



7108 E. Lombard St.

HIP Homes

HIP acquires dilapidated, vacant single-family homes in distressed communities and substantially rehabilitates them with new kitchens, baths, porches, and a variety of other green, energy-efficient features. HIP also develops new-construction, green single-family homes. HIP focuses its single-family development within the inner-beltway communities of Prince George's County, and uses State and County funds to ensure that "HIP Homes" are affordable to families earning 80% or less of the area median income. In 2017, HIP revitalized and sold nine single-family homes to first-time homebuyers.

Multi-Family Development

HIP develops both existing and new-construction apartment communities. The most recently completed, Bladensburg Commons, is a 100-unit property in Prince George's County developed in partnership with The Shelter Group and opened in May 2017. Other HIP-developed properties include Mount Rainier Artist Apartments, Renaissance Square, Newton Green Senior Apartments, Elkton Senior Apartments, New East Crossing, and Parklands at Cecilton. HIP staffs its multi-family developments with Resident Service Coordinators who connect residents with services and support as well as organizing community events and programs.



Bladensburg Commons



7203 E. Forest Rd.

Neighborhood Revitalization

HIP works with low-income homeowners to coordinate and facilitate exterior upgrades and home repairs necessary to improve energy-efficiency and compliance with current housing codes. The Home Restoration Façade Improvement Program provided 50 Prince George's County homeowners with home improvements including new roofs, windows, siding, landscaping, driveways, and walkways in 2017.

By the Numbers



\$222,039

Average 2017
HIP Home Sale Price



\$50,513

Average HIP Homebuyer
Household Income



\$2,495,316

2017 HIP Single-
Family Development
Dollars Invested



\$6.24 million

Amount Leveraged in
Kentland/Palmer
Park Community

Great Partnerships Doing 'Great Things' for the Affordable Housing Community

Tisa J.D. Clark, President of J.D. Clark Professional Services, LLC, first came to HIP in 2012 as a general contractor for our HIP Homes single-family development program. She quickly became one of our favorites – always going the extra mile to find just the right fixture and finish to make that house a special home for a first-time homebuyer. In five years, Tisa has renovated 12 homes for HIP and has overseen façade improvements for 50 homes in the Kentland neighborhood. Tisa is based in Prince George's County, and was recently selected for a Minority Business Leader award by the Washington Business Journal after being nominated by HIP.

Way to go, Tisa!

What projects have you worked on with HIP?

We support HIP as a property maintenance company and a construction company. Some of the properties that we have touched in either capacity appear below.

Which house or project has been your favorite?

There are several. I love the porch at 3624 Key Turn. I love the front door/entrance to 7108 E. Lombard. I love the full renovation at 6202 Field Street. I love the first floor at 4851 Huron. I love the foyer at 6805 Keystone Manor.

Tell us about a funny experience you had while working with HIP.

During Kentland/Palmer Park Façade Improvement Phase 1, we were doing all of the exterior work during the winter months, starting at the end of November 2015. We would have a weekly walk-through in the community, and each week we would have a great laugh as no matter which day we chose we would be out and about on the most treacherous day. We experienced below freezing temperatures, sleet, rain, and snow. We paralleled ourselves to the United States Postal Service – nothing could keep us from this community.

Is there anything else you want to share with our annual report readers?

Out of all our clients, my heart and passion are most connected to HIP for the great things they are doing for the affordable housing community and making homeownership possible. It gives me great joy to work alongside this organization and to hear all the wonderful, life changing stories that I am able to support.

Some of the properties that Tisa has worked on:

2017 Ray Leonard Road
2327 Lakewood Street
2505 Jameson Street
3201 Prince Ranier Place
3409 Navy Day Drive
3532 Community Place

3624 Key Turn Street
4662 Lamar Avenue
4851 Huron Avenue
5258 Daventry Terrace
5309 Broadwater Court
6202 Field Street

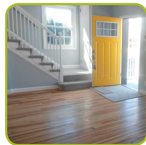
6805 Keystone Manor Court
7108 East Lombard Street
8012 Sheriff Road
Kentland Façade Improvement
Program, Phase 1 and 2



Tisa J.D. Clark



3624 Key Turn St.



4851 Huron St.