Building a Foundation
Montgomery Housing Partnership Annual Report 2017

HOUSING PEOPLE | EMPOWERING FAMILIES | STRENGTHENING NEIGHBORHOODS
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Letter from the Chairman and President

BUILDING A FOUNDATION

MHP is executing on a bold strategic vision: to play a central role in easing the region’s crisis in affordable housing availability by developing 1,000 additional housing units over the next five years. In doing so, we aim to deliver on the promise of building a stronger foundation in the communities we serve, thanks to your committed support.

That foundation is about much more than bricks and mortar. Our programs are building and strengthening our vibrant, diverse community in many ways.

• We reopened Beall’s Grant, an exciting renovation that provides 74 affordable, modern apartments with green features in a sought-after location just a block from Rockville Town Center, within walking distance of mass transit and many other essential amenities.

• Looking to the future, we have launched partnerships bringing arts and music offerings to our Community Life programs serving young people, and expanded our afterschool enrichment programs to add a middle-school program;

• Our Green Clubs, providing young people with an opportunity to take an active role in enhancing the environment where they live, are so popular there are waiting lists;

• Students in our GATOR afterschool program continue to thrive through our research-based curriculum, which includes intensive math and literacy support, physical education, enrichment activities, character education, and strong parent engagement;

• As the Long Branch area prepares for the impact of the Purple Line, MHP is actively engaging and advising area small businesses on strategies for success, as well as working to ensure there is balance between creating areas of economic opportunity and preserving the character and quality of existing neighborhoods.

• We continue our partnership with residents of the North Wheaton neighborhood to build community-based civic organizations; and

• MHP plays a leading role as an advocate for policies to expand the availability of affordable housing, including activating residents to add their voices to advocacy efforts.

These are just a handful of examples of the scope and reach of MHP’s initiatives to build stronger, thriving communities in which to live, learn and work.

With you, our faithful donors, volunteers, and partners, working alongside us, we are fortifying the foundation of this community, expanding access to affordable, quality housing while collaborating with residents and businesses in recognition of their role as vital stakeholders in the future of our region. You are committed to the ideals that MHP strives to achieve, ensuring: each child has the chance to grow up in decent housing; all parents achieve the dignity, stability and pride that come from being able to provide a safe home for their kids; and every family has the chance to build the foundation for a better life, spurred on by hope and opportunities. These are not just dreams - they are becoming realities. Thank you for making these realities possible.

In partnership,

Michael A. Schlegel
Chairman of the Board

Robert A. Goldman, Esq.
President
2017 Accomplishments

**EMPOWERING FAMILIES**

117 children ages 3-5 enrolled in Play & Learn enrichment program

95% demonstrated kindergarten readiness at end of the program year

220 children ages 5-11 enrolled in Homework Club and learning center programs

3.57 average GPA of students in those programs

1,091 hours of service donated by Community Life teen volunteers

**HOUSING PEOPLE**

1,750+ families served through affordable housing

74 affordable units renovated at Beall’s Grant Apartments in Rockville

**STRENGTHENING NEIGHBORHOODS**

100 residents and volunteers attended North Wheaton “Blooming the Neighborhood” event in collaboration with neighborhood and civic associations

16 “open studio” arts and crafts sessions held, serving dozens of area children at Rainbow Laundry in Long Branch

22 residents of The Bonifant, an affordable housing option for seniors in Silver Spring, and 7610 Maple in Takoma Park signed up for home energy checkups after attending green living workshops

85 runners participated in the Discover Long Branch 5K
WHY I AM INVOLVED WITH MHP

Emmanuel Jean-Philippe
Principal of Arcola Elementary School and MHP Board Member

WHY AM I INVOLVED?

Ensuring that families have opportunities and access to affordable housing is one way for me to say thank you to the many people who have helped me get to where I am in life today.

PUBLIC POLICY/ADVOCACY

180 postcards delivered to congressional offices of area lawmakers advocating for protecting funding for affordable housing, healthcare, and afterschool programming.

67 people attended policy forums on leveraging transit and the Federal budget.

RECENT MHP AWARDS

2017 Maryland Building Industry Association’s Land Development Council Community Development Award

2017 Practitioner of the Year, National NeighborWorks Association

2017 Award of Excellence, Maryland Building Industry Association

2017 Vanguard Award for New Construction, National Affordable Housing Management Association

MHP President Robert Goldman receives the Vanguard Award for The Bonifant

Stay connected
Housing People

BEALL’S GRANT REHABILITATION

In December 2017, MHP completed a major rehabilitation of Beall’s Grant Apartments at 254 N. Washington Ave. in Rockville. The building provides 74 affordable apartments in a much sought-after location just one block from the convenience and amenities of Rockville Town Center.

The building has a new reflective membrane roof, new windows, upgraded horizontal sewer lines, upgraded fire protection and sprinkler systems, insulated exterior walls, and improved corridor ventilation. Individual units have new kitchen and bathroom fixtures, flooring and interior doors. The building includes seven units that were modified to be fully disabled-accessible and five units specifically reserved for residents with behavioral health issues. MHP partnered with non-profit Cornerstone Montgomery to connect these residents with the services they need. Other nonprofit organizations provide adult training and services in the new community room in the building.

Beall’s Grant Apartments now is indistinguishable from the other sleek apartment buildings that make up the Rockville Town Center area. It provides residents who live there with the best of all worlds: affordable, energy-efficient apartment units adjacent to shopping, workplaces, faith communities and other amenities within walking distance of public transportation options, all in an aesthetically pleasing building they can be proud to call home.

One resident noted the proximity of Beall’s Grant to transit options and the location’s walkability to all that the downtown Rockville area has to offer, including “all kinds of activities” at Rockville Town Center. He noted the Beall’s Grant renovation is part of the ongoing transformation of downtown Rockville, adding, “It’s made Rockville a much better place to live.”

"WHEN YOU ARE HOMELESS AND MOVE IN, IT CHANGES EVERYTHING."
– Current resident of Beall’s Grant who previously experienced homelessness
THE BONIFANT: IT’S A WINNER

The votes are in and The Bonifant — an innovative solution to provide affordable housing to the growing senior population in Silver Spring — is a big winner.

The 11-story, 149-unit building is the first residential property built alongside a public-use facility in Montgomery County. It is part of growing efforts to use county-owned land to increase the supply of affordable housing to low-income residents.

The Bonifant development won the National Affordable Housing Management Association’s Vanguard Award for New Construction (Large). The Vanguard award recognizes newly developed or significantly rehabbed affordable multifamily housing communities that showcase high-quality design and resourceful financing. The award shines a spotlight on projects, like The Bonifant, that serve as proof that affordable housing done well can transform neighborhoods, as well as the lives of individual residents.

And that’s not all. The Bonifant also has received the following recognition:

• Community Impact Award from the Maryland Affordable Housing Coalition and Maryland Department of Housing and Community Development
• Capital One Architectural Design Award
• Finalist, Urban Land Institute of Washington Trends Award, Impact category
• First Place Architecture Award for New Construction, awarded by Affordable Housing Conference of Montgomery County
• NAIOP (Commercial Real Estate Development Association), DC/MD Chapter, Award of Excellence – Best Multi-Family – Montgomery County
• Maryland Building Industry Association’s Land Development Council Community Development Award

RESIDENT SPOTLIGHT: GUADALUPE RODRIGUEZ OF GREENWOOD TERRACE

Guadalupe Rodriguez is a busy resident of MHP’s Greenwood Terrace in Takoma Park. She juggles many responsibilities as a wife, mother of two, and daughter.

Her aging mother is ill and Guadalupe is her primary caregiver, taking her to her appointments and making sure someone is available at home to watch her. Despite the many demands in her life, Guadalupe is one of the most actively supportive parents at Greenwood Terrace Community Center. She attends all of the parent meetings and recruits residents for workshops. Her commitment has inspired and encouraged other residents to take more active roles in the Greenwood Terrace community. MHP is extremely grateful to have Guadalupe Rodriguez as an engaged community leader at Greenwood Terrace.

Guadalupe Rodriguez and her two children
Empowering Families

GROWING UP MHP

Kony Brizuela literally has grown up with MHP. Her family moved to Pembrige Square Apartments when she was a 3rd grader. Kony enrolled in MHP afterschool enrichment programs for elementary school students and then volunteered as a teacher’s assistant as she grew older, eventually working for MHP as an AmeriCorps service member. Today, she is the site coordinator at MHP’s Glenville Road community program for young students. After six years in that role, she says, “I love what I do.”

But it hasn’t been an easy road. Looking back, “I was a little troublemaker,” she says with a rueful smile. Under the guidance of MHP Senior Program Manager Cleydi Pacheco, young Kony settled down. The support also helped her deal with academic challenges. Her parents assumed she struggled in school due to a language barrier and it would get better in time. But eventually, Kony was diagnosed with dyslexia in 6th grade, and she got the help she needed. Throughout her growing up years, MHP staff “guided me through my difficult times.”

She noted that “I grew up very low income,” but didn’t fully recognize it at the time. She realizes now how hard her parents worked to shield her from feeling the strain. “My parents found a way to give us what we wanted.”

In fact, her mom’s strict rules are what drove Kony to MHP in the first place. Her mother, who still lives in an MHP property, insisted that Kony enroll in MHP afterschool programs rather than do something social with friends. During her teen-age years, her only option aside from school sports was to volunteer at Amherst and Pembridge Square. Volunteering at MHP “was my escape.” Over time, it also gave her life-long friends who she now considers her extended family. After high school graduation, Kony was accepted as an AmeriCorps intern at MHP and then officially joined the MHP staff as Glenville Road site coordinator. Kony worked hard to earn a certificate in Early Childhood Education and aspires to complete a college degree over the next few years, pushing herself to reach the next level while recognizing it won’t be easy.

She is a resilient optimist: “I was put here to make things possible.” From helping create an active community to facilitating pre-school and afterschool tutoring programs, Kony has been an important influence shaping the lives of MHP residents. “Coming from a low-income family myself, I understand what they go through,” she says. “I went through the same struggles and so I do my best to provide services to help meet their needs.”
GATOR STUDENTS GO TO COLLEGE

Students and parents from MHP’s Great Achievers Toward Outstanding Results (GATOR) Enrichment Program at Arcola Elementary School and Pembridge Square visited Howard County Community College as part of the College and Career Readiness program for an introduction to preparing for and pursuing higher education.

GATOR students and parents were able to use the visit as an opportunity to ask faculty, financial aides and admission office staff about financial assistance options and resources. The students explored health care and arts and humanities professions, toured the art gallery, fitness center and culinary facilities, and learned about culinary and hospitality management careers (while enjoying homemade cookies, hot chocolate and marshmallows).

Spending time on a college campus and learning about academic and extracurricular activities helped the GATOR students dispel misconceptions about college and inspired them to imagine themselves in college reaching their career goals.

Research shows that taking elementary students on college tours helps them connect the crucial role that a college education can play in achieving career aspirations.
FITNESS + COMMUNITY = ARTS PROGRAMMING

An annual race is helping build community, both as a social gathering in support of the neighborhood, and as a source of funds to offer arts programming to young people in the Long Branch area of Silver Spring.

The 2nd Annual Discover Long Branch 5K Run/Walk, cosponsored by MHP and the Long Branch Business League, was all about taking the event to the next level. A race management company provided bibs with electronic chips to record participants’ times accurately, and attendance jumped up to 85 runners who came out to enjoy the environment and sense of community.

While there was a slightly more serious and competitive tone to the race, in the end the Long Branch community maintained the same lively, friendly spirit as with the previous run.

Those participating weren’t just getting exercise and socializing – they were paying it forward. Proceeds from the community-building event are being used to fund drop-in arts classes offered to dozens of area youth at Long Branch’s Rainbow Laundry. Sixteen sessions were offered in 2017, thanks to the support of area businesses, governmental agencies and those taking part in the 5K.

The race was a team effort. Partners included Community Health and Empowerment through Education and Research, Montgomery County government, which provided matching funds, Montgomery Parks Department, the City of Takoma Park, the Takoma Park Police and Public Works Departments, and volunteers from Washington Adventist Church and Northwood High School.

Strengthening Neighborhoods
MHP NEIGHBORHOODS ARE BLOOMING

Flowers are just one sign that communities are blooming through MHP’s programs to build stronger neighborhoods.

Residents of North Wheaton came together to celebrate the start of summer by making their community bloom. Over 100 residents gathered to decorate and fill pots with flowers to take home for their front steps. MHP provided all the supplies needed and others brought their own pots. Residents also helped assemble large planters to line the streets of North Wheaton. The North Wheaton celebration was an extension of a collaborative process MHP launched with residents to envision the future of the neighborhood and encourage engagement with area civic associations.

Working with civic associations and other partners, MHP is actively engaged in many communities across the region to build neighborhood resilience and cohesion, and spur residents’ advocacy for increased resources, traffic and safety measures, and environmental activism to enhance their quality of life. These efforts include:

• Collaborating to create a new community association in the Glenville-Langley neighborhood;

• Working with residents and businesses in the Long Branch community to successfully lobby for traffic flow and pedestrian safety improvements to address the many impacts of Purple Line construction;

• Collaborating with the City of Takoma Park on an MHP landscaping project near Parkview Towers, which unveiled a hidden gem – Opal Daniels Park – that addressed serious stormwater runoff issues and created an inviting space so now children are playing on the playground instead of in the parking lot and families are making use of the barbeque pits and green space that the park provides; and

• Holding environmental education projects at Grand Bel II focused on storm drain cleanup, stormwater management and the installation of two conservation gardens.
Thank You to Our 2017 Donors

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The Circle of Builders is a giving society made up of donors who make a multi-year commitment to support MHP in its mission to help low-income families attain their next level of stability.

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The Chevy Chase Land Company  
The Donohoe Companies Inc.  
The Traffic Group  
United Bank  
Water Savings, Inc.
# STATEMENT OF ACTIVITIES

For 12 Months Ended December 31, 2017

## REVENUES (Unrestricted)

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental revenues</td>
<td>$21,763,304</td>
</tr>
<tr>
<td>Grants</td>
<td>$1,003,849</td>
</tr>
<tr>
<td>Cash donations</td>
<td>$662,627</td>
</tr>
<tr>
<td>Development fees</td>
<td>$1,811,126</td>
</tr>
<tr>
<td>Interest and investment income</td>
<td>$145,583</td>
</tr>
<tr>
<td>Special events</td>
<td>$58,170</td>
</tr>
<tr>
<td>Other income</td>
<td>$380,428</td>
</tr>
<tr>
<td>Satisfaction of program restrictions</td>
<td>$832,005</td>
</tr>
<tr>
<td><strong>TOTAL REVENUES</strong></td>
<td><strong>$26,657,092</strong></td>
</tr>
</tbody>
</table>

## EXPENSES

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program services</td>
<td>$22,532,387</td>
</tr>
<tr>
<td>Properties in management (including interest expense of $5,309,298)</td>
<td>$1,074,289</td>
</tr>
<tr>
<td>Community Life program development and management</td>
<td>$1,122,765</td>
</tr>
<tr>
<td>Other development/management (including interest expense of $109,451)</td>
<td>$488,812</td>
</tr>
<tr>
<td>Supportive services</td>
<td>$1,074,289</td>
</tr>
<tr>
<td>Management and general</td>
<td></td>
</tr>
<tr>
<td>Fundraising</td>
<td>$488,812</td>
</tr>
<tr>
<td><strong>TOTAL EXPENSES</strong></td>
<td><strong>$27,533,253</strong></td>
</tr>
</tbody>
</table>

## Changes in Net Assets

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Decrease in Unrestricted Net Assets</td>
<td>($896,161)</td>
</tr>
<tr>
<td>Decrease in permanently restricted net assets</td>
<td>$40,660</td>
</tr>
<tr>
<td><strong>Increase in temporarily restricted net assets</strong></td>
<td>$697,665</td>
</tr>
<tr>
<td><strong>Decrease in permanently restricted net assets</strong></td>
<td>($697,665)</td>
</tr>
<tr>
<td><strong>Decrease in net assets</strong></td>
<td>($1,553,166)</td>
</tr>
<tr>
<td>Increase in net assets due to excess of expenses over revenue attributable to controlling interest</td>
<td>$1,751,852</td>
</tr>
<tr>
<td>Transaction costs on controlled interest - transfer of asset</td>
<td>$(526,580)</td>
</tr>
<tr>
<td>Net Assets, beginning of year</td>
<td>$8,582,156</td>
</tr>
<tr>
<td><strong>Net Assets, end of year</strong></td>
<td><strong>$10,133,306</strong></td>
</tr>
</tbody>
</table>
2017 BOARD OF DIRECTORS

Chair
Michael A. Schlegel
Bozzuto Construction Company

Vice Chair
Evan Glass
Gandhi Brigade

Treasurer
Mary Sokolowski
Berlin, Ramos & Company, P.A.

Secretary
Paola Moya
Marshall Moya Design

John Clarke
Elm Street Development

Madiaw Diop
Community Volunteer

Lucile Freeman
Montgomery County Civic Leader

Martina Gillis-Massey
Community Volunteer

Patricia Harris
Lerch, Early & Brewer, Chtd.

Emmanuel Jean-Philippe
Arcola Elementary School

Arminda Lima-Williams
Community Volunteer

Lisa Rother
ULI, Washington

Wayne Sherwood
Community Volunteer

SENIOR MANAGEMENT

Robert A. Goldman, Esq.
President

Jill E. Goodrich
Vice President, Operations

Mark Meier
Chief Financial Officer

Artie Harris
Vice President, Real Estate Development

Sulema Middleton Stewart
Vice President, Community Life Programs

Eva Dillon
Director of Advancement

Ilana Branda
Manager, Policy and Neighborhood Development