

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 2024 Funding Sources

- Other – 90.4% (land sales, County contributions and moral obligation bonds)
- State Funding – 9.6%

FY 2024-2029 Program Highlights

- Glenarden Apartments Redevelopment will continue construction of Phases 4 and 5. Total funding includes \$314,000 in PAYGO funds.

- The Suitland Manor project will continue construction of infrastructure (streets, utilities, storm water management). Total funding includes \$686,000 in PAYGO funds.
- The Addison Road/ Capitol Heights Metro Corridor includes land acquisitions and lot finishing for the Lyndon Hill projects. Total funding includes \$990,000 in senior building reimbursements and lot sales.
- The Cheverly Development project supports the demolition of the existing Prince George's Hospital Center.
- The County Revitalization project funds the community and commercial grants and the redevelopment of the Hyattsville Justice Center.

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		X	
Cheverly Development		X		X	
County Revitalization			X		
Suitland Manor		X			

Program 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
EXPENDITURE											
PLANS	\$8,662	\$7,965	\$697	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	8,626	6,639	140	1,847	1,847	—	—	—	—	—	—
CONSTR	147,930	103,192	37,049	7,689	2,839	1,250	1,100	500	1,000	1,000	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	2,819	2,819	—	—	—	—	—	—	—	—	—
TOTAL	\$168,037	\$120,615	\$37,886	\$9,536	\$4,686	\$1,250	\$1,100	\$500	\$1,000	\$1,000	\$—
FUNDING											
FEDERAL	\$2,769	\$269	\$2,500	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
STATE	6,885	975	4,910	1,000	1,000	—	—	—	—	—	—
OTHER	158,383	108,919	4,710	44,754	9,375	11,865	1,500	500	1,000	20,514	—
TOTAL	\$168,037	\$110,163	\$12,120	\$45,754	\$10,375	\$11,865	\$1,500	\$500	\$1,000	\$20,514	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	

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	\$9,901	FY 2024
9.90.0001	Cheverly Development	5801-5809 Annapolis Road, Cheverly	Cheverly	Five	Rehabilitation	4,021	FY 2024
8.90.0004	County Revitalization	Countywide	Not Assigned	Countywide	Rehabilitation	15,674	Ongoing
4.90.0001	Glenarden Apartments Redevelopment	8405 Hamlin Street, Glenarden	Town of Glenarden	Five	Rehabilitation	24,843	FY 2023
8.90.0003	Suitland Manor	Homer Avenue, Suitland	Suitland, District Heights & Vicinity	Seven	Rehabilitation	111,098	FY 2024
8.90.0006	Town of Upper Marlboro	Upper Marlboro Area, Upper Marlboro	Upper Marlboro and Vicinity	Nine	Rehabilitation	2,500	FY 2029
Program Total						\$168,037	
NUMBER OF PROJECTS = 6							



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 in the development phase near the Capitol Heights Metro Station and is developing projects on Old Central Avenue one block from the Addison Road Metro Station.

Justification: The Capitol Heights and Addison Road metro stations require land assembly to stimulate TOD projects, and funds are needed for pre-development work. Improvements will continue for small community-led projects.

Highlights: FY 2024 funding supports land acquisitions and lot finishing for the Lyndon Hill projects. FY 2024 'Other' funding is \$240,000 in senior building reimbursements and \$750,000 in Lyndon Hill lot sales.

Enabling Legislation: Not Applicable

Location		Status	
Address	Various Locations	Project Status	Under Construction
Council District	Seven	Class	Land Acquisition
Planning Area	Town of Capitol Heights	Land Status	Land Bank Acquisition

PROJECT MILESTONES

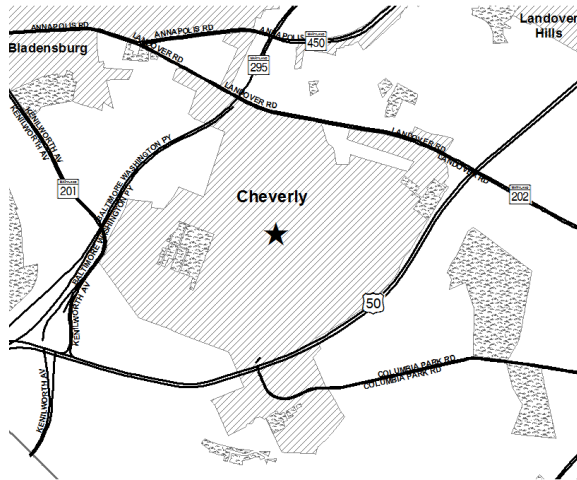
Estimate	Actual
1 st Year in Capital Program	FY 2004
1 st Year in Capital Budget	FY 2005
Completed Design	FY 2019
Began Construction	FY 2020
Project Completion	FY 2024

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$4,738	\$4,316	\$847	\$9,901

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
EXPENDITURE											
PLANS	\$111	\$111	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	2,952	1,965	140	847	847	—	—	—	—	—	—
CONSTR	6,774	2,598	4,176	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	64	64	—	—	—	—	—	—	—	—	—
TOTAL	\$9,901	\$4,738	\$4,316	\$847	\$847	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
STATE	\$840	\$250	\$590	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	9,061	4,093	800	4,168	990	3,178	—	—	—	—	—
TOTAL	\$9,901	\$4,343	\$1,390	\$4,168	\$990	\$3,178	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



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

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2014
1 st Year in Capital Budget		FY 2014
Completed Design		FY 2021
Began Construction		FY 2021
Project Completion	FY 2024	

Description: The Cheverly Development project consists 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 guests. This will be the first Leadership in Energy and Environmental Design (LEED) Certified Extended Stay Hotel in the County. The project also consists of the redevelopment of the former hospital site into an urban style, mixed-use neighborhood.

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 2024 funding will support the site demolition of the former Prince George's Hospital Center. FY 2024 funding consists of \$13.0 million in State funding.

Enabling Legislation: Not Applicable

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$232	\$2,789	\$13,000	\$16,021

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
EXPENDITURE											
PLANS	\$816	\$119	\$697	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	19	19	—	—	—	—	—	—	—	—	—
CONSTR	15,113	21	2,092	13,000	13,000	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	73	73	—	—	—	—	—	—	—	—	—
TOTAL	\$16,021	\$232	\$2,789	\$13,000	\$13,000	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
STATE	\$15,000	\$—	\$2,000	\$13,000	\$13,000	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	1,021	336	685	—	—	—	—	—	—	—	—
TOTAL	\$16,021	\$336	\$2,685	\$13,000	\$13,000	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



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: The FY 2024 funding is for the CIG and the Commercial Property Improvement Programs (CPIP). Funding also supports the redevelopment of the Hyattsville Justice Center. A private developer is slated to renovate the garage, plaza and redo the County Services building. The FY 2024 'Other' funding is \$1.5 million in Beacon Heights land sales.

Enabling Legislation: Not Applicable

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

PROJECT MILESTONES

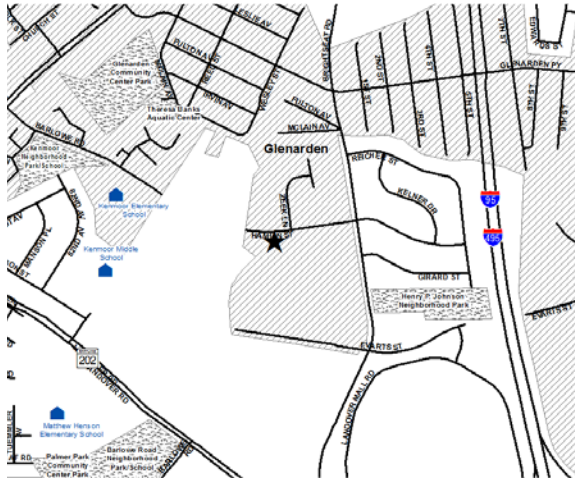
	Estimate	Actual
1 st Year in Capital Program		FY 2000
1 st Year in Capital Budget		FY 2004
Completed Design		Ongoing
Began Construction		Ongoing
Project Completion		Ongoing

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$5,907	\$6,759	\$658	\$13,324

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
EXPENDITURE											
PLANS	\$321	\$321	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	102	102	—	—	—	—	—	—	—	—	—
CONSTR	14,900	5,133	6,759	3,008	658	1,250	1,100	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	351	351	—	—	—	—	—	—	—	—	—
TOTAL	\$15,674	\$5,907	\$6,759	\$3,008	\$658	\$1,250	\$1,100	\$—	\$—	\$—	\$—
FUNDING											
STATE	\$518	\$518	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	15,156	10,156	500	4,500	1,500	3,000	—	—	—	—	—
TOTAL	\$15,674	\$10,674	\$500	\$4,500	\$1,500	\$3,000	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



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 blight removal. The neighborhood will be revitalized through the provision of new affordable housing stock, public infrastructure improvements and public safety enhancements.

Highlights: FY 2024 funding supports the construction of phases 4 and 5. FY 2024 'Other' funding consists of \$314,000 in PAYGO funds, \$200,000 in developer fees, \$635,000 in mass grade reimbursements and \$1.5 million in phase 3 and 4 land sales.

Enabling Legislation: Not Applicable

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

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2013
1 st Year in Capital Budget		FY 2013
Completed Design		FY 2018
Began Construction		FY 2018
Project Completion	FY 2023	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$12,739	\$12,104	\$0	\$24,843

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
EXPENDITURE											
PLANS	\$56	\$56	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	46	46	—	—	—	—	—	—	—	—	—
CONSTR	24,271	12,167	12,104	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	470	470	—	—	—	—	—	—	—	—	—
TOTAL	\$24,843	\$12,739	\$12,104	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
FEDERAL	\$269	\$269	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
STATE	1,000	—	1,000	—	—	—	—	—	—	—	—
OTHER	23,574	16,078	2,160	5,336	2,649	2,687	—	—	—	—	—
TOTAL	\$24,843	\$16,347	\$3,160	\$5,336	\$2,649	\$2,687	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The Suitland Manor project consists of acquisition, relocation, demolition and clearance of approximately 33 acres of commercial and residential properties. Total public infrastructure costs are estimated to be \$40,000,000. The infrastructure construction is underway, and the townhome phase is complete. The 137 unit senior building is under construction.

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

Highlights: FY 2024 funding will support the construction of infrastructure (streets, utilities, storm water management) for the residential, retail, and open space project. FY 2024 'Other' funding consists of \$450,000 in lot sales, \$686,000 in PAYGO funds and \$3.1 million in land sales.

Enabling Legislation: Not Applicable

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

PROJECT MILESTONES

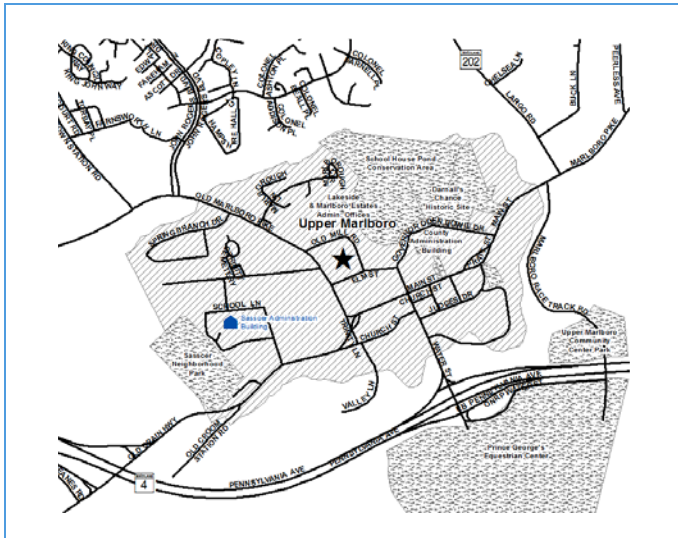
	Estimate	Actual
1 st Year in Capital Program		FY 2001
1 st Year in Capital Budget		FY 2001
Completed Design		FY 2022
Began Construction		FY 2018
Project Completion	FY 2024	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$96,999	\$11,918	\$2,181	\$111,098

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
EXPENDITURE											
PLANS	\$7,358	\$7,358	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	5,507	4,507	—	1,000	1,000	—	—	—	—	—	—
CONSTR	96,372	83,273	11,918	1,181	1,181	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	1,861	1,861	—	—	—	—	—	—	—	—	—
TOTAL	\$111,098	\$96,999	\$11,918	\$2,181	\$2,181	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
FEDERAL	\$2,500	\$—	\$2,500	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
STATE	1,527	207	1,320	—	—	—	—	—	—	—	—
OTHER	107,071	78,256	565	28,250	4,236	3,000	1,500	—	—	19,514	—
TOTAL	\$111,098	\$78,463	\$4,385	\$28,250	\$4,236	\$3,000	\$1,500	\$—	\$—	\$19,514	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The Town of Upper Marlboro project includes 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 has been delayed as the Redevelopment Authority continues to work with the Town of Upper Marlboro in regards to how the funding will be utilized.

Enabling Legislation: Not Applicable

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

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2017
1 st Year in Capital Budget		FY XXXX
Completed Design	FY 2027	
Began Construction	FY 2027	
Project Completion	FY 2029	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$0	\$0	\$0

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
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	2,500	—	—	2,500	—	—	—	500	1,000	1,000	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
TOTAL	\$2,500	\$—	\$—	\$2,500	\$—	\$—	\$—	\$500	\$1,000	\$1,000	\$—
FUNDING											
OTHER	\$2,500	\$—	\$—	\$2,500	\$—	\$—	\$—	\$500	\$1,000	\$1,000	\$—
TOTAL	\$2,500	\$—	\$—	\$2,500	\$—	\$—	\$—	\$500	\$1,000	\$1,000	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	

