



montgomery housing partnership

BUILDING COMMUNITIES

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FALL 2006

PLAYGROUND DREAM AT GLENVILLE ROAD BECOMES REALITY

When MHP staff learned over a year ago that the young children of Glenville Road were playing in the streets and parking lots in front of their homes, they began discussing the idea of building a playground to help keep the children safe. The situation became even more serious when a young boy was playing in the street and was injured after being hit by a car.



On June 17th, MHP celebrated the completion of the playground as part of "NeighborWorks Week"—a week of community service organized by NeighborWorks organizations across the country. MHP hired Playground Specialists, Inc. of Emmitsburg, MD to build the playground and commissioned local artist Philip Ratner to create an original piece of art. The art points the way to the new playground and was painted by the children and their parents. Glenville Road is located in the Long Branch area of Silver Spring, and MHP, through its subsidiary, owns three of the 15 apartment buildings in the neighborhood.

The Glenville playground project was made possible through private donations and funding from NeighborWorks America, a national non-profit organization created by Congress to provide financial support, technical assistance and training for community-based revitalization efforts. MHP also thanks the following for their generous support—Tobon Landscaping, Equity Management and their individual employees, Friends Foundation of Annapolis, and the Home Depot stores of Silver Spring and Aspen Hill.

TAKOMA PARK PRESERVATION

MHP has been very active acquiring rental properties in the City of Takoma Park to add to our growing portfolio, including 8624-26 Flower Avenue and 1001-1005 E. University Boulevard. Two other properties, 719-21 Erie Avenue and 641 Houston Avenue, are under contract. The acquisition of these properties is important to preserving affordable rental units in Takoma Park, as many owners in this area are converting to condominiums, often to be able to get out of the city's rent stabilization laws.

The owner of the Houston Avenue property had even given tenants notice to convert the properties to condominiums, and 50% of the tenants were forced to find other living arrangements. The eviction of the other tenants has been halted as a result of MHP's impending acquisition of the project.

These properties currently have numerous housing code violations. MHP is applying for financing that will enable us to complete a rehabilitation which, in addition to correcting the code violations, includes new heating and air conditioning systems, electrical upgrades, new kitchens and bathrooms, and upgrades to the exteriors and landscaping.

The project is vital to helping MHP achieve its mission of increasing the supply of affordable housing in Montgomery County. In addition to preserving decent, safe, and affordable rental housing for those who are unable to afford to buy homes, our effort also prevents displacement of long-time residents and is part of the solution to alleviate the current affordable housing crisis in Montgomery County.

PRESIDENT'S MESSAGE



There is one pervasive, common theme to MHP's work and that is *building community* – we create physical structures, we transform neighborhoods, and we strengthen individuals and families. All these are aspects of building community.

MHP enjoys a longstanding and talented *community* of supporters that have made our work possible. Policy makers, business leaders, community groups, and individuals conceived of, established, and have sustained MHP over the years.

So, I am pleased to update you on our ongoing effort to strengthen and expand this base of support. Members of our Board of Directors have created the MHP *Circle of Builders* for our most committed supporters who bring to bear the financial investment, leadership, and dedication to our effort.

The MHP *Circle of Builders* is a community of volunteer leaders who are committed to ensuring that MHP can continue to provide quality, affordable housing to low and moderate income families in Montgomery County. The latest statistics show that one-third of all Americans spend 30% of their income on housing; and half of the working poor spend at least 50% of their income on rent. The real estate boom of the past decade has left many of the working poor even further from the American dream.

The MHP *Circle of Builders* members will engage with us to continue finding solutions for the affordable housing crisis in our county. Our goals are ambitious – to create an additional 500 quality affordable homes; to bring vibrancy to more neighborhoods; and to reach more youth and families with our award winning community life programs.

A community of leaders, such as the MHP *Circle of Builders*, is vital to achieve these goals. Ultimately, we are creating better futures for low and moderate income families and a stronger Montgomery County. I look forward to updating you further as the MHP *Circle of Builders* continues to evolve.

Robert A. Goldman, Esq.
President

18TH ANNUAL NORMAN CHRISTELLER GOLF TOURNAMENT

MHP wishes to thank all of this year's sponsors, contributors and participants in the golf tournament. We particularly appreciate the following sponsors:

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COMMUNITY LIFE PROGRAMS

The purpose of the Summer Enrichment Program is to provide an array of structured activities for the children during the summer. This summer's programs were a big success! Our goal is to help children maintain their academic standing at school while having positive experiences. We served 24 children, ages 5 to 12 at our different sites. The kids met for 4 weeks during July and August and participated daily in literacy programs, structured arts and crafts activities, and computer writing programs. The children also participated in outdoor activities structured by our staff, which included going to the pool twice a week.



MHP BOARD NEWS

The MHP Board of Directors is pleased to welcome three new members as of July 1st:

Charles N. "Chip" Bay is the Senior Managing Director for Trammel Crow Residential's Mid-Atlantic Division and is responsible for the development and construction of both rental and for-sale multifamily housing in the Washington and Baltimore Metropolitan areas. Prior to joining TCR in 1998, Mr. Bay was a Vice President/Team Leader with the Bozzuto Group, where he was responsible for all phases of development for rental and for-sale multifamily communities. Mr. Bay holds a BA from Purdue University and an MBA from the University of Maryland.

Gail Scott-Parizer is the Principal of Dr. Charles R. Drew Elementary School in Silver Spring where she is responsible for the day to day operations of the school building and its instructional program. Among other

things, Ms. Scott-Parizer has coordinated a Gifted & Talented program, has supervised the implementation of a new MCPS curriculum, and has organized and facilitated after school enrichment programs. She holds both a BS and an MA from University of Maryland, College Park.

Jacquelyn Van Croft is an employee of Kaiser Permanente Health Insurance Company, a college student at Columbia Southern University, an owner of an online gift shop, and the president of a newly created not-for-profit business to serve entrepreneurs in the community. She served on the Long Branch Task Force for 3 years, contributing to more than 250 recommendations and strategies for improving the quality of life in the community.

DONORS

Montgomery Housing Partnership's work is made possible by the generous donations of corporations, individuals, and the state and county government. We would like to recognize and thank the following donors, who have contributed to MHP from March 16 to August 15, 2006. (This list does not include golf sponsors who can be found on page 2). If there is an error or omission, please contact Melissa Graves, Director of Fundraising at 301.946.0882 Ext. 22.

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