

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Long Branch Main Street Neighborhood Retail Expansion		
2. Senate Sponsor	3. House Sponsor	
Smith	Charkoudian	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$150,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Long Branch Main Street Neighborhood Retail Expansion project		
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
Chris Gillis		301-556-3178
10. Description and Purpose of Organization (Limit length to visible area)		
<p>A 501(c)(3) founded in 1989, Montgomery Housing Partnerships (MHP) mission is to preserve and expand affordable housing in Montgomery County, Maryland, and nearby communities. We accomplish this mission by housing people, empowering families, and strengthening neighborhoods. This holistic approach to housing includes acquiring, rehabilitating, building, and managing quality affordable housing; developing and implementing community life programs; and enhancing the vitality of neighborhoods where affordable housing is located.</p>		

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

8807 Flower Avenue occupies a high-visibility corner at the gateway to the newly established Long Branch Main Street in Silver Spring, Maryland. 8807 Flower has been underutilized for several decades, contributing to a sense of decline in the business district. With its development expertise and longstanding community relationships, MHP will acquire the property and create new, affordable commercial space that can introduce new businesses that the community has been asking for. MHP has secured a commitment from a popular, local mobile coffee vendor, La Finca Coffee, to operate at the site, and will identify additional vendors in the coming months. Physical improvements will include plumbing, electrical and drywall as well as leveling the backyard to create a more functional space for the community. Additionally, improvements will include an addition to an existing structure which will house the coffees shop's roasting operating and bathrooms.

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	\$800,000
Design	\$15,000
Construction	\$280,000
Equipment	\$10,000
Total	\$1,105,000

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

Maryland DHCD	\$350,000
Montgomery County Government	\$500,000
Montgomery Housing Partnership	\$105,000
State Bond Bill	\$150,000
Total	\$1,105,000

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
8/1/2026	11/30/26	2/30/27	4/30/2027
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
105000.00	0		3,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2025	\$500,000	MHP Office at Amherst Wheaton Arts & Cultural Ce	
2017	\$175,000	Halpine Hamlet Community Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Montgomery Housing Partnership, Inc. 12200 Tech Rd. Suite 250 Silver Spring, MD 20904		8807 Flower Avenue Silver Spring, MD 20901	
20. Legislative District in Which Project is Located	20 - 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:	Robert Goldman	Has An Appraisal Been Done?	Yes/No
Phone:	301-812-4114		No
Address:		If Yes, List Appraisal Dates and Value	
12200 Tech Rd. Suite 250 Silver Spring, MD 20904			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
40	50	11972000.00	12458000.00
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
La Finca Coffee	5	25,000	1,000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A	N/A	N/A	
26. Building Square Footage:			
Current Space GSF	2,500		
Space to be Renovated GSF	2,500		
New GSF	300		

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

1940

28. Comments

With respect to square footage, approximately 2,500 sq/ft will be improved as part of this project. At present, there is a ~200 square foot structure which will be improved to facilitate the opening of the coffee shop. MHP anticipates an addition to the existing building of approximately 300 square feet. Lastly, we anticipate an existing 2,200 square foot building to be demolished.