



Countywide Facade Easement Program

(P762102)

Category	Community Development and Housing	Date Last Modified	04/17/26
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	2,248	1,253	120	875	140	140	145	150	150	150	-
Construction	5,073	-	2,008	3,065	1,085	403	398	393	393	393	-
Other	175	-	25	150	25	25	25	25	25	25	-
TOTAL EXPENDITURES	7,496	1,253	2,153	4,090	1,250	568	568	568	568	568	-

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	5,446	953	1,653	2,840	-	568	568	568	568	568	-
Recordation Tax Premium (MCG)	300	300	-	-	-	-	-	-	-	-	-
State Aid	1,750	-	500	1,250	1,250	-	-	-	-	-	-
TOTAL FUNDING SOURCES	7,496	1,253	2,153	4,090	1,250	568	568	568	568	568	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Approp. Request	1,250	Year First Appropriation	FY21
Appropriation FY 28 Approp. 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.

COST CHANGE

Cost change due to the addition of State Aid and FY31 and FY32 expenditures 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 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.

A total of \$600,000 in State aid was awarded through the Governor's FY26 Statewide Community Revitalization Programs administered by the Maryland Department of Housing and Community Development, and an additional \$650,000 was awarded through the FY27 State Capital Budget to support the Business Facade Improvements Program. In FY27, \$568,000 in Current Revenue General funds will be replaced with State aid.

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