

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2007 Legislative Session

Resolution No. CR-82-2007

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Campos and Harrington

Co-Sponsors _____

Date of Introduction November 13, 2007

RESOLUTION

1 A RESOLUTION concerning

2 State of Maryland Community Legacy Program

3 For the purpose of approving the application by CASA of Maryland, Inc., a Maryland nonprofit,
4 through the Maryland Department of Housing and Community Development for funding through
5 the Community Legacy Financial Assistance Fund.

6 WHEREAS, Section 6-201 through Section 6-213 of the Housing and Community
7 Development Article, Annotated Code of Maryland, established the Community Legacy Program
8 to preserve existing communities as desirable places to live and conduct business and provide
9 financial assistance to sponsors for the development of community legacy plans or community
10 legacy projects; and

11 WHEREAS, Section 6-207 (b)(1) of the Housing and Community Development Article,
12 Annotated Code of Maryland, provides that the Community Legacy Board may not approve an
13 application for participation in the Community Legacy Program unless the application is
14 approved by the political subdivision; and

15 WHEREAS, CASA of Maryland, Inc., is applying to the Maryland Department of Housing
16 and Community Development for the Community Legacy Program for funds to rehabilitate the
17 McCormick-Goodhart Mansion, a Prince George’s County Historic Site, to house its
18 Multicultural Service Center, as described in Attachment “A” and incorporated by reference; and

19 WHEREAS, the Multicultural Service Center will serve the low-income immigrant
20 community in the County, thereby contributing to the reinvestment in and revitalization of the
21 area; and
22

1 WHEREAS, the County Executive expresses approval of the application submitted by
2 CASA of Maryland, Inc. and its Multicultural Service Center as a Community Legacy Project.

3 NOW, THEREFORE, BE IT RESOLVED that the County Council of Prince George's
4 County, Maryland, hereby approves the application from CASA of Maryland, Inc. for the
5 "Multicultural Service Center Project" submitted to the Maryland Department of Housing and
6 Community Development for participation in the Community Legacy Program in the
7 approximate amount of \$300,000.

8 BE IT FURTHER RESOLVED that the County Executive, by his signature, expresses
9 approval of the application submitted by CASA of Maryland, Inc.

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

Adopted this 20th day of November, 2007.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Camille A. Exum
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Jack B. Johnson
County Executive

ATTACHMENT A

Executive Project Summary

CASA of Maryland, Inc. (CASA) is a 501(c)(3) community-based nonprofit organization whose mission is to improve the quality of life and social and economic well being of the Latino and immigrant community in Maryland. Since its founding in 1985, CASA has provided key services to residents of the areas immediately adjacent to the property known as the McCormick-Goodhart Mansion, a Prince George's County Historic Site located in the Langley Park neighborhood of Hyattsville, Maryland. CASA takes pride in its accomplishments as a community resource, facilitator and advocate for more than 20,000 low-income Latino community members each year. With an overall operating budget of just under \$6,000,000 and a staff of over 70, CASA not only provides direct services, but also teaches participants ways to more fully participate in social, economic, and civic life through programs like employment, legal, and social services, education, health promotion and access, community organizing, and leadership development.

Thanks to CASA's tenant organizing work in apartment complexes surrounding the Mansion, and to its strong partnerships with the business community, CASA has secured a 99-year lease agreement with Sawyer Realty, LLC to create a Multicultural Service Center for the community. More recently, Sawyer has agreed to sell the Mansion to CASA and the transfer is expected to take place within 45 days. When rehabilitation of the Mansion is complete and the Center is operational, CASA anticipates a significant increase in its capacity to provide direct services. The Center will be within walking distance of over 2,000 residential units in the heart of Langley Park's low-income immigrant community. In the Center's first five years, CASA will establish its health and legal programs and expand its roster of classes in ESOL, citizenship, financial literacy, and civic participation. With its added space, CASA intends to expand its economic development training and projects.

To date, CASA has secured approximately \$7.4 million of the approximately \$10 million needed to renovate the mansion and support the project. CASA has previously received funding from the Community Legacy Program to fund a feasibility study in 2003, which determined that the overall stability of the structure was sound and feasible to convert to a multicultural center.

Since the completion of the study, CASA has focused on resolving pending issues, such as water pressure and parking. CASA received revised architectural plans in March 2007, and plans to break ground at the site in December 2007. Because the McCormick-Goodhart Mansion has been designated as a Prince George's Historic Site, CASA has enlisted the services of additional consultants to assist CASA in applying for Historic Tax Credits. CASA has also been working in partnership with the National Trust for Historic Preservation, the Maryland Historic Trust, the Redevelopment Authority of Prince George's County, and the Prince George's Department of Housing and Community Development. In addition to historic preservation, CASA has also determined that the incorporation of green building principles will be a priority in the renovation, and has incorporated in the plans and budget requirements for LEED certification at the Gold level. CASA feels that this project will be a national model for incorporating both historic and green principles into a renovation project.

Using the Mansion to its fullest potential will be key to CASA's future, providing the organization with the increased space, improved visibility and strengthened community partnerships needed for sustainability. CASA is working to secure community and corporate support in order to complete this important project. To that end, it has established a Development Advisory Committee, currently composed of 13 members committed to giving and attracting funding for CASA's "Building for the Future" Campaign, which will fund the multicultural center renovations, in addition to providing programmatic support and ensuring CASA's future financial sustainability. Peter Byrnes, former CEO of Winchester Homes, who has over 30 years of experience in the homebuilding industry, and has generously donated his time pro bono to the management of the mansion renovations, leads the building renovation project. The Committee also includes an architectural firm, a consulting firm, engineers, a historical consultant and a land use attorney.