

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2008 Legislative Session

Resolution No. CR-89-2008

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Dean, Campos, Olson and Bland

Co-Sponsors _____

Date of Introduction October 7, 2008

RESOLUTION

1 A RESOLUTION concerning

2 State of Maryland Community Investment Tax Credit Program

3 For the purpose of approving the project submitted by CASA of Maryland, Inc. (“CASA”), to the
4 Maryland Department of Housing and Community Development for participation in the
5 Department’s Community Investment Tax Credit Program.

6 WHEREAS, Section 6-401 through Section 6-406 of the Housing and Community
7 Development Article, Annotated Code of Maryland, established the Neighborhood and
8 Community Assistance Program to assist nonprofit organizations in carrying out approved
9 projects in designated revitalization areas, to encourage businesses to invest in priority funding
10 areas, and to strengthen public-private partnerships; and

11 WHEREAS, Section 6-404 of the Housing and Community Development Article,
12 Annotated Code of Maryland, provides for the allocation of tax credits to business entities that
13 contribute to approved projects of nonprofit organizations that provide services to priority
14 funding areas; and

15 WHEREAS, Section 6-405(c) of the Housing and Community Development Article,
16 Annotated Code of Maryland, provides that the Maryland Department of Housing and
17 Community Development may not approve a proposal for participation in the Neighborhood and
18 Community Assistance Program unless the proposal is approved by the governing body of the
19 county in which the designated revitalization area benefited by the project is located; and

20 WHEREAS, CASA, a nonprofit organization, proposes to undertake the rehabilitation of
21 the McCormick-Goodhart Mansion, a Prince George’s County Historic Site, located in the
22 Langley Park area to house CASA’s Multicultural Service Center as more particularly described

1 in Attachment A (the "Project"); and

2 WHEREAS, CASA has applied to the Maryland Department of Housing and Community
3 Development for approval of the Project and an allocation of tax credits for business entities that
4 contribute to the Project pursuant to the Department's Community Investment Tax Credit
5 Program; and

6 WHEREAS, the County Council has previously expressed approval of developing a
7 Multicultural Service Center in the Langley Park area by the adoption of Council Resolution
8 CR-60-2002; and

9 WHEREAS, the County Executive expresses approval of the Project.

10 NOW, THEREFORE, BE IT RESOLVED that the County Council of Prince George's
11 County, Maryland, hereby expresses approval of the Project, as set forth in Attachment A,
12 submitted by CASA of Maryland, Inc. to the Maryland Department of Housing and Community
13 Development for participation in the Community Investment Tax Credit Program.

Adopted this 28th day of October, 2008.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Samuel H. Dean
Chairman

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 (the “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 over \$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 (the “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 \$12 million of the approximately \$14 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 planned to break ground at the site in December 2007. Because the Mansion has been designated as a Prince George's County 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, Bank of America, Enterprise Community Investment, the Redevelopment Authority of Prince George's County, the Prince George's Department of Housing and Community Development, and the Prince George's County Executive's Office. 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 (the "Committee"), currently composed of 14 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.