

REDEVELOPMENT AUTHORITY

MISSION AND SERVICES

Mission - 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 homebuyers

Strategic Focus in FY 2019 -

The Authority's top priorities in FY 2019 are:

- Continue the redevelopment multiple infill sites – Glenarden Apartments, 210 Maryland Park Drive, 4100 Rhode Island Avenue and Towne Square at Suitland Federal Center
- Complete the redevelopment at the Singer Flats and 3807 Rhode Island Avenue (The Artisan)
- Increase homeownership opportunities for first time homeowners
- 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 2019 BUDGET SUMMARY

The FY 2019 approved budget for the Redevelopment Authority is \$696,700, an increase of \$11,100 or 1.6% over the FY 2018 approved budget.

Budgetary Changes -

FY 2018 APPROVED BUDGET	\$685,600
Increase Cost: Operating - Increase due to funding for staff supporting the CDBG My Home program	\$363,200
Increase Cost: Operating - Increase in professional service expenses for an increase County property insurance costs and to support feasibility analysis services	\$33,000
Increase Cost: Operating - Increase in contracts cost for auditing services	\$4,000
Decrease Cost: Operating - Decrease in training budget for RDA staff	(\$1,000)
Decrease Cost: Operating - Decrease in board expenses	(\$1,500)
Decrease Cost: Operating - Decrease in office supplies	(\$10,000)
Decrease Cost: Operating - Decrease in copier expenses	(\$24,000)
Decrease Cost: Operating - Reduction in funding for staff supported by the Housing Investment Trust Fund - County Purchase Assistance Program (CPAP) program	(\$352,600)
FY 2019 APPROVED BUDGET	\$696,700

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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 - Accelerate the completion of infill projects in support of developing more mixed-income, mixed-use and mixed-tenure communities. Measured as the number of housing units completed.

FY 2023 Target	FY 2016 Actual	FY 2017 Actual	FY 2018 Estimated	FY 2019 Projected	Trend
400		1	143	82	↔

Trend and Analysis

In FY 2018, the RDA and its development partners anticipate the completion of 3807 Rhode Island Avenue in Brentwood. They also anticipate the continued construction for the initial two phases of Glenarden Apartments, 210 Maryland Park Drive, 4100 Rhode Island Avenue in Brentwood and the Towne Square at the Suitland Federal Center. Most of these projects will be completed in multiple phases over many years. The performance measure was switched to completed units and commercial space and away from completed projects in order to better reflect the impact of the projects on a year to year basis.

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Performance Measures

Measure Name	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Estimated	FY 2019 Projected
Resources (input)					
Number of RDA employees	8	9	9	9	9
Number of RDA project managers	3	3	3	3	3
Total State funds received	\$475,000	\$229,100	\$250,000	\$200,000	\$0
Total local funds received (County PAYGO)	\$1,300,000	\$1,375,000	\$3,650,000	\$2,000,000	\$6,250,000
Number of properties held in inventory	7	7	4	3	2
Workload, Demand and Production (output)					
Number of RDA buildings demolished	1		1	3	8
Total cost of property maintenance	\$80,444	\$123,000	\$250,000	\$250,000	\$200,000
Quality					
Average number of years to complete a multi-family or commercial project from acquisition to completion	6	6	6	6	6
Impact (outcome)					
The amount of County property taxes collected as a result of RDA infill redevelopment projects			\$3,200	\$422,400	\$211,200
Number of local jobs created/retained as a result of RDA infill redevelopment projects			3	174	90
Number of housing units developed			1	143	82
Square footage of commercial and retail space developed			0	8,000	10,000

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 2023 Target	FY 2016 Actual	FY 2017 Actual	FY 2018 Estimated	FY 2019 Projected	Trend
100	0	29	50	75	↑

Trend and Analysis

In FY 2019, the RDA will complete 75 down payment and closing cost assistance loans to first time home buyers in the County. Additional funding will need to be secured in order to continue the program beyond FY 2019. Possible source are CDBG funds and the Housing Investment Trust Fund.

The RDA also offers grants to commercial property owners and County based nonprofits for projects related to neighborhood beautification, sustainability, blight eradication and commercial property physical

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upgrades. Historically the grant programs receive requests for funding which exceed the amount of available funding.

Performance Measures

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Resources (input)					
Number of RDA employees	8	9	9	9	9
Number of RDA project managers	3	3	3	3	3
Total State funds received	\$475,000	\$229,100	\$250,000	\$200,000	\$0
Total local funds received (County PAYGO)	\$1,300,000	\$1,375,000	\$3,650,000	\$2,000,000	\$6,250,000
Workload, Demand and Production (output)					
Community Impact Grant (CIG) Program grant funding issued			\$249,049	\$500,000	\$500,000
Commercial Revitalization Program grant funding issued			\$0	\$1,500,000	\$1,500,000
Number of net zero energy homes developed in the County (NEW)			0	1	3
Impact (outcome)					
Number of first time homebuyer assistance loans closed	44	0	29	50	75
Deed and recordation taxes generated by down payment and closing cost assistance loans			\$131,928	\$227,463	\$341,195
Percentage of Community Impact Grant and Commercial Revitalization Grant expenditures that are with County based or Minority owned firms				30%	40%

FY 2018 KEY ACCOMPLISHMENTS

- Completed construction on the following projects:
 - 3807 Rhode Island Avenue
 - 3300 block of Rhode Island Avenue
 - Phase I of the Glenarden Apartments
- Commenced construction on the following projects:
 - Phase I of Towne Center at Suitland Federal Center
 - Phase II of the Glenarden Apartments
 - 210 Maryland Park Drive
- Awarded \$500,000 in Community Impact Grants.

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Redevelopment Authority of Prince George's County FY 2019 Approved Budget

	FY 2017 ACTUAL	FY 2018 APPROVED	FY 2018 ESTIMATED	FY 2019 APPROVED	CHANGE FY18 - FY19
Beginning Fund Balance	\$ 92,647	\$ 24,347	\$ 38,265	\$ 38,265	57.2%
Revenue					
Intergovernmental Salary Contributions	\$ 986,918	\$ -	\$ -	\$ -	0.0%
County Grant	233,700	317,600	317,600	333,500	5.0%
HITF - Staff Support - County Purchase Assistance Program - CPAP	313,700	352,600	352,600	-	-100.0%
CDBG - Staff Support - My Home	-	-	-	363,200	0.0%
Appropriated Fund Balance	-	15,400	-	-	-100.0%
CDBG Suitland Façade Program	42,517	-	118,100	-	0.0%
Total Revenue	\$ 1,576,835	\$ 685,600	\$ 788,300	\$ 696,700	1.6%
Expenditures					
Board Expenses					
Board Member Stipend	\$ 18,997	\$ 30,000	\$ 30,000	\$ 28,500	-5.0%
Board Meeting Expenses	1,880	2,000	2,000	2,000	0.0%
Board Member Development	-	-	-	-	0.0%
Total Board Expenses	\$ 20,877	\$ 32,000	\$ 32,000	\$ 30,500	-4.7%
Operating Expenses					
<i>Administrative Expenses:</i>					
Administrative Expenses:	\$ 39,877	\$ -	\$ 8,600	\$ -	0.0%
Supplies	17,369	30,000	30,000	20,000	-33.3%
Copier	4,956	30,000	6,000	6,000	-80.0%
Receptionist	35,999	45,000	45,000	45,000	0.0%
Staff Training	3,000	6,000	6,000	5,000	-16.7%
Office of Finance Fees (fixed cost for Office of Finance)	60,000	60,000	60,000	60,000	0.0%
Audit Fees	16,000	16,000	16,000	20,000	25.0%
Redevelopment Division Staff & Fringe	986,918	-	-	-	0.0%
Total Administrative Expenses	\$ 1,164,119	\$ 187,000	\$ 171,600	\$ 156,000	-16.6%
<i>Professional Service Expenses:</i>					
General Counsel	\$ 66,635	\$90,000	\$90,000	\$90,000	0.0%
Insurance	23,097	24,000	24,000	27,000	12.5%
Feasibility Analysis Services	-	-	-	30,000	100.0%
Total Professional Expenses	\$ 89,732	\$ 114,000	\$ 114,000	\$ 147,000	28.9%
<i>Project Expenses:</i>					
HITF - Staff Support - County Purchase Assistance Program - CPAP	\$ 313,700	\$ 352,600	\$ 352,600	\$ -	-100.0%
CDBG - Staff Support - My Home	-	-	-	363,200	100.0%
CDBG Suitland Façade Program	42,790	-	118,100	-	0.0%
Total Project Expenses	\$ 356,490	\$ 352,600	\$ 470,700	\$ 363,200	3.0%
Total Operating Expenses	\$ 1,610,341	\$ 653,600	\$ 756,300	\$ 666,200	1.9%
Total Expenditures	\$ 1,631,217	\$ 685,600	\$ 788,300	\$ 696,700	1.6%
EXCESS OF REVENUE OVER EXPENDITURES	\$ (54,382)	\$ -	\$ -	\$ -	0.0%
OTHER ADJUSTMENTS	\$ -	\$ (15,400)	\$ -	\$ -	-100.0%
Ending Fund Balance	\$ 38,265	\$ 8,947	\$ 38,265	\$ 38,265	327.7%