



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTOR'S MEETING

October 6, 2020

9:00 a.m.

Teleconference



Redevelopment Authority
of Prince George's County

BOARD OF DIRECTORS MEETING

October 6, 2020 - 9:00 a.m.

Teleconference

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. CONSENT AGENDA ITEMS
 1. SECRETARY'S REPORT
(Minutes of the September 1, 2020 Board Meeting)
 2. TREASURER'S REPORT
3. EXECUTIVE DIRECTOR'S REPORT
4. FINAL REMARKS FROM THE CHAIR AND BOARD MEMBERS
5. FINAL REMARKS FROM THE GENERAL PUBLIC
6. ADJOURNMENT

Next Meeting: November 3, 2020

**Redevelopment Authority of Prince George's County
Board Meeting**

Minutes of the Meeting, September 1, 2020 9:00 am

Teleconference

PRESENT

Board Members

David Harrington, Chair

Leon Bailey, Vice Chair

Ronnette Earle

Erma Barron

Staff

Patricia Omondi

Edren Lewis

Stephen Paul

Andrea Anderson

Cheryl Douglas

Sheila Roberts

Adewale Dada

Lakeisha Smith

Ernest Williams

Ex- Officio Members and Officer

Angie Rodgers

General Counsel

Tiffany Releford

Community Advisory Committee

None

Others

Secretary Report:

Mr. Harrington called the teleconference meeting to order at 9:20 AM having declared a quorum present. Mr. Harrington addressed the board for any comments on the July board minutes. Ms. Barron addressed the board and stated that there were a few corrections that needed to be made to the report. She stated she would address the typos before the next meeting for the approval of July's minutes. A motion to approve the minutes was made by Ms. Barron and seconded by Ms. Earle, the motion passed.

Treasurer's Report:

Accountant, Sheila Roberts informed the board that the Redevelopment Authority has closed out the fiscal year 2020 (FY2020) in the black based on the revenue from the Housing Rehabilitation Assistance Program (HRAP). She stated that the HRAP has provided additional revenue for the operating budget. She informed the board that there were allocation issues within the operating budget that the Accounting Department and Office of Management and Budget (OMB) is working together to correct.

Ms. Roberts informed the board on the onward progression of the Purple Line Corridor, Glenarden and Suitland Projects. She stated that a Request for Proposal (RFP) was issued in FY2020 for the Commercial Property Improvement Program. Ms. Robert's informed the board that the RDA is working with the OMB and Office of Finance (OOF) to reconcile the negative balance in the Gateway Arts District financial statements. She stated that due to the delay of uploading the FY2021 budget, there would be a delay in paying the vendors. Ms. Barron asked how much of an impact would the delay cause. Ms. Robert's stated that the delay in paying the vendors would be no longer than two-weeks. Mr. Bailey addressed the board and thanked Ms. Roberts on the improved outlook on the treasurer's report. A motion to approve the minutes was made by Mr. Bailey and seconded by Ms. Earle, the motion passed

Executive Director's Report:

Mr. Paul informed the board that the RFP's for the Cheverly Hospital site and the Pepco Forestville Site was released in August 2020. He stated that he was very pleased with responses from the RFP. He stated that a Proposal Analysis Group (PAG) was being formed for the selection process. He informed the board that construction of Glenarden Apartment project phases 2B & 3 was delayed due to the rejection of the application submitted to the State from the Housing Community Development Dept. He stated that the RDA would re-adjust some numbers and re-apply requesting a 9% and 4% tax credit.

Mr. Harrington addressed the board and asked Mr. Paul if he could receive the list of names from the Cheverly Hospital and Forestville Pepco solicitation responses. Mr. Bailey asked if a Request for Quotation (RFQ) was requested from suppliers in addition to the RFP. Mr. Bailey stated that by requesting an RFQ it would help small businesses grow. Mr. Paul stated that the RDA has requested RFQ's for RDA's past solicitations.

Open Discussion:

Mr. Paul discussed RDA's current projects and the tracking results of the increased tax base. He informed the board that Studio 3807 taxes paid at acquisition and date of completion totaled to a net increase of \$323,173.00. The Artisan taxes paid at acquisition and date of completion had a net increase of \$232,810.00. Towne Square at Suitland Federal Center had a net of \$1.2 million in taxes paid at completion from the selling of 240 townhomes. He informed the board that the selling of properties: 4511, 4505 Rhode Island and 4018 Volta Avenue increased the property values within those neighborhoods. Mr. Harrington addressed the board and stated that the property values in Mr. Rainer and Brentwood has increased up to 30%.

Mr. Paul informed the board on the Developer Local and MBE Contracting fees and percentages. Ms. Earle inquired on the Artisan and Suitland Town Homes contracting percentages. Mr. Paul informed the board that the contracting percentage for Suitland Townhomes is higher due to the builder NVR being a largely funded local firm. Mr. Paul stated that the RDA has (4) new projects: Cheverly, Forestville Pepco, Lyndon Hills Elementary School, and Beacon Heights Purple Line Station. He informed the board that the goal for the new projects is to solely solicit Local and MBE Contractors. Mr. Bailey addressed the board and asked how the RDA would track the progression in obtaining 100% Local and MBE Contractors. Mr. Paul informed the board that the RDA follows the County Legislation in obtaining up to 40% of Local and MBE Contracts and is working on increasing that threshold by 60%. Mr. Paul stated that he would track the Local and MBE results through the solicitations.

Mr. Paul stated that the goals for RDA's projects is to provide affordable living, increase the tax revenue base, and create safer communities. Meeting adjourned 10:20am.

TREASURER'S REPORT

September 30, 2020

We are still tweaking the layout and information reported in the Treasurer's Reports to provide complete and accurate information. Again, comments are always welcomed, as we intend to provide the Board with useful information and a view of all the available funding provided to the Agency. As we embark upon this new year it is the Agency's intention to continue the mission even in these unprecedented times. Although FY 2021 has just gotten underway the County is in the process of working on the FY 2022 budget. We look forward to any comments or information that this board may have that we need to bring to the attention of the Budget and Management team or the Executive Office for the up coming year. Any changes or wishes?

Operating Budget

In accordance with the Office of Management and Budget, we are working to get all the information sorted out. Based on the current year expenditures we have received \$2,581.88 in miscellaneous revenue that was not projected. At this time the expenses related to the Down Payment and Closing Cost staff has not been moved over to this report still pending budget alignment. Expenses for the month of September were \$39,019.42 as a result of Insurance premiums and Consulting work provided on several projects.

Capital Improvement Program

During the month of September, the Office of Management and Budget along with Ms. Lewis and myself reviewed the cumulative appropriations along with the expenditures to date. With this reconciliation we have adjusted the fund balances and all revenue anticipated in FY 2021 to be true and accurate at this time. We are still researching the Gateway Art's District-CIP project budget, since this project is not represented in the FY 2021 budget book, I have removed it from the treasurer's packet until further notice. As stated last month the Net Zero projects are expected to start in this fiscal year. Expenses for the month of September were \$212,662.23. Construction and Landscaping were the largest expenses. In the month of September another 9 lots were sold at Suitland for a total of \$416,895.00 bringing the total revenue received in FY 2021 to \$927,960.00.

OPERATING BUDGET
(As of September 30,2020)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	2,094,362.85	0.00	0.0%
410300 County Contribution	40,719.42	43,382.90	333,500.00	290,117.10	13.01%
410210 CDBG/HITF - Pathway to Purchase Program	0.00	0.00	361,300.00	361,300.00	0.0%
499994 Technical Assistance Fee - HRAP	0.00	0.00	0.00	0.00	0.0%
499994 Technical Assistance Fee - MNCPPC	0.00	0.00	0.00	0.00	0.0%
480000 Miscellaneous Revenues	0.00	2,581.88	0.00	2,581.88	1.00
Total - Revenue	40,719.42	45,964.78	2,789,162.85	653,998.98	1.65%
Expense					
Board Expense					
511311 Allowances (Stipends)	1,700.00	3,800.00	25,000.00	21,200.00	15.2%
511702 Catering (Meeting Expenses)	0.00	0.00	4,000.00	4,000.00	0.0%
510811 Conf & Sem Fees	0.00	0.00	3,000.00	3,000.00	0.0%
Total - Board Expense	1,700.00	3,800.00	32,000.00	28,200.00	11.88%
Operating Expense					
510111 Telephone- Regular Service	0.00	0.00	500.00	500.00	0.0%
510114 Telephone- Wireless/ Cellphone	293.17	0.00	2,200.00	2,200.00	0.0%
510311 Duplication and Reproduction	201.23	0.00	20.00	20.00	0.0%
510412 Outside Courier Service	97.05	129.95	450.00	320.05	28.88%
510810 Training Cost	0.00	0.00	5,000.00	5,000.00	0.0%
510911 Advertising	0.00	290.00	2,000.00	1,710.00	14.5%
511519 Other Insurance Premiums	13,534.00	13,534.00	25,000.00	11,466.00	54.14%
511702 Catering ^b	0.00	0.00	1,000.00	1,000.00	0.0%
511703 Temporary Clerical/ Administration ^c	0.00	0.00	45,000.00	45,000.00	0.0%
511704 Professional Service/Legal ^c	0.00	0.00	90,000.00	90,000.00	0.0%
511715 Professional Service/ Auditor (annual)	6,000.00	6,000.00	20,000.00	14,000.00	30.0%
511720 Fiscal Agent Fees (quarterly)	0.00	0.00	60,000.00	60,000.00	0.0%
511722 Consultants and Studies	18,200.00	18,200.00	23,620.00	5,420.00	77.05%
511749 Other General and Administration	0.00	0.00	100.00	100.00	0.0%
511799 Other Operating Contract Service	497.00	994.00	10,000.00	9,006.00	9.94%
511801 General Office Supplies	0.00	0.00	3,000.00	3,000.00	0.0%
511808 Printing Charges	0.00	0.00	160.00	160.00	0.0%
511890 Other Operating Supplies	196.97	434.95	13,000.00	12,565.05	3.35%
512604 Strategic Initiatives	0.00	0.00	250.00	250.00	0.0%
512650 CDBG/HITF Pathway to Purchase Operating Support ^c	0.00	0.00	361,300.00	361,300.00	0.0%
514103 Awards and Presentation	0.00	0.00	200.00	200.00	0.0%
Total - RDA Operating Expense	39,019.42	39,582.90	662,800.00	623,217.10	5.97%
Total Expense	40,719.42	43,382.90	694,800.00	651,417.10	6.24%
Net Income	0.00	2,581.88	2,094,362.85	2,581.88	-4.60%

Notes:

^aThe Fund Balance is the carryover of unspent funds from the previous two Fiscal Years. Note the agency received 1,656,174 from Federal Grants reimbursements. It is subject to change once the the completion of the reconciliation for 2020.

^b Operating expense Catering line item includes functions such as staff retreats, farewell luncheons and the annual holiday party.

^c Operating expenses for the Pathway 2 Purchase Program Operating Support and other Admin Costs pending budget alignments

CAPITAL BUDGET
(As of September 30,2020)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	212,662.23	267,170.08	12,616,121.06	12,348,950.98	2%
410300 County Contribution	-	-	-	-	0%
410110 State Grants	-	-	250,000.00	250,000.00	0%
480140 Property Sales	416,895.00	927,960.00	7,961,000.00	7,033,040.00	12%
499994 Other Project Revenue	-	10,000.00	8,058,000.00	8,048,000.00	0%
480290 Miscellaneous Revenue	184,740.75	217,316.75	1,029,000.00	811,683.25	21%
Total Revenue^a	814,297.98	1,422,446.83	29,914,121.06	28,491,674.23	35%
Expense					
511722 Consultants and Studies	4,400.00	4,400.00	30,000.00	25,600.00	15%
511751 Security ^c	-	-	300,000.00	300,000.00	0%
527010 Design	11,844.90	11,844.90	150,000.00	138,155.10	8%
527110 Land Costs	-	-	937,603.91	937,603.91	0%
527123 Outside Appraisals/Legal	-	-	125,000.00	125,000.00	0%
527211 Construction	82,832.00	133,430.85	19,427,194.15	19,293,763.30	1%
527221 Pepco	323.30	323.30	5,000.00	4,676.70	6%
527212 Contract Engineering	25,422.00	25,422.00	230,000.00	204,578.00	11%
527227 Landscape/ Beautification	84,940.03	88,849.03	3,076,000.00	2,987,150.97	3%
527346 Other Non- Defined Projects	2,900.00	2,900.00	5,633,323.00	5,630,423.00	0%
Total Expense	212,662.23	267,170.08	29,914,121.06	29,646,950.98	29%
Net Income	601,635.75	1,155,276.75	-	(1,155,276.75)	6%

Notes:

^a In collaboration with the Office of Management and Budget the Fund Balance delmia has been resolved to the best of our ability. All funding is listed is accessible for FY21.

^bIncludes County PAYGO, State/Federal Grants, Developer Fees, Property Sales and General Obligation bonds.

^c Based on an internal audit the office of Finance has adjusted the expenditures to reflect the correct amount for this fiscal year.

ADDISON ROAD
(As of September 30 ,2020)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2021 YTD	Approved FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	7,300.00	11,209.00	614,072.91	602,863.91	1.83%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	50,000.00	50,000.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Blue Line Façade Program ^b	0.00	0.00	0.00	0.00	0.0%
499994 Fairmount Heights Net Zero ^c	0.00	0.00	0.00	0.00	0.0%
499994 Lyndon Hill Project	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	950,000.00	950,000.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	7,300.00	11,209.00	1,614,072.91	1,602,863.91	0.69%
Expense					
527110 Land Costs	0.00	0.00	937,603.91	937,603.91	0.0%
527227 Landscape/Beautification to include Maintenance	3,080.00	6,989.00	18,000.00	11,011.00	38.83%
527211 Construction	0.00	0.00	485,146.00	485,146.00	0.0%
527212 Contract Engineering	1,320.00	1,320.00	30,000.00	28,680.00	4.4%
527346 Blue Line Façade Program	0.00	0.00	14,396.00	14,396.00	0.0%
527346 Blue Line Façade Program RDA Match ^b	0.00	0.00	14,000.00	14,000.00	0.0%
527346 Fairmount Heights Net Zero Program ^c	0.00	0.00	14,927.00	14,927.00	0.0%
527346 Lyndon Hill Project	2,900.00	2,900.00	100,000.00	97,100.00	0.0%
Total Expense	7,300.00	11,209.00	1,614,072.91	1,602,863.91	0.69%
Net Income	0.00	0.00	0.00	0.00	0.0%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^bThe Blue Line Façade program will be completed based on funding from prior fiscal years

^cFairmount Heights' Net Zero program will receive \$500K from Paygo from the County.

CHEVERLY
(As of September 30, 2020)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	0.00	0.00	738.23	738.23	0.0%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	200,000.00	200,000.00	0.0%
480140 Property Sales	0.00	0.00	0.00	0.00	0.0%
499994 Other Project Revenue	0.00	0.00	208,000.00	208,000.00	0.0%
480290 Miscellaneous Revenue	0.00	0.00	0.00	0.00	0.0%
Total Revenue	0.00	0.00	408,738.23	408,738.23	0.00%
Expense					
527227 Landscape/ Beautification	0.00	0.00	8,000.00	8,000.00	0.0%
527211 Construction	0.00	0.00	200,738.23	200,738.23	0.0%
527346 Other Non- Defined Projects	0.00	0.00	200,000.00	200,000.00	0.0%
Total Expense	0.00	0.00	408,738.23	408,738.23	0.0%
Net Income	0.00	0.00	0.00	0.00	0.0%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

- A \$936K final payment (outstanding balance) from the sale of 5801-09 Annapolis Road is anticipated in FY21.

- Refundable deposit for the purchase of the 5801-09 Annapolis Road property (per terms of purchase agreement).

COUNTYWIDE REVITALIZATION^a
(As of September 30, 2020)

Revenue and Expenditure Categories with Accounting Code		September Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue						
491010	Fund Balance ^a	4,400.00	4,400.00	2,056,248.34	2,051,848.34	0.21%
410300	County Contribution	0.00	0.00	0.00	0.00	0.0%
410110	State Grants	0.00	0.00	0.00	0.00	0.0%
480140	Property Sales	0.00	0.00	0.00	0.00	0.0%
499994	Community Impact Grants	0.00	0.00	400,000.00	400,000.00	0.0%
499994	Commercial Property Improvement Program	0.00	0.00	600,000.00	600,000.00	0.0%
499994	Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
499994	PEPCO Energy Project	0.00	0.00	25,000.00	25,000.00	0.0%
499994	Purple Line Corridor ^b	0.00	10,000.00	0.00	(10,000.00)	100.0%
480290	Miscellaneous Revenue	0.00	0.00	0.00	0.00	
Total Revenue		4,400.00	14,400.00	3,081,248.34	3,066,848.34	0.47%
Expense						
511722	Consultants and Studies	4,400.00	4,400.00	10,000.00	5,600.00	44.0%
527010	Design	0.00	0.00	25,000.00	25,000.00	0.0%
527211	Construction	0.00	0.00	2,056,248.34	2,056,248.34	0.0%
527123	Outside Appraisals/Legal ^c	0.00	0.00	100,000.00	100,000.00	0.0%
527346	Community Impact Grants	0.00	0.00	210,000.00	210,000.00	0.0%
527346	Commercial Property Improvement Program	0.00	0.00	600,000.00	600,000.00	0.0%
527346	Northern Gateway Project	0.00	0.00	0.00	0.00	0.0%
527346	Purple Line Corridor	0.00	0.00	80,000.00	80,000.00	0.0%
Total Expense		4,400.00	4,400.00	3,081,248.34	3,076,848.34	0.14%
Net Income		0.00	10,000.00	0.00	(10,000.00)	100.0%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^b The Purple Line Corridor was added as a sub-project for FY2021. A refundable deposit was received for the Beacon Heights project located along the Purple Line Corridor.

^c Outside Appraisals/Legal expenses will be used for any of the sub-projects listed in Countywide Revitalization.

GLENARDEN APARTMENT REDEVELOPMENT
(As of September 30,2020)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	26,477.00	26,477.00	5,683,517.12	5,657,040.12	0.47%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	0.00	0.00	3,961,000.00	3,961,000.00	0.0%
499994 Other Project Revenue ^c	0.00	0.00	4,350,000.00	4,350,000.00	0.0%
480290 Miscellaneous Revenue ^d	74,796.75	74,796.75	829,000.00	754,203.25	9.02%
Total Revenue	<u>101,273.75</u>	<u>101,273.75</u>	<u>14,823,517.12</u>	<u>14,722,243.37</u>	<u>0.68%</u>
Expense					
511722 Consultants and Studies	0.00	0.00	20,000.00	20,000.00	0.0%
527010 Design	2,375.00	2,375.00	100,000.00	97,625.00	2.38%
527211 Construction	0.00	0.00	10,053,517.12	10,053,517.12	0.0%
527212 Contract Engineering	24,102.00	24,102.00	200,000.00	175,898.00	12.05%
527227 Landscape/ Beautification	0.00	0.00	50,000.00	50,000.00	0.0%
527346 Other Non- Defined Projects	0.00	0.00	4,400,000.00	4,400,000.00	0.0%
Total Expense	<u>26,477.00</u>	<u>26,477.00</u>	<u>14,823,517.12</u>	<u>14,797,040.12</u>	<u>0.18%</u>
Net Income	<u>74,796.75</u>	<u>74,796.75</u>	<u>0.00</u>	<u>(74,796.75)</u>	<u>0.5%</u>

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^b Property Sales(Land Proceeds) are anticipate in the amount of 3,961,000.00

^c Other Project Revenue is anticipated based on total project cost and expenditure recorded this number represents the anticipated amount not received.

^d Miscellaneous Revenue consist of \$74,796.00 from Developer fees

SUITLAND MANOR
(As of September 30, 2020)

Revenue and Expenditure Categories with Accounting Code	September Actuals	FY 2021 YTD	Adopted FY 2021 Budget	Remaining Budget	% of Budget Received or Expended
Revenue					
491010 Fund Balance ^a	174,485.23	225,084.08	4,261,544.46	4,036,460.38	5.28%
410300 County Contribution	0.00	0.00	0.00	0.00	0.0%
410110 State Grants	0.00	0.00	0.00	0.00	0.0%
480140 Property Sales ^b	416,895.00	927,960.00	4,000,000.00	3,072,040.00	23.2%
499994 Other Project Revenue	0.00	0.00	1,525,000.00	1,525,000.00	0.0%
480290 Miscellaneous Revenue ^c	109,944.00	142,520.00	200,000.00	57,480.00	71.26%
Total Revenue	701,324.23	1,295,564.08	9,986,544.46	8,690,980.38	12.97%
Expense					
511751 Security	0.00	0.00	300,000.00	300,000.00	0.0%
527010 Design	9,469.90	9,469.90	25,000.00	15,530.10	37.88%
527110 Land Costs	0.00	0.00	0.00	0.00	0.0%
527123 Outside Appraisals/Legal	0.00	0.00	25,000.00	25,000.00	0.0%
527211 Construction	82,832.00	133,430.85	6,631,544.46	6,498,113.61	2.01%
527221 Pepco	323.30	323.30	5,000.00	4,676.70	6.47%
527227 Landscape/ Beautification	81,860.03	81,860.03	3,000,000.00	2,918,139.97	2.73%
Total Expense	174,485.23	225,084.08	9,986,544.46	9,761,460.38	2.25%
Net Income	526,839.00	1,070,480.00	0.00	(1,070,480.00)	11%

Notes:

^aFund Balance has changed based on the Cumulative Appropriations and life to date expenditures .

^bSale Proceeds from remaining townhouse lots at Suitland Town Center site (projected total revenue is \$4 million in 2021). For FY21 (18)Town House lots sold for \$927,960.000

^c Miscellaneous Revenue is anticipated from several sources. The RDA received \$142,520.00 from WSSC-SDC Credits

**EXECUTIVE DIRECTOR'S REPORT TO THE BOARD OF DIRECTORS PRINCE
GEORGE'S COUNTY REDEVELOPMENT AUTHORITY (RDA)**

9/1/2020 – 9/30/2020

General

The FY 2020 financial audit is underway.

Solicitations

An RFP was released for a design team to create concept plans for the Cheverly Hospital site and the Forestville /Pepeco site. Proposals are due August 27, 2020.

Glenarden Apartments- New Name Glenarden Hills

Rubble Removal and Rough Grading

Pleasants Construction, Inc. continues with the rubble removal and rough grading of the remaining site.

Rubble Removal Gap Funding Efforts

Maryland Department of Housing and Community Development National Capital Strategic Economic Development Fund (NCSEDF) June 12, 2019 grant proposal for \$1.5 million. The RDA has been awarded \$1 million in grant funds.

DHCD PY 45R Community Development Block Grant June 30, 2019 proposal for \$2 million to assist with rubble removal and soil remediation on the remaining phases of the Glenarden project. \$269,280.66 was awarded.

Pleasants was awarded a change order for \$209,280.66 from the block grant and they started work on March 30th, 2020. Approval on a request to modify the grant to include Project Delivery Costs for 60k is pending. The delivery costs would cover Ben Dyer and Hill Carnes fees of 10k and 50k respectively for the associated engineering services. The portion of the work to be funded with the \$269,280.66 grant was completed on April 24th, 2020. All the funds to be expended in this grant have been utilized. A request for reimbursement of the funds was submitted to DHCD on April 27th, 2020.

Glenarden Phase 2A – 55 Senior Units

The Prince George’s County Council has approved a Resolution for the award of \$500,000 of HOME funds for Phase 2A and a Resolution for a Payments in Lieu of Taxes (PILOT) for Phase 2A to assist with project gap financing.

Phase 2A is a \$14 million project for construction of the second half of the senior building. Closing on financing and start of construction occurred in December 2019. Construction is ongoing.

Glenarden Phase 2B – 104 family units (60 affordable units up to 60% AMI and 44 market rate units)

The development team’s application for 9% LIHTC submitted to MD DHCD on May 6, 2019 was not approved. This represents the third unsuccessful application for Phase 2B. Development team is now working to restructure Phase 2B. Phase 2B as currently structured, is a \$34.5 million project with projected funding sources including 9% LIHTC equity, private mortgage, MD DHCD Rental Housing Program funds, HOME funds, Prince George’s County Housing Trust Fund and CIP, and deferred developer fee.

Glenarden Phase 1 (114 Senior and Family Units and Community Center)

The Community Center is completed and currently houses the project leasing center. The Senior Building and all family buildings in Phase I are completed and occupied.

Suitland Development

4809 Suitland Road

No update.

2606 Shadyside Avenue

No update.

Towne Square at Suitland Federal Center

Rough grading, site demolition, and building demolition began in October 2017. Demolition of the retail buildings along Suitland Road was completed in May 2018. Infrastructure construction on Phase 1A started in January 2018 and is now complete. Infrastructure construction on Phases 1b, 1C and 2 began in March 2019 and is ongoing.

Townhouses

NVR was selected as the town house builder. Construction of the model townhomes began in August 2018 and is now complete. Initial sales are ahead of schedule with 140 sales so far, over 100 homeowners are now moved in.

Senior Residences

A team led by Mission First Housing was selected to develop the 137-unit senior building. The development agreement was signed on March 29, 2018. The project is now in the design phase. Construction is set to begin in August 2020.

Infrastructure Construction:

Construction is complete for Phase 1A and ongoing for Phases 1B, 1C and 2. Phase 3 is in design. The Phase 4 plan approval process with M-NCPPC has begun.

Housing Rehabilitation Assistance Program II

The HRAP II program is funded with \$5 million of CDBG and county general funds to preserve housing of low and moderate-income households by providing zero interest loans of up to \$60,000 for housing rehabilitation. It is anticipated that up to 90 households will benefit from this program. The HRAP II program is marketed on the HIP, RDA and DHCD websites and through County Council constituent services. Outreach workshops are also planned for Prince George's County municipalities.

In June 2018, the RDA and Housing Initiative Partnership, Inc., (HIP) successfully launched the second round of the Housing Rehabilitation Assistance Loan Program (HRAP II). To date, fifty-six (56) loans for \$2,917,145.89 have closed. Total HRAP II expenses are \$632,603.91 So far 72.63%, or \$3,668,347.15 of the \$5,050,647.86 budget, has been committed.

There are currently 99 completed applications on file and in various stages of processing. Application intake has ended. New inquiries will be added to a waiting list to be notified if additional funding becomes available.

Commercial Property Improvement Grant Program (CPIP)

CPIP AWARDEES AND CURRENT STATUS

Name of Awardee	Address	CPIP Award Amount	Current Status	Grant Drawn
The Landing at Woodyard	8899 Woodyard Road, Clinton, MD 20735	\$350,000	<i>Project completed.</i>	\$350,000
The Shops at Iverson	3737 Branch Ave., Hilcrest Heights MD 20748	\$350,000	<i>Shopping centers scheduled for permit review with Maryland Park & Planning on 6-4-2020.</i>	\$0
St. Barnabas Plaza	3650-3676 St. Barnabas Rd, Suitland 20746	\$250,500	<i>Project completed.</i>	\$250,500
Largo Town Center	900 Largo Center Drive, Upper Marlboro, MD 20774	\$267,034	<i>Project completed</i>	\$0
Shoppes at Crittenden Crossing	4802-4816 Rhode Island Ave. 4805 42 nd Place, 4902 43 rd St.	\$150,000	<i>Project completed.</i>	\$150,000
Dodge Plaza	7700-7778 Landover Road, Landover, MD 20785	\$75,000	<i>Project scheduled to be completed by fall 2020</i>	\$0
Green Meadows Shopping Center	6543-6547 Ager Rd., Hyattsville MD 20782	\$350,000	<i>Project completed</i>	\$0
Mt. Rainier Main Street	3201-3219 Rhode Island Avenue, 3200 Otis St., Mount Rainier, MD 20738	\$76,000	Ownership withdrew participation due to inability to provide funding match committed with application.	\$0
Town Center Market	4705 Queensbury Road, Riverdale MD 20737	\$50,000	<i>Project completed</i>	\$50,000

On February 15, 2019, RDA received 17 applications from owners of shopping centers and retail space for CPIP funding. Requests totaled \$3.9 million for \$1.9 million in available funding. The CPIP will provide a Matching Grant to approved shopping centers and retail space for eligible improvements including exterior façade, place making, lighting and major building systems improvements that enhance retail competitiveness and viability. The CPIP will require a 50% applicant match, meaning that the applicant will pay for half of the total project costs. To achieve the maximum impact for CPIP funding, the minimum grant request is \$50,000 (for \$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more total project costs).

Project Update

Three more retail centers have completed property renovations. Largo Town Center and Green Meadows are gathering their request for payment information. Dodge Plaza is waiting for final inspection electrical and mechanical sign off by DPIE before they schedule for a final walk through with the RDA representative.

CPIP 2020 NOFA

RDA has received a total of nine applicant submissions for 2020 program. The retail centers are located in the following areas of Prince Georges County:- (4) Beltsville, (1) Clinton, (1) Upper Marlboro, (2) Laurel, (1) Hyattsville. Funding for this year’s program is \$900,000. To achieve the maximum impact for CPIP funding, the minimum grant request is \$50,000 (for \$100,000 total project costs) and the maximum grant is \$350,000 (for \$700,000 or more total project costs).

The proposal analysis group completed its review of the nine applicant submissions in mid July 2020. Funding for this round is \$900,000. A total of six retail centers were funded and three were not funded.

Project Update:

2020 retail awardees are currently working on bids, quotes, from contractors for submission to the RDA for review and execution of their grant agreements.

2020 CPIP Awardees

Retail Center	Address	City, State	Award Amount
4410 Power Mill Road	4410 Power Mill Road	Beltsville, MD	\$108,850
Chestnut Hills Center	10450-10500-10508 Baltimore Ave	Beltsville, MD	\$61,670
Garrett Cove LTD Partnership	5001 Garrett Avenue	Beltsville, MD	\$87,500
Finmarc Laurel, LLC - German Laurel, LLC - Pike Laurel, LLC	14709 - 14711 - 14713 Baltimore Avenue	Laurel, MD	\$231,980

The Shops at Chillum Road	3100 Queens Chillum Road	Hyattsville, MD	\$350,000
Marlboro Crossing	5700 Crain Highway	Upper Marlboro, MD	\$60,000
			\$900,000

The following retail center and commercial businesses were not approved for funding because these applicants did not meet the required threshold in order to be considered for funding:

Retail Center	Address	City, State	Award Amount
E.L. Smith Properties LLC	11524 Baltimore Avenue	Beltsville, MD	-0-
FM198 LLC	209 Gorman Avenue	Laurel, MD	-0-
James Riley, Jr	6400 Old Alexandria Ferry Way	Clinton, MD	-0-

Glassmanor-Oxon Hill TNI Home Restoration Façade Improvement Program

RDA has been assigned the responsibility for providing oversight over the implementation of this \$330,000 County TNI Blight Eradication initiative in the Glassmanor-Oxon Hill community. The program will improve the external appearance of up to 38 residential properties, while leveraging other programs like HRAP to support neighborhood preservation. Housing Options & Planning Enterprises, Inc., a local nonprofit, will provide application intake and construction management. The RDA has approved HOPE's 1st invoice for \$74,414.00 and has forward the RFP packet to DPIE for payment. RDA has received the 2nd invoice for \$46,466.66 and has forwarded the RFP packet to DPIE for payment. Total expenditures to date are \$120,880.66.

Gateway Arts District

1. **4100 Rhode Island Avenue:** Developer closed on financing in April 2018 and construction was completed in January 2020. Leasing is ongoing.
2. **3807 Rhode Island Avenue:** Construction is complete. The residential units are 95% leased, the 5 artists' studios are leased, and the retail space is now occupied by Savor, food hall with various vendors.
3. **3300 Block of Rhode Island Avenue:** Construction was completed in April 2018. The restaurant tenant has executed the lease and the restaurant space is under construction. The developer is still negotiating with prospective tenants for the remaining commercial space including a coffee shop. Residential leasing has begun.

6700 Riverdale Road Property

This property is being transferred to the RDA from the County. An RFP was issued on October 31, 2019. Responses were due on January 10, 2020. The RFP process is now complete, and a

development team led by Advantage Properties has been selected. The next step is to negotiate and execute the development agreement.

Capitol Heights/Addison Road Metro Corridor

Maryland Park Drive Property: The development agreement has been extended to March 31, 2020. The Architect is designing the buildings for permit submission. The developer is exploring financing options including using Housing Trust Fund money.

6503 Valley Park Road: The site is included in the Fairmount Heights Net Zero Energy District project.

Fairmount Heights Net Zero Energy District: Warren Brothers Construction, LLC a certified MBE, DBE, Prince George's County Based Business has been selected as the general contractor. Initial six homes will be modular construction by Beracah Modular Homes in Greenwood, Delaware. The project was awarded \$1 million in the approved FY 2019 budget. RDA closed on the acquisition of the Fairmount Heights lots on June 21, 2018 and lots transferred to HIP, the project developer on June 27, 2018. RDA acquisition of the Fairmount Heights lots was funded with a \$250,000 MD DHCD Community Legacy grant. A Storm water Management Plan has been submitted to DPIE for review. HIP is working with Warren Brothers to finalize construction costs.

Blue Line Corridor Opportunity Zone Redevelopment: The RDA has been tasked with coordinating a series of development projects into comprehensive redevelopment plan. The Lyndon Hill School site has been transferred to the RDA for redevelopment as part of project. The corridor is in an Opportunity Zone and that qualifies the area to receive State grants which will help advance the projects.

Central Avenue –Metro Blue Line Corridor TOD Neighborhood Conservation Pilot Façade Improvement Program

The final close out report was submitted to MDHCD and accepted on September 24, 2020. Notification of official project close out will be sent to the RDA shortly.

Cheverly Property: 5801 and 5809 Annapolis Road

ZKSYA, LLC is the selected developer from the RFP process. The Purchase and Sale Agreement and the Development Agreement have been executed and the feasibility study period has been completed.

Hotel Model

Concept Plan for Dual Branded Hotels (Avid and Candlewood Suites) with a total room count of approximately 140-150 rooms finalized with Intercontinental Hotels Group (IHG). Previously 120 room, one brand hotel, was proposed on the 3.34± acre site.

Challenges

Topography of the parcel, rebuilding of retaining walls and structured parking is required, this has resulted in increased development costs and delays.

LEED

Registration and Certification as the first LEED Silver or plus extended stay hotel in the county or local jurisdiction pending.

Closing

Detailed site plan to be submitted for approval by this spring. Interior design by Paradigm Architects in progress. Closing date extended to July 31st, 2020 to determine progress in obtaining the necessary approvals.

Cheverly Hospital Site

Planning for the redevelopment of the Cheverly Hospital site has begun with the release of an RFP to hire a design team to come up with concept plans for the site. Responses are due August 27, 2020. The concept plans will be used to solicit community input in the design of the site prior to the release of an RFP to select a master developer for the site.

Laurel-Bowie Road Park and Ride Lot

This site is 10 acres and is currently operated as a park and ride lot by the Revenue Authority. The County Fire Department has identified this location as suitable for a new fire station. The Fire Department has been approved for \$800,000 design money in FY18. The RDA intends to transfer the property to the Office of Central Services for the construction of a Fire Station.

Pepco/Forestville Development

The RDA is partnering with Pepco on the development of a 32-acre Pepco-owned parcel in Forestville. The site is zoned for town houses and will be developed as a connected community with on site electrical generating capabilities and a variety of sustainable building techniques. An RFP has been released to hire a design team to create a concept plan for the site.

Glenn Dale Hospital Revitalization

RDA coordinated August 22, 2019 Glenn Dale Hospital Team Kick Off Meeting for the 12-month master planning process. Attendees included representatives from the Alexander Company (Pre-Development Services), MNCPPC (Site Owner), Dewberry (Engineering Services); Community First (Pre-Development Services); GTA Environmental (Geotechnical Engineer); Meyers, Rodbell and Rosenbaum (Land Use Counsel); South way/Ellis Construction (Construction Cost Estimating); Maier and Warner (Public Relations); The Traffic Group (Traffic Study). The planning process should be complete in the Spring of 2020.

As a result of the RDA technical assistance to M-NCPPC regarding the adaptive reuse of the Glenn Dale Hospital site, HB 662, the Glen Dale Hospital Bill was approved the Maryland General Assembly to lift the Continuing Care Retirement Community (CCRC) use restriction on the site. The first drafts of the re-use concept plans are complete and undergoing review.

Community Impact Grant

COMMUNITY IMPACT GRANT UPDATES:

2016

Pregnancy Aid Center (PAC) – Weinberg Women’s Health Center beautification project - \$50,000 award

Closure of the Prince George’s County Health Department maternity clinics and the Laurel Regional Hospital maternity wing resulted in a substantial increase in requests for women’s health services at the PAC. Thus, the need for a new wing at the facility. The PAC is zoned as mixed-use and had to get approvals from the County and the State in order to complete the project. There were storm water management issues and concerns. The project is moving forward after DPIE, Planning Board and SHA partner delays with permitting, Planning Board approval and SHA schedule. Demolition of an existing garage and tree and bush removal has taken place. It is estimated that the project will be complete Fall, 2019.

2018

Central Kenilworth Avenue Revitalization CDC – Sarvis Empowerment Café - \$75,000 award

This project focuses on the completion of interior renovation of restaurant space converting it to an operating breakfast/lunch and culinary arts training center. Also, a commercial façade improvement project and adding an awning and a year-round outdoor enclosure.

Activities between December 2019 – April 2020

WSSC permits received; debris removal; 100% rough carpentry completed; 77% HVAC systems completed; 79% plumbing work completed; 100% concrete work completed; 100% architectural millwork completed; 50% thermal and moisture protection completed; 73% of ACT systems; 79% of electrical work completed; trench work was completed and floor closed; 50% of flooring for lack of house operations and in the cooking area; 50% of kitchen equipment installed; 50% of fire protection completed; low voltage cabling installed.

Ivy Community Charities of Prince George's County – The Ivy VINE Grows Green - \$53,500 award

The goal of this project is for the CIG funds to assist with the demolition of a detached garage on the property of the headquarters office and construct a new eco-friendly solar powered building for incubator office space, with a kitchenette, bathroom, conference room and copy center.

The dilapidated garage in the back of the property was demolished and the debris was removed. The detailed site plan as well as a concept plan for the wellness garden has been completed. Neighborhood Design Center has been contacted to help identify the best location on the property for the wellness garden. Research to identify the best solar options for the space are being finalized.

Prince George's Police Athletic League – Fallen Officers Youth Development Park - \$75,000 award

The goal of this project is to re purpose open space located adjacent to the former police headquarters in Landover, to a space that will serve the boys and girls in Landover and surrounding areas.

With the COVID19 outbreak things for the Youth Development Park have been slowed down. Fortunately, some progress has been made. In coordination with Prince George's County, PAL and the lead on this project, the Cal Ripken Sr. Foundation, they have been able to conduct a land survey along with soil sample testing for the environmental impact report. The county has also completed a land and utility use questioner for the company completing this renovation. Fields Inc continues to work with the county to obtain all required permits, but things are taking a little longer due to the global pandemic.

2019

Casa de Maryland – Langley Park Beautification - \$58,524 award (\$42,500 Northern Gateway funds)

The long-term goal of this project is to build trust between Langley Park residents, particularly youth and the Prince George's County Police Department that will lead to a stronger partnership between the community and the police by eliminating crime hot spots and improve public safety in Langley Park. The ways that this will be accomplished will be: community graffiti cleanup; community mural paintings; community tree and shrub plantings and traffic box art wrap. Casa is in the process of updating the budget and getting agreements executed with stakeholders that will assist in the project.

The implementation plan included the purchase and manufacture of materials, the procurement of permissions, and community engagement during the period in which the COVID-19 pandemic has made such activities impossible and illegal. Contractors are unable to work, and we will miss the planting season, necessitating that all landscaping be pushed back to September and

October. Creative community engagement continues but is limited by issues of virtual access and resources in our community.

The following proposed activities have been suspended due to COVID-19 and factors beyond CASA's control:

- community engagement for public art and landscaping interventions
- landscaping and planting;
- all capital improvements on private apartment properties due to residential property management emergency policies;
- streetscape improvements and landscaping on county right of way;
- manufacture and procurement of public art street furniture;
- manufacture and procurement of wayfinding and art signage;
- installation of lighting;
- procurement of materials and equipment for public art and pedestrian safety interventions.

CASA will be moving forward with the Traffic Art Box Wraps however, they are unable to be completed in a way that would include an appropriate amount of community engagement, outreach and input.

Friends of Greenbelt Museum (FOGM) – Greenbelt Museum expansion - \$50,000 award

The total cost of this project is \$160,000+ and will add space to the existing museum space to include a visitor and education center by converting a newly purchased residential property next door to the current museum space.

FOGM has been raising funds to support the renovation of 10A Crescent Road to create the Greenbelt Visitor and Education Center. FOGM has also hired an architect to build on the conceptual plans developed by the Neighborhood Design Center and produce architectural and engineering drawings for the construction project. Old Line Architects are working on the final plans, in coordination with various engineering firms, including a civil engineer, a structural engineer, and a geotechnical engineer. They have all made site visits and are conducting various studies and analyses that will inform the final drawings. A final addition size and layout has been finalized and details such as what HVAC system will be most appropriate for the museum collections are being considered. This work is happening in collaboration with both the City of Greenbelt, and Greenbelt Homes, Inc., as all plans developed will need to be approved by them. With the current COVID-19 crisis, the architects and engineers are continuing their work, but because the City and GHI employees are not as available, the approvals process will take even longer.

Gateway CDC – Media Arts Lab Enhancement - \$50,000 award

The Gateway Media Arts Lab is a community space dedicated to teaching, nurturing, facilitating the media arts community. The facility is utilized as an incubator space and hosts meetings for

City of Mount Rainier officials, business owners, other community members and visitors. The space is open with concrete floors, dry wall partitions and no ceiling. The sound carries and interferes with meeting productivity. Also, the wi-fi and internet service is faulty. This project will provide a remedy with the installation of sound proof solutions; increasing wi-fi capacity; and adding flooring that absorbs noise. This project is on-going.

Gethsemane United Methodist Church – Increasing Visibility in Capital Heights - \$50,000 award

The goal of this project is to increase the visibility of community services offered by Gethsemane United Methodist church from the street – specifically to those driving along Addison Road. The installation of an electrical signage system at the driveway entrance of the church just off Addison Road. The system will be a visual advertisement. This project is on-going.

Housing Initiative Partnership – Sawa’s Hope Circle - \$75,000 award (Northern Gateway funds)

Sawa’s Hope Circle paper street that is used as an outside gathering area in Hyattsville at the corner of Greenbriar Avenue and Red Top Road. It is named after community activist Sawa Kamara, who, until recently resided in the immediate area. Red Top Road is home to several multifamily buildings: apartments, rental townhomes and single-family homes that are rental as well. Most have negligent landlords and no amenities. The neighborhood folks used the area now named Sawa’s Hope Circle to hang out. They would drink and litter, etc. creating a negative impact on the community. Council woman Taveras and DPWT cleaned the area up and created a side walk and minimal light as a deterrent. This project would add streetscape benches and a park-like atmosphere.

Work completed:

In light of the safety concerns, Neighborhood Design Center and Housing Initiative Partnership are focusing park improvements on: mosaic art for the retaining wall, coordinating art for fence wrap to cover the chain-link fence separating the park from the car wash, site lighting, grading, and planting. These improvements will make a significant impact in the community without providing benches or equipment that might attract unwanted hanging out or vandalism. NDC and HIP identified local Prince George’s County mosaic artists, **Shahin Talishkhan**. **HIP will enter into a contract with Shahin to design and implement the approved mosaic tile design on the concrete retaining wall as well as design a complimentary design for the fence wrap.** Met with Electrician on site to finalize lighting options for the park.

Updated planting plan.

Work still in progress:

NDC reworked planting plan for the site and has shared with NZI Construction for pricing. Shahin is developing the design concept for the retaining wall and fence wrap. We will have meeting the beginning of May to review designs. Finalizing lighting plan with electrician and PEPCO. Despite COVID, we continue to anticipate the park’s completion by June 30, 2020.

Little Friends for Peace – Peace Park of Mount Rainier - \$50,000 award

This project will designate open space in the city of Mount Rainier as “Peace Park” . Currently the space is an unmarked plot of grass with an unmarked historic well that has not been maintained in many years. CIG funds will assist with building a labyrinth and path; reactivate the well, install lighting, seating/benches and signage. This project is currently in the preparation phase, getting community input, input from architects and landscapers and other such activities.

Northern Gateway CDC – International Corridor Strategic Placemaking through Arts and Cultural Education (SPACE) - \$100,000 award (Northern Gateway funds)

This project will be located in the Northern Gateway of the County -- International Corridor – intersection of Riggs Road and University Blvd to New Hampshire Avenue and University Blvd. It will provide banners and way finding systems, streetscape furniture, pedestrian enhancements and recreational improvements.

Northern Gateway CDC – Gateways Migration Project - \$50,000 award

Murals and historical wayfinding signage will be placed at Northern Gateway schools (Lewisdale Elementary, Carole Highlands Elementary, Adelphi Elementary, Cool Spring Elementary, Mary Harris “Mother” Jones Elementary and Ridgecrest Elementary) and community centers (Langley Park and Rollingcrest-Chillum).

Prince George’s Arts and Humanities Council – Green Meadows Shopping Center - \$32,500 award (Northern Gateway funds)

A public art installation will be placed on an open wall at Green Meadows Shopping Center in Hyattsville. This project is on-going.

Prince George’s Arts and Humanities Council – 4550 Rhode Island Ave North Brentwood - \$32,500 award

This project is located at the entrance of the Gateway Arts District bordering Washington, D.C. and Prince George’s County. Landscaping and artwork will be placed along the fence line of 4550, 4600 and 4644 Rhode Island Avenue. This project is on-going.

2020

Recommendations for FY 2020 Community Impact grant awards have been submitted and are under review for final approval. Total amount of countywide grant funds available for distribution is \$247,000. Amount requested is \$253,000. There is \$250,000 available for the next round of funding for nonprofit organizations in the Northern Gateway.

Transforming Neighborhoods Initiative (TNI)

No update.

Down Payment and Closing Cost Assistance program

The RDA secured \$405,395.28 in HOME funds from DHCD for down payment and closing cost assistance to restart the PATHWAY TO PURCHASE Program on October 1, 2019. The program started receiving applications in December 2019.

Total loans applied	13
Loans being processed	0
Loans clear to close	0
Loans closed	13
Loans sent back	0

Training and Outreach (to date):

Homebuyer 8-hour Housing Counseling Classes: 200 First Time Homebuyers

Economic Impact

Pathway to Purchase Loans:	\$124,247.25
County Property Taxes Generated:	\$31,040.53
County Recordation & Transfer Taxes:	\$57,628.85
Remaining Balance as of October 1, 2020 is	\$281,148.03

Neighborhood Stabilization Program

NSP 1 (May 2019)

To date, properties purchased: 30

- Properties sold: 30
- Properties under construction: 0
- Properties in preconstruction/architectural design phase: 0
- Rehabilitated properties for sale: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$7,072,006	0	\$0

NSP 3/NCI 3 April - 2017)

HUD has approved the Close Out of the NSP 3 Program.

To date, properties purchased: 31

- Properties sold: 31
- Properties under contract (acquisition): 0
- Properties under contract (resale): 0
- Properties in architectural design/bid stage: 0
- Properties under construction: 0

Cumulative Expenditures	Available Grant Balance	Available Program Income Balance
\$3,930,188	0	\$0

INTERAGENCY SUPPORT ACTIVITIES

The following activities and programs are performed by RDA staff in support of other agencies, primarily the Department of Housing and Community Development and the Housing Authority of Prince George's County. These programs and activities do not come under the direct oversight of the RDA board.

Compliance Reviews

No activity to report.

Planning Coordination

No activity to report.

Real Estate Project Summary Table

Redevelopment Projects	Council District	Lead Staff	TDC (Est.)	FY 2021 Project Revenue	FY 2021 Funding	Status
Central Ave/Blue Line Corridor	7	S. Paul E. Williams	\$100,000,000	\$1,000,000	\$500,000 CIP	9 net zero homes underway
Gateway Arts District	2	S. Paul	\$78,000,000			No new activity planned.
Countywide Revitalization/ Pepco-Forestville	All	Various/ E. Williams	\$70,000,000		\$25,000 CIP	Community Impact Grants and CPIP ongoing
Cheverly Hotel Property and Cheverly Hospital site	5	P. Omondi and E. Williams	\$25,000,000	\$980,000	\$61,000 CIP	Feasibility studies completed by the developer. Site development plans for submission ongoing
4809 Suitland Road and 2606 Sunnyside Avenue	7	S. Paul	TBD		0	Sites are being held in inventory.
Glenarden Hills	5	P. Omondi	\$138 million	\$50,000	\$ 351,000 CIP	Construction started
Towne Square at Suitland Federal Center	7	S. Paul	\$500 million	\$4,000,000	\$0 CIP	Construction started

Beacon Heights/Purple Line Redevelopment	3	P. Omondi	\$120 Million			Development agreement being negotiated
Total CIP			\$1,031,000,000	\$6,035,000	\$937,000	