

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
MHP Office at Amherst Wheaton Arts		
2. Senate Sponsor	3. House Sponsor	
Waldstreicher	Solomon	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$1,000,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the MHP Office at Amherst Wheaton Arts		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Chris Gillis		(301) 812-4139
10. Description and Purpose of Organization (Limit length to visible area)		
<p>A 501(c)(3) founded in 1989, Montgomery Housing Partnerships (MHP) mission is to preserve and expand affordable housing in Montgomery County, Maryland, and nearby communities. We accomplish this mission by housing people, empowering families, and strengthening neighborhoods. This holistic approach to housing includes acquiring, rehabilitating, building, and managing quality affordable housing; developing and implementing community life programs; and enhancing the vitality of neighborhoods where affordable housing is located.</p>		

11. Description and Purpose of Project (Limit length to visible area)

MHP seeks bond funding to build new corporate offices at Amherst Wheaton Arts, a mixed-use, transit-oriented development in downtown Wheaton. The project includes 270 affordable housing units, 39 affordable for-sale townhouses (developed by MHP), 16,000 sq. ft. of office space (MHP), the Wheaton Arts Center (Montgomery County), and a 3.5-acre park (Montgomery County Parks). The offices in Amherst Building 2 on Elkin Street will be inside an affordable multi-family building, housing 34 offices, 5 conference rooms, 11 workstations, and a kitchen/break room opening to a patio. The main entrance will be on Elkin Street, with an adjacent parking garage for employee access. Locating MHP offices here enhances community access, supports staff growth, and offers meeting space. MHP may lease space to nonprofits or artists. Integrating the office into MHP property will yield economic benefits. The offices will employ 40-50 staff, supporting local businesses and revenue growth.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	\$1,400,000
Construction	\$8,000,000
Equipment	\$600,000
Total	\$10,000,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

State Bond	\$1,000,000
New Market Tax Credits	\$1,000,000
MHP	\$8,000,000
Total	\$10,000,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
February 2023	September 2025	Mid-2026	Mid-2028
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
8000000.00	0	3,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2017	\$175,000		
19. Legal Name and Address of Grantee		Project Address (If Different)	
Montgomery Housing Partnership, Inc. 12200 Tech Rd., Suite 250 Silver Spring, MD 20904		11507 Georgia Ave Wheaton, MD 20902	
20. Legislative District in Which Project is Located	19 - Montgomery County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Robert Goldman	Has An Appraisal Been Done?	Yes/No
Phone:	(301) 812-4114		
Address:		If Yes, List Appraisal Dates and Value	
12200 Tech Road, Suite 250 Silver Spring, MD 20904			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
40	50	11100000.00	12300000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	0		
Space to be Renovated GSF	0		
New GSF	18,000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
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28. Comments	