



Community Development

PROGRAM DESCRIPTION AND OBJECTIVES

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

- to plan and implement activities which prevent and correct problems that contribute to the physical decline of residential and commercial areas;
- ensure fair and equitable relations between landlords and tenants;
- increase the supply of new affordable housing;
- maintain existing housing stock in safe condition; and
- support community programs that benefit our residents.

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 and Facility Planning 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

Two ongoing projects comprise the recommended FY25-30 Capital Improvements Program for DHCA, for a total six-year cost of \$4.3 million, which is a reduction of \$498,000 or 10% from the Amended FY23-28 total six-year cost of \$4.8 million.



Countywide Facade Easement Program

(P762102)

Category	Community Development and Housing	Date Last Modified	01/10/24
SubCategory	Community Development	Administering Agency	Housing & Community Affairs
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Planning, Design and Supervision	1,345	155	351	839	140	139	140	140	140	140	-
Construction	4,100	-	1,600	2,500	500	400	400	400	400	400	-
Other	233	-	65	168	32	24	28	28	28	28	-
TOTAL EXPENDITURES	5,678	155	2,016	3,507	672	563	568	568	568	568	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Current Revenue: General	4,878	92	1,279	3,507	672	563	568	568	568	568	-
Recordation Tax Premium (MCG)	300	63	237	-	-	-	-	-	-	-	-
State Aid	500	-	500	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	5,678	155	2,016	3,507	672	563	568	568	568	568	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 25 Request	672	Year First Appropriation	FY21
Appropriation FY 26 Request	563	Last FY's Cost Estimate	4,542
Cumulative Appropriation	2,171		
Expenditure / Encumbrances	156		
Unencumbered Balance	2,015		

PROJECT DESCRIPTION

This project provides for revitalizing commercial areas throughout Montgomery County with a focus on older commercial properties. The objective is to provide support to small businesses and to encourage private investment. Improvements will include gateway signage, pedestrian lighting, connectivity, streetscape elements, plant material installation, acquisition of long term facade and center signage easements, and other amenities. The Department of Housing and Community Affairs (DHCA) will begin the project with a focus on commercial areas proximate to residential improvement projects currently underway in DHCA's Focused Neighborhood Assistance program, which will serve as a complement to existing redevelopment efforts that are already in progress. This program will provide a comprehensive approach and balance residential and commercial revitalization activities in these aging communities. This program is not limited to the initially identified commercial areas and may also be expanded to other communities in the County.

LOCATION

The project focus will initially include five commercial areas identified by DHCA, located in the Glenmont and Layhill Shopping Centers, Montgomery Village, Hillandale, and the Wheaton Central Business District. Three of the targeted areas, Wheaton, Montgomery Village and a portion of Hillandale were also selected in part due to their location in Montgomery County's Opportunity Zones. However, this program may expand to other commercial areas throughout the County for additional implementation flexibility.

ESTIMATED SCHEDULE

Schedule change to reflect accelerated implementation of a facade easement project in FY22. White Oak neighborhood facade improvements will begin in FY24.

COST CHANGE

Addition of FY29 and FY30 to this ongoing 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 assure those aging properties are improved to meet today's commercial standards and demands. The Countywide Facade Easement Program 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.

OTHER

DHCA will review various M-NCPPC master and sector plans to evaluate and identify specific commercial areas to participate in the program.

FISCAL NOTE

Some areas may be eligible for the Federal Community Development Block Grant funding.

\$500,000 in State Aid reflects State grants for capital projects awarded during the 2024 Maryland General Assembly session.

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, the Maryland-National Capital Park and Planning Commission, Maryland Department of the Environment, and Montgomery County Economic Development Corporation.



Facility Planning: HCD

(P769375)

Category	Community Development and Housing	Date Last Modified	12/29/23
SubCategory	Community Development	Administering Agency	Housing & Community Affairs
Planning Area	Countywide	Status	Ongoing

EXPENDITURE SCHEDULE (\$000s)

Cost Elements	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Planning, Design and Supervision	4,405	3,359	296	750	125	125	125	125	125	125	-
TOTAL EXPENDITURES	4,405	3,359	296	750	125	125	125	125	125	125	-

FUNDING SCHEDULE (\$000s)

Funding Source	Total	Thru FY23	Est FY24	Total 6 Years	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Beyond 6 Years
Community Development Block Grant	337	337	-	-	-	-	-	-	-	-	-
Current Revenue: General	3,768	2,722	296	750	125	125	125	125	125	125	-
Current Revenue: Parking - Montgomery Hill	100	100	-	-	-	-	-	-	-	-	-
Federal Aid	200	200	-	-	-	-	-	-	-	-	-
TOTAL FUNDING SOURCES	4,405	3,359	296	750	125	125	125	125	125	125	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 25 Request	125	Year First Appropriation	FY96
Appropriation FY 26 Request	125	Last FY's Cost Estimate	4,155
Cumulative Appropriation	3,655		
Expenditure / Encumbrances	3,391		
Unencumbered Balance	264		

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

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 increase due to addition of FY29 and FY30 expenditures 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, and Regional Services Centers.