

FY2025  
BUDGET  
PHED  
COMMITTEE  
MEETING

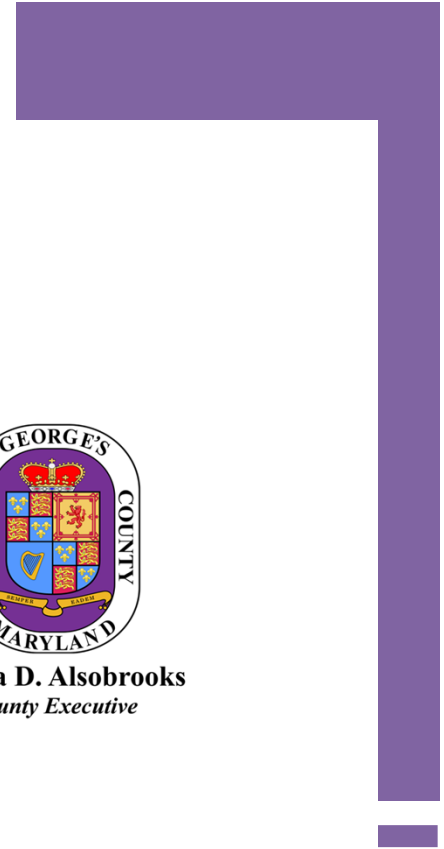
April 15, 2024



**Redevelopment  
Authority**  
of Prince George's County



**Angela D. Alsobrooks**  
*County Executive*





# Mission

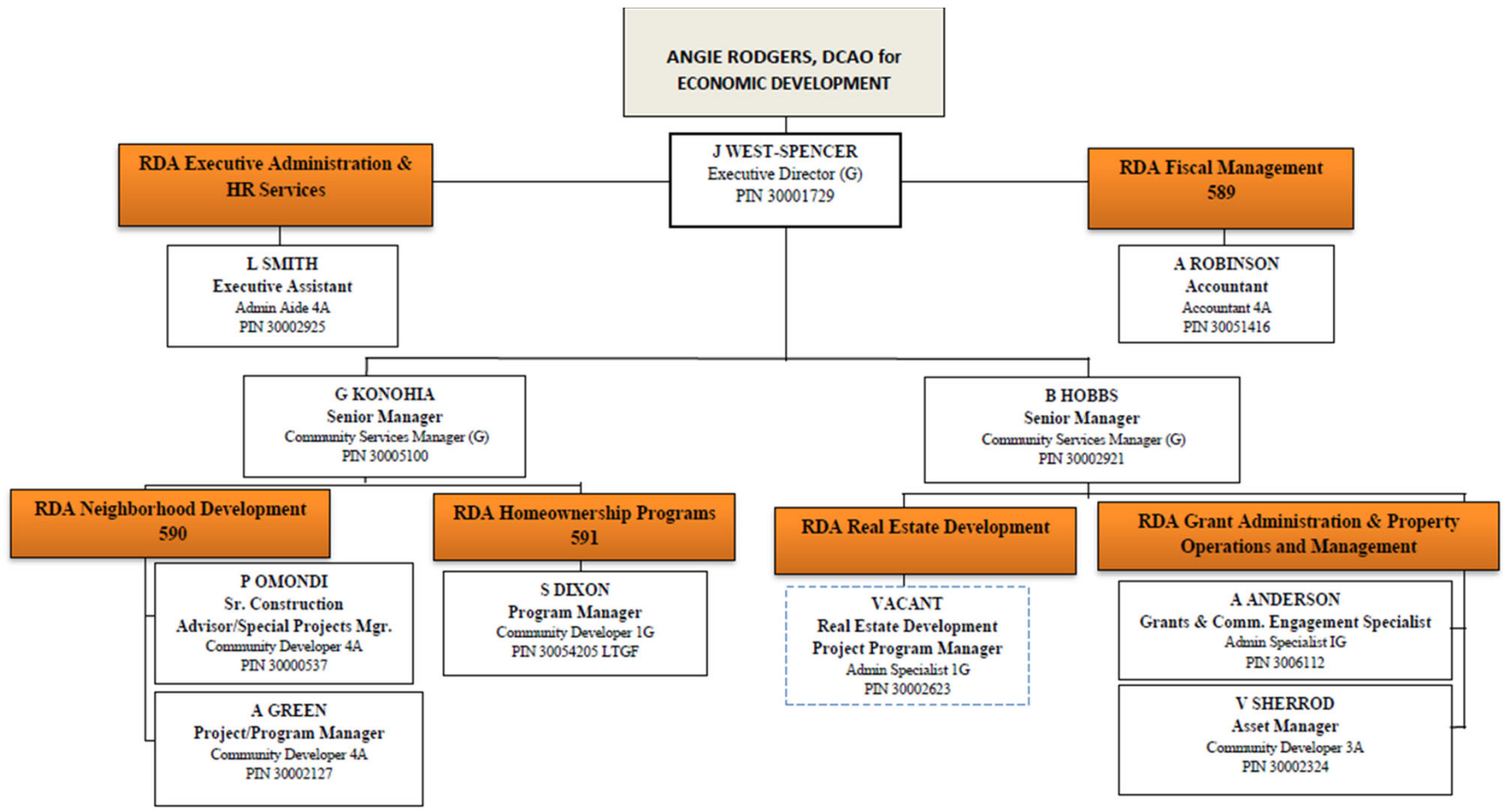
*The Redevelopment Authority of Prince George's County develops, redevelops, revitalizes, and preserves communities by decreasing the number of blighted properties and improving the quality of life for the residents of Prince George's County.*

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# Core Services

- *Real Estate Development*
  - *Community Revitalization*
    - *Commercial Property Improvement Program*
    - *Community Impact Grant Program*
    - *Pathways To Purchase Downpayment Assistance Program*
    - *Housing Rehabilitation Assistance Program*
  - *Surplus Property Disposition Program*
-



**ANGIE RODGERS, DCAO for  
ECONOMIC DEVELOPMENT**

**RDA Executive Administration &  
HR Services**

**J WEST-SPENCER  
Executive Director (G)  
PIN 30001729**

**RDA Fiscal Management  
589**

**L SMITH  
Executive Assistant  
Admin Aide 4A  
PIN 30002925**

**A ROBINSON  
Accountant  
Accountant 4A  
PIN 30051416**

**G KONOHIA  
Senior Manager  
Community Services Manager (G)  
PIN 30005100**

**B HOBBS  
Senior Manager  
Community Services Manager (G)  
PIN 30002921**

**RDA Neighborhood Development  
590**

**RDA Homeownership Programs  
591**

**RDA Real Estate Development**

**RDA Grant Administration & Property  
Operations and Management**

**P OMONDI  
Sr. Construction  
Advisor/Special Projects Mgr.  
Community Developer 4A  
PIN 30000537**

**S DIXON  
Program Manager  
Community Developer 1G  
PIN 30054205 LTGF**

**VACANT  
Real Estate Development  
Project Program Manager  
Admin Specialist 1G  
PIN 30002623**

**A ANDERSON  
Grants & Comm. Engagement Specialist  
Admin Specialist IG  
PIN 3006112**

**A GREEN  
Project/Program Manager  
Community Developer 4A  
PIN 30002127**

**V SHERROD  
Asset Manager  
Community Developer 3A  
PIN 30002324**

# Real Estate Development Pipeline

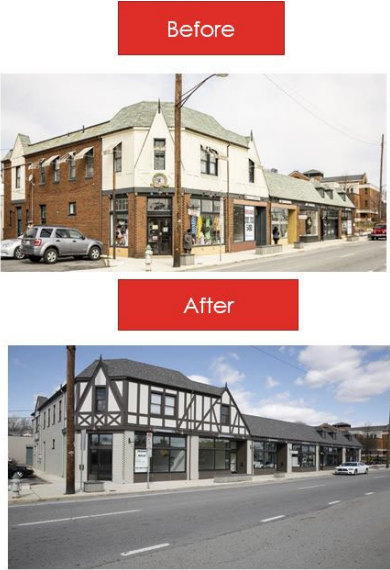
- Over 2,900 rental and for-sale units to be developed over the next decade.

Project Name	Address	City/Town	Residential Units
Suitland Townhouses	Evansgreen Dr & Towne Park Rd	Suitland	9
Glenarden Phase 2B & 3	Marvin Wilson Way, Roland Kenner Loop	Glenarden	158
Glenarden Phase 4	Hamlin St, Tommie Broadwater Dr, Roland Kenner Loop	Glenarden	77
Glenarden Phase 4	Roland Kenner Loop	Glenarden	20
Fairmont Heights Net Zero	715-725 60th Place	Fairmont Heights	6
210 On the Park (Rental)	210 Maryland Park Drive	Capitol Heights	158
Addison Park - Senior Residences	6181-6195 Old Central Ave	Capitol Heights	246
210 On the Park (TH)	211 Maryland Park Drive	Capitol Heights	14
Fairmont Heights Net Zero Energy District	6503 Valley Park Road	Fairmont Heights	1
Addison Park - Townhomes	6181-6195 Old Central Ave	Capitol Heights	56
Beacon Heights Purple Line Development	6700 Riverdale Road	Beacon Heights	480
Cheverly Hospital Redevelopment	3001 Hospital Drive	Cheverly	1300
Aviation Landing	Campus Drive & River Road	College Park	249
Hyattsville Justice Center	5000 - 5028 Rhode Island Ave	Hyattsville	201
		<b>Total</b>	<b>2975</b>

# Community Revitalization

## Commercial Property Improvement Program (CPIP)

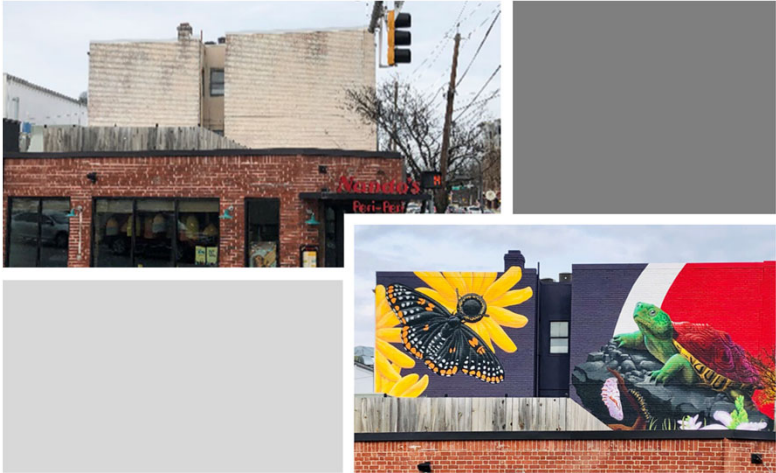
- FY2024 NOFA \$1M to be issued Summer 2024.



Crittenden Crossing, Hyattsville

## Community Impact Grants (CIG)

- FY2024 NOFA \$200K to be issued in April 2024.



College Park City University Partnership Mural Project

# Community Revitalization

## Programs in Partnership with PGC DHCD



### Pathways To Purchase

- First-time home buyers
- Up to \$25,000 in assistance (increased via partnership Maryland Mortgage Program)
- Earning up to 80% of AMI
- Purchase Price Limits
  - \$432,000 for resale
  - \$467,000 for new construction

### Housing Rehabilitation Assistance Program (HRAP)

- Administered with Housing Initiative Partnership Inc.
- Homeowner occupied properties located County-wide
- Special set aside for properties located along the Blue Line Corridor
- Households earning up to 80% AMI
- \$60,000 deferred loan for health, safety, energy efficiency and accessibility repairs

# Surplus Property Disposition Program

(As per County Code 2.111.01 and  
CB-061-2023)

## Phases of Property Surplus Process



### **IDENTIFY POTENTIAL COUNTY-OWNED SITES FOR DISPOSITION**

Collaborate with the public and County agencies to identify sites no longer needed for public use or strategically located for development opportunities.



### **SUBMIT SURPLUS LEGISLATION TO COUNCIL**

Identified sites are submitted to County Council with a recommendation to introduce Legislation to designate parcels as “surplus property”.



### **SUBMIT A PLAN OF DISPOSITION FOR COUNCIL APPROVAL**

A plan of disposition is prepared for each site and submitted to County Council for approval through resolution.



### **STRATEGICALLY DISPOSE OF SURPLUS SITES AS APPROVED**

Fair market value public bids, RDA site retention, Agency transfers, etc.



FY2025

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**PROPOSED OPERATING BUDGET**



## FY2025 PROPOSED OPERATING BUDGET

Operating Budget:	\$1,090,900	Revenue:	\$1,090,900
RDA Operating:	\$523,900	County Grant	\$300,000
Property Management Special Revenue Fund*:	\$567,000	CDBG/HIFT Grant Staff	<u>\$223,900</u>
		Sub - Total	\$523,900
		Appropriated Fund Balance	
		Revenue*:	\$567,000

\*Transferred as per CB-061-2023 for management of surplus property.\*

FY2025 -2030

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PROPOSED CAPITAL IMPROVEMENT  
PROGRAM



## Addison Road/ Capitol Heights Metro Corridor



### **Fairmount Heights Net Zero Homes and Microgrid**

New construction of 6 Net Zero Homes, electrical microgrid and pocket park

Includes: 210 on the Park Apartments – 158 residential units



### **Addison Park**

246 senior units (D&F)  
Mission of Love (B)  
Addison Park Townhomes (G)

# Cheverly Development

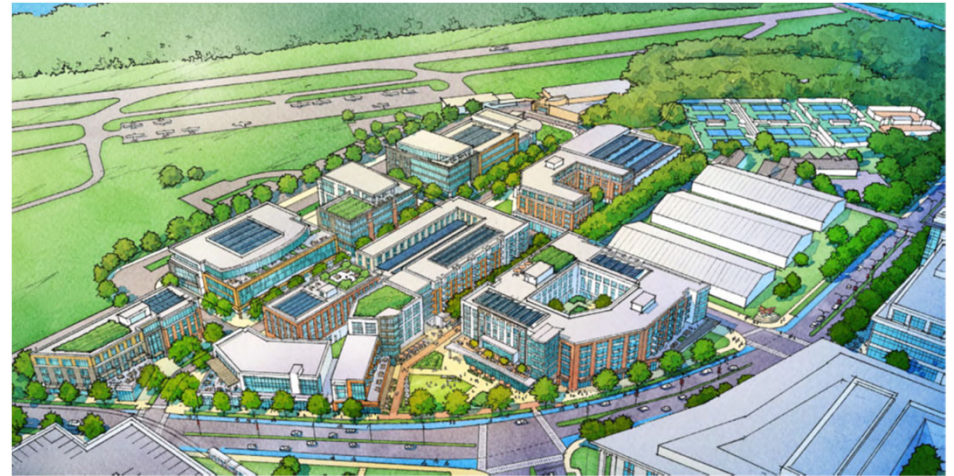


## Cheverly Hospital Redevelopment

## County Revitalization



Hyattsville Justice Center



Aviation Landing

\*Includes CPIP, CIG, Surplus Property Disposition Program, Beacon Heights Purple Line Development

# Glenarden Apartments Redevelopment



## Glenarden Hills

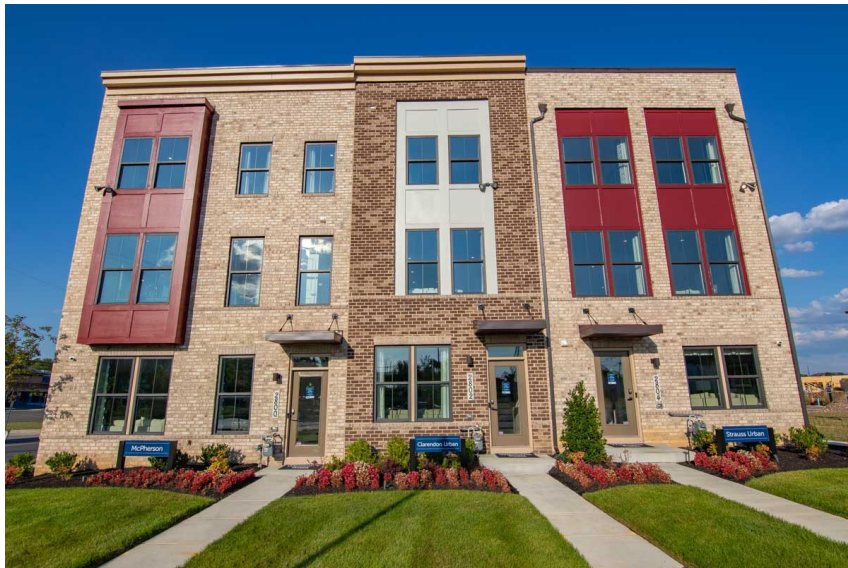
Phase 1: 114 senior & family units and Phase 2A: 55 senior units, *completed*

Phase 3: 158 family units, *completing construction*

Phase 4: 97 fore-sale townhomes, *under construction*

# Suitland Manor

Towne Square at Suitland Federal Center



Phase 1A, 1C, & 2 Townhomes: 219 townhomes, *completed & sold*

Phase 1B: 137- unit senior building "The Lewis", *completed*



# FY2025

## Target/Goal

**RDA Goal1:**  
Develop mixed-use and mixed-income infill developments to improve the County's tax base.

**Objective 1.1:** Increase the number of housing units developed.

3-1-1 On-time	FY 2029 Target	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2025 Projection	Trend
	0	137	0	100	255	↓

### Development Pipeline - Active

Project Name	Address	City/Town	Units	FY 2024	FY 2025
Suitland Townhouses	Evansgreen Dr & Towne Park Rd	Suitland	9		9
Glenarden Phase 2B & 3	Marvin Wilson Way, Roland Kenner Loop	Glenarden	158	158	
Glenarden Phase 4	Hamlin St, Tommie Broadwater Dr, Roland Kenner Loop	Glenarden	77		77
Glenarden Phase 4	Roland Kenner Loop	Glenarden	20		20
Fairmont Heights Net Zero	60th Place	Fairmount Heights	6		6
210 On the Park (Rental)	210 Maryland Park Drive	Capitol Heights	158		158
Addison Park - Senior Residences	6181-6195 Old Central Ave	Capitol Heights	246		246
<b>Total</b>			<b>674</b>	<b>158</b>	<b>516</b>

# FY2025

## Target/Goal

### RDA Goal:2

Promote community revitalization and quality of life through various projects designed to promote homeownership, sustainable development and small-scale community run projects.

<b>Objective 2.1:</b> Increase down payment and closing cost assistance for first time homeowners.						
3-1-1 On-time	FY 2029 Target	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2025 Projection	Trend
	0	6	18	33	35	↓

### Pathways To Purchase Program Updates

- The guidelines increased downpayment assistance from \$10,000 to \$25,000 in partnership with the State of Maryland thru the Maryland Mortgage Program (“MMP”).
- Pool of Certified Participating Lenders expanded to include the State’s approved MMP lenders.

Q&A

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THANK YOU

