

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Montgomery County Pride Center Headquarters Development and Community Resource Hub		
2. Senate Sponsor	3. House Sponsor	
Smith	Charkoudian	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Montgomery County Pride Center Headquarters Development and Community Resource Hub		
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
Phillip Alexander Downie		(240) 688-9766
10. Description and Purpose of Organization (Limit length to visible area)		
<p>MoCo Pride Center Inc. is a nonprofit serving as the umbrella organization for the Montgomery County Pride Family, a consortium delivering direct services, advocacy, education, and cultural programming across Montgomery County. While rooted in LGBTQIA + equity, the organization prioritizes the most underserved, marginalized, and disenfranchised residents; all people are welcome. It acts as a trusted bridge between community members and County, State, and nonprofit systems, ensuring culturally competent navigation and access to services at every life stage. Its mission is to champion self-determination, uplift the most vulnerable, and catalyze lasting change through empowerment, advocacy, and solidarity.</p>		

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

The project establishes a permanent 4,000 sq. ft. community resource center in Silver Spring to expand culturally competent service delivery and system navigation. The center includes community laundry, a pay-what-you-can clothing boutique, a mailbox program providing stable mailing addresses, coworking and meeting spaces, rotating health and wellness service offices, and a media studio supporting intergenerational mentorship and workforce pathways. It addresses barriers to employment, healthcare, benefits access, and financial systems faced by underserved residents by co-locating services and strengthening partnerships with County and State providers. The project improves stabilization outcomes, expands public access to resources, and strengthens community infrastructure.

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	\$0
Design	\$0
Construction	\$1,050,000
Equipment	\$450,000
Total	\$1,500,000

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

State Bond Bill	\$500,000
County Funding	\$500,000
Private Fundraising	\$500,000
Total	\$1,500,000

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
Underway	TBD	TBD	11/30/2026
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	
300000.00	15,000	20,000+	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
MoCo Pride Center Inc. Mailing Address: 4805 Edgemoor Lane, 2nd Floor Bethesda, MD 20814		Project Address: 801 Roeder Rd Silver Spring, MD 20910	
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
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Phillip Alexander Downie	Has An Appraisal Been Done?	Yes/No
Phone:	240-688-9766		
Address:		If Yes, List Appraisal Dates and Value	
9022 Centerway Road, Gaithersburg, MD. 20879			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
12	17	1100000.00	1650000.00
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?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			No
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Tourbineau Real Estate Partners (TREP)	15	50 years; terms	
26. Building Square Footage:			
Current Space GSF	0		
Space to be Renovated GSF	4,000		
New GSF	0		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	Structure constructed in 1976; renovated in 2005.
28. Comments	
<p>This project establishes a permanent resource hub prioritizing underserved, marginalized, and disenfranchised residents while welcoming all community members. The center bridges access to County and State systems through culturally competent navigation, basic needs infrastructure, workforce pathways, and mentorship programming. Through a strong public-private partnership, acquisition and core design costs were eliminated, thereby maximizing the public investment's impact. Negotiated buildout support and long-term lease stability ensure responsible stewardship of State funds while expanding service capacity, improving stabilization outcomes, and strengthening Montgomery Countys community infrastructure.</p>	