



Housing Initiative Partnership, Inc.

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For Immediate Release

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Maryann Dillon to Retire from Housing Initiative Partnership on January 31. *HIP Board Appoints Stephanie Prange Proestel as Successor*

Hyattsville, MD – January 5, 2024 – Housing Initiative Partnership, Inc., a green nonprofit developer and housing counseling agency based in Prince George’s County, announced today that its long-time Executive Director, Maryann Dillon, will retire effective January 31, 2024, after 11 ½ years. She will be succeeded by Stephanie Prange Proestel, HIP’s current Deputy Director.

Dillon joined HIP in October 2012, succeeding the organization’s founder Mosi Harrington. Under Dillon’s leadership, HIP has doubled in size to a staff of 30, and has developed 68 single-family for-sale homes and co-developed 366 multifamily rental apartments across Maryland, including in Prince George’s County, Anne Arundel County, and Cecil County. HIP’s staff has provided housing counseling services to more than 31,000 individual clients during this time.

Dillon’s focus at HIP has been increasing its financial positioning while growing the real estate development portfolio. HIP’s Net Assets have increased from \$880,000 in 2012, to close to \$3 million in 2023. The newest housing development is the Residences at Springbrook, a beautiful 90-unit affordable community for seniors in Clinton, Maryland, which is scheduled to be completed in February. The grand opening and Ribbon Cutting Ceremony will be held at the property in early April.



“Maryann Dillon’s steady leadership and willingness to expand HIP’s operations both in housing development and the provision of housing counseling services have truly benefitted those most in need of affordable housing,” according to HIP Board Chair Martin Mellet. “Her voice of experience at both the state and county levels have been invaluable in shaping effective policies.”

Dillon’s 36-year career in community development includes positions with the Housing Opportunities Commission of Montgomery County, Banc of America Community Development Corporation, Enterprise Community Partners, and Mission Housing Development Corporation, a nonprofit based in San Francisco. She has managed over \$500 million in development activity during her career.

Under Dillon’s leadership since 2012, HIP’s staff and real estate portfolio have expanded. HIP’s Net Assets have increased from \$880K in 2012, to close to \$3 million in 2023.

“I have been so fortunate to be able to close out my career here at HIP,” said Dillon. “I inherited such a legacy of passion for our mission from our founder, Mosi Harrington, and it is fitting that I can pass the baton to Stephanie Proestel, who has epitomized our core values of innovation, integrity and tenacity.”

To ensure HIP’s continued growth and strong reputation as a premier affordable housing developer for low- and moderate-income renters and homebuyers, HIP’s Board appointed Proestel to succeed Dillon as its next Executive Director.



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Proestel will lead the organization into its 35th Anniversary year during 2024.

“We could not ask for a stronger leader to carry on Maryann’s legacy,” said Mellett. “Stephanie played an essential role in transitioning HIP’s leadership from its founder, Mosi Harrington, to Maryann 12 years ago. She knows the organization well and the Board believes she is well positioned to lead HIP into the future. Her passion for affordable housing, in all of its aspects, and her deep knowledge of the industry will build on the solid foundation and strong organizational culture that she has helped to establish.”



Stephanie Proestel will succeed Maryann Dillon as HIP’s Executive Director as of February 1, 2024.

Proestel has more than 30 years of community development and housing policy experience and has been an integral member of HIP’s Senior Management team since she joined Founder Mosi Harrington as HIP’s 3rd employee.

During her 25-year tenure at HIP, Proestel has been instrumental in growing the organization’s housing development programs. She created the popular single-family acquisition rehab program, “HIP Homes,” and is passionate about integrating innovative green building and energy-efficient practices across HIP’s housing development, from installing the first green roof on a multifamily residential building in Prince George’s County to leading the development of Net Zero Homes and a solar microgrid in Fairmount Heights.

Partnering with Dillon, Proestel has also played a leadership role with HIP’s multifamily development team, having managed and grown HIP’s Resident Services Program across its eight affordable apartment communities serving almost 500 families.

Meanwhile, at its annual meeting in November, HIP’s Board of Directors bid farewell to longtime Chair Samuel J. Parker, Jr., who has served HIP for the past 11 years, including the last 5 years as chair. He is succeeded as chair by Martin Mellett, who has also served on the board for 11 years.

“I personally want to thank our Board of Directors for its tremendous work throughout 2023 in helping move HIP forward and rethinking our goals during the 5-year Strategic Planning process. We are fortunate to have such a dedicated group of individuals who value the mission. We are especially grateful for the leadership that Sam Parker has provided for so many years” said Mellett.

About HIP

Housing Initiative Partnership (HIP) develops innovative affordable housing, revitalizes neighborhoods, and equips people to achieve their housing and financial goals. Based in Hyattsville, Maryland, HIP builds affordable apartments and homes and provides a full range of housing and financial counseling services to renters, first-time buyers, and homeowners. HIP also operates two housing counseling offices in Montgomery County, in Germantown and Gaithersburg.

For more information, visit www.HIPhomes.org.