



White Oak Commercial Area Improvements and Revitalization

(P762501)

Category	Community Development and Housing	Date Last Modified	02/25/26
SubCategory	Community Development	Administering Agency	Housing & Community Affairs
Planning Area	Colesville-White Oak and Vicinity	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	450	-	300	150	50	50	50	-	-	-	-
Construction	3,235	-	1,200	2,035	950	550	535	-	-	-	-
Other	124	-	50	74	25	25	24	-	-	-	-
TOTAL EXPENDITURES	3,809	-	1,550	2,259	1,025	625	609	-	-	-	-

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	1,309	-	75	1,234	-	625	609	-	-	-	-
State Aid	2,500	-	1,475	1,025	1,025	-	-	-	-	-	-
TOTAL FUNDING SOURCES	3,809	-	1,550	2,259	1,025	625	609	-	-	-	-

APPROPRIATION AND EXPENDITURE DATA (\$000s)

Appropriation FY 27 Request	1,025	Year First Appropriation	FY25
Appropriation FY 28 Request	625	Last FY's Cost Estimate	3,734
Cumulative Appropriation	1,550		
Expenditure / Encumbrances	-		
Unencumbered Balance	1,550		

PROJECT DESCRIPTION

This project provides funding to implement the Department of Housing and Community Affairs' (DHCA) Countywide Facade Improvement Program (CFIP) for commercial properties in the White Oak area. From FY27 onward, DHCA will support a broader range of community revitalization projects, including facade improvements, safety enhancements, demolition of vacant properties, and beautification projects based on community feedback. The percentage of private investment will be determined based on the individual project scope.

LOCATION

The current project area is located east of New Hampshire Avenue and south of Lockwood Drive, encompassing properties at 11177

to 11417 Lockwood Drive, Silver Spring, Maryland 20904. Beginning in FY27, DHCA will expand the project boundaries to include the broader White Oak community.

ESTIMATED SCHEDULE

The Lockwood Drive project is scheduled for completion by the end of FY26. Additional projects will be identified and initiated on a rolling basis through FY29.

COST CHANGE

Cost change reflects an additional \$75,000 in State Aid to align with the actual award amount received.

PROJECT JUSTIFICATION

This project will provide an incentive for business owners to invest in improving their property's exterior, including exterior facade and site improvements. Property owners will be required to contribute to the rehabilitation of their buildings. The expanded scope will enable local community and advocacy organizations to participate in revitalization projects that benefit the broader White Oak community. DHCA will review the Maryland National Capital Park and Planning Commission (M-NCPPC) White Oak sector plan to guide the implementation of projects.

FISCAL NOTE

In FY25, \$500,000 in State funding was shifted from the Countywide Facade Easement project to the White Oak Commercial Area Improvements and Revitalization project.

The Maryland Department of Housing and Community Development provided an additional \$2.0 million grant to support the project through the end of FY27.

DISCLOSURES

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, East County Regional Service Center, Office of the County Attorney, Department of Transportation, Department of Permitting Services, Office of Procurement, Maryland National Capital Park and Planning Commission, Maryland Department of the Environment, Montgomery County Economic Development Corporation, Maryland Department of Housing and Community Development, Montgomery Housing Partnership, and Friends of White Oak