

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**2000 Legislative Session**

Resolution No. CR-47-2000  
 Proposed by The Chairman (by request – County Executive)  
 Introduced by Council Members Bailey and Wilson  
 Co-Sponsors \_\_\_\_\_  
 Date of Introduction July 25, 2000

**RESOLUTION**

1 A RESOLUTION concerning

2 Neighborhood Business Development Program

3 For the purpose of designating the Walker Mill revitalization area as a “designated  
 4 neighborhood” for participation in the Neighborhood Business Development Program of the  
 5 State of Maryland’s Department of Housing and Community Development.

6 WHEREAS, The State of Maryland Department of Housing and Community Development  
 7 has established the Neighborhood Business Development Program (“NBDP”) for the purpose of:

8 (a) Assisting in the development, redevelopment, or expansion of small business  
 9 enterprises in designated neighborhoods;

10 (b) Stimulating investment by the private sector in designated neighborhoods;

11 (c) Investing in small business revitalization projects in designated neighborhoods; and

12 (d) Stimulating the participation of local jurisdictions in developing and expanding small  
 13 business enterprises in designated neighborhoods; and

14 WHEREAS, NBDP can provide financing for projects designed to achieve these purposes  
 15 if the project is located in a “designated neighborhood”; and

16 WHEREAS, the County Executive has recommended the Walker Mill revitalization area  
 17 for approval by the County Council by resolution and submission to the State; and

18 WHEREAS, the map identifying the Walker Mill revitalization area has been filed with the  
 19 Clerk of the Council and is incorporated herein by reference as Exhibit “A”; and

20 WHEREAS, in order to determine that the Walker Mill revitalization area shall be a  
 21 “designated neighborhood,” the County Council has considered the following factors as required  
 22 by the law establishing NBDP:

- 1 (a) The availability, cost, and condition of business facilities;
- 2 (b) The age and number of abandoned structures;
- 3 (c) The age and number of substandard structures;
- 4 (d) The income of residents relative to state or regional median incomes, including the
- 5 number of persons who are welfare recipients or unemployed;
- 6 (e) The extent of unemployment and the availability in the area of jobs for residents of the
- 7 designated neighborhood;
- 8 (f) The need for financing for small businesses in order to upgrade the social and
- 9 economic conditions of the designated neighborhood;
- 10 (g) The neighborhood development or redevelopment strategy of the local jurisdiction for
- 11 the designated neighborhood;
- 12 (h) Any plans and financial commitment of the local jurisdiction to undertake
- 13 improvements in the designated neighborhood;
- 14 (i) Standards established for other relevant state or federal programs;
- 15 (j) Local government participation in revitalization activity including whether the local
- 16 jurisdiction has been designated as an Empowerment Zone;
- 17 (k) The presence of a special taxing district or historic district;
- 18 (l) Support from community or business organizations; and
- 19 (m) Other revitalization projects undertaken in the designated neighborhood; and

20 WHEREAS, information relative to each of these factors supporting this determination is  
 21 attached hereto as Exhibit "B".

22 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's  
 23 County, Maryland, that the Walker Mill revitalization area as described on Exhibit A, and further  
 24 identified as U.S. census tract 8024.04, is hereby a "designated neighborhood" for participation  
 25 in the Neighborhood Business Development Program.

Adopted this 25th day of July, 2000.

COUNTY COUNCIL OF PRINCE  
GEORGE'S COUNTY, MARYLAND

BY: \_\_\_\_\_  
Dorothy F. Bailey  
Chair

ATTEST:

\_\_\_\_\_  
Joyce T. Sweeney  
Clerk of the Council

**NOTE:** Exhibit "A" is available in hard copy only.

**(Exhibit A goes here)**

**Exhibit “B”**

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

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

Census tract 8024.04 is the home of one strip center, and across the road from a larger shopping center on Walker Mill Road. The shopping center on Walker Mill Road was built in 1991 and is 80% occupied. The shopping center within the tract was built in the 1960s, and is 90% occupied. Other business facilities within the requested area are small freestanding facilities, which are in need of modernization. Based on lease rates for surrounding areas including Landover and Seat Pleasant, it is estimated that commercial property in this area falls between \$7 and \$10 per square foot.

**2. The age and number of abandoned structures.**

The specific age and number of abandoned structures is not readily available; however, the tract contains 263 vacant housing units (10.7% of total stock), with 63% being built between 1960 and 1970. Of the homes in tract 24.04, 257 (10.4%) were built before 1949.

**3. The age and number of substandard structures.**

An accurate account of substandard structures, residential or commercial, is not available. Numbers one and two give the approximate year when the majority of structures were built.

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

<b>Location</b>	<b>Median Household Income</b>	<b>Per Capita Income</b>	<b>Unemployment Rate</b>	<b>% of Households on Public Assistance</b>	<b>Population</b>
Tract 8024.04	\$31,667	\$14,185	17.5%	6.4	4,784
Prince George's	43,127	\$17,391	4.1%	3.7	729,268
MSA	46,884	\$21,416	3.7%	3.6	1,789,029

[Source: U.S Bureau of Census, 1990]

**5. The extent of unemployment and availability in the area of jobs for residents of the designated area.**

The area has a high unemployment rate compared to the County and State. A large employment center, the Walker Mill Business Park, located just north of the proposed area, is currently 80% undeveloped.

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

The Small Business Growth Fund, formerly the Prince George's Revitalization Loan Fund, provides direct financing to small businesses in Prince George's County, Maryland. This public/private partnership is operated by the Prince George's Financial Services Corporation---a program of the Prince George's County Economic Development Corporation (EDC)---which also secures loan guarantees from the U.S. Small Business Administration.

In 1999 15 loans were closed for a total of \$2,098,000. Of these loans only one, for \$60,000, was approved in Capital Heights, and none in District Heights, both of which are located in census tracts that comprise this area.

Many small businesses have closed because of the inability to procure financing for renovations or retooling for the changing demographics of the community. Without access to financing, the social and economic conditions in the designated neighborhood have been deteriorating. The lack of basic services and products offered by small business has created islands of dwellings whose residents must do without these services and products, or they are required to travel great distances to get such services.

JM development, a real estate development firm from Wichita, Kansas, is exploring the possibility of locating a modular home manufacturing facility at the Walker Mill Business Park. This project will need State and County assistance.

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

The Addison Road Metro (ARM) Plan has recently been adopted by the Prince George's County Planning Board, and is pending County Council approval. The plan proposes mixed use development including office, retail commercial, and multi residential high rise apartments. The ARM plan will develop a mixed-use town center across from the Addison Road Metro Station. The nearby Capital Heights and Addison Road Metro stations are seen as the future catalyst in achieving redevelopment throughout the area.

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

As stated in question 7, the Planning Board has approved the Addison Road Metro Center project. The project will develop a mixed-use town center across from the Addison Road Metro Station; balance transportation needs with the demands of a successful commercial center; capitalize on the unrealized development potential in proximity to the Metro station; and promote the economic well being of the County. In addition, the Addison Road Metro project has a safety component called The ARM Safety Improvement Program. This safety program is funded by the State with \$427,000 as a County smart growth project. It will consist of street improvements, pedestrian crossing and lighting, new signage, pavement markers, and improvements to the median to encourage pedestrians to cross a single point at the Addison Road entrance. Funds for street improvements on Addison Road have been included in the County's Capital Improvement Budget. The improvements, to be made from Central Avenue to Walker Mill Road, will include widening and improving Addison Road, constructing sidewalks, and creating better access to adjoining properties.

**9. Standards established for other relevant State or Federal programs.**

The standards established for the area are subject to all policies and procedures set forth in Article 28 of the Annotated Code of Maryland.

Programs receiving funds from the Federal Department of Housing and Urban Development (HUD) in Prince George's County use HUD standards to define and establish eligibility for direct benefits. For eligibility in the Community Development Block Grant Program, the County requires 37.7% of low-moderate income individuals benefit from the allocation. Prince George's County housing programs use the HOME program standards to establish eligibility.

**10. Local government participation in revitalization activity including whether the local jurisdiction has been designated as an Empowerment Zone.**

See Question 8. The local jurisdiction has not been designated an Empowerment Zone.

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

The area within the proposed designated area is eligible for the County's Revitalization Tax Credits and is within the County's newly expanded State Enterprise Zone. Inclusion in these zones allows for property tax abatement.

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

Local civic groups, members of the Prince George's County Community Development Corporation, The Collective Banking Group, and Riggs Bank have all supported the upgrading of local residential and commercial properties and the construction of new residential and commercial structures in the proposed designated area.

**13. Other revitalization projects undertaken in the designated neighborhood.**

The Saint Paul Community Development Corporation is constructing a community and daycare center on Walker Mill Road. According to the Saint Paul Community Development Corporation (CDC), when completed this project will employ approximately 100 people and provide much needed programs and services to the community.