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NEWS RELEASE

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MetroPointe at Wheaton Metro Named Mixed-Income Project of the Year

Multifamily Executive Magazine Recognizes Mixed-Use Community for Providing Affordable Housing above a Metro Station, in an Urbanizing Suburb

MetroPointe at Wheaton Metro, a mid-rise mixed-use apartment community located in Wheaton, Maryland, was named "Mixed Income Project of the Year" by *Multifamily Executive Magazine* at the 2009 MFE and Developer Awards ceremony in Las Vegas.

MetroPointe was co-developed by Bozzuto Development Company and the Montgomery County Housing Opportunities Commission (HOC) and is owned by HOC. The Class-A apartment community consists of 173 studio, one, two, and three-bedroom apartments, of which 53 are income-restricted units. The project delivered in September 2008 and is located directly above the Wheaton Metro station.

"This is a unique apartment community. MetroPointe accomplishes the county's goal of smart growth, workforce housing and deep affordability for the County's lowest income residents, all in one community. It is smart growth at its very best," said Michael J. Kator, Chair, Housing Opportunities Commission. "Having Bozzuto as our development partner helped make this goal a reality."

"We are honored to have been involved in the creation of the nation's best mixed-income project," said Tom Bozzuto. "MetroPointe embodies our commitment to providing our community with transit-oriented, urban infill, affordable housing."

"In a truly tough economy, this year's winners not only showcase the talent and creativity of the multifamily industry but also the business acumen required to build projects capable of revitalizing communities," said Rachel Z. Azoff, managing editor of *Multifamily Executive Magazine*. "We were truly impressed and humbled by the scope of the work, the designs, and the overall developments this year."

MetroPointe – previously an aging Metro Kiss & Ride parking lot and drop off site – is a key piece in the County's plan to deal with its affordable housing problem, and to assist in the conversion of an older suburb into a vibrant, urban community. The parking spaces and drop off area have been relocated into an onsite parking garage that is shared by residents and Metro users.

All apartment homes feature spacious floor plans with 9' ceilings, Shaker-style wood cabinetry, contemporary satin nickel hardware, Moen faucets, GE® black appliances, Daltile® ceramic kitchen tile, and convenient package shelves outside of each residence entry.

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The community offers direct elevator access to the Wheaton Metro, a fitness center with a children's play area, a business center with computers, a fax machine and a copier, a clubroom, two landscaped courtyards, and community center for an after-school program and other resident services administered and managed through HOC.

For more information, visit www.metropointeapts.com.

About the Housing Opportunities Commission

The mission of the Housing Opportunities Commission (HOC) is to preserve and expand affordable housing in Montgomery County, to make housing available to eligible families of low and moderate income and to provide necessary support services to encourage resident self-sufficiency. HOC's progressive use of mixed-income developments has contributed to Montgomery County's reputation for innovation in affordable housing solutions. For more information, please visit www.hocmc.org.

About The Bozzuto Group

Headquartered in Greenbelt, MD, The Bozzuto Group consists of six integrated companies - Acquisitions, Construction, Development, Homebuilding, Land Development and Property Management - that together provide a broad range of real estate services, which are also available for third-party clients.

Since 1988, the company has developed, acquired and built more than 31,000 homes and apartments throughout the East Coast. The company is committed to providing quality housing for all, from luxury homes and apartments to affordable housing solutions.

Throughout The Bozzuto Group's 21-year history, the firm and its principals have been honored with numerous industry awards and honors, including being named National Association of Home Builder's Property Management Company of the Year in both 2000 and 2009. For more information, please visit www.bozzuto.com.

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