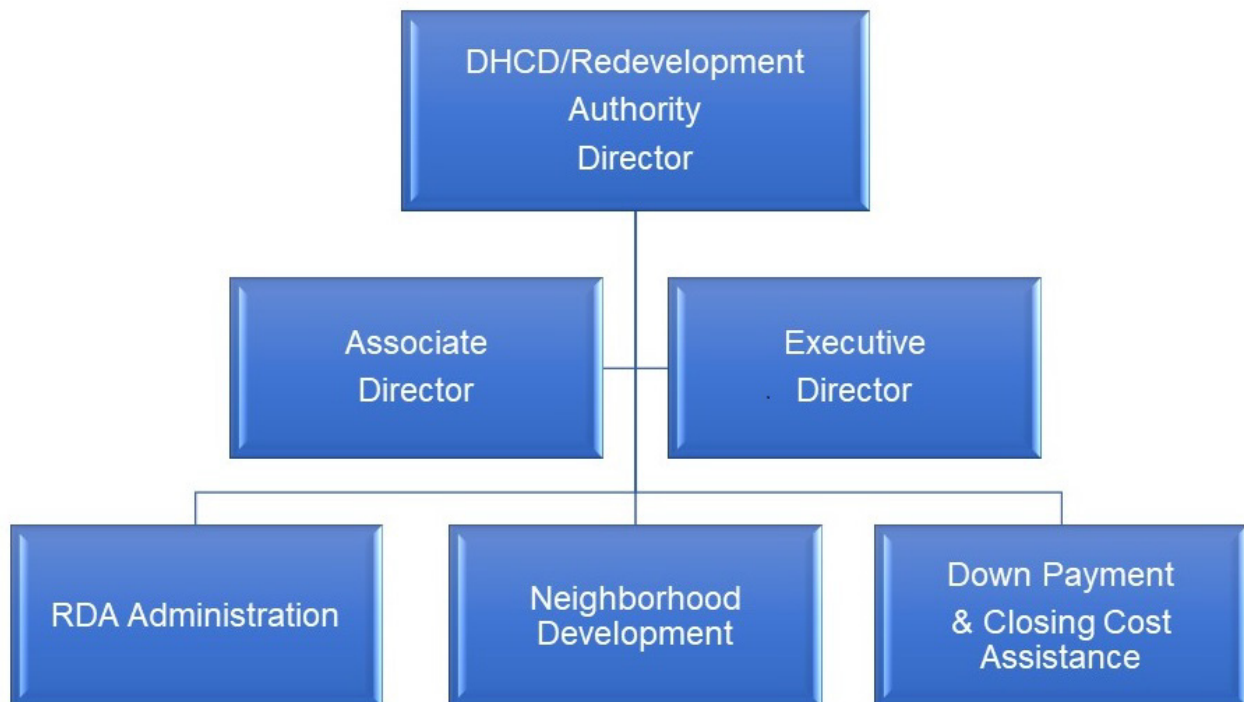


Redevelopment Authority



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

- Mixed-use, infill development
- Mixed-income housing development
- Down payment and closing cost assistance for first-time home buyers

FY 2020 KEY ACCOMPLISHMENTS

- Completed construction on the Northern Gateway District and Phase I of the Glenarden Apartments.
- Continued construction on the Phases I & II of the Towne Square at Suitland Federal Center and Phase II of the Glenarden Apartments.
- Awarded \$696,500 in Community Impact Grants and \$1.9 million the Commercial Property Improvement Program.

STRATEGIC FOCUS AND INITIATIVES IN FY 2021

The agency’s top priorities in FY 2021 are:

- Continue the redevelopment of three large scale mixed income, mixed use and mixed finance infill sites – Glenarden Hills, 210 Maryland Park Drive and the Town Square at Suitland Federal Center.
- Increase homeownership opportunities for first-time homebuyers through the Pathway to Purchase and the Prince George’s County Purchase Assistance Program.
- Advance and promote green building and sustainable development practices.
- Promote community revitalization by providing grants that support small scale community-led capital projects and the revitalization of commercial centers.

FY 2021 BUDGET SUMMARY

The FY 2021 approved budget for the Redevelopment Authority is \$694,800, a decrease of \$11,300 or 1.6% under the FY 2020 approved budget. The organization’s grant from the County totals \$333,500 and remains unchanged from the FY 2020 budget level.

Reconciliation from Prior Year

	Expenditures
FY 2020 Approved Budget	\$706,100
Increase Cost: Operating — Increase in office supplies	\$21,900
Increase Cost: Operating — Increase in legal services general counsel	7,100
Increase Cost: Operating — Increase in board expenses and board member development	3,000
Decrease Cost: Operating — Decrease in training budget for RDA staff	(5,000)
Decrease Cost: Operating — Decrease to align with funding for staff supporting the CDBG My Home program	(11,300)
Decrease Cost: Operating — Decrease in consulting services	(27,000)
FY 2021 Approved Budget	\$694,800

FY 2021 OPERATING BUDGET

Category	FY 2019 Actual	FY 2020 Budget	FY 2020 Estimated	FY 2021 Approved	FY 2020-2021	
					Change \$	Change %
BEGINNING FUND BALANCE	\$1,272,942	\$1,322,775	\$2,088,448	\$2,088,448	\$765,673	57.9%
REVENUES						
County Grant	\$333,500	\$333,500	\$333,500	\$333,500	\$—	0.0%
CDBG/HITF Grant - Staff Support	895,764	372,600	168,400	361,300	(11,300)	-3.0%
Technical Assistance Revenues -HRAP	1,656,174	—	—	—	—	0.0%
HRAP Interest Income	2,520	—	—	—	—	0.0%
Miscellaneous Revenues	46,028	—	—	—	—	0.0%
Align to RDA Annual Financial Report	627,372	—	—	—	—	0.0%
Appropriated Fund Balance	—	—	—	—	—	0.0%
Total Revenues	\$3,561,358	\$706,100	\$501,900	\$694,800	\$(11,300)	-1.6%
EXPENDITURES						
Board Member Stipend	\$20,400	\$27,000	\$23,100	\$25,000	\$(2,000)	-7.4%
Board Member Expenses	1,592	2,000	2,000	4,000	2,000	100.0%
Board Member Development	—	—	—	3,000	3,000	0.0%
Office Supplies & Expenses	17,897	24,600	58,500	46,500	21,900	89.0%
Staff Training & Development	4,235	10,000	5,000	5,000	(5,000)	-50.0%
Copier	6,032	7,000	7,000	7,000	—	0.0%
Staffing Services - Administrative Assistant	38,253	45,000	45,000	45,000	—	0.0%
Commercial Insurance	3,505	25,000	27,000	25,000	—	0.0%
General Counsel	20,310	82,900	82,900	90,000	7,100	8.6%
Consultants & Feasibility Studies	3,000	30,000	3,000	3,000	(27,000)	-90.0%
Office of Finance Fees	60,000	60,000	60,000	60,000	—	0.0%
Auditing Fees	7,500	20,000	20,000	20,000	—	0.0%
CDBG/HITF Grant - Staff Support	895,765	372,600	168,400	361,300	(11,300)	-3.0%
Other Interest Payments - Debt Service	64,579	—	—	—	—	0.0%
RDA Grants - Includes Grant Payments to Contractors	1,662,047	—	—	—	—	0.0%
RDA Projects - Loss on Disposable Capital Equipment	210,864	—	—	—	—	0.0%
Alignment to Annual Financial Report	(270,127)	—	—	—	—	0.0%
Total Expenditures	\$2,745,852	\$706,100	\$501,900	\$694,800	\$(11,300)	-1.6%
EXCESS OF REVENUES OVER EXPENDITURES	815,506	—	—	—	—	0.0%
OTHER ADJUSTMENTS	—	—	—	—	—	0.0%
ENDING FUND BALANCE	\$2,088,448	\$1,322,775	\$2,088,448	\$2,088,448	\$765,673	57.9%

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 2025 Target	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Projected	Trend
400	n/a	199	225	200	↑

Trend and Analysis

In FY 2021, the agency 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.

Performance Measures

Measure Name	FY 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Projected
Resources (Input)					
Redevelopment staff	9	9	11	14	14
Redevelopment Project Managers	4	4	4	4	4
Total State funds received (millions)	\$229,100	\$250,000	\$244,950	\$1,250,000	\$250,000
Total local funds received (County PAYGO) (millions)	\$1.4	\$2.0	\$6.5	\$4.0	\$0.9
Properties held in inventory	9	9	8	9	9
Workload, Demand and Production (Output)					
Redevelopment Authority (RDA) buildings demolished	0	0	3	2	3
Cost of property maintenance (millions)	\$0.1	\$0.3	\$0.1	\$0.2	\$0.2
Community Impact Grant (CIG) Program grant funding issued (millions)	\$0.4	\$0.5	\$0.7	\$0.5	\$0.2
Net zero energy homes developed in the County	0	1	1	3	4
Impact (Outcome)					
County property taxes collected from RDA infill redevelopment projects	\$0.1	\$0.1	\$0.1	\$0.2	\$0.3
Local jobs created/retained as a result of RDA infill redevelopment projects	3	10	175	90	90
Housing units developed	n/a	n/a	199	225	200
Square footage of commercial and retail space developed	0	5,000	6,000	6,000	6,000

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 2025 Target	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Projected	Trend
100	50	224	100	100	↑

Trend and Analysis

In FY 2021, the agency will continue the down payment and closing cost assistance loans to first time home buyers 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 2017 Actual	FY 2018 Actual	FY 2019 Actual	FY 2020 Estimated	FY 2021 Projected
Resources (Input)					
Homeowner Assistance Staff	9	5	5	5	5
Impact (Outcome)					
First time home buyer assistance loans closed	29	50	224	100	100
Deed and recordation taxes generated by down payment and closing cost assistance loans (millions)	\$0	\$0.2	\$1.8	\$0.2	\$0.2