

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2002 Legislative Session

Resolution No. CR-59-2002

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Shapiro, Bailey, Scott and Wilson

Co-Sponsors _____

Date of Introduction September 17, 2002

RESOLUTION

1 A RESOLUTION concerning

2 Community Legacy Program

3 Prince George’s County Redevelopment Authority

4 For the purpose of approving the designation of a Community Legacy Area in Suitland, Prince
5 George’s County, Maryland, and approving the application and receipt of financing for
6 Community Legacy Projects in Suitland, Maryland to be financed either directly by the
7 Department of Housing and Community Development (the "Department") of the State of
8 Maryland or through other departments or agencies of the State of Maryland.

9 WHEREAS, Article 83B, Section 4-801 through Section 4-811 of the Maryland Annotated
10 Code established the Community Legacy Program, to preserve existing communities as desirable
11 places to live and conduct business and provide financial assistance to sponsors for the
12 development of community legacy plans or community legacy projects; and

13 WHEREAS, Article 83B, Section 4-806 (b) (1) of the Maryland Annotated Code provides
14 that the Community Legacy Board may not approve an application for participation in the
15 Community Legacy Program unless the application is approved by the local government; and

16 WHEREAS, the Departmental requirements necessitate approval of the designation of a
17 Community Legacy Area, the Project and the Project Financing by Prince George’s County; and

18 WHEREAS, Prince George’s County recognizes that there is a significant need for
19 reinvestment and revitalization of the communities in Prince George’s County; and

20 WHEREAS, Prince George's County proposes to (i) designate the area of the community of
21 Suitland in Prince George's County, as outlined on the map attached as Attachment 1 (the
22 "Area") as a Community Legacy Area and to (ii) develop Community Legacy Projects (the

1 “Projects”) in the "Community Legacy Area", the purpose of which will be to contribute to the
2 reinvestment and revitalization of the Area; and

3 WHEREAS, the Department, either through the Community Legacy Program or through
4 other Programs of the Department, or in cooperation with other State departments or agencies,
5 may provide some or all of the financing for the Projects (the "Project Financing") in order to
6 assist in making them financially feasible; and

7 WHEREAS, Suitland has a current revitalization plan (Suitland Revitalization Action Plan,
8 1997) and a strategy (Neighborhood Revitalization Strategy, 2000) and has proposed projects
9 within the area that are consistent with said plan and strategy; and

10 WHEREAS, some of the action items in the 1997 plan and 2000 strategy have been
11 adopted, lack of funds has restricted wider implementation of the plan and the strategy; and

12 WHEREAS, the County Executive expresses approval of the application and receipt of
13 financing for a Suitland Community Legacy Area, the Suitland Community Legacy Project and
14 the Project Financing in Prince George’s County under the Department’s Community Legacy
15 Program;

16 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
17 County, Maryland that the recitals to this Resolution are hereby incorporated by reference herein
18 and deemed a substantive part of this Resolution.

19 BE IT FURTHER RESOLVED that the County Council of Prince George’s County,
20 Maryland hereby approves the application, attached hereto as Attachment 2, to the Community
21 Legacy Program submitted on behalf of the community in Suitland, Maryland.

22 BE IT FURTHER RESOLVED that the County Council of Prince George’s County,
23 Maryland hereby endorses the designation of a Suitland Community Legacy Area and the Project
24 in the community of Suitland; and hereby approves the Project Financing in the form of a grant
25 or loan in the approximate amount of \$700,000.00.

26 BE IT FURTHER RESOLVED that copies of this Resolution be sent to the Secretary of
27 Housing and Community Development of the State of Maryland for consideration by the
28 Community Legacy Board.

Adopted this 24th day of September, 2002.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____

BY: _____
Wayne K. Curry
County Executive

Attachment 1 available in hard copy only

APPLICATION C

Check which applies to this application:

Approval of a Community Legacy Plan;

Approval of a Community Legacy Plan with project funding

APPLICANT INFORMATION

1. Legal Name of Applicant: Redevelopment Authority of Prince George's County
2. Applicant's Mailing Address: 9201 Basil Court, Suite 155 Largo, Maryland 20774
3. Applicant's Federal Identification Number: 5222509
4. Primary contact person:
 - Name: John R. Henderson
 - Title: Chief
 - Address (if different than above):
 - Phone Number: 301-883-7321
 - Fax Number: 301-883-5291
 - e-mail address:
 Secondary contact person:
 - Name: Ted Kowaluk
 - Title: Senior Planner
 - Address (if different than above):
 - Phone Number: 301-883-7402
 - Fax Number: 301-883-5291
 - e-mail address: twkowaluk@co.pg.md.us
5. Names of co-applicants, if any:
6. Entity(ies) that issued the local government's resolution of support: County
 - Copy Attached yes no
7. URL/Web Address of Applicant:

COMMUNITY LEGACY AREA INFORMATION

8. Name of proposed *Community Legacy* Area: Suitland
9. Enter a written description specifying the physical boundaries of the proposed *Community Legacy* Area:

The proposed Suitland Community Legacy area is centered around the intersection of Silver Hill and Suitland Roads in Suitland, Maryland. The contiguous area is bounded on the north by Silver Hill Road, Homer Avenue, Lacy Avenue and Arnold Road, on the east by Sunset Lane, Brooks Drive, Porter Avenue and Ewing Avenue, on the south by Eastern Avenue and the remaining commercial properties the front along Silver Hill road to the Suitland parkway and on the west by the Suitland Federal Center and the Suitland Metro Station.

 - A printed map of the proposed *Community Legacy* Area is attached (required)
 - ArcView or equivalent GIS files (if available)
10. Check all of the following that exist within the proposed *Community Legacy* Area boundaries:

<input type="checkbox"/> Certified Heritage Area	<input checked="" type="checkbox"/> Enterprise Zone	<input type="checkbox"/> Local Historic District
<input checked="" type="checkbox"/> Designated Neighborhood	<input checked="" type="checkbox"/> Hot Spot	<input type="checkbox"/> National Historic District
<input type="checkbox"/> Empowerment Zone	<input type="checkbox"/> Main Street Strategy Area	<input checked="" type="checkbox"/> Other Neighborhood Revitalization

NEED FOR PLAN AND CONSISTENCY WITH COMMUNITY LEGACY

11. Attach a copy of the *Community Legacy* Plan as Attachment 1. Discuss, to the extent possible, how the proposed *Community Legacy* Area would meet the goals of *Community Legacy*. Discuss the area with regard to the following criteria (It is expected that the plan addresses these issues more completely).
- a. past and current demographic and economic trends (i.e., homeownership rates, property values, vacancies, investment, income)*
 - b. obstacles to investment (concerns, perceptions, needs)*
 - c. entities or amenities in the community (community assets, partners)*
 - d. complementary projects and activities (other efforts in the area such as education, preservation, transportation, commercial and housing development)*
 - e. the need for reinvestment in the area (key issues the plan will address)*
 - f. increased opportunity for all residents (increased range of opportunities for all incomes)*
 - g. local commitment to Smart Growth (how the local jurisdiction has participated in MD's Smart Growth Initiative)*
 - h. public input (nature and extent of public input, support and opposition) capacity of the sponsor (experience of the sponsor including past successes, staff qualifications and resources)*

Narrative:

- a. Past and current demographic and economic trends including homeownership rates, property values, commercial and residential vacancies, business or housing investment, and household income**

Provide information showing numeric trends in these categories over the last ten years (or for a shorter period of time if longer-term data is unavailable) to demonstrate the need for reinvestment in the community. Data may be supported by anecdotal information where appropriate.

Suitland is an older established community located inside the Capital Beltway in Prince George's County, abutting Washington, D.C. According to the 1990 Census and 2000 Census, population of the proposed Suitland Community Legacy Area decreased 2.6 percent between 1990 and 2000 from 16,668 to 16,228. During the same period, the number of households decreased by 2 percent and average household size dropped from 2.58 to 2.56. This predominantly African American community lost 60 percent of its white population in the last decade and became 89 percent African American in 2000. African Americans comprised 87 percent of the population in 1990. While 12 percent of the area population was white in 1990, in 2000, whites comprised only four percent. Although numbers are small, the Hispanic population more than doubled to total 364.

In the four census tracts that comprise the Legacy Area, median household income in 1990 was \$31,829, \$26,235, \$56,782, and \$28,780; the County's median household income was \$43,127. In 2000 the median household in the four census tracts contained

in the Legacy Area was as follows: \$44,145, \$52,052, \$44,323, and \$44,787; the County's median household income was \$55,256. Although one census tract had quite high median household income, the rest of the area was far below the County both in 1990 and 2000. The unemployment rate in 2000 was 4.1%; higher than the County rate of 6.9%.

The 9 percent decrease in the number of housing units is a result of the County's redevelopment efforts (recently demolished units that have not been replaced yet) and density reductions in other apartment complexes so that more site amenities can be provided. A considerable amount of new townhomes have been built in recent years. Apparently, most of the new housing was geared towards homeownership, because the number of owner occupied units increased by 43 percent. While in 1990, only 30 percent of units were occupied by owners, in 2000, owners occupied 38 percent of units. Despite increased homeownership, the residential vacancy rate went up from 5.6 percent in 1990 to 10.1 percent in 2000. Median sales price of housing units in the area was \$91,273 in 1990, \$104,940 in 1995, and \$130,450 in 2000.¹ These values show that there has been an increase in the property values, especially in the last five years.

The commercial vacancy rate in the Suitland Business District is approximately 40 percent. Roughly 80 percent of the vacancies are long term (two plus years) with some of the still vacant properties vacant for periods of four or more years. The vacancy rates are both a function of unrealistic rental or purchase price expectations from property owners and a lack of commercial interest.

There is an almost universal lack of investment in the area businesses by property owners and tenants. Of the minimal amount of visible improvements most are security type measures such as fencing and additional lighting. The only recent commercial reinvestment was initiated by the Redevelopment Authority with assistance from the State of Maryland; the Suitland Corner Shopping Center received a major façade improvement through a matching grant program. Most of the goods and services are geared to the immediately adjacent low-income residents which usually results in lower profit margins and therefore less profit to reinvest in the businesses. The most stable businesses are those where the business owner also owns the property. Even in these instances the amount of investment in the structures is minimal. Customers seem to expect deteriorated conditions so most business owners have come to the conclusion that reinvestment in building improvements will not increase sales by any appreciable amount.

The need for reinvestment in the area is clearly evident due to the physical condition of most of the commercial properties located in the area. Any reinvestment in the area must also coincide with a new market strategy to provide quality goods and services to the Federal Center employees and the higher income homeowners in the area. The reorientation of the market is necessary to provide the revenue required reinvesting in businesses. Although commercial property values remain relatively high, the 2001 assessments saw a decline in the overall value of commercial property. The overall decline in commercial property values was directly linked to declines in improvement values, while land values remained constant. This clearly indicates the need for

¹ State Department of Assessments and Taxation.

reinvestment in the improvements located on commercial properties to retain or increase property values.

b. Obstacles to investment

Discuss significant concerns, perceptions, needs, and/or issues pertaining to the proposed *Community Legacy Area*.

The proposed Suitland Community Legacy Area was once a thriving business district bordered by stable multifamily and single-family residences. Today only the single-family homes are well maintained. The area in general suffers from a negative image, lack of identity, crime, poor mix of goods and services, lack of commercial interest, inadequate parking and labor force limitations.

In the past the Suitland Business District relied on the single-family homeowner and Suitland Federal Center employees as their primary clientele. Today the focus has shifted to the immediately adjacent low-income families. As traffic increased and the appearance of the businesses declined, fewer and fewer Federal Center employees patronized area businesses and the single-family homeowners found other commercial centers to patronize. With the shift in customer base, revenues needed for reinvestment in improvements also shrank so the condition of the buildings continued to decline. The unattractive appearance of the area not only discourages potential customers but has also encouraged criminal activity.

The need for a high quality mix of goods and services exist in the district. The challenge is to encourage reinvestment so that these goods and services can be provided in a safe, attractive, and pedestrian friendly environment. While the desire and, to some extent, the financial resources exist to effectuate positive change, appropriate response from private sector developers and commercial interest will undoubtedly take some time.

c. Capacity of the Sponsor

Discuss the capacity and the experience of the sponsor including past success with revitalization, housing or economic development efforts, staff qualifications, and resources (financial and in-kind).

The Redevelopment Authority of Prince George's County (RA) was established in 1996 as a key tool to restore economic vitality in those communities that are on the edge of decay and disparity. It is committed to building stronger communities by supporting community organizations and implementing programs that would improve the quality of life. The Redevelopment Authority replaced the Neighborhood Revitalization Division of the Prince George's County Planning Department, which has been the key agency that developed the County's revitalization strategy and implemented this strategy in the revitalization focus areas. Its success brought two national awards to the County: 1998 Joint Center Sustainable Community Award by the U.S. Conference of Mayors and the National Association of Counties and 1999 National Award for Planning, Outstanding Planning Award for a Special Community Initiative by the American Planning Association. The RA is building upon this success and working with the community

partners to expand the revitalization efforts in the County. At this time, the RA is undertaking three major redevelopment projects: Suitland, Palmer Park, and Route One Corridor Arts District. These are major housing and economic development projects that will have major impact on these communities. In addition, RA operates several countywide housing and economic development programs, including Asset Control Area, \$1 Home Program, Neighborhood Improvement Grant Program, CARE (Commercial Area Revitalization Effort) Program, and State Enterprise Zone. The RA has highly qualified staff with diverse backgrounds who have a proven track record in revitalization and working with the community. The RA staff has the capacity and capability of hiring, monitoring, and working together with quality consultants to implement the Neighborhood Revitalization Strategy for Suitland. The RA will make \$132,500 cash available as well as staff time contributions during the implementation of the Community Legacy projects.

d. Entities or amenities in the community

Discuss the assets that exist in the community. These may include:

- Partners including: employers; educational institutions; and civic, community, and cultural organizations that actively support the proposed *Community Legacy* Area, Plan and Projects and have pledged resources to its development or implementation. Identify your partners and document the extent of their commitment, including financial support and staff or other resources committed to the Plan or Project.

General Services Administration

The General Services Administration (GSA), the Federal agency that owns and maintains the Suitland Federal Center, is a major sponsor of the *Community Legacy* application. Being an active partner of the revitalization efforts in Suitland in the last seven years, GSA again is partnering with the Redevelopment Authority of Prince George's County (RA) in the Community Legacy endeavor. GSA plays a crucial role in implementing the planned \$425,000,000 improvements to the Suitland Federal Center. These improvements will incorporate new office, research, and operational requirements for NOAA and Census, within a master plan for new campus circulation and environmental amenities that will enhance the Suitland community. GSA will be an active member of the Suitland Business Collaborative and will coordinate campus improvements with RA and other sponsors to implement the *Community Legacy* projects.

U.S. Census Bureau

The U.S. Census Bureau sponsors the *Community Legacy* application. The Census Bureau commits to be a member of the proposed Suitland Business Collaborative and in this capacity, to assist in focusing efforts on revitalizing the Suitland Business District. The construction of a new 1.5 million square foot Census headquarters will be a significant investment of \$350 million, which will complement the *Community Legacy* projects.

Suitland Citizens Association

The Suitland Citizens Association (SCA) is a nonprofit community service organization. Its mission is to serve as an information network connecting residents to activities,

services, and programs from public and private resources. SCA commits five volunteers to the implementation of the *Community Legacy* projects.

Suitland Business Association

The Suitland Business Association (SBA) is a 501(c)(3) nonprofit membership organization. Its mission is to improve the economic condition of Suitland, alleviate problems resulting from criminal activity, improve the physical appearance of private and public property, and promote businesses and the business district. SBA commits volunteer time in implementing *Community Legacy* projects, particularly working towards building linkages with the Suitland Federal Center and the proposed Small Business Growth Fund.

Housing Initiative Partnership, Inc.

Housing Initiative Partnership, Inc. (HIP) is a nonprofit housing corporation founded in 1988 to create housing for the low- and moderate-income residents in Prince George's County, to remove blight from neglected inner Beltway communities, and to improve the quality of life in the neighborhoods HIP serves. HIP runs several programs including, affordable rental housing to very low-income families, Tenants to College Program, Reading is Fundamental program, Sisters mentoring program, HIP HOMES — homeownership program, and Homebuyer Education program. To date, HIP has made considerable investment in Suitland, by acquiring and completely rehabilitating five vacant apartment buildings, leveraging over \$1.4 million in public and private funds. HIP will implement the Default Counseling project proposed in this application.

Suitland Family and Life Development Corporation

The Suitland Family and Life Development Corporation (SFLDC) is a 501(c)(3) nonprofit community development corporation that was established in 1996 to implement the recommendations from the Programs and Services section of the *Suitland Revitalization Action Plan*. The mission of the organization is to increase comprehensive community-led state-of-the-art programs and services that empower the family and community to prevent negative behaviors and support positive healthy development. SFLDC, in partnership with Suitland Citizens Association and Suitland Business Association, is in the process of developing the Suitland Technology Center as the multi-service economic center for the community. SFLDC received close to half a million dollars from the State of Maryland and \$200,000 CDBG funding for this project.

- Community Assets including: waterfront access or park and recreation facilities; historic and cultural significance, proximity to older town centers; or transportation resources (e.g., Metro, MARC stations, and light rail).

While the Suitland Community continues to suffer from general decline the assets that exist in the community are outstanding and remain as a reflection of Suitland's vibrant past and continues to play a significant role today. The Federal government has played a significant role in Suitland in the past. Included in the proposed Community Legacy area is the Suitland Federal Center which employs 10,000 workers. The Federal government has recently made significant improvements to the Federal Center and more are planned for the near future. Their presence in the community is a major development anchor and reinvestment in the Federal Center is a major asset to the community. Also

included in the boundaries of the proposed Community Legacy Area is the Suitland Metro Station. This Station represents not only an asset to the community but is a clear example of why continued investment in inner Beltway communities is a corner stone of smart growth. Ridership at the station is particularly high; it surpassed its one-year projection of ridership the day it opened.

Suitland is also particularly well served by Parks and Recreation facilities. A 65-acre community park is adjacent to the Legacy area on the south side of Silver Hill Road. A new community center/elementary school is being built in this park to serve the community. The area is currently served by a community center that is located in the William Beanes Elementary School which is also in close proximity to the proposed Legacy area. A small community neighborhood park is also planned in the Suitland Manor redevelopment project.

The Suitland area currently also has three magnet schools serving it: Shadyside Elementary School (French Immersion), Drew-Freeman Middle School (Science and Math) and Suitland High School (Performing Arts Center). All of these facilities are in close proximity to the proposed Legacy area. Suitland High School is known throughout the region for its arts program.

The proposed legacy area is centered around a re-developing town center at the corner of Silver Hill and Suitland Roads. This corner has been the commercial core of Suitland throughout its historical development. As new shopping centers developed along Pennsylvania Avenue, however, many of the store owners moved to the larger and more functional facilities. Through the focused Suitland Manor redevelopment project, a new town center will emerge that will once again serve as a local gathering point for employees and residents alike.

e. Complementary projects and activities

Discuss other existing or proposed efforts to benefit the proposed *Community Legacy* Area in the areas of housing, commercial and community development, education, historic preservation, neighborhood revitalization, and transportation that will complement *Community Legacy* projects.

The attached “Suitland Community Reinvestment” map graphically represents other existing and proposed efforts undertaken or being considered to benefit the proposed Suitland Community Legacy Area. Those projects that are not within the proposed boundaries of the Suitland Community Legacy Area are immediately adjacent to the area and will have a positive impact on the revitalization of this area. The following projects have utilized Federal, State, County or other funds. These projects are identified on the attached map (numbers on the map correspond to the numbers below).

- 1) Shadyside Elementary School — The Prince George’s County Public Schools is in the planning and design stage for the expansion and renovation of the Shadyside Elementary School. The cost of the expansion and renovations to the school is estimated at approximately \$12 million with construction expected to begin in Spring 2002.

- 2) Suitland Manor Revitalization — The County with assistance from the State currently has \$6 million for acquisition and demolition of buildings located in Suitland Manor. The County will commit additional funds in the years to come and will also seek additional funding from the State. The revitalization effort includes a mix of new residential units, a senior living facility, site amenities, and a commercial town center. The total cost of acquisition, demolition, and the relocation of tenants is estimated at approximately \$45 million.
- 3) Suitland Corner — The State, County, and Maryland-National Capital Park and Planning Commission funded approximately \$800,000 in façade enhancements and infrastructure improvements to the Suitland Corner shopping center located at 4700-4721 Suitland Road.
- 4) Suitland Business and Technology Center — The Suitland Family Life Development Corporation, a non-profit organization, received a \$300,000 loan from the State Neighborhood Business Development Program to purchase and redevelop site for the Suitland Business and Technology Center. Federal funds have been provided (\$75,000) for the planning of this development. More Federal funds will be requested by the organization for the rehabilitation of the building.
- 5) Water Tower/Community Room — The Washington Suburban Sanitary Commission (WSSC) invested \$200,000 to include a first floor community room in a new water tower for the Suitland area.
- 6) Suitland Federal Center — The Federal Government invested \$1.1 million for a wrought iron fence, landscaping, and new guard and visitor buildings for the perimeter of the Suitland Federal Center. The Federal Government is planning to make the following investments at the Suitland Federal Center complex: construction of a new National Oceanic and Atmospheric Administration (NOAA) building at an estimated cost of \$56 million, and construction of a new Census Bureau building at an estimated cost of \$350 million.
- 7) Suitland Collections Center (Smithsonian Institution) — The Federal Government has invested between \$10 to \$15 million for a research/storage facility for the National Museum of American Indian Cultural Resources Center.
- 8) Suitland Metro Station — The station represents an investment by the Washington Metro Area Transit Authority (WMATA) of approximately \$56 million. WMATA is also exploring the possibility of providing an Intra Modal Facility for the Suitland Federal Center at a cost of between \$5 to \$15 million.
- 9) Parkway Terrace — The Community Partners Development Group has invested \$26 million in the Parkway Terrace apartment complex for the purchase and renovation of the complex.
- 10) Highway Infrastructure Improvements — Approximately \$3.5 million was recently spent by the Maryland State Highway Administration on infrastructure improvements to Silver Hill Road between Suitland Parkway and Pennsylvania Avenue. The Maryland Transit

Authority spent approximately \$150,000 for pedestrian lighting along Silver Hill Road between Suitland Parkway and Suitland Road.

- 11) Suitland Citizens Association Building — The Suitland Citizens Association received a grant from the State of Maryland for approximately \$200,000 for general renovations, including compliance with ADA requirements to Suitland Citizens' Association Building.
- 12) Manchester Square — Manchester Square was deeded to the County by the Department of Housing and Urban Development (HUD). The Housing Authority of Prince George's County is in the process of selecting a developer to redevelop the vacant apartment complex into a new residential complex with mixed densities and uses. The County has also received an Economic Development Initiative grant of \$1.5 million for the project. It is estimated that the redevelopment will cost between \$20 to \$30 million.
- 13) Hil-Mar Elementary – Construction of the Hil-Mar Elementary Park School is approximately 60% complete. The total cost for the school is roughly \$17 million.
- 14) Asset Control Area – The Asset Control Area Program is a Department of Housing and Urban Development (HUD) initiative that allows local governments to purchase Federal Housing Administration (FHA) foreclosed properties for a 50%, 30% or 10% discount from the appraised value. The Redevelopment Authority has agreed to purchase any FHA foreclosed properties within the boundaries of the Asset Control Area as indicated on the map. The Redevelopment Authority has already acquired 9 homes in the area and in partnership with Enterprise Homes Incorporated will renovate and sell the homes. The cost of renovations is estimated to be approximately \$320,000.

f. The *Community Legacy* Plan addresses (or will address) the need for reinvestment in and enhances the *Community Legacy* Area

Discuss how your proposed *Community Legacy* projects will result in a desired outcome such as stabilizing the community; reversing the social, economic and physical decline; or encouraging growth in the proposed *Community Legacy* Area. Identify the key issues that your plan will address.

Much of the revitalization activities and investment has been focused on redeveloping or renovating the numerous deteriorated apartment complexes that ring the business district. It was these neighborhoods which exhibited the highest crime rates in Suitland. Even with the significant public investment in this housing stock, commercial investment and re-investment has lagged behind. Indeed the community's front door, its business district along Silver Hill and Suitland Roads continues to suffer from poor maintenance and image. Crime in the business district has not significantly declined. It is this business district that continues to be the center of community discontentment from all sectors – residents, property and business owners and employees. Consequently, the establishment the Small Business Growth Fund can offer an incentive for area business owners to reinvest in their businesses. Through reinvestment in area businesses owners will have the need for additional full time employees.

The Small Business Growth Fund will also help to improve the physical appearance of the business district and represents a direct way to encourage reinvestment in the area.

These funds will encourage local entrepreneurship, which is a community revitalization goal.

The proposed default counseling program will further stabilize homeownership in the area. Helping existing homeowners to retain their homes, while restructuring their finances will eventually allow these homeowners to properly maintain and reinvest in their homes.

g. Increased opportunity for all residents

Discuss how the proposed *Community Legacy* Plan will provide individuals of different incomes with a range of housing options, employment opportunities, or other benefits.

The proposed plan will benefit all current Suitland area residents. The default counseling component of the plan will assist area homeowners in maintaining their homeownership status. The program is aimed at helping to further stabilize the existing neighborhood. The proposed Small Business Growth Fund will encourage local businesses to hire area residents. The improvements to local businesses will also help to reduce crime and improve property values in the area.

The proposed demolition of 19 buildings will remove a blight on the neighborhood. It will also improve safety in the neighborhood by removing an attraction for criminal activity.

Suitland's vision for its future is one of a thriving town center with locally-owned businesses. With the funding of the projects requested in this application in conjunction with the major redevelopment projects underway in Suitland, particularly Suitland Manor and Manchester Square, this vision of the future is well on its way of being realized.

h. Local commitment to Smart Growth

Demonstrate how the local jurisdiction has participated in Maryland's Smart Growth Initiative.

Prince George's County has taken a number of measures intended to reinforce Maryland's Smart Growth program:

- The county designated its Priority Funding Areas (PFA) in September 1998. This certification was accepted by the Maryland Department of Planning without comments in March 1999. Programs and policies have been reviewed for their relation to the PFAs since that time.
- The county has an active, successful Rural Legacy program.
- The county has implemented a Live Near Your Work program.

In addition, the County Council adopted a countywide growth policy, the *Biennial Growth Policy Plan*, in November 2000. This plan has the following major policy initiatives:

- Designation of three growth tiers (Developed, Developing, and Rural). In the Developed Tier (largely within the Beltway), infill, revitalization, and redevelopment will be encouraged. This area will receive priority for public investments. In the Developing Tier, development will be required to pay for

a greater portion of its infrastructure needs. Rural character will be preserved within the Rural Tier.

- Designation of centers and corridors which will be a major focus for future development. Most of these centers are around Metro stations or other transit facilities. Mixed use, transit-oriented development is to be within the centers and corridors. The Plan recommends incentives to encourage appropriate development within these areas.
- A regular biennial review of the success of the county's implementation efforts. This formal review will provide an opportunity to evaluate the success of and, if necessary, adjust growth and development policies.

The county has initiated a General Plan amendment which is intended to provide a comprehensive, long range policy guide for implementing the policies of the Biennial Plan.

i. Public input

Describe the process that has been used to solicit and receive public input on the proposed *Community Legacy Area*, *Community Legacy Plan*, and *Community Legacy* projects. Discuss the nature and extent of both public support and opposition to the proposal.

Suitland's organized revitalization efforts began with a community-wide revitalization workshop in June 1994. At that time, the community representatives identified priority issues and concerns. Focus groups and individual interviews with various leaders were then conducted to help develop a complete list of community ideas. This list included assets to preserve and strengthen, as well as those items needing improvement. Over the subsequent months and the next two workshops, Suitlanders continued to use this list to develop a vision for the future of this community. It is this vision, presented in the attached *Suitland Revitalization Action Plan* that has guided the creation of the *Action Plan*.

Specific and necessary first steps to be undertaken are outlined in the *Action Plan* that was completed in June 1995 and updated in 1997. The priority projects in this *Plan* were developed by six working groups comprised of community representatives/residents, employees, and business and property owners. The working groups, assisted by County staff, met on a regular basis to further refine community issues and concerns and to develop a strategy to address them. All of their recommendations were presented and discussed at a final community workshop in March 1995. Those present agreed that it was time to move forward to implement the activities identified in the *Plan*. Both Suitland Beautification Committee and the Suitland Crime Action Team (SCAT) were born that day and a working community group was also created to determine how Suitland could best organize to coordinate further implementation of the *Action Plan*.

As a result of this community energy and focus on organization and action, the community has implemented or is working on implementing many of the projects in the *Action Plan*. The Suitland Council of Leaders (SCOL) continues to meet regularly to oversee and monitor implementation of their *Action Plan*. Of key interest to these

leaders is keeping crime in check and providing activities for the youth and the seniors in Suitland.

Meetings were held with Suitland leaders to discuss this *Suitland Community Legacy* application. Projects were added and/or modified as a result of these discussions and organization representatives helped develop this application. Suitland leaders have indicated their support for this application. Given that the proposed Community Legacy program for Suitland will build wealth within the community, a key concern of these leaders is how to ensure that local residents, employees and organizations benefit from the projects.

PART C – Application for Funds to Implement a *Community Legacy Plan*

Submit your *Community Legacy Plan*. Approval of your *Community Legacy Plan* is based on its contents and how well the proposed projects relate to the plan and its strategies. Existing plans may be submitted. However, a plan should contain the following information:

- A list of issues, problems, and/or needs which must be addressed if the Area is to be stabilized or is to grow. This section should discuss the importance of these issues and problems and how they relate to historic trends and benchmarks.
- Goals and objectives for the *Community Legacy Area*.
- Data and other information which documents the issues, and their importance, being addressed in the Plan.
- Benchmarks by which improvement in the *Community Legacy Area* will be documented.
- Reasons for choosing the boundaries of the *Community Legacy Area*.
- A list of community partners, and what roles they will be playing in the implementation of the Plan.
- A list of strategies which will be used to solve the documented issues, problems, and/or needs.
- Sources of funding that have been identified.

In May of 2000, the Redevelopment Authority of Prince George’s County in collaboration with the Prince George’s County Planning Department produced a document for the designation of Suitland, Maryland as a Department of Housing and Urban Development Neighborhood Revitalization Strategy Area. The attached *Neighborhood Revitalization Strategy for Suitland, Maryland* outlines goals and objectives, identifies projects designed to meet the stated goals and objectives, and provides benchmarks to ensure that the goals and objectives are achieved. This application is based on the *Neighborhood Revitalization Strategy* and the projects identified for funding under the *Community Legacy* program are derived directly from this strategy.

The *Neighborhood Revitalization Strategy for Suitland, Maryland* was developed in collaboration with residents, property owners, business owners, community-based organizations, and government representatives. In July of 1995, the community developed a *Revitalization Action Plan* which served as a foundation for the *Neighborhood Revitalization Strategy*. The *Neighborhood Revitalization Strategy* enjoys community wide support and through the goals and objects contained within, the shared vision developed by residents, property owners, business owners, and community based organizations for the future of Suitland will be realized.

Summarize each *Community Legacy* project for which funding is requested by showing in the table the name and/or type of project, the total cost of the project and the amount being requested from the *Community Legacy Program*. At the bottom of the page, show the total cost and total amount being requested from the *Community Legacy Program* for all of the *Community Legacy* projects combined. Submit a PART D form for each project

Discuss how the plan will contribute to the revitalization of the proposed area, and the key issues that will be explored:

SUMMARY OF PROPOSED PROJECTS (if applicable)

In the following table, rank proposed projects in priority order. This list should include projects identified in the proposed *Community Legacy Plan*.

Project	Entity responsible for carrying out the project	Rank	Total Est. Project Cost	SFY 2003 Community Legacy Request
<i>Demolition - 19 buildings</i>	<i>Redevelopment Authority</i>	1	<i>\$3,388,690</i>	<i>\$400,000</i>
<i>Default Counseling</i>	<i>Housing Initiative Partnership</i>	2	<i>\$113,000</i>	<i>\$50,000</i>
<i>Small Business Growth Fund</i>	<i>Redevelopment Authority</i>	3	<i>\$332,500</i>	<i>\$250,000</i>
		4		
		5		
		6		
<i>TOTAL</i>			<i>\$3,834,190</i>	<i>\$700,000</i>

INDIVIDUAL PROPOSED PROJECT DESCRIPTIONS

12. Provide the information requested for each individual project for which the applicant is seeking Community Legacy funds:

Suitland Manor Demolition

Project Description, including entity responsible for carrying out the project:

- a. Provide the exact address of the project, if known: 4675-79, 4760-62, 4716-18, 4720-26, 4747-49 Homer Avenue; 2725-27 Lewis Avenue; 4700-02 Hudson Avenue; and 4700-02 Huron Avenue
 Project Name: Suitland Manor Demolition
 Address: see addresses above
 City: Suitland, Maryland
 Zip Code: 20746
 County: Prince George's County
- b. Site Control – for capital projects, indicate the extent to which you have control of the site. Please describe the site's status.
 X Site control Under contract No site control
- c. Zoning- for capital projects, indicate if the site is properly zoned for the anticipated activity: X yes no
 If the site is not properly zoned, explain what actions and timeline will be taken to achieve proper zoning: N/A
- d. For capital projects, give the age of the building(s) and indicate if located within a local historic district or a National Register historic district: The buildings are approximately 60 years old. SHPO approval will be obtained before demolition.
- e. Project Plan:
 1. Provide an overall description of the proposed work to be performed as part of this project and the expected accomplishments.

This project will involve the demolition of 19 four-unit apartment buildings in Suitland Manor. The properties proposed for demolition are; 4675-79, 4760-62, 4716-18, 4720-26, 4747-49 Homer Avenue; 2725-27 Lewis Avenue; 4700-02 Hudson Avenue; and 4700-02 Huron Avenue. The RA met with the Suitland Crime Action Team and Prince George's County Police to develop this demolition strategy in order to eliminate problem properties and to provide the police with improved sight lines in order to observe criminal activity.

2. Project Timetable: List specific deadlines for each step in your project plan.

Acquisition – Completed

Tenant Relocation – August 1, 2002 to January 30, 2002

Hazardous Material Abatement - October 1, 2002 to November 30, 2002

Demolition – November 30, 2002 to April 30, 2003

3. Project Personnel: Who will direct the various components of the project? Describe the qualifications of the project staff and the capacity of the sponsoring organization to administer a project of this type .

The project will be managed by Ted Kowaluk, Senior Planner with the RA. Mr. Kowaluk has a strong background in construction project management and has already managed the demolition of an 18-unit Townhouse complex in Suitland Manor.

4. Sources and Uses of Funds for this Project. Attach letters of commitment from individuals or organizations, as appropriate, as well as resumes of potential staff members.

ACTIVITY (USES)	SOURCES OF FUNDS			TOTAL BY ACTIVITY	STATUS
	Community Legacy:	Applicant:	Other:		
Acquisition	\$0	\$2,714,690	\$0	\$2,714,690	Completed
Tenant Relocation		\$204,000	\$0	\$204,000	Ongoing
HZMAT Remediation		\$50,000		\$50,000	Pending
Demolition	\$400,000	\$0	\$0	\$400,000	Pending
Project Admin. (Cash)					
Project Admin. (In kind)		\$20,000		\$20,000	Pending
TOTALS BY SOURCES OF FUNDS	\$400,000	\$2,988,690	\$0	\$3,388,690	

Default Counseling

Project Description, including entity responsible for carrying out the project:

The proposed Default Counseling program will be the responsibility of Housing Initiative Partnership a local non-profit dedicated to providing affordable housing opportunities to low/moderate income residents in Prince George's County. The proposed Default Counseling program would provide one on one counseling services to individual homeowners who are at risk of losing their home through foreclosure. HIP has estimated that 15 hours per client over all would be spent.

- a. Provide the exact address of the project, if known: Entire Community Legacy Area
- b. Project Name: Default Counseling
Address: Entire Community Legacy Area
City: Suitland, Maryland
Zip Code: 20746
County: Prince George's County
- c. Site Control – for capital projects, indicate the extent to which you have control of the site. Please describe the site's status.
Site control Under contract No site control
- d. Zoning- for capital projects, indicate if the site is properly zoned for the anticipated activity: yes no
If the site is not properly zoned, explain what actions and timeline will be taken to achieve proper zoning: N/A
- e. For capital projects, give the age of the building(s) and indicate if located within a local historic district or a National Register historic district:
- f. Project Plan:
- g. Provide an overall description of the proposed work to be performed as part of this project and the expected accomplishments.

This project will involve one-on-one default counseling for homeowners who are in danger of losing their home through foreclosure. A typical counseling session will consist of evaluating the existing mortgage, analysis of what is the primary cause for the default (illness, loss of a job, and predatory lending) and then doing a workout that the owner can manage to satisfy the loan requirements. Some strategies for restructuring loans include lower interest rates, expanding loan terms, or placing missing payments at the end of the loan. The end product will be a workout budget and counselor follow-up to ensure that clients stay on track..

1. Project Timetable: List specific deadlines for each step in your project plan.
November 1, 2002 to February 1, 2003 – Write up job description, advertise for position, interview prospective counselors, hire counselor, set up office space.
February 1, 2003 to November 1, 2003 – Program up and running.
2. Project Personnel: Who will direct the various components of the project? Describe the qualifications of the project staff and the capacity of the sponsoring organization to administer a project of this type .

Hip is a HUD certified housing counseling agency with an existing pre-purchase counseling program. HIP has three staff persons, who are already certified housing counselors. Hip also has the administrative capacity in house to administer such a program. Prospective default counselors will either be experienced in default counseling or will be required to receive certification as a default counselor within two months of employment.

4. Sources and Uses of Funds for this Project. Attach letters of commitment from individuals or organizations, as appropriate, as well as resumes of potential staff members.

ACTIVITY (USES)	SOURCES OF FUNDS			TOTAL BY ACTIVITY	STATUS
	Community Legacy:	Applicant:	Other:		
Default Counseling	\$50,000	\$50,000	\$0	\$100,000	Pending
Office Space (In Kind)		\$6,000		\$6,000	Acquired
Project Admin. (In kind)			\$7,000	\$7,000	Pending
TOTALS BY SOURCES OF FUNDS	\$50,000	\$56,000	\$7,000	\$113,000	

Small Business Growth Fund

Project Description, including entity responsible for carrying out the project:

Funding in the amount \$250,000 is requested to capitalize the Suitland Small Business Growth Fund, a revolving micro-loan and relocation grant program for small businesses in the Suitland Business District. It will be implemented by the Redevelopment Authority of Prince George’s County, in partnership with the Prince George’s County Small Business Development Center, the Washington Area Community Investment Fund (WACIF), and the Suitland Business Association.

Provide the exact address of the project, if known: Entire Suitland Community Legacy Area

Name: Default Counseling

Address: Entire Suitland Community Legacy Area

City: Suitland, Maryland

Zip Code: 20746

County: Prince George’s County

a. Site Control – for capital projects, indicate the extent to which you have control of the site. Please describe the site’s status.

Site control Under contract No site control

b. Zoning- for capital projects, indicate if the site is properly zoned for the anticipated activity: yes no

If the site is not properly zoned, explain what actions and timeline will be taken to achieve proper zoning: N/A

c. For capital projects, give the age of the building(s) and indicate if located within a local historic district or a National Register historic district: N/A

d. Project Plan:

4. Provide an overall description of the proposed work to be performed as part of this project and the expected accomplishments.

This project will involve the demolition of 19 four-unit apartment buildings in Suitland Manor. The properties proposed for demolition are; 4675-79, 4760-62, 4716-18, 4720-26, 4747-49 Homer Avenue; 2725-27 Lewis Avenue; 4700-02 Hudson Avenue; and 4700-02 Huron Avenue. The RA met with the Suitland Crime Action Team and Prince George’s County Police to develop this demolition strategy in order to eliminate problem properties and to provide the police with improved sight lines in order to observe criminal activity.

5. Project Timetable: List specific deadlines for each step in your project plan.

Acquisition – Completed

Tenant Relocation – August 1, 2002 to January 30, 2002

Hazardous Material Abatement - October 1, 2002 to November 30, 2002

Demolition – November 30, 2002 to April 30, 2003

6. Project Personnel: Who will direct the various components of the project? Describe the qualifications of the project staff and the capacity of the sponsoring organization to administer a project of this type .

The project will be managed by Ted Kowaluk, Senior Planner with the RA. Mr. Kowaluk has a strong background in construction project management and has already managed the demolition of an 18-unit Townhouse complex in Suitland Manor.

4. Sources and Uses of Funds for this Project. Attach letters of commitment from individuals or organizations, as appropriate, as well as resumes of potential staff members.

ACTIVITY (USES)	SOURCES OF FUNDS			TOTAL BY ACTIVITY	STATUS
	Community Legacy:	Applicant:	Other:		
Acquisition	\$0	\$2,714,690	\$0	\$2,714,690	Completed
Tenant Relocation		\$204,000	\$0	\$204,000	Ongoing
HZMAT Remediation		\$50,000		\$50,000	Pending
Demolition	\$400,000	\$0	\$0	\$400,000	Pending
Project Admin. (Cash)					

Project Admin. (In kind)		\$20,000		\$20,000	Pending
TOTALS BY SOURCES OF FUNDS	\$400,000	\$2,988,690	\$0	\$3,388,690	