

# 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 2020 Funding Sources

- Other – 100.0%

“Other” funding sources will come from proposed land sales closed during the fiscal year and County contributions.

### FY 2020-2025 Program Highlights

- Glenarden Apartments Redevelopment will continue Phase 2 of construction.
- County Revitalization provides funding for small matching grants to county based non-profits and owners of shopping centers for small revitalization projects. Funding is also included for the Community Impact Grant program.
- The Suitland Manor project will continue with the sale and construction of townhomes and a senior building in FY 2020. Total funding includes \$2.0 million of PAYGO from the County.

### 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 Corridor		X		X	
County Revitalization		X			
Glenarden Apartments Redevelopment		X			
Suitland Manor		X		X	
Town of Upper Marlboro Redevelopment				X	

**Program Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2019 Estimate	Total 6 Years	Budget Year FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$1,088	\$33	\$1,055	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	3,500	—	—	3,500	3,500	—	—	—	—	—	—
CONSTR	123,988	59,362	25,041	39,585	22,223	10,862	1,500	2,000	2,000	1,000	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	8,073	3,531	2,979	1,563	1,563	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$136,649</b>	<b>\$62,926</b>	<b>\$29,075</b>	<b>\$44,648</b>	<b>\$27,286</b>	<b>\$10,862</b>	<b>\$1,500</b>	<b>\$2,000</b>	<b>\$2,000</b>	<b>\$1,000</b>	<b>\$—</b>
<b>FUNDING</b>											
STATE	\$350	\$5	\$345	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	136,299	71,899	37,021	27,379	14,508	9,824	500	1,000	1,000	547	—
<b>TOTAL</b>	<b>\$136,649</b>	<b>\$71,904</b>	<b>\$37,366</b>	<b>\$27,379</b>	<b>\$14,508</b>	<b>\$9,824</b>	<b>\$500</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$547</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING	—	—	—	—	—	—	—	—	—	—	—
DEBT	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>

**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	\$3,924	FY 2022
8.90.0004	County Revitalization	Countywide	Not Assigned	Countywide	Rehabilitation	10,492	FY 2025
4.90.0001	Glenarden Apartments Redevelopment	8405 Hamlin Street, Glenarden	Town of Glenarden	Five	Rehabilitation	27,462	FY 2021
8.90.0003	Suitland Manor	Homer Avenue, Suitland	Suitland, District Heights & Vicinity	Seven	Rehabilitation	92,271	FY 2022
8.90.0006	Town of Upper Marlboro	Upper Marlboro Area, Upper Marlboro	Upper Marlboro and Vicinity	Nine	Rehabilitation	2,500	FY 2024
<b>Program Total</b>						<b>\$136,649</b>	
<b>NUMBER OF PROJECTS = 5</b>							



**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 near the Capitol Heights Metro Station and is developing projects on Addison Road immediately across from the Addison Road Metro Station.

**Justification:** These two metro stations require land assembly to stimulate TOD projects.

**Highlights:** Sub-projects include: the BlueLine Fascade program, which is set to be completed in FY 2020; the Net Zero Homes project in Fairmont Heights, which includes a total of nine (9) homes is set to be completed in FY 2020. 'Other' funding in FY 2019 is \$1M in PAYGO, \$100K in State Legacy Grant (Blue Line) and \$245K in State Reimbursement (Net Zero Homes).

**Enabling Legislation:** Not Applicable

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

**PROJECT MILESTONES**

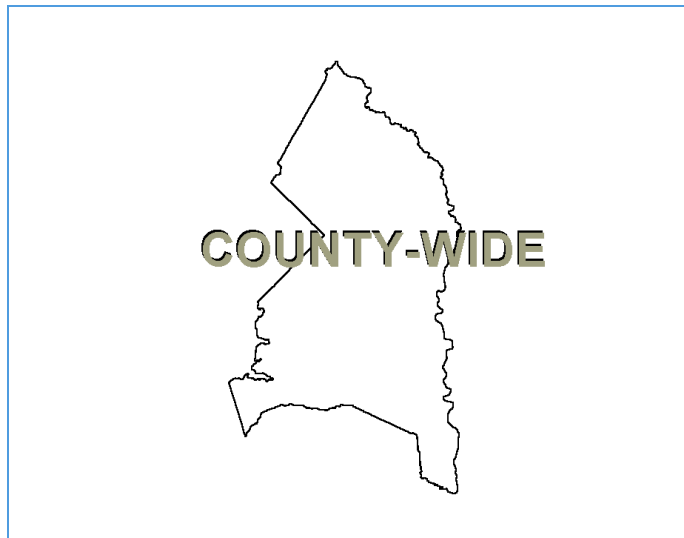
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2004
1 <sup>st</sup> Year in Capital Budget		FY 2005
Completed Design		FY 2019
Began Construction	FY 2020	
Project Completion	FY 2022	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2019 Estimate	FY 2020	Total
\$2,436	\$742	\$746	\$3,924

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2019 Estimate	Total 6 Years	Budget Year FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	—	—	—	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	3,924	2,436	742	746	746	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$3,924</b>	<b>\$2,436</b>	<b>\$742</b>	<b>\$746</b>	<b>\$746</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
STATE	\$350	\$5	\$345	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	3,574	2,574	1,000	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$3,924</b>	<b>\$2,579</b>	<b>\$1,345</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING	—	—	—	—	—	—	—	—	—	—	—
DEBT	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>



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

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

**Highlights:** In FY 2019, \$1M was PAYGO from the County. In FY 2020, 'Other' includes \$250K of PAYGO to support the Northern Gateway Revitalization program.

**Enabling Legislation:** Not Applicable

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

**PROJECT MILESTONES**

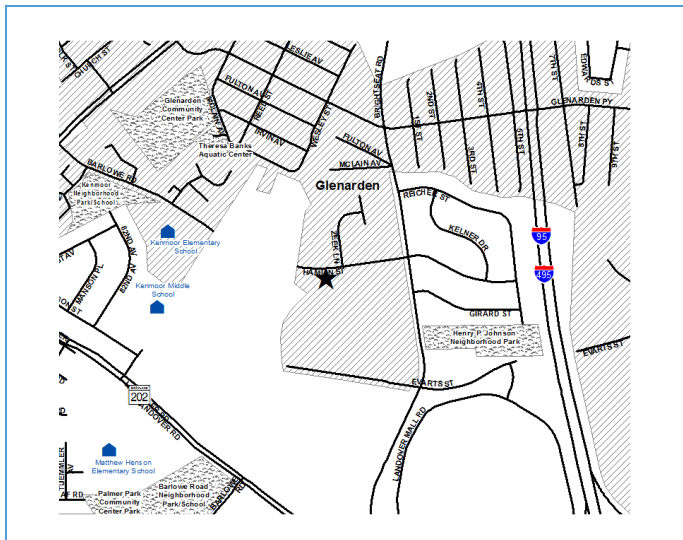
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2000
1 <sup>st</sup> Year in Capital Budget		FY 2004
Completed Design	TBD	
Began Construction	TBD	
Project Completion	FY 2025	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2019 Estimate	FY 2020	Total
\$1,491	\$2,751	\$1,250	\$5,492

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2019 Estimate	Total 6 Years	Budget Year FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$10	\$10	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	8,636	386	2,000	6,250	1,250	1,000	1,000	1,000	1,000	1,000	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	1,846	1,095	751	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$10,492</b>	<b>\$1,491</b>	<b>\$2,751</b>	<b>\$6,250</b>	<b>\$1,250</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$10,492	\$8,695	\$1,000	\$797	\$250	\$—	\$—	\$—	\$—	\$547	\$—
<b>TOTAL</b>	<b>\$10,492</b>	<b>\$8,695</b>	<b>\$1,000</b>	<b>\$797</b>	<b>\$250</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$547</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING	—	—	—	—	—	—	—	—	—	—	—
DEBT	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>



**Description:** 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 remove blight.

**Highlights:** FY 2019 funds were used for Phase 1A buildings that are nearly completed and infrastructure is under construction. In FY 2020, infrastructure construction will continue and the expected start of construction of Phase 2. 'Other' revenue includes \$1.8M in PAYGO and land proceeds to fund this project in FY 2020.

**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**

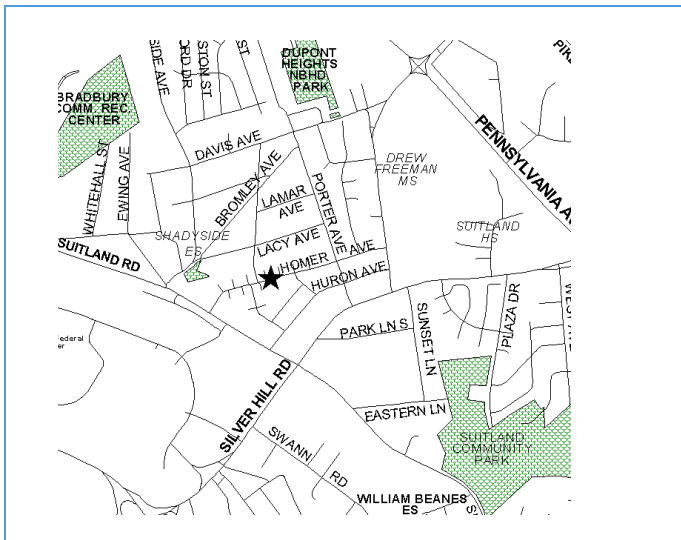
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2013
1 <sup>st</sup> Year in Capital Budget		FY 2013
Completed Design		FY 2018
Began Construction		FY 2018
Project Completion	FY 2021	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2019 Estimate	FY 2020	Total
\$5,389	\$6,728	\$8,520	\$20,637

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2019 Estimate	Total 6 Years	Budget Year FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$23	\$23	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	25,137	5,366	5,243	14,528	7,703	6,825	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	2,302	—	1,485	817	817	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$27,462</b>	<b>\$5,389</b>	<b>\$6,728</b>	<b>\$15,345</b>	<b>\$8,520</b>	<b>\$6,825</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$27,462	\$7,020	\$10,713	\$9,729	\$5,087	\$4,642	\$—	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$27,462</b>	<b>\$7,020</b>	<b>\$10,713</b>	<b>\$9,729</b>	<b>\$5,087</b>	<b>\$4,642</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING	—	—	—	—	—	—	—	—	—	—	—
DEBT	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>



**Description:** This project consists of acquisition, relocation, demolition and clearance of approximately 25 acres of commercial and residential properties.

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

**Highlights:** FY 2019 funding was \$22M from Certificate of Participation bonds and the remaining from land sales. FY 2020, 'Other' funding includes \$2M of PAYGO from the County, \$4.95M from land sale proceeds and the rest to be determined by the Authority.

**Enabling Legislation:** Not Applicable

Location		Status	
<b>Address</b>	Homer Avenue, Suitland	<b>Project Status</b>	Under Construction
<b>Council District</b>	Seven	<b>Class</b>	Rehabilitation
<b>Planning Area</b>	Suitland, District Heights & Vicinity	<b>Land Status</b>	Land Bank Acquisition

**PROJECT MILESTONES**

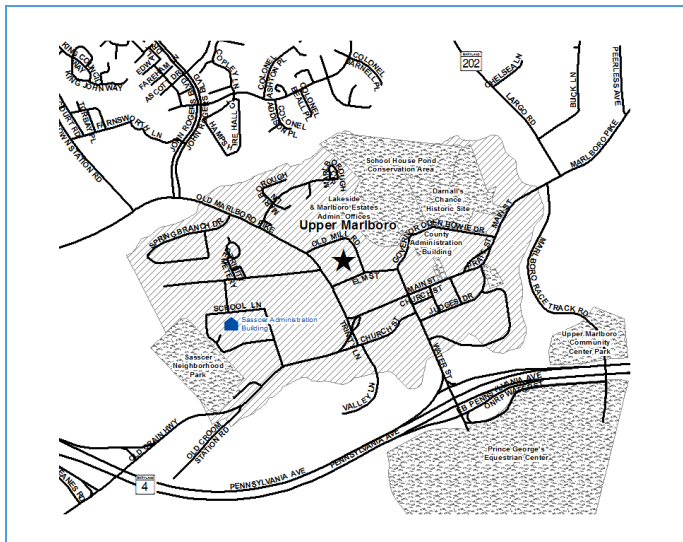
	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2001
1 <sup>st</sup> Year in Capital Budget		FY 2001
Completed Design	FY 2020	
Began Construction	FY 2020	
Project Completion	FY 2022	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2019 Estimate	FY 2020	Total
\$53,610	\$18,854	\$16,770	\$89,234

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2019 Estimate	Total 6 Years	Budget Year FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$1,055	\$—	\$1,055	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	3,500	—	—	3,500	3,500	—	—	—	—	—	—
CONSTR	87,715	53,610	17,798	16,307	13,270	3,037	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	1	—	1	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$92,271</b>	<b>\$53,610</b>	<b>\$18,854</b>	<b>\$19,807</b>	<b>\$16,770</b>	<b>\$3,037</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$92,271	\$53,610	\$24,308	\$14,353	\$9,171	\$5,182	\$—	\$—	\$—	\$—	\$—
<b>TOTAL</b>	<b>\$92,271</b>	<b>\$53,610</b>	<b>\$24,308</b>	<b>\$14,353</b>	<b>\$9,171</b>	<b>\$5,182</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING	—	—	—	—	—	—	—	—	—	—	—
DEBT	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>



**Description:** 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. This funding will support these efforts.

**Highlights:** This project has been pushed out to FY 2022.

**Enabling Legislation:** Not Applicable

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

**PROJECT MILESTONES**

	Estimate	Actual
1 <sup>st</sup> Year in Capital Program		FY 2017
1 <sup>st</sup> Year in Capital Budget		FY XXXX
Completed Design	FY 2022	
Began Construction	FY 2022	
Project Completion	FY 2024	

**CUMULATIVE APPROPRIATION (000'S)**

Life to Date	FY 2019 Estimate	FY 2020	Total
\$0	\$0	\$0	\$0

**Project Summary**

Category/Description	Total Project Cost	Life to Date Actual	FY 2019 Estimate	Total 6 Years	Budget Year FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Beyond 6 Years
<b>EXPENDITURE</b>											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	—	—	—	—	—	—	—	—	—	—	—
CONSTR	2,500	—	—	2,500	—	—	500	1,000	1,000	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$2,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$2,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$500</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$—</b>	<b>\$—</b>
<b>FUNDING</b>											
OTHER	\$2,500	\$—	\$—	\$2,500	\$—	\$—	\$500	\$1,000	\$1,000	\$—	\$—
<b>TOTAL</b>	<b>\$2,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$2,500</b>	<b>\$—</b>	<b>\$—</b>	<b>\$500</b>	<b>\$1,000</b>	<b>\$1,000</b>	<b>\$—</b>	<b>\$—</b>
<b>OPERATING IMPACT</b>											
PERSONNEL	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING	—	—	—	—	—	—	—	—	—	—	—
DEBT	—	—	—	—	—	—	—	—	—	—	—
OTHER	—	—	—	—	—	—	—	—	—	—	—
<b>TOTAL</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>	<b>\$—</b>