Cider Mill Apartments Capital Improvements
(P092602)

Category	Housing Opportunities Commission	Date Last Modified	05/04/26
SubCategory	Housing (HOC)	Administering Agency	Housing Opportunities Commission
Planning Area	Gaithersburg and Vicinity	Status	Under Construction

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
Site Improvements and Utilities	2,350	-	250	2,100	950	1,150	-	-	-	-	-
TOTAL EXPENDITURES	2,350	-	250	2,100	950	1,150	-	-	-	-	-

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	2,350	-	250	2,100	950	1,150	-	-	-	-	-
TOTAL FUNDING SOURCES	2,350	-	250	2,100	950	1,150	-	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA ($000s)

Appropriation FY 27 Request	950
Appropriation FY 28 Request	1,150
Cumulative Appropriation	250
Expenditure / Encumbrances	-
Unencumbered Balance	250

Year First Appropriation	FY26
Last FY's Cost Estimate	250

PROJECT DESCRIPTION

Cider Mill Apartments ("Cider Mill", or the "Property") is an 861-unit garden-style apartment community in Gaithersburg, MD that serves low- and moderate-income families and individuals, consisting of 345 affordable units with income restricted to households earning up to 50% and 60% of Area Median Income for the Washington, DC metropolitan area and 516 market-rate units. These restricted units were introduced by HOC when it acquired the Property in 2018 under Article 53A of the Montgomery County Code, the Right of First Refusal Ordinance. This project will fund additional security upgrades at this facility.

LOCATION

18205 Lost Knife Cir, Gaithersburg, MD 20886.

CAPACITY

861 units.

ESTIMATED SCHEDULE

To be completed in FY28.

COST CHANGE

Cost change due to the addition of funding to address roof replacements and balcony repairs.

PROJECT JUSTIFICATION

The Property underwent limited unit updates during renovation before acquisition by HOC, but the exterior and structural areas were not addressed. Several roofs have gradually deteriorated, and some require immediate attention and repairs due to water penetration issues and natural deterioration from aging.

One of HOC's primary goals of acquiring Cider Mill was the preservation of an important asset that housed a large number of vulnerable families in an area that was impacted by high crime and susceptible to potentially high rent increases by private investors who invested very little to maintain the property. Since acquisition, HOC has invested over $7M in capital improvements (including repairs and replacements throughout), demonstrating a commitment to improving the quality of life for the residents.

In FY24, HOC invested $1.2 million in capital repairs and $2.1M in maintenance contracts, including about $800,000 alone for continuous county inspections and deferred maintenance during COVID. Additionally, HOC's commitment to the safety of the residents informed its investment in security measures to maintain health and safety of the residents, including $408,000 in manned security services and an additional $249,000 in state-of-the-art cameras. These initiatives, though necessary, have placed a heavy burden on the capital and operational resources of the property and as the property and its systems continue to age the capital needs will only increase until an alternative can be implemented.

In FY25, HOC invested $1.0 million in capital repairs and $1.5 million in maintenance contracts.

COORDINATION

Department of Housing and Community Affairs, Montgomery County Police Department