Housing Initiative Partnership, Inc. (HIP) is an innovative nonprofit developer and CHDO located in Prince George’s County, Maryland dedicated to revitalizing neighborhoods. 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 we serve. Founded in 1988, HIP’s development programs consist of multifamily housing and single-family rehabilitation and new construction. HIP also provides extensive support services to its multifamily developments as well as runs a HUD-approved homebuyer education and default counseling program. Over the years, HIP has developed over 490 units of award-winning, service-enriched multifamily housing and renovated 60 homes for first-time homebuyers.

HIP’s years of dedication to inner-Beltway communities has brought about significant economic improvements. Using a formula developed by the University of Florida to evaluate the impact of community development on the larger economy, HIP’s investment in multifamily and single-family development has resulted in an economic impact of $495 million through increased property values, increased tax collection, job creation and expenditures at local businesses. HIP has developed a reputation for creating high-quality projects, focusing great attention on detail, with the skill and tenacity to solve extremely difficult development problems. HIP has received numerous awards, including the Maryland Affordable Housing Trust Award for “changing the face of neighborhoods by finding the perfect combination of housing, quality rehab, and affordable finance” and a CDBG award “for perseverance and dedication to developing Quality Affordable Housing.” HIP also was highlighted by Washingtonian Magazine in 2000 and again in 2004 as one of the best nonprofit organizations to give money to in the region. In 2013, HIP was designated “one of the best nonprofits in Greater Washington” by the Catalogue for Philanthropy.

**HIP HOMES HOMEOWNERSHIP PROGRAM**

HIP launched its homeownership program in the spring of 1998. HIP’s program consists of two components: single-family rehab and homebuyer education. Under the single-family rehab component, HIP acquires dilapidated, vacant single-family homes in distressed communities. Working closely with the community, HIP substantially rehabilitates these homes. HIP focuses its rehab program in the inner-Beltway communities of Palmer Park, Suitland, District Heights, and Temple Hills. HIP receives HOME funds from the County to help write down the development costs of these homes. In addition, HIP has utilized CDBG funds and state Community Legacy funds. Currently, HIP is a subrecipient of the Redevelopment Authority’s NSP/NCI Suitland Green program. Homes are affordable to families earning 80% or less of the area median income. All purchasers must complete HIP’s HUD-certified homebuyer education program.
MULTI-FAMILY DEVELOPMENTS

Bladensburg Commons - In February 2014, HIP, in partnership with lead developer The Shelter Group, received the highest score in the highly competitive 9% Low Income Housing Tax Credit round issued by the State of Maryland in order to construct this 100-unit new affordable family community in Bladensburg. The property is planned as a single elevator building with ample community space, access to mass transit and superior community amenities. Construction is expected to begin in 2015.

Parklands at Cecilton - HIP, in partnership with The Ingerman Group, has begun construction of this 62-unit, affordable family-housing development in Cecilton, Maryland using 9% Low Income Housing Tax Credits, contributions from Cecil County and the Town of Cecilton, and a Federal Home Loan Bank Affordable Housing Program grant. Parklands at Cecilton will include community space for residents as well as a meeting room for the Town of Cecilton. HIP will provide on-site resident services. With an eye toward environmentally-friendly development, Parklands at Cecilton will meet Green Community and Energy Star 3 standards and will serve households earning 30%, 40%, and 50% or area median income.

New East Crossing, Northeast - HIP, in partnership with The Ingerman Group, has completed construction and lease-up of this 72-unit, affordable family-housing development in Northeast, Maryland. New East Crossing received the highest score in the 9% Low Income Housing Tax Credit round. Financing included HOME funds, state Empower funds, a Federal Home Loan Bank Affordable Housing Program grant and conventional debt. Extensive family support services will be provided by The Boys and Girls Club and HIP in a state-of-the-art community facility. New East Crossing meets Green Community and Energy Star 3 standards. New East Crossing will serve households earning 30%, 40%, and 50% or area median income.

Elkton Senior Apartments, Elkton - HIP, in partnership with The Ingerman Group, completed in July 2011 a 60-unit independent senior apartment building in the heart of downtown Elkton, Maryland. In walking distance of the library, the community hospital, and shopping, this development is ideally suited to active seniors. The building has touches of local art and a soaring two-story lobby. Financing included 9% Low Income Housing Tax Credits, HOME, state RHPP funds, and Affordable Housing Program funds. Apartments are affordable to residents earning 30%, 40%, and 50% of the area median income. HIP provides supportive services through an on-site resident services coordinator.
HOUSING COUNSELING PROGRAM

HIP is one of the largest HUD-certified housing counseling agencies in Maryland, with offices in both Prince George’s and Montgomery Counties. Since 1998, HIP has been a leading provider of bi-lingual homebuyer education and foreclosure intervention services to families facing mortgage default.

Our homebuyer courses have as a strong emphasis on preparing homebuyers to identify and therefore avoid predatory loans. Our goal is to prepare individuals to achieve long-term and sustainable housing solutions. HIP provides HUD-certified, eight-hour, first-time homebuyer classes in English and in Spanish between two and four times per month, as well as in-depth individual counseling to thousands of homebuyers. HIP assists future homeowners obtain downpayment and closing costs by partnering with Prince George’s County to process the County’s MyHome program.

Our Housing Counselors and the Program Director are certified by NeighborWorks as Foreclosure Prevention Counselors. Montgomery County government invited HIP to expand into Montgomery County in early 2009 to assist residents facing mortgage default. Our Montgomery County offices are located in Germantown and Gaithersburg, Maryland and our Prince George’s County main office is located in Hyattsville. All three areas are considered foreclosure “hotspots,” and we are therefore able to provide convenient access to housing counseling for the many distressed homeowners in these areas. In 2013 alone, HIP hosted 89 foreclosure prevention workshops, which were attended by 947 new struggling homeowners. HIP’s counselors provided on-on-one in-person housing counseling to 1,457 homeowners, an average case load of 208 homeowners per counselor. Fifty percent of these homeowners were able to avoid foreclosure through a loan modification, forbearance or a short sale. HIP has been especially successful in helping homeowners obtain loan modifications that significantly lower their effective monthly mortgage payment and allow them to stay in their homes. In fact, over a one-year period, HIP clients reduced their collective annual mortgage payments by $3,224,225.

HIP’s commitment to long-term sustainability led the organization to create the Bounce Back redefault prevention program for homeowners who have received loan modifications. This intensive, long-term financial coaching program provides monthly peer-support groups and individual financial coaching to help homeowners restore their credit and begin saving. Research has shown that homeowners who are able to stay current with their mortgages for the first year are much more likely to stay in their homes for the long-term.

The Bounce Back program worked with 140 homeowners in 2013. Ninety-seven Bounce Back clients received intensive personal counseling. To date, none of the clients counseled through Bounce Back has re-defaulted on their mortgage payments. Bounce Back also has helped clients who attended both the intake and the six-month/year follow up visits achieve the following financial capability improvements: 35 point average increase in their credit scores, a 4-point reduction in debt-to-income ratios and improved scores on financial capability assessments.
MULTIFAMILY DEVELOPMENTS

Newton Green Senior Apartments, Bladensburg – HIP partnered with The Ingerman Group on a 78-unit new construction independent senior building in the Bladensburg/Lanover Hills area. This development has units that serve residents earning 30%, 40%, and 50% of the area median income. Development was funded with 9% Low Income Housing Tax Credits, HOME, and state RHPP funds. HIP provides on-site resident services. Located in a park-like setting, Newton Green has brought new investment to an area of the county that has seen little.

Renaissance Square, Hyattsville – Housing Initiative Partnership developed this 44-unit new construction, green apartment building for low-income artists in Hyattsville. HIP received Low-Income Housing Tax Credits, Federal Economic Development funding, and HOME funds as well as Maryland Community Legacy, MD Energy Administration, and MD bond program grant funds. HIP provides residential services and arts coordination. Located in the heart of downtown, historic Hyattsville, HIP’s Renaissance Square is the first artists’ residence in the Hyattsville portion of the Gateway Arts District.

Mt. Rainier Artist Apartments, Mt. Rainier – Completed in August 2003, HIP in partnership with the City of Mount Rainier acquired and substantially renovated this vacant, boarded-up 12-unit building. Located in the Mount Rainier National Historic District, this building is affordable to artists earning 50% or less of the state median income. The building underwent a “green” renovation featuring a green roof, bioretention landscaping, tankless hot water heaters, and bathroom tiles made of recycled windshields. Financing included state Rental Partnership Funds, HOME and Federal Home Loan Bank Affordable Housing Program funds, Maryland Bond grant funds, and grants from PEPCO, the Philip L. Graham fund, and the Prince George's Community Foundation. Mt. Rainier Artist Apartments has won numerous awards, including the 2003 HAND Housing Achievement Award for Best Maryland Project; the Washington Business Journal’s Best Real Estate Deals Award for Most Environmentally Sustainable Project in the DC Area; the Maryland AIA Honor for Design Award; and the State of Maryland’s Smart Growth Award, among others.

Suitland Manor, Suitland – HIP acquired and completely rehabilitated five vacant apartment buildings in Suitland Manor, leveraging over $1.4 million in public and private funds. HIP owned and managed these buildings, which provided affordable housing for very low-income families earning 50% or less of the area median income. Rents ranged from $282 for an efficiency to $404 for a three-bedroom apartment. HIP also provided extensive services on-site to HIP’s tenants, including paying for tenants to attend college. In 2006, Prince George’s County purchased these buildings to make way for a larger revitalization of the Suitland Manor community.

RESIDENT SERVICES – HIP ensures that our apartment communities are more than bricks and mortar – they are also "home" and an integral part of the larger neighborhood. HIP provides on-site resident services at all its multifamily properties. Resident Service Coordinators organize events, speakers, trips, and activities as well as provide one-on-one assistance designed to support the social, emotional, spiritual, physical and intellectual needs of our residents.