



## montgomeryhousingpartnership, inc.

Working Together to Build Strong Communities

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### Montgomery Housing Partnership and Elm Street Development to Develop 32 Acre Site in Olney

**January 10, 2008, Silver Spring, MD** - The Department of Housing and Community Affairs has selected the development team of Montgomery Housing Partnership (MHP) and Elm Street Development to construct up to 117 mixed-income ownership homes on the County's Bowie Mill Road site. The MHP/Elm Street team was one of six responders to a request for expressions of interest to develop the site.

"We are excited about this new model for using county owned land to create a mix of affordable and workforce housing in Montgomery County," states Robert Goldman, President of Montgomery Housing Partnership. "We look forward to working with all parties to make the Bowie Mills project a success."

The 32.6 acre site is located on Bowie Mill Road, just west of Daley Manor Place. The recently adopted Olney Master Plan recommends that the site be developed as affordable housing designed to be compatible with the surrounding residential neighborhood under the R-200/PD-3 (planned development) zone. Under the PD-3 zone, up to 117 single family detached and townhomes may be approved on the site. The County's requirement is that 30 percent of the homes be sold at Moderately Priced Dwelling Unit prices ( approximately \$155,000), 30 percent at Workforce Housing prices ( approximately \$231,000 to \$361,100) and 40 percent at market rates. The County considered reserving a portion of the site for construction of a gymnasium, but has rejected that possibility.

The MHP/Elm Street proposal calls for a mixture of detached homes and townhouses. The development will feature extensive landscaping and walking paths, preservation of as many trees as possible, protection of the stream and wetland areas on the site, and a large public green space near the center of the site. From start to completion, the development is expected to take nearly three and one-half years. Application procedures for the homes will be announced sometime in the future.

After a development agreement is signed between the developer and the County, the developer must go through the regulatory approval process of rezoning, subdivision, site planning, and permitting. Several of these steps allow opportunities for community comment. For more information on the Bowie Mill site, contact [msmith@MHPartners.org](mailto:msmith@MHPartners.org).

*Montgomery Housing Partnership's (MHP) mission is to preserve and expand quality affordable housing in Montgomery County. This mission is accomplished by acquiring, rehabilitating, building and managing quality affordable housing. MHP also enhances the vitality of the neighborhoods in which affordable housing is located and develops and implements community life programs in those neighborhoods.*

