

# Redevelopment Authority

## AGENCY OVERVIEW

THE CAPITAL BUDGET OF THE REDEVELOPMENT AUTHORITY IS SEPARATE AND DISTINCT FROM THE COUNTY'S CAPITAL IMPROVEMENT PROGRAM. THE BUDGET IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.

### Agency Description

The Redevelopment Authority was established pursuant to CB-85-1997. Its Charter was approved pursuant to CR-60-1998. The purpose of the Authority is to provide for residential, commercial or industrial development in the County.

### FY 2021 Funding Sources

- Other – 97.6% (land sales and County contributions)
- State Funding - 2.4%

### FY 2021-2026 Program Highlights

- Glenarden Apartments Redevelopment will continue Phase II of construction. Total funding includes \$689,000 of PAYGO from the County.

- The Suitland Manor project will continue support of the demolition and clearance of 25 acres of property.
- The Addison Road/ Capitol Heights Metro Corridor funding increase \$540,000 for the single family home BlueLine Façade program. Total funding includes \$500,000 of PAYGO from the County.
- The Cheverly Development project construction and renovation is scheduled for the first Leadership in Energy and Environmental Design (LEED) certified Extended Stay hotel and restaurant in the County. Total funding includes \$61,000 of PAYGO from the County.

### New Projects

None

### Deleted Projects

None

## Revised Projects

Project Name	Alternate Funding Source Required	Revisions			
		Total Project Cost Increase	Total Project Cost Decrease	Project Schedule Delayed	Project Schedule Accelerated
Addison Road / Capitol Heights Metro Corridor		X			
County Revitalization		X			
Glenarden Apartments Redevelopment		X		X	
Suitland Manor		X		X	
Cheverly Development		X			

## Program Summary

Category/ Description	Total Project Cost	Life to Date Actual	FY 2020 Estimate	Total 6 Years	Budget Year						Beyond 6 Years
					FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	
<b>EXPENDITURE</b>											
PLANS	\$25	\$—	\$—	\$25	\$25	\$—	\$—	\$—	\$—	\$—	\$—
LAND	7,874	2,646	3,728	1,500	1,500	—	—	—	—	—	—
CONSTR	130,995	74,907	27,599	28,489	10,886	8,603	5,000	2,000	1,000	1,000	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>											
<b>FUNDING</b>											
STATE	\$500	\$250	\$—	\$250	\$250	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	138,394	90,820	10,167	37,407	10,326	11,373	13,862	1,000	—	846	—
<b>TOTAL</b>											
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>											

## Project Listing

CIP ID#	Project Name	Address	Planning Area	Council District	Project Class	Total Project Cost (000)	Completion Date
8.90.0002	Addison Road/Capitol Heights Metro Corridor	Various Locations	Town of Capitol Heights	Seven	Land Acquisition	\$4,374	FY 2022
9.90.0001	Cheverly Development	5801-5809 Annapolis Road, Cheverly	Cheverly	Five	Rehabilitation	536	FY 2021
8.90.0004	County Revitalization	Countywide	Not Assigned	Countywide	Rehabilitation	10,768	Ongoing
4.90.0001	Glenarden Apartments Redevelopment	8405 Hamlin Street, Glenarden	Town of Glenarden	Five	Rehabilitation	27,600	FY 2022
8.90.0003	Suitland Manor	Homer Avenue, Suitland	Suitland, District Heights & Vicinity	Seven	Rehabilitation	93,116	FY 2023
8.90.0006	Town of Upper Marlboro	Upper Marlboro Area, Upper Marlboro	Upper Marlboro and Vicinity	Nine	Rehabilitation	2,500	FY 2024
<b>Program Total</b>							
<b>NUMBER OF PROJECTS = 6</b>							



**Description:** This project consists of land assembly, relocation and demolition to facilitate Transit Oriented Development (TOD) near two metro stations. The Redevelopment Authority owns property near the Capitol Heights Metro Station and is developing projects on Addison Road immediately across from the Addison Road Metro Station.

**Justification:** The Capitol Heights and Addison Road metro stations require land assembly to stimulate TOD projects. Improvements will continue for small community-led projects.

**Highlights:** FY 2021 funding supports the BlueLine Façade program for single family home renovation projects which anticipates nine homes in the Fairmount Heights Net Zero program. Total funing includes \$500,000 in PAYGO from the County.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Various Locations	<b>Project Status</b>	Under Construction
<b>Council District</b>	Seven	<b>Class</b>	Land Acquisition
<b>Planning Area</b>	Town of Capitol Heights	<b>Land Status</b>	Land bank acquisition

**PROJECT MILESTONES**

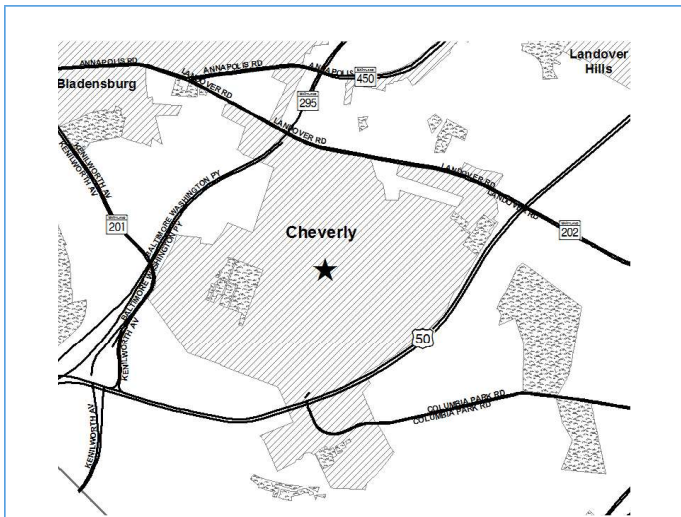
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2004
1 <sup>st</sup> Year in Capital Budget		FY 2005
Completed Design		FY 2019
Began Construction	FY 2020	
Project Completion	FY 2022	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2020 Estimate	FY 2021	Total
\$2,646	\$728	\$1,000	<b>\$4,374</b>

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2020 Estimate	Total 6 Years	Budget Year FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	4,374	2,646	728	1,000	1,000	—	—	—	—	—	—
CONSTR	—	—	—	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$4,374</b>	<b>\$2,646</b>	<b>\$728</b>	<b>\$1,000</b>	<b>\$1,000</b>	\$—	\$—	\$—	\$—	\$—	\$—
<b>FUNDING</b>											
STATE	\$300	\$250	\$—	\$50	\$50	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	4,074	3,574	—	500	500	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$4,374</b>	<b>\$3,824</b>	<b>\$—</b>	<b>\$550</b>	<b>\$550</b>	\$—	\$—	\$—	\$—	\$—	\$—
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>



**Description:** The Cheverly Development project consist of land assembly, demolition and redevelopment of a hotel and restaurant with 50,000 buildable square feet. The hotel will house 120 rooms and the restaurant will accommodate 100 to 125 guest. This will be the first Leadership in Energy and Environmental Design (LEED) Certified Extended Stay Hotel in the County.

**Justification:** This project is designed to spur commercial and residential growth along the Maryland Route 450 and 202 corridors in and near the Town of Cheverly. The Redevelopment Authority owns property in the area that is planned for redevelopment and the acquisition of other blighted properties nearby will enhance the development potential of this site.

**Highlights:** FY 2021 funding will support the land acquisition and construction of the Extended Stay hotel and restaurant. 'Other' funding consists of \$61,000 in PAYGO funds to support the required match for State funding.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	5801-5809 Annapolis Road, Cheverly	<b>Project Status</b>	Design Stage
<b>Council District</b>	Five	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Cheverly	<b>Land Status</b>	Site Selected Only

**PROJECT MILESTONES**

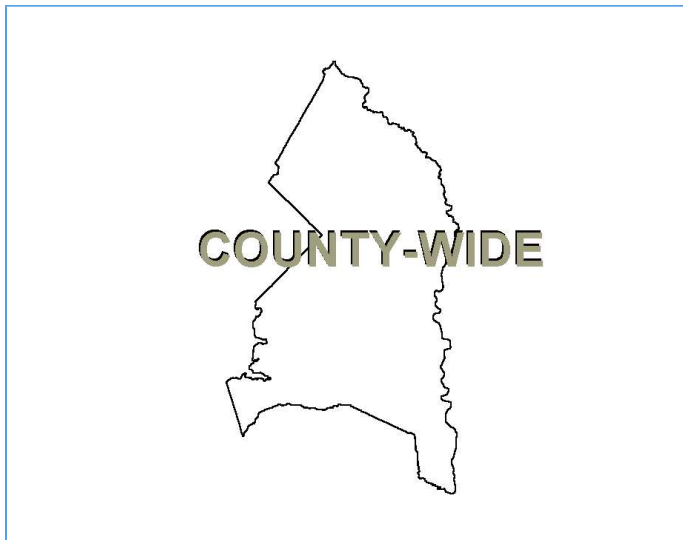
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2014
1 <sup>st</sup> Year in Capital Budget		FY 2014
Completed Design	FY 2021	
Began Construction	FY 2021	
Project Completion	FY 2021	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2020 Estimate	FY 2021	Total
\$120	\$8	\$408	\$536

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2020 Estimate	Total 6 Years	Budget Year FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	536	120	8	408	408	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$536</b>	<b>\$120</b>	<b>\$8</b>	<b>\$408</b>	<b>\$408</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
STATE	\$200	\$—	\$—	\$200	\$200	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	336	275	—	61	61	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$536</b>	<b>\$275</b>	<b>\$—</b>	<b>\$261</b>	<b>\$261</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>



**Description:** The County Revitalization project consists of land assembly, relocation, demolition and various programs. Countywide efforts include the (1) Community Impact Grants (CIG) Program, (2) Transit Oriented Development (TOD) Place Marketing Program, (3) Commercial Revitalization Programs and the (4) Northern Gateway Revitalization Program. The CIG program provides the matching funds to county based non-profits to implement small community led projects. The Commercial Revitalization Programs will provide the grant matching fund to shopping center owners dedicated to rehabilitating unattractive shopping centers.

**Justification:** The use of public funds can stimulate economic development for underutilized and underserved areas of the County.

**Highlights:** In FY 2021, 'Other' funding includes \$25,000 of PAYGO to support the Pepco Forestville Project. This project is slated to create a new energy neutral sustainable neighborhood.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Countywide	<b>Project Status</b>	Design Stage
<b>Council District</b>	Countywide	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Not Assigned	<b>Land Status</b>	Location Not Determined

**PROJECT MILESTONES**

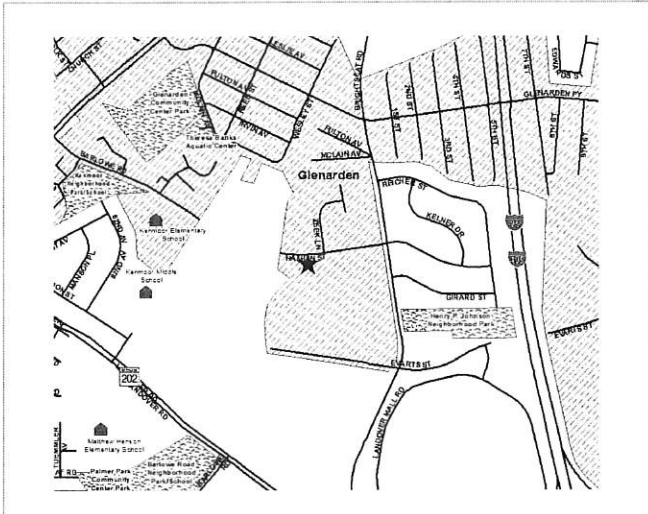
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2000
1 <sup>st</sup> Year in Capital Budget		FY 2004
Completed Design		Ongoing
Began Construction		Ongoing
Project Completion		Ongoing

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2020 Estimate	FY 2021	Total
\$1,491	\$3,252	\$1,025	<b>\$5,768</b>

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2020 Estimate	Total 6 Years	Budget Year FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$25	\$—	\$—	\$25	\$25	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	10,743	1,491	3,252	6,000	1,000	1,000	1,000	1,000	1,000	1,000	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$10,768</b>	<b>\$1,491</b>	<b>\$3,252</b>	<b>\$6,025</b>	<b>\$1,025</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$10,768	\$9,647	\$250	\$871	\$25	\$—	\$—	\$—	\$—	\$846	\$—
<b>TOTAL</b>	<b>\$10,768</b>	<b>\$9,647</b>	<b>\$250</b>	<b>\$871</b>	<b>\$25</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$846</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	



**Description:** The Glenarden Apartments Redevelopment is a four phased project including demolition and replacement of a 578 blighted apartment complex on 27 acres in Glenarden. The redevelopment and new housing will consist of 429 new multifamily apartments, owner occupied townhomes for seniors and families, infrastructure improvements, a community center, pool and over three acres of green space in a pedestrian friendly environment.

**Justification:** This project will stimulate economic development in the areas eligible for rehabilitation and remove blight.

**Highlights:** FY 2021 funding supports the Phase II infrastructure and construction for the Glenarden Apartments Redevelopment. Total funding consists of \$140,000 in developer fees, \$351,000 in PAYGO funds and a projected \$3.961 million in land proceeds.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	8405 Hamlin Street, Glenarden	<b>Project Status</b>	Under Construction
<b>Council District</b>	Five	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Town of Glenarden	<b>Land Status</b>	No Land Involved

**PROJECT MILESTONES**

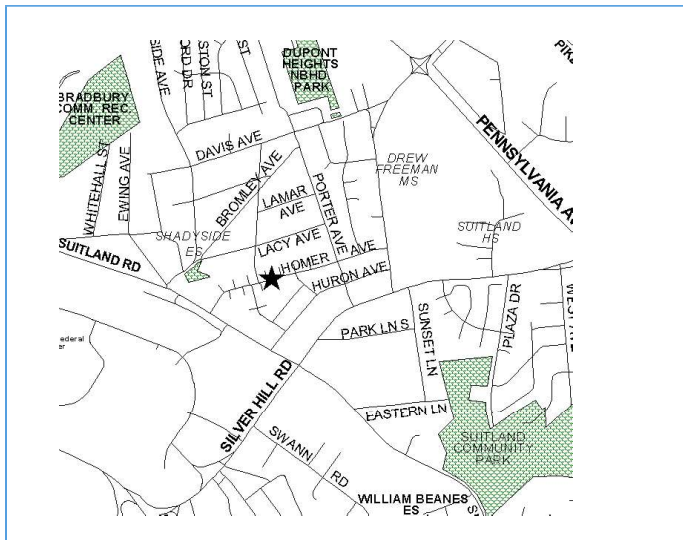
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2013
1 <sup>st</sup> Year in Capital Budget		FY 2013
Completed Design		FY 2018
Began Construction		FY 2018
Project Completion	FY 2022	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2020 Estimate	FY 2021	Total
\$6,680	\$8,339	\$9,140	\$24,159

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2020 Estimate	Total 6 Years	Budget Year FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	27,600	6,680	8,339	12,581	9,140	3,441	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$27,600</b>	<b>\$6,680</b>	<b>\$8,339</b>	<b>\$12,581</b>	<b>\$9,140</b>	<b>\$3,441</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$27,600	\$11,520	\$3,417	\$12,663	\$4,452	\$8,211	\$—	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$27,600</b>	<b>\$11,520</b>	<b>\$3,417</b>	<b>\$12,663</b>	<b>\$4,452</b>	<b>\$8,211</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>



**Description:** The Suitland Manor project consists of acquisition, relocation, demolition and clearance of approximately 25 acres of commercial and residential properties.

**Justification:** The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and safety enhancements. The project will provide retail investment to complement the neighborhood and the Suitland Federal Center.

**Highlights:** FY 2021 funding will support the continued demolition and clearance of approximately 25 acres of commercial and residential properties. This project anticipates 'Other' revenues in the amount of \$4.5 million in land sales and \$450,000 in senior apartment building sales.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Homer Avenue, Suitland	<b>Project Status</b>	Under Construction
<b>Council District</b>	Seven	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Suitland, District Heights & Vicinity	<b>Land Status</b>	Land Bank Acquisition

**PROJECT MILESTONES**

	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2001
1 <sup>st</sup> Year in Capital Budget		FY 2001
Completed Design	FY 2020	
Began Construction	FY 2020	
Project Completion	FY 2023	

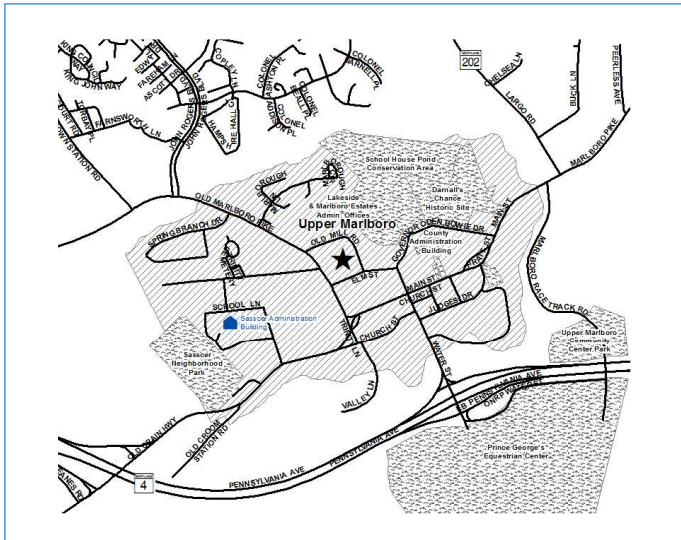
**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2020 Estimate	FY 2021	Total
\$66,616	\$19,000	\$500	<b>\$86,116</b>

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2020 Estimate	Total 6 Years	Budget Year FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	3,500	—	3,000	500	500	—	—	—	—	—	—
CONSTR	89,616	66,616	16,000	7,000	—	4,000	3,000	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$93,116</b>	<b>\$66,616</b>	<b>\$19,000</b>	<b>\$7,500</b>	<b>\$500</b>	<b>\$4,000</b>	<b>\$3,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$93,116	\$65,804	\$6,500	\$20,812	\$4,950	\$3,000	\$12,862	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$93,116</b>	<b>\$65,804</b>	<b>\$6,500</b>	<b>\$20,812</b>	<b>\$4,950</b>	<b>\$3,000</b>	<b>\$12,862</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	





**Description:** This project consist of infrastructure improvements and redevelopment efforts to address potential needs in the Town of Upper Marlboro.

**Justification:** The Town of Upper Marlboro anticipates various infrastructure needs and redevelopment initiatives in the future.

**Highlights:** This project will begin in FY 2022.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Upper Marlboro Area, Upper Marlboro	<b>Project Status</b>	Design Stage
<b>Council District</b>	Nine	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Upper Marlboro and Vicinity	<b>Land Status</b>	Design Not Begun

**PROJECT MILESTONES**

	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2017
1 <sup>st</sup> Year in Capital Budget		FY XXXX
Completed Design	FY 2022	
Began Construction	FY 2022	
Project Completion	FY 2024	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2020 Estimate	FY 2021	Total
\$0	\$0	\$0	\$0

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2020 Estimate	Total 6 Years	Budget Year FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	2,500	—	—	2,500	—	500	1,000	1,000	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$2,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$2,500</b>	<b>\$—</b>	<b>\$500</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$2,500	\$—	\$—	\$2,500	\$—	\$500	\$1,000	\$1,000	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$2,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$2,500</b>	<b>\$—</b>	<b>\$500</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
<b>TOTAL</b>				<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	

