

COLLEGE PARK CITY-UNIVERSITY PARTNERSHIP HOMEOWNERSHIP PROGRAM



SEVEN SUCCESSFUL YEARS AND ALMOST 80
HOMEBUYERS

FY 22 ANNUAL REPORT

JULY 2021- JULY 2022

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THANKS TO:



FY 2022

PROGRAM SUMMARY

The College Park City-University Partnership is working to implement the University Community Vision 2030, which calls for a growing, thriving, equitable, and sustainable community, united by a robust alliance between the City, University, and community.

The College Park City-University Partnership's Homeownership Program, launched in summer 2015, is part of a multi-faceted approach to stabilize neighborhoods, reduce commutes, and improve the economy. It provides \$15,000 in ten-year, forgivable loans for down payment or closing costs to full-time, benefits-eligible employees of the University of Maryland and full-time employees of the City of College Park who are purchasing a home in the City of College Park as their permanent residence.

Home buyers who are purchasing a home that has been previously rented, foreclosed, in short sale status, in a neighborhood with a high amount of rental properties or College Park employees, police, firefighters and EMTs employed in the State of Maryland who are looking to buy a home in College Park are eligible to use the City's \$5,000 - \$10,000 New Neighbor Grant program. When a homebuyer qualifies for both programs, they can receive funding from both under the umbrella of the Partnership's Homeownership Program. The outcome of this streamlining is 13 former rental properties that converted to principal residences for a term of 10 years. The Partnership's Homeownership Program is also a Community Partner of the Maryland Mortgage Program, and this past year two home buyers used MMP for their purchase. This provides \$7,500 additional funding.

In its seventh year, the Program grew to over 75 homes being purchased in the City of College Park. Six families moved in to the City during this fiscal year.

The Program continues in a strong fashion, having a big impact. As of the end of Fiscal Year 22, 78 homes and 171 people have used Program to live in College Park. We are beginning to see the results: The percentage of UMD employees living in College Park has jumped from roughly 4 percent to 6.3 percent. Home buyers are out in the community, participating in City, University and Partnership events like the City's Pollinator week, in the civic associations, and many are enjoying local businesses and amenities in the area.

This program is made possible by the Maryland Department of Housing and Community Development (DHCD) Community Legacy grant award, and matching grants from the City of College Park and the University of Maryland.

CHOOSING COLLEGE PARK

The Homeownership Program is advancing our community goal to be a top city and university community. College Park has 17 distinct and unique neighborhoods. The City of College Park is vibrant and fun, and our work together with the City, University, County, State and community, in many areas, is making College Park an even more attractive place to work, visit, come back to, play, learn and live.

College Park has many events, such as College Park Day and Maryland Day, Friday Night Live, and seasonal events. College Park Arts Exchange has many arts events such as the PorchFest on July 4th. The Clarice Smith Performing Arts Center is a preeminent place for music, art, and dance events as well as events such as the NextNOW festival. The DC Blues Society typically holds an annual Fall blues festival here too. DuVall field has many youth events throughout the year. The City Committee for a Better Environment holds many sustainability events, and the Partnership hosts an annual Trolley Trail Day to celebrate trail connections through three communities along Baltimore Avenue. All of this, in addition to University-level athletics.



There are amazing trails here that can connect you to the broader DC metro area, or just take you to a playground (there are over 20 playgrounds in College Park). Trails such as the Trolley Trail that runs through College Park down to Hyattsville, College Park Woods Trail, and Paint Branch Trail (where Parkrun holds weekly, timed runs) to name a few.

There are exciting local amenities in College Park that include MOM's Organic Market, Lake Artemesia, Lidl, Smile Herb Shop, Stripe 3 Adidas, OpenBarre Studios, Posh Cycling and Fitness, Proteus Bikes, CD Depot, College Park Bicycles, Target Express, the Hotel at UMD and its Spa, the College Park Tennis Center (JTCC), the College Park Aviation Museum, Herbert Wells Ice Rink, and more.

College Park is also a foodie city with many good, unique restaurants like the Board and Brew, Vigilante, Hanami Japanese Restaurant, Taqueria Habanero, The Hall CP, Azteca Cantina, Ten Ren's Tea Time, The Fries Man, Tacos A La Madre Pho Thom, Jerk Pit, Milk & Honey Café, Marathon Deli, and Bagels N Grinds – and more!

CHOOSING COLLEGE PARK

The City is a cultural hub with Lakeland Heritage Community Project – whose mission is to collect, preserve, and interpret the heritage and history of those African Americans who created, lived in, and/or had association with the Lakeland community of Prince George’s County, Maryland from the late 19th century to the present – the College Park Here and Now newspaper, College Park Arts Exchange, the new City Hall (and first ever City-University collaborative project), and the Clarice Smith Performing Arts Center.



It boasts a number of childcare and preschool options for families – including the University’s Center for Young Children and the UMD Child Development Center by Bright Horizons, Monarch Preschool, University Church Nursery School, College Park Nursery School and more. There two public schools that sit in College Park – Hollywood Elementary School and Paint Branch Elementary School, that has a Chinese immersion program. Both schools are certified green schools and serve kids from preschool to fifth grade. There are also private schools here including Holy Redeemer,

a Catholic school for kids in kindergarten to eighth grade.

College Park has become a research and science hub, too! For example, the Discovery District, a place that sits at the intersection of Baltimore Avenue and Campus Drive in College Park, is thriving with roughly 6,600 professional jobs and over 60 companies/entities.

And now, within the University Community Vision 2030, we are working to make it even better. For example, we are working to develop a Riverwalk around the Paint Branch stream for pedestrians to walk and enjoy College Park’s natural areas, and we’re working to preserve neighborhoods for full-time homeowners with a neighborhood preservation trust.

And we know that the Homeownership Program is working; our homebuyers, in exit interviews for the program, have told us that the reasons for using the program and moving to College Park include being close to work, frequenting local businesses, spending more time with family and friends, access to natural amenities – like Lake Artemesia and bike trails – and participating in the community. College Park is an energetic, and exciting, city and a smart place to live. We are promoting our community’s many assets, and combined with the Homeownership Program, we are successfully bringing more people who work in College Park to recognize our many attributes and live here.

PROGRAM PARTNERS

THE CITY OF COLLEGE PARK NEW NEIGHBOR HOME OWNERSHIP GRANT PROGRAM.

Offers a \$5,000 - \$10,000 incentive for purchase houses that have been previously rented, foreclosed, short sale status or in a neighborhood with a large number of rentals. It is also provided for purchase of ANY house in College Park by City of College Park employees, Police, firefighters and EMT's who are employed in the State of Maryland or Prince George's County. If a homebuyer is eligible for the City's program, the Partnership couple this loan with the City's loan to streamline the process for the Homebuyer.

THE MARYLAND MORTGAGE PROGRAM

Provides a \$5,000 zero interest loan, which is only repaid upon sale or transfer of the property or if the first mortgage payment is refinanced or paid in full. This loan does not accrue interest over time. Additionally, borrowers can get a Maryland HomeCredit - a tax credit up to \$2,000 - on federal taxes every year for the life of the mortgage. The Maryland Mortgage Program (MMP) applies only to first-time homebuyers or those who have not owned a house in three years. This program assists qualified buyers who meet the income limitations - see website for more information. The Partnership has partnered with MMP to provide additional down payment assistance, up to \$2,500, as part of the MMP community partner match.

BLUE NOTE TITLE, INC.

Blue Note Title, Inc. offers participants in the Homeownership Program a \$500 discount on settlement and title services (with the purchase of Owner's Title Insurance). Military, teacher, and other discounts may also apply. Spanish-speaking settlements are available. Please contact Jessica Chipoco, Esq. at 240-670-8993 or jessica@bluenotetitle.com for more information.

CAPITOL TITLE

Capitol Title is offering participants in the Homeownership Program a \$500 closing cost credit off Settlement Fees if they settle with Capitol Title and the purchase of the Owner's Title Insurance Policy. For more details on the services and products that Capitol Title provides please contact Sara Demb Goldstein at @Sdemb@capitoltitle.com.



OPEN BARRE STUDIOS

OpenBarre Studios offers home buyers one month of unlimited classes per adult on the title. The month should be started within 90 days of the sale date. Try a variety of classes, including but not limited to: \$5 Happy Hour Barre, Arms & Abs, Barre Stretch, Date Night Barre, Mom Strength, Barre Cardio Circuit, and many more! This membership is valued at \$99.

COLLEGE PARK TENNIS CLUB

The Junior Tennis Champion Center offers anyone who uses the City-University Partnership's Homeownership Program a six-month free tennis club membership. This includes a beginner training program for folks who have never played tennis and want to try it. This package is valued at \$100.

MCKAY MORTGAGE COMPANY

The McKay Mortgage Company is offering participants in the Homeownership Program a free home appraisal, free pre-approval and free credit analysis. Please contact Brendan McKay at bmckay@mckaymtg.com.

PROSPERITY HOME MORTGAGE LLC

Prosperity Home Mortgage LLC is offering eligible borrowers a \$1500-\$2500 credit towards a down payment and/or closing costs through their BorrowSmart program.

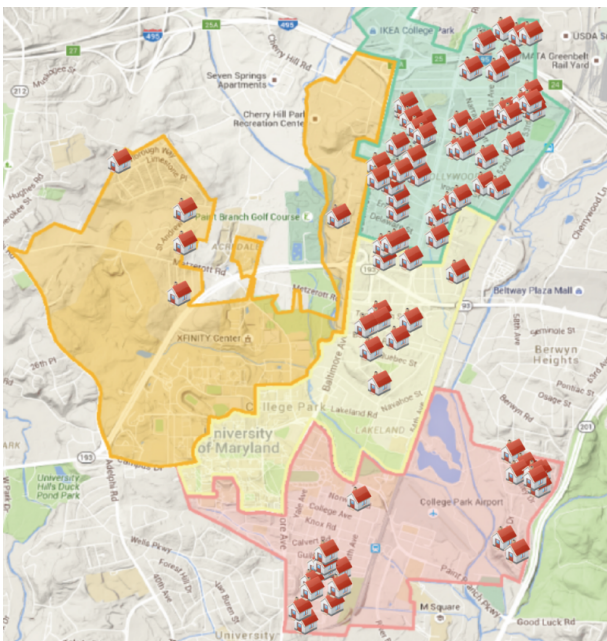
BERKSHIRE HATHAWAY HOME SERVICES PENFED REALTY.

Berkshire Hathaway Home Services PenFed Realty is offering a free one year home warranty to buyers if they purchase with Karyn Keating. For more details on the services provided contact Karyn at karyn.keating@penfedrealty.com or 410-320-7301

LEARN MORE: <https://collegeparkpartnership.org/homeownershipprogram/program-partners/>

PROGRAM DATA

From July 2021 to June 2022, seven UMD employees moved into College Park using our program. Four houses were sold in council district one and two were sold in council district three. There were no homes in district two or four. One former rental was purchased in conjunction with the City's New Neighbor Grant program. Two used the Maryland Mortgage Program together with ours and received an additional \$7,500. In total, the program has added 171 new people to College Park – 128 adults and 43 children.



Each house that has been purchased by a University or City employee represents a home that is **owner-occupied and contributes to neighborhood stability – adding to the City's economy, increasing the local retail market, and improving commuting patterns.** Each university employee living locally has more opportunity to participate more fully in the University and the community and becomes an ambassador to their colleagues to consider living in our community.

There are now nine couples that are dual UMD-career couples, meaning both work at the University. In the first six years, 64 percent were new employees (between 1-4 years) and 73 percent of people utilizing our program were first time home buyers. In the past year, 67 percent of the employees were new employees, but only 50 percent were first time homeowners. Like in previous years, most of the people who used our program were brand new to the City. While most lived in the DC-Metro area prior to purchasing in College Park, we also saw a few moving from various locations across the country.

Previously, there was a pretty equal mix of professors and staff members, with each being about half. This past year, 33 percent were faculty and 67 percent were staff. None of the people who used our program graduated from the University.

The salary range for FY'22 home buyers was \$48,00 to \$134,000, averaging \$84,625. Each home purchased through this program represents neighborhood stability with homeowners invested in the community.

PROGRAM DATA



PROGRAM AT A GLANCE



171 NEW RESIDENTS IN COLLEGE PARK

69% EXPRESSED THAT THEY WOULD USUALLY WALK, BIKE OR USE PUBLIC TRANSPORTATION TO GET TO WORK.



66% ARE FIRST-TIME HOMEBUYERS.



79% ARE NEW EMPLOYEES 0-4 YEARS

\$77,767 IS THE AVERAGE EMPLOYEE SALARY



\$29.5M IN HOME SALES

TESTIMONIALS

"I love that College Park is an **affordable** place to live, but still **safe and conveniently close to downtown DC**. Thanks to the many public transportation options nearby and most essentials (like grocery stores) within walking distance, **I can live an almost-car-free lifestyle.**"

-VALERIE HOY

"We had a 4 month old daughter when we purchased the house, but as she grew up we didn't know how many **public parks and playgrounds** we had at our finger tips. We regularly schedule play dates and **it's always hard picking just one to visit**. We would have to say that Daniels Park is our favorite after work visit. All you need are swings to make a child happy."

-LAURA and AARON HOOD

"I feel safe here and having **nature at my doorstep** is a real comforting feeling. I feel like I am in a 4-6 block bubble."

-MARIA CABNAL HERNANDEZ

"College Park - It's like living in a **big city** with all the benefits, but also having a **quiet place to put down roots.**"

-SUZANNE BAKER

HOMEBUYER PROFILES

ERIC AND KELLY REINKE HOLLYWOOD



Eric is the Associate Athletic Director in the University of Maryland's Department of Intercollegiate Athletics. He has worked at the University for 6 years. Kelly is a stay-at-home mother of their 20-month-old son.

Kelly and Eric had previously been renting in the DC area, and then were living in Riverdale Park. When they decided to start looking to purchase a home, they were eager to live close by. "We made it a point to find a place that would be no more than a 10-15 minute commute," explained Eric.

They chose to live in the Hollywood area of College Park, "because we love that we are in a walkable area with neighborhood parks and school that we can probably walk to when Carter gets a little older," explained Kelly.

Eric and Kelly looked for homes within a few miles – from Mount Rainier to the Silver Springs' Four Corners and even Bowie, "but having funds for downpayment and closing costs were essential, and College Park was the only City offering this," said Kelly. They were able to take advantage of both the Partnership's Homeownership Program, but also the Maryland Mortgage Program (to which the City-University Partnership Program is a Community Partner) – the first homebuyers do so. Eric explained, "This Program was the easiest part of buying our house.

As Eric and Kelly settle into living in College Park, they are looking forward to exploring neighborhood parks like Hollywood Park, "we've already been there a couple of times and we are eager to find others too," said Kelly.

TAMMY AND MIKE LEE HOLLYWOOD



Tami is the Assistant Director for Fitness in the University's Department of Recreation and Wellness. Originally from South Dakota, she has been with the University for 8 years. Prior to her position at the University, she worked in a corporate fitness entity.

Prior to moving to College Park, she lived in Wheaton and prior to that in Bethesda, which was about a 40-minute commute. "When Mike and I started to look at purchasing a home, I was like, I'm not looking to have a commute again, so might as well move to College Park and use the Homeownership Program," explained Tami.

Tami and Mike were looking at two neighborhoods in College Park, "but this house in Hollywood was perfect – it's close to our two different day cares and is in a multicultural area – which is important to us."

"It was important for me to stay local," explained Tami, "I use the running and biking trails, and really enjoy all the parks and outside amenities here, like Lake Artemesia." Tami also noted that she really liked being able to stop at Lidl on the way home, or the fact that they are close enough to MOMs Organic Market when they need something for dinner. Tami will likely drive to work for the time being because she has two daycare drop offs in College Park for now – "but like I said all the trails and cool amenities here, it's a big reason to stay local, outside the commute."

HOMEBUYER PROFILES

SANDRA EVERETT AND ANDREA BALL HOLLYWOOD



Sandra and Andrea both work at the Clarice Smith Performing Arts Center in the University of Maryland Department of Arts and Humanities. Sandra is a Technical Coordinator and Andrea is a Scenic Painter. They moved here from Erie, PA. When Sandra started at the University about 3 years ago, they first lived in Laurel, Maryland.

"I heard about the Homeownership Program in the University's orientation, and we began to think about looking for a house then," explained Sandra. "That's when my colleague Liana Stiegler said that she thought the Partnership's Homeownership Program was the easiest part of the home buying process."

"The Homeownership Program definitely influenced us to purchase in College Park, my sister lives in Silver Spring so it's nice to live nearby family," mentioned Andrea as she discussed how they found the home and neighborhood. "We loved the Hollywood area of College Park, and this house was at the right price point too – as artists we don't always have a huge liquid cash flow, so this Program really helped us afford this area."

Andrea and Sandra have begun working on their house – they just refinished the floors, for example. But, they are excited to have a shorter commute, a yard for their dog, Banksy, having the option to Metro into Washington, DC. "Yes, and, we are dangerously close to the Board and Brew now, and are eager to try out the Jerk Pit," Sandra explained. Andrea chimed in, "yes, and we can potentially bike to work in the summer, maybe!"

TED AND SUZANNE BAKER CALVERT HILLS



Ted works in the A. James Clark School of Engineering as the Student Competitions Manager in the Department of Engineering Information Technology. He also leads Terrapin Works, a maker space for students, researchers and faculty. Suzy is a Senior Advisor for the U.S. Department of Energy.

They were living in Brentwood, Maryland but as foster parents, they wanted more room. "We are in the process of adopting our four- and six-year-old foster children, and we really wanted a house in a wonderful neighborhood," she said. Ted and Suzy had been looking at buying in this area for awhile, "we were interested in living near Prince George's County Public Schools' University Park Elementary School.

Ted learned about the Homeownership Program on the University's Human Resources page, "it worked out perfectly for us: we found this wonderful home in our desired neighborhood, our realtor, Emily Jackson, helped us understand the Program and it allowed us to purchase the house, which was in the highest end of our budget," explained Suzy.

"We just love the access here. Ted can bike or walk to the work, and I can take the Metro into Washington, D.C.," mentioned Suzy. "Yes, my 20-minute drive is now an 8-minute drive. What would have been a 30-minute bike ride is now 10-15 minutes – even with a stop at the Center for Young Children to pick up children," Ted said. Suzy agreed, "It's like living in a big city with all the benefits, but also having a quiet place to put down roots."

HOMEBUYER PROFILES

ASHA AND EDUARDO MONTALVAN SUNNYSIDE



Asha is a Licensed Practical Nurse and has worked for the University of Maryland in the Health Center for just over 3 years. Eduardo owns A&G Furniture Service Company in Beltsville. One of their two children attends the University of Maryland and the other attends Laurel High School.

They were looking to move from the house they were renting in Beltsville. So, they started looking at places in Columbia, Beltsville, and Laurel. "I had heard about the Homeownership Program through the University Human Resources office – on their website," said Asha, "I didn't really think about it until Eduardo saw the listing. He mentioned there was an opportunity to use a down payment program, so we decided to look at the house."

Asha explained that they really loved this house and the Sunnyside neighborhood, "we really liked what seemed to be a tight knit community here."

As their family settles in, the Montalvan family said, "we are excited to be home and explore the neighborhood, go to the City of College Park's new Friday Night Live events, and frequent Proteus Bicycles and Brews."

When asked about the Homeownership Program, Asha mentioned, "this Program helped us find a great place in College Park, and it was efficient and easy to use!"

MACARENA AND SVEN KOENIG CALVERT HILLS



Macarena is an Assistant Professor of Horticulture in the Department of Plant Science and Landscape Architecture. Sven is an Optical Engineer for Infinera Corporation. Sven is from Germany and Macarena is from Chile originally. They met in California and came to College Park when "I was offered this position two and half years ago." When they arrived, they initially lived in Silver Spring. Macarena explained, "it takes about 25 minutes each way. Now my commute will be much shorter, and I won't have to drive."

They heard about the Homeownership program through some friends at the University who had used the Program, and through their realtor. "We were looking at places in College Park and in Columbia, Maryland. We were always leaning toward College Park to be close to campus and because we know people here," explained Macarena.

"We love the Calvert Hills neighborhood, and just had to wait to find the right home," said Sven. They are currently remodeling the home, but said, "we have been greeted by neighbors already and love how safe and quiet it is – we can't wait to move in in August!"

They agreed that they were both interested in learning more about the trail networks, walking to Riverdale Park Station, and getting to know their neighbors more. Said Sven, "this is a great Program for faculty and staff to use. We know of several faculty members in this neighborhood and living close to work really builds a sense of community."

THE YEAR AHEAD

College Park has a strong local economy, rooted in local arts, university research, start-ups, and creative entrepreneurship. Neighborhoods and commercial areas are safe, healthy and walkable, and well-served by transit. College Park is attractive to both current and new residents for the strength of its abundant housing, employment, and Pre-K - 12 school options. College Park is a destination for its restaurants, shopping, parks and natural areas, and entertainment.

In the next year, the Homeownership Program will continue at a strong pace – with more faculty and staff choosing College Park as their place for living as well as working. As Valerie Hoy, Trainer and Web Developer for the College of Agriculture and Natural Resources, mentioned in a follow up interview mentioned that "I love that College Park is an affordable place to live, but still safe and conveniently close to downtown DC. Thanks to the many public transportation options nearby and most essentials (like grocery stores) within walking distance, I can live an almost-car-free lifestyle."

The homes faculty and staff purchase in College Park will be owner-occupied homes for at least ten years, which will help us reach the goal of stabilizing our neighborhoods, reducing traffic, and boosting the local economy.

The priority in the next year for the City-University Partnership's Homeownership Program is to reach at least 100 homebuyers and at least 200 people living in College Park because of this program. We'd also like to continue increasing the geographic reach of homes across the City. The northern areas of College Park have both the most homes and the most home sales in College Park. We'd like to boost the Program's reach, particularly in Districts 2 and 4. Finally, we'd like to increase the the number of homebuyers who couple both our Homeownership Program with the City of College Park's New Neighbors Program. When a homebuyer qualifies for both programs, they can receive an additional \$5,000-\$10,000 for their home purchase. We will be looking at other ways to increase this partnership.

We know that this Program is working because we've increased the percentage of people living in College Park over the course of the Program. But, we have more work to do. We know that a lot of people who work at the University do not know that College Park has 17 neighborhoods to choose from, so in the next year, we will be reaching out to University departments to educate faculty and staff about the City.

The College Park City-University Partnership thanks – very much – the Department of Housing and Community Development, the University of Maryland and City of College Park for supporting this Program. This is an important investment that continues to stabilize the community with new home buyers and their families. This program has been a success thus far and we believe the year ahead will prove to be even more impactful.

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