



# Community Development

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## PROGRAM DESCRIPTION AND OBJECTIVES

The mission of the Department of Housing and Community Affairs (DHCA) is to:

- Prevent and address factors contributing to the physical decline of residential and commercial areas
- Promote fair and equitable landlord-tenant relations
- Expand the supply of affordable housing
- Ensure existing housing remains safe and well-maintained
- Support community programs that enhance residents' quality of life

DHCA oversees Community Development and Housing Programs to achieve its goals. The County's Community Development Program involves the design and implementation of intergovernmental strategies that address problems contributing to the physical decline of residential and commercial areas, and that support improvements to the quantity and quality of housing for low- and moderate-income families. The activities carried out within the Community Development Program of DHCA include: design and construction of street improvements, sidewalks, and other infrastructure improvements; public facilities and amenities to assure the compatibility of assisted housing and small retail centers with surrounding areas; and Central Business District (CBD) revitalization.

The Department's commercial revitalization activities are designed to encourage renewal of older shopping areas to meet contemporary commercial demands as well as revitalization of smaller commercial centers as focal points for the local community.

## HIGHLIGHTS

Continue to provide support for the Countywide Facade Easement, Facility Planning, and White Oak Commercial Area Improvements and Revitalization projects.

## PROGRAM CONTACTS

Contact Pofen Salem of DHCA at 240-777-3728 or Anita Aryeetey of the Office of Management and Budget at 240-777-2784 for more information regarding this department's capital budget.

## CAPITAL PROGRAM REVIEW

The recommended FY27-32 Capital Improvements Program for DHCA's Community Development program includes three ongoing projects, totaling \$6.3 million over six years. This reflects a \$2.1 million or 25.3 percent reduction from the amended FY25-30 total of \$8.5 million, primarily due to the completion of sub projects within the Countywide Facade Easement, and White Oak Commercial Area Improvements and Revitalization projects.



# Countywide Facade Easement Program

(P762102)

Category	Community Development and Housing	Date Last Modified	01/05/26
SubCategory	Community Development	Administering Agency	Housing & Community Affairs
Planning Area	Countywide	Status	Ongoing

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	2,243	1,253	120	870	135	140	145	150	150	150	-
Construction	4,396	-	2,008	2,388	408	403	398	393	393	393	-
Other	175	-	25	150	25	25	25	25	25	25	-
<b>TOTAL EXPENDITURES</b>	<b>6,814</b>	<b>1,253</b>	<b>2,153</b>	<b>3,408</b>	<b>568</b>	<b>568</b>	<b>568</b>	<b>568</b>	<b>568</b>	<b>568</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Current Revenue: General	6,014	953	1,653	3,408	568	568	568	568	568	568	-
Recordation Tax Premium (MCG)	300	300	-	-	-	-	-	-	-	-	-
State Aid	500	-	500	-	-	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>6,814</b>	<b>1,253</b>	<b>2,153</b>	<b>3,408</b>	<b>568</b>	<b>568</b>	<b>568</b>	<b>568</b>	<b>568</b>	<b>568</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	568	Year First Appropriation	FY21
Appropriation FY 28 Request	568	Last FY's Cost Estimate	5,678
Cumulative Appropriation	3,406		
Expenditure / Encumbrances	2,373		
Unencumbered Balance	1,033		

## PROJECT DESCRIPTION

The Countywide Facade Easement Program revitalizes commercial areas throughout Montgomery County with a focus on older commercial properties. The objective is to support small businesses and encourage private investment. Improvements include installation of new facade materials, center and tenant signage, exterior building and parking lot lighting, outdoor landscaping, murals, and other permanent art features.

## LOCATION

Properties located throughout the County are eligible for participation, with a priority on properties and businesses negatively impacted by Purple Line construction.

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## COST CHANGE

Cost change due to the addition of funding for FY31 and FY32 for this ongoing level-of-effort project.

## PROJECT JUSTIFICATION

As older commercial areas throughout the County continue to age, it is important for the County to provide technical and financial assistance to ensure those aging properties are improved to meet today's commercial standards and demands. The project will require participants to maintain their properties for a negotiated term, with the intent to leverage investment provided by the public sector to encourage private property and business owners to make physical improvements to their buildings. The objective is to provide more attractive and aesthetically pleasing commercial environments that are safe shopping areas for residents and to generate a greater impact on the older commercial areas throughout the County.

## FISCAL NOTE

FY25 supplemental in State Aid for the amount of \$500,000 for commercial building facade improvements.

## DISCLOSURES

Expenditures will continue indefinitely. The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

## COORDINATION

Office of the County Executive, Regional Services Centers, Office of the County Attorney, Department of Permitting Services, Office of Procurement, Maryland National Capital Park and Planning Commission, Maryland Department of the Environment, Montgomery County Economic Development Corporation



# Facility Planning: HCD

(P769375)

Category	Community Development and Housing	Date Last Modified	01/05/26
SubCategory	Community Development	Administering Agency	Housing & Community Affairs
Planning Area	Countywide	Status	Ongoing

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	4,655	3,401	504	750	125	125	125	125	125	125	-
<b>TOTAL EXPENDITURES</b>	<b>4,655</b>	<b>3,401</b>	<b>504</b>	<b>750</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Community Development Block Grant	337	337	-	-	-	-	-	-	-	-	-
Current Revenue: General	4,018	2,764	504	750	125	125	125	125	125	125	-
Current Revenue: Parking - Montgomery Hill	100	100	-	-	-	-	-	-	-	-	-
Federal Aid	200	200	-	-	-	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>4,655</b>	<b>3,401</b>	<b>504</b>	<b>750</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>125</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	125	Year First Appropriation	FY96
Appropriation FY 28 Request	125	Last FY's Cost Estimate	4,405
Cumulative Appropriation	3,905		
Expenditure / Encumbrances	3,398		
Unencumbered Balance	507		

## PROJECT DESCRIPTION

This project provides funds for Department of Housing and Community Affairs (DHCA) facility planning studies for a variety of projects for possible inclusion in the Capital Improvement Program (CIP). In addition, facility planning serves as a transition stage for a project between the master plan or conceptual stage and its inclusion as a stand-alone project in the CIP. Prior to the establishment of a stand-alone project, DHCA will develop a Program of Requirements (POR) that outlines the general and specific features required in the project. Selected projects range in type from: land and building acquisition; conversion of surplus schools/ school sites or County-owned land into housing resources; design and construction of street improvements, sidewalks, and other infrastructure improvements in neighborhoods; and small commercial area revitalization that include streetscaping and circulation along with Central Business District (CBD) revitalization. Facility planning is a decision-making process to determine the purpose and need of a candidate project through a rigorous investigation of the following critical project elements: community revitalization needs; economic, social, environmental, and historic impacts; public participation; non-County funding sources; and detailed project cost estimates. Depending

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upon the results of a facility planning analysis of purpose and need, a project may or may not proceed to construction. For a full description of the facility planning process, see the CIP Planning Section.

## COST CHANGE

Cost increases reflect the addition of FY31 and FY32 to this ongoing project.

## PROJECT JUSTIFICATION

There is a continuing need for development of accurate cost estimates and an exploration of alternatives for proposed projects. Facility planning costs for all projects which ultimately become stand-alone Project Description Forms (PDFs) are included here. These costs will not be reflected in the resulting individual project. Future individual CIP projects, which result from facility planning, will each reflect reduced planning and design costs.

## OTHER

The proposals studied under this program will involve the Office of Management and Budget staff, consultants, community groups, and related program area staff, to ensure that completed studies show full costs, program requirements, and have community support.

## FISCAL NOTE

The cumulative appropriation for the Community Development Block Grant funding was previously overstated. Technical adjustments were made in the biennial FY21-26 CIP to align expenditures with the actual funding available.

## DISCLOSURES

Expenditures will continue indefinitely.

## COORDINATION

Office of Management and Budget, Maryland-National Capital Park and Planning Commission, Department of Transportation, Department of General Services, Regional Services Centers



# White Oak Commercial Area Improvements and Revitalization (P762501)

Category	Community Development and Housing	Date Last Modified	01/05/26
SubCategory	Community Development	Administering Agency	Housing & Community Affairs
Planning Area	Colesville-White Oak and Vicinity	Status	Ongoing

## EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Planning, Design and Supervision	450	-	300	150	50	50	50	-	-	-	-
Construction	3,160	-	1,200	1,960	875	550	535	-	-	-	-
Other	124	-	50	74	25	25	24	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>3,734</b>	<b>-</b>	<b>1,550</b>	<b>2,184</b>	<b>950</b>	<b>625</b>	<b>609</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY25	Est FY26	Total 6 Years	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32	Beyond 6 Years
Current Revenue: General	1,309	-	75	1,234	-	625	609	-	-	-	-
State Aid	2,425	-	1,475	950	950	-	-	-	-	-	-
<b>TOTAL FUNDING SOURCES</b>	<b>3,734</b>	<b>-</b>	<b>1,550</b>	<b>2,184</b>	<b>950</b>	<b>625</b>	<b>609</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	950	Year First Appropriation	FY25
Appropriation FY 28 Request	625	Last FY's Cost Estimate	3,734
Cumulative Appropriation	1,550		
Expenditure / Encumbrances	-		
Unencumbered Balance	1,550		

## PROJECT DESCRIPTION

This project provides funding to implement the Department of Housing and Community Affairs' (DHCA) Countywide Facade Improvement Program (CFIP) for commercial properties in the White Oak area. From FY27 onward, DHCA will support a broader range of community revitalization projects, including facade improvements, safety enhancements, demolition of vacant properties, and beautification projects based on community feedback. The percentage of private investment will be determined based on the individual project scope.

## LOCATION

The current project area is located east of New Hampshire Avenue and south of Lockwood Drive, encompassing properties at 11177

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to 11417 Lockwood Drive, Silver Spring, Maryland 20904. Beginning in FY27, DHCA will expand the project boundaries to include the broader White Oak community.

## ESTIMATED SCHEDULE

The Lockwood Drive project is scheduled for completion by the end of FY26. Additional projects will be identified and initiated on a rolling basis through FY29.

## PROJECT JUSTIFICATION

This project will provide an incentive for business owners to invest in improving their property's exterior, including exterior facade and site improvements. Property owners will be required to contribute to the rehabilitation of their buildings. The expanded scope will enable local community and advocacy organizations to participate in revitalization projects that benefit the broader White Oak community. DHCA will review the Maryland National Capital Park and Planning Commission (M-NCPPC) White Oak sector plan to guide the implementation of projects.

## FISCAL NOTE

In FY25, \$500,000 in State funding was shifted from the Countywide Facade Easement project to the White Oak Commercial Area Improvements and Revitalization project. The Maryland Department of Housing and Community Development provided an additional \$1.925 million grant to support the project through the end of FY27.

## DISCLOSURES

The County Executive asserts that this project conforms to the requirement of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

## COORDINATION

Office of the County Executive, East County Regional Service Center, Office of the County Attorney, Department of Transportation, Department of Permitting Services, Office of Procurement, Maryland National Capital Park and Planning Commission, Maryland Department of the Environment, Montgomery County Economic Development Corporation, Maryland Department of Housing and Community Development, Montgomery Housing Partnership, and Friends of White Oak