

Revenue Authority

AGENCY OVERVIEW

THE CAPITAL BUDGET OF THE REVENUE AUTHORITY IS SEPARATE AND DISTINCT FROM THE COUNTY'S CAPITAL IMPROVEMENT PROGRAM. IT IS BEING SHOWN HERE FOR INFORMATIONAL PURPOSES ONLY.

Agency Description

The Revenue Authority provides community outreach, real estate development, public-private infrastructure partnerships, collection and enforcement services to Prince George's County residents in order to protect the safety and promote economic vitality of the County.

FY 2024 Funding Sources

- Other – 100 %

FY 2024 – 2029 Program Highlights

- In FY 2024, building and construction will begin on the new Suitland Mixed Use Project Building A&B.
- In FY 2024, construction is expected to begin for the Suitland Workforce Housing – Block K Project.

- In FY 2024, planning and funding is expected to begin for the Suitland Project.
- In FY 2024, funding is expected to begin for the Hamilton Manor Project.
- The University of Maryland Capital Region Health Medical Center Garage project is complete. In FY 2024, ongoing garage maintenance is anticipated.
- The Hyattsville Justice Center Renovations Stage 1 project is complete. Stage 2 will begin in FY 2024 due to a major redevelopment project on the site.

New Projects

CIP ID # / PROJECT NAME

4.91.0007 / Suitland Mixed Use Building – A&B

4.91.0008 / Hamilton Manor Project

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
Hyattsville Justice Center Garage				X	

Program Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$1,291	\$1,291	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	33,500	26,000	4,000	3,500	3,500	—	—	—	—	—	—
CONSTR	481,641	32,661	80,480	368,500	192,000	116,000	55,000	5,500	—	—	—
EQUIP	806	806	—	—	—	—	—	—	—	—	—
OTHER	77,562	11,262	34,300	32,000	20,000	8,000	3,000	1,000	—	—	—
TOTAL	\$594,800	\$72,020	\$118,780	\$404,000	\$215,500	\$124,000	\$58,000	\$6,500	\$—	\$—	\$—
FUNDING											
REVENUE	\$28,000	\$26,000	\$2,000	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	566,800	46,020	116,780	404,000	215,500	124,000	58,000	6,500	—	—	—
TOTAL	\$594,800	\$72,020	\$118,780	\$404,000	\$215,500	\$124,000	\$58,000	\$6,500	\$—	\$—	\$—
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
4.91.0008	Hamilton Manor Project	3326,3342 Lancer Drive, Hyattsville	Hyattsville	Two	Rehabilitation	\$10,000	FY 2024
4.91.0004	Hyattsville Justice Center Garage	499 Rhode Island Avenue, Hyattsville	Hyattsville, Riverdale, Mt. Rainer - Brentwood	Two	Rehabilitation	6,800	TBD
4.91.0007	Suitland Mixed Use - Building A&B	Suitland Road & Rose Park Drive, Suitland	Suitland, District Heights and Vicinity	Seven	New Construction	250,000	FY 2027
4.91.0003	Suitland Project	Suitland & Silver Hill Road, Suitland	Suitland, District Heights and Vicinity	Seven	New Construction	138,000	FY 2024
4.91.0006	Suitland Workforce Housing - Block K Project	Naylor Road, Suitland	Suitland, District Heights and Vicinity	Seven	New Construction	150,000	FY 2025
4.91.0005	University of Maryland (UM) Capital Region Medical Center Garage	Lottsford Road & Medical Center Drive, Largo	Largo-Lottsford	Six	New Construction	40,000	FY 2022
Program Total						\$594,800	
NUMBER OF PROJECTS = 6							



Description: The purpose of the project is to provide conduit debt financing to a 245-unit garden style apartment building in Hyattsville, Maryland. The 8.76-acre site was acquired through a joint venture between the Washington Housing Conservancy and National Housing Trust Communities under the County's Right of First Refusal (ROFR) program in 2021. The financing will allow for the conversion of mezzanine debt to tax-exempt debt.

Justification: Pursuant to the Revenue Authority Act, the Revenue Authority is authorized to issue bonds for purposes of financing or refinancing the "cost" of a "project" (as such terms are defined in the Revenue Authority Act), including financing of such authority, the Revenue Authority expects to issue the bonds for purposes of refinancing existing debt related to the Housing Manor Project. The project will include 40% of the units at 60% of Area Median Income (AMI) and 35% of the units at 80% of AMI.

Highlights: The conduit debt transaction is expected to close in August 2023. For 2024 "Other" funding is tax-exempt, conduit debt financing issued by the Revenue Authority.

Enabling Legislation: Not Applicable

Location		Status	
Address	3326,3342 Lancer Drive, Hyattsville	Project Status	Design Not Begun
Council District	Two	Class	Rehabilitation
Planning Area	Hyattsville	Land Status	No Land Involved

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2024
1 st Year in Capital Budget		FY 2024
Completed Design		FY 2023
Began Construction		FY 2023
Project Completion		FY 2024

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$0	\$10,000	\$10,000

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	—	—	—	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	10,000	—	—	10,000	10,000	—	—	—	—	—	—
TOTAL	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
TOTAL	\$10,000	\$—	\$—	\$10,000	\$10,000	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The existing parking structure is over 30 years old and has begun to experience deterioration. The deterioration is having a negative impact on garage operations and public safety. After reviewing the physical assessment performed by an outside consultant, the Revenue Authority is proposing a \$6.8 million total garage renovation that will address the structural integrity of the building and public safety concerns.

Justification: The demand for parking at the Hyattsville Justice Center is on average 85% to 95% of total capacity. Extending the life of the structure is necessary for operations and revenue generation. A comprehensive 2014 assessment of the overall site revealed a number of structural and safety issues that would need to be addressed within the next few years.

Highlights: Stage 1 renovations were completed in FY 2022. In FY 2024, Stage 2 renovations will begin due to a major redevelopment project on the site.

Enabling Legislation: Not Applicable

Location		Status	
Address	499 Rhode Island Avenue, Hyattsville	Project Status	Completed
Council District	Two	Class	Rehabilitation
Planning Area	Hyattsville, Riverdale, Mt. Rainer - Brentwood	Land Status	Publicly Owned Land

PROJECT MILESTONES

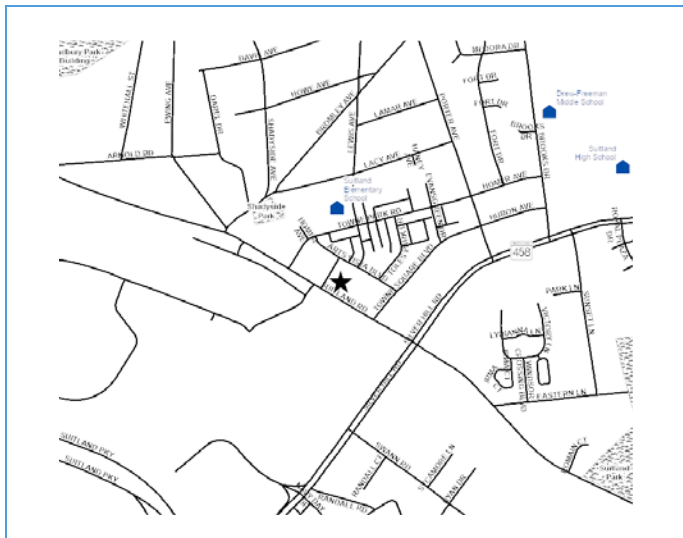
	Estimate	Actual
1 st Year in Capital Program		FY 2017
1 st Year in Capital Budget		FY 2017
Completed Design		Ongoing
Began Construction	FY 2024	
Project Completion	TBD	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$1,200	\$5,600	\$0	\$6,800

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	6,800	1,200	5,600	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
TOTAL	\$6,800	\$1,200	\$5,600	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$6,800	\$1,200	\$5,600	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
TOTAL	\$6,800	\$1,200	\$5,600	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The Suitland Mixed Use - Building A&B project will address the residential and rental needs of the Suitland area. The Revenue Authority and the awarded development team will develop two (2) mixed use buildings on these lots.

Justification: Pursuant to the Revenue Authority Act, the Revenue Authority is authorized to issue bonds for purposes of financing or refinancing the "cost" of a "project" (as such terms are defined in the Revenue Authority Act), including financing the costs of acquiring land and other property. In furtherance of such authority, the Revenue Authority expects to issue the bonds for purposes of financing certain costs of the Revenue Authority and/or the Redevelopment Authority.

Highlights: In FY 2024, 'Other' funding is from bond proceeds that will be acquired by the Revenue Authority. This project is projected to start during the calendar year 2024.

Enabling Legislation: Not Applicable

Location		Status	
Address	Suitland Road & Rose Park Drive, Suitland	Project Status	Design Not Begun
Council District	Seven	Class	New Construction
Planning Area	Suitland, District Heights and Vicinity	Land Status	Acquisition Complete

PROJECT MILESTONES

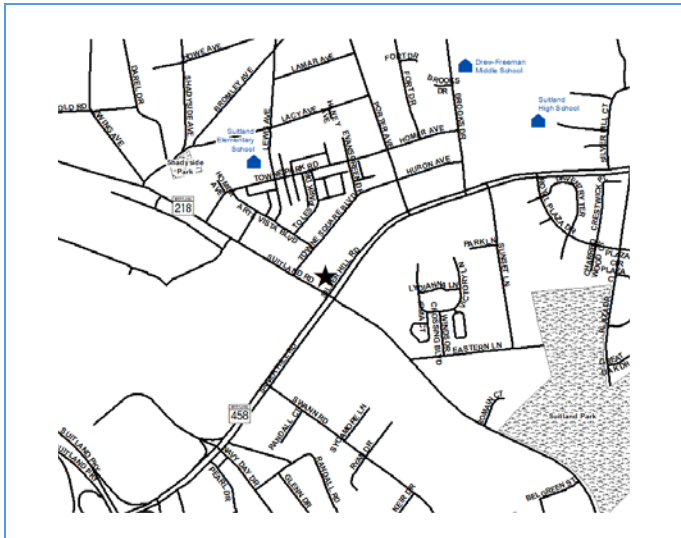
	Estimate	Actual
1 st Year in Capital Program		FY 2024
1 st Year in Capital Budget		FY 2024
Completed Design	TBD	TBD
Began Construction	FY 2024	TBD
Project Completion	FY 2027	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$0	\$121,500	\$121,500

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	3,500	—	—	3,500	3,500	—	—	—	—	—	—
CONSTR	232,500	—	—	232,500	112,000	80,000	35,000	5,500	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	14,000	—	—	14,000	6,000	4,000	3,000	1,000	—	—	—
TOTAL	\$250,000	\$—	\$—	\$250,000	\$121,500	\$84,000	\$38,000	\$6,500	\$—	\$—	\$—
FUNDING											
OTHER	\$250,000	\$—	\$—	\$250,000	\$121,500	\$84,000	\$38,000	\$6,500	\$—	\$—	\$—
TOTAL	\$250,000	\$—	\$—	\$250,000	\$121,500	\$84,000	\$38,000	\$6,500	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The purpose of this project is the acquisition, relocation, demolition and clearance of approximately 33 acres of commercial and residential properties for redevelopment. This project is a component of a broader Suitland revitalization initiative to improve the business climate and residential community in the area adjacent to the Suitland Federal Center.

Justification: The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and other enhancements.

Highlights: The construction phase continues. In FY 2024, 'Other' funding is from bond proceeds that will be acquired by the Revenue Authority.

Enabling Legislation: Not Applicable

Location		Status	
Address	Suitland & Silver Hill Road, Suitland	Project Status	Under Construction
Council District	Seven	Class	New Construction
Planning Area	Suitland, District Heights and Vicinity	Land Status	Acquisition Complete

PROJECT MILESTONES

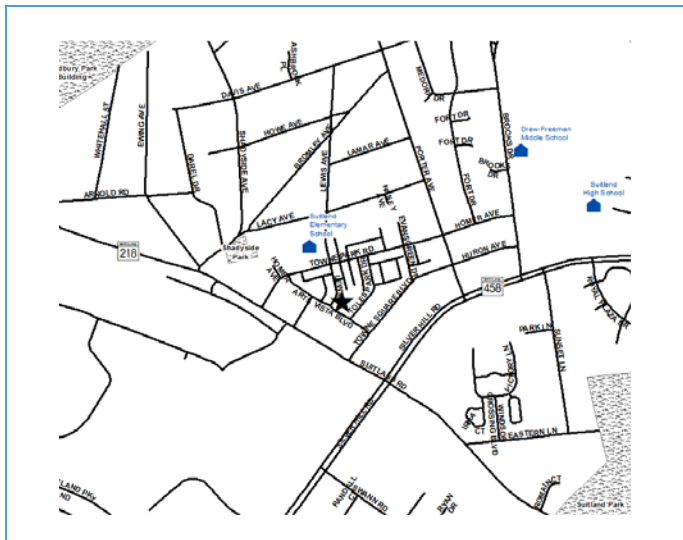
	Estimate	Actual
1 st Year in Capital Program		FY 2017
1 st Year in Capital Budget		FY 2017
Completed Design		FY 2021
Began Construction	FY 2022	
Project Completion	FY 2024	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$36,000	\$2,000	\$50,000	\$88,000

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	28,000	26,000	2,000	—	—	—	—	—	—	—	—
CONSTR	100,000	—	—	100,000	50,000	30,000	20,000	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	10,000	10,000	—	—	—	—	—	—	—	—	—
TOTAL	\$138,000	\$36,000	\$2,000	\$100,000	\$50,000	\$30,000	\$20,000	\$—	\$—	\$—	\$—
FUNDING											
REVENUE	\$28,000	\$26,000	\$2,000	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	110,000	10,000	—	100,000	50,000	30,000	20,000	—	—	—	—
TOTAL	\$138,000	\$36,000	\$2,000	\$100,000	\$50,000	\$30,000	\$20,000	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—



Description: The Suitland Workforce Housing - Building K project will be the first of its kind in Suitland, Maryland. In coordination with development plans already in place, the Suitland area is going through major redevelopment and this project is earmarked to provide housing to those members of the community such as teachers, firefighters, and police forces.

Justification: The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and other enhancements.

Highlights: In FY 2024, 'Other' funding is from bond proceeds that will be acquired by the Revenue Authority. A designated development team will manage construction and operation of the project until it reaches stabilization at which point it will be turned back over to the Revenue Authority. This project is currently going through the approval process with planned construction to begin in 2023.

Enabling Legislation: Not Applicable

Location		Status	
Address	Naylor Road, Suitland	Project Status	Design Stage
Council District	Seven	Class	New Construction
Planning Area	Suitland, District Heights and Vicinity	Land Status	Acquisition Complete

PROJECT MILESTONES

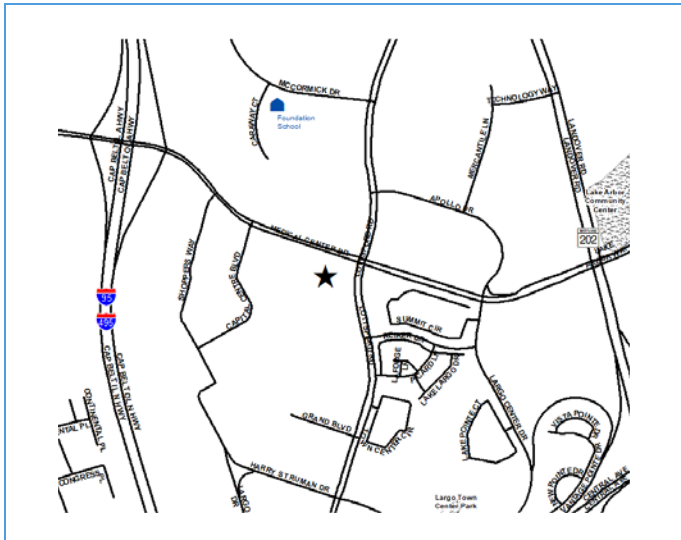
	Estimate	Actual
1 st Year in Capital Program		FY 2023
1 st Year in Capital Budget		FY 2023
Completed Design	FY 2023	FY 2023
Began Construction	FY 2023	
Project Completion	FY 2025	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$0	\$106,000	\$34,000	\$140,000

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	2,000	—	2,000	—	—	—	—	—	—	—	—
CONSTR	110,000	—	74,000	36,000	30,000	6,000	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	38,000	—	30,000	8,000	4,000	4,000	—	—	—	—	—
TOTAL	\$150,000	\$—	\$106,000	\$44,000	\$34,000	\$10,000	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$150,000	\$—	\$106,000	\$44,000	\$34,000	\$10,000	\$—	\$—	\$—	\$—	\$—
TOTAL	\$150,000	\$—	\$106,000	\$44,000	\$34,000	\$10,000	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The University of Maryland Capital Region Medical Center Parking Facility will be a 1,100 space garage. The garage will be constructed to support the new hospital and adjacent medical office building. In addition to transforming the health care environment in the County, the Medical Center will play a significant role in the redevelopment of Largo Town Center, one of the first areas designated to be Downtown Prince George's.

Justification: The University of Maryland Capital Region Medical Center will generate an anticipated 3,279 direct construction jobs in the County, which will be created from the \$429.5 million construction budget. Approximately \$634.9 million in economic development activity is expected to be generated, with 4,853 total jobs supported because of project construction. An anticipated \$397 million in economic activity in Prince George's County will be directly generated from the Regional Medical Center, with the support of 2,641 additional workers.

Highlights: The University of Maryland Capital Region Medical Center Parking Facility is completed. In FY 2024, remaining reserves will be used for ongoing maintenance.

Location		Status	
Address	Lottsford Road & Medical Center Drive, Largo	Project Status	Completed
Council District	Six	Class	New Construction
Planning Area	Largo-Lottsford	Land Status	No Land Involved

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2019
1 st Year in Capital Budget		FY 2019
Completed Design		FY 2020
Began Construction		FY 2020
Project Completion		FY 2022

Enabling Legislation: Not Applicable

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2023 Estimate	FY 2024	Total
\$34,820	\$5,180	\$0	\$40,000

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2023 Estimate	Total 6 Years	Budget Year FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Beyond 6 Years
EXPENDITURE											
PLANS	\$1,291	\$1,291	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	32,341	31,461	880	—	—	—	—	—	—	—	—
EQUIP	806	806	—	—	—	—	—	—	—	—	—
OTHER	5,562	1,262	4,300	—	—	—	—	—	—	—	—
TOTAL	\$40,000	\$34,820	\$5,180	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$40,000	\$34,820	\$5,180	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
TOTAL	\$40,000	\$34,820	\$5,180	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	

