

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2008 Legislative Session

Resolution No. CR-13-2008

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Dean

Co-Sponsors _____

Date of Introduction March 11, 2008

RESOLUTION

1 A RESOLUTION concerning

2 Chapel Woods Apartments Demolition

3 For the purpose of amending the Prince George's County "Annual Action Plan: FY 2008" to
4 include a project to demolish all existing structures in the Chapel Woods Apartment complex and
5 to describe its estimated cost of completion and funding sources.

6 WHEREAS, the Chapel Woods Apartment complex, located at 1414 Nova Avenue,
7 consists of 289-units on approximately 11 acres in Capitol Heights (the "Property"); and

8 WHEREAS, the Property is currently vacant, blighted, and is plagued by illicit drug
9 activities and illegal dumping; and

10 WHEREAS, the proposed and approved development plan for the Property entails
11 demolition of the Chapel Woods Apartments and construction of Woodviews at St. Paul, a 154-
12 unit rental housing project and community center on the north side of Nova Avenue,
13 approximately 53% of the site; and, construction of Villas of St. Paul, a 136-unit condominium
14 project on the south side of Nova Avenue, approximately 47% of the site, (collectively called the
15 "Woodviews Project"); and

16 WHEREAS, pursuant to CR-47-2005, the County Council approved the issuance and sale
17 of revenue bonds in an amount not to exceed \$15,000,000 by the Housing Authority and the
18 awarding of Low Income Housing Tax Credits ("LIHTCs") by the Maryland Community
19 Development Administration ("CDA"), for the development of the 154-unit Woodviews at St.
20 Paul rental piece; and

21 WHEREAS, due to current real estate market conditions, the Woodviews at St. Paul
22 Limited Partnership ("the Owner") has not secured financing to construct the condominium

1 portion of the project; and

2 WHEREAS, the vacant, blighted Property continues to negatively impact the surrounding
3 residential community, which for the most part, consists of well-maintained homes; and

4 WHEREAS, due to the continuing negative impact of the Property on the community, and
5 pending the securing of financing to develop both portions of the Woodviews Project as
6 envisioned, and approved, the Owner proposes to demolish all existing structures on the
7 Property, as further described in Attachment “A”; and

8 WHEREAS, the HOME Investment Partnerships Program regulations at 24 CFR Part 92,
9 Section 206 include the demolition of existing structures as an eligible project activity for the use
10 of HOME funds; and

11 WHEREAS, in order to finance the Chapel Woods Apartments Demolition Project, the
12 Owner has applied for a HOME funds loan in the amount of \$1,000,000, which has been
13 approved by the Prince George’s County Department of Housing and Community Development;
14 and

15 WHEREAS, the “Annual Action Plan: FY 2008”, approved by CR-25-2007, describes
16 activities to be funded with HOME funds in Program Year 16, including the “Redevelopment
17 Authority Rental Housing Rehabilitation Program FY 08” (“Rental Housing Rehabilitation
18 Activity”), which focuses on elderly housing development and multi-family housing acquisition,
19 construction and rehabilitation; and

20 WHEREAS, pursuant to Section 15A-105(a)(2) of the Prince George’s County Code, the
21 Annual Action Plan must include the estimated cost for each proposed project in the subject
22 program year and identification of all the funds to be used for the project; and

23 WHEREAS, the Chapel Woods Apartments Demolition Project is not included in the
24 “Annual Action Plan: FY2008”; and

25 WHEREAS, the County Executive endorses and recommends that the approved “Annual
26 Action Plan: FY 2008” be amended to include the Chapel Woods Apartments Demolition
27 Project, its estimated cost, and its funding sources as set forth in Attachment “A”.

28 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
29 County, Maryland, that the “Annual Action Plan: FY 2008” is hereby amended to include the
30 Chapel Woods Apartments Demolition Project, its estimated cost of completion, and its funding
31 sources as set forth in Attachment A.

Adopted this 15th day of July, 2008.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Samuel H. Dean
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Jack B. Johnson
County Executive

ATTACHMENT A

**PROJECT INFORMATION SHEET
Chapel Woods Apartments Demolition Project
1414 Nova Avenue
Capitol Heights, Maryland 20743**

COUNCILMANIC DISTRICT 7

PROPERTY DESCRIPTION: The Chapel Woods Apartments complex consists of 289 vacant and blighted rental units on approximately 11 acres. All of the existing buildings will be demolished.

OWNER: Woodviews at St. Paul Limited Partnership

DEVELOPER: St. Paul Community Development Corporation will be the developer of the project.

DEVELOPER'S CONTACT: Carl Williams, Executive Director
5817 Allentown Way
Temple Hills, Maryland 20748

ESTIMATED COST OF COMPLETION: \$1,000,000

SOURCES OF FINANCING: \$1,000,000 HOME Loan.

DEMOLITION SCOPE: Hazardous materials removal including lead, asbestos, thermostats and transformers; oil storage tanks drainage, stabilization and removal; removal and disposal of any remaining tenant furnishings; demolition and removal of all buildings, foundations, slabs and stoops; demolition and removal of all walkways and driveways; capping of all water and sewer lines; site stabilization; securing including fencing; and seeding or sodding.

NEIGHBORHOOD/LOCALITY: The Chapel Woods Apartments is located at the northwest corner of Nova Avenue and Boundary Avenue in the Coral Hills neighborhood of Capitol Heights, Maryland. It is surrounded by residential uses including town homes and single family homes in good condition. There are commercial uses north of the site along Marlboro Pike. The Bradbury Heights Elementary School is located approximately one-half mile to the west.