

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2015 Legislative Session**

Resolution No. CR-42-2015

Proposed by Council Member Glaros

Introduced by Council Members Glaros, Lehman, Harrison, Franklin, Davis and Taveras

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

Date of Introduction July 21, 2015

**RESOLUTION**

1 A RESOLUTION concerning

2 State of Maryland Community Investment Tax Credit Program

3 For the purpose of approving the project submitted by Central Kenilworth Avenue Revitalization  
4 Community Development Corporation to the Maryland Department of Housing and Community  
5 Development for participation in the Department's Community Investment Tax Credit Program.

6 WHEREAS, Section 6-401 through Section 6-406 of the Housing and Community  
7 Development Article, Annotated Code of Maryland, established the Neighborhood and  
8 Community Assistance Program to assist nonprofit organizations in carrying out approved  
9 projects in designated revitalization areas, to encourage businesses to invest in priority funding  
10 areas, and to strengthen public-private partnerships; and

11 WHEREAS, Section 6-404 of the Housing and Community Development Article,  
12 Annotated Code of Maryland, provides for the allocation of tax credits to business entities that  
13 contribute to approved projects of nonprofit organizations that provide services to priority  
14 funding areas; and

15 WHEREAS, Section 6-405(c) of the Housing and Community Development Article,  
16 Annotated Code of Maryland, provides that the Maryland Department of Housing and  
17 Community Development may not approve a proposal for participation in the Neighborhood and  
18 Community Assistance Program unless the proposal is approved by the governing body of the  
19 county that includes any of the Priority Funding Area that benefits from the project; and

20 WHEREAS, Central Kenilworth Avenue Revitalization Community Development  
21 Corporation, a nonprofit organization, proposes to use tax credits to leverage contributions for  
22 the implementation of projects and programs included within the Greater Riverdale Sustainable

1 Community Plan, as more particularly described in Attachment A (the "Project"); and

2 WHEREAS, Central Kenilworth Avenue Revitalization Community Development  
3 Corporation has applied to the Maryland Department of Housing and Community Development  
4 for approval of the Project and an allocation of tax credits in the amount of \$50,000 for business  
5 entities and individuals that contribute to the Project pursuant to the Department's Community  
6 Investment Tax Credit Program; and

7 WHEREAS, the County Executive expresses approval of the Project.

8 NOW, THEREFORE, BE IT RESOLVED that the County Council of Prince George's  
9 County, Maryland, hereby expresses approval of the Project, as set forth in Attachment A,  
10 submitted by Central Kenilworth Avenue Revitalization Community Development Corporation  
11 to the Maryland Department of Housing and Community Development for participation in the  
12 Community Investment Tax Credit Program.

Adopted this 21<sup>st</sup> day of July, 2015.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Mel Franklin  
Chairman

ATTEST:

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

APPROVED:

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

BY: \_\_\_\_\_  
Rushern L. Baker III  
County Executive

## ATTACHMENT A

### PROJECT INFORMATION SHEET

Central Kenilworth Avenue Revitalization Community Development Corporation  
Greater Riverdale Sustainable Communities Plan Projects/Programs  
Community Investment Tax Credit Program

**APPLICANT:**

In 2008 CKAR held a community-wide planning charrette to develop a vision and implementation strategies for community revitalization and redevelopment, partnering with University of Maryland School of Plant Sciences and Landscape Design/Community Studio (UMD), Neighborhood Design Center (NDC) and M-NCPPC/Community Planning (Planning). Central Kenilworth Avenue Revitalization Community Development Corporation (CKAR) was established as a 501c3 charitable non-profit in 2010 to promote the welfare and revitalization of the residential communities and commercial areas within Riverdale and Riverdale Park, Maryland and the greater 20737 postal district. In spring 2014 through a Community Foundation/Envision Program grant, CKAR completed an outreach effort to businesses along the commercial corridors, citizens, civic associations and other non-profits. This initiative was conducted to inform them about CKAR, The Purple Line, government programs for small businesses and to enlist them to GET INVOLVED in implementing a community vision. In fall 2014 CKAR organized stakeholders and coordinated the Sustainable Community (SC) process in collaboration with M-NCPPC/Community Planning to create access for all communities in Zip Code 20737 for State funded programs to improve our community. In May 2015, Greater Riverdale was one of four communities state-wide that received the Sustainable Communities' designation.

**PROJECT DESCRIPTION:**

New training skills and job placement for our residents will create stability and improve social and economic conditions in Riverdale. Secondly, environmental awareness and education coupled with improved surroundings will contribute favorably to better health and improved quality of life for everyone in the community. CKAR recognizes the need to address economic and environmental challenges as key to community revitalization and investment. CKAR will use tax credits to leverage contributions for the administration of projects described in the Greater Riverdale Sustainable Community Plan (SC). Implementation will begin with the following:

**Workforce Development:** Training programs are needed to prepare residents to take advantage of new jobs created as a result of The Purple Line and from new developments such as Whole Foods complex in Riverdale Park; the new Safeway at University Town Center; and the five-star hotel at Route One and Campus Drive in College Park. We will incentivize employers to hire local. To accomplish this, CKAR and Prince George's Community College/Team Builders (PGCC) will work with industry to develop customized training modules, encouraging employers to absorb costs using Community Investment Tax Credits (CITCs). CKAR's "Back To Work" initiative will provide outreach, intake, assessment and case management to prepare and qualify applicants. As our partner, PGCC will provide workforce training. Qualified applicants will receive training customized to fit the company's needs and work environment. The outcome would be to assure placement of trainees in company positions.

**Edmonston Road Sustainable Rain Garden:** DPW&T has over \$600,000 of infrastructure improvements completed on Edmonston Road to direct and control the flow of storm water run-off with outflow at a triangulated site at Edmonston Road and Kenilworth Avenue. This site is located at the south gateway to the Greater Riverdale community. DPW&T and CKAR recognized the opportunity to create a rain garden, providing education and environmental awareness. CKAR partnered with UMD School of Plant Science/Landscape Architecture Community Studio for technical assistance valued at \$26,000 to complete site analysis, hydrology, concept design and renderings for the rain garden. At a cost of over \$110,483, DPW&T completed additional structural work, removed dead foliage and improved pedestrian safety. DPW&T has committed an additional \$50,000 in capital costs to construct the storm water pond and complete associated infrastructure; and provide mulch annually. Department of the Environment (DoE) has committed \$20,000 to support the project. Benches, trash receptacles, lighting, interpretive signage (bilingual), bus stop enhancement and pervious on-site paving are to be installed using the proposed Community Legacy funding. FINESA is the owner of Carlyle Village apartments, located on Edmonston Road across from the rain garden site. CKAR is negotiating a Letter Agreement with FINESA to fund a maintenance program (\$5,000) for the rain garden using CITCs when available as an incentive.

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FINANCIAL AND LOCAL CONTRIBUTION:

Partners in these projects to date include: Prince George's County Department of Public Works and Transportation (DPW&T); Prince George's County Department of the Environment (DoE); University of Maryland School of Plant Science and Landscape Architecture/Community Studio; FINESA Real Estate Group; Prince George's Community College/TeamBuilders; CKAR.

CKAR is applying for \$50,000 in Maryland Community Investment Tax Credits to support its Sustainable Communities programs.

NEIGHBORHOOD/LOCALITY:

Greater Riverdale Sustainable Community and close-in communities