



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

Planning, Housing and Economic Development Committee

Monday, April 6, 2026

Agenda

1. Brief overview of your agency
2. Staffing complement
3. Current pipeline of projects
4. Significant program changes
5. Impact of the proposed budget on your agency's operation.

RDA Director's Comments

“At the Redevelopment Authority, we lead the County’s economic development efforts by coordinating and executing policies and programs that help build a more diverse and equitable community. We focus on expanding access to decent, safe, and accessible housing, while delivering high-quality, sustainable development. We are committed to attracting and developing quality retail and housing that strengthens our communities, supports long-term sustainability, and enhances everyday life for residents. Our work is grounded in creating real opportunity—making sure growth is inclusive, community-centered, and benefits the residents we serve.”

– **Perry L. Paylor**
Executive Director

About the RDA

The Mission of the Redevelopment Authority of Prince George's County is to advance equitable economic development by facilitating strategic redevelopment projects, expanding access to quality housing, and supporting the growth of vibrant commercial and retail centers. Through innovative financing, public-private partnerships, and responsible stewardship of public assets, the Authority delivers sustainable, community-focused development that enhances quality of life for residents and strengthens the County's economic base.

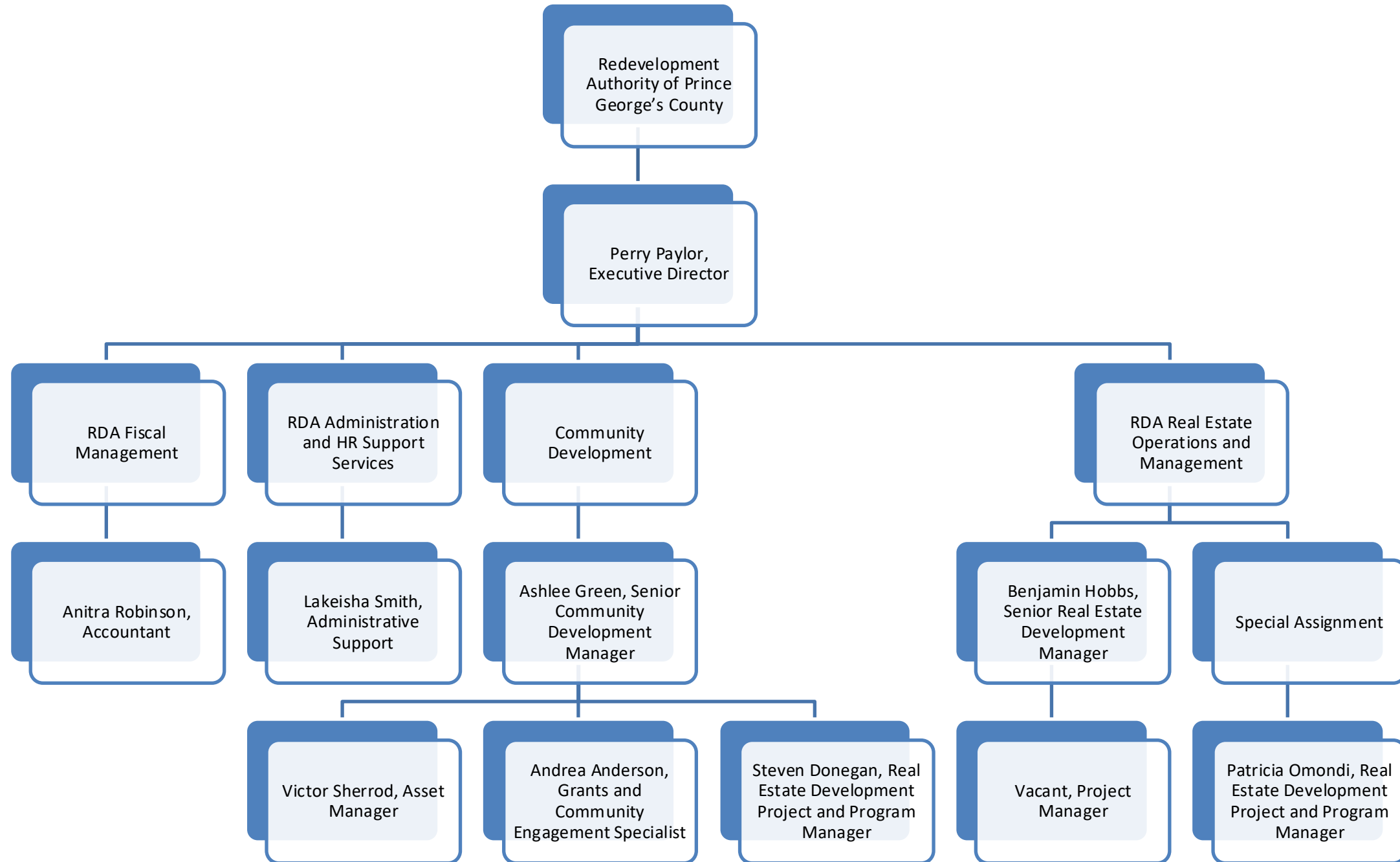
Core Services

- Developing, coordinating and executing the County's economic development policies, priorities and programs with the goal of creation of a diverse and vibrant economy and living environment for Prince George's County
- Implementing major acquisition, development, redevelopment or disposition projects
- Advance sustainable and resilient development practices, including green infrastructure and energy-efficient design
- Managing the Commercial Property Improvement Program (CPIP)
- Managing the Community Impact Grant Program (CIG)
- Administer the County's Surplus Properties Disposition program

The strategies to accomplish this objective include:

- Acquisition of vacant and under utilized commercial and residential properties for development in targeted areas;
- We periodically issue solicitations for real estate development partners and services
- Partnering with non-profit and for profit entities.
- Ensuring that financing is secured for all projects;
- Obtaining required approvals for all development plans;
- Economic and Public Benefits Analysis
- Community & Stakeholder Outreach

Staffing Complement



Proposed Budgets

FY2027 PROPOSED CIP BUDGET:

Addison Rd/Park:	\$5,000,000
Cheverly:	\$3,450,000
Countywide Revitalization:	\$4,325,000
Old Fairmount Heights:	\$5,000,000
Suitland Road:	\$2,250,000
<u>Total CIP Budget:</u>	<u>\$20,025,000</u>

FY2027 PROPOSED OPERATING & SURPLUS BUDGET:

Operating Budget:	\$2,496,400
Property Management (Surplus):	\$ 150,000
<u>Total Operating & Surplus Budget:</u>	<u>\$2,646,400</u>

Current Project Pipeline

Town Square at Suitland Federal Center

- 32-acre site within 1/2 mile of the Suitland Metro Station, located near The United States Census Bureau
- Mixed Use-Residential, commercial including approx.
 - 500 units of housing and
 - 30,000 s.f. destination retail/ services including hotel, public space and parking.



Current Project Pipeline

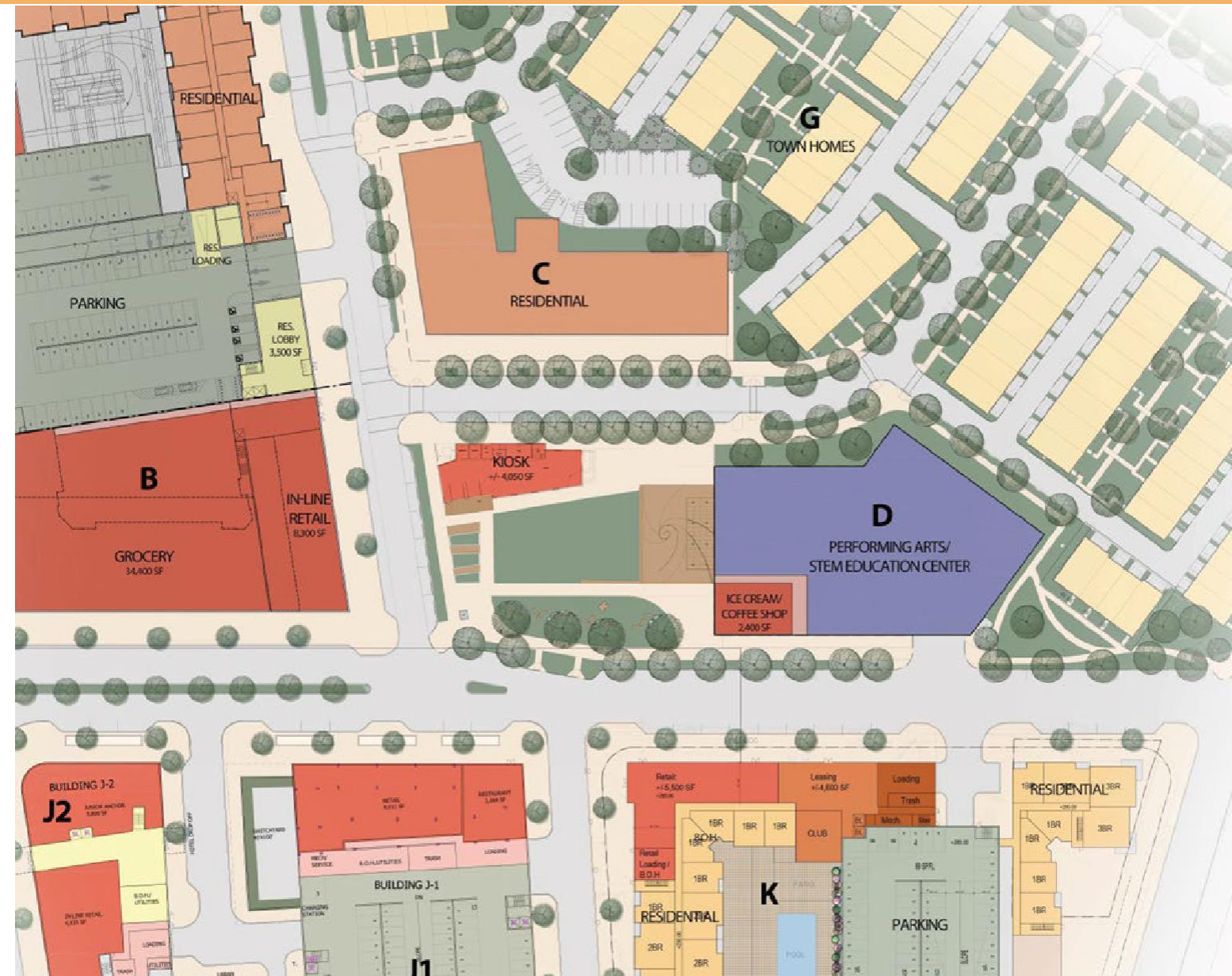
Town Square at Suitland Federal Center

Completed to date-

- 219 Owner occupied townhomes (G)
- 132 Senior mixed income rental (C) housing units

• Next steps- Winter 2026

- Begin construction 9 additional homeownership units (G)
- Will continue with entitlement completion on lots J1 and J2.



Current Project Pipeline

Glenarden Hills Residential Development

Rental Phase 1– Completed Aug 2019

- 46 Affordable Senior Units
- 68 Affordable & Market-rate Multifamily Units
- 5,748sf Community Clubhouse

Rental Phase 2a – Completed Oct 2020

- 55 Affordable Senior Units

Rental Phase 3, 9% – Completed 2024

- 44 Affordable Multifamily Units

Rental Phase 3, 4% - Completed 2024

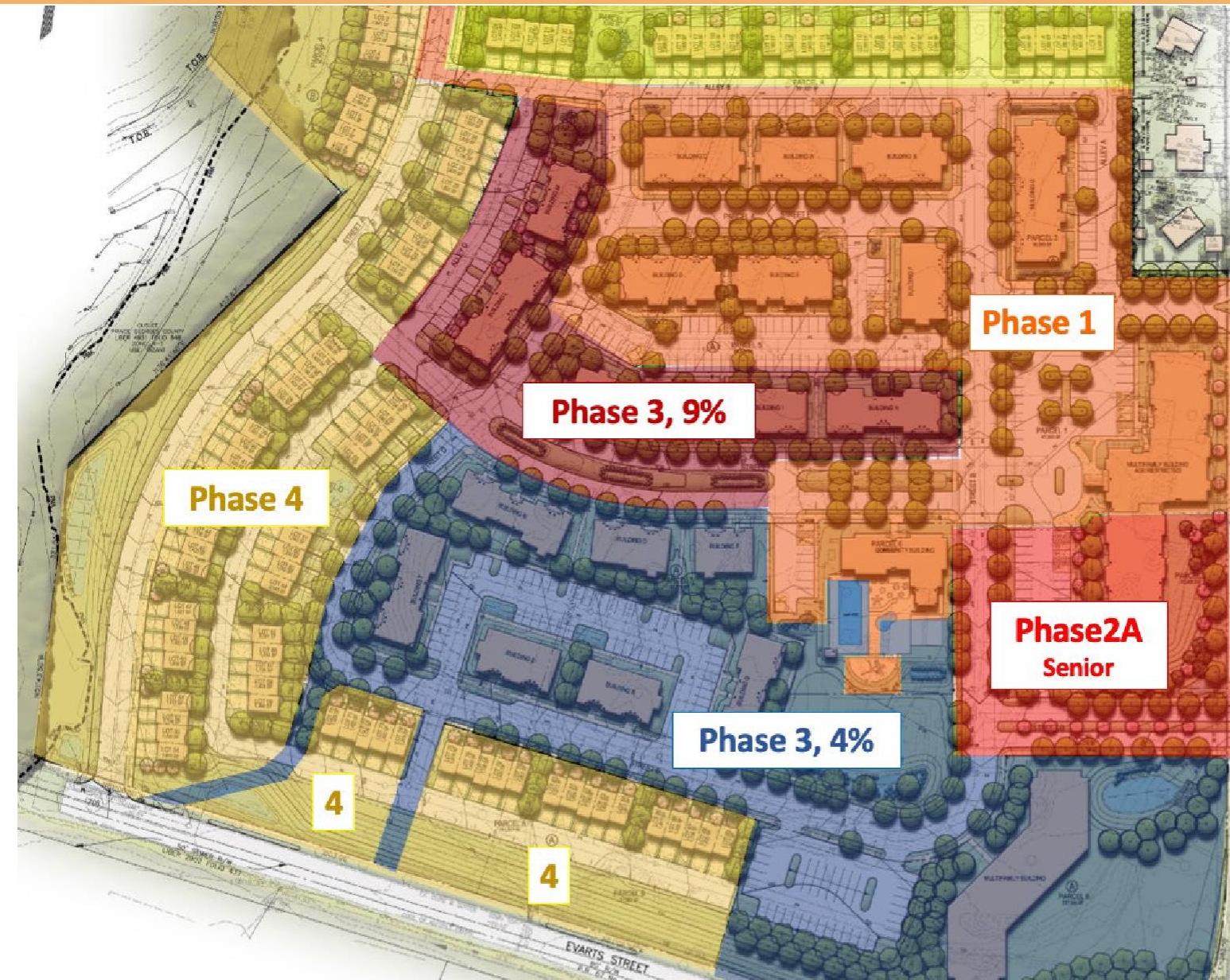
- 114 Affordable and Market-rate Multifamily Units
- Splash Pad, Open Space, Sports Court

Homeownership Phase 1a– Completed 2024

- 24 Single-Family Townhouses

Homeownership Phase 4

- Site Work Start 2Q2026 / 1st Lot Xfer 4Q2026
- 97 Single-Family Townhouses



Current Project Pipeline

210 On The Park

- Location 210 MD Park Drive Capitol Heights, MD
- Blue Line Corridor / TOD
- Mixed-use project with 158 residential units and 14 townhomes
- 9,000 +/- SF of community retail
- Fully entitled and shovel-ready
- **Status: Anticipated financing closing: Summer 2026**



Current Project Pipeline

Addison Park

- Location 6180 Old Central Avenue
Capitol Heights, MD (D7)
- Site of the former Lyndon Hills
Elementary School (B,D)
- 246 affordable senior units for seniors 62 and older
in 2 multifamily buildings. PGC DHCD HITF (D,F)
- 50 New construction for-sale townhomes
- Financially closed April 2026. Groundbreaking
to be announced soon.



Current Project Pipeline

6700 Riverdale Road – Beacon Heights Purple Line TOD

- Former Wildercroft Elementary School and Prince George's County Police HQ
- 5.94 +/- Acres
- Across from Beacon Heights Purple Line Metro Station slated for 2027 delivery
- Request For Proposal (RFP) Draft Underway for Mixed-Use Residential Development
- **Status: RFP slated for Spring 2026 Release**



Current Project Pipeline

Cheverly Hospital Redevelopment

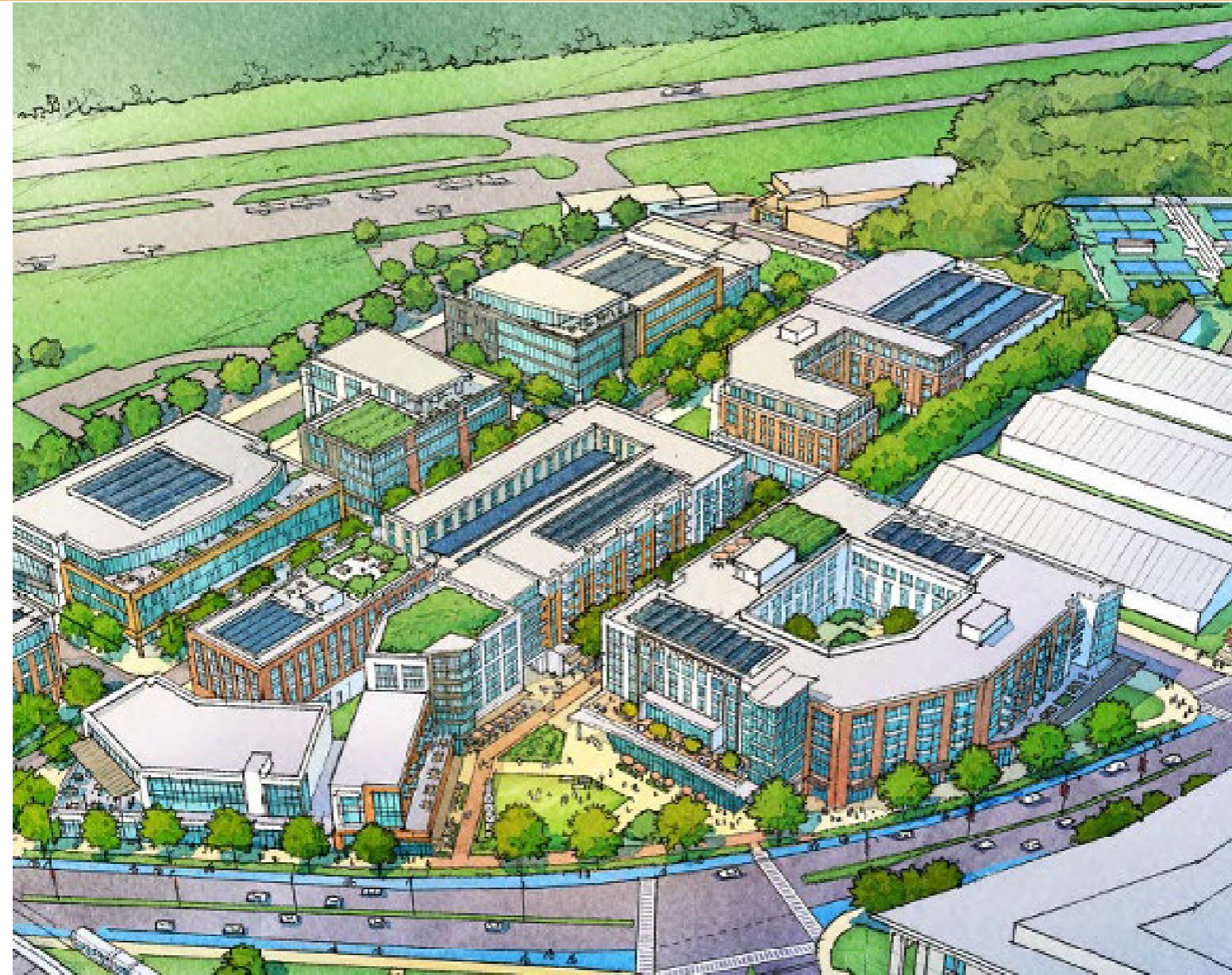
- Address: 3001 Hospital Drive, Hyattsville
- Sponsor: RDA (Property Owner)
- Master Developer: Urban Atlantic Development LLC and Home Team 5
- Site Size: 44 +/- Acres
- 1,300+ Residential Units
- Townhomes, Apartments, Senior Living
- On-Site Hotel
- 40,000 SF of Neighborhood Retail
- 70,000 SF of Office / Medical
- Town Square
- Emphasis on Public Spaces
- Walking & Bike Trails
- Project Cost: \$500M
- **Status: Demolition 100% complete, Seeking entitlements**



Current Project Pipeline

Aviation Landing, College Park

- Address: Campus Drive & Cpl. Frank Scott Drive, College Park
- Sponsor: RDA (Property Owner)
- Developer: Terrapin Development
- 4 Castles, Mosaic Development Partners
- Site Size: 2.6 +/- Acres
- Project Cost: \$82M
- 249 Multi-Family Dwelling Units
- 33,000 SF of Ground Floor Retail
- Public Plaza w/ On-Site Garage
- Directly Across from College Park Metro
- **Status: LDDA Executed and within Due Diligence Period with focus on resolving site floodplain hurdles.**



Small Business Support

2026 Achievements RDA Program Matrix

- The RDA manages programs that advance neighborhood revitalization and stabilization
- Commercial Property Improvement Program (CPIP)
- Community Impact Grants (CIG)

Program	FY25 Awards	RDA Contribution	Total Leverage Project Costs
Commercial Property Improvement Program (CPIP) Grants	5	\$1,000,000	\$4,224,253
Community Impact Grants (CIG)	6	\$250,000	\$500,000

Impact of Proposed Budget on Operations

- Insufficient funding allocations for Community Impact Grants (CIG), limiting neighborhood-level investment and beautification
- Constraints within the Capital Projects Improvement Plan (CPIP), delaying critical infrastructure and redevelopment initiatives
- Growing gap between project demand and available public funding resources
- Staffing capacity challenges impacting project delivery timelines and program management
- Increased reliance on external funding sources and partnerships to advance priority projects
- Need for sustainable, predictable funding streams to maintain momentum on key redevelopment initiatives
- Asset management capacity constrained by limited budget resources, impacting timely maintenance, monitoring, optimization and beautification of development projects