



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: \$1,250 - \$1,716

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:* Atwell, LLC
- *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



Housing Initiative Partnership, Inc.

www.HIPhomes.org

**Parallax
Development
Group**



BANK OF AMERICA