RESIDENCES AT SPRINGBROOK
8230 SCHULTZ RD. CLINTON, MD 20735

COMING IN 2023
AN AFFORDABLE COMMUNITY FOR SENIORS 62+
OFFERING ONE AND TWO BEDROOM APARTMENTS
LOCATED OFF OF BRANCH AVENUE AND CLOSE TO
THE NATIONAL HARBOR, ALEXANDRIA, VA, AND D.C.

APARTMENT AMENITIES
• LUXURY VINYL PLANK FLOORING
• CERAMIC TILE BATHROOMS
• CARPETING IN BEDROOMS
• QUARTZ COUNTERTOPS AND BACKSPLASH
• VINYL BLINDS
• ENERGY EFFICIENT APPLIANCES

COMMUNITY AMENITIES
• ON-SITE RESIDENT SERVICES COORDINATOR
• COMMUNITY ROOM
• MEDIA/PARTY ROOM
• FITNESS CENTER
• COMPLIMENTARY GUEST HOSPITALITY SUITE
• ON-SITE LAUNDRY FACILITIES
• OUTDOOR PATIO AREAS

www.ResidencesatSpringbrook.com

SCAN THE QR CODE TO JOIN OUR INTEREST LIST
Residences at Springbrook
An affordable community for seniors 62+
8230 Schultz Road, Clinton MD 20735

Unit Mix
• 72 one-bedrooms | 18 two-bedrooms
• Rent Ranges: $1,137 - $1,429

Mixed Income
• Affordable apartments for residents 62+
• 50 - 60% AMI - Income ranging from $45,150 - $61,920

Amenities
• Four-story building with two elevators
• Fitness Center, Cafe and Party Room
• Rear patio and walking paths
• Multipurpose Room with Computer stations
• Lounges and laundry on each floor
• On-site professional property management
• On-site Resident Services Coordinator
• Hospitality suite for overnight guests
• 69 parking spaces for residents and guests

Development Team
• Managing Developer: Housing Initiative Partnership
• Co-Developer: Parallax Development Group, LLC
• Co-Developer: Banc of America CDC
• General Contractor: Hamel Builders
• Architect: Soto Architecture & Urban Design
• Engineer: Ben Dyer Associates, Inc.
• Owner’s Rep: Site Insight
• Energy Rater: Pando Alliance
• Property Manager: Habitat America

Finance Partners & Investors
• State of Maryland Community Development Administration (CDA)
• Prince George’s County
• Bank of America Community Development Lending
• Greystone Servicing Company LLC
• Freddie Mac
• Federal Home Loan Bank of Atlanta
• Hudson Housing Capital LLC
• JP Morgan Chase Fund

30+ YEARS
Housing Initiative Partnership, Inc.
www.HIPhomes.org