PRINCE GEORGE’S COUNTY
DEVELOPMENT UPDATE & OUTLOOK

Speakers
The Honorable Rushern Baker, III
County Executive, Prince George’s County
Howard Ways, III - Executive Director
Redevelopment Authority of Prince George’s County
John Vick - President, Eastern Division
Walton Development & Management

Moderator – Stephen Powell, The JBG Companies

Presentation  5:30 to 7:00 p.m.
Reception    7:00 to 8:00 p.m.
May 14, 2013
PRESENTATION TO THE TRANSPORTATION, HOUSING AND THE ENVIRONMENT COMMITTEE

2013 REVIEW
REDEVELOPMENT AUTHORITY OVERVIEW

- Established by Charter in 1998

- Powers include residential, commercial or industrial development and/or redevelopment

- Develops, redevelops, revitalizes and preserves targeted communities with an emphasis on communities within the Beltway in support of the County Executive’s priorities of community development, transit-oriented development, and affordable housing

6412 Central Avenue
Mission Statement

The mission of the Redevelopment Authority is to be the County’s principle development/redevelopment entity with a specific focus on the development of mixed income, mixed use and mixed tenure in targeted communities, and the development and preservation of workforce/affordable housing near transit centers.
Board of Directors
Monty Cooper, Esq.
Chair

Director (DHCD)
Eric C. Brown

Executive Director
Howard Ways

Associate Director
Stephen Paul

Admin Specialist I
Tanya Diggs

Admin Aide IV
Kelly Niksejel

(Full-time Temp)
Lois Gordon

Office of Finance
Ron Wells

General Counsel
Len Lucci

Admin Specialist II
Rosalyn Clemens

Community Dev. IV
James Pringle

Community Dev. IV
Patricia Omondi

Community Dev. III
Victor Sherrod

Community Dev. I
Alonzo Washington

Legend
- RA Staff
- Limited Term Grant
- Funded Staff
- Part-time Contractual Personnel
- Temporary Employee
BUSINESS LINES

- Infill Redevelopment
- Community Impact Projects
- Neighborhood Stabilization
- Down Payment and Closing Cost Assistance for Homeownership (My Home/Buy Suitland)
INFILL REDEVELOPMENT

1. Glenarden Apartments
2. Pointe at Cheverly
3. Suitland Town Center
4. Maryland Park Drive in Capitol Heights
5. 3807 Rhode Island Avenue in Brentwood
6. 4100 Rhode Island Avenue in Brentwood
CURRENT INFILL PROJECT

3807-3809 Rhode Island Avenue

- Select Landex as developer in March 2013
- Demolish vacant 17,000 sq. ft. commercial building
- Create mixed use building with 6,000 square feet of ground floor commercial/retail space and 130 residential units on the upper floors
- Groundbreaking – Fall 2014
## CURRENT INFILL PROJECT

<table>
<thead>
<tr>
<th>Maryland Park Drive</th>
<th>Description</th>
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<tbody>
<tr>
<td>4 acre property located at 210 Maryland Park Drive, Capitol Heights, Maryland.</td>
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<td>Five proposals received for consideration by the PAG</td>
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<td>RDA initiated re-zoning from R-55 to MUI</td>
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<tr>
<td>100 year flood plain exists on parcel</td>
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<tr>
<td>Suitland Town Center</td>
<td>Description</td>
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<td></td>
<td>• The Suitland Manor redevelopment is a 22 acre site within ½ mile of the Suitland Metro Station.</td>
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<td>• A mixed use, walkable community is being assessed for the site by the development team.</td>
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<td>• Proposed 250-500 housing units with 140-270,000 sq.ft. retail space</td>
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This 2.4 acre site offers excellent accessibility and visibility along the Rhode Island Avenue corridor in the Town of Brentwood.

*New Development RFP issued in April 2013*
<table>
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<tr>
<th>Glenarden Apartments</th>
<th>Description</th>
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<tr>
<td></td>
<td>• Potential HUD foreclosure and transfer of 578 unit apartment complex</td>
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<td></td>
<td>• Redevelopment as a mixed income community</td>
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<tr>
<td>Project Title</td>
<td>Description</td>
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<td>-----------------------</td>
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</tr>
<tr>
<td>Point at Cheverly</td>
<td>• Redevelopment of 3.85 acre site for mixed income housing</td>
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<td></td>
<td>• Great views and vehicular access</td>
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Riverdale Park Business Plan Competition

- Business plan competition to attract new retail to underutilized commercial space

- Partnership with Town of Riverdale Park, Douglas Development and Office of Councilmember Eric Olson
AFRICAN AMERICAN MUSEUM AND CULTURAL CENTER

• 10,000 facility
• $6 million construction cost
• October 2013 Groundbreaking
COMMUNITY IMPACT GRANTS

• Capital grants available for community projects countywide

• Maximum grant award = $50,000

• Available to local non-profit community-based organizations

• Two grant categories: Neighborhood Beautification or Environment/Natural Resources and Sustainability.
COMMUNITY IMPACT GRANTS

• Three awards to date:

1. ECO City Farm for its Urban Farm Project- $50,000

2. Hyattsville CDC-Storer Building Project- $50,000

3. Neighborhood Design Center- Building our Digital and Garden Toolbox Project- $16,110
The Neighborhood Stabilization Program (NSP) is federally and state funded initiative to stabilize neighborhoods hard hit by foreclosure through homeownership assistance and acquisition and rehabilitation of foreclosed, abandoned and short sale properties.
Neighborhood Stabilization Program

Locations for NSP acquisition and rehabilitation projects
NSP PROGRAM IMPROVEMENTS

- Created design palette
- Established green rehabilitation standards
- Prequalified 6 new contractors and 5 architects
- Instituted new acquisition and management procedures
- Improved staff
## NSP I ACQUISITION & REHABILITATION PROGRAM ACCOMPLISHMENTS

- $2,480,215 grant funding
- $1,084,661 of Program Income Available
- 29 properties purchased
- 25 properties sold to date
- 4 properties in preconstruction phase
- 1 property under construction
- Awarded $3 million for neighborhood stabilization activities from the Maryland Attorney General Mortgage Settlement
NSP 3/NCI 3 ACCOMPLISHMENTS

- $214,924 OF PROGRAM INCOME AVAILABLE
- 12 PROPERTIES PURCHASED
- 8 PROPERTIES IN PRECONSTRUCTION PHASE
- 4 PROPERTIES UNDER CONSTRUCTION
THE 2012 HOUSING FAIR LOTTERY HOUSE

Green Building Demonstration
2013 LOTTERY HOUSE

COUNTER TOP BEFORE

COUNTER TOP AFTER
The My HOME program provides down payment and closing cost assistance to eligible home buyers throughout Prince George’s County using federal HOME program funding.
### Economic Impact of 2012 MY HOME Closings

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td>Closings Total Sales Price</td>
<td>28,843,565.00</td>
</tr>
<tr>
<td>Average Sale Price</td>
<td>173,756.42</td>
</tr>
<tr>
<td>MY HOME Loan $</td>
<td>1,304,355.44</td>
</tr>
<tr>
<td>1st Trust Mgt</td>
<td>28,594,143.00</td>
</tr>
<tr>
<td>Property Taxes</td>
<td>599,741.60</td>
</tr>
<tr>
<td>Recordation &amp; Transfer</td>
<td>570,616.73</td>
</tr>
<tr>
<td>Income Generated</td>
<td>4,015,048.59</td>
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<tr>
<td>203 K Construction $</td>
<td>665,618.48</td>
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</table>
My HOME

Closed Cases for 2011-2012 by zip code concentration
My HOME/Buy Suitland Accomplishments

- **33 Marketing Events held since 2011**
- **4065+ citizens attended Marketing Events**
- **Awarded $735,000 in State NCI funding in 2013**
- **Anticipated $5 million for down payment and closing cost assistance from the Attorney General Mortgage Settlement**
My HOME/BUY SUITLAND

State Bus Tour and Hil Mar Drive Press Event
Hil Mar Drive

HAPPY HIL MAR DRIVE
HOME OWNER
STRATEGIC GOALS FOR 2013 - 2014

- Issue 4 infill development dispositions
- Create a commercial façade improvement program
- Establish a revenue bond program
- Create net zero energy homes pilot project
THANK YOU
The Washington Building Congress is a professional trade association made up of over 1,000 companies and individuals from a variety of disciplines, all with an active interest or involvement in the Washington metropolitan area real estate, design and construction community.

The WBC was established in 1937 as an “umbrella organization” to represent the collective interests of the industry, provide education and networking opportunities, and promote the professional advancement of our members.