We are grateful to the many companies and individuals who have contributed to the success of MHP’s Building Dreams campaign. Their generosity has made possible the expansion of our affordable housing and supportive services programs, and our ability to help families attain the next level of stability. In appreciation of their commitment, we are proud to honor the Circle of Builders, a group of donors who make a multi-year commitment between business leaders and key stakeholders in Montgomery County.

Their support has expanded MHP’s programmatic partners and funding sources to ensure that our properties and neighborhoods are positioned to provide the housing and services residents will need during the economic recovery. With your continued support, our families will have a bright future.
On behalf of the Board of Directors and staff of Montgomery Housing Partnership (MHP), we are proud to present our 2013 Annual Report, entitled “Building Dreams through Resident Leadership and Volunteerism.”

We had an outstanding year as we focused on building meaningful relationships around the region, and encouraged more residents to take ownership of our communities and neighborhoods throughout the county.

Developing vibrant social neighborhoods around Montgomery County starts with engaging its citizenry to become more involved. For good community building, it’s important for everyone to pull together for the greater good and great neighbors. We encourage our residents, young and old, to support community and neighborhood goals by aligning�their unique mix of talent, leadership, and active volunteerism.

During 2013, MHP focused heavily on early school readiness, youth mobilization, leadership training, and active volunteerism. Because we achieved two notable firsts, and celebrated two milestones.

For the past 25 years, local businesses and golfers have supported our annual Norman Christeller Classic. During 2013, more than 120 golfers teed off to support the Golf Classic, which raises funds for the Community Life programs.

In August, we acquired an abandoned 4-unit apartment building in Wheaton, which we will be adjacent to the new public library and downtown Silver Spring. The 149-unit property features extensive walking paths, tree-scapes, and a roof-top garden. It will feature 53 single family homes.

In May, developed and conducted Long Branch Kids Afterschool Program, which is the first to receive funding through the National Conservation Initiative that helps support neighborhood public parks and Red Trax Railroad. The program was the first to receive funding through the National Conservation Initiative that helps support neighborhood public parks and railroad.

In September, completed a survey of over 500 residents in the Long Branch neighborhood, to probe the impacts of the Purple Line on the Long Branch neighborhood.

In August, partnered with Silver Spring in facilitating the Silver Spring Office of Neighborhood and Community Affairs, a Neighborhood Office of Montgomery County Councilmember, to host public info sessions to outline all of the info to tenants of 50 buildings.

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Our Focus: MHP’s core values: affordable homes.

It accomplishes its mission by housing people, empowering families, and strengthening neighborhoods. (Refer to MHP’s 10 Codes of Values)

MHP’s strengths are its resident leadership and volunteerism. Through its efforts, MHP has developed and converted over 1,400 units for residents and the communities it serves.

MHP’s holistic approach to housing includes providing affordable rents, convenient locations near transit, and create two new innovative afterschool programs focused on strengthening the math, reading, and science skills of the low- and moderate-income residents. MHP is working with the help of a $500,000 grant through EagleBank, a commercial bank in Silver Spring, Maryland, to support the Long Branch afterschool program.

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We had an outstanding year as we focused on building support across the region, and encouraged more residents to become engaged as we strengthened neighborhoods throughout the county.

Developing vibrant and safe neighborhoods around Montgomery County starts with engaging our citizens to become more involved. For good community building, it’s important to engage the young and old alike, and the businesses that make up our local economy. This is why financial support, community involvement, and volunteerism is at the core of what MHP does.

In 2013, MHP focused heavily on our signature events: youth leadership development, and parent engagement in addition to our laser focus on providing affordable homes for low and moderate income residents. The year was particularly significant for MHP as an organization because we achieved two notable firsts, and celebrated two milestones.

MHP’s Pembridge Square and Amherst communities with generous Chamber of Commerce, and a growing number of its businesses. The Wheaton Volunteer Rescue Squad, the Wheaton and Kensington Volunteer Fire Companies, the Kingwood Volunteer Fire Company, and the National Capital Klezmer Orchestra.

By 20 students from our Community Life programs at Glenville Road Elementary School. It is this holistic approach to providing affordable housing that MHP is passionate about.

In October, the first 10 families started moving into the Glenville Road building in the Montgomery Village section of Gaithersburg. The property was the first to receive funding through the Jane E. Lawton Conservation Fund, and was built by acquiring the old Montgomery County Jail building in the 1960s. The structure was moved to its current location next to Glenville Road Elementary School and renovated for this purpose. The building is designed to improve the image of the neighborhood and attract a high level of visibility.

In May, developed and conducted Long Branch Lane, a 125-unit high-rise building in Takoma Park. The property was the first in the building industry to achieve the LEED NC silver certification, and is the first building to be certified with the state’s new energy standard. This milestone was achieved in collaboration with partners including Urban Atlantic.

In August, acquired an affordable 4-bed building in the Glenville Road area, that will house 24 young families and 24 seniors. The property includes 46 apartments and 27 units for seniors and the building was completed in March of 2013.

In the first 60 families started moving into new mixed-income buildings in Elkins Grove. When completed in 2013, the 50-unit mixed-income development will include 17 single family homes and 33 townhomes.

In the second quarter, launched a new afterschool program focused on strengthening the math, reading, and science skills of the low-income and moderately income students. In 2013, 50 residents participated in the program.

In the third quarter, expanded our reach in Up-County with the opening of a new 16-seat program in the Swords Elementary School building.

In the fourth quarter, partnered with the Purple Line Community Corporation to provide a changing of the guard ceremony, and partnered with the Montgomery County Council to meet with the town council and local citizens.

In the fourth quarter, hosted a successful 2nd Annual Building Dreams tour, bring a friend along, and send us any ideas and inspiration that you have. I have been engaged with MHP’s work addressing the affordable housing crisis in the county.

Our Focus:

MHP’s mission is to create quality affordable homes. It accomplishes its mission by housing people, empowering families, and strengthening neighborhoods. Formed in 1989 as a 501(c)(3) to meet Montgomery County’s need for affordable housing, MHP builds, acquires, and develops affordable homes for low and moderate-income families. Through its affiliated organizations, MHP has developed and or been involved in over 4,000 affordable rental and owner-occupied units in Montgomery County, including mixed income neighborhoods, and homes for active seniors.

In 2013, the MHP family served 1,861 residents through the Community Life program. The programs provide a variety of services, to include case management, employment services, support to formerly incarcerated individuals, peer support services, and assistance with education and employment.

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The 5-year, $1.1 million grant from the Maryland State Lottery sponsoring the construction of a new gymnasium at the Jane E. Lawton Conservation Fund, and is the first building to be certified with the state’s new energy standard. This milestone was achieved in collaboration with partners including Urban Atlantic.

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The year was particularly significant for MHP as an organization because we achieved two major milestones, and celebrated two milestones.

- Receiving the first $1 million grant from the Kaiser Foundation, a major landmark in Montgomery County’s history.
- Receiving the 21st century learning center designation.

Our focus: MHP’s mission is to create affordable housing for all Montgomery County residents. We accomplish our mission by building housing opportunities for near low- and moderate-income seniors, and addressing community needs to strengthen neighborhoods. Formed in 1989 as a 501(c)(3) to meet Montgomery County’s need for affordable housing, MHP is dedicated to housing people, empowering families, and strengthening neighborhoods. It fulfills its mission by housing people, empowering families, and strengthening neighborhoods. It accomplishes its mission by housing people, empowering families, and strengthening neighborhoods.

In December, obtained site plan approval for the future Purple Line light rail station. In October, the first 10 families started moving into our new 11-story high-rise for active seniors in the Bonifant at Silver Spring, a new 11-story high-rise development in the community.

In May, developed and conducted Long Branch Preschool Awards ceremony, a new 11-story development in the community.

For 12 Months Ended December 31, 2013

<table>
<thead>
<tr>
<th>STATEMENT OF ACTIVITIES</th>
<th>For 12 Months Ended December 31, 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Operating Revenue</strong></td>
<td>$20,877,873</td>
</tr>
<tr>
<td>Cash Donations</td>
<td>216,848</td>
</tr>
<tr>
<td>Development Fees</td>
<td>468,522</td>
</tr>
<tr>
<td>Other income</td>
<td>1,589,578</td>
</tr>
<tr>
<td>Interest and investment income</td>
<td>593,802</td>
</tr>
<tr>
<td>Gain from debt forgiveness</td>
<td>2,502</td>
</tr>
<tr>
<td>Rental revenues</td>
<td>$17,058,416</td>
</tr>
<tr>
<td>Special events</td>
<td>113,895</td>
</tr>
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<td>468,522</td>
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<td>Gain from debt forgiveness</td>
<td>2,502</td>
</tr>
<tr>
<td>Net increase in net assets</td>
<td>$19,643,565</td>
</tr>
<tr>
<td><strong>Operating Expenses</strong></td>
<td>21,320,977</td>
</tr>
<tr>
<td>Community Life program development and management</td>
<td>829,797</td>
</tr>
<tr>
<td>Properties in management including</td>
<td>829,797</td>
</tr>
<tr>
<td>Increase in net assets due to excess of expenses</td>
<td>(216,514)</td>
</tr>
<tr>
<td><strong>Operating Income</strong></td>
<td>$4,643,591</td>
</tr>
<tr>
<td><strong>Non-Government Revenue</strong></td>
<td>$28,521,844</td>
</tr>
<tr>
<td><strong>Total Income</strong></td>
<td>$33,167,435</td>
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<tr>
<td><strong>Total Revenue</strong></td>
<td>$33,167,435</td>
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</tbody>
</table>

In September, partnered with Archea Elementary School to launch the “Challengers and Champions” program for the 2013-2014 school year.

Current Life Accomplishments

- In May, MHP went on to receive its fourth round of funding from the Kaiser Foundation for its ongoing efforts to improve educational outcomes for low-income children.

13 Accomplishments

- In May, the MHP staff worked to provide affordable housing to all Montgomery County residents. They focused on developing and implementing neighborhood revitalization efforts in communities affected by foreclosures and the downturn in the economy. MHP is a chartered member of NeighborWorks® America.

Realtor Education accomplishments

- During the first academic year of a new realtor education curriculum, many realtor volunteers in our communities in Silver Spring, Rockville, and Gaithersburg participated in a real estate sales training program in Silver Spring. The training sessions were conducted in Spanish and English.

- In April, received $50,000 in funding from the Kaiser Foundation to support a new realtor education curriculum in Silver Spring.

13 Accomplishments

- In May, the MHP staff worked to provide affordable housing to all Montgomery County residents. They focused on developing and implementing neighborhood revitalization efforts in communities affected by foreclosures and the downturn in the economy.

3rd Annual Excellence in Affordable Housing Awards

- In May, MHP presented its third annual Excellence in Affordable Housing Awards to recognize the contributions of local developers, nonprofit organizations, and individuals who have made significant contributions to the provision of affordable housing in Montgomery County.

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We invite you to join MHP's programmatic partners and funding sources to ensure that our properties and neighborhoods are protected to provide the housing and service residents will need during the economic recovery. With your continued support, our families will have a bright future.

**Donors**

**Individual, Corporate, Organizations, Government, & Foundations**

**January 1, 2013 to December 31, 2013**

**CORPORATE SPONSORS**

**Circle of Builders**

- **January 1, 2013 to December 31, 2013**

- **The Circle of Builders** is a giving society made up of business leaders and key stakeholders in Montgomery County.

- The Circle of Builders receive invitations to receptions, small gatherings, and other forums that encourage dialogue between business leaders and key stakeholders in Montgomery County.

- With your continued support, our families will have a bright future.

- Socially conscious investments in our neighborhoods are positioned to provide the housing and services residents will need during the economic recovery.

- With your continued support, our families will have a bright future.

- **Circle of Builders**

- **Foundations**

- **Award**

- **Circle of Builders**

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