



Demolition Fund

(P091704)

Category	Housing Opportunities Commission	Date Last Modified	03/09/19
SubCategory	Housing (HOC)	Administering Agency	Housing Opportunities Commission
Planning Area	Countywide	Status	Planning Stage

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Other	1,900	25	675	1,200	600	100	500	-	-	-	-
TOTAL EXPENDITURES	1,900	25	675	1,200	600	100	500	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY18	Rem FY18	Total 6 Years	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	Beyond 6 Years
Current Revenue: General	1,900	25	675	1,200	600	100	500	-	-	-	-
TOTAL FUNDING SOURCES	1,900	25	675	1,200	600	100	500	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 20 Approp. Request	100	Year First Appropriation	FY16
Cumulative Appropriation	1,300	Last FY's Cost Estimate	1,900
Expenditure / Encumbrances	-		
Unencumbered Balance	1,300		

PROJECT DESCRIPTION

In an effort to replace some of the County's least sustainable affordable housing, deliver amenities not currently present along with the return of housing to those sites, and embed the new stock of affordable housing within mixed-income communities, the Housing Opportunities Commission (HOC) has vacated its Emory Grove Village property and is beginning the process of vacating its Ambassador property. The entitlement and permitting process for each site will take from two to four years. In the interim, upon vacating these sites, HOC will demolish the existing buildings such that they do not become blights on the surrounding neighborhoods.

LOCATION

Gaithersburg and Wheaton.

CAPACITY

Demolition of 216 units.

ESTIMATED SCHEDULE

Demolition of Emory Grove Village will take approximately three months. Demolition of the Ambassador will take approximately five months. HOC anticipates demolition of both projects by FY20. County reimbursement will be completed by FY21.

PROJECT JUSTIFICATION

Both Emory Grove Village and the Ambassador have physical capital needs that far outweigh their ability to support remediation. As both properties are 100% affordable, they have no resources available to fund improvements or demolition. Both properties are located on prominent corners and would remain vacant for a considerable period of time.

FISCAL NOTE

The estimated cost of demolition for Emory Grove Village is between \$600,000 and \$800,000 and for the Ambassador is between \$1.3 and \$1.5 million. HOC is willing to receive reimbursement for demolition costs in FY20 as part of an FY18 savings plan.

COORDINATION

Department of Finance, Department of Housing and Community Affairs, and the Department of Permitting Services.