



MONTGOMERY COUNTY EXECUTIVE ORDER

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

Public Hearing Notice for Disposition – Portion of 11920 Chapman Ave.	Executive Order No. 068-23	Subject Suffix
Montgomery County Department of General Services	Department No.	Effective Date 04-20-23

Notice of Proposed Disposition Through Long Term Lease – Approximately 52,000 Square Feet of County Property

In accordance with Section 11B.45.01 of the Code of Montgomery County Regulations, Montgomery County, Maryland, announces that it proposes to dispose through long-term lease approximately 52,000 square feet of County-owned property at 11920 Chapman Avenue, Rockville, Maryland (“Property”).

The Property is part of an approximately 2.84-acre site owned by the County, recorded among the land records of Montgomery County, Maryland, at Book 49761, page 337; Tax Account Number 04-03748274. In September 2022, the County issued a request for Developer Proposals to provide housing on the Property. Per the 2015 Purchase and Sale Agreement with the State of Maryland for the larger site, a portion of the land must be used for senior rental housing.

Victory Housing, Inc. (“VHI”) was selected to develop the Property with a senior mixed income rental project. VHI proposes to build a ten-story 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 of the Area Median Income (“AMI”), and five units (5) will be affordable to households earning 100 percent AMI. The County intends to enter a 99-year lease for a nominal sum with VHI for the Property.

A virtual public hearing on the proposed sale of property will be held at 11:00 am on May 8, 2023 via a Zoom meeting. Information on how to attend can be found at: <https://montgomerycountymd.gov/DGS/OPD/home.html>.

Accommodations for disabilities, including sign language interpreter services, will be made upon request. If you need any services or aids to participate in this event, please call the ADA Compliance Manager at 240-777-6197 or email a request to adacompliance@montgomerycountymd.gov. Please provide as much notice as possible, preferably three days in advance. Last minute requests will be accepted but may be impossible to fulfill.

Approved as to Form and Legality
Office of the County Attorney

By: Neal Anker
Date: 4/14/2023

APPROVED

For Fariba Kassiri
Deputy Chief Administrative Officer
Date: 4/20/23