

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Cider Mill Recreational Assets		
2. Senate Sponsor	3. House Sponsor	
King	Wims	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$65,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Cider Mill Recreational Assets, including soccer fields		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Ken Silverman		240-627-9461
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Housing Opportunities Commission (HOC) is Montgomery Countys designated Public Housing Authority and Housing Finance Agency. HOCs mission is to provide people with low and moderate incomes the opportunity to live in high-quality, safe, and affordable housing in Montgomery County. We strengthen families by offering opportunities for personal and economic growth through partnerships and supportive services. HOC preserves, develops and operates affordable housing, provides affordable mortgages and down-payment assistance to qualifying first-time homebuyers, administers rental subsidy programs (including federal, state and local vouchers) and provides counseling and support services.</p>		

11. Description and Purpose of Project (Limit length to visible area)

This initiative would help finance upgrades to the recreational assets on the property, which include a playground, soccer field, outdoor pool, gym and other common space. Although well utilized, with the State's investment the resources could support additional use and programming, including partnering with Montgomery County Recreation and local nonprofits to provide onsite youth programming in the summer and outside of school-time. This grant would be additive to the \$65,000 grant that Del. Wims secured in the 2025 Legislative Session, which has allowed us to begin renovations on the soccer field.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	\$15,000
Construction	\$50,000
Equipment	
Total	\$65,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

State Bond Initiative	\$65,000
Total	\$65,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
TBD	TBD	TBD	TBD
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
	1,700	1,700	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2024	\$65,000	Renovation of Cider Mill Soccer Field	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Housing Opportunities Commission of Montgomery County 1328 Fenwick Lane Silver Spring, MD 20910		18205 Lost Knife Circle Montgomery Village, MD 20886	
20. Legislative District in Which Project is Located	39 - Montgomery County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[X]	[]	[]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Aisha Memon	Has An Appraisal Been Done?	Yes/No
Phone:	240.627.9567		
Address:		If Yes, List Appraisal Dates and Value	
1328 Fenwick Lane Silver Spring, MD 20910			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
N/A	N/A		
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
861 Residential Apartments	Varied	100%	870,000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	42 acres (1,830,000 sq ft)		
Space to be Renovated GSF	67,500 sq ft		
New GSF	42 acres (1,830,000 sq ft)		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
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28. Comments

Cider Mill Apartments, located in Montgomery Village, MD, is a large complex of 861 apartments constructed in 1971 and connected by a network of paths, breezeways and common areas. The complex was purchased by HOC in 2018 to be preserved as Naturally Occurring Affordable Housing (NOAH), and is home to an extremely diverse population of low-and-moderate income working families, with a significant number of children who attend the adjacent Title I South Lake Elementary School.

Since acquiring the property, HOC has invested over \$7 million in capital improvements, and continues to work to finance additional significant investment in many of the buildings. In partnership with Montgomery County, HOC has also invested over \$500,000 in security upgrades and criminal activity at the property has decreased significantly.