Olney Springs was built on a 32-acre parcel of surplus land previously owned by Montgomery County, and features 114 townhomes and detached single-family homes flanked by walking trails, picnic areas, playgrounds, a stream, and a wooded conservation area. It is one of the first developments in the County to include workforce priced homes along with Moderately-Priced Dwelling Units (MPDUs) and market rate homes. The aggressive price controls implemented facilitated a once in a lifetime opportunity to create a host of new first-time homebuyers that include County employees, and those who work in the County. Construction started in September 2012, and the first homebuyers started moving into their newly constructed affordable homes during the fall of 2013.

Carmen Amaya, who works for an insurance company in the King Farm section of Rockville, moved into her 3-bedroom, affordable townhome in August 2014 with her partner, Roman Sr., and their 7-year-old son. She attended the Ribbon Cutting Ceremony so she could meet the County Executive and tell him about her wonderful homeownership experience.

“I absolutely love the quiet neighborhood and open spaces where my son can play and meet new friends his own age. Plus, I can clearly see the park from my doorway, and Roman really enjoys the basketball court,” said Carmen, whose commute to work is now 20 minutes shorter.

Her neighbors include several public school teachers, a pizza delivery driver, a school bus safety instructor, and a deputy sheriff, among others.

Montgomery County Executive Isiah Leggett joined Elm Street Development and Montgomery Housing Partnership (MHP) on June 24, 2015, for the Open House & Ribbon Cutting Ceremony at Olney Springs, an innovative new mixed-income, for-sale community along Bowie Mill Road.

“It’s a great feeling of accomplishment for me to own a home. I absolutely love the quiet neighborhood and open spaces where my son can play and meet new friends his own age. Plus, I can clearly see the new park from my doorway, and Roman really enjoys the basketball court. It’s a terrific place for us to be a family.”

— Carmen Amaya
First-time homebuyer
The Olney Springs Community Association held its first Annual Meeting in December 2014, and elected its first two residents to the newly created board, including first-time homebuyer Alani McDonald.

Alani was in her third year undergraduate program while working full time for Montgomery County Public Schools when she and her husband, Melvin, purchased their new three-bedroom townhome. She was delighted at the opportunity to serve on the HOA Board because she wants to give back to her community.

“I grew up in Olney but moved away many years ago, and was excited about the opportunity to move back as a homeowner. A bonus to the move was the realization that my three kids would be enrolled at the same elementary school I attended.”

In October 2015, the HOA Board hosted the Inaugural Fall Festival and Neighborhood Block Party, organized by an enthusiastic 7-member volunteer planning committee, led by Alani, Melvin, and Carmen. Hundreds of residents turned out to get to know their neighbors, and it was a successful event.

Olney Springs is a 114-home, for-sale community completed in September 2015. Development costs for the 32-acre mixed-income community totaled approximately $11.23 million.

- **Craftstar Homes** built 34 affordable MPDU townhomes that sold for $164,000 - $192,000.
- **Ryan Homes** built 34 Workforce Housing Units that are a mixture of townhomes and single family detached homes, and sold for $253,600 - $422,400.
- **Ryan Homes** also built nine Market Rate Units, detached single family homes with rear garages that sold for $518,000—$644,200.
- **Richmond American Homes** built 37 Market Rate Units, detached single family homes with front garages that sold for $518,000 - $762,700.

“I grew up in Olney but moved away many years ago, and was excited about the opportunity to move back as a homeowner. A bonus to the move was the realization that my three kids would be enrolled at the same elementary school I attended.”

— Alani McDonald
First-time homebuyer