

Redevelopment Authority



MISSION AND SERVICES

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

- Implementing major redevelopment projects
- Managing the Commercial Property Improvement Program (CPIP)
- Managing the down payment closing cost assistance program
- Managing the Community Impact Grant program (CIG)
- Managing the Housing Rehabilitation Assistance Program (HRAP) and residential façade improvement programs

FY 2022 KEY ACCOMPLISHMENTS

- Started hotel construction on the Cheverly property at Annapolis Road and 57th Avenue.
- Started the townhouse construction phase at Glenarden Hills.
- Opened the Suitland Senior Residences at the Towne Square at Suitland Federal Center.
- Demolished two blighted apartment buildings at the Towne Square at Suitland Federal Center.
- Initiated the FY 2022 round of the CPIP and the CIG programs.

STRATEGIC FOCUS AND INITIATIVES IN FY 2023

The authority's top priorities in FY 2023 are:

- Redevelopment of the former Prince George's County hospital site in Cheverly.

- Develop the connected community in Forestville at Forestville Road and Suitland Parkway in partnership with Pepco.
- Build the hotel and first multi-family building with retail at the Towne Square at Suitland Federal Center project.
- Redevelopment of the Blue Line Corridor from Capitol Heights Metro station to the Addison Road Metro station including projects at 210 Maryland Park Drive and Old Central Avenue.
- Redevelopment at the Beacon Heights Purple Line station.
- Implement various County-wide neighborhood revitalization projects.

FY 2023 BUDGET SUMMARY

The FY 2023 proposed budget for the Redevelopment Authority is \$661,300, a decrease of \$12,200 or -1.8% under the FY 2022 approved budget. The organization's grant from the County totals \$300,000, a decrease of \$12,200 or -1.8% under the FY 2022 approved budget.

Reconciliation from Prior Year

	Expenditures
FY 2022 Approved Budget	\$673,500
Increase Cost: Operating — Increase in internal service charge from the Office of Finance	20,000
Increase Cost: Operating — Increase in telephone, copier leasing, and advertising	10,200
Decrease Cost: Operating — Decrease in board member stipends, general office supplies, and temporary staffing while working from home	\$(42,400)
FY 2023 Proposed Budget	\$661,300

FY 2023 OPERATING BUDGET

Revenues by Category

Category	FY 2021 Actual	FY 2022 Budget	FY 2022 Estimate	FY 2023 Proposed	Change FY22-FY23	
					Amount (\$)	Percent (%)
County Grant	\$333,500	\$312,200	\$312,200	\$300,000	\$(12,200)	-3.9%
CDBG/HITF Grant Staff Support	—	361,300	361,300	361,300	—	0.0%
Miscellaneous Revenue	297,539	—	—	—	—	
Interest Income	1,872	—	—	—	—	
Intergovernmental grants	2,183,672	—	—	—	—	
Total	\$2,816,583	\$673,500	\$673,500	\$661,300	\$(12,200)	-1.8%

Expenditures by Category

Category	FY 2021 Actual	FY 2022 Budget	FY 2022 Estimate	FY 2023 Proposed	Change FY22-FY23	
					Amount (\$)	Percent (%)
Board Member Expenses	—	\$4,000	\$2,200	\$4,000	\$—	0.0%
Board Member Stipend	21,700	25,000	23,100	23,000	(2,000)	-8.0%
Telephone	3,180	—	3,000	3,000	—	
Printing	240	—	200	2,000	—	
Courier Service	600	—	100	3,000	—	
Advertising	1,208	—	1,500	1,000	—	
Consultants & Studies	18,200	3,000	25,000	3,000	—	0.0%
Catering	698	—	1,000	1,000	—	
Equipment Leasing	944	7,000	7,000	7,000	—	0.0%
Other Operating Supplies	3,165	—	15,000	3,100	—	
General Office Supplies	—	38,200	10,000	10,000	(28,200)	-73.8%
Miscellaneous Services	350	—	—	1,500	—	
Awards & Presentations	—	—	200	100	—	
Professional Legal Services	17,441	90,000	22,000	90,000	—	0.0%
Commercial Insurance	3,665	25,000	8,000	25,000	—	0.0%
Temporary Clerical/Admin	927	40,000	10,000	27,800	(12,200)	-30.5%
Office of Finance Fee	61,840	60,000	60,000	80,000	20,000	33.3%
Professional Auditing Fees	13,620	20,000	13,000	20,000	—	0.0%
CDBG/HITF Grant Staff Support	—	361,300	361,300	361,300	—	0.0%
HRAP HIP Project Delivery Costs	150,191	—	—	—	—	
Grants to Individuals	834,549	—	—	—	—	
Debt Service	69,883	—	—	—	—	
Total	\$1,202,401	\$673,500	\$562,600	\$665,800	\$(7,700)	-1.1%

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 2027 Target	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Projected	Trend
200	199	194	100	100	↔

Trend and Analysis

In FY 2023, the RDA and its development partners anticipate the start of construction of the Phases three and four for the Glenarden Apartments, 210 Maryland Park Drive, and the Hotel project in Cheverly. Construction at the Towne Square at the Suitland Federal Center will continue. Most of these projects will be completed in multiple phases over several years. Therefore, the performance measure was switched to "completed units and commercial space" and away from completed projects to better reflect the impact of the projects on a year to year basis.

Performance Measures

Measure Name	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Projected
Resources (Input)					
Redevelopment staff	11	14	14	14	14
Redevelopment project managers	4	4	5	6	6
Total State funds received	\$244,950.	\$200,000	\$1,000,000	\$500,000	\$340,00
Total local funds received (County PAYGO)	\$6,451,134	\$4,050,000	\$937,300	\$2,500,000	\$2,500,000
Properties held in inventory	8	9	10	10	9
Workload, Demand and Production (Output)					
RDA buildings demolished	3	0	0	2	2
Cost of property maintenance	\$135,065	\$100,000	\$35,311	\$45,250	\$45,250
Community Impact Grant (CIG) Program grant funding issued	\$696,500.0	\$450,000.0	\$0	\$200,000	\$150,000
Commercial Revitalization Program grant funding issued	\$1,918,000	\$900,000	\$1,000,000	\$1,000,000	\$1,000,000
Net zero energy homes developed in the County	1	0	0	9	25
Quality					
Years to complete a multi-family or commer	6	6	6	6	6
Impact (Outcome)					
County property taxes collected from RDA infill redevelopment projects	\$112,552	\$115,924	\$761,250	\$1,111,474	\$1,111,474
Local jobs created/retained as a result of RDA infill redevelopment projects	175	90	90	90	90

Performance Measures *(continued)*

Measure Name	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Projected
Housing units developed	199	199	194	100	100
Square footage of commercial and retail space developed	6,000	6,000	0	7,000	5,000
CIG and Commercial Revitalization Grant expenditures that are with County based or Minority owned firms	55%	99%	100%	100%	100%

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 2027 Target	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Projected	Trend
40	8	35	35	35	↑

Trend and Analysis

In FY 2023, the RDA will continue the down payment and closing cost assistance loans to first time home buyers in the County pending additional funding. Possible funding sources include the Housing Investment Trust Fund (HITF), Home Investment Partnership (HOME) and Community Development Block Grant (CDBG).

Performance Measures

Measure Name	FY 2019 Actual	FY 2020 Actual	FY 2021 Actual	FY 2022 Estimated	FY 2023 Projected
Resources (Input)					
Homeowner Assistance Staff	5	5	5	5	5
Impact (Outcome)					
First time home buyer assistance loans closed	224	8	35	35	35
Deed and recordation taxes generated by down payment and closing cost assistance loans	\$1,836,926	\$41,490	\$105,000	\$105,000	\$105,000

