



## Montgomery Housing Partnership

12200 Tech Road, Suite 250, Silver Spring, MD 20904 • Phone: 301-622-2400 • Fax: 301-622-2800

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Contact: Maureen Sweeney Smith

301-622-2400 X 38

443-326-5474 (cell)

[msmith@MHPartners.org](mailto:msmith@MHPartners.org)

[www.MHPartners.org](http://www.MHPartners.org)

### **Montgomery Housing Partnership Receives Stimulus Money** Affordable Housing Nonprofit Will Receive \$1.2 million For “Green” Rehabilitation

**Thursday, June 27, 2009** – Montgomery Housing Partnership (MHP) was poised to spring into action when President Barack Obama announced \$4 Billion in stimulus money for affordable housing. This announcement was great news for MHP Project Manager, Stephanie Roodman, whose organization had several “shovel ready” projects which were stalled due to the recession and needed a jumpstart in funding.

In August, MHP learned that the Maryland Department of Housing and Community Development- Community Development Administration would be using stimulus money to exchange MHP’s tax credits for monetization funds under the federal stimulus bill for one of its stalled projects, Gilbert Highlands in Takoma Park. “With these funds, we can begin construction in 60-90 days,” states Stephanie Roodman, Project Manager. MHP expects to receive just under \$1.2 million which will be combined with other funding and used to completely refurbish the building. The total cost of the rehabilitation is estimated at \$5.2 million. She anticipates that the building will be ready for occupancy in June, 2010.

Gilbert Highlands had 182 code violations and was constantly being “flipped” by landlords intent on making a profit, when a subsidiary of Montgomery Housing Partnership purchased the building in 2007. The purchase was financed with funds from Montgomery County along with Neighborhood Housing Services of America – Community Development Financial Institute and NeighborWorks America.

The building will receive a substantial renovation. Each dwelling unit will receive new kitchens, new bathrooms, window & door replacements, new floor finishes and individual HVAC systems. The building will also have a community room and a handicapped accessible leasing office. MHP will integrate many of Enterprise’s Green Communities Criteria into the Gilbert Highlands building including energy efficient appliances and lighting to reduce electricity consumption, energy efficient windows and doors to reduce energy loss, low-flow toilets and plumbing fixtures to reduce water consumption, environmentally friendly paints and floor coverings, and landscaping with native plants.

Gilbert Highlands is located at 8505 & 8510 Flower Avenue and is close to shopping and county services. It is also convenient to bus transportation and will be served by the Maryland Governor’s recently announced alignment for the Purple Line.

Montgomery Housing Partnership is a private nonprofit housing development organization based in Montgomery County, Maryland. It is the largest nonprofit housing organization in the County and has developed over 1,100 affordable homes to date. This year, MHP is celebrating its 20<sup>th</sup> Anniversary of preserving and expanding affordable housing in Montgomery County.

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