Beall’s Grant Renovation Wins Recognition

MHP’s renovation of the Beall’s Grant Apartments in downtown Rockville has won recognition for its stewardship of a local resource. The award is from Peerless Rockville, a nonprofit, community-based organization founded to preserve buildings, objects, and information important to Rockville’s heritage.

The Beall’s Grant Apartments are located at 254 N. Washington Street and 13 Beall Avenue, next to the updated Rockville Town Center area. The development provides 74 total apartments, including efficiencies and one- and two-bedroom apartments. Of the total units, 58 are designated as affordable (60 percent of area median income or AMI).

In recognizing the project, Peerless Rockville said:

“The Beall’s Grant project enhanced and upgraded the existing structure to provide welcoming, modern, affordable housing, in an attractive location that offers access to the many amenities of Rockville Town Center, including employment, shopping, and transportation. The aesthetics capture the new energy of the surrounding area and with environmentally conscious features, while maintaining the original form and style of this Mid-Century Hotel Building. The project in many ways connects Rockville’s past with Rockville’s future….”
MHP’s mission - to preserve and create quality affordable homes - is achieved by housing people, empowering families, and strengthening neighborhoods. The organization was chartered in 1989 as a 501(c)(3) and is the largest nonprofit housing developer in Montgomery County, MD, providing more than 1,700 affordable homes. MHP is a chartered member of NeighborWorks® America. For more information, visit www.MHPartners.org.

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### MHP NEWS AND NOTES

#### Welcome New Staff

MHP is happy to welcome new staff members: **Ameel Bearne**, Neighborhood and Policy Coordinator; **Joanna Perez-Zavala**, Accounts Payable Clerk, and **Andrea Schorr**, Grants Manager.

#### Toothpick Bridges and Community Building

Marshmallows, toothpicks, colorful construction paper, glue: the ingredients may suggest the activity is play, but it also is much more. Young learners in MHP’s Community Life student enrichment programs are rolling up their sleeves to solve real-life challenges. In doing so, they are developing critical thinking and collaborative skills through science/technology/engineering/math (STEM) activities, which foster kinesthetic learning: learning by carrying out physical activities.

Elementary-age students in the Pembridge Community Center Great Achievers Toward Outstanding Results (GATOR) program split into two teams and were challenged to construct a strong bridge using only toothpicks and marshmallows. Each team’s bridge then had to survive a load-bearing test: paper clips were placed on each bridge one at a time until the structure collapsed under the weight. The team with the last bridge standing built the stronger bridge.

“During the toothpick and marshmallow bridge activity, students learned patience, perseverance, and problem-solving,” said Octavia Gomez, GATOR lead instructor. “Students had to use patience while carefully constructing the bridge from scratch using soft and sticky marshmallows and thin, fragile toothpicks.” She noted that students also had to learn perseverance after testing their bridge across two elevated books to see if it would withstand gravity. “Many of the bridges were too long so they broke in the middle. Students had to go back, solve the problem of where the bridge was weak and reconstruct to make improvements.”

Accomplishing the task through teamwork was the true test in this challenge. Students reflected that it was hard building their bridges because they all had many differing ideas about how they wanted to contribute. In the end, they successfully pulled together to construct bridges in which they could take pride.

In another hands-on project, budding civil engineers in kindergarten through second grade at Arcola Elementary School dreamed up an ideal cityscape with their community-building project. The students were directed to work together to build a community they desired, using only construction paper. Their community was equipped with houses, businesses, roads, and trees. The project gave the students an initial experience with civil engineering and figuring out what it takes to form a community.
Jocelyn’s Story

Jocelyn has lived in a Montgomery Housing Partnership apartment complex in Wheaton her entire life. For her family, the MHP property offered much more than an affordable place to live. It represented a chance to find a true home that provides what Jocelyn’s parents were seeking for their family: access to good schools, good jobs, a park where Jocelyn and her sister can ride bikes, and near public transportation and health care services.

“My sister and I have truly benefited from their decision,” says the 14-year-old, because it also gave the girls the opportunity to attend Community Life enrichment programs offered by MHP at the apartment complex’s community center. These include homework help for elementary school and middle school students.

At the MHP afterschool program in Wheaton, Jocelyn got the help she needed. “Our instructor Jenny showed me how to do long division in a way that made it easier for me to get it. The adults there don’t just help with homework, they show us strategies.”

She notes: “It’s also special because after a busy day at school, we have a chance to chill and just be kids for a few more hours.”

And it was where she discovered her passion to express herself through art. As a teen, Jocelyn developed a fondness for drawing dinosaurs. “With my love for drawing, you can imagine how excited I was when MHP picked me along with a few of my classmates to draw a mural inside our escuela (school, in Spanish), the Community Center,” she says, smiling.

MHP established a partnership with a local artist to develop the mural project. Jocelyn was part of a team of young people who created an expressive mural that now decorates the wall of the community center.

“One of the things I learned was how much thought and planning go into creating a mural,” says Jocelyn. She took the lead in creating the dinosaur images that anchor the piece. She says the dinosaurs are “protecting escuela, protecting OUR community, protecting Wheaton, and bringing energy that is positive and powerful.” She adds: “The mural is a symbol of our strength!”

While Jocelyn would love to be a professional artist when she grows up, she recognizes that making a living as an artist may not be realistic, so she may choose another career path.

“I am excited for my future.” Her big goal is to go to college but she knows that she will still stay close by. “I love my community. It’s a big part of my world, and it’s home!”
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We couldn’t have done it without you. Thank you for your partnership!

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At MHP we believe in...

Integrity: We hold ourselves to high standards of conduct and fairness.

Excellence: We support growth, welcome innovation and value achievement.

Accountability: We honor our commitments.

Communication: We value open, frank and respectful dialogue within and across departments.

Teamwork: Everyone works collaboratively in support of MHP’s mission.

Diversity: We actively seek a broad set of perspectives and cultures and respect the differences and expertise that each person brings.
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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Join A Building Dreams Tour

Join us to see the positive impact MHP is having in the communities we serve. Bring a friend and join us for a Building Dreams Tour. The one-hour tour includes visiting one of our apartments, learning about the services and community spaces MHP provides, hearing inspirational stories from residents, and finding out about ways to get involved.

2019 TOUR SCHEDULE

THURSDAY, MAY 16
The Bonifant, Silver Spring
Time: 12:30pm

FRIDAY, SEPTEMBER 13
7610 Maple Community Center,
Takoma Park
Time: 12:30pm

FRIDAY, DECEMBER 6
Greenwood Terrace Community Center,
Silver Spring
Time: 12:30pm

Contact Jaimee Goodman at jaimee@mhpartners.org or 301-812-4120 for more information. We are glad to customize a tour for a small group or come to your office.

STAY CONNECTED!

Keep up with what MHP is doing through social media:
MHP Advocates at County, State Levels

MHP is committed to actively engaging in advocacy to help build stronger neighborhoods where our residents live. In testimony at a public forum on fiscal year 2020 funding in Montgomery County, MHP resident Oscar eloquently encouraged County Executive Marc Elrich to continue the county’s support for affordable housing. Oscar is a high school senior who hopes to go on to college. He also works five days a week at McDonald’s and volunteers in his community.

Oscar said: “I am here because having a safe home that I can afford gives me the security and stability to continue contributing to my community.” He added, “Everyone deserves to have the same opportunity that I had to live in a safe and affordable place. Thank you for supporting programs that give me and other people like me a place to call home.”

MHP collaborates with many community partners to provide a stronger, collective voice of support for affordable housing at all levels of government. MHP President Robert Goldman and MHP staff took part in 2019 Community Development Day, sponsored by the Maryland Community Development Network. They visited with state legislators in Annapolis, thanking them for previous support while encouraging them to back additional community development initiatives. Top priorities include a proposal to dedicate excess money from the Unclaimed Property Fund to the Community Development Fund, and full funding for the Maryland Community Legacy program, which provides local governments and community development organizations with funding for essential projects aimed at strengthening communities through business retention and attraction, encouraging homeownership and commercial revitalization.

Music Brings Joy

Students at MHP Community Life enrichment programs are learning more about the joy of music through music-and-movement classes and violin lessons, thanks to a collaboration with the Washington Conservatory of Music. Elementary school students in MHP’s after-school program at Arcola Elementary gather to explore the sounds of bows on strings and make other discoveries.
Previewing Parkview Manor

Parkview Manor Apartments, MHP’s only property in Prince George’s County, is undergoing an exciting, full renovation. The 53-unit Hyattsville property, purchased in 2007, will provide 24 one-bedroom units and 29 two-bedroom units at affordable rates. The development will have two accessible units, an accessible management office and accessible community room.

Parkview Manor is in an attractive, convenient location. The development is about a mile from the Metro, about 1.5 miles from the Hyattsville arts district, and within walking distance to amenities that include a grocery store, pool, and restaurants.

The scope of the construction work includes all new systems: roof, electrical wiring, domestic water lines and sanitary stacks, HVAC units, windows, new kitchens and bathrooms, including venting, masonry work, drainage, and re-grading work.

The spaces outside the structures are getting an upgrade too. MHP has commissioned an artist to create sculptures in the development’s courtyards to provide a unifying effect and connect it aesthetically with the nearby arts district.

Stay tuned! We will announce a date for a ribbon-cutting ceremony later this year.

“The 53-unit Hyattsville property, purchased in 2007, will provide 24 one-bedroom units and 29 two-bedroom units at affordable rates.”