

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





Redevelopment Authority
of Prince George's County

3

**PRESENTATION TO THE
TRANSPORTATION, HOUSING AND THE
ENVIRONMENT COMMITTEE**



2013 REVIEW

REDEVELOPMENT AUTHORITY OVERVIEW

4

- 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

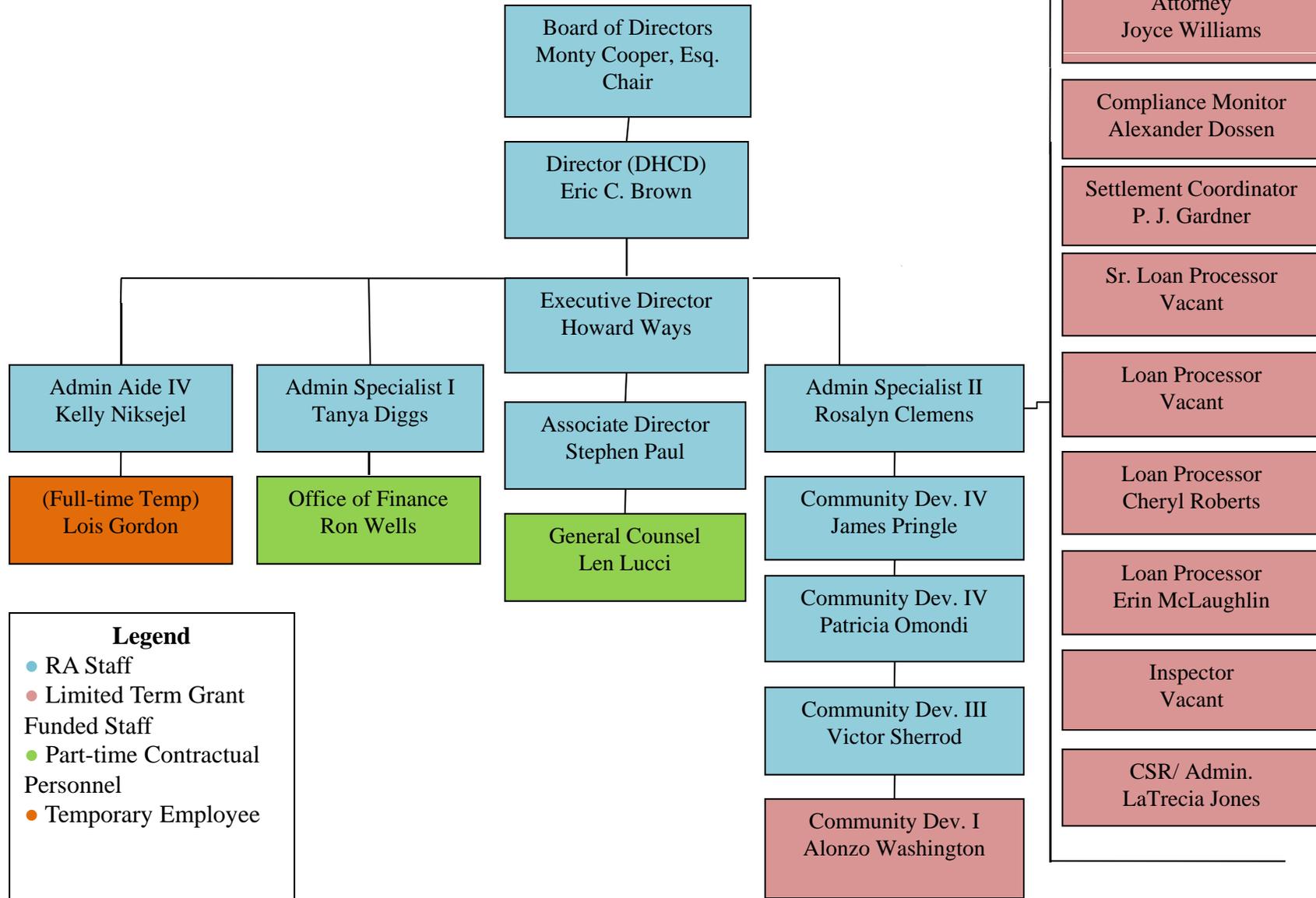
MISSION & VISION STATEMENTS

5

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.

RDA ORGANIZATIONAL STRUCTURE



BUSINESS LINES

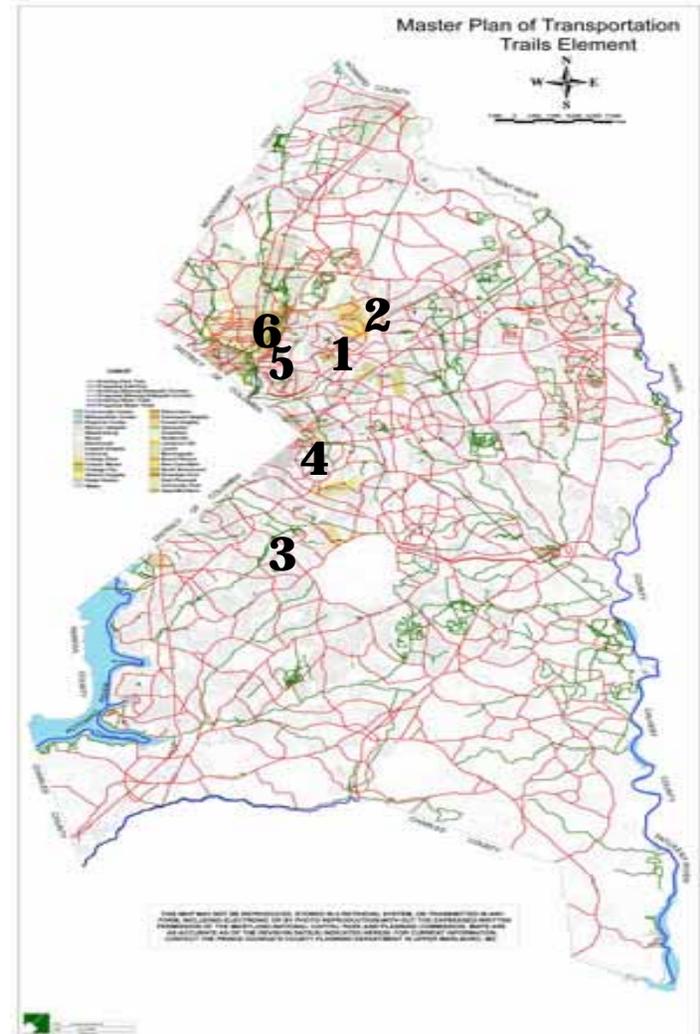
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- **Infill Redevelopment**
- **Community Impact Projects**
- **Neighborhood Stabilization**
- **Down Payment and Closing Cost Assistance for Homeownership (My Home/Buy Suitland)**

INFILL REDEVELOPMENT

8

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

9

3807-3809 Rhode Island Avenue



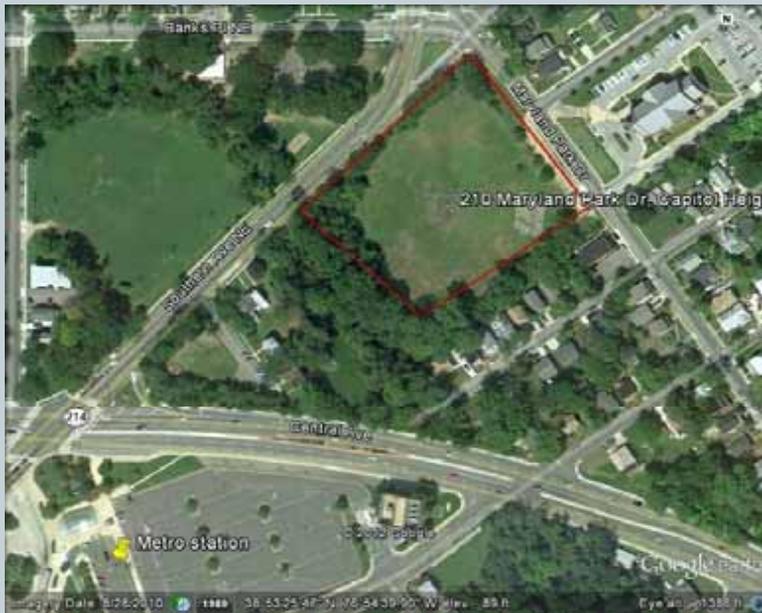
- Select Landex as developer in March 2013
- Demolish vacant 17,000 sq. ft. commercial building
- Create mixed use building with 6,000 square feet of ground floor commercial/retail space and 130 residential units on the upper floors
- Groundbreaking – Fall 2014

CURRENT INFILL PROJECT

10

Maryland Park Drive

Description



- 4 acre property located at 210 Maryland Park Drive, Capitol Heights, Maryland.
- Five proposals received for consideration by the PAG
- RDA initiated re-zoning from R-55 to MUI
- 100 year flood plain exists on parcel

CURRENT INFILL PROJECT

11

Suitland Town Center

Description



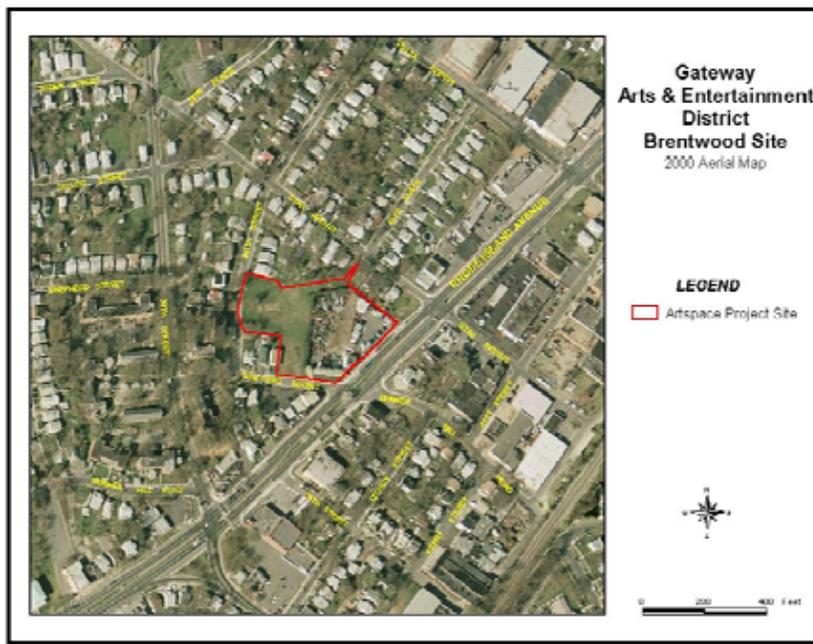
- The Suitland Manor redevelopment is a 22 acre site within 1/2 mile of the Suitland Metro Station.
- A mixed use, walkable community is being assessed for the site by the development team.
- Proposed 250-500 housing units with 140-270,000 sq.ft. retail space

CURRENT INFILL PROJECT

12

4100 Rhode Island Avenue

Description



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

PROJECT IN THE PIPELINE

13

Glenarden Apartments

Description



- Potential HUD foreclosure and transfer of 578 unit apartment complex
- Redevelopment as a mixed income community

PROJECT IN THE PIPELINE

14

Point at Cheverly

Description



- Redevelopment of 3.85 acre site for mixed income housing
- Great views and vehicular access

COMMUNITY IMPACT

15

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

COMMUNITY IMPACT

16

AFRICAN AMERICAN MUSEUM AND CULTURAL CENTER

- **10,000 facility**
- **\$6 million construction cost**
- **October 2013 Groundbreaking**



COMMUNITY IMPACT GRANTS

17



- 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

18



- **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

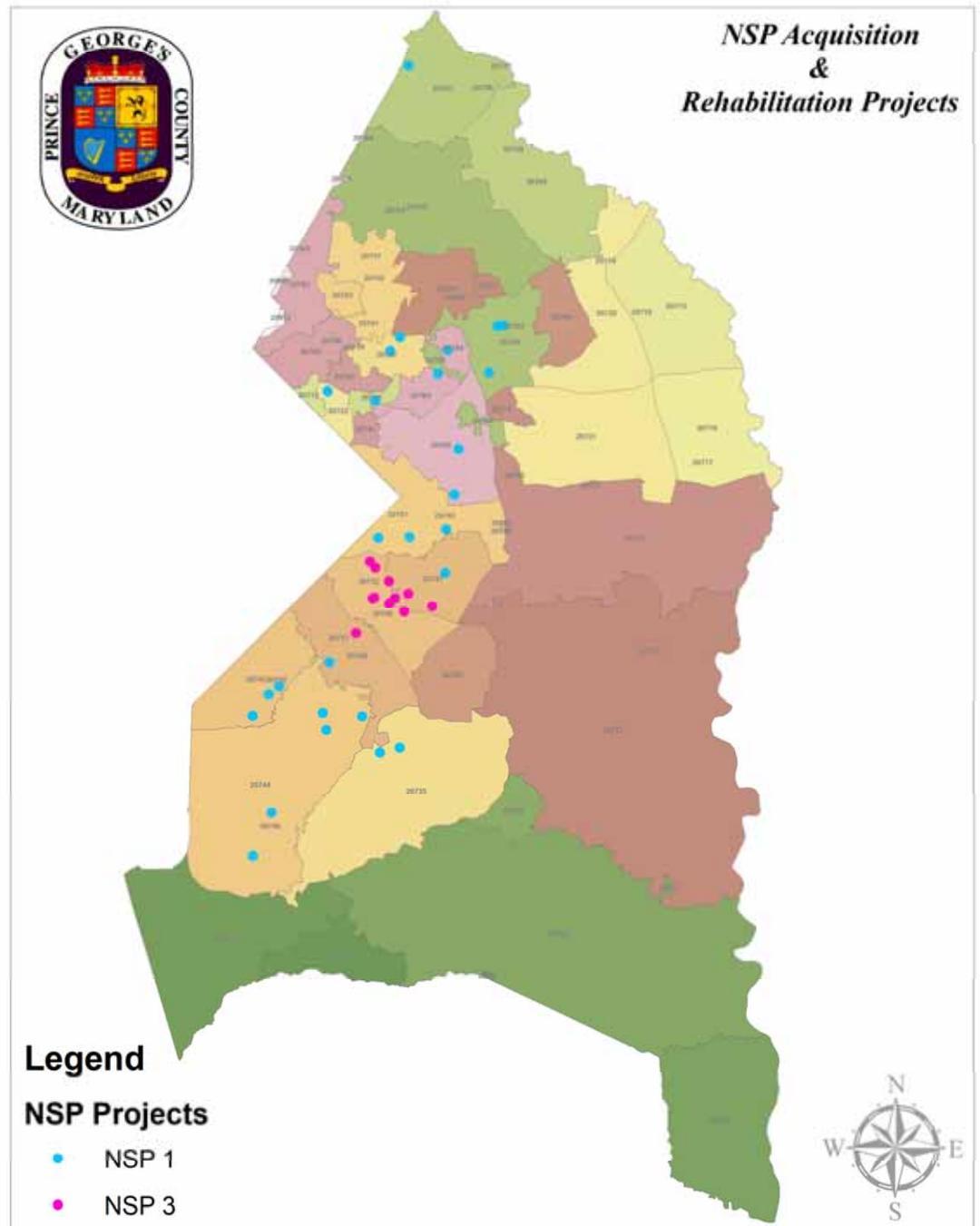
NSP PROGRAM SUMMARY

19

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

21

- 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

22

- **\$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

23

- **\$214,924 OF PROGRAM INCOME AVAILABLE**
- **12 PROPERTIES PURCHASED**
- **8 PROPERTIES IN PRECONSTRUCTION PHASE**
- **4 PROPERTIES UNDER CONSTRUCTION**

THE 2012 HOUSING FAIR LOTTERY HOUSE

24

Green Building Demonstration



2013 LOTTERY HOUSE

25

COUNTER TOP BEFORE



COUNTER TOP AFTER



My HOME SUMMARY

26

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.

THE My HOME PROGRAM

27

Economic Impact of 2012 MY HOME Closings

Closings Total Sales Price	28,843,565.00
Average Sale Price	173,756.42
MY HOME Loan \$	1,304,355.44
1st Trust Mgt	28,594,143.00
Property Taxes	599,741.60
Recordation & Transfer	570,616.73
Income Generated	4,015,048.59
203 K Construction \$	665,618.48

My HOME/Buy Suitland Accomplishments

29

- **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

30

State Bus Tour and Hil Mar Drive Press Event



Hil Mar Drive

31

**HAPPY HIL MAR DRIVE
HOME OWNER**



STRATEGIC GOALS FOR 2013 -2014

32

- Issue 4 infill development dispositions
- Create a commercial façade improvement program
- Establish a revenue bond program
- Create net zero energy homes pilot project

THE REDEVELOPMENT AUTHORITY

33

THANK YOU

WASHINGTON BUILDING CONGRESS

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.