

BUILDING *Communities*

What We'll *Achieve* *Together* with \$21M

**PROMOTORES BRIDGE
HOUSING AND HEALTH**

**CLOSING THE
ACHIEVEMENT GAP**

**GARDENS OF
GAITHERSBURG READY
TO BLOOM**



mhpartners.org 



BOARD OF DIRECTORS

2024-2025

William Caldwell, Chair
EDENS

Eugene Costa, Vice Chair
ICF

Debra Moses, Treasurer
Osterman, Pollack & Moses

Janet Brown, Secretary
Community Volunteer

Chad Cooley
Bozzuto

Madiaw Diop
Community Volunteer

Helene Goldberg
Community Volunteer

Seth Grimes
Community Organizer

Nancy Holland
Community Volunteer

Sandra Johnson
Community Volunteer

Christine Kaufman
Community Volunteer

James King
Community Volunteer

Oscar Montes
Gainwell Technologies

Randall Rentfro
Rodgers Consulting

Chris Ruhlen
Lerch Early Brewer

Brant Snyder
Urban Atlantic

On the cover:

The Chimes at North Bethesda will feature many unique amenities for the community to enjoy.

Campaign Update

WE DID IT!

After three years of targeted fundraising, MHP has exceeded our Making Home Possible *for All* \$20 million campaign goal! We received donations from 8,000 donors! We're now on the road to achieving our ambitious goal of doubling affordable housing by the end of the decade.

“As housing prices rise, escalating demand requires that we act boldly to help more families in need. With your support, in 38 months, we raised \$21.1 million. This is unprecedented for MHP. While we have accomplished a lot, and served many people, our most crucial work will continue. There are too many people who are being forced to make the most impossible of choices – between paying their rent and paying for other critical expenses such as food, clothing, and medical care.”

- MHP President Robert A. Goldman



NOW WHAT?

With the generous support of our many donors, there is so much we can do together. Here's a quick look at where these funds will go:

- **In our first three decades, we developed 1,700 affordable apartments.** According to our latest count, we have developed more than 2,800 apartments. Thanks to the campaign funds, we will provide at least 3,400 homes for low- and moderate-income people by 2030.
- **We already run youth enrichment programs at 11 community centers throughout Montgomery County, MD.** With these additional funds, we will provide more programs at our newly developed properties, which will increase school readiness and keep communities strong.
- **Each year, we find new ways to strengthen neighborhoods through targeted resident outreach, healthcare resources, business support, community events, advocacy, placemaking efforts, and more.** With your support, we will continue investing to help struggling residents, sustain local businesses, foster civic engagement, and engage with lawmakers.

Marc and Sarah



In 2022, Marc and Sarah's lives were forever changed. Their condo building burst into flames, and they had to flee through thick smoke to survive, along with their infant daughter. At the request of Montgomery County Government, MHP collected and distributed donation funds to everyone impacted by the fire. Fortunately,



Gardens of Gaithersburg Apartments <<<<<.....

Completely renovated in 2025, this affordable community is a hidden gem in a bustling area with access to many potential connections and job opportunities for residents. Located just off N Frederick Ave, Gardens of Gaithersburg consists of 78 apartment homes, all reserved for those making 60% of area median income (AMI) or less.

Gardens of Gaithersburg houses two residential buildings and approximately 5,000 Sq. Ft. of commercial retail space. The property is centrally located in a transit-oriented neighborhood in close proximity to retail, parks, schools, medical resources, County facilities, and commuting routes. Amenities include

onsite parking, laundry facilities in each building, resident controlled security access, two accessible tot lot playgrounds, a community picnic area with grills, and an onsite community garden.

After the completion of a major renovation in 2025, Gardens of Gaithersburg is now more efficient, comfortable and modern. Its new property management office is fully accessible and centralized within the community. Outdoor improvements, including new tot lots and paths, offer better amenities for families. The building is now more efficient with upgrades to electrical systems, HVAC systems, windows, roofing, and more. Apartment quality has been vastly improved with new kitchens,

flooring, bathrooms, appliances, and other improvements.

MHP acquired Gardens of Gaithersburg in 2012-2013; both buildings needed significant work due to neglect by the previous owner. Thanks to funding from a variety of partners, Gardens of Gaithersburg is now a modern, updated property with quality affordable apartments. This renovation enhances the community and supports MHP's comprehensive effort to seek development and preservation opportunities in the DMV area. The renovation of Gardens of Gaithersburg is an important milestone in MHP's effort to preserve affordable housing in Montgomery County and beyond.



Story Spotlight

our outreach team connected with Marc and Sarah when giving them their check and learned that they needed a place to stay. We found a vacant apartment that suited the family's needs. Today, Marc, Sarah, and their two children are still living in Gardens of Gaithersburg, now in a fully renovated apartment. Their children play in the vibrant new tot lots and enjoy the outdoor space. We're proud to provide stable affordable homes for families like Marc and Sarah's, especially in times of distress.





It takes a village to support students and MHP's enrichment programs are needed now more than ever. According to the latest Nation's Report Card, put out every two years by NAEP, U.S. students in fourth and eighth grade made some math gains since 2022, however, their scores remain below pre-pandemic 2019 levels. Reading proficiency was worse - fourth graders dropped from 35% in 2019 to 31% in 2024. Eighth graders saw similar declines.

Staff at MHP's community life enrichment programs are working to close these types of gaps. Our programs are available to children at our community centers and partner school, Arcola Elementary. They also fulfill an important childcare need for working parents.

How is MHP closing the gap for students?

- **Community life programs** are held at 11 MHP community centers throughout the year
- **Play & Learn** provides preschool programming with a focus on kindergarten readiness
- **GATOR Club** is an innovative afterschool enrichment program in Wheaton for elementary students that focuses on strengthening students' math, reading, and science skills
- **Homework Club** provides elementary students with academic support in math, literacy, and homework completion
- **FLOW** teen program helps young adults deal with peer pressure, socioeconomic conditions, and community leadership
- **Summer Enrichment Programs (SEP)** serve our students in July through engaging trips and activities



2023–2024 SCHOOL YEAR by the Numbers

Staff use two programs to assess students' progress:

Age of Learning and Progress Learning. Through this data, we have tracked many successes. Here are a few highlights. >>>>

Thank you to everyone who supports MHP and helps our students get the enrichment they need.

- 100% of Play & Learn students maintained or increased their scores in literacy, motor development and social emotional learning
- 100% of parents/caregivers said that HW Club has helped their children improve their ability to finish homework, their report card grades, and their social emotional skills
- 97% of Play & Learn students increased their scores in math

- 93% of HW Club students met their target scores in math
- 90% of HW Club students felt that the program helped them finish their homework
- 100% of parents/caregivers would recommend Arcola GATOR Club
- 95% of GATOR parents reported an increased student ability to share and manage their emotions
- 86% of GATOR students demonstrated progression in math
- 80% of GATOR students demonstrated progression in reading



HOLIDAY HAPPINESS: CAROLING IN WHEATON

For the first time ever, the entire group of students in Wheaton participated in caroling around the community. Led by MHP, the children sang festive songs and donned seasonal accessories. Thanks to the support of generous donors, the children also received holiday gifts at their classroom parties. It's fun to come together and spread joy around the holidays, creating lasting memories for the children we serve!

LINKS IN HOUSING AND HEALTH:

MHP's Innovative Community Health Worker Approach

Recognizing Community Needs

After launching a variety of services and emergency resident outreach during the pandemic, it became clear to MHP staff that affordable housing residents need healthcare support. When a person experiences a health-related setback, it can have major financial reverberations. For families living paycheck to paycheck, health setbacks can jeopardize their ability to pay for basic needs, including rent. A temporary loss of the ability to work often leads to a loss of income, and sometimes a loss of employment. Healthcare bills can become burdensome and pile up along with other bills, leading to major financial challenges. This is especially problematic for people who are uninsured or underinsured. With these compounding factors, one person's health challenge can become an entire family's financial crisis.

The majority of residents living in MHP properties represent members of the vulnerable groups most at risk of facing health disparities resulting in increased risk of chronic health problems and higher rates of mortality. **By helping people get the healthcare resources they need in conjunction with providing quality affordable housing, MHP is furthering its commitment to residents' well-being.**

Promotores: An Innovative Health Approach in Wheaton

MHP recently launched a Community Health Worker (CHW) program designed to advance health equity among residents of our affordable housing properties. This initiative aims to empower residents to spearhead a public health campaign within one of our most underserved communities,

Amherst/Pembridge in Wheaton, MD. This area is home to a considerable population lacking health insurance, grappling with chronic health conditions, and experiencing food insecurity challenges.



The CHW model is a powerful place-based initiative to reduce health disparities particularly among lower-income communities, communities of color, and those who are new or recent immigrants. Drawn from the communities they serve, CHWs act as frontline public health workers who bridge the cultural and linguistic gaps that commonly exist between health providers and patients.

MHP's Promotores pilot program identifies, trains and employs CHWs who live in the Amherst/Pembridge apartment community. Lilian and Isis, our first Promotores, have successfully organized impactful initiatives such as community clinics and collaborated with other nonprofit organizations to expand access to healthy, fresh food to households experiencing food insecurity.

Healthcare partners include managed care organizations, health insurers and hospital systems. For example, Kaiser Permanente provides screenings for blood pressure, diabetes, cholesterol, body mass index, and vaccinations for children and adults. Additionally, in 2024, MHP partnered with Kaiser Permanente on a diabetes prevention program.

Other CHW-related partnerships include Holy Cross Hospital, United Healthcare, Mary's Center, the Latino Health Initiative, Montgomery County DHHS, the Mobile Dentist and more.

MHP's health Promotores connect residents with health services to manage chronic conditions, assist uninsured residents with medical coverage, and address food insecurity within the community via SNAP enrollment and on-site food distributions. As trusted members of the communities they serve, CHWs work to improve the health of their neighbors through social support, advocacy, coaching, and navigation.

Building an Equitable and Scalable Solution

The CHW Promotores program exemplifies our commitment to improving the lives of residents. It also functions as a workforce development initiative, providing low-income residents with new career paths and opportunities to boost household income.

In the future, MHP aims to increase the scale and scope of services so that in five years there will be at least one resident CHW at five separate MHP affordable housing properties who connect their neighbors to healthcare resources.



Thank You 2024-2025 Donors

2024-2025 DONORS

DIAMOND \$75,000+

Capital One Bank
Citi
Eugene & Agnes E. Meyer
Foundation
Kaiser Permanente
Montgomery County
Morgan Stanley
Morris and Gwendolyn Cafritz
Foundation
NeighborWorks America
Jeanne Segal and Tom Trainer
State of Maryland
TD Charitable Foundation
Wells Fargo

PLATINUM

\$30,000 – \$74,999

City of Takoma Park
Enterprise Community Partners
Greater Washington
Community Foundation
Vicki (Claudia) and Daniel Lewis
Philip L. Graham Fund
John and Mary Slidell

GOLD

\$15,000 – \$29,999

Anonymous
Buch Construction
Judy Herr
Local Initiatives Support
Corporation (LISC)
PNC Bank
Residential One
Sandy Spring Bank
The Donohoe Companies
Truist
Catherine Wakelyn
Warmenhoven Family
Foundation

SILVER

\$10,000 – \$14,999

JBG Smith
Sarah Lynch and Kris
Wernstedt
MD-DE-DC Beverage
Association
Nordstrom
Pettit Family Foundation
Sanford & Doris Slavin
Foundation
The Traffic Group

BRONZE

\$10,000 – \$14,999

AGM Financial Services, Inc.
AMT Engineering
Bellwether Enterprise
Bernstein Management
Corporation
Gary and Elise Bowman
Donaldson
Enterprise Community
Investment

Harkins Builders, Inc.
HIAS Inc.
Hillman Capital
Management, Inc.
Humphrey Management
Klein Hornig
Macris, Hendricks &
Glascok, PA
Manor Country
Club Community
Organization
Laurie Mielke
Miner Feinstein
Architects, LLC
Mushinsky Voelzke
Associates/MV+A
Ken Reh fuss
James & Katherine
Sebastian
Tom Sherman
Mark and Kate Simon
Wendi Swidler
VIKA, Inc.
Watershed
Environmental

PARTNERS

\$1,000 – \$4,999

Jean Alexander
Anna Alvarez-Boyd
Beth Angerman
Arc Developers, Inc.
Tom Armstrong & Anne
Spielberg
Ballard Spahr, LLP
Bohler
Bourg Family Fund
Bowman
Simon Nicholas Boylen
The Bozzuto Group
Andrew Brown
James Buchheister
Building Consultants, Inc.
Burnt Mills Crossing
Apartments
Burnt Mills SDA Church
William and Anja Caldwell
Capital Bank
Carpet & Wood Floor
Liquidators
Chase
ClarksTech LLC
CohnReznick
Sean Conto
Daniel Cunningham and Mary
Hennessey
Susan and Gary Damone
Bruce Davidson
Robert and Eva Dillon
Emma and Raymond Dominey
Frances and Stephen Durako
Edens Limited Partnership

EDG Architects, LLC
Elm Street Development
Debra Erikson
Executive Business
Maintenance, Inc.
Fannie Mae
Fidelity Charitable Gift Fund
Gwyn (and James) Fields
Gail and Quentin Fisher
Lucy Freeman
Tracey Friedlander
Wendy J. Frosh
Thomas and Angela Gallas
Catherine and Bret Gates
Daniel Geller
GFWC Metropolitan
Community Club, Inc
Stephen W. Giddings
Sol Glasner
Good Shepherd Lutheran
Church
Rochelle Granat
Sean and Alisha Griffey
Barbara Griffith
Grimm and Parker
Harold and Rose Kramer Fund
Artie Harris and Susy Cheston
Heffron Company
Susie and Wiley Hodges
Scott Hoekman
Hord Coplan Macht
Roy Isenberg
James G. Davis Construction
Corporation
Suzanne James
JFW
Laura Lee Johnson

Michaela Johnson
Rebecca Dean Jones
Christine Kaufman
Stephen Z. Kaufman
KeyBank
Latino Economic
Development Center
Law Office of Kenneth B.
Tecler
Lerch, Early and Brewer
Jeffrey Lesk
Sabmd LLC
Maith Consulting
Barbara McConagha
Debra McGowan
Meltzer Group Employee
Giving Fund
Mid Atlantic Arts
Foundation
Miles & Stockbridge
Foundation, Inc.
Florence K. Millar
Laura W. Miller
David Moon and Melinda
Coolidge
Daniel C. Murphy
Natelli Communities
National Neighborhood
Housing Network
NCB
New Partners Community
Solar Corp.
North Chevy Chase Christian
Church
Hilary O'Connor
James W. Olson
Open Market Energy, LLC

Elizabeth, Alvaro and
Emma Ortiz
James D. Owens, Jr.
Pando Alliance LLC
Tommy Pappas
S. Bruce and Amy Pascal
Margo Pastor
Alison Pearce
Dorothy Prats
Project Management
Services
Purple Line Transit
Partners, LLC
Quality Air Services
Eglal Rana
Christopher Ratto
Scott W. Reilly
Robinson Foundation
Rodgers Consulting, Inc
Tony Ross
Lisa W. Rother
RPH, Inc.
Cynthia Rubenstein
Jennifer Rudolph
S.S.&R. Mechanical, Inc.
Saint Mark Presbyterian
Church
Mary Ellen Savarese
Terry Schimek and Wayne
Barnstone
Martha Hazen Schumacher
Geoff Sharpe
Scott Shoreman and
Elizabeth Carp
Chuck Smith
Brant Snyder
Adam Stein

Gary Stein and Cathy
Henderson
Andrew Stivers and Claire
Saxton
Margaret Stone
Anne S. and Curtis Suplee
Gregory Szymanski
Takoma Park Presbyterian
Church
Ben Tew
The Chevy Chase
Company
The Whiting-Turner
Contracting Company
Kathryn Toffenetti
Anthony Tse
Donald Tucker, AIA
United Way of the
National Capital Area
Tracey Urban
Antoine and Emily Van
Agtmael
Anthony L. Waddell
Christine Wade
Katie Wagner
David and Barbara Warner
Mary Helen Washington
WC Smith & Co.
Lisa Weber
Mark Weisner
Wheaton Silver Spring
Kiwanis Foundation,
Inc.
Phyllis Wiesenfelder
David Williams
Barbara Zeughauser

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.

FOUNDATION LEVEL

(\$10,000+ Annually)

The Bozzuto Group
William and Anja Caldwell
John and Bonnie Clarke
Eugene Costa
Elm Street Development
Helene Goldberg
ICF
Michael A. and
Tracy Lynn Schlegel

STEPPING STONE LEVEL

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

Leon W. Andris
Annie Fulton and Hamilton
Craig
Buch Construction
Mohamed (and Elaine) El-Khawas
Catherine and Bret Gates
Gerry Gray and Kristen Meier
Hillman Capital
Management, Inc.
Christine Kaufman
Miller & Long Co Inc
Mushinsky Voelzke
Associates/MV+A
Negril Jamaican Eatery
Gene and Lauren Sachs
Larry and Sulema Stewart

WELCOME New Staff

Celine Liang, Controller
Kalkidan Makkonen, Project Manager

Recent Promotions

Estela Giron, Director of Resident Services
Carlos Iglesias, Senior Program Manager
Michael Pherigo, Senior Asset Manager
Nancy Rhyne, Senior Asset Manager

CIRCLE LEVEL (\$1,000 - \$4,999 Annually)

AGM Financial Services, Inc.
Jean Alexander
Enrique Astiz
Tad Baldwin
Cynthia M. Bar
Susan R. Baron
David Bell
Tom Bozzuto
Liz Brent
Mimi Brodsky Kress
James A. and Marian F. Brodsky
Building Consultants, Inc.
Phyllis Caldwell
Castle Sprinkler & Alarm, Inc.
Chevy Chase Land Company
Heather and Earl Chinn
Raina Fishbane and Chuck Walker
Tom Dailey
Sara Daines and Bill Ewing
Robert and Eva Dillon
Maria Thomas and Mark Dudley
Ed and Tina Edmundson
Michael English
Lucy Freeman
Patty Friedman
Susan Gellert
Nick Giannotti
Chris Gillis
Michael Ginsberg
Sol Glasner
Leah Goldberg
Robert and Juliette Goldman
Jaimee and Leonard Goodman
Granite Canyon Partners
Daniel Gubits
Don and Ann Hague
Hailey Development, L.C.
Harkins Builders, Inc.
Patricia Harris
Adam Hayes
Julie Hewitt
Nancy Holland

Rhonda Cunningham
Holmes and Ira Holmes
Chuck and Debora Irish
Ellen Jacobson and
Daniel S. Ehrenberg
JFW
Lynn M. Johnston
Rebecca Dean Jones
Stephen Z. Kaufman
Mike Killelea
Barbara Knopf
Elizabeth Lane
Ellen and Paul Lazar
Carol Potter Lightfoot
Lillian Luksenburg
Sarah Lynch and Kris
Wernstedt
Sheila Maith and David
Douglass
Ruth and Paul
Manchester
Robert Margolis
Williams Swift and
Laurel Martin
Barbara McConagha
McCormick Paints
Laurie McGilvray
Melba Quizon and
Mark Hillman
Miner Feinstein
Architects, LLC
Oscar Montes
David Moon and
Melinda Coolidge
Mark and Linda Morelock
Debra Moses
Joan O. Moyers
Kate and Peter Neville
Audre E. Nicholson
Donna Olsen & Charles
Dulaney
James W. Olson

Pando Alliance LLC
Rebecca Ann Parks
S. Bruce and Amy Pascal
Christine Pendzich
Rev. Dr. Salome Raheim
Rebecca Reeve
Ken Rehffuss
Carol Schatz and David
Rodgers
Rebecca Romney
Dusty Rood
Michael Rudolph
S.S.&R. Mechanical, Inc.
Martha Hazen Schumacher
Tara Marie Seeley
Jeanne Segal and
Tom Trainer
Stacy Plotkin Silber
Mark and Kate Simon
Eric Saul and Diana
Simpson
Don and Tina Slater
Ken Slater, CPA
John and Mary Slidell
Joshua and Veronica Sloan
Chuck Smith
Rick Sniffin
Soltesz
Andrew Stivers and
Claire Saxton
Gregory Szymanski
Christy and Zach Wade
Mary Helen Washington
Judy Weinsheimer
Kendra Wells
Elizabeth Wieand
Michael A. Withers
Emily Wurtz
Eleanor Zartman

BUILDING DREAMS TOURS

Our popular Building Dreams Tours are held quarterly. MHP staff bring guests on a tour of an MHP property, helping them connect with our mission and experience our work first-hand. Typical tours feature remarks by MHP leadership, a chance to see an affordable apartment, and an opportunity to meet program staff and/or residents. Discover our impact in an interactive setting and meet other MHP supporters.



Interested in learning more and signing up?
Contact Jaimee Goodman:
jgoodman@mhpartners.org

DO YOU LIKE OUR NEWSLETTER?

Use this QR to access our survey. We truly appreciate your feedback.



Follow Us on:

visit mhpartners.org
and how to get involved,
To learn more about MHP
Return Service Requested
Silver Spring, MD 20904
12200 Tech Road, Suite 250
Montgomery Housing Partnership



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