



Elizabeth House Demolition

(P092302)

Category	Housing Opportunities Commission	Date Last Modified	05/15/25
SubCategory	Housing (HOC)	Administering Agency	Housing Opportunities Commission
Planning Area	Silver Spring and Vicinity	Status	Under Construction

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Site Improvements and Utilities	1,500	1,254	246	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	1,500	1,254	246	-	-	-	-	-	-	-	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY24	Rem FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Current Revenue: General	1,500	1,254	246	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	1,500	1,254	246	-	-	-	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 26 Request	-	Year First Appropriation	FY23
Cumulative Appropriation	1,500	Last FY's Cost Estimate	1,500
Expenditure / Encumbrances	-		
Unencumbered Balance	1,500		

PROJECT DESCRIPTION

This project supports the County's portion of the estimated expense for demolishing the existing Elizabeth House multifamily building, which is directly adjacent to HOC's Alexander House, HOC's The Leggett, and Montgomery County's South County Regional Recreation and Aquatics Center "SCRRAC"). These are all part of the larger Elizabeth Square redevelopment of a city block in Downtown Silver Spring. Elizabeth Square will be a mixed-income, multigenerational, mixed-use development consisting of three (3) buildings: The Leggett, formerly known as Elizabeth House III, under which will reside the SCRRAC; the redeveloped Elizabeth House; and the renovated Alexander House. One of the key elements of Elizabeth Square will be The Leggett, a highly amenitized, mixed income, senior living community that comprises 106 units of relocated former Public Housing, 134 Low Income Housing Tax Credit units, and 29 market rate units. The SCRRAC will be a place that welcomes people from both surrounding neighborhoods and across the region to a state-of-the-art public aquatic and recreation center, promoting physical health and intergenerational activity. A destination where seniors can thrive within modern residences, benefit from a senior wellness center, and enjoy shopping and dining, surrounded by green spaces and walking paths, for a truly holistic living experience.

Elizabeth House will be demolished in advance of the opening of the SCRRAC facility in the first half of 2023. The total anticipated cost of \$3 million will be shared by the County and HOC. The estimate assumes the cost to prepare the building and site for demolition, obtain necessary permits and County approvals, disconnecting various public utilities, removing, and abating hazardous

materials, and providing for contingency fund for project unknowns.

LOCATION

1400 Fenwick Lane, Silver Spring, MD 20910

ESTIMATED SCHEDULE

The Commission selected the Berg Corporation for the demolition at the April 5, 2023, Meeting of the Commission. Notice to Proceed was provided in August 2023 and the contractor has started pre demolition activities as all of the existing tenants have been relocated. The demolition is expected to be completed by Spring/Summer 2024.

PROJECT JUSTIFICATION

Demolishing the Elizabeth House within the specified timeline will provide numerous benefits to the County, including increasing visibility to the SCRRAC from Second Avenue and Fenwick Lane, eliminating security and life safety concerns associated with a building remaining vacant while The Leggett and new SCRRAC facility are fully-operational; reducing disruptions to future residents and occupants, which inherently come with demolishing a building of this scale; and expediting the master planning and predevelopment process for the final component of the Elizabeth Square Master Plan.

FISCAL NOTE

FY 2023 supplemental in Current Revenue: General for the amount of \$1,500,000.

COORDINATION

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