



# **Planning, Housing and Economic Development Committee**

**Monday, April 7, 2025**

# 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.

Presenter:

**Ikenna Udejiofor**  
Executive Director  
**Redevelopment Authority**  
**of Prince George's County**

# RDA Director's Comments

The housing crisis is a huge challenge, decades in the making – there's no simple fix. But here at the RDA we have shown over recent years that, with the right approach and priorities, it's possible to make progress. RDA aims to deliver its portfolio of development on the County's land and joint venture interests, alongside entering into new opportunities to unlock development outcomes and new homes, through its investment and interventionist capabilities. Given the scale of RDA's development projects, most are mixed-use and provide a significant quantum of non-residential floorspace to support the development and surrounding communities; and to deliver liveable and vibrant places.

**– Ikenna Udejiofor**  
*Executive Director*

# About the RDA

The Redevelopment Authority develops, redevelops, revitalizes and preserves targeted communities with an emphasis on communities within the Beltway in support of the County Executive's priorities of community development, transit-oriented development and affordable housing.

## Core Services

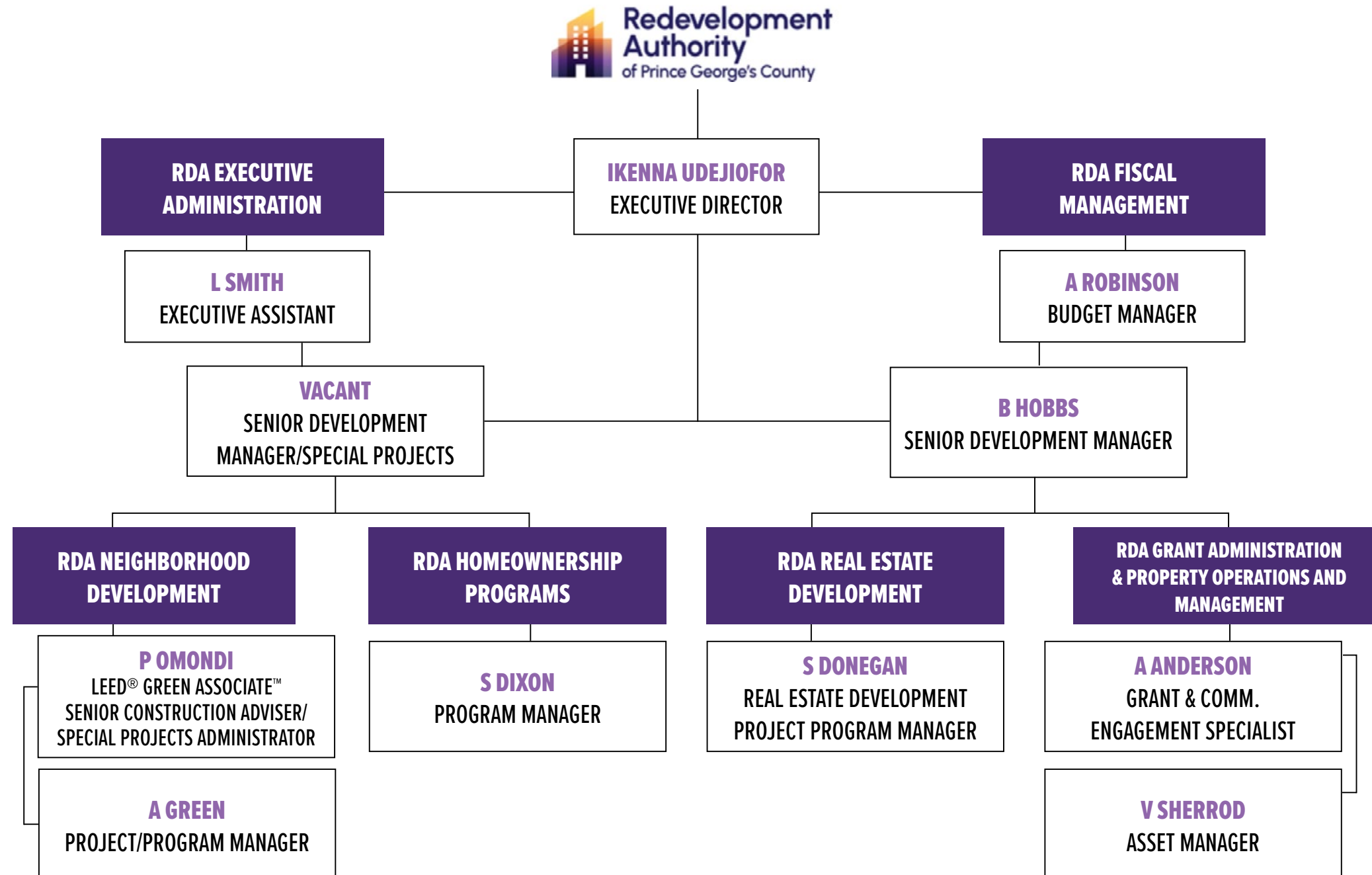
- Developing, coordinating and executing the County's economic development policies, priorities and programs with the goal of creation of a diverse and vibrant economy and living environment for Prince George's County
- Implementing major acquisition, development, redevelopment or disposition projects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

# Our Strategies

- 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.
- Any Proposal that includes a development plan with a residential component shall include ADUs
- 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

## FY2026 PROPOSED CIP BUDGET

Addison Rd:	\$	100,000
Cheverly:	\$	4,150,000
Countywide Revitalization:	\$	1,515,000
Gateway Development:	\$	100,000
Glenarden:	\$	1,500,000
Old Fairmount Heights:	\$	2,075,000
Suitland Road:	\$	7,750,000
Upper Marlboro:	\$	250,000

<b>Total CIP Budget:</b>	<b>\$</b>	<b>17,440,000</b>
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## FY2026 PROPOSED OPERATING & SURPLUS BUDGET

Operating Budget:	\$	2,200,562
Property Management (Surplus)	\$	733,000
less OCS usage	\$	(26,000)
	\$	707,000

<b>Total Operating &amp; Surplus Budget:</b>	<b>\$</b>	<b>2,907,562</b>
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# Significant Program Changes

County council Adopted  
2023 Legislative Session  
Bill No. CB-061-2023

Presented Surplus list to the  
Government Operations and Fiscal  
Policy Committee September 2024 and  
received a favorable response to move  
forward to County Council

Surplus Legislation bill CB-106-2024  
containing 23 parcels was passed by  
County Council on November 19, 2024

## County Surplus Property Disposition Program

### 4 Phases: Surplus Property 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.



# 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
  - 50,000 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-

#### Summer 2025

- Begin construction 9 additional homeownership units (G)
- Selection of Developer for Hotel and Meeting Center (J2,J3)

#### Fall 2025

- Initiation Suitland Road Improvements





# Current Project Pipeline

## Glenarden Hills Residential Development

### Rental Phase 1 – Completed 3Q2019

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

### Rental Phase 2a – Completed 4Q2020

55 Affordable Senior Units

### Rental Phase 3, 9% – Completed 2Q2024

- 44 Affordable Multifamily Units

### Rental Phase 3, 4% – Completed 3Q2024

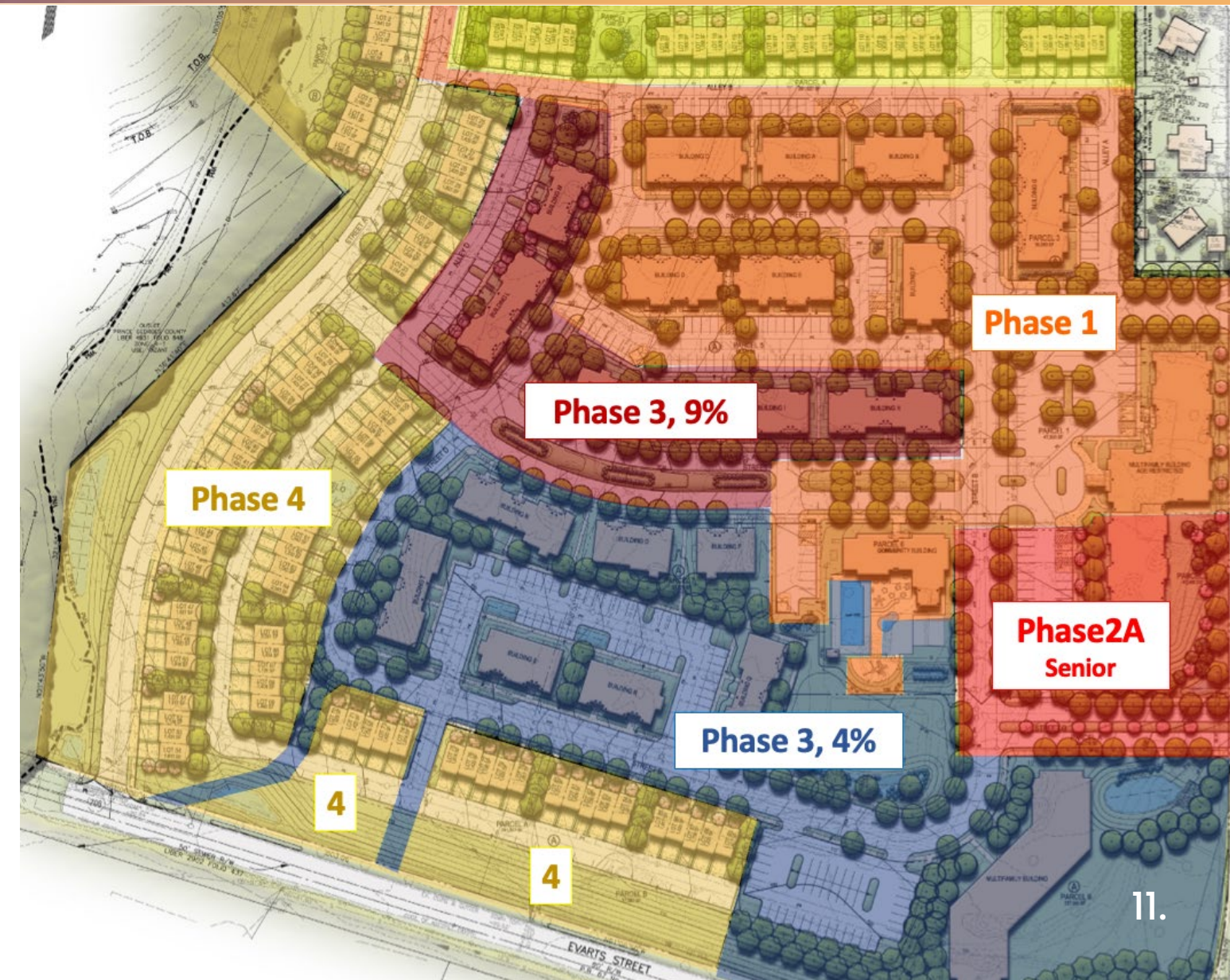
- 114 Affordable and Market-rate Multifamily Units
- Splash Pad, Open Space, Sports Court

### Homeownership Phase 1a – 1st Lot XFER 4Q2023

- 24 Single-Family Townhouses

### Homeownership Phase 4

- Site Work Start 2Q2025 / 1st Lot Xfer 4Q2025
- 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 of which 165 units affordable at 80% of AMI, seven (7) units for youth transitioning out of foster care and 13 market rate units; with two (2) retail spaces. PGC DHCD PILOT and HITF + 13 Townhouses
- Status-Augmentation of financing to address gaps stemming from additional infrastructure costs associated with 100-year flood plain requirements.
- Timeline-Demolition and site work and construction slated to resume Q1FY 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)
- New construction for-sale townhomes





# Current Project Pipeline

## 6700 Riverdale Road – Beacon Heights Purple Line TOD

- The NRP Group will serve as the Development Partner for GM Riverland Rland LLC (Advantage Properties LLC)
- \*Density assumes favorable changes to Zoning Omnibus Amendments
- 5.94 +/- Acres
- 360-Unit Mixed Income Apartments
- 125-Unit Senior Housing Apartments
- Ground Level Retail approx. 5K sq.ft.
- 5 Level On-Site Garage
- Centralized Courtyard and Pool
- **Status: PSA executed and currently scheduled to close in July 2025**





# 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

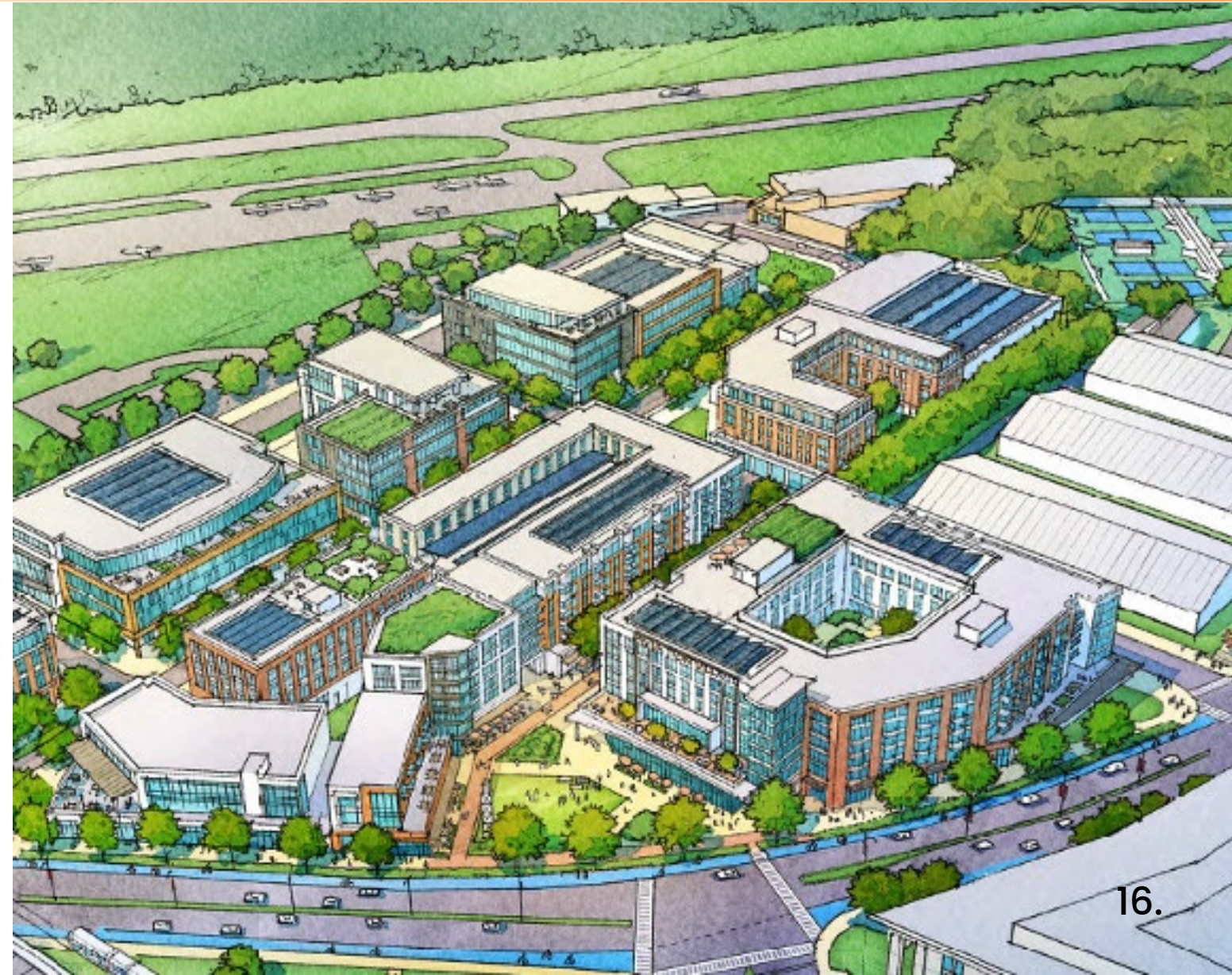




# Current Project Pipeline

## 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

## 2024 Achievements RDA Program Matrix

- The RDA manages programs that advance neighborhood revitalization and stabilization
- Down payment and closing cost assistance (Pathways to Purchase)
- Community Impact Grants (CIG)
- Commercial Property Improvement Program (CPIP)
- Housing Rehabilitation Assistance Program (HRAP)

PROGRAM	FY24 Awards	RDA Contribution	Total Leveraged Project Cost
Commercial Property Improvement Program (CPIP) Grants Awarded	2	\$250,000	\$646,000
Community Impact Grants (CIG) Awarded	7	\$200,000	\$822,100
Housing Rehabilitation Assistance Program (HRAP II) loan originations	23	n/a	n/a
Loans Closed (Down Payment/Closing Cost Assistance)	18	n/a	n/a

# Notable Project Highlight

## Commercial Property Improvement Program (CPIP)

**11605 – 11735 Beltsville Drive  
Beltsville, MD 20705**

### **Scope of Work:**

- Window replacement
- Install new steel system – roof covering
- New LED exterior lighting
- Landscape beautification

**Project Budget: \$3.5 Million**

**FY23 Grant Award: \$350,000**



# Impact of Projects

- New real property taxes generated on annual basis
- New construction period taxes generated based on construction schedule
- New sales taxes generated
- New construction jobs created (including Prince George's County residents)
- Creating of new full-time and part-time jobs created (including Prince George's County residents)
- Opportunity for food access
- Additional multiplier effects

# Impact of Proposed Budget on Operations

## Macro Impacts

- One of RDA's most impactful real estate programs that address economic disparities is our community development, a program designed to revitalize in beltway communities into vibrant mixed-income communities, and which preserves attainable housing units for residents.
- Labor and material costs along with interest rates have all been going up for construction, which makes building multi-family residential a riskier bet.
- Tariffs on lumber, steel and other materials might also put a damper on the market for new housing.
- Equity and capital funding for multifamily projects has been difficult, more constrained

## Micro Impacts

- Ensuring a partnership approach across stakeholders to ensure potential challenges are addressed, development risks for investors are mitigated, and projects are delivered as part of a broader vision tailored to the needs of the area in question.
- The number of projects able to deliver
- Ability to address Housing and affordability
- Fulfillment of mission
  - Potential to yield valuable quality of life improvements for residents.
- Recruitment and retention of development project managers