



DEVELOPER: MHP

ARCHITECT: Hord Coplan Macht

GENERAL CONTRACTOR: Donohoe Construction Co.

CIVIL ENGINEER: VIKA Maryland, LLC

CONSTRUCTION MANAGER: Building Consultants, Inc.

The Chimes at North Bethesda is a new affordable housing development that will consist of 163 affordable multifamily dwelling units, with 72 apartments reserved for those making at or below 50% AMI. Located only .5 miles from the North Bethesda Metro, the project will bring 172,720 square feet of residential space to a bustling area, connecting residents with many transportation options, schools, and other area amenities while enhancing outdoor spaces for the public.

Upon completion, The Chimes will include a community center, classrooms, an outdoor rear deck, and an onsite leasing office. Residents will enjoy its convenient location near transit options, services, retail, renowned public schools, and the Pike & Rose mixed-use development. These local resources can connect residents with educational and career opportunities.

The Chimes will transform a vacant and environmentally constrained parcel of land into critically needed affordable housing, with public enhancements to pedestrian and vehicular circulation, open space, stream restoration, and bicycle infrastructure.

The property will contain efficiency, one-, two- and three-bedroom apartments with indoor amenity space above two levels of structured parking. A seven-story building will be comprised of five stories of wood-frame construction over three levels of a concrete podium with 143 parking spaces.



Building lobby

Funding Partners

State of Maryland

- Community Development Administration
- Revitalization Programs
- Housing and Community Development

Montgomery County
Department of Housing and
Community Affairs

Amazon Housing Equity Fund

Capital One

Enterprise

Freddie Mac

Grandbridge Real Estate Capital

NeighborWorks America

Truist



Nature overlook

Modern & Green with a Musical Theme

- Highly accessible to public transit (.5 miles from North Bethesda Metro)
- Nature overlook with stream views
- Removal of invasive species and stream restoration
- Pedestrian and bicycle infrastructure improvements
- Complies with National Green Building Standards
- Interactive chimes function as whimsical public art in plaza, nature overlook, and pocket park
- Community space for residents integrates musical theme

Apartment Unit Breakdown

- 10 studios
- 57 one-bedroom
- 72 two-bedroom
- 24 three-bedroom



Area Median Income (AMI) Breakdown

- 17 units ≤ 30% AMI
- 15 units ≤ 40% AMI
- 40 units ≤ 50% AMI
- 74 units ≤ 60% AMI
- 17 units ≤ 80% AMI



Rear deck

Unique Financing

The Chimes has received significant financial support, including a \$2.2 million grant from the Amazon Housing Equity Fund which contributes to its affordability. The competitive application process secured both 9% and 4% tax credit awards, making it the sole project in Montgomery County to receive such funding in the specific application round. This financial backing allows for 10% of the units to be reserved for families with incomes not exceeding 30% of the area median income.

