



Demolition Fund

(P091704)

Category	Housing Opportunities Commission	Date Last Modified	09/10/20
SubCategory	Housing (HOC)	Administering Agency	Housing Opportunities Commission
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Other	1,900	935	465	500	500	-	-	-	-	-	-
TOTAL EXPENDITURES	1,900	935	465	500	500	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY20	Rem FY20	Total 6 Years	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	Beyond 6 Years
Current Revenue: General	1,900	935	465	500	500	-	-	-	-	-	-
TOTAL FUNDING SOURCES	1,900	935	465	500	500	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 22 Request	-	Year First Appropriation	FY16
Cumulative Appropriation	1,900	Last FY's Cost Estimate	1,900
Expenditure / Encumbrances	-		
Unencumbered Balance	1,900		

PROJECT DESCRIPTION

In an effort to replace some of the County's least sustainable affordable housing, deliver amenities not currently present, to return 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 and Ambassador properties. 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 while HOC works with its non-profit partners to execute a mixed-income redevelopment strategy for the site.

LOCATION

Gaithersburg and Wheaton, Maryland.

CAPACITY

Demolition of 216 units.

ESTIMATED SCHEDULE

Demolition of the Ambassador commenced in August 2019 and was completed in April 2020. Demolition of the mattress store is expected to be completed by October 2020. Demolition of Emory Grove Village is expected to commence toward the end of CY20 and will take approximately three months. The demolition project is expected to be completed and County reimbursement will be completed by the end of 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 percent affordable, they have no resources available to fund improvements or demolition. Both properties are located on prominent corners. Without County support, these properties would most likely 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.

COORDINATION

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