

Redevelopment Authority

AGENCY OVERVIEW

THE CAPITAL BUDGET OF THE REDEVELOPMENT AUTHORITY IS SEPARATE AND DISTINCT FROM THE COUNTY'S CAPITAL IMPROVEMENT PROGRAM. THE BUDGET IS PRESENTED FOR INFORMATIONAL PURPOSES ONLY.

Agency Description

The Redevelopment Authority was established pursuant to CB-85-1997. Its Charter was approved pursuant to CR-60-1998. The purpose of the Authority is to provide for residential, commercial or industrial development in the County.

FY 2025 Funding Sources

- Other – 43.7% (land sales, County contributions and moral obligation bonds)
- State Funding – 56.3%

FY 2025-2030 Program Highlights

- Glenarden Apartments Redevelopment will continue construction of Phases 4 and 5. Total funding includes \$5,026,000 in land sales.
- The Suitland Manor project will continue construction of infrastructure (streets, utilities,

stormwater management). Total funding includes \$2,000,000 in land sales.

- The Addison Road/ Capitol Heights Metro Corridor includes land acquisition on Old Central Avenue and continued construction for the Lyndon Hill school. Total funding includes a \$100,000 State grant as a pass-through award to a local church.
- The Cheverly Development project supports the property management and site maintenance of the existing Prince George's Hospital Center, and funding consists of \$12.5 million in State funding.
- The County Revitalization project funds the community and commercial grants, the redevelopment of the Hyattsville Justice Center and the management of surplus properties.

New Projects

None

Deleted Projects

None

Revised Projects

Project Name	Alternate Funding Source Required	Revisions			
		Total Project Cost Increase	Total Project Cost Decrease	Project Schedule Delayed	Project Schedule Accelerated
Addison Road/ Capitol Heights Metro				X	
Cheverly Development		X		X	
Glenarden Apartments Redevelopment				X	
Suitland Manor		X		X	
Town of Upper Marlboro				X	

Program Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2024 Estimate	Total 6 Years	Budget Year FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Beyond 6 Years
EXPENDITURE											
PLANS	\$10,581	\$8,081	\$2,500	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	7,678	5,072	1,572	1,034	—	1,034	—	—	—	—	—
CONSTR	113,727	56,907	38,270	18,550	7,654	6,046	1,000	1,500	1,350	1,000	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	62,785	59,872	2,913	—	—	—	—	—	—	—	—
TOTAL	\$194,771	\$129,932	\$45,255	\$19,584	\$7,654	\$7,080	\$1,000	\$1,500	\$1,350	\$1,000	\$—
FUNDING											
FEDERAL	\$2,769	\$269	\$2,500	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
STATE	29,820	975	16,245	12,600	12,600	—	—	—	—	—	—
OTHER	162,182	112,159	5,190	44,833	9,776	4,700	4,460	1,569	23,328	1,000	—
TOTAL	\$194,771	\$113,403	\$23,935	\$57,433	\$22,376	\$4,700	\$4,460	\$1,569	\$23,328	\$1,000	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	

Project Listing

CIP ID#	Project Name	Address	Planning Area	Council District	Project Class	Total Project Cost (000)	Completion Date
8.90.0002	Addison Road/Capitol Heights Metro Corridor	Various Locations	Town of Capitol Heights	Seven	Land Acquisition	\$9,901	FY 2027
9.90.0001	Cheverly Development	5801-5809 Annapolis Road, Cheverly	Cheverly	Five	Rehabilitation	28,721	FY 2026
8.90.0004	County Revitalization	Countywide	Not Assigned	Countywide	Rehabilitation	15,674	Ongoing
4.90.0001	Glenarden Apartments Redevelopment	8405 Hamlin Street, Glenarden	Town of Glenarden	Five	Rehabilitation	24,843	FY 2028
8.90.0003	Suitland Manor	Homer Avenue, Suitland	Suitland, District Heights and Vicinity	Seven	Rehabilitation	113,132	FY 2026
8.90.0006	Town of Upper Marlboro	Upper Marlboro Area, Upper Marlboro	Upper Marlboro and Vicinity	Nine	Rehabilitation	2,500	FY 2030
Program Total						\$194,771	
NUMBER OF PROJECTS = 6							



Description: This project consists of land assembly, relocation and demolition to facilitate Transit Oriented Development (TOD) near two metro stations. The Redevelopment Authority owns property in the development phase near the Capitol Heights Metro Station and is developing projects on Old Central Avenue one block from the Addison Road Metro Station.

Justification: The Capitol Heights and Addison Road metro stations require land assembly to stimulate TOD projects, and funds are needed for pre-development work. Improvements will continue for small community-led projects.

Highlights: The cumulative appropriation will fund land acquisitions on Old Central Avenue and construction at the Lyndon Hill school. FY 2025 State funding is \$100,000 for a pass-through grant for a local church.

Enabling Legislation: Not Applicable

Location		Status	
Address	Various Locations	Project Status	Under Construction
Council District	Seven	Class	Land Acquisition
Planning Area	Town of Capitol Heights	Land Status	Land Bank Acquisition

PROJECT MILESTONES

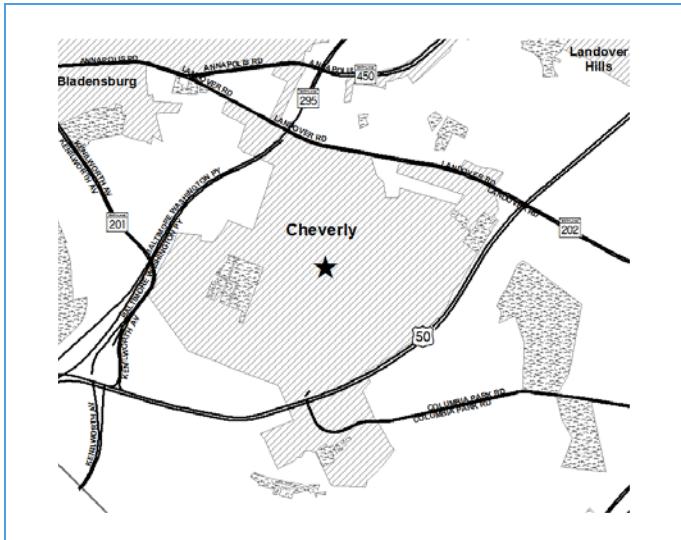
	Estimate	Actual
1 st Year in Capital Program		FY 2004
1 st Year in Capital Budget		FY 2005
Completed Design		FY 2019
Began Construction		FY 2020
Project Completion	FY 2027	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2024 Estimate	FY 2025	Total
\$4,921	\$4,980	\$0	\$9,901

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2024 Estimate	Total 6 Years	Budget Year FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Beyond 6 Years
EXPENDITURE											
PLANS	\$357	\$107	\$250	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	2,334	1,881	453	—	—	—	—	—	—	—	—
CONSTR	4,835	658	4,177	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	2,375	2,275	100	—	—	—	—	—	—	—	—
TOTAL	\$9,901	\$4,921	\$4,980	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
STATE	\$440	\$250	\$90	\$100	\$100	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	9,461	4,601	1,155	3,705	—	1,000	2,705	—	—	—	—
TOTAL	\$9,901	\$4,851	\$1,245	\$3,805	\$100	\$1,000	\$2,705	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—



Description: The Cheverly Development project consists of land assembly, demolition and redevelopment of a hotel and restaurant with 50,000 buildable square feet. The hotel will house 120 rooms, and the restaurant will accommodate 100 to 125 guests. This will be the first Leadership in Energy and Environmental Design (LEED) Certified Extended Stay Hotel in the County. The project also consists of the redevelopment of the former hospital site into an urban style, mixed-use neighborhood.

Justification: This project is designed to spur commercial and residential growth along the Maryland Route 450 and 202 corridors in and near the Town of Cheverly. The Redevelopment Authority owns property in the area that is planned for redevelopment, and the acquisition of other blighted properties nearby will enhance the development potential of this site.

Highlights: FY 2025 funding will support the property management and site maintenance of the former Prince George's Hospital Center. FY 2025 funding consists of \$12.5 million in State funding.

Enabling Legislation: Not Applicable

Location		Status	
Address	5801-5809 Annapolis Road, Cheverly	Project Status	Design Stage
Council District	Five	Class	Rehabilitation
Planning Area	Cheverly	Land Status	Site Selected Only

PROJECT MILESTONES

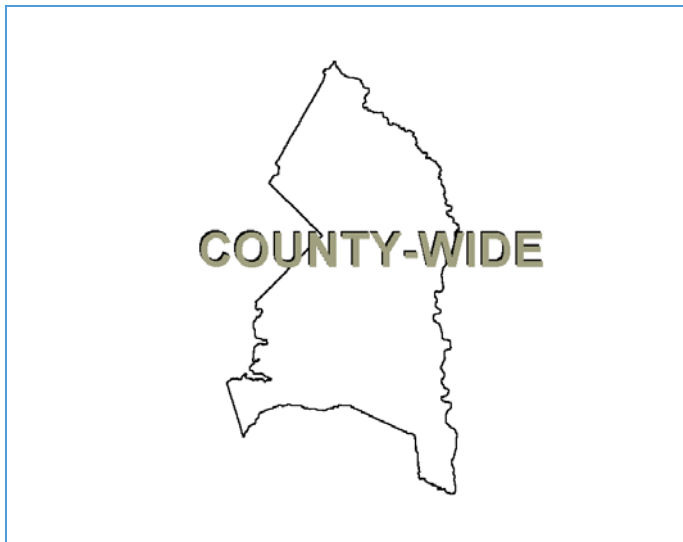
	Estimate	Actual
1 st Year in Capital Program		FY 2014
1 st Year in Capital Budget		FY 2014
Completed Design		FY 2021
Began Construction		FY 2021
Project Completion	FY 2026	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2024 Estimate	FY 2025	Total
\$490	\$15,531	\$7,654	\$23,675

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2024 Estimate	Total 6 Years	Budget Year FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Beyond 6 Years
EXPENDITURE											
PLANS	\$94	\$94	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	35	35	—	—	—	—	—	—	—	—	—
CONSTR	28,499	268	15,531	12,700	7,654	5,046	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	93	93	—	—	—	—	—	—	—	—	—
TOTAL	\$28,721	\$490	\$15,531	\$12,700	\$7,654	\$5,046	\$—	\$—	\$—	\$—	\$—
FUNDING											
STATE	\$27,700	\$—	\$15,200	\$12,500	\$12,500	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	1,021	336	685	—	—	—	—	—	—	—	—
TOTAL	\$28,721	\$336	\$15,885	\$12,500	\$12,500	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The County Revitalization project consists of land assembly, relocation, demolition and various programs. Countywide efforts include the (1) Community Impact Grants (CIG) Program to provide the matching funds to County based non-profits to implement small community-led projects, (2) Transit Oriented Development (TOD) Place Marketing Program, (3) Commercial Revitalization Programs to provide the grant matching fund to shopping center owners dedicated to rehabilitating unattractive shopping centers and the (4) Northern Gateway Revitalization Program.

Justification: The use of public funds can stimulate economic development for underutilized and underserved areas of the County.

Highlights: The cumulative appropriation will fund the CIG and the Commercial Property Improvement Programs (CPIP). Funding also supports the redevelopment of the Hyattsville Justice Center and the management of the County's surplus parcels. The FY 2025 'Other' funding is \$2.25 million in Beacon Heights land sales and \$500,000 in other land sales.

Location		Status	
Address	Countywide	Project Status	Design Stage
Council District	Countywide	Class	Rehabilitation
Planning Area	Not Assigned	Land Status	Location Not Determined

Enabling Legislation: Not Applicable

PROJECT MILESTONES

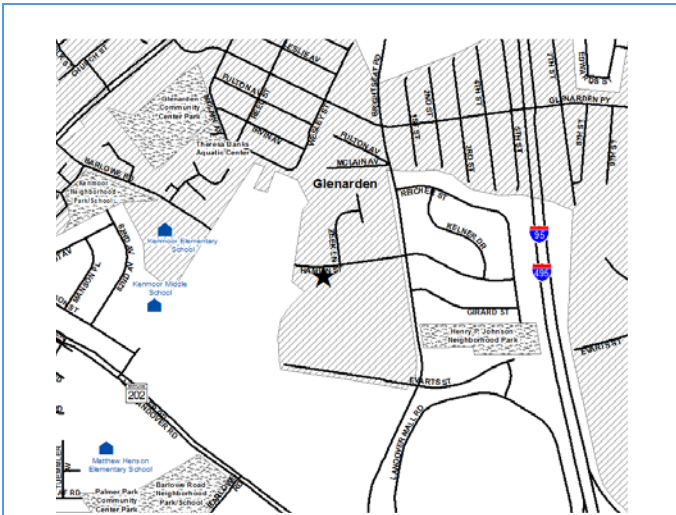
	Estimate	Actual
1 st Year in Capital Program		FY 2000
1 st Year in Capital Budget		FY 2004
Completed Design		Ongoing
Began Construction		Ongoing
Project Completion		Ongoing

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2024 Estimate	FY 2025	Total
\$6,219	\$7,105	\$0	\$13,324

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2024 Estimate	Total 6 Years	Budget Year FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Beyond 6 Years
EXPENDITURE											
PLANS	\$562	\$312	\$250	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	48	48	—	—	—	—	—	—	—	—	—
CONSTR	9,938	733	6,855	2,350	—	—	1,000	1,000	350	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	5,126	5,126	—	—	—	—	—	—	—	—	—
TOTAL	\$15,674	\$6,219	\$7,105	\$2,350	\$—	\$—	\$1,000	\$1,000	\$350	\$—	\$—
FUNDING											
STATE	\$768	\$518	\$250	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	14,906	10,156	—	4,750	2,750	500	500	500	500	—	—
TOTAL	\$15,674	\$10,674	\$250	\$4,750	\$2,750	\$500	\$500	\$500	\$500	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The Glenarden Apartments Redevelopment is a four phased project including demolition and replacement of a 578 blighted apartment complex on 27 acres in Glenarden. The redevelopment and new housing will consist of 429 new multifamily apartments, owner occupied townhomes for seniors and families, infrastructure improvements, a community center, pool and over three acres of green space in a pedestrian friendly environment.

Justification: This project will stimulate economic development in the areas eligible for rehabilitation and blight removal. The neighborhood will be revitalized through the provision of new affordable housing stock, public infrastructure improvements and public safety enhancements.

Highlights: The cumulative appropriation supports the construction of phases 4 and 5. FY 2025 'Other' funding consists of \$5,026,000 in land sales.

Enabling Legislation: Not Applicable

Location		Status	
Address	8405 Hamlin Street, Glenarden	Project Status	Under Construction
Council District	Five	Class	Rehabilitation
Planning Area	Town of Glenarden	Land Status	No Land Involved

PROJECT MILESTONES

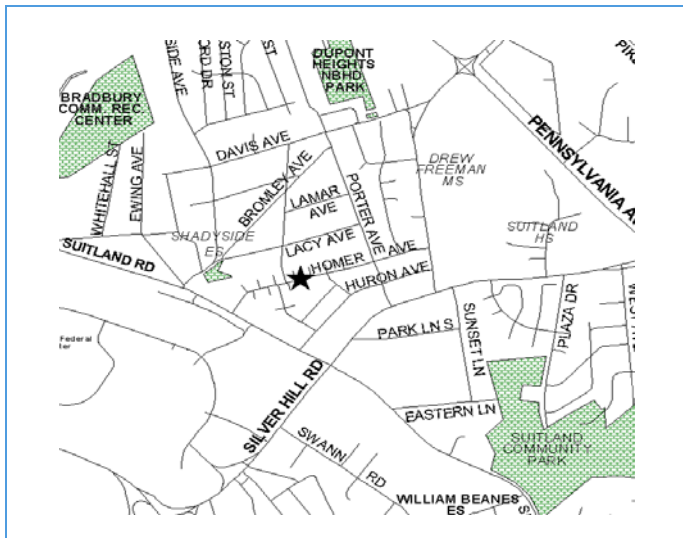
	Estimate	Actual
1 st Year in Capital Program		FY 2013
1 st Year in Capital Budget		FY 2013
Completed Design		FY 2018
Began Construction		FY 2018
Project Completion	FY 2028	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2024 Estimate	FY 2025	Total
\$17,457	\$7,386	\$0	\$24,843

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2024 Estimate	Total 6 Years	Budget Year FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Beyond 6 Years
EXPENDITURE											
PLANS	\$53	\$53	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	820	3	817	—	—	—	—	—	—	—	—
CONSTR	21,161	16,405	4,756	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	2,809	996	1,813	—	—	—	—	—	—	—	—
TOTAL	\$24,843	\$17,457	\$7,386	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
FEDERAL	\$269	\$269	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	24,574	16,915	1,664	5,995	5,026	200	200	569	—	—	—
TOTAL	\$24,843	\$17,184	\$1,664	\$5,995	\$5,026	\$200	\$200	\$569	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The Suitland Manor project consists of acquisition, relocation, demolition and clearance of approximately 33 acres of commercial and residential properties. Total public infrastructure costs are estimated to be \$40,000,000. The infrastructure construction is underway, and the townhome phase is complete. The 137 unit senior building is under construction.

Justification: The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and public safety enhancements. The project will provide retail investment to complement the neighborhood and the Suitland Federal Center.

Highlights: The cumulative appropriation will support the construction of infrastructure (streets, utilities, stormwater management) for the residential, retail, and open space project. FY 2025 'Other' funding consists of \$2.0 million in land sales.

Enabling Legislation: Not Applicable

Location		Status	
Address	Homer Avenue, Suitland	Project Status	Under Construction
Council District	Seven	Class	Rehabilitation
Planning Area	Suitland, District Heights and Vicinity	Land Status	Land Bank Acquisition

PROJECT MILESTONES

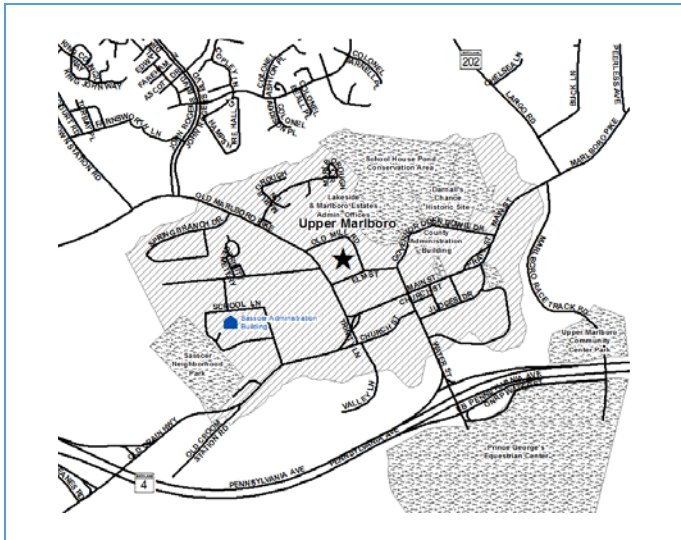
	Estimate	Actual
1 st Year in Capital Program		FY 2001
1 st Year in Capital Budget		FY 2001
Completed Design		FY 2022
Began Construction		FY 2018
Project Completion	FY 2026	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2024 Estimate	FY 2025	Total
\$100,845	\$10,253	\$0	\$111,098

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2024 Estimate	Total 6 Years	Budget Year FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Beyond 6 Years
EXPENDITURE											
PLANS	\$9,515	\$7,515	\$2,000	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	4,441	3,105	302	1,034	—	1,034	—	—	—	—	—
CONSTR	46,794	38,843	6,951	1,000	—	1,000	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	52,382	51,382	1,000	—	—	—	—	—	—	—	—
TOTAL	\$113,132	\$100,845	\$10,253	\$2,034	\$—	\$2,034	\$—	\$—	\$—	\$—	\$—
FUNDING											
FEDERAL	\$2,500	\$—	\$2,500	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
STATE	912	207	705	—	—	—	—	—	—	—	—
OTHER	109,720	80,151	1,686	27,883	2,000	3,000	1,055	—	21,828	—	—
TOTAL	\$113,132	\$80,358	\$4,891	\$27,883	\$2,000	\$3,000	\$1,055	\$—	\$21,828	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—



Description: The Town of Upper Marlboro project includes infrastructure improvements and redevelopment efforts to address potential needs in the Town of Upper Marlboro.

Justification: The Town of Upper Marlboro anticipates various infrastructure needs and redevelopment initiatives in the future.

Highlights: This project has been delayed as the Redevelopment Authority continues to work with the Town of Upper Marlboro regarding how the funding will be utilized.

Enabling Legislation: Not Applicable

Location		Status	
Address	Upper Marlboro Area, Upper Marlboro	Project Status	Design Stage
Council District	Nine	Class	Rehabilitation
Planning Area	Upper Marlboro and Vicinity	Land Status	Design Not Begun

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2017
1 st Year in Capital Budget		FY XXXX
Completed Design	FY 2028	
Began Construction	FY 2028	
Project Completion	FY 2030	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2024 Estimate	FY 2025	Total
\$0	\$0	\$0	\$0

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2024 Estimate	Total 6 Years	Budget Year FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	2,500	—	—	2,500	—	—	—	500	1,000	1,000	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
TOTAL	\$2,500	\$—	\$—	\$2,500	\$—	\$—	\$—	\$500	\$1,000	\$1,000	\$—
FUNDING											
OTHER	\$2,500	\$—	\$—	\$2,500	\$—	\$—	\$—	\$500	\$1,000	\$1,000	\$—
TOTAL	\$2,500	\$—	\$—	\$2,500	\$—	\$—	\$—	\$500	\$1,000	\$1,000	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	

