

Neighborhood Revitalization Application FY2015

Organization: Redevelopment Authority of Prince George's County

NR-CL-APP-2015-Redevelopm-00265

Project/Program Details

1. Please provide a short description of your project or program in 25 words or less:

Prince George's County will purchase and substantially renovate 6 vacant homes for sale to first-time homebuyers and provide façade improvements to 25 neighboring homeowners.

2. Project/Program Name: Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Housing Revitalization Program
3. Select: Is this a project or a program? Project  Program   
Project= single address  
Program= serves a district, area, or multiple addresses

If you are applying for funds for a Project, list address:

- 3a. Street Address/ Number: Direction: Street Name: Suffix:  
Address Range:
- 3b. City:
- 3c. If you have indicated Baltimore City please select the most appropriate neighborhood from the dropdown below:
- 3d. State: Maryland
- 3e. County:
- 3f. Zip Code:
- 3g. Primary State  
Legislative District:
- 3h. What number of site addresses are involved with this program? (Maximum is 10) **3**



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7d. State: Maryland

7e. County: Prince George's  
County

7f. Zip Code: 20785

7g. Primary State  
Legislative District: 47

8a. Street Address/  
Address Range: Number: 7000-7218 Direction: Street Name: East Kilmer  
Street Suffix:

8b. City: Landover

8c. If you have indicated Baltimore City please select the most appropriate neighborhood from the dropdown below:

8d. State: Maryland

8e. County: Prince George's  
County

8f. Zip Code: 20785

8g. Primary State  
Legislative District: 47

9a. Street Address/  
Address Range: Number: 7000-7211 Direction: Street Name: East Inwood  
Street Suffix:

9b. City: Landover

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9c. If you have indicated Baltimore City please select the most appropriate neighborhood from the dropdown below:

9d. State: Maryland

9e. County: Prince George's  
County

9f. Zip Code: 20785

9g. Primary State Legislative District: 47

10a. Street Address/ Address Range: Number: Direction: Street Name: Suffix:

10b. City:

10c. If you have indicated Baltimore City please select the most appropriate neighborhood from the dropdown below:

10d. State: Maryland

10e. County:

10f. Zip Code:

10g. Primary State Legislative District:

11a. Street Address/ Address Range: Number: Direction: Street Name: Suffix:

11b. City:



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11c. If you have indicated Baltimore City please select the most appropriate neighborhood from the dropdown below:

11d. State: Maryland

11e. County:

11f. Zip Code:

11g. Primary State  
Legislative District:

12a. Street Address/ Number: Direction: Street Name: Suffix:  
Address Range: :

12b. City:

12c. If you have indicated Baltimore City please select the most appropriate neighborhood from the dropdown below:

12d. State: Maryland

12e. County:

12f. Zip Code:

12g. Primary State  
Legislative District:

13a. Street Address/ Number: Direction: Street Name: Suffix:  
Address Range:

13b. City:

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13c. If you have indicated Baltimore City, please select the most appropriate neighborhood from the dropdown below:

13d. State: Maryland

13e. County:

13f. Zip Code

13g. Primary State  
Legislative District:

14a. Street Address/ Number: Direction: Street Name: Suffix:  
Address Range:

14b. City:

14c. If you have indicated Baltimore City, please select the most appropriate neighborhood from the dropdown below:

14d. State: Maryland

14e. County:

14f. Zip Code

14g. Primary State  
Legislative District:

15a. Street Address/ Number: Direction: Street Name: Suffix:  
Address Range:

15b. City:

15c. If you have indicated Baltimore City, please select the most appropriate neighborhood from the dropdown below:

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15d. State: Maryland

15e. County:

15f. Zip Code

15g. Primary State  
Legislative District:

16a. Street Address/ Number: Direction: Street Name: Suffix:  
Address Range:

16b. City:

16c. If you have indicated Baltimore City, please select the most appropriate neighborhood from the dropdown below:

16d. State: Maryland

16e. County:

16f. Zip Code

16g. Primary State  
Legislative District:

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**Application Type**

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1. **Application Funding Type:** Community Legacy (CL)
2. **County:** Prince George's County
3. **Name of Existing Sustainable Community (SC):**  
Designation Pending
4. **What is the primary legislative district of your proposed project or program?**  
47
5. **Authorizing Official**  
Howard Ways

## Neighborhood Revitalization Application FY2015

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### Community Conditions and Input - 20 points

PROJECT NAME: Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Housing Revitalization Program

1. Describe the community conditions that requested funds will address in this project/program. What positive outcomes or impacts on neighborhood revitalization and economic development are expected? How will the quality of life in the surrounding community be enhanced?

Located in the Sustainable Communities area in central Prince George's County, the Kentland/Palmer Park TNI Housing Revitalization Program area is approximately 23 acres sited near the Landover Metro Station. The program area borders northeast of Landover Road then follows Fire House Road toward East Inwood Street and west to Kent Village Drive.

The Kentland/Palmer Park TNI Sustainable Communities area's racial and ethnic composition is parallel to that of Prince George's County. According to the 2010 U.S. census records, the program area has a population of 404 residents: nearly 69 percent African American, 29 percent Hispanic, and other races make up the minority. Nearly 93 percent of the population was over 18 years of age, and 7 percent was over the age of 65. The median household income ranged from \$42,250 to \$68,558, which is significantly lower than the median county income (\$73,447) and that of the state (\$77,419). Nineteen percent of households make less than \$25,000 per year. Over 53 percent of homeowners and over 49 percent of rental residents are spending 30 percent or more of their income on their mortgages and rent.

The Kentland/Palmer Park TNI community's housing stock consists primarily of duplexes and triplexes with a few detached homes. Most homes are over 50 years old, having been built in the 1960s. Housing characteristics reflect trends of the twentieth-century suburban development whereby residential buildings focused on producing units for families in the booming 1960s and 1970s housing markets. Housing properties consist of single-family medium to high-density homes.

Over the years, the area has suffered from deterioration and lack of significant new investment even though new developments have occurred just outside the Kentland/Palmer Park TNI Sustainable Communities area within the past few years. As stated in the Maryland Department of Housing and Community Development's Property Foreclosure Report for the first quarter of 2014, Prince George's County has experienced home foreclosure incidents totaling 3,350, which represented 26.6 percent of the state's total, by far the highest area of concentration in the entire state. Baltimore City has the second highest percentage of foreclosure incidents at 15 percent. In addition, of the County's six designated revitalization areas know as Transforming Neighborhoods Initiative (TNI), the Kentland/Palmer Park TNI area has the highest rate of home vacancy due to abandonment and foreclosure. In spring 2014, the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) identified 123 vacant homes within the Kentland/Palmer Park TNI Area, which is more than the total vacancies noted from the other five TNI areas combined.

Through the Sustainable Communities Application process, residents identified the deterioration of neighborhoods as an impediment to improving the quality of life. Many of the homes suffer from a state of disrepair and lack curb appeal. The plan specifically calls for façade improvements and the acquisition/rehabilitation of vacant and abandoned properties. If the revitalization program is realized, it will improve the quality of life for long-term residents and future neighbors to come.

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### Community Conditions and Input - 20 points

Through the Kentland/Palmer Park TNI Housing Revitalization Program, vacant, dilapidated, functionally obsolete houses will be transformed into high quality, affordable homes. The façades of neighboring owner-occupied houses will also be improved through a façade improvement program. Addressing vacant properties while enhancing the curb appeal of the existing housing stock will positively impact the neighborhood by removing blight and creating affordable homeownership opportunities in a community attractive and inviting to the existing and new residents.

2. Project alignment with State and Local plans: Your jurisdiction's Sustainable Communities Action Plan, comprehensive plan, small area or sector plan, local revitalization or economic development plan, or transit oriented-development plan have provided baseline information about the conditions of your community. How does your project meet the goals and objectives of these plans? In what way does the project/program advance State-level Smart Growth plans and goals (e.g. consistent with 12 Visions, Plan MD)? Click here to locate your Sustainable Community Action Plan.

This program is the outgrowth of multiple planning and implementation efforts led by the Prince George's County Planning Department and meets the goals and objectives of several plans including the Plan Prince George's 2035 Approved General Plan, the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment and the 2014 Adopted Landover Metro Area and MD 202 Corridor Sector Plan and Sectional Map Amendment. The program also meets the objectives of Plan Maryland.

The vision and goals recommended by Plan Prince George's 2035 emphasize policies that will strengthen neighborhoods due to growth forecasts and evolving workforce preference. The Subregion 4 Master Plan establishes the land uses and development policies within the Subregion 4 area. It envisions the area to be a vibrant community where the quality of life is improved, neighborhoods are conserved, and a variety of high-quality housing types for a range of incomes exists.

The program also aligns with the Prince George's County TNI. This initiative focuses on uplifting six neighborhoods with one of these being Kentland/Palmer Park. The TNI areas in the county face significant economic, health, public safety, and educational challenges. The objective is to improve key indicators in the targeted areas, which include lowering foreclosure rates and increasing property values.

Additionally, the program aligns with the Kentland/Palmer Park TNI Sustainable Community Action Plan as one of its main objectives identified by the work group to increase homeownership and home rehabilitation among residents. Several actions will be achieved through this project including:

- Working with Prince George's County Department of Housing and Community Development to renovate existing housing.
- Utilizing the state and county funding to purchase and redevelop abandoned, foreclosed, and vacant homes and residential properties.
- Utilizing the Single Family Rehabilitation Loan Program to upgrade the quality of deteriorated dwellings to contemporary, minimum property standards.
- Increasing housing stock in the marketplace.

This project also aligns with Plan Maryland, a smart growth and sustainability plan, to encourage state agencies and local governments to work together in partnership to achieve common growth goals and

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### Community Conditions and Input - 20 points

preservation of existing communities without compromising agricultural and natural resources. Specifically, this project is located within a priority funding area and aligns with Plan Maryland's 12 Visions for providing residential options for citizens of all ages and incomes and offers guidance for the area's future development.

3. How and what public input was received on the project program? Include the nature and extent of public support for (or opposition) to the proposed project/program. In addition to presenting the proposed project/program at a County, City, or Town council meeting, local governments and their partners are encouraged to use social media, local PTA/Os and/or social service agencies as a means to reach their constituents.

Community meetings and workshops, which included residents, community groups, property owners, businesses, and other stakeholders, were held throughout the Subregion 4 Master Plan process as well as during the 2014 Adopted Landover Metro Area and MD 202 Corridor Sector Plan process.

Prince George's County held public work sessions to determine a vision for the Sustainable Community Action Plan for the Maryland Sustainable Communities Designation. County agencies, representatives from local organizations, and community liaisons (individual volunteers responsible for representing the needs of their neighbors) met around maps to pinpoint the needs of the community and to brainstorm methods of addressing these needs. The work sessions were instrumental in developing a thorough understanding of the public's priorities. Several Town Hall Meetings were held to inform the greater public about the Sustainable Community Program, answer questions, and solicit ongoing involvement in the action plan.

The Kentland/Palmer Park TNI Team has been committed to identifying and addressing the needs and priorities of residents in the TNI area through community meetings, surveys, and public events. This team was instrumental in meeting every two weeks and regularly bringing together county agencies, community liaisons, and residents to discuss strategies for neighborhood improvement.

Community and work group meetings, workshops, and awareness fairs along with social media and other online participatory methods have been instrumental in garnering support for this project and will be utilized in the future to disseminate information and to further gather input from residents.

4. Explain how this proposal developed, from project/program genesis through decision-making and adoption.

The Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Housing Revitalization Program is the outgrowth of multiple planning and implementation efforts lead by the Prince George's County Planning Department and the TNI work group. The program meets the goals and objectives of several strategies and action plans for the area, including the Plan Prince George's 2035, the 2010 Approved Subregion 4 Master Plan, the 2014 Adopted Landover Metro Area and MD 202 Corridor Sector Plan, and the Sustainable Community Action Plan.

Input from the Prince George's Planning Department, county agencies, and residents/work groups is the foundation for the revitalization program. As stated earlier in the application, community meetings and

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**Community Conditions and Input - 20 points**

workshops, which included residents, community groups, property owners, businesses, and other stakeholders, were held. County agencies, representatives from local organizations, and community liaisons met around maps to pinpoint the needs of the community and to brainstorm methods of addressing these needs. The Kentland/Palmer Park TNI Team has been committed to incorporating the community's perspectives into the Sustainable Community Action Plan through community meetings, surveys, and public events. The TNI team meets every two weeks and regularly brings together both agencies and community liaisons. After discussion and input from all parties involved, it was determined that there was a need to develop a block-by-block process to provide an avenue by which renovation and acquisition/rehabilitation within the Kentland/Palmer Park TNI area would occur.



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**Project/Program Scope - 25 points**

Project Name: Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Housing Revitalization Program

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

The Kentland/Palmer Park Transforming Neighborhoods Initiative Housing Revitalization Program has two components: the Acquisition Rehabilitation Program and the Façade Improvement Program. With the combination of the two programs, this revitalization effort will increase property values and homeownership opportunities. The ultimate goal for these programs is to restore the appearance of the existing neighborhoods, the combat disinvestment, and to reduce the high concentration of foreclosed and abandoned properties while improving the overall quality of life within the program area. The program area and the surrounding neighborhoods have experienced the highest rate of home foreclosures not only in Prince George's County but also in the State of Maryland. The foreclosure rate was one in every 384 properties, and the number of preforeclosures has increased over tenfold since May 2013. After carefully examining, evaluating, and outlining recommendations for eliminating further deterioration and blight, it was determined that this program was the best choice to be considered for this area as it allowed for acquisition/rehabilitation and renovation while eliminating further deterioration of the neighborhoods.

**The Acquisition Rehabilitation Program**

Prince George's County will partner with Housing Initiative Partnership, Inc. (HIP) to acquire and substantially renovate six vacant homes and sell them to first-time homebuyers earning 80% or less or area median income. Based on property availability, the program priority is the area that borders northeast of Landover Road then follows Fire House Road toward East Inwood Street and west to Kent Village Drive.

Housing Initiative Partnership, Inc. (HIP) is an innovative, green nonprofit developer with 25 years of experience revitalizing neighborhoods and removing blight. HIP will be a subrecipient to the Redevelopment Authority of Prince George's County to acquire and renovate six vacant homes in the

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### Project/Program Scope - 25 points

program boundaries. Homes will be sold to first-time homebuyers earning 80 percent or less of area median income. Purchasers are required to complete a HUD-approved 8 hour pre-purchase class. HIP is one of several HUD-certified counseling agencies in the County, providing classes and one-on-one counseling in both English and Spanish.

This project is the best approach to meet the community needs of removing blighted, vacant properties and creating affordable homeownership opportunities. Turnaround on rehabbed houses can happen relatively quickly; existing residents can see tangible change in their neighborhood. Renovation and investment in the community can help stabilize and even boost housing values. To complement the acquisition/rehab program, Prince George's County will implement a façade improvement program. This program will focus on homeowners located near the vacant homes that have been revitalized through acquisition and substantial rehabilitation. Qualified low- and moderate-income homeowners will receive a grant up to \$10,000 to improve the curb appeal of their homes.

#### Façade Improvement Program

Façade Improvement Program will enhance the exterior appearance of occupied homes and provide one or more of the following improvements including:

- Exterior painting
- Replacement of windows and window frames
- Door and shutter improvement
- New landscaping
- New siding

The Redevelopment Authority will administer this program. The Redevelopment Authority will coordinate with the Prince George's County Department of the Environment to leverage the Rain Check Rebate program. Under this program, homeowners installing rain gardens, specific types of trees, and rain barrels on their property are eligible to receive a rebate against the cost of the work and to reduce some fees associated with their property taxes. This coordinated effort will leverage resources and geographically concentrate revitalization efforts to have the most impact for the resources invested .

7. If this is a PROGRAM what will requested funds support? Describe in detail the activities that will be undertaken to complete the program. Include guidelines and/or marketing tools, e.g. if this is a Revolving Loan Fund, please describe your underwriting criteria and the repayment terms.

Community Legacy funds will support the Kentland/Palmer Park TNI Acquisition Rehabilitation Program.

#### Acquisition Rehabilitation Program

As a subrecipient to the Redevelopment Authority, HIP will acquire and substantially renovate six vacant homes in the Kentland/Palmer Park TNI Housing Revitalization program area located within the Sustainable Community. HIP will make every effort to purchase homes in close proximity to each other to ensure the greatest revitalization impact to the community.

HIP is currently a Neighborhood Stabilization Program/Neighborhood Community Investment (NSP/NCI)

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### Project/Program Scope - 25 points

subrecipient to the Redevelopment Authority for the Suitland community. HIP and the Redevelopment Authority will administer the Kentland/Palmer Park Acquisition Rehabilitation Program with the same guidelines and procedures as the NSP/NCI program.

HIP will be responsible for site control and developing a thorough scope of work that meets the approved green rehabilitation standards established by the Redevelopment Authority and Energy Star 3 energy and water efficiency standards. HIP will select a contractor through a competitive bid process. The Redevelopment Authority and HIP have jointly established a list of eligible, qualified local and minority contractors to bid on the work. Contractors were chosen through a formal Request for Qualifications process. HIP will oversee construction management and provide detailed, timely, and accurate reporting to the Redevelopment Authority.

Upon completion of the renovation, HIP will list the home for sale with a Prince George's County realtor. The home will be sold to a first-time homebuyer earning 80 percent or less of median income. All homebuyers will be required to successfully complete a HUD-certified prepurchase counseling course with HIP or another Prince George's County-based, HUD-certified counseling agency. Homeowners will be eligible for the county's My Home2 Program, which can provide up to \$20,000 in down payment and closing cost assistance.

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

Over the past five years, there have been housing development activities within the Kentland/Palmer Park TNI Sustainable Community area.

#### Residential Development:

Newly built townhomes and single-family subdivisions surround the focus area. The townhomes are located southeast of the focus area on Markham View. The Orchid Summit Court subdivision, filled with beautiful single-family homes just east of Hawthorne Street, is sure to complement the recommended program for the Sustainable Community area. In addition, two major residential developments have been recently approved in the Kentland/Palmer Park TNI Sustainable Community Area. HIP has acquired and substantially renovated homes in the Kentland/PalmerPark community since 1999, completing over 30 homes.

#### Commercial Projects:

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

A 280-square-foot building addition to the existing 1,907-square-foot gas station located at the

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**Project/Program Scope - 25 points**

intersection of Martin Luther King, Jr Highway and Goodland Drive will increase the food and beverage sales in the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

Recreational Development:

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

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

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

None of the properties have been acquired for the Acquisition Rehabilitation Program. HIP will begin the acquisition process as soon as the Community Legacy grant is awarded. Most homes are 40 to 50 years of age, but none are located in a historic district. Typically these homes only require basic home improvement permits. Façade Improvement Program does not require site control.

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

Housing Initiative Partnership, Inc.

Housing Initiative Partnership, Inc. (HIP) is an innovative, green nonprofit developer dedicated to revitalizing neighborhoods and removing blight. HIP creates housing and economic opportunities for persons of low- and moderate-income and provides services that improve the quality of life in the communities. Founded in 1988, HIP's development programs consist of multifamily housing and single-family rehabilitation as well as new construction. HIP has developed a reputation for creating high quality projects, focusing a great deal of attention on detail. HIP has worked in the Kentland/Palmer Park community for almost 15 years. Its primary activity has been the acquisition and substantial renovation of homes that are then sold affordably to homeowners earning 80 percent or less of area median income (AMI).

HIP works with Ahmann Architects, a small architectural firm located in College Park. Ahmann Architects' responsibilities include producing the site plan and drawings for front porches and any other additions or modifications that require architectural drawings for permitting. HIP works with several Prince George's County-based general contractors that are also on the Redevelopment Authority's approved contractor

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### Project/Program Scope - 25 points

list. These contractors include: OMF Contracting, Ken Craft Buildings, and JD Clark Professional Services. HIP also partners with The Neighborhood Design Center (NDC) to develop landscaping plans for each house using native flora that is easily maintained by the future homeowner. NDC is a local nonprofit design firm that provides pro-bono planning and design services to hundreds of community organizations that have helped communities build new playgrounds, reclaim vacant lots and abandoned buildings, revitalize commercial districts, create community master plans, and beautify their neighborhoods.

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

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

This program will reduce high concentration of foreclosed and abandoned properties, restore the appearance of the existing neighborhood, and improve the overall quality of life. It will also increase homeownership and stimulate economic growth. The goals and objectives of this program are to:

- Revitalize the existing neighborhood(s)
- Improve the exterior appearance of homes and the overall vibrancy of the program area
- Redevelop vacant and foreclosed properties
- Eliminate slum or blighting influences within the program area
- Provide a suitable living environment for the residents
- Increase access to transit or community walkability

These improvements will be part of a larger county effort to strengthen neighborhoods, reduce high concentration of foreclosed properties, and increase homeownership. Prince George's County is currently conducting a residential market value analysis with the assistance of The Reinvestment Fund to assess neighborhood and housing conditions across the county in order to help identify future qualifying neighborhoods and to develop an expanded revitalization program.

Benchmarking measures will occur on a quarterly basis and will include an examination of the achievement of goals and objectives, the identification of what is needed to improve program processes, and whether the program is on schedule and within budget. Some of the specific outcomes include:

- The number of vacant/abandoned houses purchased and renovated by the Prince George's Redevelopment Authority.
- The number of properties sold to low- and moderate-income, first-time homebuyers.
- The number of applications received and approved for the Façade Improvement Program.
- The number of properties enhanced in the Façade Improvement Program.
- An annual review and report on the Sustainable Community Action Plan to residents and others within the Kentland/Palmer Park TNI Sustainable Community area.

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**Timeline - 5 points**

The timeline lists activities necessary for how your project/program will be accomplished.

The Community Legacy, Strategic Demolition and Smart Growth Impact Fund, Baltimore Regional Neighborhood Initiative and Community Legacy/Neighborhood Intervention Programs require that 50% of awarded funds be expended by the first anniversary of the award.

100% of funds must be expended within two years of award.

Fill in the timeline to include dates referring to the commencement date and completion date.

1.	<b>Start Date</b> (mm/dd/yyyy)	<b>End Date</b> (mm/dd/yyyy)	<b>Description of Activity</b> (25 words or less)
	1/5/2015	1/30/2015	Finalize the application process, and develop a marketing strategy and materials. Begin acquisition of abandoned/vacant homes.
	2/2/2015	5/29/2015	Acquire two vacant homes; and initiate marketing, community outreach, training, application intake, prequalification, approval, and signing of contractual documents by potential applicants.
	6/1/2015	12/30/2015	Complete renovation of two homes, and acquire two more homes; and complete 12 renovations under the Façade Improvement Program.
	1/1/2016	12/30/2016	Complete renovation of two homes, and continue the acquisition and rehabilitation of the two remaining homes and the Façade Improvement Program to completion.

2. Provide a narrative of the above timeline that demonstrates how and why this project is ready to proceed.

The Housing Revitalization Program—January 5, 2015, through December 30, 2016.

January 5, 2015—January 30, 2015

Begin the process for the acquisition of vacant/abandoned homes.

Finalize the application procedure and marketing strategy for the Façade Improvement Program. The Façade Improvement Program application will include a predevelopment/predocumentation form, before-photos of proposed project, financial documents, contract for services, and other documentation as required. The marketing strategy is designed to inform neighborhood residents of the program through such medians as social media, flyers, town hall meetings, and housing fairs. Through town hall

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**Timeline - 5 points**

meetings and housing fairs, neighborhood residents will be offered training on the Façade Improvement Program and the application process.

February 2, 2015–May 29, 2015

Acquire two vacant/abandoned homes.

Market the Façade Improvement Program to residents within the targeted neighborhood, and schedule specific dates for more in-depth information concerning the application intake process. Staff will work with residents through the qualification and intake processes. Prince George's County TNI agencies will work alongside the lead organizations to make sure the program/process is running smoothly through completion. Contractors will conduct site visits to assess the homes and prepare cost estimates, followed by the signing of a contract for services.

June 1, 2015–December 30, 2015

Complete the renovation of two residential properties, and acquire two additional vacant/abandoned homes.

The Façade Improvement Program will be underway, and 12 of the units will be completed.

January 1, 2015–December 30, 2016

Ongoing continuation of acquisition/rehabilitation of the two remaining homes and continuation of the Façade Improvement Program will proceed through completion.

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**Project Budget**

PROJECT NAME: Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Housing Revitalization Program

USES OF FUNDS BY ACTIVITY	SOURCES OF FUNDS					TOTALS BY ACTIVITY	STATUS OF OTHER FUNDINGS SOURCES
	Capital Request	Operating Request	Applicants Contribution	Names of Other Sources	Other Sources Amount		
Building/Site Acquisition	\$500,000.00	\$0	\$245,500.00	Prince George's County	\$214,500.00	\$960,000.00	Committed
Predevelopment	\$0	\$0	\$0		\$0	\$0	N/A
Studies: Market/Feasibility/Planning	\$0	\$0	\$0	0	\$0	\$0	N/A
New Construction	\$0	\$0	\$0	0	\$0	\$0	N/A
Rehabilitation/ Renovation	\$0	\$0		Prince George's County/	\$535,500.00	\$535,500.00	Committed
Project Admin. (Cash)	\$0	\$0	\$0		\$0	\$0	N/A
Project Admin. (In kind)	\$0	\$0	\$0		\$0	\$0	N/A
Other (a) Other Rehabilitation/ Renovation	\$0	\$0		HIP's HOME fund	\$200,000.00	\$200,000.00	Committed
Other (b) Marketing and Housing Fair			\$4,500.00			\$4,500.00	N/A



**Neighborhood Revitalization Application FY2015**

**Organization: Redevelopment Authority of Prince George's County**

**NR-CL-APP-2015-Redevelopm-00265**

**Project Budget**

Other (c) Down Payment and Closing Cost Assistance	\$120,000.00	\$120,000.00	N/A
Other (d)		\$0	N/A

<b>TOTALS OF FUNDS BY SOURCES</b>	\$500,000.00	\$0	\$370,000.00	\$950,000.00
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**Total Project Cost: \$1,820,000.00**

**Please upload documentation for each source that you have indicated funds committed.**

**Document File Upload**

**Document Brief Description**

Other (a)	<a href="https://projectportal.dhcd.state.md.us/_Upload/5024-Funding-ChiefAdministrativeOfficer.pdf">https://projectportal.dhcd.state.md.us/_Upload/5024-Funding-ChiefAdministrativeOfficer.pdf</a>	County's Capital Improvement Program
Other (b)	<a href="https://projectportal.dhcd.state.md.us/_Upload/5024-Funding-HousingInitiativePartnership.pdf">https://projectportal.dhcd.state.md.us/_Upload/5024-Funding-HousingInitiativePartnership.pdf</a>	Housing Initiative Partnership's HOME fund
Other (c)		
Other (d)		
Other (e)		

**Please upload documentation if you are committing your own funds.**

[https://projectportal.dhcd.state.md.us/\\_Upload/5024-Funding-RedevelopmentAuthority.pdf](https://projectportal.dhcd.state.md.us/_Upload/5024-Funding-RedevelopmentAuthority.pdf) Redevelopment Authority

**Neighborhood Revitalization Application FY2015**

**Organization: Redevelopment Authority of Prince George's County**

**NR-CL-APP-2015-Redevelopm-00265**

**Project Financing - 30 points**

PROJECT NAME: Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI)  
Housing Revitalization Program

1. What type of financing are you seeking? Please check one of the following:

Grant                                       Loan/Grant Combination                                       Loan

2. If you have requested a grant explain in detail why a loan is not possible.

The county currently has budget restraints and taking on additional debt is outside its financial plan. The costs cannot be passed to the residents in this community whose income levels are significantly lower than the median county income and that of the state. The Prince George's County Department of Housing and Community Development and the Redevelopment Authority have limited funding available for the entire county.

3. Please provide a narrative description of your budget. Include a description of the specific activities the requested award will fund.

The Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Housing Revitalization Program has two components: the Acquisition Rehabilitation Program and the Façade Improvement Program.

The Acquisition Rehabilitation Program will acquire six vacant homes in the program area, which totals \$960,000. The county is requesting \$500,000 in Community Legacy funds to support the purchase of these homes. Additional county resources will be leveraged for the remainder of the acquisition costs.

The Rehabilitation/Renovation line item includes costs for both the renovation of 6 vacant homes as well as the façade improvement of 25 neighboring homes. The anticipated cost to rehabilitate the vacant homes is \$485,500. Of this amount, \$200,000 will come from HIP's \$200,000 HOME commitment. The other \$285,000 will come from the county's committed Capital Improvement Program funds. The Façade Improvement Program will cost \$250,000, and it will be financed from the county's committed Capital Improvement Program funds.

The marketing strategy (flyers, etc.) is designed to reach out to the community in this neighborhood to inform property owners regarding the availability of funds at a cost of \$4,500.

The Redevelopment Authority will provide an additional \$120,000 through its MyHome2 Program as down payment and closing costs for the six homes for sale.

In addition, homeowners may be eligible for additional resources above the \$10,000 through the county's Raincheck Rebate Program, which supports certain landscaping and tree planting strategies.

4. Provide the uses and sources of other funds that have been identified as part of the total project cost. Describe your financial and/or in-kind contributions to the project/program. Be sure you have uploaded supporting documentation with your application for each committed funding source in the previous form.

**Neighborhood Revitalization Application FY2015**

**Organization: Redevelopment Authority of Prince George's County**

**NR-CL-APP-2015-Redevelopm-00265**

**Project Financing - 30 points**

The Redevelopment Authority will use \$250,000 of its capital funds to acquire homes and an additional \$120,000 through its MyHome2 Program as down payment and closing costs for the six homes for sale.

Prince George's County will match funds in the amount of \$750,000 through the Capital Improvement Program.

HIP has a HOME commitment of \$900,000 to acquire and rehab single-family homes in Prince George's County. HIP will reserve \$200,000 of these funds for the renovation of vacant homes for the Kentland/Palmer Park TNI Housing Revitalization Program.

There are letters under the Project Budget Section from Nicholas Majett, Acting Chief Administrative Officer for Prince George's County, Eric C. Brown, Director of the Prince George's County Department of Housing and Community Development, and Stephanie Proestel, Deputy Director of the Housing Initiative Partnership, indicating the commitment of those funds for this program.

Additionally, there is a total of \$2.5 million in the Redevelopment Authority's Housing Rehabilitation Assistance Program available countywide, and residents from the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area will be encouraged to apply.

5. Will you have all funds needed to complete the project/program if all requested funds are awarded? Yes
6. What is your strategy to secure the remaining funds necessary to complete the project/program if your award amount is less than requested? When would the necessary funding be secured?

The Prince George's County Redevelopment Authority will seek other grant funding opportunities and endeavor to secure additional dollars in the FY 2016 budget.

7. Explain in detail how you propose to structure the repayment for those projects involving repayments. What are the projected revenues, expenses, and debt service on the project?

N/A

## Neighborhood Revitalization Application FY2015

Organization: Redevelopment Authority of Prince George's County

NR-CL-APP-2015-Redevelopm-00265

### Organizational Capacity - 20 points

**PROJECT NAME:** Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Housing Revitalization Program

1. Explain how your organization will administer and oversee the project/program.

The Redevelopment Authority of Prince George's County (RDA) and the Prince George's County Department of Housing and Community Development (DHCD) will take the lead in implementing the program. DHCD is comprised of three governmental agencies: the Department of Housing and Community Development, the Housing Authority, and the Redevelopment Authority. DHCD is responsible for the implementation of U.S. Department of Housing and Urban Development (HUD) regulations at the local level and implementation/administration of federal grants that revitalize neighborhoods. DHCD has experience in the development and execution of a diverse array of revitalization projects and will be valuable in the implementation of the project. The Redevelopment Authority was established in 1998 by state and county law to implement development and redevelopment projects within the borders of Prince George's County.

The Redevelopment Authority will be the lead administrative agency for the Community Legacy Funds. It will work with the Housing Initiative Partnership (HIP) as a subrecipient for the Acquisition Rehabilitation Program and the RDA will directly administer the Façade Improvement Program. Stephen Paul, RDA's Associate Director, will take the lead in managing the program. Mr. Paul has over 25 years of experience working in the Prince George's County government in a variety of capacities. In the past, Mr. Paul has served as the executive director of the Revenue Authority of Prince George's County where he had responsibility for all aspects of the authority's operations including the management of multiple parking structures and the development of The Boulevard at the Capital Centre shopping center that was developed by the Cordish Company on Revenue Authority-owned land. Mr. Paul also served for eight years as the development manager in the Office of the County Executive.

The Redevelopment Authority will also work in conjunction with its agency partners, which include the Prince George's County Planning Department, the Department of the Environment (DoE), and the Department of Permitting, Inspections and Enforcement (DPIE), to achieve the desired outcomes and ensure timely project completion. All have varied experience in similar grant administration.

2. Provide names, titles, names of departments, etc., along with roles and responsibilities of project/program administrators.

Eric C. Brown, Director of the Prince George's County Department of Housing and Community Development, will oversee the Kentland/Palmer Park Neighborhood Revitalization Program and provide funding and additional support in implementing the program.

Howard Ways, Executive Director of the Redevelopment Authority, will review the Community Legacy application, oversee the program, and provide funding to support the implementation.

Steve Paul, Associate Director of the Redevelopment Authority, will take the lead in managing the program. He will use existing staff and the partnership with the Housing Initiative Partnership (HIP) to coordinate funding sources to support ongoing implementation of the program.

## Neighborhood Revitalization Application FY2015

Organization: Redevelopment Authority of Prince George's County

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### Organizational Capacity - 20 points

Vanessa Akins, Chief of Strategy and Implementation in the Prince George's County Planning Department, will provide assistance to Eric C. Brown and meet regularly with various agencies to ensure the program stays on track. The Planning Department staff will also provide advice on matters related to land use, zoning, and provision of public facilities and services.

Adam Ortiz, Director of the Prince George's County Department of the Environment, will ensure that the program enhances the natural and built environment and complies with federal, state, and county laws to create a healthy and safe atmosphere for residents in the program area.

Dr. Haitham Hijazi, Director of the Prince George's County Department of Permitting, Inspections and Enforcement, will ensure that property standards in the program area are in accordance with the County Code.

3. Who will be responsible for submitting the quarterly reports and payment requests if awarded funds?

Steve Paul of the Redevelopment Authority of Prince George's County will be responsible for submitting the quarterly reports and the payment requests.

4. Describe your organization's capacity and past experience in administering similar projects/awards successfully.

The Redevelopment Authority (RDA) was established in 1998 by state and county law to implement development and redevelopment projects within the borders of Prince George's County. It develops, redevelops, revitalizes, and preserves targeted communities with an emphasis on promoting workforce housing and economic development in support of the County Executive's priorities in community development, transit-oriented development, and affordable housing.

The agency's primary objective is to decrease the number of blighted commercial and residential structures within a half-mile radius of existing transit centers and improve the quality of life for the residents of Prince George's County. By facilitating catalytic economic development and expanding the county's tax base, the Redevelopment Authority partners with non-profit, for-profit, and other government entities to collaborate in their efforts to preserve and stabilize the county's neighborhoods.

The RDA has purchased over \$50,000,000 worth of properties in communities in need of redevelopment. Completed projects include ArtSpace artist housing in Mount Rainier, 44 residential units geared toward artists, and 7,000 square feet of retail space; Palmer Park Senior Housing, 66 units of affordable senior housing, and the partial demolition and renovation of a blighted shopping center; and the conversion of a vacant, partially built structure into a new and vibrant coffee and donut shop in the City of Seat Pleasant. The RDA has multiple development projects in various stages of the development process representing over 1,000 new, mixed-income residential units and well over 100,000 square feet of commercial space.

The RDA is responsible for administering the county's Neighborhood Stabilization

## Neighborhood Revitalization Application FY2015

Organization: Redevelopment Authority of Prince George's County

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### Organizational Capacity - 20 points

Program/Neighborhood Community Investment (NSP/NCI) acquisition/rehabilitation program in Suitland, the My Home2 Down Payment and Closing Cost Assistance Program, the Suitland Façade Improvement Program, and the Housing Rehabilitation Assistance Program.

5. Has the applicant received any funding through DHCD programs in the past two years, such as Community Legacy, Community Development Block Grant, Strategic Demolition and Smart Growth Impact Fund, Community Investment Tax Credit, Maryland Affordable Housing Trust, etc.? Please provide a brief description of those project/program funded and indicate the amount of funds awarded.

The Redevelopment Authority (RDA) received the Neighborhood Conservation Initiative Fund and the Strategic Demolition and Smart Growth Impact Fund over the last two years.

In FY 2012, the RDA was awarded \$1.7 million by the Neighborhood Conservation Initiative Fund for acquisition and rehabilitation of foreclosed homes in Prince George's County. These homes are then resold to qualified first-time home buyers. In FY 2014, the RDA was awarded \$735,000 by the Neighborhood Conservation Initiative Fund to be used for down payments and closing-cost assistance for qualified first-time homebuyers. In FY 2014, the RDA was also awarded \$475,000 by the Strategic Demolition and Smart Growth Impact Fund for the acquisition of a blighted and vacant property in Mount Rainier.

6. How are you working collaboratively to achieve your economic, community, and housing development goals? Will you have government, public or private organization partners taking a role in implementing the project/program? List and describe the public/private entities with whom you are partnering. Include a letter of support from all major partners including a description of their role in the partnership. Letters of support may be uploaded at the "Upload Partner Support Letters, Photos, and Other Pertinent Documents" section of the application.

As part of the Application and Action Plan for the Maryland Sustainable Communities (SC) Designation for the Kentland/Palmer Park TNI area, a work group was created to coordinate various interests including economic, community, and housing development goals related to the Sustainable Community area.

The work group included key officials and staff from the County Executive's Office, the County Council, the Department of Housing and Community Development (DHCD), The Maryland-National Capital Park and Planning Commission (M-NCPPC), the Economic Development Corporation (EDC), the Department of Public Works and Transportation (DPW&T), the Department of the Environment (DoE), the Prince George's County Police Department, the Prince George's County Department of Education, State Highway Administration (SHA), Washington Metro Area Transit Administration (WMATA), several civic associations, and other businesses. The work group intends to continue collaborating to oversee the direction of the Sustainable Community Action Plan and advocate its implementation. Key members of the work group will play a role in identifying and endorsing the application of state and federal funding programs to support the implementation of the action plan. The responsibilities of the work group will include:

- Preparing and reviewing the Community Legacy application and program proposal.

## Neighborhood Revitalization Application FY2015

Organization: Redevelopment Authority of Prince George's County

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### Organizational Capacity - 20 points

- Assessing current housing conditions, issues, and opportunities.
- Advocating the needs of the program area to the Prince George's County Executive, the state, and developers.
- Reviewing and coordinating funding sources for future projects/phases.
- Supporting ongoing implementation of the Community Legacy program.

7. Indicate your partner/s' roles, responsibilities, and percentage of the project they will carry out.

The Redevelopment Authority will manage the Housing Revitalization Program (50 percent) and its partners will do the following:

Housing Initiative Partnership (20 percent) will be responsible for site control and developing a thorough scope of work that meets the approved green rehabilitation standards established by the Redevelopment Authority and Energy Star 3 energy and water efficiency standards. HIP will select a contractor through a competitive bid process. The Redevelopment Authority and HIP have jointly established a list of qualified local and minority contractors eligible to bid on the work. Contractors were chosen through a formal Request for Qualifications process. HIP will oversee construction management and provide detailed, timely, and accurate reporting to the Redevelopment Authority.

The Prince George's County Planning Department (10 percent) will provide assistance to the Redevelopment Authority; provide advice on matters related to land use, zoning, provision of public facilities and services; and meet regularly with various agencies to ensure the program stays on track.

The Prince George's County Department of Permitting, Inspections and Enforcement (10 percent) will assist in the permit processing, plan review, construction inspection, and property code enforcement.

The Prince George's County Department of the Environment (10 percent) will ensure that the program enhances the natural and built environment and complies with federal, state, and county laws to create a healthy and safe atmosphere for residents in the program area.

8. Describe your partner/s' capacity and past experience in administering similar projects successfully .

Prince George's County Department of Housing and Community Development (DHCD)  
DHCD is responsible for the implementation of U.S. Department of Housing and Urban Development (HUD) regulation at the local level and implementation/administration of federal grants that revitalize neighborhoods including Community Development Block Grants (CDBG), HOME, and the Emergency Solutions Grant (ESG). DHCD has experience in the development and execution of a diverse array of revitalization projects and awards and will be valuable in the implementation of the Community Legacy Program.

Prince George's County Planning Department

The Prince George's County Planning Department is the primary planning and zoning authority for the county. Its close partnership with the citizens of the county allows the organization to receive and give assistance and advice on matters relating to the use of land, enhancement of the physical environment,

## Neighborhood Revitalization Application FY2015

Organization: Redevelopment Authority of Prince George's County

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### Organizational Capacity - 20 points

provision of public facilities and services, and more. It will provide staff hours and assist DHCD and the Redevelopment Authority with the Neighborhood Revitalization Program.

Prince George's County Department of Permitting, Inspections and Enforcement (DPIE)

DPIE is responsible for issuing permits and licenses, conducting commercial and residential property inspections, and enforcing property standards in accordance with the County Code. DPIE uses organizational transformation, process streamlining, technology enhancement, space reconfiguration, and performance measurement and reporting to create a national model for administering the economic development functions of permitting, plan review, construction inspection, code enforcement, and business licensing.

Housing Initiative Partnership, Inc. (HIP)

Housing Initiative Partnership, Inc. is an innovative, green nonprofit developer dedicated to revitalizing neighborhoods and removing blight. HIP creates housing and economic opportunities for persons of low- and moderate-income and provides services that improve the quality of life in the communities. Founded in 1988, HIP's development programs consist of multifamily housing and single-family rehabilitation and new construction. HIP has developed a reputation for creating high quality projects, focusing a great deal of attention to detail. HIP has worked in the Kentland/Palmer Park Transforming Neighborhoods Initiative Area for almost 15 years. Its primary activity has been the acquisition and substantial renovation of homes that are then sold affordably to homeowners earning 80 percent or less of area median income (AMI).

HIP has successfully administered previous Community Legacy acquisition and rehabilitation funds within the Kentland/Palmer Park Sustainable Community as well as other federal, state, county, and private resources. To date HIP has rehabbed over 60 homes in Prince George's County. More than half of HIP's single-family portfolio is in the Kentland/Palmer Park community. HIP is currently a Neighborhood Stabilization Program/Neighborhood Community Investment (NSP/NCI) subrecipient to the Redevelopment Authority, which funds acquisition and rehab in the Suitland Community. The Kentland/Palmer Park Housing Revitalization Program would be an extension of this successful partnership.



**Neighborhood Revitalization Application FY2015**

**Organization: Redevelopment Authority of Prince George's County**  
**Impact Data**

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The chart below will be used to help assess the impact of your project. The impact will be a consideration in the review and ranking of your application. The information you provide should relate only to this project as anticipated upon its completion. We recognize that the following 27 questions will not apply to all projects. Please fill in as many as possible. If necessary, please provide an estimate if unknown.

**PROJECT NAME:** Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Housing Revitalization Program

**NAICS Code:** 236118

**\*For questions that include a text box, provide a brief explanation (and/or calculation) to describe/demonstrate how you arrived at the numerical value.**

**Numerical Value**

1. "As is" tax value of property:

Property value from the Prince George's tax account 960000

2. "As completed" tax value of property:

Assuming an average resale value of \$200,000 1200000

3. Number of existing housing units that will be renovated: 31

4. Number of new housing units that will be created: 0

5. Number of new homeowners (each household equals 1 homeowner): 6

6. Percentage of Neighborhood Revitalization funds that will be repaid within 5 years: 0%

7. Number of existing clients to be served annually at the project location:

The Redevelopment Authority will provide residential facade program for up to 25 deteriorated homes and the average household size is 2.8 persons per household. 70

8. Number of new clients to be served annually at the project location:

The Redevelopment Authority will purchase and rehabilitate 6 vacant homes. The average household size is 2.8 persons per household. 17

9. Number of commercial facades that will be improved: 0

10. Number of linear feet of streetscape that will be added or improved: 0

**Neighborhood Revitalization Application FY2015**

**Organization: Redevelopment Authority of Prince George's County  
Impact Data**

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11. Number of linear feet of water/sewer lines that will be added or improved: 0

12. Additional neighborhood investment that will result from this project over the next 3 years: 0

13. Annual increase in sales (for retail and commercial activities):  
Based on the Consumer Expenditures in the Washington D.C. Area from 2011 to 2012, the average annual household expenditures is \$40,306. 241836

14. Number of vacant/underutilized buildings that will be put back into operation: 6

15. Square footage of vacant/underutilized space that will be put back into operation: 5886

16. Length of time (in years) property referenced above has been vacant: 5

17. Number of blighted properties to be removed: 0

18. Increase in inventory of developable lots: 0

19. Number of direct permanent employees: 0

20. Number of direct temporary employees: 195  
For the Acquisition Rehabilitation Program, six houses times an estimated 20 workers per house (one General Contractor; three carpenters; three electricians two plumbers; two heating, ventilation, and air conditioning technicians; two roofers; two cabinet and countertop installers; two tile and carpet layers; and three landscapers) for the Façade Improvement Program, 25 houses times an estimated three workers (landscaper, painter and laborer).

21. Number of direct permanent Maryland resident employees:

22. Number of direct temporary Maryland resident employees: 195  
For the Acquisition Rehabilitation Program, six houses times an estimated 20 workers per house (one General Contractor, three carpenters, three electricians, two plumbers, two heating, ventilation, and air conditioning technicians, two

Neighborhood Revitalization Application FY2015

Organization: Redevelopment Authority of Prince George's County

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Impact Data

roofers, two cabinet and countertop installers, two tile and carpet layers, and three landscapers); for the Façade Improvement Program, 25 houses times an estimated three workers (landscaper, painter and laborer)

23. Annual wages/salaries of direct permanent employees:

24. Annual wages/salaries of direct temporary employees:

Assuming an average construction contract of \$100,000 times six houses and 25 façade improvements at \$10,000 910000

25. Annual project operating expenditures including wages/salaries:

Partial salary of HIP Housing Developer and Executive Director; Partial HIP office expenses 75000

26. Visitor based activities

(a) Number of new annual day-trip patrons:

(b) Number of new annual overnight patrons:

(c) Admission fee (per entry):

27. For Community Impact activity of your project/program not addressed by the previous questions, provide a short description and numerical count (e.g. "50 Trees planted at \$50 each," 2500).



Rushern L. Baker, III  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

July 14, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

Dear Secretary Skinner:

I am submitting this letter in support of the Redevelopment Authority of Prince George's County, Maryland's application to the Community Legacy Program by the Maryland Department of Housing and Community Development. The Community Legacy funding will play an important role in supporting community development within the Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Sustainable Community Area. The TNI area is part of the County's vision of a thriving economy with excellent schools, safe neighborhoods, and high quality healthcare by targeting cross governmental resources to neighborhoods that have significant needs. A key step in achieving this goal is applying to the state for the Community Legacy Program.


The Community Legacy Program will play an important role in helping the County and community work together to implement strategic action plans for revitalization by targeting state programs and funding related to housing and community revitalization.

As a member of the Sustainable Communities Workgroup, which is a partnership formed by representatives from County agencies, community and business interests, we understand the importance of the Community Legacy Program for not only the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area, but also for the County's overall commitment to revitalization and development.

The Honorable Raymond A. Skinner  
Page Two

We look forward to continued involvement with the Kentland/Palmer Park Sustainable Communities Workgroup and we strongly believe the Community Legacy funding will create a visible difference needed and desired for the neighborhoods and the community as a whole.

Sincerely,



Rushern L. Baker, III  
County Executive

cc: The Honorable Andrea C. Harrison, Prince George's County Council District 5  
Nicholas A. Majett, Acting Chief Administrative Officer  
Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance and Administration  
Eric C. Brown, Director, Prince George's County Department of Housing and Community Development  
Howard Ways, Executive Director, Prince George's County Redevelopment Authority  
Corey Smedley, TNI Team Leader, Kentland/Palmer Park  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County Planning Department





# THE PRINCE GEORGE'S COUNTY GOVERNMENT

(301) 952-3864

**ANDREA C. HARRISON**

Council Member, District 5

July 14, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

Dear Secretary Skinner:

I am submitting this letter in support of Prince George's County's application to participate in the Community Legacy Program. The funding will facilitate community development within the Councilmanic District 5 neighborhoods of Kentland/Palmer Park and provide additional resources to the Transforming Neighborhoods Initiative (TNI) Sustainable Community, a key County policy initiative. The TNI overall objective is to concentrate necessary resources in key areas of the County so as to facilitate and invigorate a thriving economy with excellent schools, safe neighborhoods, and high quality healthcare. A key step in achieving this goal is our participation in the Community Legacy Program.

The Community Legacy Program will go a long way in helping the county and community work together to implement strategic action plans for revitalization by targeting state programs and funding related to housing and community revitalization.

As Council Member representing those communities and as a member of the Sustainable Communities Workgroup, which is a partnership formed by representatives from County agencies, the community and business interests, I understand the impact the Community Legacy Program can have in conjunction with the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community effort and strongly encourage favorable consideration of this application.

The Honorable Raymond A. Skinner  
Page Two

Thank you for your time and attention regarding this critical matter, and I look forward to our continuing partnership as we strive to make our communities the very best.

Sincerely,



Andrea C. Harrison  
Council Member

cc: Nicholas A. Majett, Acting Chief Administrative Officer  
Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance and Administration  
Ree Floyd, Clerk, County Council  
Eric C. Brown, Director, Prince George's County Department of Housing and Community Development  
Howard Ways, Executive Director, Prince George's County Redevelopment Authority  
Corey Smedley, TNI Team Leader, Kentland/Palmer Park  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County Planning Department



Eric C. Brown, Director



Rushern L. Baker, III  
County Executive

July 14, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

Dear Secretary Skinner:

On behalf of The Prince George's County Department of Housing and Community Development, I strongly support the Redevelopment Authority's application for the Community Legacy Program for the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

The Department of Housing and Community Development is prepared to play an important role in this project. We strongly believe these improvements will create a visible difference needed and desired for the neighborhoods and the community as a whole.

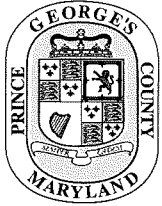
Sincerely,

A handwritten signature in blue ink, appearing to be "Eric C. Brown", is written over the typed name and title.

Eric C. Brown  
Director

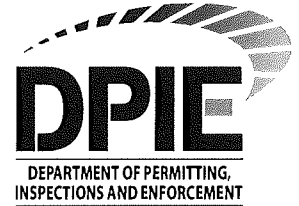
cc: The Honorable Andrea C. Harrison, Prince George's County Council District 5  
Nicholas A. Majett, Acting Chief Administrative Officer  
Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance and Administration  
Ree Floyd, Clerk, County Council  
Howard Ways, Executive Director, Prince George's County Redevelopment Authority  
Corey Smedley, TNI Team Leader, Kentland/Palmer Park  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County Planning Department





Rushern L. Baker, III  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of Permitting, Inspections and Enforcement  
Office of the Director



July 14, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

Dear Secretary Skinner:

The Prince George's County Department of Permitting, Inspections and Enforcement (DPIE) is submitting this letter in support of the Redevelopment Authority's application to the Community Legacy Program for the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

DPIE supports this project and understands its importance in improving the quality of life, as well as helping to revitalize the Kentland/Palmer Park Community. DPIE is responsible for issuing permits, conducting residential property inspections, and enforcing property standards in accordance with County and State codes.

We look forward to continued involvement with the Redevelopment Authority of Prince George's County on this important program.

Sincerely,

Haitham Hijazi  
Director

cc: The Honorable Andrea C. Harrison, Prince George's County Council District 5  
Nicholas A. Majett, Acting Chief Administrative Officer  
Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance and Administration  
Eric C. Brown, Director, Prince George's County Department of Housing and Community Development  
Howard Ways, Executive Director, Prince George's County Redevelopment Authority  
Corey Smedley, TNI Team Leader, Kentland/Palmer Park  
Ree Floyd, Clerk, County Council  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County Planning Department

9400 Peppercorn Place, 6<sup>th</sup> Floor, Largo, Maryland 20774  
Phone: 301.636.2020 ♦ <http://dpie.mypgc.us> ♦ FAX: 301.636.2021



Rushern L. Baker, III  
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT  
Department of the Environment



Adam Ortiz  
Director

July 14, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

Dear Secretary Skinner:

The Prince George's County's Department of the Environment is submitting this letter in support of the application by the Redevelopment Authority's application to the Community Legacy Program for the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

The Department of the Environment supports this project and understands its importance in improving the quality of life as well as helping revitalize the Kentland/Palmer Park community. Department of the Environment will play an important role in this program by ensuring that the program enhances the natural and built environment and complies with Federal, State and County laws to create a healthy and safe atmosphere for residents in the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

We look forward to continued involvement with the Redevelopment Authority of Prince George's County on this important program.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Ortiz".

Adam Ortiz  
Director

cc: The Honorable Andrea C. Harrison, Council Member  
Prince George's County Council District 5

Nicholas A. Majett, Acting Chief Administrative Officer  
Office of the County Executive

Thomas Himler, Deputy Chief Administrative Officer  
for Budget, Finance and Administration

Redis Floyd, Clerk, County Council

The Honorable Raymond A. Skinner  
July 14, 2014  
Page Two

Eric C. Brown, Director  
Department of Housing and Community Development

Howard Ways, Executive Director  
Prince George's County Redevelopment Authority

Corey Smedley, TNI Team Leader, Kentland/Palmer Park

Vanessa C. Akins, Chief, Strategy and Implementation  
Prince George's County Planning Department

Yang Chen, Senior Planner, Strategy and Implementation  
Prince George's County Planning Department



14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
TTY: (301) 952-4366  
www.mncppc.org/pgco  
(301) 952-3595

July 11, 2014

Mr. Raymond A. Skinner  
Secretary  
Maryland Department of Housing  
and Community Development  
Office of the Secretary  
100 Community Place  
Crownsville, Maryland 21032

**RE: Support of the Redevelopment Authority's  
Application for the Community Legacy Program  
for the Kentland/Palmer Park Transforming  
Neighborhoods Initiative Sustainable Community  
Area**

Dear Secretary Skinner:

The Prince George's County Planning Department is submitting this letter in support of the Redevelopment Authority's application for the Community Legacy Program for the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

The Planning Department is prepared to play an important role in this project. The Department assisted with the preparation of the Sustainable Communities Application for the Kentland/Palmer Park Transforming Neighborhoods Initiative Area and will help support the implementation of the action plan from which this project was derived. The Department will also assist with the public outreach and participation activities aimed at garnering community input and support for the endeavor. We strongly believe the program will create a visible difference in the neighborhood and improve the overall quality of life.

Again, we support the efforts of the Redevelopment Authority and its dedication to the vision and action plan for the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area. We look forward to continued involvement on this important effort.

Sincerely,

Fern Piret  
Planning Director

cc: The Honorable Andrea C. Harrison, Prince George's County Council District 5  
Nicholas A. Majett, Acting Chief Administrative Officer  
Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance and Administration  
Redis C. Floyd, Clerk of the County Council  
Eric C. Brown, Director, Prince George's County Department of Housing and Community Development  
Howard Ways, Executive Director, Prince George's County Redevelopment Authority  
Corey Smedley, TNI Team Leader, Kentland/Palmer Park  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County Planning Department



Housing Initiative Partnership

July 14, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

Dear Secretary Skinner:

Housing Initiative Partnership, Inc. (HIP) is submitting this letter in support of the Redevelopment Authority's application to the Community Legacy Program for the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

As an innovative nonprofit developer and Community Housing Development Organization (CHDO) based in Prince George's County, HIP has worked in the Kentland/Palmer Park TNI Area for almost 15 years. Our primary activity has been the acquisition and substantial renovation of homes that are then sold affordably to homeowners earning 80 percent or less of Area Median Income (AMI). One of the key funding sources we have used has been the Community Legacy Program. We strongly believe the program has created a visible difference in Palmer Park and can have a likewise dramatic impact in Kentlands.

We look forward to working in partnership with the Redevelopment Authority of Prince George's County to implement the acquisition and rehabilitation of distressed vacant homes to be funded in part by Community Legacy.

If you have any questions, please do not hesitate to contact me at 301-985-1252 or [mdillon@hiphomes.org](mailto:mdillon@hiphomes.org).

Sincerely,

Maryann Dillon  
Executive Director



The Honorable Raymond A. Skinner  
Page Two

cc: The Honorable Andrea C. Harrison, Prince George's County Council District 5  
Nicholas A. Majett, Acting Chief Administrative Officer  
Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance and  
Administration  
Ree Floyd, Clerk, County Council  
Eric C. Brown, Director, Prince George's County Department of Housing and  
Community Development  
Howard Ways, Executive Director, Prince George's County Redevelopment Authority  
Corey Smedley, TNI Team Leader, Kentland/Palmer Park  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning  
Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County  
Planning Department





Rushern L. Baker, III  
County Executive

# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

July 14, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

Dear Secretary Skinner:

This letter is to express the Prince George's County's strong support for the Redevelopment Authority's application for the Community Legacy Program to the Maryland Department of Housing and Community Development in the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

If the Redevelopment Authority is successful in obtaining Community Legacy funding from the Maryland Department of Housing and Community Development, the County is committed to providing matching funds up to \$750,000 to support the program.

Sincerely,

Nicholas A. Majett  
Acting Chief Administrative Officer

cc: The Honorable Andrea C. Harrison, Prince George's County Council District 5  
Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance and Administration  
Ree Floyd, Clerk, County Council  
Eric C. Brown, Director, Prince George's County Department of Housing and Community Development  
Howard Ways, Executive Director, Prince George's County Redevelopment Authority  
Corey Smedley, TNI Team Leader, Kentland/Palmer Park  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County Planning Department



Housing Initiative Partnership

July 14, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

RE: Community Legacy Application

Dear Mr. Skinner:

This letter is to express the Housing Initiative Partnership, Inc.'s (HIP) strong support for the Redevelopment Authority's application for the Community Legacy Program to the Maryland Department of Housing and Community Development in the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

If the Redevelopment Authority is successful in obtaining Community Legacy funding from the Maryland Department of Housing and Community Development, HIP will provide up to \$200,000 of its HOME commitment for the purpose of acquiring and renovating vacant, single-family homes in the Kentland/Palmer Park community.

Sincerely,

Stephanie Prange Proestel  
Deputy Director

cc: The Honorable Andrea C. Harrison, Prince George's County Council District 5  
Rhee Floyd, Clerk, County Council  
Eric C. Brown, Director, Prince George's County Department of Housing and Community Development  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County Planning Department







July 14, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

RE: Community Legacy Application

Dear Secretary Skinner:

This letter is to express the Redevelopment Authority of Prince George's County's strong commitment to the Community Legacy Program with the Maryland Department of Housing and Community Development in the Kentland/Palmer Park Transforming Neighborhoods Initiative Sustainable Community Area.

If the Redevelopment Authority is successful in obtaining Community Legacy funding from the Maryland Department of Housing and Community Development, the Redevelopment Authority will provide matching funds up to \$370,00 in the form of down payment and closing cost assistance and capital funding to match the State's commitment.

Sincerely,

Howard Ways, AICP  
Executive Director

cc: The Honorable Andrea C. Harrison, Prince George's County Council District 5  
Nicholas A. Majett, Acting Chief Administrative Officer  
Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance and Administration  
Eric C. Brown, Director, Prince George's County Department of Housing and Community Development

The Honorable Raymond A. Skinner  
Page Two

Corey Smedley, TNI Team Leader, Kentland/Palmer Park  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning  
Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County  
Planning Department

**COMMUNITY LEGACY APPLICATION  
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for reservation of funds by Community Legacy. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant's Initials:** HW

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Plan or Project(s) proposed in this Application can be accomplished in accordance with the development budget set forth herein and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

  
\_\_\_\_\_  
Authorized Signature

HOWARD WATTS EXECUTIVE DIRECTOR  
\_\_\_\_\_  
Type Name and Title

7-15-14  
\_\_\_\_\_  
Date





Eric C. Brown, Director



Rushern L. Baker, III  
County Executive

July 6, 2014

The Honorable Raymond A. Skinner  
Secretary  
Maryland Department of Housing and Community Development  
100 Community Place  
Crownsville, Maryland 21032

Dear Secretary Skinner:

The local government resolution for the Kentland/Palmer Park Neighborhood Revitalization Program Community Legacy application is in process and is anticipated to be submitted to the Maryland Department of Housing and Community Development within the next few weeks.

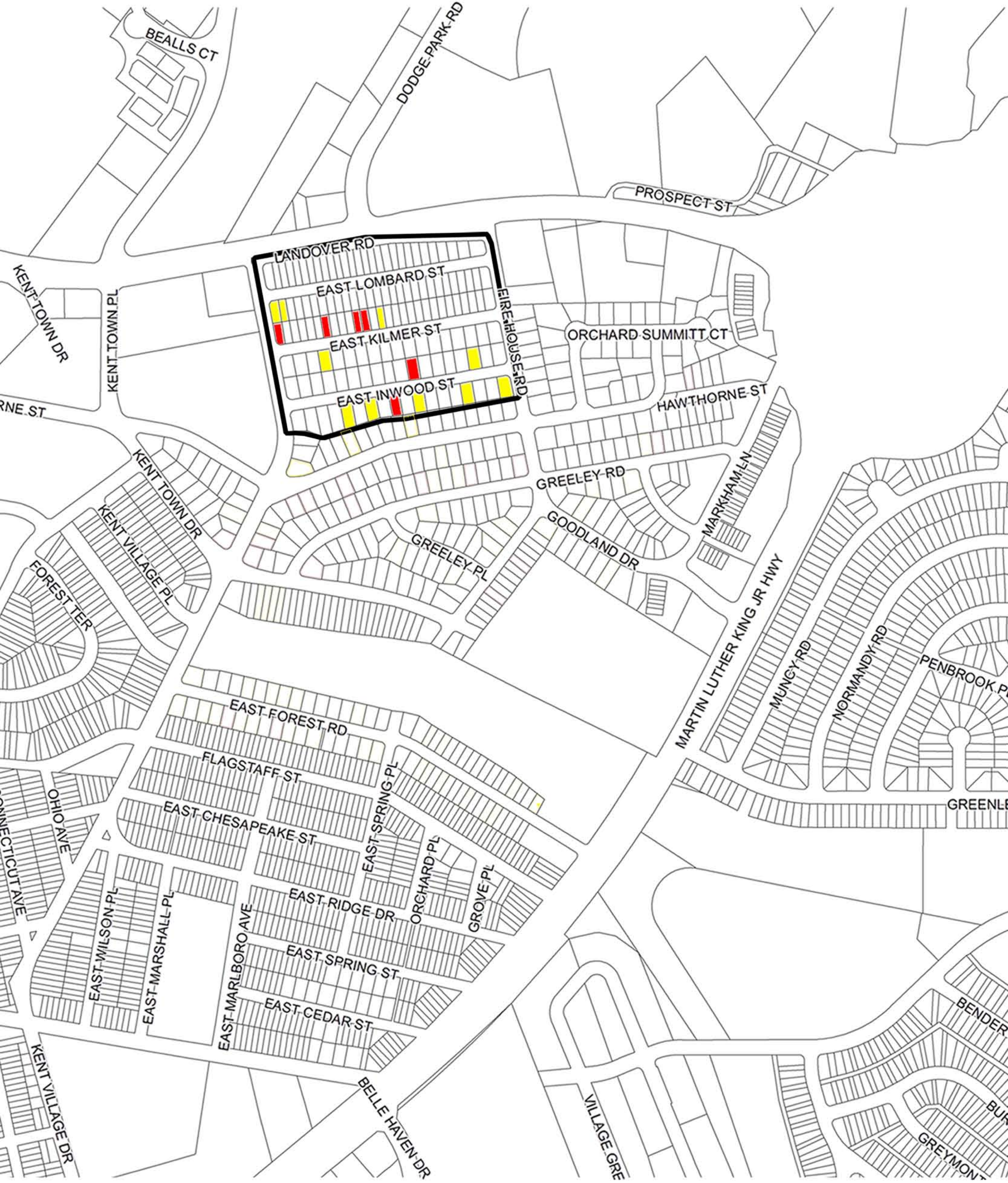
Sincerely,

A handwritten signature in blue ink, appearing to be "Eric C. Brown".

Eric C. Brown  
Executive Director

cc: The Honorable Andrea C. Harrison, Prince George's County Council District 5  
Nicholas A. Majett, Acting Chief Administrative Officer  
Thomas Himler, Deputy Chief Administrative Officer for Budget, Finance and Administration  
Ree Floyd, Clerk, County Council  
Howard Ways, Executive Director, Prince George's County Redevelopment Authority  
Corey Smedley, TNI Team Leader, Kentland-Palmer Park  
Vanessa C. Akins, Chief, Strategy and Implementation, Prince George's County Planning Department  
Yang Chen, Senior Planner, Strategy and Implementation, Prince George's County Planning Department





**LEGEND**

- VACANT HOMES
- POTENTIAL PAINT UP/FIX UP PROJECTS
- KENTLAND/PALMER PARK NEIGHBORHOOD REVITALIZATION PROGRAM AREA BOUNDARY



# PAINT UP/FIX UP RESIDENTIAL FAÇADE PROGRAM



BEFORE



AFTER



# PAINT UP/FIX UP RESIDENTIAL FAÇADE PROGRAM



BEFORE



AFTER