

Prince George's County Housing Programs

Department of Housing & Community Development (DHCD)

9400 Peppercorn Place

Largo, MD 20774

Tel: (301) 883-HOME

Fax: (301) 883-9832

Web site: <http://www.co.pg.md.us/Government/AgencyIndex/HCD/index.asp>

E-mail: dhcd@co.pg.md.us

Homeownership is the beginning of wealth for most Americans. For many the difference between beginning the journey down the road to homeownership is what one doesn't know. We intend for this booklet to serve as an educational tool to bridge knowledge gap for many of our citizens and residents and thus energize them in their personal pursuit of the American Dream. This booklet contains an array of home buying resources, and it highlights opportunities and techniques that teach you how to buy a home. It also helps to unlock the mysteries of credit repair and selecting a mortgage, as well as the real estate transfer and settlement process. Additionally, it provides key contact information on preserving and enhancing your investment including the contact information for organizations that provide guidance and support for all aspects of homeownership.

Links of Interest

www.hud.gov

www.dhcd.state.md.us

www.morehouse4less.com

www.fanniemae.com

www.freddiemac.com

www.mortgage.net

Credit Counseling/ Predatory Lending Links

www.nclc.org

www.consumerlaw.org

Homebuyer Workshops

Greater Washington Urban League

5012 Rhode Island Avenue, Suite 103

Hyattsville, MD 20781

301-985-3519

Housing and Community Initiatives, Inc.

444 N. Frederick Avenue, Suite 305

Gaithersburg, MD 20877

301-590-2765

Housing Initiative Partnership, Inc.

6525 Belcrest Road, Suite 555

Hyattsville, MD 20782

301-985-5048

Kairos Development Corporation

5601 Old Branch Avenue

Camp Springs, MD 20746

301-899-1180

Roots of Mankind Corp.

4273 Branch Avenue, Suite 205

Temple Hills, MD 20748

301-899-6800

Sowing Empowerment and Economic
Development, Inc. (SEED)

6201 Riverdale Road, #200

Riverdale, MD 20737

301-458-9808

HOMEOWNER PROGRAMS

Single Family Housing

Rehabilitation Program

The objectives of the Single Family Housing Rehabilitation Assistance Program are:

The provision of decent, safe and sanitary housing for the County's low- and moderate-income residents who could not otherwise afford it.

The provision of housing rehabilitation assistance for the purpose of upgrading the quality of deteriorated dwellings to contemporary minimum property standards including the elimination of all housing code violations. Program priorities are the correction of code or potential code deficiencies, structural deficiencies, weatherization, and general improvements. Correction of items reflecting code or potential code requirements must be completed as part of any work on a house. Removal of architectural barriers for handicapped persons who are eligible for this program, even when not done in conjunction with any other housing rehabilitation work.

Lead Reduction Program

The purpose of the Lead Reduction Program is to reduce the exposure of young children to lead-based paint hazards in their homes. The Housing Development Division maintains a strategy to build the capacity necessary to eliminate these hazards in all eligible privately owned housing units for rental and owner-occupants. This is accomplished by encouraging effective action to prevent childhood lead poisoning by establishing a workable framework for lead-based paint hazard identification and control. Public and private resources have been mobilized to develop cost-effective methods for identifying and controlling these hazards. Lead-safe work practices have been integrated into housing maintenance, repair, weatherization, and rehabilitation. A lead-safe housing registry was established and is currently being maintained and expanded. The final component includes a job training and employment program for low-income residents.

Christmas In April

Each year, in addition to renovating a house, the Housing Development Division inspects all Christmas in April applications and provides work write-ups for each home.

HOMEBUYER PROGRAMS

Down Payment and Closing

Cost Assistance Program

The Housing Development Division administers the County's Down Payment and Closing Cost Assistance Program. Services include housing code inspections for each home that receives assistance.

ADDI is the American Dream Downpayment Initiative, which provides downpayment and closing cost assistance to low-income families who are first-time homebuyers for the purchase of single-family housing that will serve as the family's principal

residence. Encouraging homeownership is a core objective of the Prince George's County's Department of Housing and Community Development. Many first-time homebuyers are unable to save enough money to pay downpayment and closing costs and as a result, this is one of the most

significant obstacles to homeownership among low-income families. The purpose of ADDI is to provide funding targeted for low-income families to be used for downpayment and closing cost assistance to remove this obstacle.

Applications and more information is available at the DHCD Web site: [http://www.co.pg.md.us/Government/AgencyIndex/HCD/homebuyer.asp?nivel=subfoldmenu\(4,3\)](http://www.co.pg.md.us/Government/AgencyIndex/HCD/homebuyer.asp?nivel=subfoldmenu(4,3))

State of Maryland Housing Programs

Department of Housing & Community Development

100 Community Place

Crownsville, MD 21032-2023

customerservice@dhcd.state.md.us

1-800-756-0119

<http://www.dhcd.state.md.us/>

The costs of downpayment and settlement can overwhelm first-time homebuyers and is listed as the #1 barrier to homeownership. That's why CDA has added more assistance programs for closing costs. In addition to the **zero-percent deferred \$5,000 DSELP loan**, employers are joining CDA's newest homeownership initiative, **House Keys 4 Employees**, an employer partnership program, to help Maryland's workforce become homeowners through a creative match program with the State of Maryland.

And, through its new **MMP Plus loan product**, borrowers can receive a two percent closing cost grant.

More House 4 Less

The More House 4 Less Maryland Mortgage Program, that is. And buy EVEN more house 4 less in 2006 with CDA.

CDA has added more loan products, offering a range of interest rates and loan terms giving its borrowers more flexibility. And, CDA has gone conventional. With private mortgage insurance now available, borrowers have more buying power.

Finance your home with our below market mortgage interest rates. CDA rates are fixed, so there'll be no surprises during the term of your loan.

CDA has flexible loans to fit your needs. There are a variety of factors to weigh when financing your new home-your cash flow,

your monthly mortgage payment, how long you plan to live in the house.

For more information, logon to http://www.dhcd.state.md.us/Website/programs/cdammp/intro_flash.html

Accessible Homes For Seniors AHS Pilot Program

The Maryland Department of Housing and Community Development (DHCD), in partnership with the Maryland Department of Aging (MDoA), are undertaking a pilot project to promote accessibility related improvements to the homes of seniors. These improvements may include, among others, the installation of grab bars and railings, widening of doorways and installation of ramps. Home improvements such as these represent for many older people the key to remaining in their home and maintaining their independence.

The program provides zero percent interest, deferred loans for a term of 30 years to finance accessibility improvements. The program will be funded by DHCD under the Maryland Housing Rehabilitation Program (MHRP) and be administered by Special Loan Programs. The program initially will be targeted in eleven counties throughout the State and marketed through the Area Agencies on Aging.

Priority Funding Areas

Prince George's County is in an area deemed for priority funding by the State of Maryland. For more information, logon to

<http://www.dhcd.state.md.us/Website/programs/pfa/pfa.aspx> or contact:
Single Family Housing
Community Development Administration
Maryland Department of Housing and Community Development
100 Community Place
Crownsville, MD 21032-2023
SingleFamilyHousing@dhcd.state.md.us
410-514-7530

RELATED LINKS

Maryland Capital Access Program (MCAP): <http://www.dhcd.state.md.us/Website/programs/mcap/mcap.aspx>

Community Legacy: <http://www.dhcd.state.md.us/Website/programs/clp/clp.aspx>

Maryland Mortgage Program (MMP) Information: http://www.dhcd.state.md.us/Website/programs/cdammp/intro_flash.html

Downpayment and Settlement Expense Loan Program (DSELP) Information: <http://www.dhcd.state.md.us/Website/programs/dselp/dselp.aspx>

State-Owned Homes For Sale: <http://www.dhcd.state.md.us/Website/programs/reo/reo.aspx>