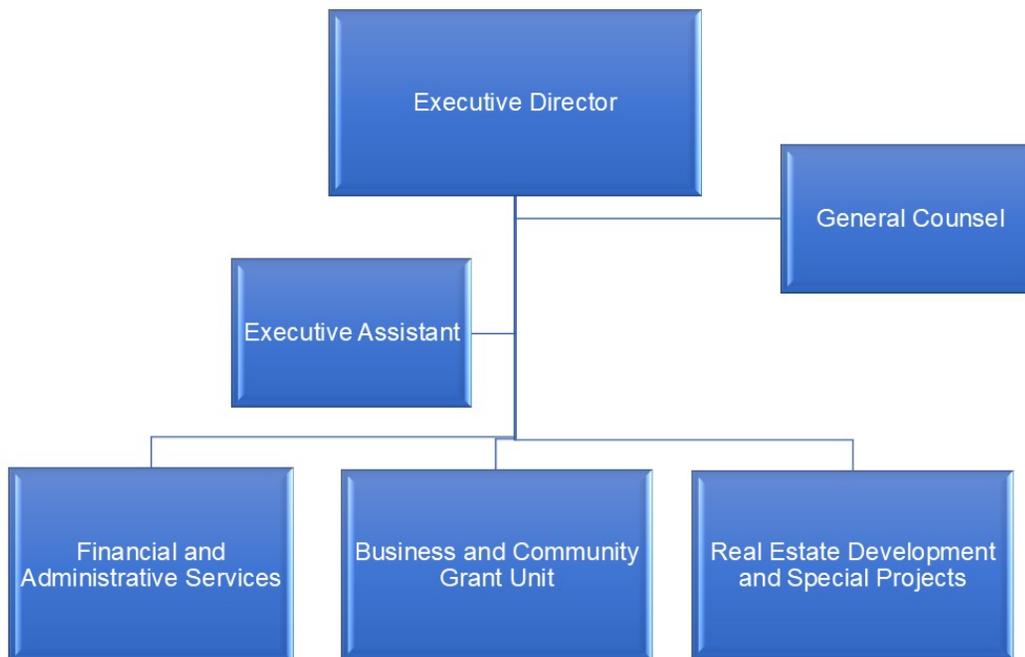


# Redevelopment Authority



## MISSION AND SERVICES

The Redevelopment Authority (RDA) will operate with a specific focus on infill development, the preservation of workforce/affordable housing near transit centers, and on mixed-income, mixed-use, and mixed-tenure projects in targeted communities.

### CORE SERVICES

- Develop a model of excellence in public service by transforming neighborhoods into thriving, equitable communities of pride and promise that honor the people who call Prince George’s County home
- Implement major redevelopment projects
- Manage the Commercial Property Improvement Program (CPIP)
- Manage the Community Impact Grant (CIG) program
- Manage the Housing Rehabilitation Assistance Program (HRAP)- please note that HRAP will be moving to the Department of Housing and Community Development in FY 2027
- Meet Climate Action Objectives through the agency’s development projects

### FY 2026 KEY ACCOMPLISHMENTS

- Completed six Net Zero Homes at Fairmount Heights.
- Completed the demolition of 6016 Old Central Avenue in partnership with the First Baptist Church of Capitol Heights. Completed all entitlements for the Addison Park Senior Residences.

- Received final plots for nine additional townhome lots. Submitted Suitland Road widening plans to the State Highway Administration for approval.
- Commenced slab and foundation removal in preparation for upcoming infrastructure development. Key entitlement milestones include the completion of the Preliminary Plan of Subdivision package submitted to the Prince George's County Planning Department with an anticipated Planning Board approval in FY 2026.
- Provided over \$1,000,000 in available grants for the CPIP program and \$250,000 in available grants for the CIG program.

## STRATEGIC FOCUS AND INITIATIVES IN FY 2027

The agency's top priorities in FY 2027 are:

- Continue to redevelop the former Prince George's County hospital site in Cheverly.
- Develop the College Park Metro Aviation Landing site.
- Build the hotel, parking, and first multi-family building with retail space at the Towne Square at Suitland Federal Center project.
- Redevelop the Blue Line Corridor from the Capitol Heights Metro station to the Addison Road Metro station.
- Continue the implementation of the various neighborhood planned revitalization projects.

## FY 2027 BUDGET SUMMARY

The FY 2027 proposed budget for the Redevelopment Authority is \$2,528,200, a decrease of -\$196,100 or -7.2% under the FY 2026 approved budget. In FY 2026, the Property Management Fund was transferred to the Office of Central Services as a County fund.

### Reconciliation from Prior Year

	<b>Expenditures</b>
<b>FY 2026 Approved Budget</b>	<b>\$2,724,300</b>
<b>Increase Cost: Recovery Decrease</b> — Reduction in recoveries due to the transfer of the Property Management Surplus Program to the Office of Central Services	\$219,000
<b>Increase Cost: Operating</b> — Increase in costs for insurance, County interagency charges, and legal services	128,200
<b>Increase Cost: Compensation - Mandated Salary Requirements</b>	103,000
<b>Increase Cost: Fringe Benefits</b> — Increase in the fringe benefit rate from 30.0% to 32.0% to align with projected costs	60,700
<b>Decrease Cost: Operating</b> — Decrease in costs related to the Property Management Surplus Program due to the transfer of this program to the Office of Central Services	(707,000)
<b>FY 2027 Proposed Budget</b>	<b>\$2,528,200</b>

## FY 2027 OPERATING BUDGET

### Revenues by Category

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
County Grant	\$2,179,924	\$2,017,300	\$2,017,300	\$2,528,200	\$510,900	25.3%
Miscellaneous Revenue	304,719	—	—	—	—	0.0%
HRAP Revenue	431,735	—	—	—	—	0.0%
Property Management Fund	—	707,000	219,000	—	(707,000)	-100.0%
<b>Total</b>	<b>\$2,916,378</b>	<b>\$2,724,300</b>	<b>\$2,236,300</b>	<b>\$2,528,200</b>	<b>\$(196,100)</b>	<b>-7.2%</b>

### Expenditures by Category

Category	FY 2025 Actual	FY 2026 Budget	FY 2026 Estimate	FY 2027 Proposed	Change FY26-FY27	
					Amount (\$)	Percent (%)
Compensation	\$1,184,108	\$1,388,600	\$1,408,500	\$1,491,600	\$103,000	7.4%
Fringe Benefits	367,978	416,600	437,700	477,300	60,700	14.6%
Board member stipends	25,100	30,000	30,000	30,000	—	0.0%
County operating fees	173,159	208,000	193,700	206,700	(1,300)	-0.6%
General operating	17,598	24,500	38,800	49,000	24,500	100.0%
Consultants & Studies	29,137	3,600	3,600	3,600	—	0.0%
Insurance	26,052	40,000	40,000	70,000	30,000	75.0%
Legal services	153,661	125,000	125,000	200,000	75,000	60.0%
HRAP HIP Project Delivery Costs	334,162	—	—	—	—	0.0%
Property Management Fund	—	707,000	219,000	—	—	0.0%
Recoveries	—	(219,000)	(219,000)	—	—	0.0%
<b>Total</b>	<b>\$2,310,955</b>	<b>\$2,724,300</b>	<b>\$2,277,300</b>	<b>\$2,528,200</b>	<b>\$(196,100)</b>	<b>-7.2%</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 2031 Target	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected	Trend
1,549	159	114	7	76	↓

### Trend and Analysis

In FY 2027, 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 Suitland Federal Center project. Additionally, the RDA is planning the development of the College Park Metro Aviation Landing site as well as the Blue Line Corridor redevelopment from the Capitol Heights Metro station to the Addison Road Metro station. The RDA will continue to implement the various neighborhood revitalization projects.

### Performance Measures

Measure Name	FY 2023 Actual	FY 2024 Actual	FY 2025 Actual	FY 2026 Estimated	FY 2027 Projected
<b>Workload, Demand and Production (Output)</b>					
Community Impact Grant (CIG) Program grant funding issued	\$250,000	\$198,000	\$200,000	\$250,000	\$300,000
Commercial Revitalization Program grant funding issued	\$1,300,000	\$763,000	\$1,300,000	\$1,250,000	\$1,250,000
Net zero energy homes developed in the County	9	0	6	0	0
<b>Impact (Outcome)</b>					
County property taxes collected from RDA infill redevelopment projects	\$1,111,474	\$1,505,318	\$1,580,584	\$1,628,002	\$1,676,842
Local jobs created/retained as a result of RDA infill redevelopment projects	90	90	46	175	195
Housing units developed	0	159	114	7	76
Square footage of commercial and retail space developed	4,000	0	1,800	0	7,600
CIG and Commercial Revitalization Grant expenditures that are with County-based or minority owned firms	100%	99%	100%	100%	100%