



**DONOHOE**  
*Integrity and Vision Since 1884*

FOR IMMEDIATE RELEASE

Media Contact:

Lesia Bullock, MHP

Direct: 301-812-4138

[lbullock@mhpartners.org](mailto:lbullock@mhpartners.org)

## **MHP and The Donohoe Companies Break Ground on \$44 Million Mixed-Income Apartment Building for Seniors in Downtown Silver Spring Next to New Public Library and Purple Line Station**

*The Bonifant at Silver Spring to offer seniors affordability and convenience*

**Silver Spring, Md. (June 12, 2014) - Seniors who want to live a vibrant lifestyle will soon have a new choice for affordable housing in downtown Silver Spring, one that offers the rare combination of affordability and convenience.** The Bonifant at Silver Spring is a \$44 million new construction development that will result in an 11-story mixed-income apartment building for active seniors aged 62+ built next door to the new Silver Spring Library and the future Purple Line light rail station.

The green development project is a public-private partnership between Montgomery Housing Partnership, (MHP) a private, nonprofit housing developer; The Donohoe Companies; and Montgomery County. Developers held a groundbreaking ceremony today at the urban site near the corner of Bonifant and Fenton Streets.

“The Bonifant will be unique from any other high-rise apartment building in downtown Silver Spring,” said Robert Goldman, President of MHP. “Our ultimate goal is to deliver an attractive, affordable rental option, located within the heart of seniors’ existing support networks, and within walking distance to shops, grocery stores, and the vibrancy that downtown offers.”

The Bonifant at Silver Spring will provide 149 mixed-income apartments for active seniors seeking independent living, and will also have 6,300 square feet of retail space on the ground floor. The residential building will have 10 studios, 119 one-bedrooms, and 20 two-bedrooms. Rents will be affordable for incomes between 30–60 percent of the area median income, and will also include apartment homes with no income restrictions.

Some of the green features and amenities designed with active seniors in mind will include:

- Secure access controlled entry.
- A multi-purpose community room and fitness room with equipment, a living room, a cyber café with computers, and an outdoor terrace with green space.
- Individual heating and cooling units that are locally controlled, and full-size washers/dryers.
- Kitchens with modern energy-efficient lighting, dishwashers, and electric ranges; spacious closets.
- Bathrooms that connect to both the living room and bedroom, and include walk-in showers in over half of the units; grab bars in the shower, tub and toilet areas in all units.

The development highlights a continuing push by Montgomery County to identify areas where county-owned land can be used to build new housing options that are affordable to more of its residents. In fact, The Bonifant will be the first residential property built alongside a public-use facility.

“The Bonifant at Silver Spring will fill a critical need for affordable housing for a growing number of seniors in Montgomery County,” said County Executive Isiah Leggett. “This project exemplifies how government and the private sector can work together towards a worthwhile goal of creating more affordable senior housing.”



**DONOHOE**  
*Integrity and Vision Since 1884*

**FOR IMMEDIATE RELEASE**

**Media Contact:**

Lesia Bullock, MHP

Direct: 301-812-4138

[bullock@mhpartners.org](mailto:bullock@mhpartners.org)

Housing prices in the County are rising rapidly and many lower income seniors are left with few housing options. Trends show that some older adults have no choice but to leave their homes and relocate to more affordable, but remote, areas of the County or out of the County, far away from their support networks. The estimated median income for renters age 62+ in Montgomery County is \$47,322, far below the County average of \$96,985; 24 percent of this subgroup earns less than \$25,000 annually.

The Bonifant at Silver Spring is a joint venture of MHP and The Donohoe Companies, a for-profit private corporation with high-rise and mixed-use development, construction, and real estate experience. The team was awarded the right to develop this project after responding to a County RFP in 2010.

“We are thrilled to start this project,” said Pete Gartlan, President of Donohoe Development Company. “The Bonifant has been universally designed with active seniors in mind, to create safe and comfortable homes with open floor plans, well-appointed kitchens, modern baths, a fitness area featuring senior-specific equipment, secure access entry and incorporated green space. In the heart of Silver Spring with the new Metro Purple Line at its doorstep, the property will be extremely convenient for residents with unparalleled access to public transportation, retail, theater, a community park, and the new library. The Bonifant will be a much-sought community for seniors to live and play!”

The Bonifant at Silver Spring is expected to be completed by January 2016. The development partners include: Donohoe Construction, VOA Associates, and Humphrey Management. Financing for the \$44 million project will be provided through a variety of public-private sources, including Montgomery County Department of Housing & Community Affairs, State of Maryland Department of Housing & Community Development, Capital One, Wells Fargo, and Enterprise Community Investments. More information on the property can be found at <http://TheBonifant.com> or by calling 443-259-4902.

#### **About MHP**

Montgomery Housing Partnership (MHP) is celebrating 25 years in business. It creates quality, affordable homes in Montgomery County. MHP is a private, nonprofit housing development organization that advances its mission by housing people, empowering families, and strengthening neighborhoods. Through its affiliates, MHP has developed more than 1,400 units of affordable apartments, condos and townhomes. It also works with residents to enhance the vitality of the neighborhoods where affordable housing is located, and implements Community Life Programs for its residents. It is a chartered member of NeighborWorks® America. For more information on MHP, visit [www.MHPpartners.org](http://www.MHPpartners.org).

#### **About The Donohoe Companies**

The Donohoe Companies, Inc. is one of the largest real estate companies in the Washington, DC metropolitan region. Donohoe Construction, Donohoe Development, Donohoe Real Estate Services, Donohoe Hospitality and Complete Building Services are all divisions of The Donohoe Companies, Inc., established in 1884 and headquartered in Washington, DC.

*For consumer inquiries or questions about The Bonifant, please contact Humphrey Management at [TheBonifant@hrehllc.com](mailto:TheBonifant@hrehllc.com) or 443-259-4902.*

*For media inquiries, please contact Lesia Bullock at [bullock@mhpartners.org](mailto:bullock@mhpartners.org) or 301-812-4138.*