

Maple Towers, Takoma Park, Maryland

7610 MAPLE AVENUE



Developer:	Montgomery Housing Partnership, Inc.
Architect:	Zavos Architecture + Design
General Contractor:	Bozzuto Construction
Construction Management:	Building Consultants, Inc.
Management Company:	Equity Management

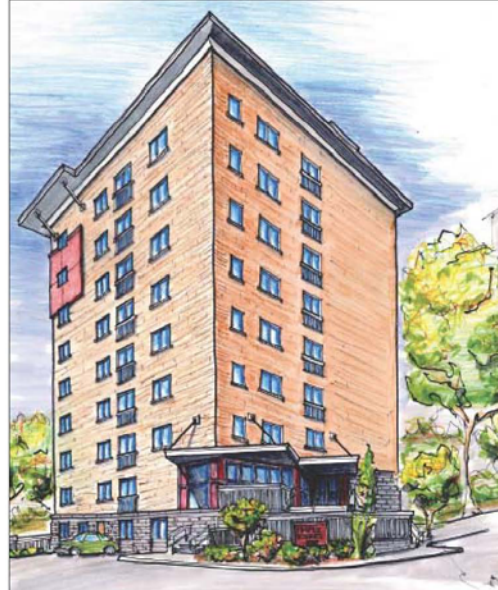
The rehabilitation of Maple Towers in the heart of Takoma Park will preserve affordable rental housing for 36 families. Construction began June 30, 2010 on the 8-story, brick apartment building that was originally built in 1966. The previous owner had vacated the building in January of 2006 and planned to convert it into condominiums. When the condo market collapsed, the owner decided to put the building up for sale. In the interim, this boarded up building at the corner of Ritchie Avenue has been an eyesore and source of criminal activity.

In 2008, the Montgomery County Department of Housing and Community Affairs (DHCA) provided the financing to Montgomery Housing Partnership (MHP) to acquire Maple Towers. The purchase price was \$3.2 million. MHP already owns several buildings in the Takoma Park area, including Gilbert Highlands, Edinburgh House, Hancock Gardens, Greenwood Terrace Apartments, and the Takoma Park Preservation (TPP) project. TPP includes 3 major rehabilitations that were also at risk of being converted to condo ownership: Merrimac Garden Apartments, Sligo View Apartments, and The Crossroads at Flower.

The rehabilitation of Maple Towers is a top priority for the City of Takoma Park. This building is located within the Takoma Park Community Legacy Area and is a Designated Neighborhood for the Maryland Department of Housing and Community Development's Neighborhood Business Works Program. It is within a CDBG eligible census tract and is slated to be included as a part of the City of Takoma Park's upcoming Maple Avenue planning and civic streetscape project.



Before - 2008 Photo



After - Architects rendering

The scope of rehabilitation work on 7610 Maple Avenue includes the following:

As much of the existing drywall and construction will be retained as possible in order to keep the costs of construction down, but this is a gut rehab.

- New kitchens
- New bathrooms
- New windows
- New plumbing throughout the entire building
- New elevator
- New roof
- New interior doors
- Floors refinished or carpeted
- Individual split system HVAC units installed
- Community center with classroom space, meeting rooms, bathroom, and other amenities
- Demolition and removal of asbestos and other hazardous materials
- New landscaping
- Redesign of the exterior for aesthetic reasons
- New paving
- Security features
- All of this will be accomplished with the latest "green" technology and products

Construction costs are projected at \$5.25 million, or \$145,821 a unit.
The renovations will be completed by Spring 2011.

78% of these apartments will be rented to low- and moderate-income families and the balance will be offered at market rate.

Montgomery Housing Partnership (MHP) is a private, nonprofit housing development organization based in Silver Spring, Maryland. It was formed in 1989 to meet Montgomery County's growing need for affordable housing. MHP is the largest nonprofit housing organization in the County, and has developed more than 1,100 affordable homes to date.

Questions? Contact Robert Goldman, President, Montgomery Housing Partnership, 301-622-2400 ext. 14; or Lesia Bullock, Communications Manager at ext. 38 or by email at bullock@mhpartners.org.



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