



DREAMS BEGIN AT HOME

Montgomery Housing Partnership | Annual Report 2020



MHP Making Home Possible

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(Board and Staff as of January 2020)

LETTER FROM PRESIDENT & BOARD CHAIR



The many devastating effects of COVID-19 made 2020 a year like no other. Normal routines were uprooted, unforeseen challenges arose, and “home” took on a new meaning. For many of us, our homes became our offices, and for students, home became their classroom. Especially this year, home became a place of security where families rallied together, protected each other, and supported one another.



This annual report will provide examples that highlight MHP’s agility in the wake of a pandemic as we continue to fulfill our mission of housing people, empowering families, and strengthening neighborhoods. You will read about MHP’s COVID outreach team that built one-on-one connections with MHP residents to provide moral support, solve problems, connect residents with available services, and as needed, give financial help. We formed new partnerships and tapped into existing ones to assist residents with challenges that come from losing employment. MHP teachers and coordinators worked to establish virtual classroom settings so that students could continue to receive social/emotional support and education at home. And your donations to the Resident Emergency Fund helped pay for residents’ necessities such as food, rent, and clothing during the pandemic.

This year has reminded us just how special home is. Dreams begin at home. Your generosity has allowed us to fulfill the dreams of thousands.

With gratitude and appreciation,

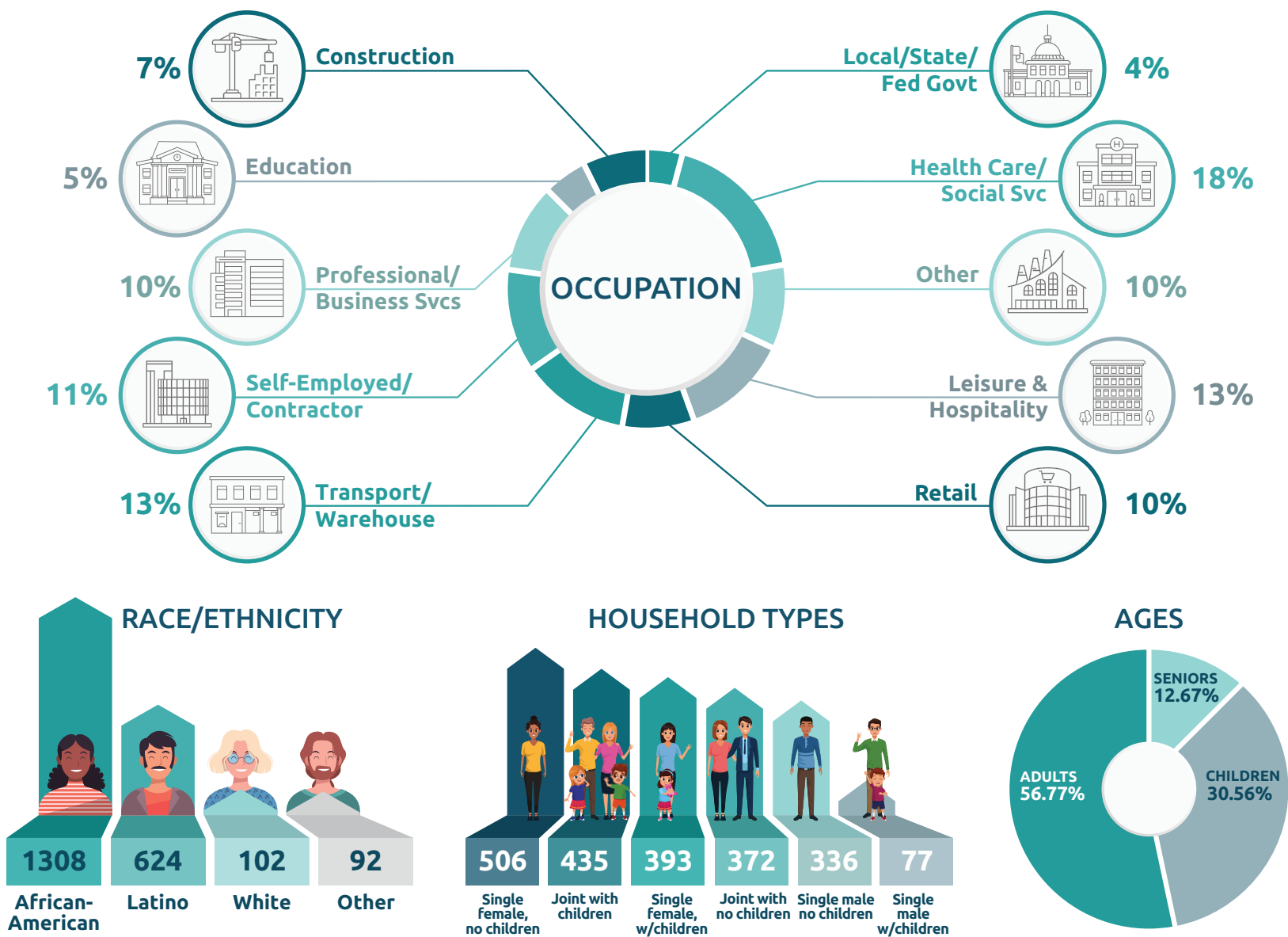
A handwritten signature in black ink that reads "Robert A. Goldman".

Robert A. Goldman
MHP President

A handwritten signature in black ink that reads "John Clarke".

John Clarke
MHP Board Chair

MEET OUR RESIDENTS: In 2020, MHP provided quality affordable housing to 2,126 families



ACCOMPLISHMENTS AND AWARDS



COMMUNITY LIFE

Began new partnership with Dance Exchange, a community organization that engages seniors in the art of dance

81% of the Play & Learn students passed a kindergarten readiness assessment

Established summer program sponsored by the Greater Washington Community Foundation for pre-kindergarten to grade 3 students with a focus on social/emotional learning, culturally responsive literacy resources, educational toys, and/or school supplies



REAL ESTATE

Celebrated the acquisition of Crescent Park Village in Southeast DC, adding 110 affordable units

Completed new construction of the Halpine Hamlet Clubhouse

Signed agreements for solar panel projects in Worthington Woods Apartments and Crescent Park Village in Southeast DC



NEIGHBORHOODS

Secured over \$400k in relief assistance for small businesses in Long Branch and Bonifant Street communities and launched websites for both business districts

Distributed \$45k in rental and financial assistance to MHP residents through the resident emergency fund

Received \$15k grant to support Census outreach efforts and increased the Census response rate in Wheaton, Long Branch, and Aspen Hill over 2010 numbers



ADVOCACY

Successfully advocated for affordable housing assistance and voiced opposition to HUD regulation to limit government's obligation to affirmatively further fair housing

Focused advocacy efforts on issues related to pedestrian safety and infrastructure improvements in the Long Branch neighborhood



AWARDS:

Worthington Woods resident Evelyn Harrison received the NeighborWorks Dorothy Richardson Award for Resident Leadership

Community Development Network of Maryland honored MHP's COVID Outreach Team with a COVID Impact Award

HOUSING PEOPLE

MHP's mission goes beyond building quality affordable housing. Enhancing residents' quality of life also is a central goal, including through innovative projects. One of the innovations MHP is bringing to our acquisitions in the District of Columbia – Worthington Woods and Crescent Park Village – is solar power.

Let the Sunshine In

The solar roof installation project has many benefits, including lowering residents' energy bills and offering potential job opportunities, in addition to the positive environmental impacts.

Worthington Woods

The solar energy installation project launched at Worthington Woods is expected to generate 1.3MW to 1.5MW of electricity, which will be put back into the PEPCO grid. Worthington Woods residents will receive a credit back on their electric bills for the value of the electricity under DC's "Solar for All" program.

The project also will generate 50+ solar installation jobs. Job training and employment in solar energy installation will target to residents of DC's Ward 8,

“We are also pleased to play a role in furthering DC Mayor Bowser's goal of installing as much solar-generating capacity in the city as possible.”

potentially including residents of Worthington Woods, through WDC Solar, a solar energy installation vendor.

“Our Worthington Woods solar project is one of the larger private solar projects in the District. Residents who qualify will be eligible to receive credits to their

electricity bills estimated in the range of \$35 to \$50 per month,” says Don Hague, Project Analyst at MHP. “We are also pleased to play a role in furthering DC Mayor Bowser's goal of installing as much solar-generating capacity in the city as possible.”



Crescent Park Village

In 2020, MHP also acquired Crescent Park Village (CPV) in Washington, DC. The solar roof installation project at CPV is at a more preliminary stage and is expected to provide the same benefits to residents.

The 110-unit property was built in 1944, and with MHP's modernization efforts, residents will have access to homes with hardwood floors, self-cleaning ovens, dishwashers and more.

CPV is located in an important area. One of the neighborhood's largest historically significant landmarks is Cedar Hill, the home of abolitionist Frederick Douglass. Additionally, CPV is just 2.5 miles from growing commercial developments, National Harbor and the MGM Hotel and Casino.



EMPOWERING FAMILIES

As COVID took hold in Spring 2020, MHP recognized the need to respond quickly to residents' needs. They were facing challenges that included job loss, reduced work hours, health challenges, and food insecurity. We created the COVID Outreach Team to connect one-on-one with MHP residents in need to provide moral support, solve problems, link residents with available services and, as needed, give financial help.

COVID Vaccination Clinics and Emergency Assistance

MHP successfully mobilized and managed COVID testing events for residents of our Wheaton, Great Hope Homes and Dring's Reach communities. In total, more than 1,000 residents were vaccinated in 2020. Much of this work was accomplished in partnership with the African American Health Program and Latino Health Initiative with a focus on providing easier access to vaccinations in communities of color and to address vaccine hesitancy.

Additionally, by the end of 2020, over 60 families had received \$9,000 in grocery store credit cards, and 10 families received weekly fresh produce through a Community Supported Agriculture program. The MHP COVID Outreach Team also connected with more than 400 people to provide guidance in seeking county, state, and federal assistance programs that ultimately offered more relief for residences. Further, the team helped 24 households secure \$22,700 in direct financial assistance from Montgomery County. These families were not eligible for any other type of assistance.

MHP's COVID IMPACT

Over 60 families have received grocery store gift cards



10 families have received weekly fresh produce



More than 60 families have received rental assistance or direct financial assistance



Over 400 people have received guidance in seeking county, state, and Federal assistance programs

24 households secured \$22,700 in direct financial assistance from Montgomery County



“More than 1,000 residents were vaccinated in 2020.”

Social and Emotional Education

During the summer of 2020, MHP supported 167 students with the Ready 2 Learn and Play & Learn programs. The students were provided social emotional learning and culturally responsive literacy resources, and received educational toys, ethnic books, and school supplies to aid in their educational experience.



MHP operated the Ready 2 Learn and Play & Learn programs for two hours every weekday. Ready to Learn served 79 kindergarten through 2nd grade students across six sites, and Play & Learn served 88 pre-kindergarten students across five sites. Average monthly attendance was 85%, with a slightly higher attendance rate for Ready to Learn (87%) than for Play & Learn (82%). Approximately 40% of the participants had perfect attendance. By the end of July, all participants who completed Education Galaxy assessments, which are used to prepare for state testing, had increased or maintained their reading level in key areas such as foundations and understanding literary and informational text.

Congratulations to our hardworking students and staff!

Teacher and Students: Staying Connected

In the midst of the pandemic, MHP students had to adjust to a virtual classroom setting. Although this major adjustment seemed daunting, MHP teachers were determined to stay connected to their students. Knowing that the programs were an important part of students' lives, MHP's Community Life staff worked to continue the level of learning and education students had grown accustomed to.

Jenny Mendez-Guererro, MHP Parent and Child Coordinator, recalls what it was like when the Play & Learn program transitioned to online interaction: "The first session I had was with the pre-school students. To see their faces and seeing how happy they were when saw me and my assistants, it just made my day."

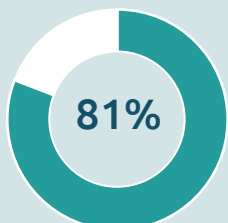
To many of the students, MHP teachers and coordinators play a major part in their lives and offer a positive influence. The Play & Learn Program uses educational activities aligned with Maryland Ready at Five kindergarten readiness standards and allows children to play, explore, and learn letters, words, numbers, and music. Children learn language and math skills, how to identify shapes and colors, and socialization skills.

Our teacher and staff have worked hard throughout the year, ensuring that our students are prepared for kindergarten and beyond. It's working! Approximately 81% of the Play & Learn students passed a kindergarten readiness assessment in 2020. This would not have been possible without our determined staff.



IT'S WORKING!

Approximately 81% of the Play & Learn students passed a kindergarten readiness assessment in 2020.



MHP COVID Outreach: Dora's Story

Dora Kellogg moved into affordable housing at MHP's Edinburgh House after her husband's death. She found work at a foundation that focused on providing services for disabled persons in their homes. Dora says she enjoyed her job and often took persons in her care to lunch and dinner, forming a personal bond.



In March 2020, Dora was driving to work and suffered a terrible car accident. "It was a hit and run. People were surprised to see me alive," she recalls. Dora's doctor advised her to discontinue her employment, as her condition made her prone to contracting COVID-19. Soon after resigning her position,

Dora was no longer able to pay her rent. Her property manager contacted MHP staff and shared Dora's need for assistance. MHP's COVID-19 outreach program helped Dora pay for her rent and food.

"There are so many people like me who need help. So, if they can help, let them help. And by their help, we'll be able to survive. We'll be able to have a roof over our heads."

Dora has repeatedly expressed her gratitude to MHP's staff and for the outreach program. "To have somebody when you're in need call you and talk to you, that alone is something. We need people to encourage us."

MHP is grateful for the many donations that made it possible to assist Dora and other MHP residents during such a challenging time.

STRENGTHENING NEIGHBORHOODS

In response to the pandemic, MHP staff began placing well-being calls, checking in on residents and their families. After learning about the hardships many residents were undergoing, MHP formed a COVID outreach team. The team was made up of MHP staff and volunteers dedicated to helping residents face challenges with unemployment, inability to pay rent, and food insecurity. The team was able to connect residents with local, state, and federal resources to help them navigate the challenging months ahead.

COVID Outreach and Response Efforts

The **Resident Emergency Fund** was introduced and supported by the MHP COVID outreach team and funded by voluntary contributions. All donations covered the rent for MHP residents and paid for other necessities such as food and clothing. “The MHP Resident Emergency Fund is supported through donations. It helps residents who lost income or who have reduced income. They receive direct assistance and rental assistance that goes directly toward reducing their balance,” explains Martina Tinong, Community Engagement Specialist. Residents that

qualified for assistance from the fund not only received financial support but received the peace of mind knowing that they could stay in their homes. In total, the Resident Emergency Fund donated \$62,885.50 to 116 residents outside of the CSA.

A **partnership with CareerCatchers** was instituted when MHP became aware of many residents struggling to find employment. This local nonprofit workforce development organization provides personalized career counseling services. A select group of MHP residents engaged with the organization to learn about effective job search techniques, including networking and use of on and offline resources. As a result, residents were

empowered to take the initial steps to find new or better employment.

NeighborWorks VISTA Program, an established MHP partner, was poised to help seek to improve the financial health of small businesses in Long Branch and along Bonifant Street in the wake of the COVID-19 pandemic. Staff was able to grow the social media presence for the Long Branch Business League and the Bonifant Street Business Association, promoting the business districts and engaging potential customers. MHP was also able to secure more than \$400k in relief assistance for small businesses in the Long Branch and Bonifant St. neighborhoods.



MHP Advocacy Efforts for Affordable Housing

MHP joined other affordable housing advocates in successfully pressing the Montgomery County Council to approve a supplemental appropriation to fund the **Affordable Housing Opportunity Fund** to leverage private investment in the preservation and creation of dedicated affordable housing.

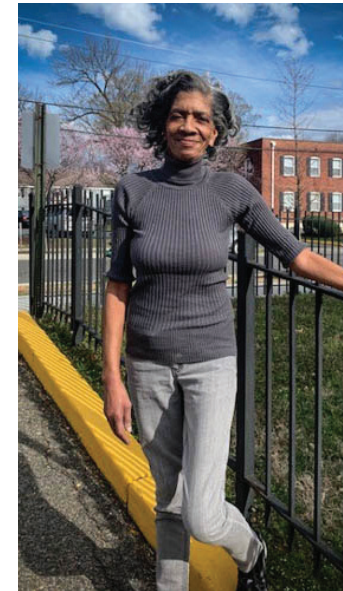
MHP President Robert A. Goldman praised Montgomery County's plan to seek additional funding for emergency rental support due to COVID-19. In testimony to the Montgomery County Council, Goldman stated, "We appreciate the County Executive and County Council pursuing every available option to provide rental assistance to residents, and keeping every resident stably housed during this public health crisis." Goldman described many residents' ongoing financial distress, noting, "Despite all of the public and private resources that are available to our residents, many continue to be multiple months behind in their rent and will never be able to pay their back rent if not for outside assistance."

“We appreciate the County Executive and County Council pursuing every available option to provide rental assistance to residents, and keeping every resident stably housed during this public health crisis.”



A Leader in the Community

When **Evelyn Harrison** learned her Worthington Woods apartment building in Southeast Washington, D.C. was being sold, she knew she needed to act. She learned that under the D.C. Tennant Opportunity to Purchase Act, tenants had the right to organize, allowing them to have a say in the purchaser of the property. Within 60 days, Evelyn and resident volunteers passed out flyers, informed residents by word of mouth, and knocked on doors to acquire the necessary 200 signatures to form the tenants' association.



As the elected president of the association's board, Evelyn learned the process of selecting a developer, and the tenants' association voted and selected MHP as the group to which they would assign their purchase rights. MHP kept the property designated as affordable housing, and the property is now undergoing major renovations and upgrades.

Evelyn has been recognized for her leadership and has been awarded the NeighborWorks America's prestigious 2020 Dorothy Richardson Award for Resident Leadership.

MANY THANKS TO OUR 2020 DONORS

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Risa B. Lavine	Sheila Maith and David Douglass	Laurie L. Mertens	Ruth M. Noel	Adrienne Price
Keith Lawson	Walter Malakoff	Christina Metzler	Richard A. O'Connell	Julie Prusky
Deborah Layn	Andrew Malone	Sidney Meyers	Hilary O'Connor	Arnele Quiamco
Ellen Lazar	Elizabeth L. Malone	Carmen Mezzera	Stephen Oesch	Tahir Qureshi
Marie Le Boudier	Sarah Manchester	Erin Mielke	Marsha Ogden	Nick Radonic
Jennifer Leach	Jane Mangold	Laurie Mielke	Sean OHagan	Charles Rahn
John Leary	Ellen Mansueto	Florence K. Millar	Stanford and Ellen Ollendorf	Bill Rains
Miriam Leder	Barbara Marenus	Elizabeth Miller	Jane Hunt Olmstead	Anu and Bala Rajagopal
June Lee	Leslie Y. Marks	Jacqueline P. Miller	Donna Olsen and Charles Dulaney	Meigs Ranney
Isiah and Catherine Leggett	Lucky and Bill Marmon	Zachary Miller	David Osher	Mitchell Ratner and Ann-Mari Gemmell
Beverly Lehrer	Cathryn Martin	Susan Milligan	Judy Ozone	Christopher Ratto
Alan and Agnes Leshner	Susana Martin	Elliott Milstein	Sam Palmer	Jill Rauh Quereshi
Carol Leventhal	Valerie Matthews	Kathleen Milton	Jean Panagakos	Sarah Reddinger
Taya Levin	Tracey Griffin and Lance Matthiesen	Helen Minassie	Katherine M. Pangaro	Laura Reidy
Susan Levine	Riley and Elaine Mayhall	Alan Miner	Elena Paoli	Andy Reilly
Diane Levitus	Bill McCloskey	Ryland L. Mitchell, III	David and Cecilia Parker	Kathleen "Kathy" Reilly
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Brandon Lipman	Sean McCormally	David Moon and Melinda Coolidge	Craig Pascal	Sarnata Reynolds
Richard and Joan Liversidge	Margaret C. McEwan	Elizabeth Moore	S. Bruce Pascal	Nancy Rhyne
Stefan LoBuglio	Debra McGowan	William Moore	Yvonne Payne	M.J. and Rosa-Ana Richter and Perez de San Roman
Jennifer Locke	John and Meg McKenna	Judith B. Morenoff	Cheryl Peckenpaugh	Patricia Richter
Louise E. Locke	Melissa McKenna	Audrey Morris	Myles Perkins	Lisa Rider
Kate Lofgren	Elizabeth McLeod	Diana Morse	James Christopher Perry	Hans Riemer
Jeremy Long	J. Michael McMahon	Susan Wiener and Jeffrey Mosley	Anna Petrone	Chantal Rigaud
Derek Longbrake	Maureen McNeil	Heidi Motz and John Murphy	Julie Phillips	Marianne K. Rigney
Tim Longfellow	Camilla McRory	Joan Moyers	Patricia Pillsbury	A. Rivetti
Josh Lott			Laurence Platt	
Erin Lourie				

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Donald B. and Marion O. Robertson	Tara Marie Seeley	Robert and Nancy Soreng	Annie Tulkin	Elizabeth Wieand
Gail Robinson	Jeanne Segal	Karen E. Spangler	Donald H. Turnbull	Phyllis Wiesenfelder
John M. and Patricia Robinson	Valerie Seligson	Suzanne V. Speicher	Sharon Turner	Scott Wilets
Janice Rodgers	Carol Sepe	David Spielman	Jenna Umbriac	Merve S. Williams
Joan Rodriguez	Joanne and Martin Severe	Cindy Spoon	Gary Unterberg	Sarah Williams
Marietta E. Rodriguez	Stephanie Shack	St. Luke Evangelical Lutheran Church	Linda Valli	William Williams
Jacqueline H. Rogers	Diane A. Shankman	Beverley Stanton	JoAnn Volk	Chrissy R. Willis
Lawrence N. Rosenblum	Barry E Shapiro	Julie Statland	Panavee Vongjaroenrat	Derek P. Willis
Lisa Rosenthal	Colette Sharbaugh	Ralph and Betsy Stephens	Nalini Sheila Wadhvani	B. Susan Wilson
The Ross Family Trust	Jana Sharp	Antoinette Stone	Jeffrey Wagner	Barbara J. Wise
Bruce Roth	Ray Shaw	Precious Stone	Tom and Lucinda Wahl	Maria Wiseman
Lisa W. Rother	Carl Shea	Katita Strathmann	Liz Wainger	Michael A. Withers
Fran Rothstein	Scott Shoreman and Elizabeth Carp	Sharon Strauss	Susan Feltzin Wald	Anne Witty
Cynthia Rubenstein	Charles L. Short, Jr.	Karyn Strickler	Jean Walker	Mary Ellen Wolfinger
David Rubin	Bena G. Siegel	Miriam Struck	Mr. and Mrs. Tjip Walker	Linda Wolpert
Rachel Ruina	Steve Sigelman	Joseph Sudbay	Carol Walsh	John and Margaret Wood
Ray and Molly Ruskin	Linda S. Silverman	Verna Suit	Janette Walters	William Wright
Susannah Rutherglen	Albert Sim	Jennifer Sutton	Irene Walton	Lise Wurzbacher
Scott J Rykiel	Jackie Simon	Heidi Sweetnam	Matthew Ward	Jessica Xavier
Lisa Saks	Rachel Simon	Wendi Swidler	Kadedra Miriam Warren-Jones	Xi Delta Gamma
Zachary Salness	Eric Saul and Diana Simpson	Girma Syoume	Mary Helen Washington	Kathleen Yu
Shira Sapersten	Mary Sing	Amita Taggart	Rudy Watson	Careema Yusuf
Benjamin Sarlin	Don and Tina Slater	Ai-Hui Tan	Mario Wawrzusin	Anna and Yuri Zelinsky
David Savastuk	Don and Tina Slater, in honor of Susie Gellert	Nancy Taylor	Paul Weech	Emily Zeller
Bill Scanlan	Joshua and Veronica Sloan	Jeanie W. Teare	Sarah Weiner and Ian Shumar	Alan Zibel
Gertrude Scanlan	David A Smith	Jacquelyn Tennant	Barbara and Mark Weiss	Margot Zimmerman
Joseph Schechter	Lane Lee Smith	Frances Teplitz	Christopher Weiss	Pamela Zurer
Scheffres Laundry Service, LLC	Suzanne Smolkin	Matthew Testa	Joseph F. Weiss and Elvira D. Weiss, in honor of Rev. Lon Dring	
Judith Schenck	Lorna Sniegowski	Andrew Tharp	Gary Weitzner	
Vicki Schmidt	Rick Sniffin	Carol M. Thomas	Marye Wells Harley	
Frances Schueler	Rueben Snipper and Cheryl Morden	Linda Thome	Rebecca Wessling	
Deborah Schumann	Amy L Snyder	William Mark Thompson	Diane M Westcott	
Frank M Scott	Drew Snyder	Kathryn Toffenetti	Norma Whetzel	
Margaret Scott		Huyanh Ton	Catherine White	
Ellen Seagraves		Ademar Toro		

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SUMMARY OF COMBINED FINANCIAL REPORTS

MONTGOMERY HOUSING PARTNERSHIP AND AFFILIATES FISCAL YEAR 2020

BALANCE SHEET

For year ended December 31, 2020

ASSETS

Cash and cash equivalents (unrestricted)	\$ 25,866,090
Cash (restricted)	
Investments, Short-Term	1,814,266
Accounts receivable	2,179,022
Restricted project reserves	12,296,018
Deposits, Escrows and tenants' security	4,320,487
Prepaid expenses and development in process	710,625
Property, equipment, net of \$71,002,505 depreciation	228,911,651
Development in progress	4,915,071
Loan costs & tax credit fees less \$635,578 amortization	189,014
TOTAL ASSETS	\$281,202,244

LIABILITIES and NET ASSETS

Accounts payable and accrued expenses	\$ 2,803,092
Accrued interest payable	4,328,250
Prepaid rents	366,473
Deferred rent revenue	64,503
Tenant security deposits held	1,487,676
Secured notes payable, net of debt issuance costs	234,316,040
Unsecured notes payable, net of debt issuance costs	11,900,011
Total liabilities	\$255,266,045
Non-controlling interest in partnerships	\$ 18,208,214
Unrestricted Net assets	6,832,134
Temporary Restricted Net Assets	895,851
Permanent Restricted Net Assets	0
Total net assets	\$ 7,727,985
TOTAL LIABILITIES AND NET ASSETS	\$281,202,244

STATEMENT OF ACTIVITIES

For year ended December 31, 2020

REVENUES (Unrestricted)

Rental revenues	\$ 29,702,173
Grants	1,419,851
Cash Donations	867,051
Interest and investment income	170,945
Special events	45,500
Other income	883,414
Satisfaction of program restrictions	1,193,834
TOTAL REVENUES	\$31,877,663

EXPENSES

Program services	
Properties in management including interest expense of \$5,309,298)	\$ 33,159,212
Community Life program development and management	1,258,091
Other development/management (including interest expense of \$109,451)	2,218,574
Supportive services	
Management and general	1,631,647
Fundraising	536,071
TOTAL EXPENSES	38,803,595
Decrease in Unrestricted Net Assets	\$ (4,520,827)

Changes in Restricted Net Assets

Contributions	985,632
Release of program restrictions	(1,193,834)
Increase in temporarily restricted net assets	(280,202)
Decrease in net assets	(4,729,029)
Increase in net assets due to excess of expenses over revenue attributable to controlling interest	3,205,867
Other adjustments to net assets	756,536
Transaction costs on controlled interest transfer of asset	
Net assets, beginning of year	8,494,611
Net assets, end of year	7,727,985



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