

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 facade improvement programs

FY 2024 KEY ACCOMPLISHMENTS

- Continued construction for phase 3 of the Glenarden Hills Project while starting on phase 4.
- Began construction for the town house phase at Glenarden Hills.
- Began construction on the 210 Maryland Park Drive Project.
- Initiated the FY 2024 round of the CPIP and CIG grant programs.
- Began construction on the Addison Park senior buildings.

STRATEGIC FOCUS AND INITIATIVES IN FY 2025

The authority’s top priorities in FY 2025 are:

- Redeveloping the former Prince George’s County hospital site in Cheverly.
- Developing the College Park Metro Aviation Landing Site.
- Building the hotel, parking and first multi-family building with retail space at the Towne Square at Suitland Federal Center project.
- Redeveloping the Blue Line Corridor from Capitol Heights Metro station to the Addison Road Metro station.
- Implementing the various neighborhood planned revitalization projects.

FY 2025 BUDGET SUMMARY

The FY 2025 proposed budget for the Redevelopment Authority is \$1,090,900, an increase of \$556,400 or 104.1% over the FY 2024 approved budget. Starting in FY 2025, the Redevelopment Authority’s budget includes an operating budget as well as the Property Management Fund Special Revenue Fund. CB-061-2023 transferred the responsibility of managing the County’s surplus property from the Office of Central Services to the Redevelopment Authority. During the transitional year, the Office of Central Services will continue to recover personnel costs from this fund.

OPERATING BUDGET

The FY 2025 proposed operating budget for the Redevelopment Authority is \$523,900, a decrease of -\$10,600 or -2.0% under the FY 2024 approved budget. The organization’s grant from the County totals \$300,000, a decrease of -\$10,600 or -2.0% under the FY 2024 approved budget.

Reconciliation from Prior Year

	Expenditures
FY 2024 Approved Budget	\$534,500
Increase Cost: Operating — Increase in costs for commercial insurance and the fiscal agent fee to align with anticipated expenditures	\$31,000
Decrease Cost: Operating — Decrease in costs for office supplies, professional auditing fees and legal services to align with anticipated expenditures	(41,600)
FY 2025 Proposed Budget	\$523,900

SPECIAL REVENUE FUNDS

Property Management Services Special Revenue Fund

The FY 2025 proposed budget for the Property Management Special Revenue fund budget is \$567,000. FY 2025 funding decreases -\$233,000 or -29.1% under the FY 2024 approved budget.

Reconciliation from Prior Year

	Expenditures
FY 2024 Approved Budget	\$800,000
Decrease Cost: Operating — The removal of a recovery for a Realty Specialist 3G position from the fund	\$(130,300)
Decrease Cost: Operating — The reduction of funding for landscaping services allocated as one-time costs in the prior year	(102,700)
FY 2025 Proposed Budget	\$567,000

FY 2025 OPERATING BUDGET

Revenues by Category

Category	FY 2023 Actual	FY 2024 Budget	FY 2024 Estimate	FY 2025 Proposed	Change FY24-FY25	
					Amount (\$)	Percent (%)
County Grant	\$300,000	\$310,600	\$310,600	\$300,000	\$(10,600)	-3.4%
CDBG/HITF Grant Staff Support	—	223,900	223,900	223,900	—	0.0%
Miscellaneous Revenue	59,244	—	—	—	—	
Intergovernmental RDA staff from general fund	1,245,450	—	—	—	—	
Interest Income	3,932	—	—	—	—	
HRAP Revenue	200,915	—	—	—	—	
Total	\$1,809,541	\$534,500	\$534,500	\$523,900	\$(10,600)	-2.0%

Expenditures by Category

Category	FY 2023 Actual	FY 2024 Budget	FY 2024 Estimate	FY 2025 Proposed	Change FY24-FY25	
					Amount (\$)	Percent (%)
Board Member Expenses	—	\$4,000	\$400	\$400	\$(3,600)	-90.0%
Board Member Stipend	24,400	26,400	27,100	30,000	3,600	13.6%
Telephone	4,882	4,500	5,000	5,000	500	11.1%
Printing	10	200	—	200	—	0.0%
Courier Service	166	300	200	300	—	0.0%
Staff training	—	1,500	—	500	(1,000)	-66.7%
Advertising	1,287	1,000	1,000	1,000	—	0.0%
Consultants & Studies	8,000	3,000	35,000	5,000	2,000	66.7%
Catering	749	1,000	1,000	1,000	—	0.0%
Equipment Leasing	5,343	7,000	5,000	5,000	(2,000)	-28.6%
Other Operating Supplies	7,253	3,100	5,000	1,000	(2,100)	-67.7%
General Office Supplies	1,242	10,000	1,500	500	(9,500)	-95.0%
Miscellaneous Services	10,600	1,500	—	—	—	0.0%
Awards & Presentations	479	100	500	100	—	0.0%
Memberships	375	500	400	400	(100)	-20.0%
Professional Legal Services	151,591	120,900	120,900	107,000	(13,900)	-11.5%
Commercial Insurance	3,488	15,000	38,500	40,000	25,000	166.7%
Office of Finance Fee	86,375	90,600	90,600	96,600	6,000	6.6%
Professional Auditing Fees	3,500	20,000	6,000	6,000	(14,000)	-70.0%
CDBG/HITF Grant Staff Support	—	223,900	223,900	223,900	—	0.0%
DHCD Allocation - Staff Support	1,245,450	—	—	—	—	
HRAP HIP Project Delivery Costs	185,324	—	—	—	—	

Expenditures by Category *(continued)*

Category	FY 2023 Actual	FY 2024 Budget	FY 2024 Estimate	FY 2025 Proposed	Change FY24-FY25	
					Amount (\$)	Percent (%)
Grants to Individuals	392,937	—	—	—	—	—
Debt Service	115	—	—	—	—	—
Total	\$2,133,566	\$534,500	\$562,000	\$523,900	\$(10,600)	-2.0%

Property Management Services Special Revenue Fund

Fund Summary

Category	FY 2023 Actual	FY 2024 Budget	FY 2024 Estimated	FY 2025 Proposed	FY 2024-2025	
					Change \$	Change %
BEGINNING FUND BALANCE	\$1,210,693	\$1,210,693	\$1,090,072	\$567,072	\$(643,621)	-53.2%
REVENUES						
Sale of Property	\$511,550	\$600,000	\$—	\$—	\$(600,000)	-100.0%
Appropriated Fund Balance	—	200,000	—	567,000	—	0.0%
Total Revenues	\$511,550	\$800,000	\$—	\$567,000	\$(233,000)	-29.1%
EXPENDITURES						
Advertising	\$—	\$5,000	\$3,000	\$5,000	\$—	0.0%
Commercial insurance	—	—	—	15,000	15,000	0.0%
Community Engagement	—	5,000	—	5,000	—	0.0%
Interagency charges - personnel	402,624	401,100	398,000	340,900	(60,200)	-15.0%
Landscaping	25,829	225,000	11,000	25,000	(200,000)	-88.9%
Office supplies	4,434	5,000	500	—	(5,000)	-100.0%
Professional services - legal	5,888	15,000	—	15,000	—	0.0%
Professional services - real estate	105,663	110,000	103,500	120,000	10,000	9.1%
Project management software	77,410	17,400	1,000	11,100	(6,300)	-36.2%
Security	—	—	—	30,000	30,000	0.0%
Training	10,324	16,500	6,000	—	(16,500)	-100.0%
Total Expenditures	\$632,171	\$800,000	\$523,000	\$567,000	\$(233,000)	-29.1%
EXCESS OF REVENUES OVER EXPENDITURES	(120,621)	—	(523,000)	—	—	0.0%
OTHER ADJUSTMENTS	—	(200,000)	—	(567,000)	(367,000)	183.5%
ENDING FUND BALANCE	\$1,090,072	\$1,010,693	\$567,072	\$72	\$(1,010,621)	-100.0%

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 2029 Target	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Projected	Trend
999	137	0	100	255	↓

Trend and Analysis

In FY 2025, the RDA will continue the redevelopment of the former hospital site in Cheverly, and advance the Town Square at the Suitland Federal Center with the development of a hotel, meeting center, parking garage and retail outlet. Additionally, the RDA is planning developments at the College Park Metro Aviation Landing Site as well as continuing redevelopment efforts on the Blue Line Corridor from Capitol Heights Metro station to the Morgan Boulevard Metro station. The RDA also has redevelopment plans at the Hyattsville Justice Center and will implement various neighborhood revitalization projects.

Performance Measures

Measure Name	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Projected
Resources (Input)					
Total State funds received	\$1,000,000	\$0	\$2,000,000	\$12,100,000	\$7,500,000
Total local funds received (County PAYGO)	\$937,300	\$2,500,000	\$2,500,000	\$100,000	\$3,000,000
Workload, Demand and Production (Output)					
Community Impact Grant (CIG) Program grant funding issued	\$0	\$200,000	\$250,000	\$200,000	\$200,000
Commercial Revitalization Program grant funding issued	\$1,000,000	\$900,000	\$1,300,000	\$1,300,000	\$1,300,000
Net zero energy homes developed in the County	0	0	9	0	0
Impact (Outcome)					
County property taxes collected from RDA infill redevelopment projects	\$761,250	\$1,111,474	\$1,111,474	\$1,461,474	\$1,534,548
Local jobs created/retained as a result of RDA infill redevelopment projects	90	90	90	90	389
Housing units developed	194	137	0	100	255
Square footage of commercial and retail space developed	5,000	0	4,000	4,000	4,000
CIG and Commercial Revitalization Grant expenditures that are with County based or minority owned firms	100%	100%	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 2029 Target	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Projected	Trend
50	6	18	33	35	↑

Trend and Analysis

In FY 2025, the RDA will continue to advance the down payment and closing cost assistance program for first time homebuyers in the County by utilizing HOME resources from DHCD and leveraging additional funding provided through MD DHCD's Maryland Mortgage Program.

Performance Measures

Measure Name	FY 2021 Actual	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimated	FY 2025 Projected
Impact (Outcome)					
First time homebuyer assistance loans closed	35	6	18	33	35
Deed and recordation taxes generated by down payment and closing cost assistance loans	\$105,000	\$27,050	\$97,380	\$178,531	\$185,000

