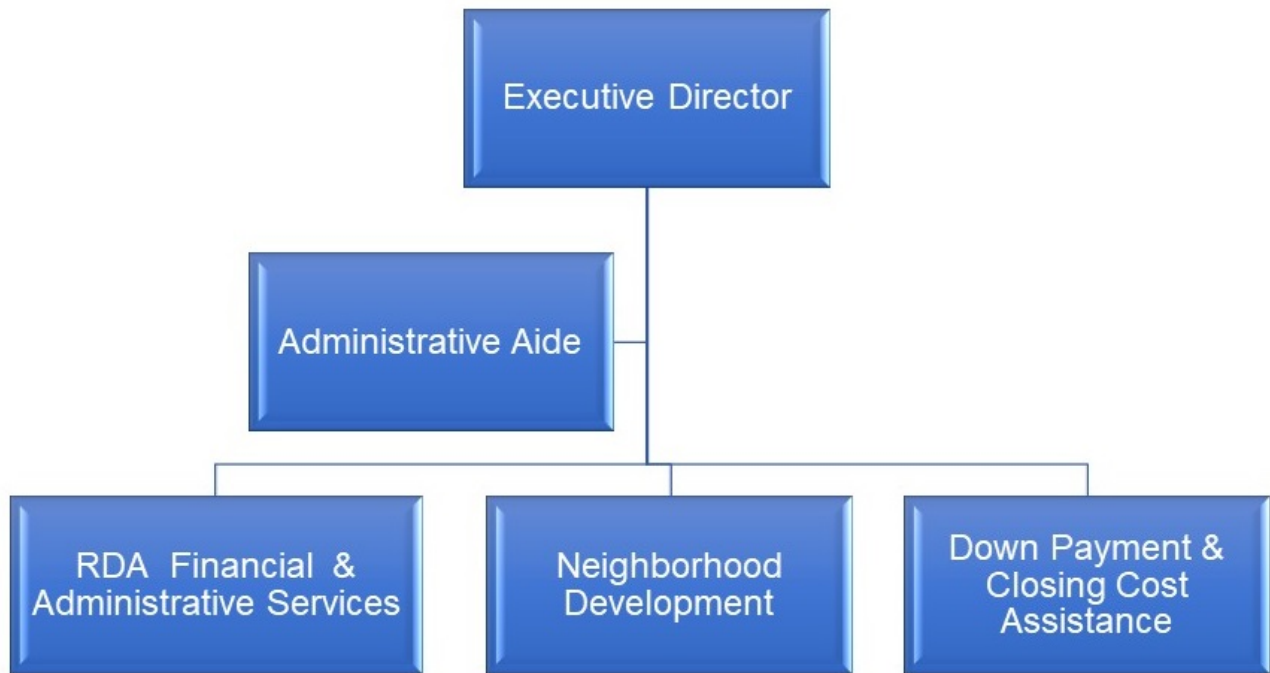


# Redevelopment Authority



## 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

- 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 redevelopment projects
- Managing the Commercial Property Improvement Program (CPIP)
- Managing the Community Impact Grant Program (CIG)
- Managing the Housing Rehabilitation Assistance Program and residential façade it is shown with a normal c elsewhere in the improvement programs
- Administer the County’s Surplus Properties Disposition program

**FY 2025 KEY ACCOMPLISHMENTS**

- Completed the demolition of the Cheverly Hospital entire former hospital site structures. Only Bedtower Building remains to be incorporated into the redevelopment as multi-family housing.
- Provided \$1M in available funding for the CPIP. So far two grants awarded where RDA has contributed \$250K.
- Awarded \$200K in seven grants for the CIP program.
- Facilitated the legislative process for the passage of surplus bill CB-106-2024.
- Received approval of 23 County-owned parcels to be declared surplus for future strategic disposition and development

**STRATEGIC FOCUS AND INITIATIVES IN FY 2026**

The authority’s top priorities in FY 2026 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 2026 BUDGET SUMMARY**

The FY 2026 proposed budget for the Redevelopment Authority is \$2,017,300, an increase of \$1,243,400 or 160.7% over the FY 2025 approved budget. According to CB-099-2024, the Redevelopment Authority’s budget will no longer come under the Department of Housing and Community Development. In addition, the Property Management Fund will move back to the Office of Central Services as a County fund, and the Redevelopment Authority will have an allocated portion of the fund.

The FY 2026 proposed budget for the Redevelopment Authority is \$2,017,300, an increase of \$1,243,400 or 160.7% over the FY 2025 approved budget.

**Reconciliation from Prior Year**

	<b>Expenditures</b>
<b>FY 2025 Approved Budget</b>	<b>\$773,900</b>
<b>Shift: Compensation</b> — Shift compensation expenditures of ten positions from the Department of Housing and Community Development (DHCD) according to CB-099-2024	\$1,276,300
<b>Shift: Fringe Benefits</b> — Shift fringe benefit expenditures of ten positions from DHCD according to CB-099-2024	408,500
<b>Add: Operating</b> — Funding for a legal services contract for development agreements	125,000
<b>Increase Cost: Compensation - Mandated Salary Requirements</b>	112,300
<b>Shift: Technology Cost Allocation</b> — Shift technology costs from DHCD including an increase in charges based on countywide costs for technology	85,200
<b>Increase Cost: Operating</b> — Increase in costs for advertising, office supplies, vehicle maintenance, interagency charges and interest expenditures	35,600

**Reconciliation from Prior Year** *(continued)*

	<b>Expenditures</b>
<b>Increase Cost: Fringe Benefits</b> — Increase in fringe benefit costs for healthcare and pension expenditures; here is a fringe benefit rate of 30.0%	8,100
<b>Decrease Cost: Operating</b> — Decrease in costs for telephone, postage, catering, awards and consultant expenditures	(114,700)
<b>Decrease Cost: Recovery Increase</b> — Personnel charges of two positions managing the surplus program from the Property Management fund	(219,000)
<b>Remove: Prior Year Appropriation</b> — Community Development Block Grant for the Pathway to Purchase program	(223,900)
<b>Remove: Prior Year Appropriation</b> — Gateway Development Authority operating award from the state	(250,000)
<b>FY 2026 Proposed Budget</b>	<b>\$2,017,300</b>

## FY 2026 OPERATING BUDGET

### Revenues by Category

Category	FY 2024 Actual	FY 2025 Budget	FY 2025 Estimate	FY 2026 Proposed	Change FY25-FY26	
					Amount (\$)	Percent (%)
County Grant	\$310,600	\$300,000	\$300,000	\$2,017,300	\$1,717,300	572.4%
CDBG/HITF Grant Staff Support	—	223,900	—	—	(223,900)	-100.0%
State Grant	—	250,000	—	—	(250,000)	-100.0%
Miscellaneous Revenue	176,372	—	—	—	—	0.0%
Intergovernmental RDA staff from general fund	1,544,520	—	—	—	—	0.0%
Interest Income	9	—	—	—	—	0.0%
HRAP Revenue	1,480,920	—	—	—	—	0.0%
<b>Total</b>	<b>\$3,512,421</b>	<b>\$773,900</b>	<b>\$300,000</b>	<b>\$2,017,300</b>	<b>\$1,243,400</b>	<b>160.7%</b>

### Expenditures by Category

Category	FY 2024 Actual	FY 2025 Budget	FY 2025 Estimate	FY 2026 Proposed	Change FY25-FY26	
					Amount (\$)	Percent (%)
Compensation	\$1,217,834	—	—	\$1,388,600	\$—	0.0%
Fringe Benefits	326,686	—	—	416,600	—	0.0%
Gateway Development Authority	—	250,000	—	—	—	0.0%
CDBG/HITF staff support	—	223,900	—	—	—	0.0%
Board member stipends	25,100	30,400	27,100	30,000	(400)	-1.3%
County operating fees	96,406	102,600	97,600	208,000	105,400	102.7%
General operating	55,285	15,000	26,800	24,500	9,500	63.3%
Consultants & Studies	25,122	5,000	5,000	3,600	(1,400)	-28.0%
Insurance	26,052	40,000	73,200	40,000	—	0.0%
Legal services	91,031	107,000	125,000	125,000	18,000	16.8%
Housing Rehabilitation Assistance Program Project Delivery Costs	1,478,190	—	—	—	—	0.0%
Recoveries	—	—	—	(219,000)	—	0.0%
<b>Total</b>	<b>\$3,341,706</b>	<b>\$773,900</b>	<b>\$354,700</b>	<b>\$2,017,300</b>	<b>\$1,243,400</b>	<b>160.7%</b>

**Fund Summary**

Category	FY 2024 Actual	FY 2025 Budget	FY 2025 Estimated	FY 2026 Proposed	FY 2025-2026	
					Change \$	Change %
<b>BEGINNING FUND BALANCE</b>	\$1,210,693	\$—	\$1,090,072	\$567,072	\$567,072	0.0%
<b>REVENUES</b>						
Sale of Property	\$511,550	\$600,000	\$—	\$—	\$(600,000)	-100.0%
Appropriated Fund Balance	—	200,000	—	567,000	—	0.0%
<b>Total Revenues</b>	<b>\$511,550</b>	<b>\$800,000</b>	<b>\$—</b>	<b>\$567,000</b>	<b>\$(233,000)</b>	<b>-29.1%</b>
<b>EXPENDITURES</b>						
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%
<b>Total Expenditures</b>	<b>\$632,171</b>	<b>\$800,000</b>	<b>\$523,000</b>	<b>\$567,000</b>	<b>\$(233,000)</b>	<b>-29.1%</b>
EXCESS OF REVENUES OVER EXPENDITURES	(120,621)	—	(523,000)	—	—	0.0%
OTHER ADJUSTMENTS	—	—	—	(567,000)	(567,000)	0.0%
<b>ENDING FUND BALANCE</b>	<b>\$1,090,072</b>	<b>\$—</b>	<b>\$567,072</b>	<b>\$72</b>	<b>\$72</b>	<b>0.0%</b>

## 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 2030 Target	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected	Trend
1,549	0	159	164	97	↑

### Trend and Analysis

In FY 2026, the RDA will continue the redevelopment of the former hospital site in Cheverly, and pursue the development of a hotel and retail space at the Towne Square at the Suitland Federal Center project. Additionally, the RDA is planning the development at College Park Metro Aviation Landing Site as well as the Blue Line Corridor redevelopment from Capitol Heights Metro station to the Addison Road Metro station. The RDA will collaborate with the Revenue Authority on the redevelopment of the Hyattsville Justice Center and will implement the various neighborhood revitalization projects.

### Performance Measures

Measure Name	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
<b>Resources (Input)</b>					
Total State funds received	\$0	\$2,000,000	\$12,000,000	\$12,950,000	\$1,000,000
Total local funds received (County PAYGO)	\$2,500,000	\$2,500,000	\$0	\$0	\$0
<b>Workload, Demand and Production (Output)</b>					
Community Impact Grant (CIG) Program grant funding issued	\$200,000	\$250,000	\$200,000	\$200,000	\$306,000
Commercial Revitalization Program grant funding issued	\$900,000	\$1,300,000	\$763,000	\$342,000	\$600,000
Net zero energy homes developed in the County	0	9	0	9	0
<b>Impact (Outcome)</b>					
County property taxes collected from RDA infill redevelopment projects	\$1,111,474	\$1,111,474	\$1,505,318	\$1,461,474	\$1,534,548
Local jobs created/retained as a result of RDA infill redevelopment projects	0	90	90	389	134
Housing units developed	137	0	159	164	97
Square footage of commercial and retail space developed	0	4,000	0	0	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 2030 Target	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected	Trend
20	18	13	20	15	↑

**Trend and Analysis**

Between 2023 and 2024, there had been an increase in lot sales in Glenarden which has driven an increase in the taxes recorded. This trend is unlikely to continue in the following years. Recent circumstances including favorable market rates, availability of first time homebuyer properties, and changes in the Pathway to Purchase program have driven an increase in assistance loans closed.

**Performance Measures**

Measure Name	FY 2022 Actual	FY 2023 Actual	FY 2024 Actual	FY 2025 Estimated	FY 2026 Projected
<b>Impact (Outcome)</b>					
First time homebuyer assistance loans closed	6	18	13	20	15
Deed and recordation taxes generated by down payment and closing cost assistance loans	\$27,050	\$97,380	\$183,887	\$185,000	\$194,250

