SUSTAINABLE COMMUNITY APPLICATION

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: PRINCE GEORGE’S COUNTY

NAME OF SUSTAINABLE COMMUNITY: GREATER CHILLUM

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- Tab #1 Sustainable Community Applicant Information

- Tab #2 - Sustainable Community General Information: In addition to the narrative about the baseline information included in the Sustainable Communities application, include a hard copy of the of the proposed Sustainable Communities map in Tab 2.

- Tab #3 – Sustainable Community Action Plan/Matrix

- Tab #4 – Local Support Resolution: (sample resolution on page 11) In addition to the local support resolution, please include any letters of support that demonstrate partner commitments to the implementation and/or oversight of the Sustainable Community Plan.

- Tab #5 – Signed Sustainable Community Application Disclosure Authorization and Certification (sample form on page 13)

- Tab #6 – CD-ROM: The CD-ROM should include the following contents:
  - Map in pdf format of the proposed Sustainable Community area
  - GIS shapefile of the proposed Sustainable Community boundaries and other GIS related data, e.g., spreadsheet of detailed listing of parcels that form the project boundary. (If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, Department of Housing and Community Development, Brad.Wolters@maryland.gov)
  - Pictures (jpeg format) of your Sustainable Community as it relates to your application
I. SUSTAINABLE COMMUNITY/APPLICANT INFORMATION

Name of Sustainable Community: Greater Chillum

Name of Applicant: Prince George’s County

Applicant’s Federal Identification Number: 52-6000998

Applicant’s Street Address: 14741 Governor Oden Bowie Drive

City: Upper Marlboro  County: Prince George’s  State: MD  Zip Code: 20772

Phone Number: 301-952-4431  Fax Number: 301-952-3339  Web Address: princegeorgescountymd.gov

Sustainable Community Application Local Contact:

Name: Daniel Sams  Title: Planner Coordinator, Community Planning North, M-NCPPC

Address: 14741 Governor Oden Bowie Drive  City: Upper Marlboro  State: MD  Zip Code: 20772

Phone Number: 301-952-3166  Fax Number: 301-952-4121  E-mail Address: daniel.sams@ppd.mncppc.org

Sustainable Community Contact for Application Status:

Name: Frederick Stachura, J.D.  Title: Supervisor, Community Planning North

Address: 14741 Governor Oden Bowie Drive  City: Upper Marlboro  State: MD  Zip Code: 20772

Phone Number: 301-780-8306  Fax Number: 301-952-4121

E-mail Address: frederick.stachura@ppd.mncppc.org
II. SUSTAINABLE COMMUNITY – General Information

A. Proposed Sustainable Community Area(s):

(1) Provide a description of SC Area boundaries.

The proposed SC Area Boundary for Greater Chillum begins at the northwest corner of Prince George’s County where it meets Washington, D.C. and Montgomery County and extends north along New Hampshire Avenue. Skirting the border of Montgomery County, it proceeds northeast, then northwest to the juncture of Erskine Street and 14th Avenue, then proceeds east along Erskine Street to skirt the border of the Langley Park SC Area. It turns northeast following Lewisdale Drive, again skirting the border of the Langley Park SC Area and stops at Lyndon Street in Adelphi Manor. Continuing east along Lyndon Street it dips southward along West Park Drive until it meets University Boulevard East, which it traverses until it meets the boundary of the Hyattsville SC Area. The proposed border continues south-southeast along the Hyattsville SC Area and the Mount Rainier SC Area borders until it reaches Eastern Avenue NE, where it proceeds in a northwest direction along the avenue to the point of beginning.

How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

The proposed SC Area Boundary for Greater Chillum corresponds overall with the subject area of the Greater Chillum Community Study completed by M-NCPPC in December 2015. (The Study largely informed the Action Plan and other portions of this application.) The proposed SC Area differs from the study area in that it does not include any portion of the Langley Park SC Area, but does extend north over University Boulevard to capture the Adelphi Manor neighborhood. It differs on the eastern/southeastern border to include pockets of neighborhoods, such as Toledo Terrace and Highview Terrace, which were not included in the adjacent Hyattsville and Mount Rainier SC areas.

(2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area.

(3) Approximate number of acres within the SC Area: 2,216

(4) Existing federal, state or local designations:

☐ Community Legacy Area ☐ Designated Neighborhood ☐ Main Street ☐ Maple Street

☐ National Register Historic District ☐ Local Historic District ☐ Arts & Entertainment District

X State Enterprise Zone Special Taxing District ☐ BRAC ☐ State Designated TOD

X Other(s): Priority Funding Area; Sustainable Growth Act; Revitalization Tax Credit (portions); Historically Underutilized Business Zone; Traffic Analysis Zone

(5) Prior Revitalization Investments & Smart Growth:

a. List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland’s Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?

DPW&T is currently engaged in the Ager Road Green/Complete Streets Capital Improvement Program (CIP) Project. This major road project will reconstruct a 1.3-mile segment of Ager Road between East West Highway (MD 410) and Queens Chapel Road (MD 500) as a multi-modal, Complete and Green Street. This
Sustainable Community Application 2017

The Sustainable Community Application 2017 project is in the final design phase and will be advertised for construction in Fall 2017. This $12.2 Million project represents a significant financial investment by Prince George’s County. This project will:

- Increase safety for all roadway users—pedestrians, bicyclists, motorists, transit users, and commercial freight carriers;
- Introduce new transportation choices to the County by providing ADA-compliant and dedicated facilities for bicyclists and pedestrians;
- Enhance mobility and connectivity by creating road facilities and improving access to regional trails within the corridor;
- Create a sense of place through development of Complete and Green Streets that promote community cohesion by transforming roadways;
- Foster economic revitalization; by creating ladders of opportunity in the communities near each improvement and throughout the corridor;
- Promote smart, transit-oriented development near the West Hyattsville, Prince George’s Plaza, College Park, and Greenbelt Metrorail Stations and the Purple Line stations in Prince George’s County, as well as along major transit corridors; and
- Improve the environment by adding street trees, reducing the amount of impervious area draining directly to the Anacostia River.

(6) Describe the SC Area’s demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors).

Strategically located, the proposed greater Chillum SC area is transitioning from a suburban community centered on the automobile to an urban, inner-Beltway community. Suburban characteristics such as lower densities, homogeneous incomes, and automobile-dependency once defined greater Chillum. Today, urban characteristics such as such as larger families with lower incomes that require affordable, higher-density housing; greater diversity in incomes and race, and less reliance on automobiles as a primary means to access daily-needed goods and services are beginning to become the norm.

Given these changing demographics and the need for a more walkable environment, pressure exists to provide adequate housing for the influx of immigrants to the area, maintain affordable housing choices, improve property maintenance practices, and strengthen community identity. Like many nearby communities, the late 1960s shifted the demographics of the community from predominantly Caucasian to include a large proportion of African-Americans. Hispanic immigrants from Central America have since changed the neighborhoods’ cultural makeup. This shift has created dramatic changes in household size, retail demand, transportation usage, educational levels, and employment. Overall, household size in the study area has increased to reduce housing costs. It has also led to a shift from owner-occupied to renter-occupied, single-family homes. Recent sale prices are just above current assessed value, and foreclosures are comparatively low, but short sales have recently increased. This has affected the standard of property maintenance and caused cultural conflict between the new and longtime residents of the area.

The increased use of public transportation highlights the deficiencies in the existing infrastructure. Current roadways support fast vehicular movements but fail to provide sufficient networks for pedestrians or cyclists. Major and minor connector streets often lack sidewalks, and most bus stops are without shelters. Market analysis suggests that with the growing immigrant population, median household incomes will remain below the Prince George’s County average through 2018, indicating a need for affordable housing, employment, and retail choices within walking distance of transit. Employment opportunities in the study area are limited to retail, service, and healthcare positions. These jobs are not large economic growth generators. DAMpening the opportunity for quality employment growth is the area’s low level of education. Additionally, most residents must travel outside the study area to work, with an average commute time of over 30 minutes. The recent influx of immigrants has also increased demand for ethnic businesses, but lower incomes overall have caused a shift in the quality of retail and restaurant offerings. Long-term residents express an interest in higher-quality restaurants and retail options.
Currently, African-American (50.64%) and immigrant populations make up a large portion of the Chillum community. As the immigrant and Hispanic populations grow over the next several years, projections indicate a decline in other races including the African-American population. Growth in the immigrant population will likely continue to shift household makeup as immigrant households tend to be larger (oftentimes because of multigenerational households and high birth rates). As of this writing, single-person households are the largest type within the proposed SC area, with four-person households making up only 12.33%; five-person households making up 8.95%; six-person households making up 4.75%; and households of seven or more persons making up only 6.63%. Males age 25-29 make up the largest percentage of population by age (10.94%) with females a close second at 10.18%. Almost 15% of households earn $75,000-$99,000 per year, the largest income group within the proposed SC area. Please see the accompanying graphs and charts.

B. Organizational Structure, Experience and Public Input:

(1) Describe the Applicant’s organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

The Prince George’s County Planning Department, and its respective staff in the Community Planning Division prepared the Sustainable Community Application and Action Plan. The Planning Department has received ongoing support from various stakeholders, including the county’s Department of Housing and Community Development (DHCD), the Department of Permitting, Inspections and Enforcement (DPIE), the Police Department and staff from the County Council District 2, as part of the workgroup. The workgroup also comprises representatives from the greater Chillum/Northern Gateway area including business owners, residents and nonprofit organizations, all of who contributed to development of the application.

As the potential SC area comprises mostly unincorporated neighborhoods, the lead organizations will be the county, with business owners, area residents, the Planning Department and other county agencies playing a supporting role by assisting with the implementation of the Action Plan. The workgroup will support implementation of the SC Action Plan and the related goals and recommendations of the approved plans for the area. The goals and policies outlined in the approved plans and studies for the area emphasize policies that will strengthen neighborhoods, support economic development along corridors, help to improve workforce development, capitalize on transportation investments, and encourage transit-supporting, mixed-use, pedestrian-oriented neighborhoods. To implement the approved area plans and ultimately the SC Action Plan, the workgroup’s responsibilities will include:

- Assessing current housing, economic conditions, and transportation issues, and opportunities.
- Assisting with the identification, review, and evaluation of alternative programmatic, legislative, and zoning options.
- Advocating for the needs of the SC area to the Prince George’s County Executive, County Council, Municipal appointed and elected officials, the state, and developers.
- Supporting ongoing implementation of the Action Plan.
- Reviewing and coordinating future funding sources.

(2) Describe the Applicant organization’s past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?

Listed below are the roles of some of the key workgroup members and their strengths and challenges with respect to implementation of the SC Plan.

**Prince George’s County Planning Department**

The Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission (M-NCPDC) is the primary planning and zoning resource for the county. Although not an implementation agency, the department’s Community Planning Division works to manage the county’s
community planning process. Staff develops plans and studies used to guide future growth and physical
development in the county. The department has staff and resources to promote and develop concept plans and
budget estimates. In addition, with plan preparation the department utilizes a variety of community outreach
techniques to ensure meaningful public participation and engagement. Given the department’s community
awareness, resources, and experience, it will be an asset in assisting the workgroup with implementing the
Action Plan. The Community Planning Division has prepared successful Sustainable Communities
applications for Camp Springs, Central Avenue, Glassmanor/Oxon Hill, Greater Riverdale, Kentlands/Palmer
Park, Landover Hills/New Carrollton, Langley Park and Upper Marlboro.

Prince George's County Department of Housing and Community Development (DHCD)
DHCD comprises three governmental agencies: the Department of Housing and Community Development,
the Housing Authority, and the Redevelopment Authority. DHCD is responsible for the implementation of
HUD regulations at the local level and implementation/administration of federal grants that revitalize
neighborhoods. The Mission of DHCD is to expand access to a broad range of quality housing, and to create
safe, well planned, attractive residential communities which enable families to become stable and self-
sufficient. DHCD has experience in the development and execution of varied revitalization projects and will
be valuable in the implementation of the SC Plan.

Prince George’s County's Department of Permitting, Inspections and Enforcement (DPIE)
The Prince George’s County's Department of Permitting, Inspections and Enforcement (DPIE) provides a
“one-stop shop” for those seeking regulatory approval of economic development, redevelopment and
preservation of residential, commercial and retail properties in the county. This is achieved by combining into
one facility the functions and staffs of various county, bi-county and state agencies involved in the
authorization and regulation of building, site, road and utility permits and business licenses. DPIE
consolidates the functions and streamlines the processes significantly affecting economic development to
include the following: services, permit processing, plan review, construction inspection, business licensing
and code enforcement. DPIE staff have been working with the greater Chillum community stakeholders and
Councilmember Taveras for many months to address housing violations, illegal dumping and other code
enforcement issues.

Prince George’s County Revenue Authority
The Revenue Authority of Prince George’s County is a quasi-governmental entity that serves as a real estate
development and development finance agency, an operator of programs and facilities, and a manager of
programs and facilities in partnership with Revenue Authority staff have been working with Counsel staff and
area stakeholders to address vehicle violations, particularly in the Red Top Road Neighborhood. One of their
strategies to help strengthen this residential neighborhood may be to employ a special parking district to
prohibit the parking of unauthorized vehicles.

The Neighborhood Design Center
The Neighborhood Design Center provides access to pro bono design services in underserved communities in
Baltimore City and Prince George’s County. In collaboration with neighborhood groups, local government
agencies and fellow nonprofits, we support locally driven initiatives for neighborhoods pursuing improved
quality of life within their built environments. Recent projects in Prince George’s County include the
Glassmanor Elementary School Beautification; Langley Park median and street tree installation; Branch
Avenue in Bloom community garden and orchard, and the Riverdale Park Winter Pop-Up Farmers Market.
NDC has prepared a preliminary master plan for the Northern Gateway/Greater Chillum Red Top Road
neighborhood including wayfinding signage, tree installation, façade improvements and garbage enclosures.

Potomac Electric Power Company (PEPCO)
The potential SC area is traversed west to northeast by a transmission line right-of-way that divides
neighborhoods. Unfortunately, this “no-man’s land” is often used as a dumping ground. PEPCO
representatives have been working with stakeholders and DPIE to curb unlawful dumping and collect trash.
The installation of community gardens within these rights-of-way and the accompanying foot traffic may be
one way to monitor and beautify these areas.
Sustainable Community Application 2017

(3) How did residents and other stakeholders in the community provide input to the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

Community meetings and breakfasts that included residents, community groups, property owners, businesses, and other stakeholders were held December 2016-March 2017 that allowed attendees the opportunity to provide input into the Action Plan. These meetings were sponsored by Councilmember Taveras’ office. The Sustainable Communities Action Plan for Greater Chillum was also based on the 2015 Greater Chillum Community Study published by M-NCPPC. Outreach efforts for the Study included participation in the September 2013 M-NCPPC Hispanic Festival at University Hills Duck Pond Park; November 2013, January 2014 and April 2014 public meetings at the Rollingcrest Community Center in Chillum, stakeholder interviews that were conducted February-March 2014; and public agency interviews that were conducted April-May 2014.

III. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a livable and sustainable community.

Please complete the attached matrix. The document has been broken down into six different sections, namely Environment, Local Economy, Housing, Quality of Life, Transportation and Land Use/Local Planning. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

1) For each of the different sections, pinpoint essential strengths and weaknesses of your community. Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.

2) Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome. Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.

3) After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals. Example Economy: Strategy - Increase number of Town sponsored events → Develop with community input, a series of weekend events that the Town could host.

4) List potential partners that can support the successful implementation of these strategies through different types of resources. Example Economy: Dept. of Housing and Community Development (Community Legacy program), Small Business Administration (Services and financial assistance) etc.
Sustainable Community Action Plan

Greater Chillum

Submitted by The Maryland-National Capital Park and Planning Commission, Community Planning Division, Community Planning North

4/7/2017
## Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
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</table>
| • Both the Sligo Creek and the Northwest Branch Anacostia River run through the proposed area.  
• Both their stream beds have largely been left natural with forested and open parkland. | • Large changes in topography lead from the residential neighborhoods to the stream beds and wetlands, and the large amounts of impervious surface from the existing residential neighborhoods contribute to the large Federal Emergency Management Agency flood plain.  
• These stream beds divide the northeast portion of the area from the southwest.  
• The parks and natural areas have few pedestrian amenities and are often avoided due to safety concerns. |

### Desired Outcomes and Progress Measures

Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address.

**What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen?**

**Progress Measure:** Identify how you will know that you have achieved your outcome.

| Outcome 1: Improve pedestrian connectivity by improving infrastructure such as sidewalks and trail connections between neighborhoods across parks.  
Progress Measure: Neighborhoods are connected. | **Strategies and Action Items** Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes. | **Implementation Partners** Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners. |
| --- | --- | --- |
| Strategy A: Apply for MDT Sidewalk Retrofit cost sharing.  
Strategy B: Apply for a grant to MDT Maryland Bikeways grant. | Regional MDOT representative |  |

| Outcome 2: Provide public safety improvements to trails and walkways throughout the park system to discourage crime and increase usage.  
Progress Measure: Trails improved and crime is reduced. | |  |
| --- | --- |  |
| Strategy A: Work with M-NCPPC Parks to identify areas that need trail and walkway improvements.  
Strategy B: Promote new trails and safety measures to increase park usage. | M-NCPPC Parks, Northern Area |  |

| Outcome 3: Manage stormwater and flooding through a variety of best-management practices.  
Progress Measures: Flooding and stormwater is controlled. | |  |
| --- | --- |  |
| Strategy A: Create a catalog of sites where stormwater mitigation or intervention is warranted.  
Strategy B: Work collaboratively to identify creative regulatory solutions and/or relief that permit stormwater and floods to be managed. | DOE’s Sustainable Initiatives Division |  |
## Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
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<tbody>
<tr>
<td>• Diverse and international community with a regional marketplace of ethnic-based businesses.</td>
<td>• Households have low-to-moderate incomes.</td>
</tr>
<tr>
<td>• Future development activity will require infill and/or redevelopment.</td>
<td>• Employment industries in the community are not major economic growth generators.</td>
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<tr>
<td>• Current market forces make rental conversion profitable.</td>
<td>• There is a large amount of labor force mobility.</td>
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<tr>
<td>• Existing amenities that have the potential to make it a strong housing market.</td>
<td>• The strong market position of the greater community is overshadowed by market perceptions.</td>
</tr>
<tr>
<td>• There is unmet demand for retail within the greater Chillum community</td>
<td>• The growing immigrant population is opting to form larger, non-traditional households to reduce the cost of housing.</td>
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</tbody>
</table>

### Desired Outcomes and Progress Measures

<table>
<thead>
<tr>
<th>Outcome 1: Sit-down dining establishments and additional retail.</th>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Progress Measure: Restaurants and new retail establishments open.</td>
<td>Strategy A: Create a marketing identity for the Greater Chillum Sustainable Community Area that celebrates its competitive advantage as an international marketplace with ethnic-based businesses.</td>
<td>Community Business Leaders</td>
</tr>
<tr>
<td></td>
<td>Strategy B: Pursue development efforts for local businesses to help small-business owners offer unique and in-demand products.</td>
<td>Commercial Property Owners</td>
</tr>
<tr>
<td></td>
<td>Strategy C: Work with potential small-business owners to apply for loan funding</td>
<td>PGC Economic Development Corporation (EDC)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Professional Marketing Firm</td>
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<tr>
<td></td>
<td></td>
<td>MD-DHCD-NBW staff</td>
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<tr>
<td></td>
<td></td>
<td>Neighborhood BusinessWorks</td>
</tr>
<tr>
<td>Desired Outcomes and Progress Measures</td>
<td>Strategies and Action Items</td>
<td>Implementation Partners</td>
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<td>---------------------------------------</td>
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</table>
| Outcome 2: Establish the Greater Chillum Area as an ideal location for start-up businesses.  
  Progress Measure: Start-up businesses are founded. | Strategy A: Work with local property owners to convert vacant space into a start-up/small business incubator. | Community Business Leaders  
  Commercial Property Owners  
  PGC Economic Development Corporation (EDC)  
  PGC Community College  
  MD-DHCD-NBW staff  
  Local CDCs |
| Outcome 3: Establish a location for an urban farm and garden with space for weekend farmers’ markets.  
  Progress Measure: Both are established. | Strategy A: Explore possible locations on existing public and nonprofit owned land that are central but underutilized.  
  This might include the land in the utility rights-of-way and the park system running along Sligo Parkway just south of East West Highway and Ager Road. | ECO City Farms  
  PEPCO  
  Michael Fields Agricultural Institute  
  EPA’s Brownfields and Land Revitalization Programs |
| Outcome 4: Add additional affordable rental housing units  
  Progress Measure: Single-family owner-occupancy is increased. | Strategy A: Increase occupancy code enforcement efforts that might displace existing residents in parallel with new affordable rental unit development.  
  Strategy B: Incorporate affordable rental units into new, mixed-use redevelopment efforts  
  Strategy C: Partner with housing sponsors to obtain Low-Income Housing Tax Credits | DPIE  
  Nonprofit/for-profit sponsors of eligible housing projects  
  MD-DHCD  
  LIHTC Program |
<table>
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<tr>
<th>Desired Outcomes and Progress Measures</th>
<th>Strategies and Action Items</th>
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</tr>
</thead>
</table>
| **Outcome 5: Improve diversity of retail and service offerings.**  
  Progress Measure: Community satisfied with variety of goods and services. |  
  Strategy A: Establish a community outreach effort to survey residents at regular increments about desired goods and services.  
  Strategy B: Work with local businesses to expand existing product lines and services to incorporate local interests not otherwise supported by the market.  
  Strategy C: Create a program that provides rental assistance and subsidies for businesses who use a small part of their store to offer new “trial” product lines and services based on community input. | Local business leaders  
PGC Economic Development Corporation (EDC)  
Chamber of Commerce |
| **Outcome 6: Create community gathering places that are welcoming and attractive; enhance community offerings (in terms of quality and variety of stores) enhance the relative strength of the local marketplace (by adding new consumer spending).**  
  Progress Measure: Catalytic project sites are redeveloped. |  
  Strategy A: Work with Prince George’s County Redevelopment Authority and selected property owners to identify potential catalytic projects.  
  Strategy B: Establish relationships with these property owners to increase the likelihood of redevelopment. | M-NCPPC  
County Redevelopment Authority  
Identified property owners |
## Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Proximity to proposed Purple Line Surface Rail project adds to premium transit service options (e.g., West Hyattsville, Fort Totten) provided by Metro.</td>
<td>• Poor connectivity between neighborhoods and in transit and retail centers.</td>
</tr>
<tr>
<td>• New Hampshire Avenue Corridor Concept Plan and proposed economic redevelopment of the East West Highway node are prepared</td>
<td>• Lack of sidewalks and worn or nonexistent crosswalks, including to Metro stations, create poor pedestrian connectivity.</td>
</tr>
<tr>
<td>• Existing and planned trail networks can increase connectivity and more direct travel for active transportation modes.</td>
<td>• Pedestrian facilities are incomplete at many major intersections.</td>
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<td></td>
<td>• Driveway curb cuts are spaced too close to major intersections, creating busy conflict points for pedestrians.</td>
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<td></td>
<td>• Most of the streets within the community do not accommodate bicyclists.</td>
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<td>• Uncontrolled, midblock crosswalks are not supported by land use, lighting, or other cues for safely managing pedestrian and motorist conflicts.</td>
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<td></td>
<td>• Existing bus networks have long peak-hour headways that are inconvenient for riders.</td>
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<td></td>
<td>• Current road design and lack of bicycle accommodation discourages multimodal access to premium transit stations.</td>
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### Desired Outcomes and Progress Measures

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</table>
| **Outcome 1: Improve pedestrian connectivity.**  
Progress Measure: Connections are created. | **Strategy A:** Identify and evaluate potential local street connections that traverse barriers such as Ager Road, East West Highway, Riggs Road, and Sligo Creek based on need and feasibility.  
**Strategy B:** Work with MDOT and SHA to create pedestrian connections. | Regional MDOT representative for Sidewalk Retrofit  
SHA M-NCPPC |
| **Outcome 2: Increase transit opportunities.**  
Progress Measure: Bike lanes and shuttle services are installed and launched. | **Strategy A:** Consider leveraging Chillum’s density and proximity to D.C. to support a shuttle bus or trolley to circulate the area with higher headways  
**Strategy B:** Consider implementing a shuttle, similar to the Bethesda Circulator, to connect the West Hyattsville Station and the Takoma/Langley Station as well as major shopping centers and grocery stores in the Chillum community.  
**Strategy C:** Install protected bike lanes on Chillum Road | WMATA  
TheBus  
DPWT  
Maryland Bikeways |
<table>
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<th>Desired Outcomes and Progress Measures</th>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Outcome 3: Improve overall connectivity.</strong>&lt;br&gt;Progress Measure: Planned infrastructure changes are implemented.</td>
<td>Strategy A: Complete Ager Road Green/Complete Streets Improvement Project.</td>
<td>City of Takoma Park&lt;br&gt;Montgomery County&lt;br&gt;SHA&lt;br&gt;WMATA</td>
</tr>
<tr>
<td></td>
<td>Strategy B: Work with County and state agencies to ensure the Purple Line Light Rail project is approved.</td>
<td></td>
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<tr>
<td></td>
<td>Strategy C: Work with the city of Takoma Park to implement the <em>New Hampshire Avenue Corridor Concept Plan.</em></td>
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<td></td>
<td>Strategy D: Work with SHA to improve the intersection at Chillum and Queens Chapel Roads.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Strategy E: Work with Montgomery County to implement the 2011 <em>Takoma/Langley Crossroads Sector Plan.</em></td>
<td></td>
</tr>
<tr>
<td><strong>Outcome 4: Address traffic and pedestrian safety concerns.</strong>&lt;br&gt;Progress Measure: Accident rate is reduced.</td>
<td>Strategy A: Further evaluate crash data at large intersections regarding frequency of angle and left-turn crashes to determine if there is enough clearance time on the protected left-turn phase.</td>
<td>Regional MDOT representative&lt;br&gt;SHA</td>
</tr>
<tr>
<td></td>
<td>Strategy B: Evaluate data to see if there is an opportunity to reduce the number of lanes on Chillum Road and provide protected bicycle and pedestrian facilities.</td>
<td></td>
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<tr>
<td></td>
<td>Strategy C: Increase pedestrian facilities at major intersections.</td>
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</tr>
<tr>
<td></td>
<td>Strategy D: Include projects in the County's Annual Transportation Priority Letter through the Consolidated Transportation Program (CTP).</td>
<td></td>
</tr>
</tbody>
</table>
## Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A range of housing types, from single- to multifamily, to owner-occupied, to rental units allow for an income-diverse community.</td>
<td></td>
</tr>
<tr>
<td>• History of stable, single-family neighborhoods.</td>
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</tr>
<tr>
<td>• Location creates opportunity for strategic residential densification.</td>
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</tr>
<tr>
<td>• Demographic shifts have created a shortage of affordable housing and caused the conversion of owner-occupied units to overcrowded rentals.</td>
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<tr>
<td>• Multifamily housing stock is aging, most complexes approaching 50 years.</td>
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</tr>
<tr>
<td>• Code violations and maintenance issues are affecting the market perception of the study area.</td>
<td></td>
</tr>
<tr>
<td>• Bulk trash is scattered throughout the residential neighborhoods.</td>
<td></td>
</tr>
</tbody>
</table>

### Desired Outcomes and Progress Measures

**Outcome 1: Stabilize Neighborhoods.**

Progress Measure: Unsightly trash items are no longer evident on streets

Progress Measure: Single-family homes no longer occupied by nonrelated renters

Progress Measures: Undesirable activity such as loitering and public alcohol consumption are eliminated.

<table>
<thead>
<tr>
<th>Strategies and Action Items</th>
<th>Implementation Partners</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategy A: Increase code enforcement for trash and bulk pickup service</td>
<td>Department of the Environment DPIE DHCD M-NCPPC Community Legacy Maryland Mortgage Program Low Income Housing Tax Credit DHCD Strategic Demolition Fund Multifamily property owners Revenue Authority</td>
</tr>
<tr>
<td>Strategy B: Enforce housing and building codes to address overcrowding in single-family houses used for multiple unrelated tenants</td>
<td></td>
</tr>
<tr>
<td>Strategy C: Develop relationships with national organizations with experience in transitioning neighborhoods.</td>
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</tr>
<tr>
<td>Strategy D: Increase supply of affordable housing options, particularly using Transit Oriented Development</td>
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<tr>
<td>Strategy E: Further evaluate potential Neighborhood Conservation Districts</td>
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</tr>
<tr>
<td>Strategy D: Consider a special parking district for areas such as the Red Top Road neighborhood to prohibit unauthorized parking of non-residents.</td>
<td></td>
</tr>
</tbody>
</table>
## Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

<table>
<thead>
<tr>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Location near the West Hyattsville Metro Station</td>
<td>• Suburban development patterns with separated commercial and residential uses.</td>
</tr>
<tr>
<td>• Location of the future Purple Line light rail line along University Boulevard, including two stations</td>
<td>• Major thoroughfares that prioritize automobile movements through the study area.</td>
</tr>
<tr>
<td>• Regional bus connections throughout the study area for the Washington Metropolitan Area Transit Authority (WMATA) and TheBus systems.</td>
<td>• Degraded condition of some single-family homes due to lack of maintenance and overcrowding.</td>
</tr>
<tr>
<td>• Selection of a variety of housing types include single-family, duplex, condominium, and rental apartments.</td>
<td>• Poor condition of some multifamily homes that result from lack of maintenance and age.</td>
</tr>
<tr>
<td>• Grocery stores within a reasonable distance to most residents.</td>
<td>• Lack of sidewalks and street lights in many areas.</td>
</tr>
<tr>
<td>• Retail offerings interspersed and near each neighborhood.</td>
<td>• Lack of shelter or seating at many major bus stops.</td>
</tr>
</tbody>
</table>

## Desired Outcomes and Progress Measures

### Outcome 1: Enhance the sense of place for the area collectively and for individual neighborhoods.

**Progress Measures:** Competition between neighborhoods is lessened and a sense of neighborhood pride is strengthened.

- **Strategy A:** Create signage for each community section to create a stronger sense of identity for residents.
- **Strategy B:** Encourage events, festivals and farmers’ markets.
- **Strategy C:** Reposition the area within the Northern Gateway to provide an overall sense of place and community unity.

**Implementation Partners:**
- DHCD Community Legacy
- The Neighborhood DesignCenter

### Outcome 2: Improve physical connectivity.

**Progress Measures:** People can traverse distances on foot between neighborhoods and proprietary feelings are diminished.

- **Strategy A:** Improve connectivity between the community sections and to existing retail through improved streetscape.
- **Strategy B:** Create connections across parkland between community sections using existing public land.
- **Strategy C:** Encourage better maintenance of high-tension wires right-of-way edges particularly at the street edge.
- **Strategy D:** Create pedestrian connection across high-tension wire easement between community sections.

**Implementation Partners:**
- Maryland Bikeways
- Local governments
- Regional MDOT representative
- M-NCPPC Department of Parks and Recreation
- PEPCO
### Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

<table>
<thead>
<tr>
<th>Strengths</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Greater Chillum offers a range of amenities and transit that make public and private investment in redevelopment and revitalization attractive. Four grocery stores are within walking distance for many residents. Park space includes neighborhood parks, a regional park, and a regional trail system. Transit is strong and includes a thorough bus network, two Metro stations, and three future Purple Line stations. Greater Chillum is also adjacent to Washington, D.C., Takoma Park, and Hyattsville, Maryland.</td>
<td>The commercial nodes are single-use developments oriented toward automobile use. Road infrastructure does not support widespread pedestrian access, despite the high number of transit users living in the community.</td>
</tr>
<tr>
<td>WMATA is planning to offer its property at the West Hyattsville Metro Station for redevelopment into a transit-oriented development (TOD). Privately owned, single-use commercial properties adjacent to this WMATA station property are already zoned for redevelopment at mixed-use transit density.</td>
<td>Although retail leasing is very strong in the strip commercial properties, the design quality has declined as the properties have aged. The site design often includes no landscaping, parking lots in front of buildings along the street, multiple curb cuts that are unsafe for pedestrians and cyclists, and low-quality signage and materials.</td>
</tr>
<tr>
<td>Many of the garden apartments are ideally located to attract new investment and improvements. The recently improved properties have high occupancy.</td>
<td>Safety concerns and limited programming discourage use of the open space and trail system.</td>
</tr>
<tr>
<td>Housing and retail demand in the study area is unmet. A shortage of affordable housing choices is leading to the conversion of owner-occupied homes to multi-tenant rentals. The retail market study estimated that demand exists for a small amount of additional retail square footage. This provides an opportunity for redevelopment investment by public and private entities.</td>
<td>Current road design does not always include sidewalks and street trees, creating an inhospitable environment for pedestrians and transit users at bus stops. The lack of trees and landscaping along streets degrades the visual perception of the area.</td>
</tr>
<tr>
<td>Established single-family neighborhoods contribute to a sense of place and provide a range of housing choices near a variety of transportation choices.</td>
<td>Market perceptions, zoning, and property encumbrances overshadow the existing community amenities and discourage the level of private investment necessary to redevelop the single-use commercial nodes within the area.</td>
</tr>
<tr>
<td>The area is generally built out, resulting in very little development activity over the last 10 years.</td>
<td></td>
</tr>
<tr>
<td>Desired Outcomes and Progress Measures</td>
<td>Strategies and Action Items</td>
</tr>
<tr>
<td>-------------------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Outcome 1: New zoning for the area that encourages the redevelopment of commercial properties into mixed-use, transit-oriented development while at the same time protecting existing single-family neighborhoods | **Strategy A**: Consider a sector plan and sectional map amendment after the Prince George’s County Zoning Ordinance rewrite is completed.  
**Strategy B**: Encourage long-term conversion of commercial areas to mixed-use, transit-oriented development (TOD).  
**Strategy C**: Design guidelines that promote quality redevelopment which enhances walkability through density and design, and celebrates the strong neighborhoods should be developed in concert with the SMA. | M-NCPPC  
Prince George’s County  
Greater Chillum Community  
Community Legacy  
Maryland Mortgage Program  
Low Income Housing Tax Credits                                                                                                                                                                                                 |
| Progress Measures: Strip malls and single-use developments are redeveloped while single-family neighborhoods are strengthened. |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                           |
| Outcome 2: Improve the visual quality of commercial properties.                                      | **Strategy A**: Consider implementing a Greater Chillum façade improvement program including new signage and wayfinding, installation of landscape strips with trees and planting, wider sidewalks that allow outdoor dining, and fresh retail façades  
**Strategy B**: Explore mechanisms to tie façade improvements to changes in retail leases and building permits | M-NCPPC  
PGC EDC  
Redevelopment Authority  
The Neighborhood DesignCenter                                                                                                                                                                                                 |
| Progress Measures: Commercial properties gain visual appeal.                                        |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                           |
| Outcome 3: Increase housing opportunities while preserving the existing single-family neighborhoods    | **Strategy A**: Identify locations for small infill projects such as townhomes that modestly increase residential density.  
**Strategy B**: Identify locations that should be considered for pilot projects for investment by the Department of Housing and Community Development’s Redevelopment Authority and the Revenue Authority.  
**Strategy C**: Reconfigure and improved existing properties to better serve residents, property owners, and business owners. | DPIE  
M-NCPPC  
Strategic Demolition Fund  
Revenue Authority                                                                                                                                                                                                 |
| Progress Measures: Reduction in use of single-family homes used for multifamily use.                  |                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                           |
| Outcome 4: Increase investment and programming in Public Open Space.                                 | **Strategy A**: Create clearly visible park directory signage at area gateways  
**Strategy B**: Explore a park conservancy for the Sligo Creek and Northwest Branch Regional Parks  
**Strategy C**: Coordinate programming with the Formula 2040 Functional Master Plan for Parks, Recreation and Open Space | M-NCPPC Department of Parks and Recreation                                                                                                                                                                                                                                               |
COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2017 Legislative Session

Resolution No. CR-22-2017

Proposed by Council Member Taveras, Davis and Glaros

Introduced by Council Members Taveras, Davis, Glaros, Lehman, Toles, Turner, Patterson

Co-Sponsors

Date of Introduction April 4, 2017

RESOLUTION

A RESOLUTION concerning

State of Maryland Sustainable Communities Program for Greater Chillum

For the purpose of approving Greater Chillum as a Sustainable Community through the Application and Proposed Plan for submission to the Maryland Department of Housing and Community Development ("Department") for participation in the Department's Sustainable Communities Program.

WHEREAS, Sections 6-104, 6-201, 6-204 through 6-211, and 6-213 of the Housing and Community Development Article, Annotated Code of Maryland, provide for a Sustainable Community Program to promote economic vitality through growth and development that is sustainable, to enhance ridership and access to transit, and to protect valuable natural, historical and cultural resources; and

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

WHEREAS, Prince George’s County, Maryland (i) designates the Greater Chillum Area in Prince George’s County, Maryland, as a Sustainable Community, depicted on the Sustainable Community Map as further described in the Plan and (ii) approves the Application for designation and adopts the Plan, as further described in the Application, as set forth in Attachment A, attached hereto and incorporated as is set forth fully herein, and as further set forth as the Greater Chillum Map, as set forth as Attachment B, attached hereto, and incorporated as is set forth fully herein, for the purposes of contributing to the reinvestment and revitalization in the Greater Chillum Area; and

WHEREAS, the County is committed to promoting green, growing, and sustainable communities consistent with livability principles that value and support existing communities and


neighborhoods; coordinating and leveraging policies and investments that support smart growth and transit oriented development (TOD), enhance the economic competitiveness of the County, promoting equitable housing choices and opportunities, and providing citizens and businesses with a wide array of safe, reliable and economic transportation choices; and

WHEREAS, the County Council has approved comprehensive land use policies consistent with smart growth and sustainable community principles; and

WHEREAS, the County Council recognizes the important role and partnership that the Office of the County Executive and the State of Maryland must play to support Plan implementation within Greater Chillum; and

WHEREAS, the State of Maryland, through the Sustainable Communities Act of 2010, has also taken “a great step forward toward reinvestment and revitalization in our State’s existing communities” through the targeting of State resources and programs into focus areas called “Sustainable Communities Areas”; and

WHEREAS, State-designated Sustainable Community Areas will be “eligible for maximum access to State revitalizing funding” within a defined target area that demonstrates strong local leadership and partnerships committed to a multi-year implementation and investment strategy; and

WHEREAS, the Maryland Department of Housing and Community Development, either through Community Legacy or through other programs of the Department, or in cooperation with other State departments or agencies, may provide some or all of the financing for the actions (the “Project Financing”) as defined by the Plan in order to assist in making it financially feasible; and

WHEREAS, the Greater Chillum Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act, that future Project Financing will conform to the approved plans for the Area, the recommended Plan, and the local zoning code; and

WHEREAS, the applicable law and regulations require approval of the Sustainable Community designation and the associated Plan by the governing body for Prince George’s County, Maryland.

NOW, THEREFORE, BE IT RESOLVED that the County Council of Prince George’s County, Maryland, hereby (i) endorses the designation of Greater Chillum as a Sustainable Community; and (ii) approves the Application for designation and adopts the Sustainable Community Plan described in the Application, set forth in Attachment A and hereby adopts the Sustainable Communities Greater Chillum Map set forth in Attachment B.

BE IT FURTHER RESOLVED THAT, the County Executive is hereby requested to endorse this Resolution, indicating his approval by signature hereof; and
BE IT FURTHER RESOLVED that the County Executive is hereby authorized to execute documents and take any action necessary to carry out the intent of this Resolution.

BE IT FURTHER RESOLVED that copies of this Resolution be sent to the Secretary of the Department of Housing and Community Development of the State of Maryland for consideration by the Smart Growth Sub-Cabinet.

Adopted this 4th day of April, 2017.

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

BY:

Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: 4-4-2017

BY:

Rushern L. Baker, III
County Executive
March 28, 2017

Honorable Kenneth C. Holt, Secretary
Maryland Department of Housing and Community Development
4800 Harkins Road
Lanham, MD 20706

Re: Greater Chillum Sustainable Communities Designation

Dear Secretary Holt:

Prince George's County Department of Housing and Community Development (DHCD) is submitting this letter in support of the County's application seeking designation of Greater Chillum as a Sustainable Community by the Maryland Department of Housing and Community Development.

The Sustainable Communities designation will play an important role in helping the county and community work together to implement strategic action plans for revitalization by targeting state programs and funding related to housing, commercial revitalization, job creation, business retention and attraction, and transportation improvements.

As a member of the Sustainable Communities Workgroup, which is a partnership formed by representatives from county agencies and community and business interests, we understand the importance of this designation for not only Greater Chillum but also for the County's overall commitment to revitalization and development. To ensure the success of this endeavor, DHCD will work with our partners to:

- Increase the supply of affordable housing options;
- Assist in the development of relationships with regional and national organizations with experience in transitioning neighborhoods;
- Assist with the implementation of façade improvements; and
- To the extent feasible, assist qualified affordable housing developers with available financial resources.

We look forward to continued involvement with the Sustainable Communities Workgroup and the designation of Greater Chillum as a Sustainable Community.

Sincerely,

Eric C. Brown
Director

cc: The Honorable Deni Taveras, Prince George's County Council District 2
Redis Floyd, Clerk of the Council
Ivy Lewis, Chief, Community Planning Division, M-NCPPC Prince George's County
Frederick Stachura, J.D., Supervisor, Community Planning North
Daniel Sams, M-NCPPC, Community Planning North
March 29, 2017

Mr. Kenneth C. Holt
Secretary
Maryland Department of Housing and Community Development
4800 Harkins Road
Lanham, Maryland 20706

Re: Greater Chillum Sustainable Communities Designation

Dear Secretary Holt:

The Prince George’s County, Department of Permitting, Inspections and Enforcement (DPIE), is submitting this letter in support of the County’s application seeking designation of Greater Chillum as a Sustainable Community by the Maryland Department of Housing and Community Development. The Sustainable Community designation will play an important role in helping the county and community work together to implement strategic action plans for revitalization by targeting state programs and funding related to housing, commercial revitalization, job creation, business retention and attraction, and transportation improvements.

As a member of the Sustainable Communities Workgroup, which is a partnership formed by representatives from county agencies and community and business interests, we understand the importance of this designation for not only Greater Chillum but also for the County’s overall commitment to revitalization and development.

DPIE is committed to developing relationships and building coalitions dedicated to educating and empowering citizens to improve their living conditions. Through vigorous code enforcement, DPIE will work with the Housing and Community Development to promote healthy and safe living environments throughout the Greater Chillum area.

We look forward to continued involvement with the Sustainable Communities Workgroup and the designation of Greater Chillum as a Sustainable Community.

Sincerely,

Haitham A. Hijazi
Director

cc: The Honorable Deni Taveras, Prince George's County Council District 2
Redis Floyd, Clerk of the Council
Ivy Lewis, Chief, Community Planning Division, M-NCPPC Prince George’s County
Frederick Stachura, J.D., Supervisor, Community Planning North
Daniel Sams, M-NCPPC, Community Planning North

9400 Peppercorn Place, 5th Floor, Largo, Maryland 20774
Phone: 301.636.2020 • http://dipe.mypgc.us • FAX: 301.636.2021
March 24, 2017

Kenneth C. Holt, Secretary
Maryland Department of Housing and Community Development
4800 Harkins Road
Lanham, MD 20706

Re: Greater Chillum Sustainable Communities Designation

Dear Secretary Holt:

It is with great enthusiasm that the Redevelopment Authority of Prince George’s County (RDA) submits this letter in support of the County's application seeking designation of Greater Chillum as a Sustainable Community by the Maryland Department of Housing and Community Development.

The Sustainable Communities designation will play an important role in helping the county and community work together to implement strategic action plans for revitalization by targeting state programs and funding related to housing, commercial revitalization, job creation, business retention and attraction, and transportation improvements.

As a member of the Sustainable Communities Workgroup, which is a partnership formed by representatives from county agencies, community and business interests, we understand the importance of this designation for not only Greater Chillum but also for the County's overall commitment to revitalization and development. Specifically, the RDA will work with property owners to identify and execute catalytic mixed use, infill redevelopment projects to improve the retail options in the community.

The RDA has enjoyed successful partnerships with other designated sustainable communities such as Brentwood, Cheverly, Fairmount Heights and Mount Rainier and we fully anticipate a similar result in the Greater Chillum community. We look forward to continued involvement with the Sustainable Communities Workgroup and the designation of Greater Chillum as a Sustainable Community.

Sincerely,

Howard W. Ways, Executive Director
Monty Cooper, Esq. Chair, Board of Directors

Howard Ways, AICP

cc: The Honorable Deni Taveras, Prince George's County Council District 2
Redis Floyd, Clerk of the Council
Ivy Lewis, Chief, Community Planning Division, M-NCPPC Prince George’s County
Frederick Stuchura, J.D., Supervisor, Community Planning North
Daniel Sams, M-NCPPC, Community Planning North

www.princegeorgescountymd.gov/RDA/
March 28, 2017

Kenneth C. Holt, Secretary
Maryland Department of Housing and Community Development
4800 Harkins Road
Lanham, MD 20706

Re: Greater Chillum Sustainable Communities Designation

Dear Secretary Holt,

On behalf of St. Ann’s Center for Children, Youth and Families, I am writing to express our support of the Prince George’s County’s application seeking designation of Greater Chillum as a Sustainable Community by the Maryland Department of Housing and Development.

The Sustainable Communities designation will play an important role in helping the county and community work together to implement strategic action plans for revitalization by targeting state programs and funding related to housing, commercial revitalization, job creation, business retention and attraction, and transportation improvements. We understand the importance of this designation for not only Greater Chillum but also for the County’s overall commitment to revitalization and development.

St. Ann’s Center is a nonprofit organization located in Hyattsville, Maryland. We operate supportive housing programs for at-risk mothers and their children. Our wrap-around services include an accredited high school, nursing care, parenting classes, life skills training, child care, individual and family counseling, and social and cultural activities.

St. Ann’s Center for Children, Youth and Families looks forward to continued involvement with the Sustainable Communities Workgroup and the designation of Greater Chillum as a Sustainable Community.

Sincerely,

Sister Mary Bader
Chief Executive Officer
SUSTAINABLE COMMUNITY APPLICATION

DISCLOSURE AUTHORIZATION AND CERTIFICATION

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant and the accuracy of the application.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. The applicant has the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public the contents of the local governments’ Sustainable Community Plans and the contents of Sustainable Community Applications, including posting of entire applications on the Department’s website, use of such materials at presentations, training sessions, press releases, articles and other means of publication. This information may be confidential under the Act. If the applicant considers this information confidential and does not want it made available to the public, please indicate this objection in writing and attach the same to this application.

The applicant agrees that not attaching an objection constitutes consent to the information being made available to the public as herein described, and a waiver of any rights the applicant may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant’s Initials: NCM

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this Application, for the purposes of influencing the action of the Department on such Application, may become ineligible to receive State financial assistance, and is subject to other penalties authorized by law.

The undersigned hereby certifies that s/he is authorized to enter into the agreements and certifications contained herein and in the Application, and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Nicholas A. Majett
Chief Administrative Officer
Type Name and Title

Date: April 6, 2017