Halpine Hamlet Open House & Ribbon Cutting Ceremony

More than 60 federal, state and county officials, partners, investors, and neighbors joined MHP for an Open House and Ribbon Cutting Ceremony at Halpine Hamlet on September 10. 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 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. A new playground was donated to Halpine Hamlet by a local Rockville resident, Shari Ashman. She chose to celebrate her 70th birthday at the property on May 4 and invited her family and friends to help build the playground. It has become the focal point of the development, and a place where residents venture out each evening to sit and converse with each other while watching the children play safely.

MHP’s financing, construction, and technical assistance partners on the Halpine Hamlet renovation include: 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.

2013 Calendar of events

- Oct 7 ............... GATOR Program Begins at Arcola ES
- Oct 23 ............. Building Community Annual Benefit Breakfast
- Oct 26 ............. Glenville Road Fall Festival
- Dec 4 - 24 ......... Holiday Toy Drives

To learn more about MHP and how to get involved, visit us at www.MHPartners.org Follow us:
MHP creates quality affordable homes. It houses people, empowers families, and strengthens neighborhoods. Chartered in 1989 as a 501(c)(3), it is the largest nonprofit housing developer in Montgomery County, MD and serves more than 1,300 residents.

MHP is a chartered member of NeighborWorks America. For more information, visit www.MHPartners.org.

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MHP Welcomes Five New Employees

Community Life Programs has three new staffers. Ernst Aristor joined MHP full time in September as Resident Services Program Supervisor. He will oversee the new GATOR program in Wheaton, which will operate at Amherst, Pembridge Square, and Arcola Elementary School. He has worked for MHP since 2004 as a part-time teacher. Melissa Tran is the new AmeriCorps member at the 7610 Maple Community Center, and Laura Liles is the new AmeriCorps member at the Amherst and Pembridge Square Community Centers. The AmeriCorps members will serve a 1-year term.

Shqipe Kajtazi and William Chin joined the Real Estate and Neighborhood Development team in August as the new VISTA Neighborhood Coordinators for a 1-year term. William previously worked for MHP as a marketing intern.

MHP Board Welcomes New Members

The Board of Directors has welcomed three new members since July 1, 2013. Joining the MHP Board for an initial 3-year term (2013-2016) were:

- Lilian Catalina Chavarriaga — Community Volunteer
- Michael A. Schlegel — Bozzuto Construction Company
- Mary Sokolowski — Berlin, Ramos & Company, P.A.

MHP Awarded $1.1 Million Grant to Launch 21st Century Community Learning Centers

MHP received a 5-year, $1.1 million grant from the Maryland State Department of Education to develop and operate two 21st Century Community Learning Centers (21st CCLC) in partnership with Arcola Elementary School in Wheaton, Maryland.

MHP owns three affordable housing communities near the school, which provides nearly 300 units of affordable rental housing to low- and moderate-income families living in the transit-oriented neighborhood. MHP has operated community centers for its residents at its Amherst Square and Pembridge Square communities for several years, producing award winning Community Life programs for preschool, elementary school age children, and teens.

The 21st Century grant enables MHP to transform its afterschool program by strengthening the math, reading, and science skills of the students it serves who reside at MHP’s properties. The newly enhanced program, called Great Achievers Toward Outstanding Results (GATOR), opened September 9th at Amherst Square and Pembridge Square with an enrollment of 72 students. An additional GATOR center opened October 7th at Arcola Elementary School and serves 48 students. The two sites will operate Monday through Friday for 2.15 hours each day through June.
MHP Begins $8.87 Million Green Renovation of Parkview Towers

In March, MHP has started a green renovation on Parkview Towers, one of three high-rise buildings that it owns on Maple Avenue in the heart of Takoma Park. The renovation is expected to take about 12 months and cost $8.87 million. The public-private financing partners include the State of Maryland’s Rental Housing Works program, the Harry and Jeanette Weinberg Foundation, Enterprise, Montgomery County, Capital One Bank, City of Takoma Park, and the Jane E. Lawton Conservation Fund.

Parkview Towers was built in 1964 on 2.8 acres, and by the time MHP acquired it in December 2010, the 11-story brick building was showing its age. Phase one repairs to the mechanical and plumbing systems commenced immediately and were completed last fall in an effort to maintain livability for the 125 families in the building. Phase two renovations, are focusing on adding energy efficient upgrades, including replacing HVAC systems; upgrading kitchens and bathrooms; replacing two elevators, mechanical, electrical and plumbing systems; and replacing the roof, windows and doors.

More than 80 percent of Parkview Towers’ residents earn at or below 60 percent of the area median income, which is one of the highest in the nation at $107,000, so affordability is a key concern. Residents include a school crossing guard, hospital workers, military veterans, retirees, and several persons living on disability income.

MHP is the second recipient of a grant from the Affordable Rental Housing Opportunities for Persons with Disabilities initiative, which is a joint venture with the Weinberg Foundation and the State of Maryland to fund housing options for persons with disabilities.

MHP Gets $500K NCI Grant to Revitalize Foreclosure in Long Branch

MHP was awarded a $500,000 grant from the State of Maryland’s National Conservation Initiative (NCI) to purchase and renovate a foreclosed apartment building on Genville Road, in Silver Spring. The vacant and boarded up property was acquired in August and MHP plans to begin renovations in the fall. MHP owns four other small apartment buildings in the neighborhood, and operates an afterschool homework club and green club in one of the buildings. Montgomery County has also committed $150,000 for the renovations.

Phase I of The Beall’s Grant Renovation Completed

The first phase of a planned 74-unit renovation of the Beall’s Grant community in downtown Rockville has been completed. MHP started a gut renovation of the 14-unit building that fronts on Beall’s Avenue last fall, and completed it in April. MHP plans to begin renovations on the 60-unit building by 2015.
COMMUNITY LIFE PROGRAMS

Play & Learn Circle Graduations

MHP hosts its annual Play & Learn Circle preschool graduation ceremonies annually during National NeighborWorks Week in June to celebrate the preschool age children 3-5 years old and their parents who live at MHP communities. For most of the kids, it’s the first time they have received structured lessons to prepare them for school.

MHP CELEBRATES A MILESTONE

25th Annual Norman Christeller Classic, June 24

More than 140 golfers and residents joined MHP to support the annual golf fundraiser that benefits MHP’s Community Life Programs. This year, MHP invited residents and students from the Glenville Road Green Club and the Great Hope Homes Teen Club in Silver Spring to participate in the Youth Golf Clinic.

Left, MHP President Robert Goldman congratulates the winning team, with a score of 8 under par, TEAM Bozzuto Group: Rick Wiesman, Jose Iglesias, J.P. Parker, and Steve Tapparo. A field of 115 golfers fought through extreme heat and dry conditions for most of the day until the late afternoon when the sky opened up for about an hour’s downpour.

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Thanks to our sponsors for making the 25th Annual Norman Christeller Classic a success.

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Students from the Glenville Road Green Club enjoys their first time on a golf course.
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Thank you to Mark and Katherine Simon who set up a Montgomery College scholarship fund for residents to pursue further education.
**Benefit Concert with Seven Car Pile Up Raises More than $11,000**

A benefit concert sponsored by Cresa Washington, DC, a corporate real estate advisory firm, raised more than $11,000 for MHP in May. It featured the rock band, Seven Car Pile Up. Co-sponsors of the event included Alliant Staffing, LLC, Grosvenor (USA) Ltd., HITT Contracting, Inc., OTJ Architects, and Tishman Speyer.

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**SAVE THE DATE**

(*Building Community ~ Fulfilling Dreams*

**Second Annual Benefit Breakfast**

*“Childhood Dreams”*

**Wednesday, October 23, 2013**

8:00 – 9:00 am

Doors Open at 7:30 am

*A light continental breakfast will be served.*

Silver Spring Civic Building at Veteran’s Plaza

One Veteran’s Place | Silver Spring, MD 20910

**RSVP:**

Devon Seybert at 301-812-4122 or dseybert@mhppartners.org

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