HOME SUCCESS STORY

Maryland

Aurondel Community Development Services

Arundel Community Development Services (ACDS) is a nonprofit organization in Anne Arundel County, Maryland that is dedicated to serving low- and moderate-income households by creating and retaining affordable housing, promoting homeownership, facilitating neighborhood revitalization strategies and programs, preserving the county’s rich cultural history, and implementing community development programs to serve residents most in need.

ACDS administers the HOME Investment Partnerships (HOME) program on behalf of Anne Arundel County to provide first-time homebuyer assistance and owner-occupied rehabilitation, as well as to develop affordable rental units. ACDS’s HOME funds leverage private financing, state funding, and federal Low Income Housing Tax Credits, in addition to a $270,000 county match and $250,000 in program income.

Oakwood Family Homes

While Elizabeth has had her share of hardships in her 61 years, she never gave up her hope.

In 1998, Elizabeth became disabled due in an auto accident that killed one of her two children and left the other severely disabled. Unable to work, she and her daughter lived with her father and younger sister—who had been born with severe developmental disabilities and needed live-in care—until her father’s death in 2007. Because the home had a reverse mortgage, Elizabeth and her family were evicted and became homeless. For three years, the family slept in a different church each week during the winter months and lived in a tent in the woods during the summers.

Elizabeth’s fortune changed in 2013 when she learned about Oakwood Family Homes, a 22-unit, affordable housing development targeted to low-income families in Glen Burnie, Maryland. Oakwood Family Homes was developed by PIRHL, LLC and operates as a Lease Purchase Program. Under the program, residents have the option to purchase their homes after renting for 15 years.

To help support the development, ACDS provided PIRHL a $670,000, low-interest HOME loan. The project also leveraged $940,000 in state funds, $1.2 million in private loans and developer equity, and $5.5 million in Low Income Housing Tax Credits.

In 2014, Elizabeth and her family moved into their fully accessible apartment and are so grateful for their new home. “I came from an upper middle class family and I lost everything in a blink of an eye. It just shows that everyone is one crisis away from being in the woods.”
Marian House

Marian House is a holistic, healing community for women and children who are in need of housing and support services. It provides a safe, sober, and loving environment that challenges women to respect and love themselves, confront emotional and socioeconomic issues, and transition to stable and independent lives.

Located in Baltimore City, Maryland, Marian House was founded in 1982 as a joint project between the Sisters of Mercy and the School Sisters of Notre Dame. To date, Marian House has served more than 1,200 women. Key services include transitional housing, employment assistance, life-skills training, rehabilitation counseling, financial guidance, and family reunification.

Marian House uses HOME Investment Partnerships (HOME) funds to assist in the development of affordable rental housing.

Serenity Place

Before Ms. Dawn Murphy, a 41-year-old, single mother, came to Marian House in 2011, she was on a destructive path of homelessness and had an 18-year addiction to drugs. After giving birth while on the streets, Ms. Murphy had been sentenced to two years in prison and lost custody of her first and only child, Joshua.

The Marian House transitional program was the first “home” Ms. Murphy had known in a very long time. She took full advantage of the services offered, including attending weekly individual and group counseling, participating in job readiness programs, enrolling in General Education (GED) classes and obtaining her high school diploma, and working to regain full custody of her son.

In 2013, Ms. Murphy received full custody of Joshua and qualified for a two-bedroom apartment in Marian House’s Serenity Place, a 19-unit, affordable, permanent housing development located across the street from Marian House main headquarters in Better Waverly, Baltimore City.

Today, the Murphys call Serenity Place and Marian House “home.” Ms. Murphy continues to receive case management and is able to use the program services available to transitional program residents. She and Joshua are surrounded by the community support of her fellow resident neighbors. This has allowed Ms. Murphy to build a safe, loving, and supporting home for her and her son.

All of this would not be possible without HOME. The $4.9 million Serenity Place development was built using $445,000 in HOME funds, which leveraged $3.5 million in Low Income Housing Tax Credits.
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Montgomery Housing Partnership

Founded in 1989, Montgomery Housing Partnership (MHP) is a private nonprofit organization with the mission to house people, empower families, and strengthen neighborhoods in Montgomery County, Maryland. Its holistic approach includes providing affordable rents, developing educational programs for residents to harness skills that expand their opportunities and balance their lives, and implementing neighborhood revitalization efforts in troubled communities. MHP serves 1,400 families.

Since inception, MHP has leveraged $14.2 million in HOME Investment Partnerships (HOME) funds to develop 500 affordable homes, including small apartment buildings, sprawling garden-style apartment communities, and three-level townhomes to accommodate larger families.

Halpine Hamlet

Built in the 1960s, Halpine Hamlet is a 67-unit garden-style rental housing development located a few blocks from the Twinbrook Metro Station in Rockville, Maryland. In 2009, MHP acquired and rehabilitated the property in order to ensure its long-term affordability. Total development costs were $13.4 million, including $2.6 million in HOME funds.

After her divorce in the 1990s, Ms. Molly Austin was forced to find a new place for herself and her two young daughters on one income. The only place the Austin family could afford was an apartment in Gaithersburg, Maryland that was unsafe and infested with roaches and rats.

When a friend told her about the townhomes MHP rented to low- and moderate-income residents, Ms. Austin was eager to provide a better life for her children. Within three months, the family moved into an MHP home in Potomac, Maryland and stayed for 12 years.

Later, after her youngest child graduated from college, Ms. Austin wanted to downsize into an apartment that was more manageable. She heard about the renovation at Halpine Hamlet and asked MHP if she could transfer to a smaller space.

In 2013, Ms. Austin moved into a one-bedroom apartment at Halpine Hamlet. Because she lives on a fixed income and cannot afford a car, Ms. Austin is grateful for the opportunity to live in a walkable neighborhood near the metro, a grocery store, and her elderly parents. Today, she is a happy empty-nester, enjoying visits from her grandchildren at the new playground and meeting neighbors at the new community garden.