

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 2022 Funding Sources

- Other – 98.0% (land sales, County contributions and moral obligation bonds)
- State Funding - 2.0%

FY 2022-2027 Program Highlights

- Glenarden Apartments Redevelopment will continue construction of infrastructure and storm water

management. Total funding includes \$2 million in PAYGO from the County.

- The Suitland Manor project will continue construction of infrastructure for the residential, retail and open space Suitland Town Center.
- The Addison Road/ Capitol Heights Metro Corridor will continue property improvement to facilitate Transit Oriented Development (TOD).
- The Cheverly Development project is scheduled for demolition and redevelopment of the 26 acre site of the existing Prince George's Hospital Center.

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	X	
Suitland Manor		X		X	
Cheverly Development		X		X	
Town of Upper Marlboro				X	

Program Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2021 Estimate	Total 6 Years	Budget Year FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Beyond 6 Years
EXPENDITURE											
PLANS	\$7,271	\$6,571	\$200	\$500	\$500	\$—	\$—	\$—	\$—	\$—	\$—
LAND	5,745	441	3,764	1,540	1,250	290	—	—	—	—	—
CONSTR	68,711	30,906	16,992	20,813	16,664	1,150	999	1,000	1,000	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	56,526	56,526	—	—	—	—	—	—	—	—	—
TOTAL	\$138,253	\$94,444	\$20,956	\$22,853	\$18,414	\$1,440	\$999	\$1,000	\$1,000	\$—	\$—
FUNDING											
STATE	\$1,457	\$207	\$1,000	\$250	\$250	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	136,796	95,630	15,082	26,084	12,198	6,386	5,500	1,000	1,000	—	—
TOTAL	\$138,253	\$95,837	\$16,082	\$26,334	\$12,448	\$6,386	\$5,500	\$1,000	\$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	\$4,574	FY 2024
9.90.0001	Cheverly Development	5801-5809 Annapolis Road, Cheverly	Cheverly	Five	Rehabilitation	1,271	FY 2024
8.90.0004	County Revitalization	Countywide	Not Assigned	Countywide	Rehabilitation	10,622	Ongoing
4.90.0001	Glenarden Apartments Redevelopment	8405 Hamlin Street, Glenarden	Town of Glenarden	Five	Rehabilitation	19,056	FY 2023
8.90.0003	Suitland Manor	Homer Avenue, Suitland	Suitland, District Heights & Vicinity	Seven	Rehabilitation	100,230	FY 2024
8.90.0006	Town of Upper Marlboro	Upper Marlboro Area, Upper Marlboro	Upper Marlboro and Vicinity	Nine	Rehabilitation	2,500	FY 2026
Program Total						\$138,253	
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 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: FY 2022 funding supports the BlueLine Façade program for single family home renovation projects which anticipates nine homes in the Fairmount Heights Net Zero program. Total funding includes \$250,000 in state grants.

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

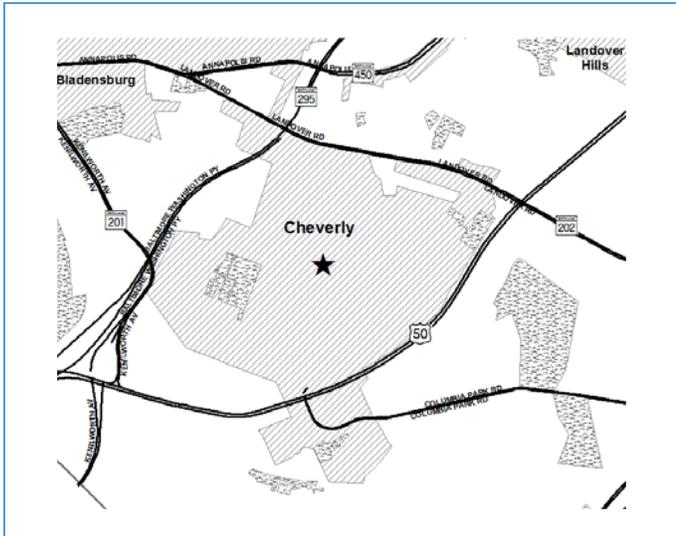
	Estimate	Actual
1 st Year in Capital Program		FY 2004
1 st Year in Capital Budget		FY 2005
Completed Design		FY 2019
Began Construction		FY 2020
Project Completion	FY 2024	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2021 Estimate	FY 2022	Total
\$2,784	\$1,000	\$500	\$4,284

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2021 Estimate	Total 6 Years	Budget Year FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Beyond 6 Years
EXPENDITURE											
PLANS	\$557	\$107	\$200	\$250	\$250	\$—	\$—	\$—	\$—	\$—	\$—
LAND	1,553	213	800	540	250	290	—	—	—	—	—
CONSTR	202	202	—	—	—	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	2,262	2,262	—	—	—	—	—	—	—	—	—
TOTAL	\$4,574	\$2,784	\$1,000	\$790	\$500	\$290	\$—	\$—	\$—	\$—	\$—
FUNDING											
STATE	\$250	\$—	\$—	\$250	\$250	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	4,324	3,824	500	—	—	—	—	—	—	—	—
TOTAL	\$4,574	\$3,824	\$500	\$250	\$250	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	
OPERATING				—	—	—	—	—	—	—	
DEBT				—	—	—	—	—	—	—	
OTHER				—	—	—	—	—	—	—	
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	



Description: The Cheverly Development project consist 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 guest. This will be the first Leadership in Energy and Environmental Design (LEED) Certified Extended Stay Hotel in the County

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 2022 funding will support land assembly, demolition, and redevelopment of the 26 acre site of the existing Prince Georges Hospital Center. This project is delayed because of the pandemic.

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 2024	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2021 Estimate	FY 2022	Total
\$127	\$408	\$736	\$1,271

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2021 Estimate	Total 6 Years	Budget Year FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Beyond 6 Years
EXPENDITURE											
PLANS	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	18	18	—	—	—	—	—	—	—	—	—
CONSTR	1,160	16	408	736	736	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	93	93	—	—	—	—	—	—	—	—	—
TOTAL	\$1,271	\$127	\$408	\$736	\$736	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$1,271	\$275	\$996	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
TOTAL	\$1,271	\$275	\$996	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
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, (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: The FY 2022 spending/awards for the CIG and the Commercial Property Improvement Programs (CPIP) will be supported by previous years' funding and a FY 2022 PAYGO contribution (\$500k) for CPIP. This project is slated to create a new energy neutral sustainable neighborhood.

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

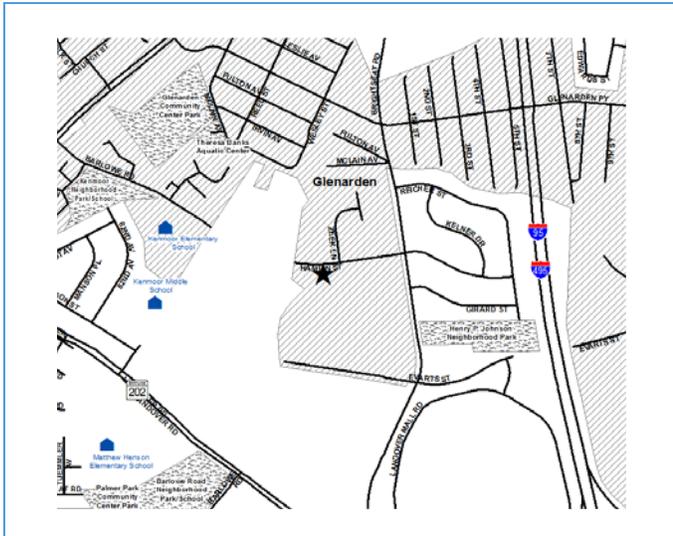
	Estimate	Actual
1 st Year in Capital Program		FY 2000
1 st Year in Capital Budget		FY 2004
Completed Design		Ongoing
Began Construction		Ongoing
Project Completion		Ongoing

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2021 Estimate	FY 2022	Total
\$2,689	\$4,384	\$1,900	\$8,973

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2021 Estimate	Total 6 Years	Budget Year FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Beyond 6 Years
EXPENDITURE											
PLANS	\$250	\$—	\$—	\$250	\$250	\$—	\$—	\$—	\$—	\$—	\$—
LAND	48	48	—	—	—	—	—	—	—	—	—
CONSTR	8,050	367	4,384	3,299	1,650	1,150	499	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	2,274	2,274	—	—	—	—	—	—	—	—	—
TOTAL	\$10,622	\$2,689	\$4,384	\$3,549	\$1,900	\$1,150	\$499	\$—	\$—	\$—	\$—
FUNDING											
OTHER	\$10,622	\$10,097	\$25	\$500	\$500	\$—	\$—	\$—	\$—	\$—	\$—
TOTAL	\$10,622	\$10,097	\$25	\$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: FY 2022 funding supports the construction of infrastructure and storm water management. The project is delayed because of rubble removal on site and the pandemic. FY 2022 funding consists of \$2 million in PAYGO funds, \$1 million in state grants, and \$598,000 in land sale proceeds.

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

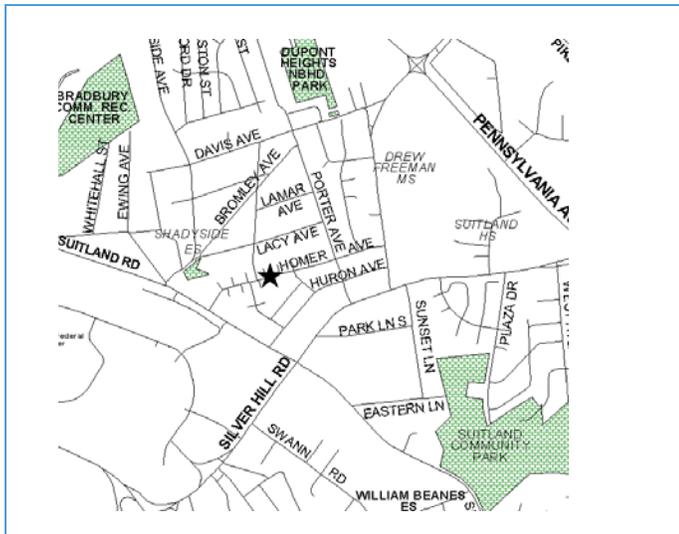
	Estimate	Actual
1 st Year in Capital Program		FY 2013
1 st Year in Capital Budget		FY 2013
Completed Design		FY 2018
Began Construction		FY 2018
Project Completion	FY 2023	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2021 Estimate	FY 2022	Total
\$9,578	\$3,100	\$6,378	\$19,056

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2021 Estimate	Total 6 Years	Budget Year FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Beyond 6 Years
EXPENDITURE											
PLANS	\$23	\$23	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	3	3	—	—	—	—	—	—	—	—	—
CONSTR	18,034	8,556	3,100	6,378	6,378	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	996	996	—	—	—	—	—	—	—	—	—
TOTAL	\$19,056	\$9,578	\$3,100	\$6,378	\$6,378	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
STATE	\$1,000	\$—	\$1,000	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	18,056	13,729	351	3,976	2,598	1,378	—	—	—	—	—
TOTAL	\$19,056	\$13,729	\$1,351	\$3,976	\$2,598	\$1,378	\$—	\$—	\$—	\$—	\$—
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 town house phase is nearly 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: FY 2022 funding will support the construction of infrastructure (streets, utilities, storm water management) for the residential, retail, and open space project. The project is delayed because of the pandemic. FY 2022 funding consists of \$9.1 million in bond 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 & 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 2024	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2021 Estimate	FY 2022	Total
\$79,266	\$12,064	\$8,900	\$100,230

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2021 Estimate	Total 6 Years	Budget Year FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Beyond 6 Years
EXPENDITURE											
PLANS	\$6,441	\$6,441	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	4,123	159	2,964	1,000	1,000	—	—	—	—	—	—
CONSTR	38,765	21,765	9,100	7,900	7,900	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	50,901	50,901	—	—	—	—	—	—	—	—	—
TOTAL	\$100,230	\$79,266	\$12,064	\$8,900	\$8,900	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
STATE	\$207	\$207	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	100,023	67,705	13,210	19,108	9,100	5,008	5,000	—	—	—	—
TOTAL	\$100,230	\$67,912	\$13,210	\$19,108	\$9,100	\$5,008	\$5,000	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—



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.

Highlights: This project has been delayed as the Redevelopment Authority continues to work with the Town of Upper Marlboro in regards to 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 2024	
Began Construction	FY 2024	
Project Completion	FY 2026	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2021 Estimate	FY 2022	Total
\$0	\$0	\$0	\$0

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2021 Estimate	Total 6 Years	Budget Year FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	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				\$—	\$—	\$—	\$—	\$—	\$—	\$—	

