

MHP Renovates 60 Apartments in Downtown Rockville



MHP just finished renovation of Beall's Grant, offering 60 affordable housing units just steps from the desirable Rockville Town Center.

MHP purchased two dilapidated 1950s motels and converted them into 74 affordable apartments known today as Beall's Grant, located at 254 N. Washington Street and 13 Beall Avenue. In 2013, we renovated 13 Beall. Just recently, we completed a rehabilitation of 254 N. Washington. The building was in need of building systems and unit finishes. After the renovation, 254 N. Washington has new reflective membrane roof, new windows, upgraded horizontal sewer lines, upgraded fire protection and sprinkler systems, insulated

exterior walls, and significantly improved corridor ventilation. The individual units have new kitchen and bathroom fixtures, flooring, and interior doors. We have created a community lounge for residents to enjoy. The building also includes seven accessible units and five units reserved for residents with mental disabilities. MHP partners with Cornerstone Montgomery to provide services for these residents.

Today, 254 N. Washington stands esthetically indistinguishable in comparison to the surrounding luxury apartments. The development

offers much needed affordable housing near the Rockville Metro station, major bus routes, and Rockville Town Center.





Montgomery Housing Partnership

Housing People • Empowering Families • Strengthening Neighborhoods

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 1,700 residents.

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

2017-2018 BOARD OF DIRECTORS

Michael A. Schlegel, Chair
Bozzuto Construction Company

Evan Glass, Vice Chair
Gandhi Brigade

Mary Sokolowski
Cherry Bekaert

Paola Moya
Moya Design Partners

John Clarke
Elm Street Development

Joe Dennis
Sandy Spring Bank

Madiaw Diop
Community Volunteer

Lucille Freeman
Montgomery County Civic Leader

Martina Gillis-Massey
Community Volunteer

Patricia Harris
Lerch, Early & Brewer

Emmanuel Jean-Philippe
Arcola Elementary School

Armanda Lima-Williams
Community Volunteer

Lisa Rother
ULI, Washington

Wayne Sherwood
Community Volunteer

MHP NEWS AND NOTES

Welcome New Staff

John Poyer joined MHP as the Project Manager in the real estate department and **Eddy Campos** joined us as the Apartment Assistance Program Specialist. We are thrilled to welcome them to the MHP family.

IN THE COMMUNITY

Edible Arrangements Opens at The Bonifant



Pineapple fruit smoothie in front of Edible Arrangements

As warm weather slowly arrives, stop by The Bonifant to cool down with a fresh fruit smoothie. The Bonifant at Silver Spring is MHP's senior building in downtown Silver Spring, offering 149 affordable homes with amenities all around. The building houses 6,300 square feet of retail on the ground floor, including the new Edible Arrangements that opened in February. In addition to Edible Arrangements, The Bonifant houses a dentist, and Lewi's Deli plans to open later this year.

Come Network in Long Branch

MHP has long worked in the Long Branch area of Silver Spring, providing physical improvements, technical assistance, and resources to the Long Branch Business League. Earlier this year, the Business League launched a series of networking nights to bring the community out and together.

Salsa music, dancing and light refreshments all make a great atmosphere for networking. On January 18, the Long Branch Business League hosted its first of a new series of informal networking events for the Long Branch community. Salsa Music & Networking Night was held at El Gavilan Restaurant, 8805 Flower Ave., in an effort to promote community engagement and effective community outreach in a fun, family-friendly environment.

Long Branch residents, the Parks Department, the police department and business owners all came out. Some people danced to the directions of a salsa instructor while others mingled and snacked on refreshments. The hope is that these networking events create a tight-knit community where people are comfortable with one another and able to reach for assistance from the local departments or businesses.

Networking nights, sponsored by the Business League, present a unique opportunity for the whole community to get to know one another better and, by doing so, make Long Branch a model case of how to do community right.

MHP Volunteer Esmirna Wins Montgomery Serves' Youth Volunteer of the Year Award

Esmirna Gutierrez, who volunteers as a teacher's assistant at MHP's Homework Club at Gilbert Highlands in Takoma Park, recently won Montgomery Serves' Youth Volunteer of the Year Award.

Esmirna is a 15-year-old high school sophomore of Dominican Republic background. Mondays through Thursdays for two hours, Esmirna helps children with their homework at Gilbert Highlands Apartments and assists with lesson planning and teaching. She loves working with children because of the free-spirited innocence that allows them to take on and enjoy many learning experiences.

Esmirna has been volunteering with MHP's Homework Club since she was in sixth grade. Since she started volunteering with the Homework Club, she served more than 850 volunteer hours. Esmirna uses her interest and skills in math to diligently help children with their math problems, using her fingers or beans to work with. One of her favorite experiences was working closely with a first-grader Joshua to help increase his reading level from a 2 to a 4. Joshua mainly struggled with pronunciation, so Esmirna played matching games with him where he had

to match prefix and root words together. Joshua did not quite grasp them when they started, but over time he improved. Esmirna also had him read books to her. To help Joshua concentrate on the sentence he was reading, she would cover up surrounding sentences. After he read each sentence one-by-one, she would make him read all the sentences together. Seeing the difference, she was able to help him make was especially touching for Esmirna.

Esmirna's interest in working with children comes from her experience being in the Homework Club herself when she was younger. She thought it was great that there was help with homework for low-income families, so she wanted to be a part of the program that helped her when she was in elementary school.

Just recently, there was a Zumba class held for the children at the Homework Club. Their parents were invited.

At first, some children were too shy, and some struggled to dance to the hip-hop music selection. But with Esmirna's encouragement, they all began to make their way to the floor for the fun exercise.

During the summer, Esmirna volunteers for MHP's summer programs for children, chaperoning field trips to museums, farms, pools, and more.

Esmirna reads to the children at Gilbert Highlands Homework Club



Esmirna Gutierrez

When Esmirna grows up, she wants to become a cardiac surgeon. When her grandfather died of heart-related complications in 2011, Esmirna aimed her attention toward health sciences and the military. She took a Naval Junior Reserve Officer Training Corps' class in high school that taught how to give back to your community and hopes to enter the military after college to become a surgeon. She also volunteers at Washington Adventist Hospital working on files and transporting patients. Esmirna enjoys spending her time chatting with patients, making them feel comfortable during their visits. She hopes her experience at Washington Adventist Hospital helps her in her path to become a cardiac surgeon.

As a full-time high school student who juggles studies, friends, and volleyball, Gutierrez continues to find time to volunteer to help children excel. She has been able to volunteer almost year-round for the past four years, all while being a busy young adult. Esmirna is not stopping anytime soon. She wants to continue working with children in the future, finding a balance between volunteering and a career in cardiac surgery.



THANK YOU TO 2017-2018 MHP DONORS

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

DIAMOND (\$75,000+)

E*Trade Financial
Montgomery County
NeighborWorks America
State of Maryland

PLATINUM (\$30,000 - \$74,999)

Capital One Bank
CohnReznick
Enterprise Community Investment
Eugene & Agnes E. Meyer Foundation
Morris & Gwendolyn Cafritz Foundation

GOLD (\$15,000 - \$29,999)

A. James & Alice B. Clark Foundation
Chesapeake Bay Trust
City of Takoma Park
Greater Washington Community Foundation
PNC Bank

SILVER (\$10,000 - \$14,999)

Greysteel
Albert Small
TD Charitable Foundation

PARTNERS (\$1,000 - \$4,999)

Adventist HealthCare, Inc.
Deyadira Baez-Sierra
Deborah J & Charles W. Clark
Cliff & Deborah White Family Foundation
Comcast
Diana and Bill Conway
Emma and Raymond Dominey
Daniel Ehrenberg
First National Bank
John & Margaret Ford
Catherine & Bret Gates
Daniel Geller
Judith Herr
JBG Smith
John Marshall Bank

James Klumpner
Peter Kovar
Barbara and David Marblestone
Meltzer Group Employee Giving Fund
Sulema Middleton Stewart
Miner Feinstein Architects, LLC
Montgomery College — Takoma Park/
Silver Spring Campus
ncb
Robert Rosenfeld
Sandy Spring Bank
Mark & Kate Simon
Parker Teel
The Traffic Group
Bruce Zavos

BRONZE (\$5,000 - \$9,999)

BB&T
Boeing
Children and Family Legacy
Fund
Humphrey Management
Joe and Betsy Samuel
Sharing Montgomery Fund
Wayne H. Sherwood
Wells Fargo

And the many other friends and donors that support our work every day. Thank You!





The Circle of Builders is a giving society made up of donors who make a multi-year commitment to support MHP in its mission to help low-income families attain their next level of stability.

FOUNDATION LEVEL

\$10,000 + Annually

Bozzuto Group
Helene Goldberg, in memory of Margaret J. Goldberg
Sanford & Doris Slavin Foundation

STEPPING STONE LEVEL

\$5,000 — 9,999 Annually

Leon W. Andris
Eugene Costa
Elm Street Development
Gene and Lauren Sachs Family Fund

CIRCLE LEVEL

\$1,000 — 4,999 Annually

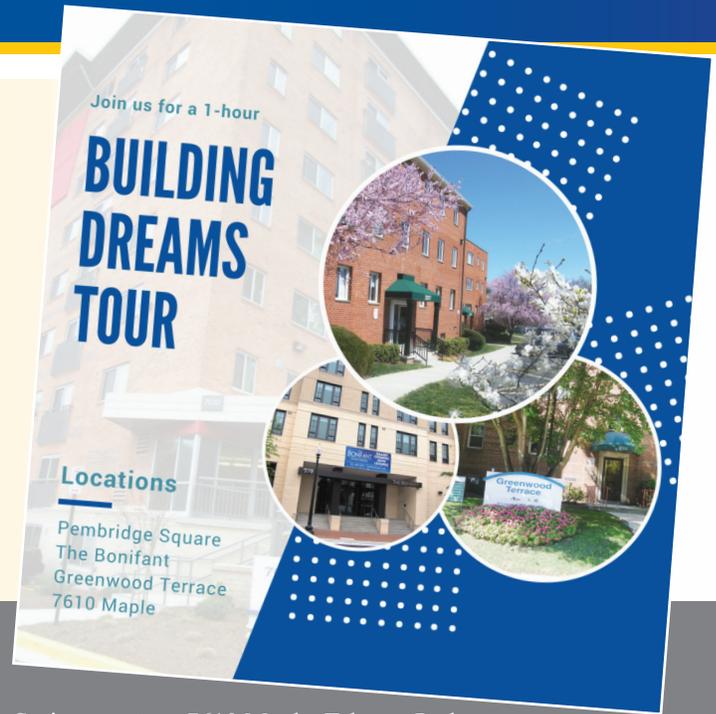
Kenny Adeleke	Robert and Juliette Goldman	Mark and Linda Morelock
Margaret Allen	Steve Griffin	Kevin Nolan
Associates Plumbing, Inc.	Sam Gude	Charles Nulsen
Cynthia M. Bar	Don and Ann Hague	Pettit Family Foundation
Laura and Chip Bay	Artie Harris and Susy Cheston	Joseph J. Plumpe
Victoria Bell	Patricia Harris	Jorgen Punda
Katherine Boarman	Rhonda Cunningham Holmes and Ira Holmes	Ken Rehfuss
Mimi Brodsky Kress	Robert Hooten	Stephen E. Richter
Building Consultants, Inc.	Chuck and Debora Irish	Carol Schatz and David Rodgers
Sean and Cathi Caldwell	Johnny Moseley	Trini Rodriguez
William and Anja Caldwell	Mark and Barbara Jones	Dusty Rood
Chevy Chase Land Company	Rebecca D. Jones	Kenny Santos
John & Bonnie Clarke	Chris Kaufman	Michael A. Schlegel
Victoria Davis	Stephen Z. Kaufman	Logan Schutz
Robert and Eva Dillon	Phyllis and Ira Lieberman	Jackie Simon
Lucy Freeman	Sheila Maith and Davis Douglass	John and Mary Slidell
Mark and Suzanne Friis	Ruth and Paul Manchester	Richard and Julie Smith
Wendy Frosh	Robert Margolis	Jim Voelzke
Thomas and Angela Gallas	Marian and Jim Brodsky Fund	David Wagner
Nick Giannotti	Keith Martin	John and Kristine Warner
Helene Goldberg	Williams and Laurel Martin	

UPCOMING EVENTS

Building Dreams Tour

Have you seen the murals painted by MHP residents or heard about how MHP is making a positive impact on individuals, families, and the communities we serve? Bring a friend and join us for a Building Dreams Tour.

The one-hour tour includes visiting one of our apartments, learning about the community spaces and services we provide, hearing inspiring stories from residents, and finding out about ways to get involved.



2018 TOUR SCHEDULE

The Bonifant, Silver Spring
Date: **Friday, June 8**
Time: 12:30 p.m.

Greenwood Terrace, Silver Spring
Date: **Friday, October 12**
Time: 12:30 p.m.

7610 Maple, Takoma Park
Date: **Friday, December 7**
Time: 12:30 p.m.

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

Join Us

Monday, June 18, 2018 Annual Norman Christeller Classic

Hampshire Greens Golf Course
616 Firestone Drive
Silver Spring, MD 20905

SCHEDULE

- Onsite Registration—10:00 a.m.
- Lunch boxes available—10:30 a.m.
- Shotgun Start—12 noon
- Youth Golf Clinic—1:00 - 3:00 p.m.
- Putting Contest Finals—5:00 - 5:30 p.m.
- Networking Reception/Awards Dinner—5:30 - 6:30 p.m.



Montgomery Housing Partnership

- * *Housing People* *
- * *Empowering Families* *
- * *Strengthening Neighborhoods* *

Sponsorships and Marketing Opportunities Available

Contact Eva Dillon/MHP at 301-812-4122 or edillon@mhpartners.org



New Community Life Programs this Season

Early this year, MHP's Community Life Department started two new programs: an early childhood music program and an arts and academic support program.

Music Program

In January, MHP partnered with the Washington Conservatory of Music and its Tapestry Music Program to bring early childhood music class to MHP's Play & Learn program at 7610 Maple in Takoma Park.

The preschool children start the class with the "Hello" song, followed by "Row Row Row Your Boat," "Do Re Mi" and more. They raise their hands to take turns in offering a suggested lyric they can act out while singing. Participatory music engages the children's creativity and enables them to listen and learn body parts, animals and sounds. They also work with instrument sticks to practice rhythm, movements, and harmony.

No age is too young to learn or enjoy music. "Our number one goal is to instill



Play & Learn children participating in early childhood music program

the joy of music and understanding that there are many kinds of music and that music is a part of life," said Kathy Judd, Executive and Artistic Director of the Washington Conservatory of Music.

The music class also integrates different languages into the songs and will introduce new instruments, such as little drums, in the future.

Arts & Academic Program

In February, MHP partnered with Carpe Diem Arts, Impact Silver Spring, and the Arts and Humanities Council of Montgomery County to bring an after-school arts and academic support program to middle school students at MHP's Pembridge and Amherst apartments in Wheaton.

"Art class is where we experiment," the students say. Every week the students learn the history of different cultural arts and create their adaptation of famous artworks. Students have created self-portraits inspired by the works of Frieda Kahlo, masks inspired by African tribal masks, and after learning about Africa, they colored-in what they imagine the continent of Africa to be.

Students work with different art mediums and materials—acrylic paint, watercolors, construction paper, fabric textiles, and more—crafting art pieces that reflect who they are. They will also make freedom quilts, write songs, and learn to play the ukulele. Their biggest project will be a mural. Additionally, students receive academic support in the form of tutoring and homework assistance. The students will showcase all their artwork during a Parent Celebration at the end of the season.



Current artwork by middle school students in new arts and academic support program

MHP Students Unveil New Murals

As part of our efforts to develop a greater sense of community, we have recently worked with students at two locations to create murals.

Middle school students living at MHP's Pembridge and Amherst Apartments in Wheaton participate in a new Arts and Academic Support Program this year. After weeks of exploring different materials and techniques, the students came together during spring break to create a mural. Through their mural, students wanted to express the values important to them and create a welcoming space in the community center. They showcased all their artwork, including the mural, to their families at the Community Art Celebration exhibit.

MHP sponsored an afterschool art club at Highland Elementary School in Silver Spring with generous funding from the Cafritz Foundation and the Montgomery County Department of Housing and Community Affairs (DHCA). For three months, 35 third- to fifth-grade students worked tirelessly on a new mural, which they unveiled at a celebration for students and their families. The new mural's theme is about community. It is made entirely of glass and required much time and patience, brainstorming the mural theme and learning how to properly and safely work with glass pieces. The mural stands in the main hallway, replacing an old mural. It helps create a welcoming atmosphere for students and visitors alike.



Pictured top: The Culture, Family, and Diversity mural created by middle school students from Pembridge and Amherst Square apartments. Bottom: Students at Highland Elementary School in Silver Spring unveiled their mural made of broken glass.

NeighborWorks®
CHARTERED MEMBER



Follow Us on:

To Learn More About MHP
and How to Get Involved, visit
www.MHPartners.org

Return Service Requested

Montgomery Housing Partnership
12200 Tech Road, Suite 250
Silver Spring, MD 20904

Montgomery Housing Partnership
Housing People • Empowering Families • Strengthening Neighborhoods



NON-PROFIT ORG.
U.S. Postage
PAID
Suburban MD
Permit No. 1889