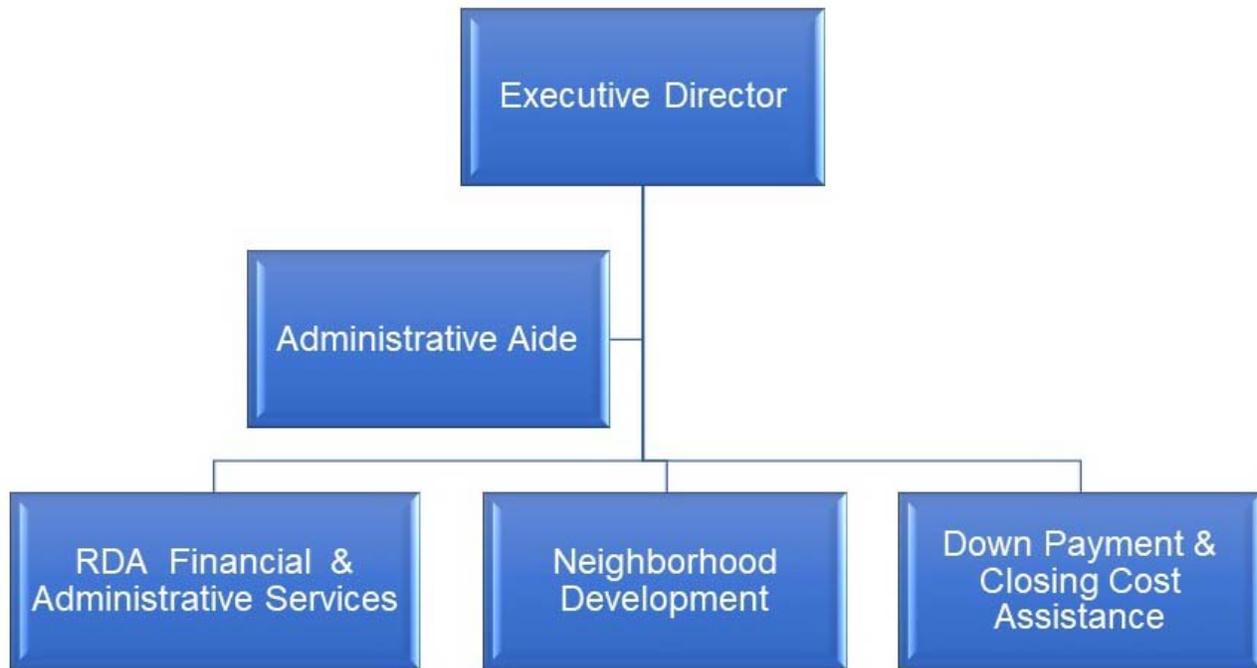


# Redevelopment Authority



## 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 façade improvement programs

### FY 2023 KEY ACCOMPLISHMENTS

- Began construction for phase 3 of the Glenarden Hills Project.
- Began construction for the town house phase at Glenarden Hills.
- Began construction on the 210 Maryland Park Drive Project.
- Initiated the FY 2022 and FY 2023 round of the CPIP and CIG grant programs.

### STRATEGIC FOCUS AND INITIATIVES IN FY 2024

The authority’s top priorities in FY 2024 are:

- Redevelopment of the former Prince George’s County hospital site in Cheverly.
- Develop the connected community in Forestville at Forestville Road and Suitland Parkway in partnership with Pepco.
- Build the hotel and first multi-family building with retail at the Towne Square at Suitland Federal Center project.
- Redevelopment of the Blue Line Corridor from Capitol Heights Metro station to the Addison Road Metro station.
- Redevelopment at the Beacon Heights Purple Line station.

### FY 2024 BUDGET SUMMARY

The FY 2024 approved budget for the Redevelopment Authority is \$534,500, a decrease of -\$126,800 or -19.2% under the FY 2023 approved budget. The organization’s grant from the County totals \$310,600, an increase of \$10,600 or 3.5% over the FY 2023 approved budget.

#### Reconciliation from Prior Year

	<b>Expenditures</b>
<b>FY 2023 Approved Budget</b>	<b>\$661,300</b>
<b>Increase Cost: Operating</b> — Increase in Office of Finance fee, legal services and board member stipends	\$48,400
<b>Decrease Cost: Operating</b> — Decrease in the commercial insurance and clerical contracts	(37,800)
<b>Decrease Cost: Operating</b> — Decrease in the Community Development Block Grant (CDBG)/ Housing Investment Trust Fund (HITF) staff support from five to three positions	(137,400)
<b>FY 2024 Approved Budget</b>	<b>\$534,500</b>

## FY 2024 OPERATING BUDGET

### Revenues by Category

Category	FY 2022 Actual	FY 2023 Budget	FY 2023 Estimate	FY 2024 Approved	Change FY23-FY24	
					Amount (\$)	Percent (%)
County Grant	\$312,200	\$300,000	\$300,000	\$310,600	\$10,600	3.5%
CDBG/HITF Grant Staff Support	—	361,300	361,300	223,900	(137,400)	-38.0%
Federal Grants	472,196	—	—	—	—	—
Intergovernmental Grants	1,093,932	—	—	—	—	—
Interest Income	644	—	—	—	—	—
Miscellaneous Revenue	34,605	—	—	—	—	—
<b>Total</b>	<b>\$1,913,577</b>	<b>\$661,300</b>	<b>\$661,300</b>	<b>\$534,500</b>	<b>\$(126,800)</b>	<b>-19.2%</b>

### Expenditures by Category

Category	FY 2022 Actual	FY 2023 Budget	FY 2023 Estimate	FY 2024 Approved	Change FY23-FY24	
					Amount (\$)	Percent (%)
Board Member Expenses	—	\$4,000	—	\$4,000	\$—	0.0%
Board Member Stipend	24,100	23,000	25,000	26,400	3,400	14.8%
Telephone	3,925	3,000	4,500	4,500	1,500	50.0%
Printing	20	200	200	200	—	0.0%
Courier Service	106	300	200	300	—	0.0%
Staff training	707	—	1,500	1,500	—	—
Advertising	698	1,000	1,000	1,000	—	0.0%
Consultants & Studies	33,200	3,000	10,000	3,000	—	0.0%
Catering	—	1,000	500	1,000	—	0.0%
Equipment Leasing	—	7,000	12,000	7,000	—	0.0%
Other Operating Supplies	4,166	3,100	—	3,100	—	0.0%
General Office Supplies	—	10,000	8,000	10,000	—	0.0%
Miscellaneous Services	—	1,500	—	1,500	—	0.0%
Awards & Presentations	119	100	1,000	100	—	0.0%
Memberships	450	—	500	500	—	—
Professional Legal Services	37,283	90,000	50,000	120,900	30,900	34.3%
Commercial Insurance	4,291	25,000	12,000	15,000	(10,000)	-40.0%
Temporary Clerical/Admin	—	27,800	—	—	—	0.0%
Office of Finance Fee	74,600	80,000	80,000	90,600	10,600	13.3%
Professional Auditing Fees	6,000	20,000	20,000	20,000	—	0.0%
CDBG/HITF Grant Staff Support	1,093,932	361,300	361,300	223,900	(137,400)	-38.0%
HRAP HIP Project Delivery Costs	44,180	—	—	—	—	—
Grants to Individuals	285,335	—	—	—	—	—

**Expenditures by Category** *(continued)*

Category	FY 2022 Actual	FY 2023 Budget	FY 2023 Estimate	FY 2024 Approved	Change FY23-FY24	
					Amount (\$)	Percent (%)
Landscape/ Beautification	1,390	—	—	—	—	—
Debt Service	5,547	—	—	—	—	—
<b>Total</b>	<b>\$1,620,049</b>	<b>\$661,300</b>	<b>\$587,700</b>	<b>\$534,500</b>	<b>\$(126,800)</b>	<b>-19.2%</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 2028 Target	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Projected	Trend
150	194	137	0	100	↑

### Trend and Analysis

In FY 2024, the RDA and its development partners, anticipate the completion of the initial two Phases of Glenarden Apartments, 210 Maryland Park Drive, and the Towne Square at the Suitland Federal Center. Most of these projects will be completed in multiple phases over several years, therefore, the performance measure was switched to completed units and commercial space and away from completed projects to better reflect the impact of the projects on a year to year basis.

RDA's under construction projects include Glenarden Hills, Town Square at Suitland Federal Center and 210 Maryland Park Drive. RDA has begun the planning stage for two new projects; Lyndon Hill School and 6700 Riverdale Road.

### Performance Measures

Measure Name	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Projected
<b>Resources (Input)</b>					
Redevelopment staff	14	14	14	13	12
Redevelopment Project Managers	4	5	5	6	6
Total State funds received	\$200,000	\$1,000,000	\$0	\$840,000	\$450,000
Total local funds received (County PAYGO)	\$4,050,000	\$937,300	\$2,500,000	\$2,500,000	\$1,000,000
Properties held in inventory	9	10	9	7	6
<b>Workload, Demand and Production (Output)</b>					
Redevelopment Authority (RDA) buildings demolished	0	0	2	1	1
Cost of property maintenance	\$62,660	\$35,311	\$93,590	\$112,308	\$112,308
Community Impact Grant (CIG) Program grant funding issued	\$450,000	\$0	\$200,000	\$250,000	\$200,000
Commercial Revitalization Program grant funding issued	\$900,000	\$1,000,000	\$900,000	\$1,000,000	\$1,000,000
Net zero energy homes developed in the County	0	0	0	0	9
<b>Quality</b>					
Years to complete a multi-family or commercial project	6	6	6	6	6
<b>Impact (Outcome)</b>					
County property taxes collected from RDA infill redevelopment projects	\$115,924	\$761,250	\$1,111,474	\$1,111,474	\$1,461,474

**Performance Measures** *(continued)*

Measure Name	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Projected
Local jobs created/retained as a result of RDA infill redevelopment projects	90	90	90	90	90
Housing units developed	199	194	137	0	100
Square footage of commercial and retail space developed	6,000	5,000	0	0	7,000
CIG and Commercial Revitalization Grant expenditures that are with County based or Minority owned firms	99%	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 2028 Target	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Projected	Trend
35	35	6	18	33	↑

**Trend and Analysis**

In FY 2024, the RDA will continue the down payment and closing cost assistance loans to first time homebuyers in the County pending additional funding. Possible funding sources include the Housing Investment Trust Fund (HITF), Home Investment Partnership (HOME) and Community Development Block Grant (CDBG).

**Performance Measures**

Measure Name	FY 2020 Actual	FY 2021 Actual	FY 2022 Actual	FY 2023 Estimated	FY 2024 Projected
<b>Resources (Input)</b>					
Homeowner Assistance Staff	5	5	5	5	3
<b>Impact (Outcome)</b>					
First time homebuyer assistance loans closed	8	35	6	18	33
Deed and recordation taxes generated by down payment and closing cost assistance loans	\$41,490	\$105,000	\$27,050	\$97,380	\$178,531