. Time Table: November 1, 2002 – November 1, 2003
The contract will run for one year.

3. Staff Qualifications: See attached information on Ice-Tech.

4. Sources and Use Chart:

Use of Funds by Activity	Source of Funds					Total by Activity
	Community Legacy		Other			
	Sponsor	\$	Source	Degree of Commitment		
Computer Trainer	\$33,000	\$0	\$0	CL	Requested	\$33,000
Computer hardware and software			6,200	Hot Spots/Office Crime Control and Prevention	Firm	\$6,200
Lab Space		\$12,000	\$0	Church	Firm	\$12,000
Total by Sources of Funds	\$33,000	\$12,000	\$5,000			\$51,200
% of Total by Sources	66%	24%	10%			100%

Youth Outreach Counselor

- G. **Name of Project:** Youth Outreach Counselor
H. **Project Location:** Palmer Park, Maryland 20785
I. **Site Control:** N/A
J. **Zoning:** N/A
K. **Structure Information:** N/A
L. **Project Plan:**

1. Project Description: The Palmer Park Community seeks to involve all residents in the Community Legacy Partnership. The Community Legacy Program, along with the entire Senior Village Development, has the opportunity to provide a wide range of benefits to all residents. In order to ensure all groups benefit, the Community Legacy Partnership will bring on a professional organizer who will reach out to groups who are traditionally not involved in community improvement efforts. In particular, the organizer will meet with the at risk youth in the community to better understand their views and issues that are important to them. With this outreach effort, the organizer will share this information with the community so the Community Legacy projects can be tailored to help those who could most benefit from them.

2. Time Table: November 1, 2002 – November 1, 2003
The contract will run for one year.

3. Staff Qualifications: The Partnership will interview and hire the most qualified candidate.

4. Sources and Use Chart:

Use of Funds by Activity	Source of Funds					Total by Activity
			Other			
	Community Legacy	Sponsor	\$	Source	Degree of Commitment	
Community Legacy Youth Counselor	\$25,000	\$0	\$0			\$25,000
Total by Sources of Funds	\$25,000	\$0	\$0			\$25,000
% of Total by Sources	100%	0%	\$0			100%

EMERGENCY REHABILITATION PROGRAM

- M. **Name of Project:** Emergency Rehabilitation Program
N. **Project Location:** Single family homes in Palmer Park, Maryland 20785
O. **Site Control:** All applicants are home owners
P. **Zoning:** Zoning is appropriate
Q. **Structure Information:** The single family housing stock in Palmer Park, Maryland was constructed post World War II. The community is not a historic district
R. **Project Plan:**

1. Project Description: There are many households in Palmer Park that have severe credit problems. These problems prohibit them from securing funds for home improvements from the capital markets, and from the County's Department of Housing and Community Development, which also requires a credit check. Therefore, many homes fall into a deteriorated state, and the owners have no way to secure the resources to make repairs. The requested funds will be used to provide loans to households with poor credit. The money will be used for façade and emergency improvements. HIP and the Redevelopment Authority will contact homeowners and the County's Department of Housing and Community Development will monitor construction. This program was a success in the first Community Legacy application, and there are many more homeowners waiting to take advantage of this program.

2. Time Table: November 1 – February 1
Get commitment letters from owners to use available funds

February 2 – June 2, 2003
Complete work on the selected homes

3. Staff Qualifications: The staff at HIP has a long history working in real estate development in Palmer Park, Maryland. They know the housing stock and the community very well. HIP also has the internal capacity to manage loans

and distribute funds. They have invested over \$1,000,000 and are one of the most respected non-profits in the region.

The Redevelopment Authority of Prince George’s County is an active partner in the Community Legacy Process. The RA has also been involved in Palmer Park over the last five years. As stated, the RA has invested \$500,000 in single family home rehabilitation efforts, and is an active partner in the redevelopment of the Palmer Park Shopping Center. Professional planners staff the RA with a long history in Palmer Park. They are trusted by the community and have a proven record of facilitating community partnerships.

Michael Lacey of the Prince George’s County of Housing and Community Development will be the project manager and construction supervisor for this project. Mr. Lacey is committed to doing these inspections himself to ensure quality. Mr. Lacey is the project manager for all of the County’s housing rehabilitation programs.

4.Sources and Use Chart:

Use of Funds by Activity	Source of Funds						Total by Activity	% of Total by Activity
	Community Legacy \$	Sponsor \$	Other \$	Source	Degree of Commitment			
High Risk Emergency Rehab Loan Fund	\$50,000	\$0	\$0			\$50,000	80%	
Community Outreach		\$0	\$2,600	RA	Firm	2,600	4.%	
Project Management		\$0	\$10,000	County DHCD	Firm	\$10,000	16%	
Total by Sources of Funds	\$50,000	\$0	\$12,600			\$62,600	100%	
% of Total by Sources	80%	0%	20%			100%	100%	

PALMER PARK SHOPPING CENTER SENIOR VILLAGE DEVELOPMENT

- A. **Name of Project:** Palmer Park Shopping Center Senior Village Development
- B. **Project Location:** 7701-7821 Barlowe Road, Palmer Park, Maryland
- C. **Site Control:** Site control completed
- D. **Zoning:** C-S-C zone. Appropriate for planned use
- E. **Structure Information:** Built in 1959. Site and community not on any historic register
- F. **Project Plan:**

1. **Project Description:** The Redevelopment Authority of Prince George's County, the Palmer Park Community, and Victory Housing are demolishing one half of the Palmer Park Shopping center to develop 69-Units of affordable senior housing. The housing is funded by a \$6 million HUD 202 grant awarded in November 2002, to Victory Housing.

In order to ensure overall project quality, and to develop an attractive senior village environment, the RA must rehabilitate the remaining portion of the shopping center so it is consistent in quality and design with the new senior housing. The remaining shopping center will be approximately 26,000 square feet and contain a variety of uses including a gift shop, convenience store, Boys and Girls Club, a culinary training center, the Family Crises Center, a Doctor's office and other office users.

The RA and County have engaged architects who estimate the total cost for the 26,000 square feet renovation at \$1,300,000. This will include a new façade, roof, landscaping and other common area improvements. Prince George's County has committed \$558,000 to the rehabilitation, (the RA has provided another \$80,000 for architectural fees). \$200,000 of the improvements will be funded by an additional assessment to the condominium owners, \$30,000 will come from escrowed condominium fees and the Community Legacy Partnership is requesting \$512,000 in this grant.

2. **Time Table:** November 2002 – August 2003
Construction of housing and shopping center completed
3. **Staff Qualifications:** The Redevelopment Authority staff, and Victory Housing are working with Grimm and Parker Architects out of Beltsville, Maryland. Grimm and Parker is a multi-million dollar firm with a variety of public and private sector clients. The development team includes: **Architects:** Grimm and Parker; **Civil Engineer:** Greenhorne and O'Mara; **Mechanical Engineer:** Bargava International, **General Contractor:** Hamel Builders, and the **law firm** of Forrest and Brugger.

4. Sources and Use Chart

Use of Funds by Activity	Source of Funds					Total by Activity	% of Total by Activity
	Community Legacy \$	Sponsor \$	Other \$	Source	Degree of Commitment		
Shopping Center Façade Improvement	\$512,000	\$0	\$0	CL	Requested	\$512,000	6.3%
Structural Evaluation	\$0	\$0	\$12,000	Maryland-National Capital Park and Planning	FIRM Completed	\$12,000	.14%
Architectural Plans	\$0	\$0	\$80,000	RA	Firm Completed	80,000	1%
Development Concept Plan	\$0	\$0	\$5,000	Maryland-National Capital Park and Planning	FIRM Completed	5,000	.06%
Senior Housing Development	\$0	\$0	\$5.5 million	HUD 202 Grant	Firm	\$5.5 million	68%
Furnishings	\$0	\$0	\$250,000	Victory Housing, Inc.	Verbal Commitment	\$250,000	3.1%
Real Property Donation	\$0	\$0	\$738,000	Prince George's County Redevelopment Authority	Firm	\$738,000	9.1%
Shopping Center Property Improvements	\$0	\$0	\$30,000	Condominium Fees	Firm	\$30,000	.4%
Shopping Center Property Improvements	\$0	\$0	\$200,000	Palmer Park Commercial Condominium Association	Firm	\$200,000	2.5%
Shopping Center Property Improvements	\$0	\$0	\$558,000	Prince George's County	Firm	\$558,000	6.9%
Property Improvements	\$0	\$0	\$200,000	State of Maryland	Senate Bill #260 House Bill #756	\$200,000	2.4%
Total by Sources of Funds	\$512,000	\$0	\$7,573,000			\$8,085,000	100%
% of Total by Sources	6%	0%	93.6%			100%	100%

My not reach 100% due to rounding.

INFAMOUS HOUSES PROJECT

- A. **Name of Project:** Infamous houses project
- B. **Project Location:** Palmer Park, Maryland
- C. **Site Control:** Project will secure site control
- D. **Zoning:** N/A
- E. **Structure Information:** Housing stock built post World War II. Community not on any historic register
- F. **Project Plan:**

1. **Project Description:** These are flexible funds that will be used to shake loose houses that have stood vacant for a long time – in some cases fifteen years or more. We will try to identify the nature of the problem – title issues, liens, unknown ownership, court problems etc. We might pay for title searches, hire paralegals to negotiate liens, pay some small liens if that is the only way to free up the property. We might even hire a detective to locate a missing owner. It is not uncommon for there to be medical bills which caused a lien to be placed against the property. The heirs won't get anything if they sell the property so they have no motivation to sell. One property which has been vacant property for fifteen years is one that everyone says HUD owns – There are 92 vacant houses in Palmer Park. We have been working with the community to identify the most infamous houses to work on. The whole community will benefit if these houses can be moved to market. This is one of the projects in this application that we are most excited about.
2. **Time Table:** Ongoing process to acquire homes
3. **Staff Qualifications:** **Housing Initiative Partnership** is a small but very effective organization with five full-time-equivalent employees.

Mosi Harrington is the founder and executive director of Housing Initiative Partnership. Prior to creating HIP over 12 years ago, Mosi worked for Community Ministry providing services to the homeless. Through her frustration of not being able to find safe, decent, affordable housing for her clients, Ms. Harrington created HIP, the first Community Housing Development Organization (CHDO) in the county. Ms. Harrington has shaped HIP into the most mature nonprofit-housing developer in Prince George's County, providing both rental and homeownership opportunities as well as a diverse array of support services.

Stephanie Prange Proestel, HIP's Deputy Director, has worked in affordable housing for 10 years and has been with the organization for 3 ½ years. Ms. Proestel is primarily responsible for property acquisition; project financing associated with single-family and multi-family developments, and sales of HIP's HOMES. Prior to HIP, Ms. Proestel was the Associate Research Director for the Enterprise Foundation. Ms. Proestel has a Masters of Real Estate from Johns Hopkins University.

Dan Allen, HIP's Construction Manager, is responsible for overseeing the rehabilitation of HIP's single-family homes from developing a scope of work, to hiring the contractors, to ensuring the rehabilitation is completed in a timely and professional manner. Prior to joining HIP, Mr. Allen owned his own carpentry business. One of his many projects was the carpentry work on HIP's first three homes.

Robin Cole, HIP's Rental Manager and Office Manager, has been with HIP for five years. Ms. Cole has primary responsibility for the upkeep and maintenance of HIP's rental properties as well as rent-up, tenant selection, rent collection, and evictions when necessary. Ms. Cole is also HIP's bookkeeper and manages the office.

Dorothy Haynes, HIP's Resident Advocate, provides on-site support services to HIP's tenants in Suitland Manor. Ms. Haynes has her Masters of Social Work and has been with HIP for three years. Ms. Haynes has a donated outreach office in the community where she assists residents as well as other community members with any issues affecting family stability and maintaining a permanent residence. Examples of assistance include resume writing, job-interviewing skills, navigating the social-service system, finding affordable child care, referrals to other service agencies and organizations, etc. Ms. Haynes position is paid for through the State of Maryland's Service-Lined Housing program.

Delores Williams, HIP's tutor, runs the Reading Is Fundamental program as well as the after-school-tutoring program in Suitland. In the summer, Ms. Williams also provides a short summer camp for the neighborhood children. Ms. Williams is a retired District of Columbia schoolteacher.

Financial and In-Kind Resources

HIP has already invested approximately \$1 million in the rehabilitation of homes in Palmer Park.

Resources HIP is bringing to the table:

3 lines of credit for the purchase and rehabilitation of single-family homes
\$250,000—Unitarian Universalist Affordable Housing Corporation
\$250,000—Washington Area Community Investment Fund
\$150,000—Bank of America

HIP has staff and contractors in place to continue the rehabilitation of single-family homes in Palmer Park

HIP is bringing approximately \$130,000 in matching funds for participants of the IDA program.

4.Sources and Use Chart:

Use of Funds by Activity	Source of Funds					Total by Activity	% of Total by Activity
	Community Legacy \$	Sponsor \$	Other \$	Source	Degree of Commitment		
Paralegals, title attorneys, detectives, pay off liens etc.	\$50,000	\$0	\$0			\$50,000	91%
Supervision By HIP		\$5000 est. value				\$5000	9%
Total by Sources of Funds	\$55,000	\$0	\$0			\$55,000	100%

COMMUNITY INOVATIONS

- A. **Name of Project:** Community Innovations
- B. **Project Location:** Palmer Park, Maryland 20785
- C. **Site Control:** N/A
- D. **Zoning:** N/A
- E. **Structure Information:** N/A
- F. **Project Plan:**

1. Project Description: When the community designed the master plan for the revitalization of Palmer Park, many small items were included (see attachment). An example would be that they wanted everyone in Palmer Park to receive a printed copy of the code requirements. Another example would be that they wanted tenants to receive a copy of the landlord-tenant regulations. This requires someone to gather the material, get it printed, and distributed. This is a small job appropriate for a community organization - but there is a cost involved for the printing, distribution etc. This fund of \$20,000 is intended to empower community organizations such as the Palmer Park Citizens Association or the Palmer Park Neighborhood Action Partnership to complete some of the smaller tasks in the plan. It would also fund small projects they may have conceived of in the interim. If they were holding another beautification day and wanted to provide plant materials to residents, a community group could apply for monies from this fund. Projects developed with these funds can be used to leverage the Redevelopment Authority's "Neighborhood Improvement Grant Program." The Neighborhood Improvement Grant provides small grants to community groups that can be matched with cash or in-kind services (see attachment). This fund will be administered by HIP with input from the Community Legacy Committee.

2. Time Table:

- November: Meet at Palmer Park Civic Association to set up project criteria
- December: Approval of Community Innovations Application/Distribute to community groups
- January: Applications Due
- February: Awards Announced - \$20,000 in Legacy Funds Drawn
- March-August: Project's Implemented

3. Staff Qualifications: a committee made up of the Civic Association, HIP, and the Redevelopment Authority will monitor The grant distribution.

4. Sources and Use Chart:

Use of Funds by Activity	Source of Funds					Total by Activity	% of Total by Activity
	Community Legacy \$	Sponsor \$	Other \$	Source	Degree of Commitment		
Small Grants	\$20,000	\$0	\$0			\$20,000	100%
Total by Sources of Funds	\$20,000	\$0	\$0			\$20,000	100%
% of Total by Sources	100%					100%	100%

CULINARY ARTS TRAINING CENTER

- A. **Name of Project:** Culinary Arts Training Center
- B. **Project Location:** 7711 Barlowe Road, Palmer Park, Maryland 20785
- C. **Site Control:** Redevelopment Authority holds title to the property
- D. **Zoning:** Permissible in C-S-C
- E. **Structure Information:** Built in 1959
- F. **Project Plan:**

1. Project Description: In the previous application, the Partnership worked to develop a retail training center with the Prince George's County Workforce Services Corporation. In this application, the Partnership has a new partner who is interested in developing a Culinary Arts Training Center. Food Source Solutions is a non-profit hospitality center dedicated to providing training to disadvantaged people in the food service industry. Food Source Solutions will establish a state-of-the-art restaurant and banquet facility in the Palmer

Park Shopping Center. The organization will recruit Prince George's County residents who are single-parents, teen parents, young men at risk, welfare-to-work individuals, the homeless, senior citizens, and high school students to work and train in the facility. The facility will be self-sustaining except for the request for capital outlined in this grant. The Redevelopment Authority will improve the exterior of the space, the HVAC system, the roof, and the parking area. The restaurant will work with the seniors in the adjacent housing to provide nutritional meals and programs.

The program will be developed and managed by Edward Whitfield. Chef Whitfield started with a hospitality program in New York City at Morris Brown A.M.E. Church with their youth department teaching cooking, dining room set up, and professionalism. Chef Whitfield then moved on to create a comprehensive program in the state of Maryland in conjunction with the Prince George's County School System. This program has become one of the leading programs in the County as well as the state, not just in hospitality, but in the vocational training component of the school system.

2. Time Table:

November:	Secure funds from Community Legacy Program
December:	Collect bids for the construction and capital improvements
January:	Begin Construction
April:	Begin operations

3. Staff Qualifications: See attached bio and resume for Edward Whitfield

4. Sources and Use Chart:

Use of Funds by Activity	Source of Funds						Total by Activity	% of Total by Activity
	Community Legacy \$	Sponsor \$	Other \$	Source	Degree of Commitment			
Capital and Renovations	\$180,000	\$0	\$0	CL	Requested	\$180,000	58%	
Roof/ HVAC/Facade/ Parking Lot	\$0	\$130,000	\$130,000	RA of Prince George's County	Firm	\$130,000	42%	
Total by Sources of Funds	\$180,000	\$0	\$60,000			\$310,000	100%	
% of Total by Sources	58%	%0	42%			100%	100%	

DEFAULT COUNSELING PROGRAM

- A. Name of Project: Palmer Park Default Counseling Program**
- B. Project Location: Palmer Park Community**
- C. Site Control: Donated space in a church or community center**
- D. Zoning: N/A**
- E. Structure Information: N/A**
- F. Project Plan:**

1. Project Description: In the last Community Legacy Round the Partnership requested money for a part-time housing and credit counselor. With new statistics available that document the seriousness of the default rate in the county as compared to neighboring jurisdictions, the Partnership has opted to refine still further this request and request funding for a part-time default counselor to assist people who are behind on their mortgage payments. According to HUD statistics (<https://entp.hud.gov/sfnw/public>) the default rate in Prince George's County, though a little better than DC is three times that of Howard County. It currently has 854 mortgages in default versus only 145 in adjoining Montgomery County. The percentage of loan origination's defaulting in the first year in Fairfax County, another Washington suburb, is 0.95% versus 4.51% in Prince George's County. There are no statistics available to us isolating just those defaults in Palmer Park, but clearly, with so many vacant houses in the area, the rate is high. It is apparent to the committee that it is cleverer to intervene before a foreclosure, if possible, than to deal with the after effects. And certainly more cost effective. There is currently no HUD certified counseling agency in the county offering mortgage default counseling We are requesting \$25,000 to hire a part-time counselor. Default counseling is very time intensive and not every foreclosure can be stopped, but It is our thinking that if this worker saved no more than 10 to 12 houses from going into foreclosure, this \$25,000 investment could keep over a million dollars worth of homes from becoming vacant and derelict. If a part-time default counselor is funded in another Prince George's County Community Legacy application, a full-time counselor could be hired who would work in both communities. How will this be funded in the future? We feel that the problem is beginning to get on the radar screen of the county and in the future this or a similar program may be able to be funded from other sources. In the meantime this will help to stem the flow of lost homes and increased blight.

- 2. Time Table:** November 1, 2002 – February 1, 2003

Write up hiring criteria, advertise, interview, hire counselor, train counselor as needed, locate donated space.

February 1- November 1, 2003 – Program up and running; foreclosures being avoided.

3. Staff qualification:

HIP is a HUD certified housing counseling agency with an existing pre-purchase counseling program. HIP has three staff persons, who are certified housing counselor, though only one is employed full-time as a counselor. The new staff will, we hope, come already experienced in the field. We do realize that the current need for counselors exceeds the demand, however, and will see that the individuals is trained and certified to do default counseling shortly after coming on board if they are not already. HIP will provide supervision of the program.

4. Sources and Uses Chart

	Sources of funds						
Use of funds by Activity	Community Legacy\$	Sponsor\$	Other	Source	Degree of Commitment	Total by Activity	% of Total By Activity
Default counselor Salary and expenses	\$25,000					\$25,000	71%
Supervision By HIP		\$5,000 est value		HIP	firm	\$5000	14%
Donated Office space			\$5000 est. value	tbd		\$5000	14%
Total by Sources of Funds	\$25,000	\$5000	\$5000			\$35,000	100%
% of Total by sources	71%	14%	14%			100%	100%