



# MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

Disposition of County Property: 107 Fleet Street	Executive Order No. 021-23	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 04-06-23

## County Executive Declaration of No Further Need

### Recitals

WHEREAS, the County owns approximately 5,018 square feet of property at 107 Fleet Street, Rockville, Lot 6 as shown on Plat 24320, "Plat of Subdivision and Resubdivision Lots 1-7 & Outlots A & B Victory Court" recorded among the land records of Montgomery County, Maryland, Tax Account Number 04-03690765 (the "Property"); and

WHEREAS, the County issued a Request for Developer Proposals in September 2022 to provide affordable housing at the Property; and

WHEREAS, Habitat for Humanity Metro Maryland, Inc. ("Habitat") was selected to develop the Property as an affordable, single family detached home; and

WHEREAS, Habitat proposes to build a two-story, four-bedroom single-family home that would incorporate universal design elements allowing a household member with mobility challenges to fully live on one, accessible level of the home. Habitat would sell to a household earning at or below 50% AMI. As is typical for a Habitat house, the homebuyer would be required to spend between 200 and 500 sweat equity hours helping to build the home and in educational workshops; and

WHEREAS, the County intends to transfer its fee simple interest in the Property for a nominal sum to Habitat; and

WHEREAS, the County Executive has completed the Preliminary Reuse Review and Reuse Analysis; and

WHEREAS, the material terms of the sale of the Property are as stated above; and

WHEREAS, the County Council is not required to hold a public hearing or approve the Executive's Declaration of No Further Need and the Executive may dispose of the real property for less than fair market value, per Montgomery County Code, Sec. 11B-45(e)(5), as Habitat will legally commit to the Director of the Department of Housing and Community Affairs that the housing unit built on the Property will exempt from the development impact tax under Montgomery County Code, Sec. 52-41(g)(2); and

WHEREAS, in accordance with the provisions of Montgomery County Code Section 11B-45 and COMCOR 11B.45.01.08, Disposition of Real Property, the County Executive must issue an Executive Order declaring that County owned or controlled land is no longer needed for County use.



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### ACTION

In consideration of the above recitals, the County Executive hereby declares that the County-owned Property, approximately 5,018 square feet located at 107 Fleet Street, Rockville, Maryland, 20850, is no longer needed for County use and will be disposed of through transfer to Habitat for Humanity Metro Maryland.

Approved as to Form and Legality  
Office of the County Attorney

By: Neal Anker  
Date: 3/1/2023

APPROVED

Yaakov "Jake" Weissmann, ACAO  
For Fariba Kassiri  
Fariba Kassiri, Deputy Chief Administrative Officer  
Date: 04-06-23