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**Montgomery Housing Partnership Wins HAND Award for its Preservation of *7610 Maple*
36-Unit Property Named Best Small Affordable Housing Project**

(Silver Spring, MD) - Montgomery Housing Partnership, Inc. (MHP) was awarded the Housing Association of Nonprofit Developers (HAND) Best Small Affordable Housing Project for *7610 Maple* at its 21st Annual Meeting and Awards Luncheon at the Omni Shoreham Hotel in Washington, DC.

7610 Maple is a 36-unit apartment building in the City of Takoma Park, Maryland, and serves as a model for why preservation is necessary and works. The previous owner planned to sell the property to luxury condo developers, but the housing market declined. The 8-story brick building deteriorated, became a fire hazard, and was condemned. The vacant structure became an eyesore on the main street of an otherwise vibrant neighborhood for nearly three years until MHP acquired it. Construction on *7610 Maple* began in the summer of 2010 and was completed September 30, 2011.

Formerly known as Maple Towers, the dilapidated, asbestos filled property received a green gut-rehab, including all new windows, kitchens and bathrooms, a new elevator and a reflective Thermoplastic Olefin (TPO) roof, which is made of recycled material. MHP transformed 35 mostly studio and 1-bedroom apartments into 36 modern and bright 1-, 2- and 3-bedroom homes for working families, seniors, and residents who needed handicap-accessibility. A 2,000-square foot community center with a computer lab was also added to the building, allowing MHP to offer an on-site Play and Learn preschool program for residents and additional educational workshops.

“With the help of creative public-private financing, we were able to take a vacant, run-down property in the heart of Takoma Park and turn it into stylish new affordable homes for 36 families,” said Robert Goldman, President of MHP. “We’re especially proud of the fact that sustainable green features and building materials were used throughout the design and renovation of *7610 Maple*.”

MHP houses people, empowers families, and strengthens neighborhoods throughout Montgomery County. Through its affiliates, MHP has developed more than 1,300 units of affordable rental housing, focusing primarily in transit-oriented neighborhoods in Takoma Park, Rockville, and Silver Spring. *7610 Maple* is located less than a mile from the Takoma Park Metro station and two blocks from an elementary school and senior center.

In addition to the Best Small Affordable Housing Project Award, a young resident from MHP’s Amherst Square apartments in Wheaton was awarded a runner-up prize in the 2012 HAND Children’s Art Contest. **Wissa Ezzaki**, who attends MHP’s afterschool Homework Club, received a gift certificate for her creative efforts. This annual contest is open to all children between the ages of 7 and 10 who reside in housing developments provided by one of the HAND member organizations.

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About MHP

Montgomery Housing Partnership (MHP) creates quality, affordable homes in Montgomery County. It is a private, nonprofit housing development organization that houses people, empowers families, and strengthens 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 in which 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.

7610 Maple Wins HAND Award for Best Small Affordable Housing Project



PHOTO CAPTION:

MHP receives the HAND Award for Best Small Affordable Housing Project during the 21st Annual HAND Meeting and Awards Luncheon on June 13. Pictured from left to right are: Rhonda Cunningham Holmes, MHP Board Chair; Praj Kasbekar, project manager for *7610 Maple*; Robert Goldman, MHP President; and Priya Jayachandran from Bank of America Merrill Lynch.