

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2007 Legislative Session**

Resolution No. CR-78-2007

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Knotts

Co-Sponsors \_\_\_\_\_

Date of Introduction November 6, 2007

**RESOLUTION**

1 A RESOLUTION concerning

2 State of Maryland Designated Neighborhoods

3 For the purpose of expanding the existing Designated Neighborhoods of Oxon Hill and  
4 Glassmanor to participate as eligible entities for State of Maryland financial assistance and  
5 incentive programs.

6 WHEREAS, the County Council by CR-49-1997 adopted on July 22, 1997, has previously  
7 declared a portion of Oxon Hill as a “Designated Neighborhood” and a portion of Glassmanor as  
8 a “Designated Neighborhood”; and

9 WHEREAS, the Secretary of the Maryland Department of Housing and Community  
10 Development (“DHCD”) concurred with the previous designation of Oxon Hill on January 12,  
11 1998 and of Glassmanor on October 31, 1997; and

12 WHEREAS, the County Council has determined to designate additional areas in Oxon Hill  
13 and Glassmanor as a “Designated Neighborhood” to allow additional projects to be eligible for  
14 certain State of Maryland programs; and

15 WHEREAS, the County Council has studied the additional areas, and the following factors  
16 have been satisfactorily considered as required by Section 6-305, Housing and Community  
17 Development Article, Annotated Code of Maryland:

18 (a) Availability, cost and condition of business facilities;

19 (b) Age and number of abandoned structures;

20 (c) Age and number of substandard structures;

21 (d) Income of residents relative to state or regional median incomes, including the number  
22 of persons who are welfare recipients or unemployed;

1 (e) Extent of unemployment and availability in the area of jobs for residents of the  
2 designated neighborhood;

3 (f) Need for financing small businesses in order to upgrade the social and economic  
4 conditions of the designated neighborhood;

5 (g) Neighborhood development or redevelopment strategy of the local jurisdiction for the  
6 designated neighborhood;

7 (h) Plans and financial commitment of the local jurisdiction to undertake improvements in  
8 the designated neighborhood;

9 (i) Standards established for other relevant state or federal programs;

10 (j) Local government participation in revitalization activities including whether the local  
11 jurisdiction has been designated as an empowerment zone;

12 (k) The presence of a special taxing district or historic district;

13 (l) Support from community or business organizations;

14 (m) Other revitalization projects undertaken in the designated neighborhood; and

15 WHEREAS, information, if available, as to each of these factors supporting this additional  
16 determination is attached to this Resolution as Exhibit "B".

17 NOW, THEREFORE, BE IT RESOLVED that the County Council of Prince George's  
18 County, Maryland, hereby expands the existing designated neighborhoods of Oxon Hill and  
19 Glassmanor to include the additional areas identified as "Designated Neighborhood Expansion  
20 Areas" on the map attached to this Resolution as Exhibit "A", for participation in the State of  
21 Maryland Neighborhood Business Development Program ("NBDP"). The "Designated  
22 Neighborhood Expansion Areas", and the "Pre-Existing Designated Neighborhoods", as shown  
23 on the map (Exhibit "A") shall, after due concurrence by the Secretary of DHCD, comprise all  
24 "Designated Neighborhoods" of Oxon Hill and Glassmanor for purposes of participation in  
25 NBDP and/or any other applicable programs.  
26

Adopted this 20th day of November, 2007.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Camille A. Exum  
Chair

ATTEST:

\_\_\_\_\_  
Redis C. Floyd  
Clerk of the Council

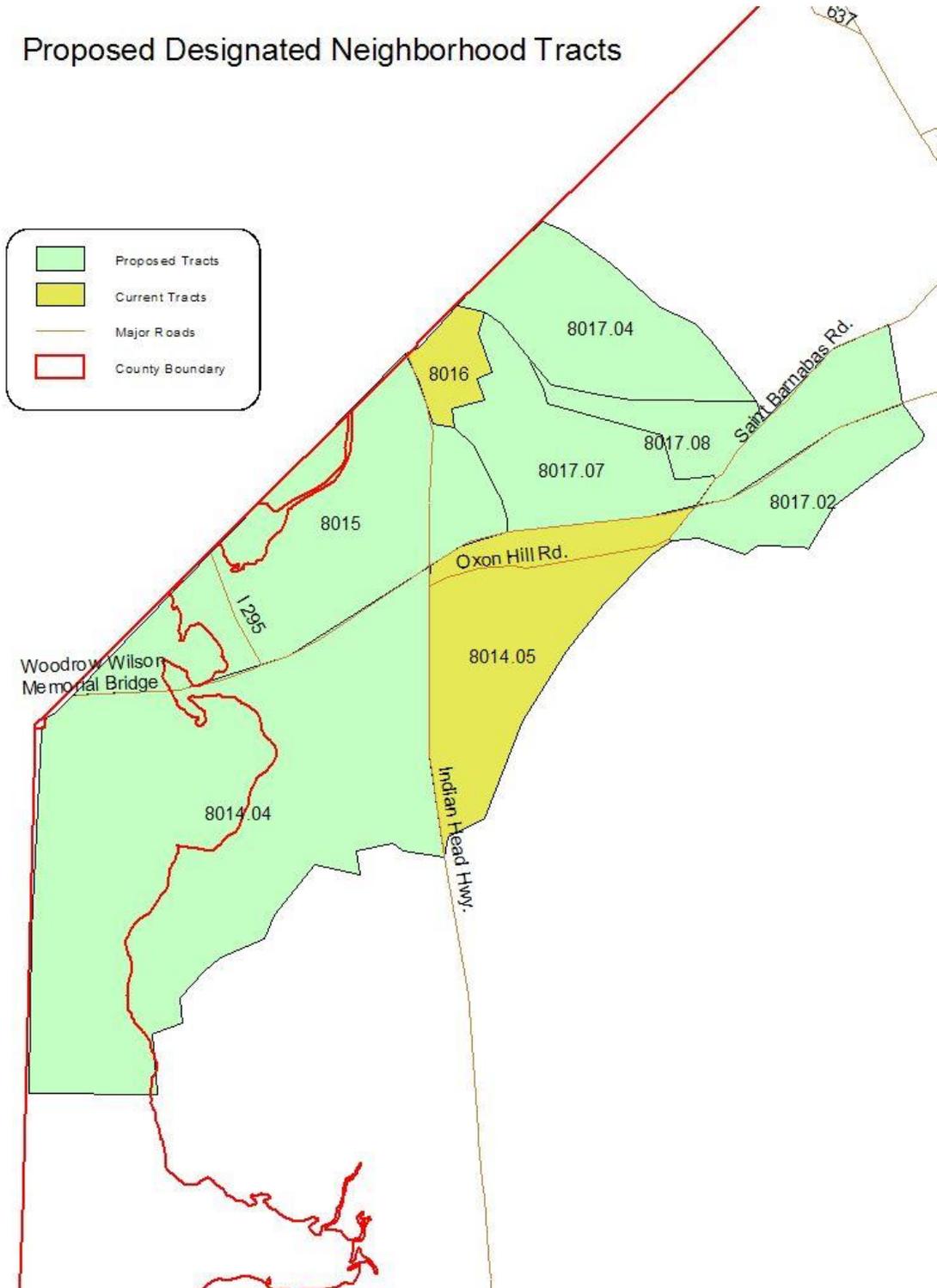
APPROVED:

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
Jack B. Johnson  
County Executive

Exhibit "A"

Proposed Designated Neighborhood Tracts



**Exhibit “B”**

**Maryland State Neighborhood Business Development Program**  
**Thirteen Required Criteria**

**a. The availability, cost, and condition of business facilities.**

The area included for the survey of business facilities is roughly bounded by the Washington, D.C. line to the north, Henson Creek Park to the east and south, and the Potomac River to the west. This includes the proposed expansion area and the existing Designated Neighborhood. In August 2006, the vacancy rate for approximately 893,575 square feet on 14 commercial properties was 8.7 percent, and the average lease rate was \$14.00. The average age of the commercial structures is 36 years old, although most buildings have been renovated. All data is from Costar.

**b. Age and number of abandoned structures.**

The 2000 Census table below indicates the vacancy rate and median age of housing for the State overall and for the expansion area census tracts. The vacancy rate and age of structures provides some information about the neighborhood in comparison with the State average. It is more likely for sub-standard commercial and residential structures to be old, and the median age of structures in all but one Census tract is older than the State median age. The highlighted tracts are those that fall behind the State in one or more metrics. It was not possible to determine if the vacant structures were considered abandoned.

<i>ID</i>	<i>Vacancy Rate</i>	<i>Median Age</i>
801404	6.00%	1968
801500	5.41%	1956
801702	7.68%	1974
801704	4.66%	1968
801707	8.16%	1967
801708	3.51%	1966
<i>MD</i>	<i>7.66%</i>	<i>1971</i>
801405*	6.52%	1964
801600*	14.24%	1967

This Census tract is adjacent or surrounded by the expansion area, and is part of a previously designated neighborhood (801405 - Oxon Hill; 801600 - Glassmanor).

**c. The age and number of substandard structures is measured by looking at structures that lack either kitchen facilities or plumbing facilities.**

<i>ID</i>	<i>Substandard Structures</i>
801404	0.00%
801500	0.00%
801702	0.47%
801704	1.52%
801707	3.04%
801708	1.08%
<b>MD</b>	<b>1.55%</b>
801405*	0.38%
801600*	0.75%

This Census tract is adjacent or surrounded by the expansion area, and is part of a previously designated neighborhood (801405 - Oxon Hill; 801600 - Glassmanor).

**d. The income of residents relative to State or regional median incomes, including the number of persons who are welfare recipients or unemployed.**

Census data of the median household income and households with supplemental security income and public assistance were the measurements used to obtain this information.

<i>ID</i>	<i>Median HH Income</i>	<i>Households with Supplemental Security Income</i>	<i>Percent With Public Assistance</i>
801404	\$55,650	2.55%	2.55%
801500	\$58,257	3.42%	2.17%
801702	\$42,127	2.10%	0.53%
801704	\$35,976	4.76%	3.35%
801707	\$42,639	1.62%	6.11%
801708	\$41,523	2.72%	2.92%
<b>MD</b>	<b>\$52,868</b>	<b>3.38%</b>	<b>2.40%</b>
801405*	\$47,250	4.14%	1.94%
801600*	\$38,438	2.29%	4.23%

This Census tract is adjacent or surrounded by the expansion area, and is part of a previously designated neighborhood (801405 - Oxon Hill; 801600 - Glassmanor).

**e. The extent of unemployment and the availability of employment in order to upgrade the social and economic conditions of the designated neighborhood.**

<i>ID</i>	<i>Unemployment Rate</i>
801404	4.75%
801500	6.43%
801702	2.85%
801704	11.07%
801707	7.03%
801708	4.84%
<b>MD</b>	<b>4.65%</b>
801405*	3.29%
801600*	5.58%

Source: 2000 U.S. Census

This Census tract is adjacent or surrounded by the expansion area, and is part of a previously designated neighborhood (801405 - Oxon Hill; 801600 - Glassmanor).

Almost all of the tracts have unemployment rates far above the State average. The Workforce Services Division of the Prince George's County Economic Development Corporation will assist these residents and others in the surrounding areas with employment at National Harbor.

**f. The need for financing for small businesses in order to upgrade the social and economic conditions of the designated neighborhood.**

The area proposed for the expansion of an existing Designated Neighborhood is primarily a first-ring suburb of Washington D.C. and includes an area that will receive significant new investment. The new investment could displace existing businesses, or it may enable them to become more successful and improve the social and economic conditions throughout the area. The Designated Neighborhood program will increase the opportunities for the existing businesses to remain and grow in place.

**g. The neighborhood development or redevelopment strategy of the local jurisdiction for the designated neighborhood.**

The neighborhood development strategy for the expanded Designated Neighborhood is to take advantage of the incentives offered by the program, and the new investment and spin-off interest by the National Harbor project, to improve the commercial and retail areas. The improvements will benefit the existing businesses and the new investment at National Harbor. A number of the small businesses may become more vulnerable to competition from national chains, and the Designated Neighborhood program offers some benefits to assist the existing businesses.

**h. Any plans and financial commitment of the local jurisdiction to undertake improvement in the designated neighborhood.**

The public sector financing for the National Harbor project is approximately \$160 million. The County has created a special tax district to assist with project financing, and the State and federal governments have invested millions in road improvements near and within the proposed Designated Neighborhood area.

**i. Standard established for other relevant State or federal programs.**

The County has two other designations, the Enterprise Zone and the Revitalization Tax Credit Area, that are generally based on household income, poverty levels, and related factors. Part of the area proposed for this Designated Neighborhood expansion is within the County's Enterprise Zone and part of the area is within the County's Revitalization Tax Credit area.

**j. Local government participation in revitalization activity including whether the local jurisdiction has been designed as an empowerment zone.**

The County has been fully engaged in supporting the National Harbor project. Additionally, the County supported a recent expansion of the Enterprise Zone to include part of this area, as well as a re-designation of the Revitalization Tax Credit area that also includes part of this area.

**k. The presence of a special taxing district or historic district.**

A special tax district has been established on part of the proposed expansion of the Designated Neighborhood in order to finance the National Harbor public infrastructure.

**l. Support from community or business organizations.**

The Prince George's Chamber of Commerce, a non-profit alliance of over 900 businesses representing more than 250,000 employees, is supporting these extensions of the Designated Neighborhood areas in Oxon Hill and Glassmanor.

**m. Other revitalization projects undertaken in the designated neighborhoods.**

The County has supported redevelopment projects within the Suitland, Oxon Hill, Mount Rainier, and Hyattsville designated neighborhoods. The projects have included small business assistance, façade improvements, property acquisition and redevelopment, and housing financing.