

# REDEVELOPMENT AUTHORITY

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## MISSION AND SERVICES

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**Mission** - The Redevelopment Authority (RDA) will operate with a specific focus on the development and preservation of workforce/affordable housing near transit centers, and on mixed-income, mixed-use, and mixed-tenure projects in targeted communities.

**Core Services** -

- Homeownership assistance
- Neighborhood stabilization
- Infill development
- Mixed-income housing

**Strategic Focus in FY 2016** -

The Authority's top priorities in FY 2016 are:

- Advance and promote green building and sustainable development practices
- Redevelop multiple infill sites
- Increase homeownership opportunities for existing and potential County residents in Transit Oriented Development (TOD) and TNI areas

## FY 2016 BUDGET SUMMARY

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The FY 2016 approved budget for the Redevelopment Authority is \$770,500, an increase of \$74,300 or 10.7% over the FY 2015 budget.

**Budgetary Changes** -

<b>FY 2015 BUDGET</b>	<b>\$696,200</b>
Increase in administrative contractual expenses including funding for financial oversight services on behalf of the Authority	\$97,200
Increase in administrative supplies/expenses	\$100
Decrease in administrative professional services and training	(\$23,000)
<b>FY 2016 APPROVED BUDGET</b>	<b>\$770,500</b>

## SERVICE DELIVERY PLAN AND PERFORMANCE

**Goal 1** - Develop mixed-income, mixed-use, and mixed-tenure communities to improve the County's tax base.

**Objective 1.1** - Accelerate the completion of infill projects in support of developing more mixed-income, mixed-use, and mixed-tenure communities.

Targets	Long Term Target Compared with Performance												
<p><b>Short term:</b> By FY 2016 - 1 completed projects</p> <p><b>Intermediate term:</b> By FY 2018 - 3 completed projects</p> <p><b>Long term:</b> By FY 2020 - 5 completed projects</p>	<p>Long term target (FY 20): 5</p> <table border="1"> <thead> <tr> <th>Fiscal Year</th> <th>Performance</th> </tr> </thead> <tbody> <tr> <td>FY 2012 Actual</td> <td>1</td> </tr> <tr> <td>FY 2013 Actual</td> <td>0</td> </tr> <tr> <td>FY 2014 Actual</td> <td>0</td> </tr> <tr> <td>FY 2015 Estimated</td> <td>0</td> </tr> <tr> <td>FY 2016 Projected</td> <td>2</td> </tr> </tbody> </table>	Fiscal Year	Performance	FY 2012 Actual	1	FY 2013 Actual	0	FY 2014 Actual	0	FY 2015 Estimated	0	FY 2016 Projected	2
Fiscal Year	Performance												
FY 2012 Actual	1												
FY 2013 Actual	0												
FY 2014 Actual	0												
FY 2015 Estimated	0												
FY 2016 Projected	2												

### Trend and Analysis -

The RDA's plan is to complete various mixed use projects in Mount Rainier, Brentwood, and Glenarden which will result in over 500 new housing units and 24,000 square feet of commercial development. For FY 2015, the RDA does not anticipate acquiring any commercial or retail space for infill redevelopment. In FY 2016 the RDA does not anticipate any demolition of buildings or acquiring multifamily units and commercial and retail space for infill redevelopment.

**Performance Measures -**

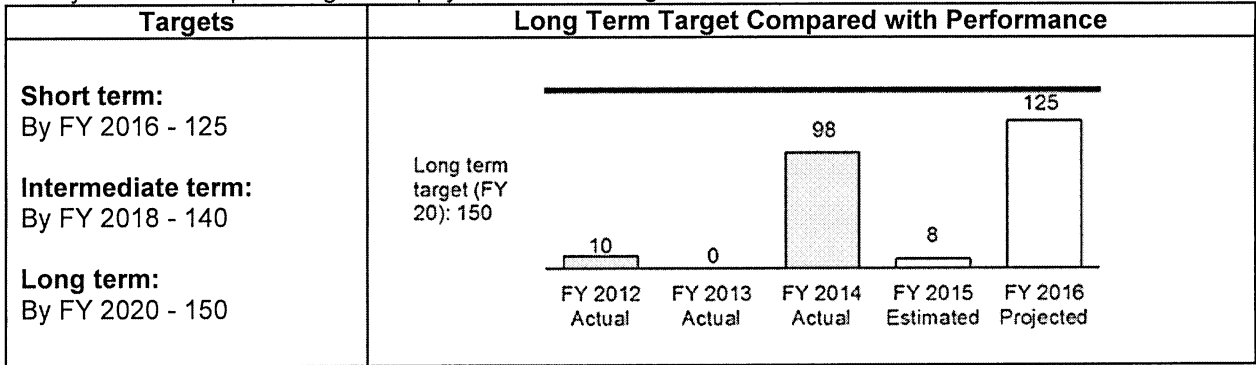
Measure Name	FY 2012 Actual	FY 2013 Actual	FY 2014 Actual	FY 2015 Estimated	FY 2016 Projected
<b>Resources (input)</b>					
Number of RDA employees	7	8	8	8	8
Number of RDA project managers	2	2	3	3	3
Total State funds received	\$34,938	\$0	\$0	\$975,000	\$0
Total local funds received (County PAYGO)	\$1,000,000	\$2,000,000	\$1,300,00	\$800,000	\$1,375,000
Number of properties held in inventory	6	13	5	9	7
<b>Workload, Demand and Production (output)</b>					
Number of RDA buildings demolished	0	0	1	51	0
Number of multi-family units acquired by the RDA for redevelopment	0	0	0	578	0
Square footage of commercial and retail space acquired for redevelopment	0	66,528	0	0	0
<b>Quality</b>					
Average number of years to complete a multi-family or commercial project from acquisition to completion	5	6	6	6	6
<b>Impact (outcome)</b>					
Number of new infill projects providing mixed, use, mixed tenure and mixed income projects	1	1	0	2	0
Number of infill projects completed	1	0	0	0	2

**Strategies to Accomplish the Objective -**

- **Strategy 1.1.1** - Execute development agreements with selected developers
- **Strategy 1.1.2** - Ensure that public financing is secured and leveraged with private financing for all projects
- **Strategy 1.1.3** - Obtain required zoning and regulatory approvals for all development plans

**Goal 2** - Develop and preserve workforce and affordable housing near transit centers in order to stabilize communities.

**Objective 2.1** - Increase opportunities for first-time homeownership by acquiring and developing single-family homes and providing down payment and closing cost assistance.



**Trend and Analysis -**

The RDA increases homeownership opportunities by assisting local and non-profit developers in acquiring and developing single-family homes. The projected increase from FY 2015 to FY 2016 is due to the inclusion of the down payment and closing cost data. The Neighborhood Stabilization Program (NSP) and the Neighborhood Conservation Initiative (NCI) grants have all been exhausted. The RDA has assigned all remaining program income from the sale of property to three non-profits who are subsequently purchasing and rehabilitating additional property. No new funding is anticipated for this objective; therefore, by 2018 all program income will be expended.

**Performance Measures -**

Measure Name	FY 2012 Actual	FY 2013 Actual	FY 2014 Actual	FY 2015 Estimated	FY 2016 Projected
<b>Resources (input)</b>					
Number of RDA employees	7	8	8	8	8
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Total State funds received	\$34,938	\$0	\$0	\$975,000	\$0
Total local funds received (County PAYGO)	\$1,000,000	\$2,000,000	\$1,300,000	\$800,000	\$1,375,000
<b>Workload, Demand and Production (output)</b>					
Number of foreclosed, abandoned single-family homes acquired and rehabilitated (NSP funded)	9	10	8	8	8
<b>Efficiency</b>					
Average number of single-family projects completed per employee	1.43	1.50	1.00	1.00	1.00
<b>Quality</b>					
Number of foreclosed, abandoned single-family homes Countywide (State report)	1,042	10,588	9,000	8,500	8,500
<b>Impact (outcome)</b>					
Number of new first-time homeowners	10	0	98	8	125

**Strategies to Accomplish the Objective -**

- **Strategy 2.1.1** - Support the effort of local and non-profit developers to acquire and rehabilitate abandoned, single family, and multifamily properties in targeted communities countywide

**FY 2015 KEY ACCOMPLISHMENTS**

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- Selected two development partners - Mekiti Group for the 3300 block of Rhode Island Avenue and Urban Green for the Net Zero Energy Demonstration House. Both projects are in Mount Rainier.
- Coordinated the acquisition of the Glenarden Apartments from the Department of Housing and Urban Development; demolition is scheduled to be completed by March 2015.
- Received site plan approval for the redevelopment of 3807 Rhode Island Avenue through its development partner Landex LLC. The buildings were demolished in February 2015 with construction to start later in FY 2015.
- Planned the transfer in ownership of 4100 Rhode Island Avenue in Brentwood to its development partner Landex LLC.

## Redevelopment Authority of Prince George's County FY 2016 Proposed Budget

	FY 2014 ACTUAL	FY 2015 BUDGET	FY 2015 ESTIMATED	FY 2016 APPROVED	CHANGE FY15 - FY16
<b>Beginning Fund Balance</b>	\$175,968	\$ 267,568	\$ 537,616	\$ 439,716	64.3%
<b>Revenue</b>					
County Grant	\$ 229,100	\$ 153,400	\$ 153,400	\$ 229,100	49.3%
Community Development Block Grant (CDBG) - My HOME Homeownership Assistance Program					
Operating Support	\$100,000	444,900	444,900	444,900	0.0%
Prior Year Federal Grants	\$1,302,636				0.0%
Gain on Sale of Property	\$17,682	-	-	-	0.0%
MD Heritage Area Authority	-	-	-	-	0.0%
Interest Income from Loans (savings)	-	-	-	-	0.0%
Other Revenue - Palmer Park	18,400	-	-	-	0.0%
Appropriated Fund Balance	-	97,900	97,900	96,500	-1.4%
<b>Total Revenue</b>	<b>\$ 1,667,818</b>	<b>\$ 696,200</b>	<b>\$ 696,200</b>	<b>\$ 770,500</b>	<b>10.7%</b>
<b>Expenses</b>					
<b>Board Expenses</b>					
Board Member Stipend	28,200	31,900	31,900	31,900	0.0%
Board Meeting Expenses	810	2,800	2,800	2,800	0.0%
Board Member Development	-	-	-	-	0.0%
<b>Total Board Expenses</b>	<b>\$ 29,010</b>	<b>\$ 34,700</b>	<b>\$ 34,700</b>	<b>\$ 34,700</b>	<b>0.0%</b>
<b>Operating Expenses</b>					
Professional Services - Admin	\$ 150,669	\$ 115,000	\$ 115,000	\$ 100,000	-13.0%
Staff Training		8,000	8,000	-	-100.0%
Supplies/Expenses - Admin	54,321	50,000	50,000	50,100	0.2%
Palmer Park Expenses		0	-	-	0.0%
Contractual Services - Admin		43,600	43,600	140,800	222.9%
Administrative Staff and Operating Expenses - My HOME Homeownership Assistance Program/Other	\$1,072,170	444,900	444,900	444,900	0.0%
Capital Outlay		-	-	-	0.0%
<b>Total Operating Expenses</b>	<b>\$ 1,277,160</b>	<b>\$ 661,500</b>	<b>\$ 661,500</b>	<b>\$ 735,800</b>	<b>11.2%</b>
<b>Total Expenses</b>	<b>\$ 1,306,170</b>	<b>\$ 696,200</b>	<b>\$ 696,200</b>	<b>\$ 770,500</b>	<b>10.7%</b>
<b>Ending Fund Balance</b>	<b>\$537,616</b>	<b>\$ 169,668</b>	<b>\$ 439,716</b>	<b>\$ 343,216</b>	<b>102.3%</b>