



**Description:** The purpose of this project is the acquisition, relocation, demolition and clearance of approximately 33 acres of commercial and residential properties for redevelopment. This project is a component of a broader Suitland revitalization initiative to improve the business climate and residential community in the area adjacent to the Suitland Federal Center.

**Justification:** The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and other enhancements.

**Highlights:** The construction phase continues. In FY 2024, 'Other' funding is from bond proceeds that will be acquired by the Revenue Authority.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Suitland & Silver Hill Road, Suitland	<b>Project Status</b>	Under Construction
<b>Council District</b>	Seven	<b>Class</b>	New Construction
<b>Planning Area</b>	Suitland, District Heights and Vicinity	<b>Land Status</b>	Acquisition Complete

**PROJECT MILESTONES**

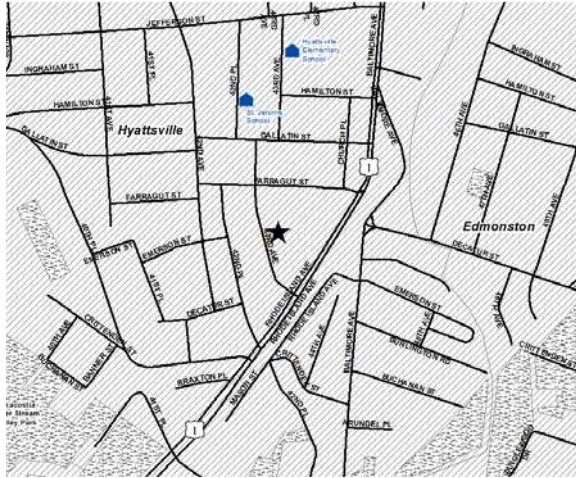
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2017
1 <sup>st</sup> Year in Capital Budget		FY 2017
Completed Design		FY 2021
Began Construction	FY 2022	
Project Completion	FY 2024	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2023 Estimate	FY 2024	Total
\$36,000	\$2,000	\$50,000	\$88,000

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	28,000	26,000	2,000	—	—	—	—	—	—	—	—
CONSTR	100,000	—	—	100,000	50,000	30,000	20,000	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	10,000	10,000	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$138,000</b>	<b>\$36,000</b>	<b>\$2,000</b>	<b>\$100,000</b>	<b>\$50,000</b>	<b>\$30,000</b>	<b>\$20,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
REVENUE	\$28,000	\$26,000	\$2,000	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	110,000	10,000	—	100,000	50,000	30,000	20,000	—	—	—	—
<b>TOTAL</b>	<b>\$138,000</b>	<b>\$36,000</b>	<b>\$2,000</b>	<b>\$100,000</b>	<b>\$50,000</b>	<b>\$30,000</b>	<b>\$20,000</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 existing parking structure is over 30 years old and has begun to experience deterioration. The deterioration is having a negative impact on garage operations and public safety. After reviewing the physical assessment performed by an outside consultant, the Revenue Authority is proposing a \$6.8 million total garage renovation that will address the structural integrity of the building and public safety concerns.

**Justification:** The demand for parking at the Hyattsville Justice Center is on average 85% to 95% of total capacity. Extending the life of the structure is necessary for operations and revenue generation. A comprehensive 2014 assessment of the overall site revealed a number of structural and safety issues that would need to be addressed within the next few years.

**Highlights:** Stage 1 renovations were completed in FY 2022. In FY 2024, Stage 2 renovations will begin due to a major redevelopment project on the site.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	499 Rhode Island Avenue, Hyattsville	<b>Project Status</b>	Completed
<b>Council District</b>	Two	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Hyattsville, Riverdale, Mt. Rainer - Brentwood	<b>Land Status</b>	Publicly Owned Land

**PROJECT MILESTONES**

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

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2023 Estimate	FY 2024	Total
\$1,200	\$5,600	\$0	\$6,800

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	6,800	1,200	5,600	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$6,800</b>	<b>\$1,200</b>	<b>\$5,600</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$6,800	\$1,200	\$5,600	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$6,800</b>	<b>\$1,200</b>	<b>\$5,600</b>	<b>\$—</b>	<b>\$—</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>	



**Description:** The University of Maryland Capital Region Medical Center Parking Facility will be a 1,100 space garage. The garage will be constructed to support the new hospital and adjacent medical office building. In addition to transforming the health care environment in the County, the Medical Center will play a significant role in the redevelopment of Largo Town Center, one of the first areas designated to be Downtown Prince George's.

**Justification:** The University of Maryland Capital Region Medical Center will generate an anticipated 3,279 direct construction jobs in the County, which will be created from the \$429.5 million construction budget. Approximately \$634.9 million in economic development activity is expected to be generated, with 4,853 total jobs supported because of project construction. An anticipated \$397 million in economic activity in Prince George's County will be directly generated from the Regional Medical Center, with the support of 2,641 additional workers.

**Highlights:** The University of Maryland Capital Region Medical Center Parking Facility is completed. In FY 2024, remaining reserves will be used for ongoing maintenance.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Lottsford Road & Medical Center Drive, Largo	<b>Project Status</b>	Completed
<b>Council District</b>	Six	<b>Class</b>	New Construction
<b>Planning Area</b>	Largo-Lottsford	<b>Land Status</b>	No Land Involved

**PROJECT MILESTONES**

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

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2023 Estimate	FY 2024	Total
\$34,820	\$5,180	\$0	\$40,000

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$1,291	\$1,291	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	32,341	31,461	880	—	—	—	—	—	—	—	—
EQUIP	806	806	—	—	—	—	—	—	—	—	—
OTHER	5,562	1,262	4,300	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$40,000</b>	<b>\$34,820</b>	<b>\$5,180</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$40,000	\$34,820	\$5,180	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$40,000</b>	<b>\$34,820</b>	<b>\$5,180</b>	<b>\$—</b>	<b>\$—</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 Suitland Workforce Housing - Building K project will be the first of its kind in Suitland, Maryland. In coordination with development plans already in place, the Suitland area is going through major redevelopment and this project is earmarked to provide housing to those members of the community such as teachers, firefighters, and police forces.

**Justification:** The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and other enhancements.

**Highlights:** In FY 2024, 'Other' funding is from bond proceeds that will be acquired by the Revenue Authority. A designated development team will manage construction and operation of the project until it reaches stabilization at which point it will be turned back over to the Revenue Authority. This project is currently going through the approval process with planned construction to begin in 2023.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Naylor Road, Suitland	<b>Project Status</b>	Design Stage
<b>Council District</b>	Seven	<b>Class</b>	New Construction
<b>Planning Area</b>	Suitland, District Heights and Vicinity	<b>Land Status</b>	Acquisition Complete

**PROJECT MILESTONES**

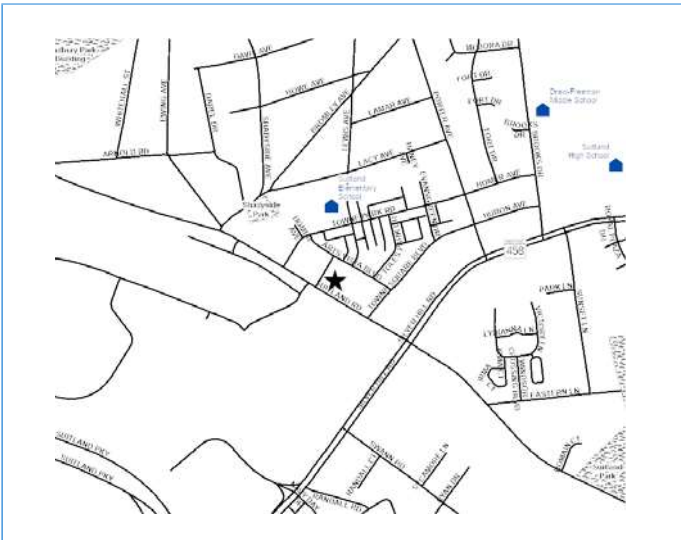
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2023
1 <sup>st</sup> Year in Capital Budget		FY 2023
Completed Design	FY 2023	FY 2023
Began Construction	FY 2023	
Project Completion	FY 2025	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$106,000	\$34,000	\$140,000

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	2,000	—	2,000	—	—	—	—	—	—	—	—
CONSTR	110,000	—	74,000	36,000	30,000	6,000	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	38,000	—	30,000	8,000	4,000	4,000	—	—	—	—	—
<b>TOTAL</b>	<b>\$150,000</b>	<b>\$—</b>	<b>\$106,000</b>	<b>\$44,000</b>	<b>\$34,000</b>	<b>\$10,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$150,000	\$—	\$106,000	\$44,000	\$34,000	\$10,000	\$—	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$150,000</b>	<b>\$—</b>	<b>\$106,000</b>	<b>\$44,000</b>	<b>\$34,000</b>	<b>\$10,000</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 Mixed Use - Building A&B project will address the residential and rental needs of the Suitland area. The Revenue Authority and the awarded development team will develop two (2) mixed use buildings on these lots.

**Justification:** Pursuant to the Revenue Authority Act, the Revenue Authority is authorized to issue bonds for purposes of financing or refinancing the "cost" of a "project" (as such terms are defined in the Revenue Authority Act), including financing the costs of acquiring land and other property. In furtherance of such authority, the Revenue Authority expects to issue the bonds for purposes of financing certain costs of the Revenue Authority and/or the Redevelopment Authority.

**Highlights:** In FY 2024, 'Other' funding is from bond proceeds that will be acquired by the Revenue Authority. This project is projected to start during the calendar year 2024.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Suitland Road & Rose Park Drive, Suitland	<b>Project Status</b>	Design Not Begun
<b>Council District</b>	Seven	<b>Class</b>	New Construction
<b>Planning Area</b>	Suitland, District Heights and Vicinity	<b>Land Status</b>	Acquisition Complete

**PROJECT MILESTONES**

	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2024
1 <sup>st</sup> Year in Capital Budget		FY 2024
Completed Design	TBD	TBD
Began Construction	FY 2024	TBD
Project Completion	FY 2027	

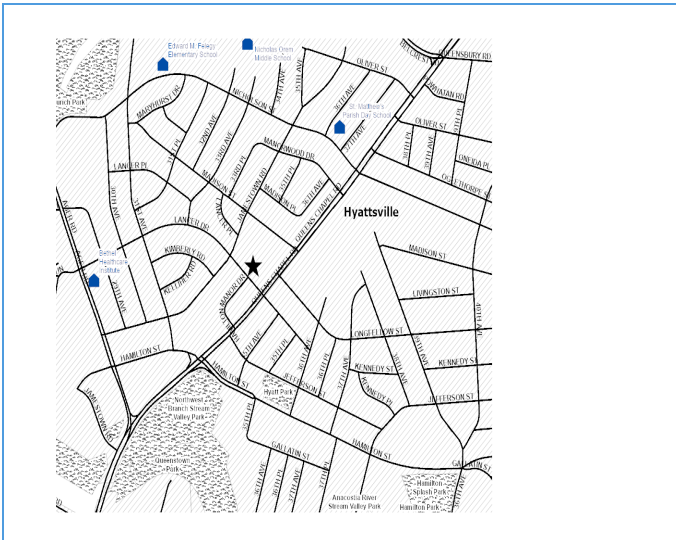
**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$0	\$121,500	\$121,500

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	3,500	—	—	3,500	3,500	—	—	—	—	—	—
CONSTR	232,500	—	—	232,500	112,000	80,000	35,000	5,500	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	14,000	—	—	14,000	6,000	4,000	3,000	1,000	—	—	—
<b>TOTAL</b>	<b>\$250,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$250,000</b>	<b>\$121,500</b>	<b>\$84,000</b>	<b>\$38,000</b>	<b>\$6,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$250,000	\$—	\$—	\$250,000	\$121,500	\$84,000	\$38,000	\$6,500	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$250,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$250,000</b>	<b>\$121,500</b>	<b>\$84,000</b>	<b>\$38,000</b>	<b>\$6,500</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:** The purpose of the project is to provide conduit debt financing to a 245-unit garden style apartment building in Hyattsville, Maryland. The 8.76-acre site was acquired through a joint venture between the Washington Housing Conservancy and National Housing Trust Communities under the County's Right of First Refusal (ROFR) program in 2021. The financing will allow for the conversion of mezzanine debt to tax-exempt debt.

**Justification:** Pursuant to the Revenue Authority Act, the Revenue Authority is authorized to issue bonds for purposes of financing or refinancing the "cost "of a "project" (as such terms are defined in the Revenue Authority Act), including financing of such authority, the Revenue Authority expects to issue the bonds for purposes of refinancing existing debt related to the Housing Manor Project. The project will include 40% of the units at 60% of Area Median Income (AMI) and 35% of the units at 80% of AMI.

**Highlights:** The conduit debt transaction is expected to close in August 2023. For 2024 "Other" funding is tax-exempt, conduit debt financing issued by the Revenue Authority.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	3326,3342 Lancer Drive, Hyattsville	<b>Project Status</b>	Design Not Begun
<b>Council District</b>	Two	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Hyattsville	<b>Land Status</b>	No Land Involved

**PROJECT MILESTONES**

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

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$0	\$10,000	\$10,000

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	—	—	—	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	10,000	—	—	10,000	10,000	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$10,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$10,000</b>	<b>\$—</b>	<b>\$—</b>	<b>\$10,000</b>	<b>\$10,000</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>	