MHP’s Bonifant at Silver Spring Receives Its Seventh Award

MHP’s newest project, The Bonifant at Silver Spring, received yet another award, its seventh, this fall. “We are humbled by this national recognition and proud to have played our role in providing critically-needed affordable housing for our seniors,” said Robert Goldman, MHP President.

This October, MHP was awarded the National Affordable Housing Management Association (NAHMA) Vanguard Award for New Construction (Large). This Vanguard award recognizes newly developed affordable multifamily housing communities that showcase high-quality design and resourceful financing.

Between 2000 and 2030, Montgomery County’s senior population (age 65+) is projected to double (from 92,000 to 190,000). Spurred by these numbers, Montgomery

story continued on back

MHP Continues to Support the Long Branch Community Year After Tragedy

MHP has enjoyed long and deep involvement in the Long Branch community area of Silver Spring. After the terrible explosion and fire that happened last August in the heart of Long Branch, at Flower Branch Apartments, we were naturally compelled to help out and created a fund to help the victims. The tragic event left seven people dead and more than 55 families displaced.

Within less than two months, MHP received $820,000 in total donations to directly support families affected by the Long Branch fire. Fifty thousand dollars was used to cover the most immediate needs, including cell phones and cell phone chargers, car key replacements, food, hotel stays, moving costs, and document replacements. More than $600,000 went to displaced families in two rounds of direct cash assistance, and close to $170,000 was released to cover funeral costs, repatriation expenses, and direct assistance for the seven families that lost loved ones.

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To learn more about MHP and how to get involved, visit us at www.MHPartners.org Follow us:
Welcome New Staff

John Nguyen and Sheri Brooks joined MHP as AmeriCorps VISTA members, Neighborhood Coordinators. Jenny Mendez-Guerrero and Jussara Santos Kramer are MHP’s new AmeriCorps members, working with our Community Life programs. MHP’s Advancement Department has a new intern, Martina Tinong.

IN THE COMMUNITY

15th Annual Glenville Road Fall Festival

Children filled Glenville Road for music, crafts and games for the 15th Annual Glenville Road Fall Festival. MHP hosts these festivals to create a comfortable environment where neighbors can get to know one another and engage in the neighborhood. MHP staff assisted with setting tables and serving food, kids played games and danced to music, and two Glenville teens volunteered to lead the arts and crafts and face-painting tables.

Events like the fall festival improve MHP’s ability to explore opportunities for future properties and partnerships. The festival had about 80 attendees, including the Residential One property management team, who attended to develop a personal relationship with residents. A local police sergeant also spoke to residents about being comfortable in reporting crimes or suspicious activities in the neighborhood. Residents appreciated the event, with many stating they had a wonderful time.

MHP Teen Opportunities

MHP’s partnership with Liberty’s Promise, an organization that provides immigrant youth with exciting opportunities to impact and interact with their communities, helped two MHP teens receive exciting experiences this summer.

One teen earned an enriching 8-week internship with CareerCatchers, a non-profit organization that offers personalized employment and job skills counseling for low-income and disadvantaged residents of the Washington Metropolitan area. He gained data programming experiences and skills.

Another youth met with U.S. Senator Chris Van Hollen (D-MD) and personally thanked the Senator for helping to reunite him with his family in the U.S. While emigrating from Eritrea, this youth experienced a delay in receiving his visa—it was sent to Nairobi instead of Eritrea. The Senator’s office helped fast-track the visa process, and he was soon reunited with his family in the United States.
Parkview Towers Landscape Improvements

Thanks to funding from the State of Maryland and the City of Takoma Park, MHP was able to create important landscape improvements in the Takoma Park community by the Parkview Towers property. We created an improved stairs pathway, including a custom-made bike runnel, leading from Maple Avenue to Opal Daniel’s Park. Before its construction, there was a steep path between Parkview Towers and Opal Daniel’s Park that was not safe or welcoming—many residents did not even know about the park. Now, residents are happy there are stairs to allow them easy access to the park, offering a relaxing spot to the many children and parents living at the property.

The new landscape improvements also included a walkway and a rain garden near Maple Avenue. MHP created a walkway where people used to cut through to get to Parkview Towers, to better serve the needs of the residents. The rain garden was made to prevent standing water and storm-water runoffs at the side of the building.

These improvements were designed with the environment in mind. Invasive tree species in the area were taken down and made into mulch or used to line the stairs’ path. The walkway material is flexi-pave, which is made from recycled tires and stones, and is porous to protect tree roots. These projects are part of MHP’s mission to improve the vitality and quality of life in the neighborhoods we serve.

Top, improved stairs pathway leading to Opal Daniel’s Park, including a bike runnel. Bottom, rain garden by Maple Avenue.

MHP Continues to Support, from cover...

“Long Branch is a community that MHP has worked very closely with over the last 17 years,” said Robert Goldman, MHP President. “We were happy to be able to step in and connect all of our caring neighbors to the victims of the Flower Branch Apartments fire to provide the support they needed. I can’t thank the community enough for all they have done.”

In October 2016, members of the Long Branch Business League created the Discover Long Branch 5K to help support the displaced families affected by the Flower Branch Apartment explosion. Along with the Business League members, the race was led by CHEER with support from MHP, Montgomery County, Montgomery Parks, the City of Takoma Park, the Takoma Park Police and Public Works Departments and volunteers from the Washington Adventist Church and Northwood High School.

One year later, the Long Branch area shows that with community support, people can overcome the bouts of tragedy. This past October, MHP, in partnership with the Long Branch Business League, held its 2nd Annual Discover Long Branch 5K Run/Walk.

The goal of the 5K Run was to bring area residents together to participate in an event where the funds generated are invested back into the community. The proceeds of the race will go to arts programs for the youth in Long Branch.

The Long Branch community maintained the same lively spirit as with last year’s 5K. Those who came out to have fun appreciated all additional features, such as electronic-chip laced bibs provided by a professional 5K company that measured the 5-kilometer mark and kept track of participant’s race time down to a fraction of a second. Ross Anderson won the race again this year.

In addition to the 5K run, MHP’s recent work in the community includes a number of murals and façade improvements, storefront work and signage, speaker series at a local restaurant, and a number of other activities designed to help local residents and businesses develop stronger ties. These are even more important today, as the long-awaited construction of the Purple Line light rail started, bringing eventual improvements to the area, but also potential disruptions to the residents and businesses during the construction period, expected to last for several years.
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Maryland State Dept. of Housing and Community Development
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NeighborWorks America

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We couldn’t have done it without you. Thank you for your partnership!

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Back Pack Drive Success and Upcoming Toy Drive

Our 14th Annual Back Pack Drive brought smiles to more than 200 children. As part of MHP’s commitment to academic excellence, we support the learning process by providing our youngest residents with backpacks and supplies they need to be ready to learn. From pencils and sharpeners to notebooks and folders, our annual drive continues to help bridge the achievement gap among students of color and the economically-disadvantaged.

MHP will continue its active role in our children’s development with the launch of the 19th Annual Angels for Children Toy Drive. MHP will work in conjunction with the Wheaton Volunteer Rescue Squad and the Wheaton & Kensington Chamber of Commerce in helping those who are less fortunate in Montgomery County experience the joy of Christmas. We hope you can join us!

All toy donations can be dropped off at Montgomery Housing Partnership, 12200 Tech Road, Suite 250; Silver Spring, MD 20904. The kinds of gifts/toys we need include:

- **NEW** toys, unwrapped and in excellent condition. Board games, sports equipment, dolls, trucks, craft kits, books.
- While we get many toys for children ages 4-11, we do not receive many gifts for infants and babies (under 3) and for older kids/teens 12-18.
- For **teens**, we need gift cards, bath and lotion baskets, jewelry, purses, hat/glove/scarves, small electronic gifts, footballs, basketballs, soccer balls, books/journals, and age appropriate craft kits.
- For **infants**, we need age appropriate (under 2 yrs. old) toys and books.
- **No toy guns or weapons can be accepted.**

Monetary donations will be used to purchase gifts and supplies, and can be sent to Wheaton & Kensington Chamber of Commerce, 2401 Blueridge Ave., Suite 101; Wheaton, MD 20902. We also need volunteers to help wrap and sort the gifts, and deliver the toys with Santa on Christmas Eve at 6 p.m.

Please contact Eva Dillon at (301) 812-4122 or edillon@mhpartners.org to help.

The Wheaton Volunteer Rescue Squad and The Wheaton & Kensington Chamber of Commerce invite you to support the 19th ANNUAL Angels for Children Toy Drive

Your generous donations of toys (or cash for purchasing toys) are delivered to local children for Christmas by Santa and his helpers. The Angels for Children Toy Drive has provided toys for the less fortunate children in the Wheaton area for the past eighteen years. Without your support, this amazing project would not be possible.

For drop-off locations and volunteer opportunities, contact:

- Eva Dillon, 301-812-4122
- Montgomery Housing Partnership
- EDillon@mhpartners.org
- Vicky Swares, 301-949-0080
- W&K Chamber of Commerce
- wkchamber@wkchamber.org

For monetary donations, make checks payable to: Wheaton & Kensington Chamber of Commerce reference: Angels for Children and mail to: 2401 Blueridge Ave., Suite 101 Wheaton, MD 20902

Sponsors include: Aacorn Self Storage, Montgomery Housing Partnership, the Wheaton Volunteer Rescue Squad and The Wheaton & Kensington Chamber of Commerce.
Join Us for a Building Dreams Tour to See What We Do!

MHP hosts regular Building Dreams Tours to showcase the work we do with the support of our friends and donors. We’d love for you to join us.

The one-hour Building Dreams Tour takes you inside an MHP apartment and around the grounds of one of our properties, where you will meet some of our residents, learn about our education programs, property improvements, and how art and culture meld together to create community. All are welcome!

Contact Jaimee Goodman at jaimee@mhppartners.org or (301) 812-4120 for more information and to RSVP.

MARCH 2018
Property: Pembridge
2315 Blueridge Avenue
Wheaton MD 20902
Date: Friday, March 2, 2018
Time: 12:30 pm

JUNE 2018
Property: The Bonifant
929 Bonifant Street
Silver Spring, MD 20910
Date: Friday, June 8, 2018
Time: 12:30 PM

OCTOBER 2018
Property: Greenwood Terrace
8502 Greenwood Avenue
Silver Spring MD 20912
Date: Friday, October 12, 2018
Time: 12:30 pm

DECEMBER 2018
Property: Pembridge
2315 Blueridge Avenue
Wheaton MD 20902
Date: December 7, 2018
Time: 12:30 pm

If you can’t make one of these tour dates, let us know as we can arrange to accommodate your schedule and can also come to your place of business or community group as part of our traveling roadshow.

GATOR Program Helps Close the Achievement Gap for Our Youth

One of MHP’s Community Life Programs has been on to a wonderful start this school year. The Great Achievers Toward Outstanding Results (GATOR) Program is an educational initiative designed for families and children that focuses on strengthening students’ skills in math, reading, and science, as well as skills in relationship building and character development. It takes place at MHP’s Pembridge Square Apartments and Arcola, Title 1 elementary school in Wheaton. Seed funding for GATOR was provided by MSDE 21st Century Community Learning grant. MHP partners with local nonprofits to provide arts and recreation activities for the children and to conduct parent engagement workshops.

Eder Deleon, an instructor at the GATOR Program at Arcola Elementary School, begins the two-hour session by asking his students a question related to the topic of the day. Students promptly raise their hands and wait to be called to answer. “We teach students about respect and punctuality because these are some of the skills they’ll need in the real world,” said Jenny Mendez, teacher’s aide at the GATOR Program at Pembridge Square Apartments.

Along with homework assistance, instructors create activities to supplement what students learn at school. “Our goal is to push their understanding of what they’re good at and help them excel,” said Eseme Koge, GATOR instructor at Arcola Elementary School.

Recently, GATOR students went on a college tour at Howard Community College as part of the College and Career Readiness program. Research shows that taking elementary students on college tours helps them connect the role of college to the career they aspire to have. The objective for the tour was to give students and parents a broad introduction to preparing for and entering higher education.

The students and parents learned about financial options and resources in earning a degree or certificate, discovering that the U.S. Department of Education assists millions of students with grants, low-interest loans, work-study programs and, more. They explored the art, culinary, fitness, and dental facilities, and learned about careers in health care, arts, and hospitality. Spending time on a college campus and learning about academic and extracurricular activities helped the GATOR students debunk many college misconceptions and helped them imagine themselves in college, reaching their career goals.

As funding allows, the goal of the Community Life Programs at MHP is to enhance our other afterschool programs with elements of GATOR, emphasizing reading, math, and character building skills. The curricula are set to match Common Core standards, academic standards, and goals in math and reading that students across the nation should meet at the end of each grade. “We work hard with the students to provide the support they need to meet benchmark goals,” said Ernst Aristor, Resident Services Program Supervisor at MHP. “We want to ensure that they stand on equal footing with their peers and have the world of opportunities ahead of them.”
Housing Partnership (MHP) and the Donohoe Companies, working with Montgomery County, offered an innovative solution that provides much-needed affordable housing for seniors in a prime location in a county strapped for available land.

The Bonifant at Silver Spring is a modern 11-story, 149-apartment community designed to cater to today’s senior with an array of on-site resident services and programs. The Bonifant project combined several innovative approaches: 1) creative land use and dedication to affordable housing with a full array of senior services, 2) co-location of residential space and public-use facility, 3) transit-oriented development, and 4) unique public-private partnership.

The Bonifant is the first residential property built alongside a public-use facility in Montgomery County, and is part of growing efforts to use county-owned land to increase the supply of affordable housing to lower income residents. This land use approach is a new model for affordable housing and is serving as an inspiration for other mixed-income and mixed-use developments locally and nationally.

The Bonifant also received the following awards:
1. DHCD & MAHC’s Community Impact Award;
2. Capital One Architectural Design Award;
3. A finalist for ULI Washington Trends Award in the Impact category;
4. Affordable Housing Conference of Montgomery County’s First Place Architecture Award for New Construction;
5. NAIOP (Commercial Real Estate Development Association), DC/MD Chapter, Award of Excellence – Best Multi-Family – Montgomery County;
6. Maryland Building Industry Association’s Land Development Council Community Development Award.