



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Disposition of County Property: Portion of 11920 Chapman Ave.	Executive Order No. 063-23	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 4-13-23

County Executive Declaration of No Further Need

Recitals

WHEREAS, the County owns approximately 2.84 acres of property at 11920 Chapman Avenue, Rockville, per deed recorded among the land records of Montgomery County, Maryland, at Book 49761, page 337; Tax Account Number 04-03748274; and

WHEREAS, the County issued a Request for Developer Proposals in September 2022 to provide affordable housing on an approximately 52,000 square foot portion of the property at 11920 Chapman Ave., (the "Property"); and

WHEREAS, Per the 2015 Purchase and Sale Agreement with the State of Maryland, the land must be used for affordable senior housing; and

WHEREAS, Victory Housing, Inc. ("VHI") was selected to develop the Property with a senior affordable multifamily project; and

WHEREAS, VHI proposes to build a ten-story multifamily senior rental project containing a total of 104 units. The project will contain a mix of one and two bedrooms. Ninety-nine (99) of the units will be affordable to households earning between 30 and 60 percent Area Median Income ("AMI"), and five units (5) will be affordable to households earning 100% AMI; and

WHEREAS, the County intends to enter a 99-year lease for a nominal sum with VHI for the Property; and

WHEREAS, the Property must go through disposition to allow for the long-term lease; and

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

WHEREAS, the material terms of the lease 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 COMCOR 11B.45.01.10, as the real property will be used primarily for a housing development and VHI will legally commit that at least 30% of the housing units built on the real property will be MPDUs or other units that are exempt from development impact tax; and



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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.

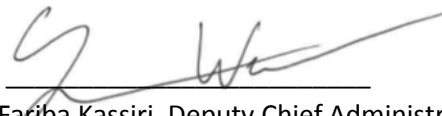
ACTION

In consideration of the above recitals, the County Executive hereby declares that the County-owned Property, approximately 52,000 square feet located at 11920 Chapman Avenue, Rockville, Maryland, 20852, is no longer needed for County use and will be disposed of through long-term lease to Victory Housing, Inc.

Approved as to Form and Legality
Office of the County Attorney

By: Neal Anker
Date: 4-11-2023

APPROVED


for Fariba Kassiri, Deputy Chief Administrative Officer
Date: 4-13-23