



5021 Lakeland Road

A Community Partnership for Affordable Homeownership and Neighborhood Revitalization

October 21, 2025

Project Team

A Community Partnership for Affordable Homeownership and Neighborhood Revitalization



- **Maxine Gross**, Chair of Lakeland Heritage Project
- **Ruth Murphy**, President, Lakeland Civic Association
- **Robert Thurston**, Vice President, Lakeland Civic Association



- **Miriam Bader**, Director, Department of Planning and Community Development
- **Carlos Nunes**, Senior Planner



- **Kate Kennedy**, Co-Chairperson, Community Preservation Trust Advisory Committee, Board Treasurer
- **Orlando Velez**, Director of Operations and Housing Initiatives
ovelez@communitypreservationtrust.org (202) 594-8419
- **Tawfiq Adbul-Karim**, Senior Associate



- **Sarah Reddinger**, Vice President of Housing and Community Strategies
- **Ron Spoor**, Vice President of Construction and Real Estate Acquisition.

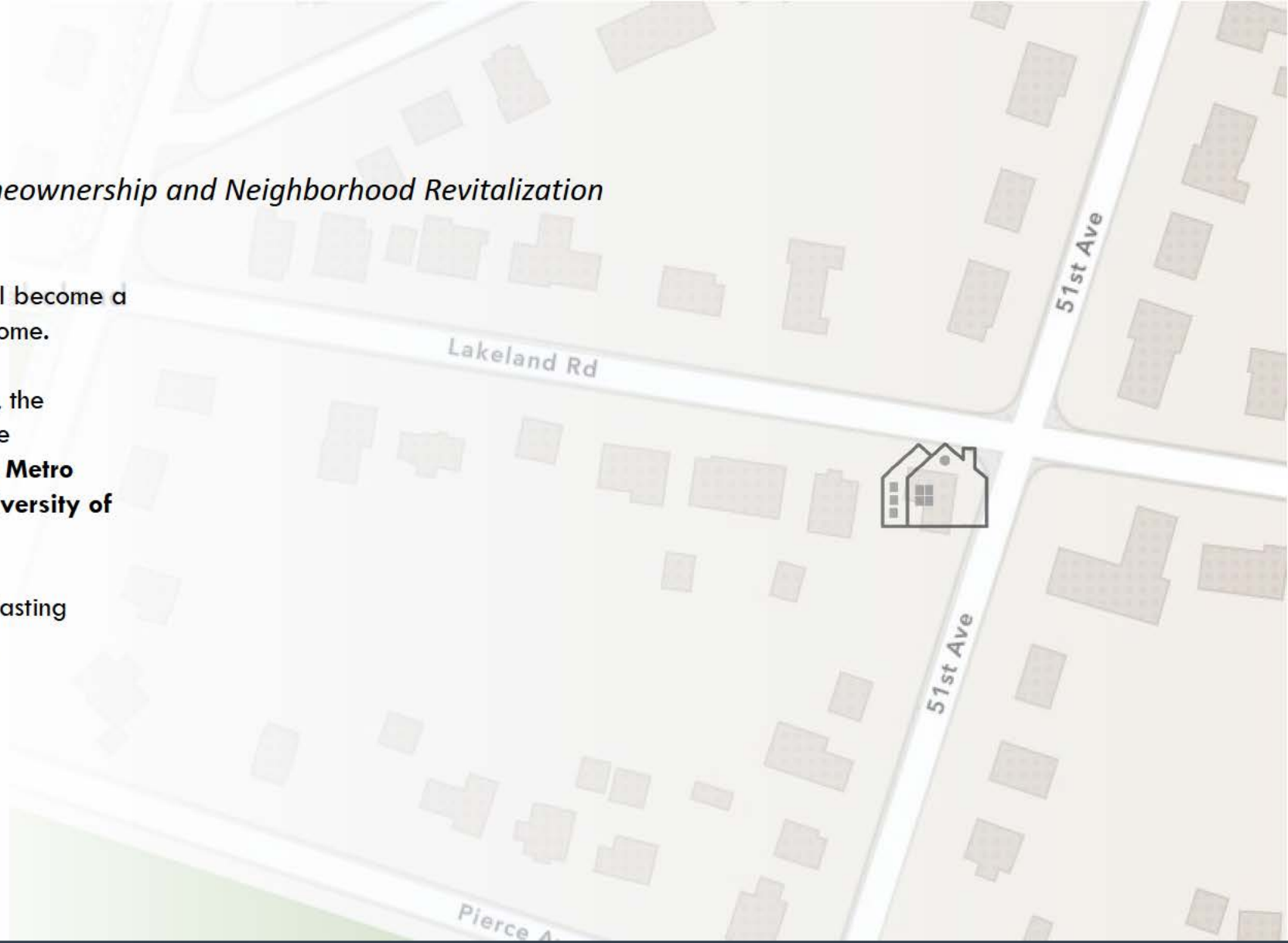
Project at a Glance

A Community Partnership for Affordable Homeownership and Neighborhood Revitalization

A City-owned vacant lot at **5021 Lakeland Road** will become a new, permanently affordable and owner-occupied home.

The project brings together the **City of College Park**, the **College Park City-University Partnership** through the Community Preservation Trust, **Habitat for Humanity Metro Maryland**, the **Lakeland Civic Association**, and **University of Maryland** capstone students.

Together, we're transforming a vacant parcel into a lasting home that honors Lakeland's history and strengthens neighborhood stability.



5021 Lakeland Road

October 21, 2025



Project Overview: How it Works

Delivering Permanent Affordability and Owner-Occupied Housing

City of College Park

- Sells the property to the Partnership
- Will use sale proceeds to provide a grant to Habitat for supporting construction

The Community Preservation Trust, under the College Park City-University Partnership

- Sells the property to Habitat with a 99-year Land Trust Agreement
- Coordinates all partners and community engagement

Habitat for Humanity Metro Maryland

- Builds the home with volunteer support and homeowner sweat equity
- Sells to an income-qualified buyer using Habitat's affordable financing

Lakeland Civic Association

- Supports community engagement
- Supports identifying potential buyer

UMD Students

- Provides architectural, engineering and site design
- Engages in community design charettes to ensure the home reflects Lakeland's history and values

5021 Lakeland Road

October 21, 2025



Project Features & Community Process

*Designing **WITH** Community*

Community Design Charrettes

Partnership and LCA host public workshops facilitated by UMD Architecture and Engineering capstone students

Learning & Legacy

Students will expand on existing studies, informed by history and culture, to inform a design that respects community's story

Shared Vision

Residents, the City, and Habitat MM will review concepts before final plans are approved for development

Local Engagement

LCA help Habitat MM identify potential buyers with ties to the neighborhood – complying with Fair Housing laws

Habitat Homeownership Model

Buyers contribute sweat equity and receive affordable financing to purchase the home

5021 Lakeland Road

October 21, 2025



Outcomes & Long-Term Goals

Building a Model

- **Revitalizes** a City-owned vacant lot into a high-quality, owner-occupied home
- Demonstrates how College Park can use **land strategically for public good**
- Creates **deep affordability** through local partners
- Strengthens Lakeland's legacy by **keeping homeownership opportunities** within reach for generations
- Establishes a **replicable model for future** partnership between the City, the Partnership/CP Trust, the University, and local nonprofits



5021 Lakeland Road

October 21, 2025



Questions

A Community Partnership for Affordable Homeownership and Neighborhood Revitalization



- **Maxine Gross**, Chair of Lakeland Heritage Project
- **Ruth Murphy**, President, Lakeland Civic Association
- **Robert Thurston**, Vice President, Lakeland Civic Association



- **Miriam Bader**, Director, Department of Planning and Community Development
- **Carlos Nunes**, Senior Planner



- **Kate Kennedy**, Co-Chairperson, Community Preservation Trust Advisory Committee, Board Treasurer
- **Orlando Velez**, Director of Operations and Housing Initiatives
ovelez@communitypreservationtrust.org (202) 594-8419
- **Tawfiq Adbul-Karim**, Senior Associate



- **Sarah Reddinger**, Vice President of Housing and Community Strategies
- **Ron Spoor**, Vice President of Construction and Real Estate Acquisition.