



PRESS RELEASE

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The Community Preservation Trust, a Program of the College Park City-University Partnership, closes its First Transaction as an Affordable Housing Land Trust to Preserve Neighborhoods and Increase Affordable Homeownership

College Park, Maryland – The Community Preservation Trust announces that it has purchased and resold its first house as part of its \$15 Million initiative to increase affordable homeownership and community preservation in the City of College Park. It has converted a long-time renter into a homeowner, with innovative funding from the Maryland Department of Housing and Community Development and the Metropolitan Washington Council of Governments.

The Community Preservation Trust (the “Trust”), a Program of the College Park City-University Partnership, announces that it has purchased and resold its first house as part of a significant commitment to increasing affordable homeownership and community preservation within the City of College Park. The home, in the Calvert Hills neighborhood, was purchased by the Trust and then resold at an affordable price to a long-time renter of the property who is now a first-time homeowner. The Trust is one of fifteen Affordable Housing Land Trusts registered with the State of Maryland in accordance with the Affordable Housing Land Trust Act of 2010. Under the guidelines outlined by the state, the Trust conducts business as a community land trust, using an innovative shared equity model which allows it to sell homes at an affordable price. By separating the home and the land, the Trust sells the home itself and retains the land at an agreed-upon value, thereby making homes much more affordable.

The Community Preservation Trust is a housing trust that provides a long-term intervention to stabilize neighborhoods and address affordability by purchasing homes and placing them into a shared-equity homeownership program for income-eligible households. This model reduces the sales price by holding the land and establishing a 99-year land trust agreement. It ensures owner-occupancy and community preservation and maintains long-term affordability, because when the house is sold, the trust continues to hold the land, and another homebuyer purchases the home. Finally, it builds equity because sellers retain a portion of the market appreciation.

Funding for this first transaction came from the Maryland Department of Housing and Community Development (“DHCD”), which provided three separate grants, which were used to fund the purchase of the home. In addition, the Metropolitan Washington Council of Governments provided an administrative planning grant used to assist the Trust in standing up its operations.

“We are grateful to have received this funding from DHCD and the Metropolitan Washington Council of Governments in order to be making a difference for new homeowners and for the City of College Park,” said Daniel Cunningham, Executive Director of the Trust. “It complements other grant money we have received from the City of College Park (ARPA funds), the State of Maryland and a federal earmark. Together, these grants will allow us to buy homes, resell them at a discount, and then be able to recycle those funds into more homeownership opportunities, facilitating community preservation.”

At a ribbon-cutting event to be held September 20th, Maryland’s Assistant Secretary for Neighborhood Revitalization Carol A. Gilbert is scheduled to join the homeowner, the original home sellers and representatives of the Trust and the College Park City-University Partnership to welcome the buyer as a first-time homeowner.

As the home of the University of Maryland – the state’s flagship campus, and Prince George’s County’s largest employer – the availability of affordable housing is of high importance to the city, region, and state. Achieving this goal is difficult due to the limited supply and high cost of housing in College Park. To combat the pervasive challenges of housing affordability,

the City of College Park, the University of Maryland and the City-University Partnership adopted the University *Community Vision 2030*, a joint vision that called for the creation of the Trust.

The Community Preservation Trust is a Program of the College Park City-University Partnership. The College Park City-University Partnership is the nonprofit local development corporation jointly sponsored by the City of College Park and the University of Maryland. The Partnership recognizes that the success of the City of College Park and the University of Maryland are linked together. It works in dynamic collaboration to creatively and effectively facilitate cooperative efforts that achieve shared community purposes. The Partnership advances initiatives and policies to make College Park a more thriving, equitable and sustainable community for all.