BUILDING DREAMS:

there’s no place like home

Housing People
Empowering Families
Strengthening Neighborhoods
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There’s No Place Like Home

Building Dreams:

Home, that one word, to some people means their floor, their walls, or their bedroom. But home really is more than that. Home is where you feel loved, accepted, and comforted; where you feel the warmth and bond of your family. Having a stable home in which to live means that children often do better in school, families and communities are healthier, and parents often get better jobs and improve the family’s financial situation.

We get excited when we develop strategies that make life better for people and transform entire communities. MHP is proud to say that as we reflect on 2016, we made significant strides in changing lives and transforming communities. With your support, MHP:

- Opened The Bonifant at Silver Spring, a 149-unit high rise development, which is part of a greater initiative to fill a critical need for affordable housing for low and moderate income seniors in Silver Spring;
- Now serves more than 1,750 families with the acquisition of Hillwood Manor, Hillbrooke Apartments, and Forest Glen Apartments;
- Students in our GATOR Program thrived as a result of our research-based afterschool curriculum, which includes intensive math and literacy support, physical education, enrichment activities, character education, and a serious level of parent engagement;
- Raised and distributed more than $820,000 for the victims of the Flower Branch Apartment explosion;
- Continued making the North Wheaton community an inviting place for local families; and
- Advocated for policies that support affordable housing efforts.

Despite our hard work and success, there is much more to do. MHP is committed to exponentially helping more people improve their housing situations, because we believe that housing is at the center of creating a better life — of creating a sense of hope.

The lack of affordable housing is one of the leading causes of poverty and instability in Montgomery County. In Montgomery County alone, it is estimated that the housing shortage is between 45,000 and 60,000 units, and this number is constantly growing. This means that teachers, nurses, and first-responders who work in the County cannot afford to live in it.

We are so grateful to all the donors, volunteers, and partners who continue to support us and believe in our mission. We can only succeed with your continued support. In the coming year, we will redouble our efforts to make sure that every child has the opportunity to grow up in decent housing, that every parent has the dignity to provide their kids with a safe home, and that every family has the chance for a quality life, for “there’s no place like home.”

In partnership,

Michael A. Schlegel, Chairman of the Board

Robert A. Goldman, Esq., President
COMMUNITY LIFE

Launched the fourth year of our successful GATOR Program (a comprehensive afterschool program for K-5) at two of our community centers and a local elementary school, serving 120 children.

235 summer camp students were given brand new backpacks filled with school supplies.

115 preschoolers enrolled in the PLAY AND LEARN PROGRAM.

111 Play and Learn students graduated.

Provided DENTAL SCREENINGS to our residents.

Partnered with Liberty’s Promise to provide PROGRAMS FOR HIGH SCHOOL STUDENTS at Wheaton and Kennedy High School. Liberty’s Promise runs after-school programs of civic engagement in locations around the Washington, D.C. metropolitan area for low-income high school immigrant youth.

Partnered with TD and BB&T Banks to provide FINANCIAL LITERACY WORKSHOPS for the resident parents.

235

GATOR Program students’ Average GPA was 3.59

98 students participated in the HOMEWORK CLUBS.

Enhanced HOMEWORK CLUB started at Greenwood Terrace Community Center.

REAL ESTATE

Served more than 1,750+ FAMILIES

OPENED the Bonifant at Silver Spring, a new high rise development for seniors and ACQUIRED Hillwood Manor, Hillbrooke Towers, and Forest Glen Apartments.

380 VOLUNTEERS contributed 2,292 HOURS to MHP projects and programs.

More than 380 VOLUNTEERS contributed 2,292 HOURS to MHP projects and programs.
NEIGHBORHOOD DEVELOPMENT

Managed a community fund for the victims of the Flower Branch explosion/fire, including the distribution of over $820,000 IN DONATIONS.

Established the first GREEN CLUB at Grand Bel II Condominiums.

Designed a bench and bookshelf for the children tutored at RAINBOW LAUNDRY and filled it with new books.

Created an inviting environment for families by repainting palygound equipment and trash, graffiti, and weed removal at Dalweood Playground.

Held a BLOCK PARTY for the residents of Glenville Road.

1ST CINCO DE MAYO festival in the Long Branch Community.

Organized a FIELD TRIP with Green Club kids to the Chesapeake Bay Environmental Center.

Coordinated resident meetings with North Wheaton representatives and the Department of Transportation to move TRANSPORTATION IMPROVEMENTS forward.

PUBLIC POLICY

Worked on legislation to strengthen tenant rights in Montgomery County (Bill 19-15). This LANDMARK LEGISLATION increases renter protections, collects and publishes property data, and makes the rental process transparent and accessible for current and future renters in the county.

Supported bill 15-16 which will allocate an additional $200 MILLION for capital projects to increase school capacity and improve buildings.

Assembled a STAKEHOLDER GROUP of county and state elected officials to identify root causes and legislative fixes to the problems that plague common ownership communities.

ADVOCATED for the passage SB 28, which requires state government agencies to translate their public websites into any language(s) spoken by 3% or more of Maryland’s population.

Held “LUNCH AND LEARN” for donors and partners to discuss MHP’s 2016 legislative agenda.
Food, transportation, medical care, low-income older adults are making gut-wrenching tradeoffs every day as they struggle to pay their rent. Spurred to action, MHP and the Donohoe Companies, working with the 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—a new high rise development with 149 units of mixed-income housing for older adults ages 62+.

Of the 149 apartments, 15 are for seniors earning less than 30 percent of area medium income (AMI), 43 for seniors at less than 50 percent AMI, 81 for seniors less than 60 percent of AMI, and 10 are at market rates with no income restrictions. The Bonifant at Silver Spring was officially opened in June 2016.

The Bonifant is near many public transit bus stops, three blocks from a Metro station and the Silver Spring Transit Center, and adjacent to the planned Purple Line light rail. The Bonifant was developed on county-owned land and is the first residential property built alongside a public-use facility, The Silver Spring Library. It allows the senior residents to naturally become a part of the wider community by providing easy access to the library and sharing the adjacent park with other local residents.

With diverse restaurants and retail shops, farmers market, entertainment, grocery stores, and health services just steps away, The Bonifant at Silver Spring brings the best of affordable city living directly to residents’ front doors.
In June 2016, MHP acquired three distressed apartment communities—Hillwood Manor, Hillbrooke Apartments, and Forest Glen Apartments. MHP believes that everyone deserves to live in a safe and healthy home. As such, we are upholding this belief by providing extensive rehabilitation to these apartment homes.

In addition, we are working to improve the lives of the residents by applying our holistic approach of providing affordable rents, developing educational programs for residents, and implementing neighborhood revitalization efforts.

With the acquisition of these properties (222 units), MHP now serves more than 1,750 families in Montgomery County.
Preparing Every Student For Success

MHP believes every child, regardless of family income or place of residence, deserves a quality education. One of the programs that we provide to help level the playing field for low-income children is MHP’s GATOR Club (Great Achievers Toward Outstanding Results). The program provides a comprehensive learning experience that goes beyond the typical afterschool program, and is customized to meet the specific learning needs of the children we serve. Our approach is to provide hands on learning and to cultivate the children’s natural curiosity. Participants have thrived as a result of this research-based afterschool curriculum, which includes intensive math and literacy support, physical education, enrichment activities, character education, and a serious level of parent engagement.

We are thrilled to see the impact we are able to make with the generous support of our funders. Three years ago, only 20 percent of 3rd graders served were reading at grade level. By the end of the last school year, 70 percent of those kids, now attending 5th grade, were at grade level.

Summer Brings Learning While Having Fun

Students face the steepest declines in learning over the summer months. In 2016, our summer learning programs served 238 children ages 6 to 12. The academic programming provided through our summer enrichment camps means significant gains in reading and math, as well as greatly improved self-esteem for MHP’s youngest residents. We provide an array of structured activities from daily literacy programs and outdoor sports to arts and crafts and computer writing projects. The camps meet 5 hours a day, five days a week during the month of July.
“What I like about GATOR Club is learning new things and learning to solve math problems.”
— Ercilia García, GATOR Student

Financial Freedom

In 2016, MHP partnered with BB&T and TD Banks to provide financial literacy workshops for our parents, because for many low-income families, particularly newly arrived immigrants, financial literacy can be a stepping stone out of poverty.

The goal of the financial literacy workshops was to provide a better understanding of asset management to ensure a more secure financial future by focusing on:

- Spending Plans
- Investing
- Savings
- Identity Theft
- Basic Banking
- Credit
- “Needs vs. Wants” – with a focus on long term goal setting

MHP believes partnerships with parents, families, communities, and other stakeholders are essential to a quality education and student success. As such, we have a variety of partnerships with local groups to provide parent workshops to help improve the lives of our residents and their children.
Common Ownership Communities

Condominiums are often the most affordable homeownership option for first-time buyers, small families, urban, and older Americans. Approximately 50 percent of housing in Montgomery County is classified as a common ownership community (HOA, co-op, or condo). Throughout Montgomery County, condominium communities are facing unprecedented financial challenges and struggles due to the confluence of multiple factors. In 2016, MHP was hard at work addressing how unfairly condo communities are treated in the event of unit foreclosures and the subsequent failure of mortgage lenders to pay condominium dues once the properties are under their control.

MHP convened a stakeholder group of 20 county and state elected officials to determine the root causes of the problems plaguing condo communities and what were the legislative fixes to address the problems. Several pieces of legislation were introduced in the state legislature as result of the work of the group. In 2016, HB 789 was drafted to advance MHP’s work to improve common ownership communities. The legislation incentivizes active participation in common ownership communities by no longer rewarding those who are delinquent in paying their fees by requiring all owners interested in voting on a bylaw change to be in good standing with the community. Additionally, the bill also aims to counteract some of the apathy rampant among members of HOA, by slightly easing some of the burdens on passing bylaw amendments. Maryland Governor Larry Hogan signed the bill into law in 2017.

Because of MHP’s leadership on this issue, Ilana Branda, Manager of Policy and Neighborhood Development, was appointed by the County Executive as a commissioner on the Commission on Common Ownership Communities, which supports common ownership communities through education, legislation, and dispute resolution. In this capacity, she also serves as the chair of the commission’s legislative committee.
Finding an affordable home can be a challenge for anyone. For the working poor, especially those left with only the clothes on their backs, it can be overwhelming. In August 2016, there was an explosion and fire at the Flower Branch Apartments in the Long Branch area of Silver Spring, Maryland, leaving 7 dead and 63 families displaced. While this was not an MHP owned property, MHP has a long history of supporting the Long Branch community and was asked by Montgomery County to create a fund to assist the impacted families.

There was an outpouring of community support. Kids opened their piggy banks, individuals wrote checks for $1,000, and local businesses held fundraisers to support the families impacted by the fire.

MHP staff spent close to 900 hours working on relief efforts. This included direct work with the families at the shelter, replacing items lost in the fire, distributing donations, providing translation services, explaining the financial assistance available, and, in many cases, just being there to listen and show solidarity with the impacted residents.

Initial funds were used to address immediate needs—meals, document and car key replacement. Additionally, once the larger sums of funds were disbursed to victims, MHP connected them to financial literacy counseling and financial institutions. MHP also assisted with the funeral costs of the families who lost loved ones in the fire.

MHP raised more than $820,000. One-hundred percent of the funds donated went directly to the affected families.

Playgrounds provide joyful oases of play, and they are critical to ensuring kids have the absolute best childhood. After many conversations with the residents in Connecticut Avenue Estates, MHP quickly learned that the Dalewood Playground was underutilized by the community, but was also being used by adults to conduct illicit activities. Due to the safety concerns that this poses to the community, we wanted to contribute to making this green space into a safer, family-friendly area.

Twenty-five volunteers cleaned out overgrowth, removed graffiti, and re-painted the playground, making the park an inviting place for local families. This was only a first step to improve the safety of the playground; there are more proposed changes in the works. Other improvements, such as park furniture and other infrastructure, will be implemented in the next phase of restoration with input from the community. Today, kids are enjoying a cleaner, safer, and refurbished playground thanks to everyone’s help.
Many Thanks to Our 2016 Donors

CIRCLE OF BUILDERS

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.

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Our thanks the more than 6,000 donors that supported the MHP Long Branch Fire Fund. Your timely generosity made an important difference for the families impacted by this tragic event. Special recognition goes to those listed below that donated $500 or more. Thank you!

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## BALANCE SHEET
**December 31, 2016**

### ASSETS
- Cash and cash equivalents (unrestricted) $15,983,886
- Cash (restricted) 497,552
- Investments, Short-Term (less than 90 days) 427,354
- Accounts receivable 1,510,624
- Restricted project reserves 10,358,982
- Deposits, Escrows and tenants’ security 2,673,352
- Prepaid expenses and development in process 2,008,380
- Property, equipment, net of $41,664,218 depreciation 143,921,588
- Tax credit fees less $36,609 amortization 74,659

**TOTAL ASSETS** $177,456,377

### LIABILITIES and NET ASSETS
- Accounts payable and accrued expenses $623,832
- Accrued interest payable 1,990,797
- Prepaid rents 144,854
- Deferred revenue 9,200
- Tenant security deposits held 1,134,005
- Secured notes payable 142,330,769
- Unsecured notes payable 5,145,901

**Total liabilities** $151,379,358

- Non-controlling interest in partnerships $17,494,863

### UNRESTRICTED NET ASSETS
- Unrestricted Net Assets $5,976,999
- Temporary Restricted Net Assets 279,606
- Permanent Restricted Net Assets 2,325,551

**Total Net Assets** $8,582,156

**TOTAL LIABILITIES and NET ASSETS** $177,456,377

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## STATEMENT OF ACTIVITIES
**For 12 Months Ended December 31, 2016**

### REVENUES (Unrestricted)
- Rental revenues $20,268,053
- Grants 946,244
- Cash Donations 536,659
- Development fees 1,065,086
- Gain from debt forgiveness 191,100
- Interest and investment income 57,857
- Special events 59,520
- Other income 436,580
- Gain on sale of rental property 1,206,470
- Satisfaction of program restrictions 1,437,305

**TOTAL REVENUES** $26,204,874

### EXPENSES
- Program services
  - Properties in management (including interest expense of $4,937,793) $22,679,610
  - Community Life program development and management 1,141,231
  - Other development/management (including interest expense of $185,294) 2,056,293
- Supportive services
  - Management and general 980,984
- Fundraising 534,846

**TOTAL EXPENSES** $27,392,964

- Decrease in Unrestricted Net Assets $(1,188,090)
- Changes in Restricted Net Assets
  - Contributions 1,059,766
  - Release of program restrictions (855,917)
  - Increase in temporarily restricted net assets 203,849
- Changes in Permanently Restricted Net Assets
  - Grants 350,000
  - Release of program restrictions (581,388)
  - Decrease in permanently restricted Net Assets $(231,388)
- Decrease in Net Assets $(1,215,629)
- Increase in Net Assets due to excess of expenses over revenue attributable to controlling interest 1,120,228
- Net Assets, beginning of year 8,677,557

**Net Assets, end of year** $8,582,156
<table>
<thead>
<tr>
<th>Revenues (Unrestricted)</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental revenues</td>
<td>$20,268,053</td>
</tr>
<tr>
<td>Grants</td>
<td>$946,244</td>
</tr>
<tr>
<td>Cash Donations</td>
<td>$536,659</td>
</tr>
<tr>
<td>Development fees</td>
<td>$1,065,086</td>
</tr>
<tr>
<td>Gain from debt forgiveness</td>
<td>$191,100</td>
</tr>
<tr>
<td>Interest and investment income</td>
<td>$57,857</td>
</tr>
<tr>
<td>Special events</td>
<td>$59,520</td>
</tr>
<tr>
<td>Other income</td>
<td>$436,580</td>
</tr>
<tr>
<td>Gain on sale of rental property</td>
<td>$1,206,470</td>
</tr>
<tr>
<td>Satisfaction of program restrictions</td>
<td>$1,437,305</td>
</tr>
<tr>
<td><strong>Total Revenues</strong></td>
<td><strong>$26,204,874</strong></td>
</tr>
</tbody>
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</tr>
</tbody>
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Decrease in Unrestricted Net Assets: $1,188,090

Changes in Restricted Net Assets:
- Contributions: $1,059,766
- Release of program restrictions: $(855,917)
- Increase in temporarily restricted net assets: $203,849

Changes in Permanently Restricted Net Assets:
- Grants: $350,000
- Release of program restrictions: $(581,388)
- Decrease in permanently restricted Net Assets: $(231,388)

Decrease in Net Assets: $(1,215,629)

Increase in Net Assets due to excess of expenses over revenue attributable to controlling interest: $1,120,228

Net Assets, beginning of year: $8,677,557

Net Assets, end of year: $8,582,156