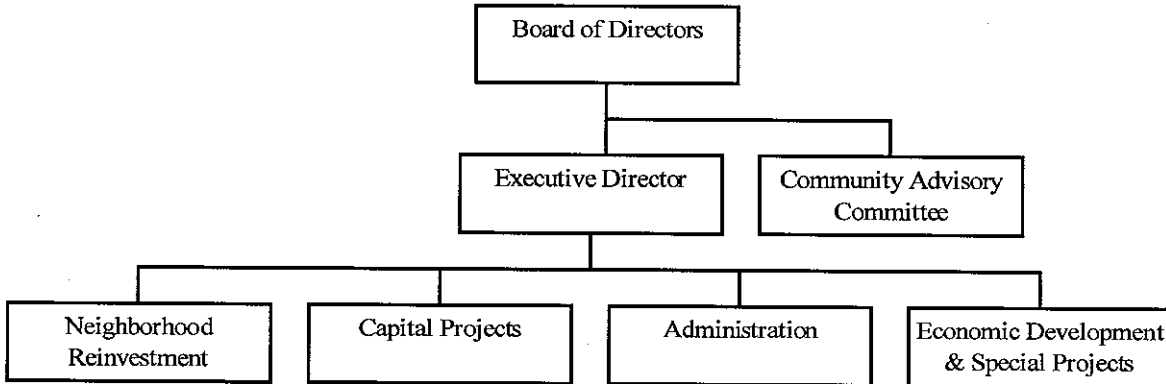


REDEVELOPMENT AUTHORITY

MISSION

The mission of the Redevelopment Authority of Prince George's County is to contribute to the creation of a diverse and vibrant economy and living environment for the residents of Prince George's County using community building techniques and providing responsible and responsive development and redevelopment designed to enhance quality of life and create sustainable communities.

ORGANIZATION CHART



AUTHORITY DESCRIPTION

The Redevelopment Authority (RA) is governed by a Board of Directors that establishes broad policies and operating parameters for the organization. The Board of Directors also provides overall policy direction of the organization and approves recommendations for all programs and real estate development or redevelopment activities prior to submitting program requests to the County Executive. In addition, a nine member Community Advisory Committee, consisting of a representative from each of the County's Councilmanic districts, assists and advises the Board of Directors in the development and implementation of outreach efforts within communities where redevelopment is needed.

Staffing for the RA is budgeted in the Department of Housing & Community Development, Office of the Director, and the Maryland-National Capital Park & Planning Commission, Neighborhood Redevelopment Division. The Executive Director and Associate Director, both official staff of the Department of Housing and Community Development, provide management and leadership to the RA staff. Other expert and special assistance is obtained through independent and consultant contractual arrangements.

FY2003 HIGHLIGHTS

Capital Projects

- *Suitland Manor*

The Suitland Manor project involves the acquisition of 33 acres of land and requires the purchase of 163 four-unit apartment buildings, an eighteen-unit townhouse complex (Valley Pine) and 13 commercial properties. The Authority has acquired 77 buildings and relocated 26 households, not including the Shadyside site, at a cost of over \$8.1 million.

- *Suitland Manor - Shadyside Elementary School*

Acquired 23 of the 24 four-unit residential properties at a cost of over \$2.0 million. One remaining property must be acquired prior to project completion. After all properties are acquired, ownership will be transferred to the Board of Education. The Board's plans for the property include demolishing the current Shadyside Elementary School and constructing a new school-Homer Avenue Elementary School – with a seating capacity of over 250 seats more than the current school.

- *Gateway Arts District Project-Mount Rainer Artist Housing*

Three buildings have been acquired at a cost of \$1.3 million toward the creation of 44 live/work apartments for low-income artists and over 14,000 square feet of new commercial space. Low Income Housing Tax Credits from the Maryland Department of Housing & Community Development was secured in the amount of approximately \$10 million. Construction specifications and plans are 30% complete. Upon completion, the subdivision plat will be submitted to the Maryland-National Capital Park and Planning Commission (M-NCPPC) for review and approval. Ground breaking is scheduled for July 2003.

- *Palmer Park Senior Village*

The redevelopment of Palmer Park Senior Village is a public-private partnership with Victory Housing, Inc. Victory Housing, Inc. has secured funding from the US Department of Housing and Urban Development (HUD) for the construction of a 69-unit senior citizen housing facility and has begun predevelopment work. Nine condominium units were acquired and households relocated at a cost of \$896,400. The housing construction and shopping center renovations will commence during FY2003.

Economic Development

- *Commercial Building Loan Fund (CBLF)*

The Authority has successfully disbursed 20% of the available \$10 million for this business construction gap financing program. One loan has been made to Bowie Honda for \$2 million. One loan pending County Executive approval, to the Duclaw Brewery Company of Bowie, Maryland is also for \$2 million.

- *Commercial Area Revitalization Effort (CARE)*

Completed Kentland Shopping Center facade rehabilitation in the Landover CARE area at a cost of \$116,500. Additional shopping center and facade rehabilitation is occurring in the Port of Bladensburg Shopping Center.

- *US Route One Corridor*

Route One funding has been allocated for fourteen different projects in communities along the US Route One Corridor. The activities identified for funding include planning, developing pedestrian and bicycle trails, and streetscaping. Some of the recipients include the City of College Park, City of Laurel, City of Mount Rainier, City of Greenbelt, Anacostia Trail Heritage Association, and Bladensburg-Prince George's Community Development Corporation-Port Towns Community Development Corporation. This program is funded by a Special Congressional appropriation.

Neighborhood Reinvestment

- *International Corridor Community Legacy Planning*

The Authority won a \$100,000 Maryland Community Legacy planning grant to identify and implement strategies that will improve the residential, business, and social service sectors of the area along the University Boulevard corridor in the vicinity of Langley Park. The resulting Community Legacy Plan will be an action-oriented strategic plan.

- *Neighborhood Improvement Grants*

The Authority successfully awarded 15 grants, in the amount of \$387,900 over the past three years. This program will continue at current funding levels. Active program participants include Alice Ferguson Foundation, Anacostia Watershed Society, Berwyn Heights Playground, Gateway Municipalities Community Development Corporation (Gateway project CDC), Housing Initiative Partnership, Inc., Knights of St. John, Melwood Horticultural Training Center, Inc., Mount Victory Baptist Church, World Arts Focus, Inc., Greenbelt Homes, Inc. (GHI), Global Development Services for Youth, Inc., and the Fraternal Order of Police (FOP) Lodge #119.

Special Projects

- *Dollar Homes and Asset Control Area Programs*

Acquired and renovated nine HUD-owned single family properties in Suitland; four are under contract and expected to be sold and five will be renovated and sold.

- *Anacostia Trails Heritage Area (ATHA)*

ATHA is part of a State program encouraging economic development through heritage tourism. Funding in the amount of \$200,000 was secured from the Maryland Department of Housing and Community Development.

FY2004 OVERVIEW

In FY2004, the Authority will establish and encourage partnerships and agreement with one or more developers to continue the overall redevelopment of Suitland Manor, including, but not limited to, the acquisition, relocation, and demolition of existing properties. Work with the Suitland Civic Association and the Police Department to prepare a Weed and Seed application for designation as a Hotspot.

The Authority will create and implement an overall property management program with Victory Housing, Inc. for both senior housing and the business/commercial portions of Palmer Park Senior Village and Palmer Park Shopping Center. Plans are being developed to have reconstruction efforts and housing construction in progress simultaneously. The Palmer Park Holding Company will be created in order to compete for funds from additional sources.

Projected cost for the African American Museum in the Gateway Arts District is estimated at \$20 million. The Authority will continue to work with Community Development Corporations (CDC) and the Town of North Brentwood to secure funds for the African American Museum in the Gateway Area District.

In addition, emphasis will be placed on economic development and entrepreneurship through the use of the Commercial Building Loan Fund (CBLF). Approximately \$6 million remain in the program. An extension request has been submitted to HUD.

**Redevelopment Authority of Prince George's County
FY 2004 Proposed Budget**

	FY 2004 Proposed
Beginning Balance	\$554,149
 <u>Revenue</u>	
County Grant	\$229,100
HUD Grant	\$150,000
Interest from Loans	\$175,000
Other Revenue	\$250,000
Appropriated Fund Balance	\$0
Total Revenue	\$1,358,249
 <u>Expenses</u>	
Board Expenses	
Bd Member Stipends	\$23,100
Board Meeting Expenses	\$3,000
Board Member Dev	\$10,000
Total Board Expenses	\$36,100
 Operating Expenses	
Salary/Fringe	\$0
Professional Services	\$100,000
Supplies/Expenses	\$130,000
Contractual Services	\$160,000
Program Implementation	\$150,000
Project Management Services	\$352,920
Total Operating Expenses	\$892,920
Total Expenses	\$929,020
 Ending Balance	 \$429,229