Edinburgh House – Takoma Park, MD
Ribbon Cutting Ceremony & Open House

Last fall, MHP cut the ribbon on a $3.2 million green renovation of Edinburgh House, one of three high-rise buildings that it owns on Maple Avenue in Takoma Park.

The State of Maryland awarded Edinburgh House its first multifamily loan for its Be SMART program, which helps owners to make energy efficient upgrades. Renovations on the 10-story building were completed in July 2012 and included installing new kitchens with Energy Star appliances, new bathrooms with water-conserving fixtures, hard surface recycled flooring in the common areas and units, Green Label certified carpeting, windows, Energy Star lighting fixtures, and a reflective Thermoplastic Olefin roof. The laundry room and leasing office also received a facelift and the elevators were upgraded. Three new handicap accessible apartments and exterior ramps (shown below) were also added to the property. The new energy-efficient upgrades should result in an ongoing energy savings of 15-20 percent.

The renovation and landscaping of the 45-unit property created 38 jobs. Sources of financing included the New Issue Bond Program, the Maryland Housing Rehabilitation Program, and the Low Income Housing Tax Credit Program, among others.

Olney Springs
Location: 18241 Bowie Mill Road | Olney, MD 20832
New Construction, For-Sale Community
57 Townhomes
57 Single Family, Detached
Walking Paths, TotLots

MHP and Elm Street Development
Break Ground on Olney Springs

MHP and Elm Street Development were excited to break ground last fall on a mixed-income, for-sale development in Olney. The 32.6 acre site will include single family homes and townhomes, some with garages.

The 114-unit community will feature:
- 30 percent sold at Moderately-Priced Dwelling Unit (MPDU) prices
- 30 percent sold at Workforce Housing prices
- 40 percent sold at market rate

Olney Springs will have extensive community features, including walking paths, tree-lined streets, and open spaces for recreation and gathering. It’s scheduled to be completed in 2015.

2013 Calendar of Events

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<td>Annual NeighborWorks Week</td>
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<td>June 10</td>
<td>25th Annual Norman Christeller Golf Classic</td>
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To learn more about MHP and how to get involved, visit us at www.MHPartners.org.
Follow us:  

Breaking Ground – Above, MHP and Elm Street Development break ground on Olney Springs, joined by Montgomery County Executive Isiah Leggett, Council Vice President Nancy Navarro, and Council member Nancy Floreen.
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 non-profit 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.

New Staff

MHP welcomed Mark Meier last April as Chief Financial Officer. He has more than 20 years of experience as a financial strategist working in the home building and financial services industries.

Devon Seybert joined MHP in January 2013 as the Director of Fundraising. She previously worked for ALSAC/St. Jude Children’s Research Hospital. Naomi Eisen joined the Fundraising department last July as the Grants and Major Gifts Associate.

Jeff Gipson is the new VISTA Neighborhoods Coordinator in the Real Estate and Neighborhood Development division for a 1-year term.

SAVE THE DATE – Monday, June 10, 2013
25th Annual Norman Christeller Golf Classic
Hampshire Greens Golf Course • Silver Spring, MD 20905
Online Registration Opens March 18th – www.MHPartners.org

MHP Welcomes New Board Chair, 6 New Members

The Board of Directors welcomed a new slate of officers and six new members since July 1, 2012. Victoria Davis succeeded Rhonda Cunningham Holmes as Board Chair. Vicki is the president of Urban Atlantic Development. As chair of the MHP Board, she will lead the organization’s 2013 Building Dreams outreach campaign along with Jorgen Punda.

Joining the MHP Board for a 3-year term (2012-2015) were:

- Deann Michelle Collins—Montgomery County Public Schools
- Barry Flax—Goodman, Gable, Gould/Adjusters International
- Evan Glass—Community Volunteer
- Matthew Leydig—EagleBank
- Jorgen Punda—Gables Residential
- Alisa Smedley—Montgomery Works

Nonprofit Leadership

2012 EXCEL AWARD WINNERS:

Congratulations to Robert Goldman, MHP’s President (3rd-left), for being recognized with the Gelman, Rosenberg & Freedman 2012 EXCEL Award for excellence in chief executive leadership.

The executives were recognized in October during the Center for Nonprofit Advancement’s 33rd Annual Celebration at Ronald Reagan Washington National Airport's Historic Terminal A Lobby.
Strengthening Neighborhoods

MHP staff and BB&T volunteers pose with members of the Glenville Road Green Club in front of their newly planted community garden plots at the Long Branch Community Center in Silver Spring.

A grant from BB&T’s Lighthouse Project last Summer helped MHP expand the number of garden beds, add plantings, and provide tools and a new tool shed for use by the students and seniors. The project was a partnership with the Long Branch Community Center.

SAVE THE DATE!
ANNUAL LONG BRANCH EARTH DAY CLEANUP

Saturday, April 20th
9:00 am—12:00 noon

Long Branch Community Center
8700 Piney Branch Road, Takoma Park

Community Gardens

At right—A BB&T Bank volunteer helps a member of the Glenville Road Green Club plant in their new community garden.

The Green Club, which was started by MHP in 2011, helps educate the next generation about recycling, proper disposal of neighborhood trash, saving energy, minimizing litter, and eating healthy.

2012-2013 BOARD OF DIRECTORS

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Civic Leadership

Dedication of Glenmont Gateway Signs

The Greater Glenmont Civic Association, MHP, and local officials celebrated the installation of five highway gateway signs in September to welcome motorists to the neighborhood.

The project was managed by MHP for the County.

Pictured back to front, L to R are: Robert Goldman, President of MHP, Greg Baker of MHP, Maryland State Delegate Ben Kramer, Cathy Mahmud of the Department of Housing & Community Affairs, Amanda Bernhardt, President of Greater Glenmont Civic Association, Montgomery County Council Vice President Nancy Navarro, and Montgomery County Executive Isiah Leggett.
MHP hosted 35 employees from NeighborWorks America at Great Hope Homes in Silver Spring during Annual NeighborWorks Week in June. Volunteers spent the day planting and mulching flowers around the community center, sanding and touching up paint on the playground equipment, repairing and repainting sidewalk curbs, and building wooden condos for the feral cat population that lives in the woods adjacent to the property.
Montgomery Housing Partnership’s work is made possible by the generous donations of corporations, individuals and state and county government. We would like to recognize and thank the following donors who have contributed to MHP January 1, 2012 to December 31, 2012. If there is an omission or error, please contact the Fundraising Department at 301-622-2400 ext 22.

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The Circle of Builders is a giving society made up of individual donors who make a multi-year commitment to support MHP’s mission. We would like to recognize and thank the following donors who made this commitment from January 1, 2012 to December 31, 2012. If there is an omission or error, please contact the Fundraising Department at 301-622-2400 ext 22.

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Mike Withers*

*Denotes current or former board member

BUILDING COMMUNITY – FULFILLING DREAMS ANNUAL BENEFIT BREAKFAST
October 23, 2012 – Silver Spring Civic Building – Veteran’s Plaza

Community Building in Support of Affordable Housing

Last October, MHP hosted its inaugural Building Communities ~ Fulfilling Dreams Benefit Breakfast in support of affordable housing in Montgomery County. More than 200 supporters, partners, residents, and local elected officials joined the MHP board and staff at the Silver Spring Civic Building.

The breakfast was the culmination of a year-long outreach effort by the MHP Board, led by Rhonda Cunningham Holmes and Jorgen Punda, to dispel some of the myths surrounding affordable housing in Montgomery County.

Finding a Safe Place to Call Home

MHP resident and U.S. Army veteran Kirk Broglin (bottom, right) shared his emotional story with the guests. He talked about how he was able to find a stable home at 7610 Maple in Takoma Park after years of struggling with Post-Traumatic Stress Disorder and homelessness after being injured in Iraq and returning to the United States to recover. His transition and recovery was difficult, and continues.

Kirk is currently enrolled at Montgomery College, where he is completing his degree in social work. He said he especially likes living at 7610 Maple for its close proximity to the Takoma Park campus, METRO station, and bus lines.

The 1960s building received a gut rehab after sitting vacant and abandoned for nearly three years before MHP acquired it. Three Iraqi and Afghanistan war veterans were among the first residents to occupy the newly remodeled building last fall.

Pictured, top right—MHP President Robert Goldman (center) was joined by Rhonda Cunningham Holmes, MHP Board Chair 2011-2012; and Victoria Davis, MHP Board Chair 2012-2013.

Below—MHP Resident Kirk Broglin discusses the importance of finding stable housing in his ongoing recovery from injuries sustained during his military career as an Army Ranger deployed to Iraq.
In honor of its 25th year in business, The Bozzuto Group presented MHP President Robert Goldman (far right) with a $50,000 donation in support of its mission. Pictured left to right are company executives: John Slidell, Rick Mostyn, Toby Bozzuto, and Tom Bozzuto. The company has been a longtime supporter and corporate partner of MHP.

JOIN MHP FOR THE 2013 “BUILDING DREAMS” TOUR
This is a one-hour tour of our mission. Check locations and dates below, or visit www.MHPartners.org

April 17 @ 1:00 p.m.
Pembridge Square
Wheaton

April 25 @ 1:30 p.m.
Great Hope Homes
Silver Spring

May 2 @ 8:30 a.m.
Greenwood Terrace
Silver Spring

May 16 @ 8:30 a.m.
7610 Maple
Takoma

May 29 @ 1:30 p.m.
Great Hope Homes
Silver Spring

RSVP to Devon Seybert
dseybert@mhpartners.org
301-622-2400 ext. 22

Housing People * Empowering Families * Strengthening Neighborhoods