

## Prince George's County Council Agenda Item Summary

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**Meeting Date:** 7/15/2008  
**Reference No.:** CR-013-2008  
**Draft No.:** 1  
**Proposer(s):** County Executive  
**Sponsor(s):** Dean  
**Item Title:** A Resolution amending the Prince George's County "Annual Action Plan: FY 2008" to include a project for the demolition of the Chapel Woods Apartments, its estimated cost of completion and sources of funding

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**Drafter:** Rosalyn B. Clemens, Redevelopment Authority  
**Resource Personnel:** Tommie M. Thompson, DHCD

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### LEGISLATIVE HISTORY:

<b>Date Presented:</b>		<b>Executive Action:</b>	7/29/2008 S
<b>Committee Referral:</b>	3/11/2008 - THE	<b>Effective Date:</b>	
<b>Committee Action:</b>	7/10/2008 - FAV		
<b>Date Introduced:</b>	3/11/2008		
<b>Public Hearing:</b>			
<b>Council Action (1)</b>	7/15/2008 - ADOPTED		
<b>Council Votes:</b>	MB:A, WC:A, SHD:A, TD:A, CE:A, AH:-, TK:A, EO:A, IT:-		
<b>Pass/Fail:</b>	P		
<b>Remarks:</b>			

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### AFFECTED CODE SECTIONS:

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### COMMITTEE REPORTS:

#### TRANSPORTATION, HOUSING AND ENVIRONMENT COMMITTEE

**Date 7/10/2008**

Committee Vote: Favorable, 3-0 (In favor: Council Members Dernoga, Olson and Harrison.)

Staff provided the purpose of the CR-13-2008 and any referrals or comments that were not recommend.

The County Executive is in support of the resolution CR-13-2008.

A staff from the Redevelopment Authority also spoke in support of the resolution providing background information on the request. The demolition of the project will be monitored by the Redevelopment Authority and no Home funds will be reimbursed until after completion of the demolition. This will be a two phase development condos and apartments.

The Office of Law determined that CR-13-2008 was in proper legislative form.

The Office of Audits & Investigations indicated the adoption of CR-13-2008 will result in an overall positive fiscal

impact on the County in both the short-term and long-term.

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**BACKGROUND INFORMATION/FISCAL IMPACT:**

(Includes reason for proposal, as well as any unique statutory requirements)

This Resolution amends the Prince George's County "Annual Action Plan: FY 2008", (i) to include the demolition of all existing structures in the Chapel Woods Apartment complex, and (ii) to include the project's estimated cost of completion and sources of funding, as required by Section 15A-105(a)(2) of the County Code.

The Chapel Woods Apartment complex consists of 289 vacant and blighted rental units, surrounded by well-maintained single family and town homes in the Coral Hills neighborhood of Capitol Heights, Maryland. The complex is plagued by illicit drug activity and illegal dumping and continues to have a negative impact on the surrounding community.

The proposed and approved development plan for the property includes the following: demolition of the Chapel Woods Apartments; construction of Woodviews at St. Paul, a 154-unit rental housing project and community center on the north side of Nova Avenue, approximately 53% of the site; and, construction of Villas of St. Paul, a 136-unit condominium project on the south side of Nova Avenue, approximately 47% of the site, (collectively called the "Woodviews Project").

Due to the continuing negative impact of the property on the community, and pending the securing of financing to develop both portions of the Woodviews Project as envisioned, and approved, the Department of Housing and Community Development (DHCD) has approved a request for a \$1,000,000 HOME loan to demolish the Chapel Woods Apartments and all existing structures on the site.

Because this amendment implements a project under the "Redevelopment Authority Rental Housing Rehabilitation Program FY 08" - an activity already funded in the "Annual Action Plan: FY 2008" - a public hearing is not required under the "County Citizen Participation Plan FY: 2006-2010," as amended by CR-81-2005.

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**CODE INDEX TOPICS:**

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**INCLUSION FILES:**

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