

30+ YEARS



**HOUSING
SECURITY
FINANCIAL
STABILITY
COMMUNITY
SUCCESS**

Housing Initiative Partnership, Inc.

**PRINCE GEORGE'S
COUNTY COUNCIL:
PHED COMMITTEE
PRESENTATION**

**Foreclosure Prevention
Strategies**

March 2, 2023

**Mary Hunter
Director of Housing Counseling &
Services**



Who we are

Housing Initiative Partnership, Inc. is a nonprofit affordable housing developer and counseling agency, founded in 1988. We are based in Hyattsville, Maryland.

Our Vision

Every person lives in high-quality affordable housing in a thriving community.

Mission Statement

HIP develops innovative affordable housing, revitalizes neighborhoods and equips people to achieve their housing and financial goals.



Housing Initiative Partnership, Inc.

What we do

Affordable Housing Development

- Affordable Multifamily Development & Resident Services
- Single-family Home Rehabilitation and New Construction
- Neighborhood Revitalization
 - ✓ Home and façade improvements
 - ✓ Health & safety repairs, weatherization upgrades

What we do

Housing Counseling & Services

- HUD-Approved Housing Counseling Agency
 - ✓ Rental & Eviction Prevention Counseling
 - ✓ Homebuyer Education
 - ✓ Pre-Purchase Counseling
 - ✓ Mortgage & Foreclosure Prevention Counseling
 - ✓ Post-Purchase Counseling

- Montgomery County Home Sharing Program

- Prince George's Housing Stabilization Program
 - ✓ Rapid Rehousing Program
 - ✓ Homeless Prevention Services

- Gaithersburg Financial Empowerment Center ("FEC")



Housing Initiative Partnership, Inc.

Organizational Values

We are innovative: Whether it's implementing the latest green building technology or launching cutting-edge programs, HIP is nimble, collaborating with others to respond to evolving needs. Key to this is the flexibility and autonomy we give to our staff so they can dare to innovate!

We value our integrity: HIP holds itself to the highest ethical standards. Our friends and partners know they can rely on us to be responsible stewards of their investments, and our clients know we will honor their trust.

We believe in diversity, equity, and inclusion: HIP is committed to ensuring that our staff and board reflect the diversity of the communities we serve. We work to eliminate racial and systemic inequalities that contribute to housing disparities.



Housing Initiative Partnership, Inc.

Organizational Values

We always go the extra mile: HIP's staff is tenacious. Working with our clients and partners, we go to great lengths to find solutions to difficult problems.

We believe in the strength and capability of those we serve: HIP meets its clients where they are and walks in partnership with them on their journey to housing and financial security.

We believe our staff is our greatest strength: HIP cultivates a compassionate and creative work culture. We intentionally foster a positive work/life balance and invest in our team's professional growth.

Housing Counseling Program & Services

Community Outreach



Community Navigators

YOUR CONNECTION TO
COMMUNITY RESOURCES



Housing Assistance



Utility Assistance



Food Assistance



Family Services
and Assistance



Health and
Disability Services



Legal Assistance

...and many
other services



- ✓ Interested in financial assistance to help with rent or other programs?
- ✓ Unsure where to go or how to start?
- ✓ Need help with an application?
- ✓ Need printing or scanning services?



Here's how we can help:

HIP's Community Navigators are assisting low-to moderate-income residents by connecting them to COVID relief services and a wide range of other resources in Prince George's County.

Contact HIP today
Servicios en Español

Call: 240-388-9600
Email: pvtillatoro@hiphomes.org



Housing Counseling Program & Services

One-on-one Housing Counseling with HUD-Certified Housing Counselors

Rental

- Get help to find affordable rental housing
- Determine the rent you can afford
- Learn to budget & improve credit
- Know your Fair Housing Rights
- Guidance with Landlord/Tenant disputes

Pre-Purchase

- Determine if homeownership is right for you
- Discover how much house you can afford
- Understand your credit score
- Save for a down payment
- Choose a good mortgage program

Post-Purchase

- Understand your mortgage, property taxes, and insurance
- Receive mortgage refinancing guidance
- Review resources for home repairs and home energy
- Set realistic financial goals

Foreclosure

- Understand mortgage options during a financial crisis
- Retain & sustain your home
- Negotiate home retention options with your lender
- Access available mortgage assistance programs





Housing Initiative Partnership, Inc.

Housing Counseling Program & Services

Foreclosure Prevention Strategies

- ✓ Lender Mortgage Retention Options
- ✓ Maryland Homeowner Assistance Fund
- ✓ Maryland Homeowner's Tax Credit
- ✓ Maryland Homeowner Protection Plan
- ✓ Community Referrals (Legal, Employment, etc.)
- ✓ Home Sharing Options

Housing Counseling Program & Services

Home Sharing Options



silvernest Available Homes How It Works About Partner With Us Sign Up Sign I

Rockville, MD
Very convenient and quiet SFH lots street parking.
 \$850

Favorite Hide

About the Home
 One-level Single Family Home with Deck at back. Front Entrance, living room, kitchen, laundries, and bathroom are shared with not more than two other families..

- Single Family Home
- Housemate can't have pets
- Can be either
- No smoking
- Shared Full Bath

Amenities

- Air Conditioning
- Washer And Dryer
- Free Parking
- Yard Patio Garden
- Carbon Monoxide Detector
- Smoke Detector

Terms

Monthly Rent **\$850**

Deposit **\$850**

Preferred Lease Duration

- Month to month
- 3 months
- 6 months
- One year
- More than a year

Background Screen Required

Apply



Housing Initiative Partnership, Inc.

Housing Counseling Program & Services

Homebuyer Education



HUD- Approved Homebuyer Workshop

A key step in the
homebuying process

Saturdays, 9am - 3pm



- ✓ Learn about affordable mortgage loans.
- ✓ Find down-payment and closing cost assistance programs.
- ✓ Understand how your credit will affect your payments.
- ✓ Learn how to assemble your team: Realtor, Loan Officer, Home Inspector, Insurance Agent, Settlement Attorney.
- ✓ Understand what you are signing (and paying for) at closing.



Housing Initiative Partnership, Inc.

Who: Renters, Future Homebuyers
When: Saturdays - Jan 28 | Feb 25 | March 25
Where: Virtual on Zoom
Time: 9:00 am to 3:00 pm
Fee: \$25.00 (A certificate is provided after completion)

Registration is required.
Call 301-699-3835 or visit
www.HIPhomes.org

Housing Initiative Partnership, Inc. (HIP) is an innovative, green nonprofit housing developer and counseling agency dedicated to revitalizing neighborhoods. HIP creates housing and economic security for low- and moderate-income households and provides services that improve the quality of life in the communities we serve across Maryland.

Prince George's County
301-699-3835

Montgomery County
301-916-5946

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Connect with HIP:

www.HIPhomes.org
www.facebook.com/HIPhomesMD

PRINCE GEORGE'S COUNTY
6525 Belcrest Road, Suite 555
Hyattsville, MD 20782
Phone: 301-699-3835

MONTGOMERY COUNTY
Upcounty Regional Services Center
12900 Middlebrook Road, Suite 1500
Germantown, MD 20874
Phone: 301-916-5946

MONTGOMERY COUNTY
12 S. Summit Avenue, Ste 100
Gaithersburg, MD 20877
Phone: 301-916-5946

