



April 6, 2026

**MEMORANDUM**

TO: Wala Blegay, Esq., Chair  
 Planning, Housing, and Economic Development (PHED) Committee

THRU: Sylvia King *CK*  
 Senior Legislative Budget Officer

FROM: Shalene Miller-Whye *SMW*  
 Budget and Policy Analyst

RE: Redevelopment Authority  
 Fiscal Year 2027 Budget Review

**Budget Overview**

The FY 2027 proposed operating budget for the Redevelopment Authority (“RDA” or “the Authority”) is \$2,528,200, an increase of \$510,900, above the FY 2026 Approved Budget, which is the organization’s grant from the County.

**Budget Comparison – General Fund**

*Actual Fiscal Year 2025 to Proposed Fiscal Year 2027 Budget*

**Revenues by Category**

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
County Grant	\$2,179,924	\$2,017,300	\$2,017,300	\$2,528,200	\$510,900	25.3%
Miscellaneous Revenue	304,719	—	—	—	—	0.0%
HRAP Revenue	431,735	—	—	—	—	0.0%
Property Management Fund	—	707,000	219,000	—	(707,000)	-100.0%
<b>Total</b>	<b>\$2,916,378</b>	<b>\$2,724,300</b>	<b>\$2,236,300</b>	<b>\$2,528,200</b>	<b>\$(196,100)</b>	<b>-7.2%</b>

### Expenditures by Category

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$1,184,108	\$1,388,600	\$1,408,500	\$1,491,600	\$103,000	7.4%
Fringe Benefits	367,978	416,600	437,700	477,300	60,700	14.6%
Board member stipends	25,100	30,000	30,000	30,000	—	0.0%
County operating fees	173,159	208,000	193,700	206,700	(1,300)	-0.6%
General operating	17,598	24,500	38,800	49,000	24,500	100.0%
Consultants & Studies	29,137	3,600	3,600	3,600	—	0.0%
Insurance	26,052	40,000	40,000	70,000	30,000	75.0%
Legal services	153,661	125,000	125,000	200,000	75,000	60.0%
HRAP HIP Project Delivery Costs	334,162	—	—	—	—	0.0%
Property Management Fund	—	707,000	219,000	—	—	0.0%
Recoveries	—	(219,000)	(219,000)	—	—	0.0%
<b>Total</b>	<b>\$2,310,955</b>	<b>\$2,724,300</b>	<b>\$2,277,300</b>	<b>\$2,528,200</b>	<b>\$(196,100)</b>	<b>-7.2%</b>

Major changes in the FY 2027 Proposed expenditure categories:

- Increased costs are a result of the reduction in recoveries due to the transfer of the Property Management Surplus Program to the Office of Central Services (OCS). Legislation is currently being prepared to officially solidify the transfer of the funds management to OCS.
- Operating cost increases are also attributed to costs for insurance, County Interagency Charges (Office of Finance), and legal services.

### Authorized Staffing Count – General Fund

	FY 2026 Approved	FY 2027 Proposed	Change Amount	% Change
Full-Time	10	10	0	0.0%
Limited Term	0	0	0	0.0%
<b>Total</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0.0%</b>

### Staffing Changes and Compensation

- Compensation is proposed at \$1,491,600 in the FY 2027 Proposed Budget, \$103,000 more than in the FY 2026 Approved Budget. The Redevelopment Authority has one (1) vacancy for a Project/Program Manager.

### Fringe Benefits

- In the FY 2027 Proposed Budget, fringe benefit expenditures total \$477,300, an increase of \$60,700, above the FY 2026 Approved Budget, to align with projected costs.

**Redevelopment Authority Programs and FY 2026 Impact**

**Increase the number of housing units developed**

<b>FY 2024 Actual</b>	<b>FY 2025 Actual</b>	<b>FY 2026 Estimated</b>	<b>FY 2027 Projected</b>
159	114	7	76

**Performance Measures**

<b>Measure Name</b>	<b>FY 2023 Actual</b>	<b>FY 2024 Actual</b>	<b>FY 2025 Actual</b>	<b>FY 2026 Estimated</b>	<b>FY 2027 Projected</b>
<b>Workload, Demand and Production (Output)</b>					
Community Impact Grant (CIG) Program grant funding issued	\$250,000	\$198,000	\$200,000	\$250,000	\$300,000
Commercial Revitalization Program grant funding issued	\$1,300,000	\$763,000	\$1,300,000	\$1,250,000	\$1,250,000
Net zero energy homes developed in the County	9	0	6	0	0
<b>Impact (Outcome)</b>					
County property taxes collected from RDA infill redevelopment projects	\$1,111,474	\$1,505,318	\$1,580,584	\$1,628,002	\$1,676,842
Local jobs created/retained as a result of RDA infill redevelopment projects	90	90	46	175	195
Housing units developed	0	159	114	7	76
Square footage of commercial and retail space developed	4,000	0	1,800	0	7,600
CIG and Commercial Revitalization Grant expenditures that are with County-based or minority owned firms	100%	99%	100%	100%	100%

**FY 2026 Key Accomplishments, Successes and Updates**

- Completed six Net Zero Homes at Fairmount Heights.
- Completed the demolition of 6016 Old Central Avenue in partnership with the First Baptist Church of Capitol Heights. Completed all entitlements for the Addison Park Senior Residences.
- Received final plots for nine (9) additional townhome lots.
  - Submitted the Suitland Road widening plans to the State Highway Administration (SHA) for approval.
- Commenced slab and foundation removal in preparation for upcoming infrastructure development. Key entitlement milestones include completing the Preliminary Plan of Subdivision package submitted to the Prince George’s County Planning Department, with anticipated Planning Board approval in FY 2026.

- Provided over \$1 million in available grants for the Commercial Property Improvement Program (CPIP) and \$250,000 in available grants for the Capital Improvement Program (CIP).

**Strategic Focus and Initiatives in FY 2027**

- Redeveloping the former Prince George’s County hospital site in Cheverly.
- Develop the College Park Metro Aviation Landing site.
- Build the hotel, parking, and first multi-family building with retail space at the Towne Square at Suitland Federal Center project.
- Redevelop the Blue Line Corridor from the Capitol Heights Metro station to the Addison Road Metro station.
- Continue the implementation of the various neighborhood planned revitalization projects.

**Budget Comparison – Redevelopment Authority – Capital Improvement Projects**

**Capital Improvement Program (CIP)**

The Redevelopment Authority provides the County with residential, industrial, and commercial development. This includes projects involving construction, revitalization, land assembly, and relocation to improve the County's infrastructure and the well-being of its residents. For FY 2027, 65.8% of the Authority’s funding is from the State, and 34.2% is from land sales, County contributions, and moral obligation bonds. The Authority holds seven (7) projects totaling a budget of \$20,536,000 for FY 2027. The total project costs included in the CIP Budget are \$207,575,000.

Projects	Expended to Date	Estimated for FY 2026	Proposed FY 2027 Capital Budget	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	Total Proposed CIP Funding
Addison Rd/Capitol Heights Metro Corridor	\$5,963,000	\$4,038,000	\$0	\$0	\$0	\$0	\$0	\$0	\$10,001,000
Cheverly	\$7,491,000	\$11,184,000	\$0	\$1,944,000	\$1,804,000	\$0	\$0	\$0	\$22,423,000
County Revitalization	\$7,636,000	\$5,938,000	\$0	\$0	\$0	\$0	\$0	\$0	\$13,574,000
Glenarden	\$21,496,000	\$3,347,000	\$0	\$0	\$0	\$0	\$0	\$0	\$24,843,000
Old Fairmont Heights HS	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000
Suitland	\$105,893,000	\$7,541,000	\$0	\$7,250,000	\$2,250,000	\$2,250,000	\$2,050,000	\$2,000,000	\$129,234,000
Town of Upper Marlboro	\$0	\$250,000	\$0	\$0	\$500,000	\$1,000,000	\$750,000	\$0	\$2,500,000

- The RDA's FY 2027 projects include:

### Accelerated Project

- **Cheverly Development** – The Cheverly Development project focuses on the demolition and redevelopment of a hotel and restaurant. The cumulative appropriation will fund site maintenance and eventual demolition, abatement, and grading. This project is dedicated to sourcing commercial and residential growth. Studies for bike/pedestrian lanes, traffic, stormwater, erosion, and sediment plans were completed in FY 2026.

### Ongoing

- **County Revitalization** – County Revitalization is the ongoing County's efforts through various programs to encourage economic development in underserved and underutilized areas.

### Design Not Begun

- **Old Fairmont Heights HS Redevelopment** – This redevelopment aligns with several projects along the Blue Line Corridor, including a civic plaza, fieldhouse, market hall, and cultural arts and library. \$5 million in State funding will support the development of a film studio and the renovation of a soundstage.

### Delayed Projects

- **Addison Road/Capitol Heights Metro Corridor**—The Addison Road/Capitol Heights Metro Corridor project focuses on Transit-Oriented Development (TOD). Funds for this project are used for predevelopment work and small community-led improvement projects.
- **Glenarden Apartments Redevelopment**—The Glenarden Apartment Redevelopment project involves demolishing and replacing the blighted apartment complex.
- **Suitland Manor**—The Suitland Manor redevelopment project consists of 33 acres of commercial and residential properties that will be demolished, cleared, acquired, and relocated. The goal is to revitalize and improve infrastructure with new housing stock and retail development.
- **Town of Upper Marlboro**—The Town of Upper Marlboro project involves infrastructure and redevelopment.