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MHP Welcomes Community to Open House at Halpine Hamlet

Public-Private Partnership Celebrates \$3.38 million Green Renovation of Affordable Community near the Twinbrook Metro in Rockville

(Rockville, MD – September 10) – Montgomery Housing Partnership (MHP), the private nonprofit affordable housing organization, was joined today by more than 60 federal, state and county officials, partners, investors, and neighbors for an Open House and Ribbon Cutting Ceremony at Halpine Hamlet. The event marked the completion of a \$3.38 million green renovation of the affordable housing development, which created 35 jobs.

The 67-unit garden style apartment community is located less than a mile from the Twinbrook Metro in Rockville, Maryland. MHP acquired it in September 2009 from the Slavin family of Bethesda, who were the original developers in the mid-1960s. The acquisition was financed by M&T Bank, The Housing Partnership Network, NeighborWorks Capital, and MHP.

The renovation occurred in two phases. Phase one included replacing the roofs and installing new high-efficiency HVAC systems. Phase two started in December 2011, and focused on making much needed energy-efficient upgrades to the 46 year-old development, while also adding handicap accessibility to four apartments and installing ramps. Additional renovations included installing new windows, kitchens and bathrooms, energy-efficient appliances and lighting, and interior doors. Construction was completed a year later using a variety of public-private financing sources, including the State of Maryland's New Issue Bond Program, the Maryland Be SMART program, and Low Income Housing Tax Credits.

"MHP was very fortunate to have the opportunity to acquire Halpine Hamlet and preserve it as affordable during a time in the real estate market where private developers were eyeing its proximity to the metro as prime real estate for condo redevelopment," said Robert Goldman, MHP's president. "We were able to attract a committed group of investors who saw the potential for this community to be preserved as affordable for the long term so that low- and moderate-income families could benefit from living in a neighborhood in close proximity to transit, jobs, retail, and schools."

According to Goldman, a highlight of the transformation of the Halpine Hamlet property was the private donation of a playground by a local Rockville resident, Shari Ashman. She chose to celebrate her 70th birthday one Saturday in May by inviting 70 family members and friends to help build the playground. Since then, the playground has become the focal point of the development, and a place where residents venture out each evening to sit on the benches and picnic tables, and converse with each other while watching the children play safely.

MHP's financing, construction and technical assistance partners on the Halpine Hamlet renovation were: Montgomery County Department of Housing and Community Affairs; State of Maryland Department of Housing and Community Development; Capital One Bank; NeighborWorks America; Zavos Architecture + Design; RKR Construction; Building Consultants, Inc.; and Equity Management.

MHP's holistic approach to housing includes providing affordable rents, developing educational programs for residents to expand their opportunities and balance their lives, and implementing neighborhood revitalization efforts. For more information about our work, visit us at www.MHPpartners.org or follow us on Facebook and Twitter.



Photo 1 Caption – Cutting the Ribbon:

Montgomery County Executive Isiah Leggett (center) is flanked by, from left: David Bowers, Enterprise Community Partners; Ramona Johnson, NeighborWorks America; Robert Goldman, President of MHP; Josephine Hebron, longtime Halpine Hamlet resident; Montgomery County Executive Isiah Leggett; Jeffrey Slavin, mayor of Somerset and former owner of Halpine Hamlet; Shari Ashman, playground donor; Rick Nelson, Montgomery County DHCA; Stephanie Roodman, MHP's Senior Project Manager.

Additional photos are available upon request. Please contact Lesia Bullock, MHP's Communications Manager, at 301-812-4138.

About MHP

Montgomery Housing Partnership creates quality, affordable homes in Montgomery County. It is a private, nonprofit housing development organization. It advances its mission by housing people, empowering families, and strengthening neighborhoods. Through its affiliates, MHP has developed more than 1,300 units of affordable apartments, condos and townhomes. MHP also works with residents to enhance the vitality of the neighborhoods where affordable housing is located, and implements Community Life Programs for its residents. It is a chartered member of NeighborWorks® America. For more information, visit www.MHPPartners.org.