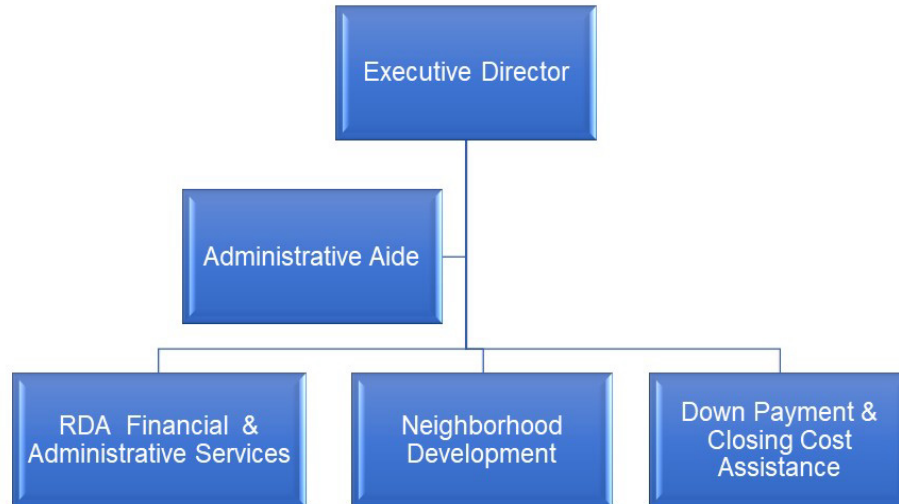


# Redevelopment Authority



## MISSION AND SERVICES

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The Redevelopment Authority (RDA) will operate with a specific focus on infill development and the preservation of workforce/affordable housing near transit centers, on mixed-income and mixed-use and mixed-tenure projects in targeted communities.

### CORE SERVICES

- Mixed-use, infill development
- Mixed-income housing development
- Down payment and closing cost assistance for first-time homebuyers

### FY 2021 KEY ACCOMPLISHMENTS

- Completed construction on the Northern Gateway District and Phase I of the Glenarden Apartments.
- Continued construction on the Phases I & II of the Towne Square at Suitland Federal Center and Phase II of the Glenarden Apartments.
- Awarded \$696,500 in Community Impact Grants and \$1.9 million the Commercial Property Improvement Program.

## STRATEGIC FOCUS AND INITIATIVES IN FY 2022

The authority's top priorities in FY 2021 are:

- Continue the redevelopment of three large scale mixed income, mixed use and mixed finance infill sites – Glenarden Hills, 210 Maryland Park Drive and the Town Square at Suitland Federal Center.
- Increase homeownership opportunities for first-time homebuyers through the Pathway to Purchase and the Prince George's County Purchase Assistance Program.
- Advance and promote green building and sustainable development practices.
- Promote community revitalization by providing grants that support small scale community-led capital projects and the revitalization of commercial centers.

## FY 2022 BUDGET SUMMARY

The FY 2022 proposed budget for the Redevelopment Authority is \$673,500, a decrease of \$21,300 or 3.1% under the FY 2021 approved budget. The organization's grant from the County totals \$312,200, a decrease of \$21,300 or 3.1% under the FY 2021 approved budget.

### Reconciliation from Prior Year

	<b>Expenditures</b>
<b>FY 2021 Approved Budget</b>	<b>\$694,800</b>
<b>Decrease Cost: Operating</b> — Decrease in board member development costs	\$(3,000)
<b>Decrease Cost: Operating</b> — Decrease in temporary staffing services for administrative assistant	(5,000)
<b>Decrease Cost: Operating</b> — Decrease in office supplies and staff training	(13,300)
<b>FY 2022 Proposed Budget</b>	<b>\$673,500</b>

## FY 2022 OPERATING BUDGET

Category	FY 2020 Actual	FY 2021 Budget	FY 2021 Estimated	FY 2022 Proposed	FY 2021-2022	
					Change \$	Change %
<b>BEGINNING FUND BALANCE</b>	<b>\$2,088,448</b>	<b>\$1,322,775</b>	<b>\$2,789,840</b>	<b>\$2,882,840</b>	<b>\$1,560,065</b>	<b>117.9%</b>
<b>REVENUES</b>						
County Grant	\$333,500	\$333,500	\$333,500	\$312,200	\$(21,300)	-6.4%
Intergovernmental RDA staff from GF	851,877	—	—	—	—	0.0%
CDBG/HITF - Staff Support	319,215	361,300	361,300	361,300	—	0.0%
Technical Assistance HRAP	1,709,796	—	—	—	—	0.0%
Miscellaneous Revenue	1,502	—	—	—	—	0.0%
Align to RDA Annual Financial Report	517,085	—	—	—	—	0.0%
Appropriated Fund Balance	—	—	—	—	—	0.0%
<b>Total Revenues</b>	<b>\$3,732,975</b>	<b>\$694,800</b>	<b>\$694,800</b>	<b>\$673,500</b>	<b>\$(21,300)</b>	<b>-3.1%</b>
<b>EXPENDITURES</b>						
Board Member Stipend	\$21,700	\$25,000	\$23,100	\$25,000	\$—	0.0%
Board Member Expenses	2,251	4,000	2,200	4,000	—	0.0%
Board Member Development	—	3,000	—	—	(3,000)	-100.0%
Office Supplies & Expenses	24,816	46,500	20,000	38,200	(8,300)	-17.8%
Staff Training & Development	—	5,000	—	—	(5,000)	-100.0%
Consultants & Feasibility Studies	7,600	3,000	36,000	3,000	—	0.0%
Staffing Services - Administrative Assistant	31,861	45,000	45,000	40,000	(5,000)	-11.1%
Commercial Insurance	3,597	25,000	25,000	25,000	—	0.0%
General Counsel	24,955	90,000	35,000	90,000	—	0.0%
Office of Finance Fees	60,040	60,000	60,000	60,000	—	0.0%
Auditing Fees	11,136	20,000	10,000	20,000	—	0.0%
Equipment leasing contracts	190	7,000	—	7,000	—	0.0%
CDBG/HITF Grant - Staff Support	319,215	361,300	345,500	361,300	—	0.0%
Other Interest Payments - Debt Service	67,174	—	—	—	—	0.0%
RDA Grants - Includes Grant Payments to Contractors	1,658,260	—	—	—	—	0.0%
Intergovernmental RDA staff from GF	851,877	—	—	—	—	0.0%
RDA Projects - Loss on Disposable Capital Equipment	867,205	—	—	—	—	0.0%
Alignment to Annual Financial Report	(920,294)	—	—	—	—	0.0%
<b>Total Expenditures</b>	<b>\$3,031,583</b>	<b>\$694,800</b>	<b>\$601,800</b>	<b>\$673,500</b>	<b>\$—</b>	<b>0.0%</b>

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## FY 2022 Operating Budget

Category	FY 2020 Actual	FY 2021 Budget	FY 2021 Estimated	FY 2022 Proposed	FY 2021-2022	
					Change \$	Change %
EXCESS OF REVENUES OVER EXPENDITURES	701,392	—	93,000	—	—	0.0%
OTHER ADJUSTMENTS	—	—	—	—	—	0.0%
<b>ENDING FUND BALANCE</b>	<b>\$2,789,840</b>	<b>\$1,322,775</b>	<b>\$2,882,840</b>	<b>\$2,882,840</b>	<b>\$1,560,065</b>	<b>117.9%</b>

## SERVICE DELIVERY PLAN AND PERFORMANCE

**Goal 1** — 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.

FY 2026 Target	FY 2019 Actual	FY 2020 Actual	FY 2021 Estimated	FY 2022 Projected	Trend
400	199	199	152	121	↓

### Trend and Analysis

In FY 2022, the agency and its development partners, anticipate the completion of the initial two phases of Glenarden Apartments, 210 Maryland Park Drive, and the Towne Square at the Suitland Federal Center. Projects will be completed in multiple phases over several years.

### Performance Measures

Measure Name	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Estimated	FY 2022 Projected
<b>Resources (Input)</b>					
Redevelopment staff	9	11	14	14	14
Redevelopment Project Managers	4	4	4	4	4
Total State funds received	\$250,000	\$244,950	\$200,000	\$250,000	\$250,000
Total local funds received (County PAYGO) (millions)	\$2.0	\$6.5	\$4.0	\$0.9	\$2.0
Properties held in inventory	7	8	9	9	9
<b>Workload, Demand and Production (Output)</b>					
Redevelopment Authority (RDA) buildings demolished	0	3	0	2	3
Cost of property maintenance (millions)	\$0.3	\$0.1	\$0.1	\$0.1	\$0.1
Community Impact Grant (CIG) Program grant funding issued (millions)	\$0.5	\$0.7	\$0.5	\$0.2	\$0.3
Commercial Revitalization Program grant funding issued (millions)	\$1.5	\$1.9	\$0.9	\$1.0	\$0.9
Net zero energy homes developed in the County	1	1	0	0	6
<b>Quality</b>					
Years to complete a multi-family or commercial building	6.0	6.0	6.0	6.0	6.0
<b>Impact (Outcome)</b>					
County property taxes collected from RDA infill redevelopment projects	\$11,366	\$112,552	\$115,924	\$816,014	\$1,009,644
Local jobs created/retained as a result of RDA infill redevelopment projects	10	175	90	90	150

**Performance Measures** *(continued)*

Measure Name	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Estimated	FY 2022 Projected
Housing units developed	11	199	199	152	121
Square footage of commercial and retail space developed	5,000	6,000	6,000	1,700	4,000
CIG and Commercial Revitalization grant expenditures that are with County based or Minority owned firms	25%	55%	99%	25%	99%

**Goal 2** — Promote community revitalization and quality of life through various projects designed to promote homeownership, sustainable development and small scale community run projects.

**Objective 2.1** — Increase down payment and closing cost assistance for first time homeowners.

FY 2026 Target	FY 2019 Actual	FY 2020 Actual	FY 2021 Estimated	FY 2022 Projected	Trend
100	224	8	25	100	↑

**Trend and Analysis**

In FY 2022, the agency will continue the down payment and closing cost assistance loans to first-time homebuyers in the County pending additional funding. Possible funding sources include the Home Investment Partnership (HOME), and Community Development Block Grant (CDBG).

**Performance Measures**

Measure Name	FY 2018 Actual	FY 2019 Actual	FY 2020 Actual	FY 2021 Estimated	FY 2022 Projected
<b>Resources (Input)</b>					
Homeowner Assistance Staff	5	5	5	5	5
<b>Impact (Outcome)</b>					
First time homebuyer assistance loans closed	50	224	8	25	100
Deed and recordation taxes generated by down payment and closing cost assistance loans (millions)	\$0.2	\$1.8	\$0.0	\$0.1	\$0.5