

Home Builders Care Annual Report 2023

Caring About Community Since 1984.
Serving Maryland the District of Columbia.



Builders Giving Back

Helping Those in Need

Charitable Construction
& Community Service



Official Charity of the



About the Foundation

The Home Builders Care Foundation is the 501 (c) (3) charitable foundation of the Maryland Building Industry Association, serving the following Maryland communities:

- Anne Arundel County
- Baltimore County
- Baltimore City
- Calvert County
- Carroll County
- Cecil County
- Charles County
- The Eastern Shore of Maryland
- Harford County
- Howard County
- Montgomery County
- Prince George's County
- St. Mary's County
- plus the District of Columbia



We are a non-profit organization that provides cost-effective solutions to other non-profits with shelter-related construction needs.

Our mission is to give back by utilizing the skills and resources of building industry members on shelter-related construction for the homeless and others at-risk.

Our efforts help community non-profits and local governments meet the challenges of caring for our neighbors in need. We leverage our industry's strengths to save agencies thousands of dollars in the housing construction process. We make projects feasible.

HBCF was established in 1984 as Operation Tom Sawyer by Robert L. Mitchell, President of what was then known as the Suburban Maryland Building Industry Association. Mitchell believes, as do all our members, that homebuilders have a responsibility to serve the needs of our communities and families, and make every home a part of that community.

HBCF Project Levels:

Turn Key Project Grants: The goal of this basic program is to make it easier for nonprofits to complete small projects – usually with one trade - by offering cash grants to help get them done quickly. For example - our first Turn Key project grant was provided to a nonprofit needing a simple flooring replacement in two of its apartments for formerly homeless women.

Classic Renovation Projects: Our standard mid-level projects are more comprehensive than Turn Key. For a classic project, we typically engage a builder and subcontractors to secure in-kind discounts of labor and materials. Two examples of classic projects include an accessible kitchen renovation at a group home and a complete HVAC system overhaul for energy-efficiency—all completed at a discounted project cost.

Marquee Projects: Our top level marquee projects have more visibility, a longer timeframe, and are much more complex. Often there is much predevelopment work and multiple stakeholders. For large-scale projects, we work to leverage every dollar and resource, utilizing a project manager to help coordinate our outreach efforts as well as manage and supervise the construction process.

Other HBCF Programs:

Maryland Center for Housing LLC - Owned by the Foundation and constructed largely in part with in-kind donations of materials and labor, our office building in Maple Lawn is our industry's home for advocacy, education and networking. Rental income paid to HBCF helps provide a stable, long-term funding source to endow the Foundation for years to come.

HBC Utilities LLC – Our utility investment program has served as a source of revenue for our foundation's charitable efforts since 2005. Through this entity, HBCF accepts contributions of FFBA's for lots developed in Maryland.

Accomplishments

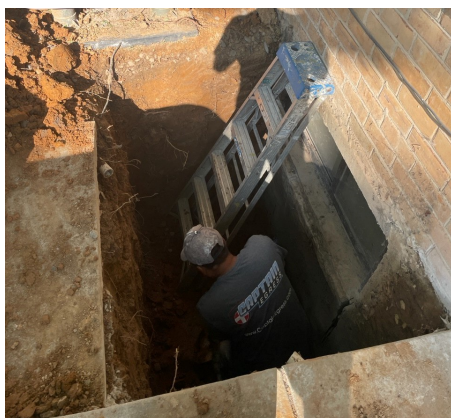
In 2023, our foundation undertook 11 renovation projects for nonprofit housing programs providing permanent supportive housing, transitional / emergency shelter, as well as affordable housing solutions to low-income families.

Together these Locations annually shelter over 887 persons in crisis and serve thousands more with additional means of support. the total value of HBCF contributions in 2023 is over \$250,000.

Additionally, we led 3 community outreach projects that aided 205 low income families needing specialized support and care.

2023 Foundation Highlights

Basement egress project expands capacity at group home



The foundation provided for the installation of an expanded basement window and ladder system to help a non-profit meet egress code requirements.

Residents in the *Adaptive Living Inc.* housing program can now safely enjoy their fully finished basement and the home's expanded space.
Total Project Value: \$8,000



Renovations for 14 Rebuilding Program Projects

For the past 23 years, HBCF has lent its expertise and resources to support multiple repair programs in 14 counties throughout Maryland. The local programs we support target rebuilding projects for low-income seniors/ disabled homeowners to keep them safely housed.

Annual Donations: \$7,000.



2023 Foundation Highlights

Extensive bathroom renovation at a long-term care facility

The Foundation provided a much-needed renovation at a group home in Middle River. The project for *Unified Community Connections* helped expand and enhance the accessibility and efficiency in bathroom and laundry room to better fit the needs of the four women with disabilities who live there and the staff who care for them around the clock. Total Project Value: \$20,000



Conversion of a carport into a storage area helps save nonprofit thousands of dollars each year.

The foundation helped convert an unused carport into a beautiful new storage area at a Rockville home for five residents in mental health recovery. The project not only improved the home's curb appeal but it also helped save the nonprofit thousands annually in storage fees for the donated furniture and household items it regularly receives. Total Project Value: \$7,000



Accessible improvements at a new home for low-income family



The foundation helped make accessibility modifications at a newly acquired home – grab bars, ramp, and a lift) to help ease the burdens of daily life for a wheelchair bound child and her single parent family.

The home was constructed with *Habitat for Humanity Susquehanna* and funded largely by several local builders in Harford and Cecil Counties. Our added contribution to the total project value: \$8,000

2023

Foundation Highlights

Drainage and accessibility improvements at a shelter for victims of domestic violence

The foundation continues assist with a multi-year project at one of the largest domestic violence shelters in the region. The lower levels of the facility and the backyard on the property had been flooding after heavy rains.

After studying its causes, the foundation provided exterior improvements to remedy the situation. Next up in the project is a large scale window replacement as well as the demolition and expansion of a deteriorating porch and deck to improve day-to-day activities at the safe house. Estimated Project Value: \$120,000.



Emergency HVAC replacement keeps residents safe and warm



Around Thanksgiving, HBCF helped *Housing Unlimited Inc.*, a Montgomery County based nonprofit, quickly replace a heat pump system in one of its group homes for persons in mental health recovery. The home's system had failed right when the coldest weather months were arriving. The new system helped the nonprofit meet the County's new requirements for energy efficiency for county funded programs and properties. Project Value: \$17,000

Landscaping a Mental Health Long-Term Care Facility

A team of volunteers from *Pleasants Development* joined HBCF for a day of service. The work group helped beautify the grounds of a long-term residential treatment center for persons in mental health recovery in Montgomery County. Their efforts helped the nonprofit save a few thousands dollars in landscaping expenses.



2023 Foundation Highlights

Extensive Exterior Accessibility Upgrades at a Newly Acquired Home for the Disabled

When a Howard County nonprofit acquired a new single family home to expand its permanent supportive housing program, HBCF stepped up with the needed expertise. A team of volunteer professionals stepped up in a big way to ensure that the project completed with 100% in-kind donations of labor and materials.

After surveys, site plans, and other needed documents were prepared, old utility services were relocated and permits secured, the foundation began the demolition and earthwork needed to build a new 90 ft. ADA-compliant concrete front walk and ramp to the front door of the home. New plantings were also contributed.

After construction, the neighborhood home now safely houses 4 disabled adults who had been on a waiting list with the *ARC of Housing County* for years. The total value of the project is close to \$70,000.



2023 Foundation Highlights

Upgrading Nine Bathrooms for Energy Efficiency at a facility for formerly homeless men

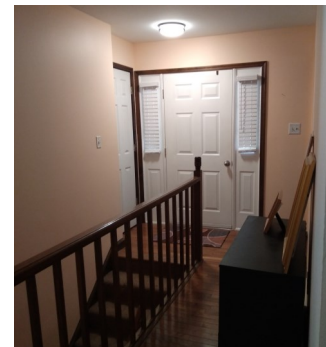
At a transitional housing apartment building for 18 formerly homeless men, all bathrooms in the facility received all new low-flow, energy-efficient toilets helping the nonprofit save not only water, but also vital program dollars that can be reinvested into their vital supportive housing program.

Project Value: \$8,000



Whole House Repainting at Heavily-Used Group Home.

A newly acquired group home in Charles County received a fresh coat of paint to brighten and refresh the space for its four residents and their caregivers. Project Value: \$8,000



Bathroom Renovations at Recovery Center for Women

In Anne Arundel County, two heavily used bathrooms were renovated at a large residential treatment center for women in treatment for addiction. Project Value: \$15,000

Annual Blood Drive

To help restock depleted regional blood supplies, the Foundation and MBIA hosted its annual blood drive at our office in cooperation with the local Red Cross chapter. In 2023 the event was held on Halloween. Priceless.



2023 Foundation Highlights

Holiday Toy Gift Card Drive

Our annual collection of gifts benefitted low-income and homeless families who rarely have enough funds to buy beyond the basics. A record 292 gift cards were collected – ranging in value from \$25 - \$75 and distributed to clients of **Community Crisis Services Inc.** in Prince George's County.
Total Value of 2023 Donations: \$7,625.



Tenth Annual Bull & Oyster Roast Fund-raiser Honors Edward St. John

At our annual event, HBCF was pleased to present the *2022 Robert L. Mitchell Founders Award* to Mr. Edward St. John, the Founder and Chairman of *St. John Properties*. Mr. St. John founded his company in 1971 and has been a leader in the industry ever since. Over the years the company has developed, constructed and owned more than 23 million sq. ft. of commercial space, including 100 LEED certified buildings. The company also is invested in over 3,000 residential units and three large mixed-use projects, including the award-winning Maple Lawn community of Howard County.

In 1998, St. John established the Edward St. John Foundation with a mission to provide financial assistance to formal education programs. Since its establishment, more than \$65 million has been contributed to over 750 not-for-profit organizations in communities where the company has a business presence, especially in Maryland, home to the headquarters of St. John Properties. His generosity has inspired others to give.



2023 Statement of Financial Activities

This information is derived from the independent audit of financial statements of HBCF Inc. and affiliates as of December 31, 2022. A complete copy of HBCF's most recent audited financial statements and report of independent certified public accountants is available upon request by contacting our office. Audited financial statements and other documents submitted to the Office of the Secretary of State of Maryland under the Maryland Charitable Solicitations Act are available from the Office of the Secretary of State, State House, Annapolis, MD 21401 for the cost of copying and postage.

	2023	2022
Revenue and Support		
Grants and Contributions	\$68,186	\$54,136
Investment Income Net	117,812	116,893
In-Kind Contributions	80,681	481,946
Other Income	2,057	380
Rent Income	195,418	158,784
Fundraising Events	179,693	120,513
Interest Income	26,054	313
Total Revenue and Support	\$669,901	\$932,965
Expenses		
Program Services		
Permanent/Supportive Housing Projects	\$301,665	\$128,307
Temporary/Transitional Housing Projects	144,196	391,801
Other Community Service Projects	19,889	8,997
Total Program Services	465,750	529,105
Supportive Services		
Management and General	61,645	64,932
Fundraising	109,518	88,070
Total Supporting Services	153,002	153,002
Total Expenses	\$636,913	\$682,107
Change in Net Assets	\$32,988	\$250,858
Net Assets, beginning of year	\$3,534,435	\$3,283,577
Net Assets, end of year	\$3,567,423	\$3,534,435

2023 Honor Roll

Thank you to our top financial & in-kind donors for the year as well as for the construction of the Maryland Center for Housing. We are so appreciative of your generosity!

Every investment with the Home Builders Care Foundation yields a significant return, both in terms of the generated value of services, as well as the number of homeless and at-risk individuals and families our services can affect.



\$10,000 and Up

Elm Street Development
Hatfield's Equipment
Heath Contractors
Mid-Atlantic Builders Inc.
Miles & Stockbridge PC
Pleasants Development
Thomas M Sherman Revocable Trust
St. John's Properties

\$5,000 and Up

Architecture by Design Judi Miller
Nancy Briguglio
Caruso Homes
CIBC USA
DRB Group



Greenbaum Enterprises
Harkins Builders
Little Giving Fund
NAIOP Maryland
Orrstown Bank
Residential Title & Escrow Company
Stanley Martin Companies
Terra Stoneworks
The Deborah H & Roger M. Lebbin
Family Fund

\$2,500 and Up

84 Lumber
The Bozzuto Group
Burke & Herbert Bank
Charles P. Johnson & Associates
Chesapeake Realty Partners
Dales Associates
Dewberry
Five Star Bank
Hogan Companies
M & T Bank
Merritt Companies
Pettit Family Charitable Foundation
Rodgers Consulting Inc.
Rosenberg Martin & Greenberg
Tri Pointe Homes

\$1,000 and Up

Anonymous
Ashton Manor Environmental
Baird - Zink Manankil Group
Burkentine Builders
Caliber Home Loans
John and Bonnie Clarke
Classic Group
Con App Inc.
John DeZinno
Dickens Family Fund
DMR Enterprises Inc.
D R Horton
Eagle Title
Eastern Applicators
First Heritage Mortgage
First National Bank
Fulton Bank
Gaines and Company
General Shale Brick
Gutschick Little & Weber
Hailey Development, L.C.
Insurance Associates
Koch Homes
Martin Architectural Group
MBIA membership

2023 Honor Roll



McMillan Metro PC
McNamee Hosea
Messick & Associates
John Meyerhoff
Miller & Smith Homes
Mitchell Best Next Door
Monument Construction
NAI - The Michael Companies
Natelli Communities
O'Connor Plumbing
Orchard Development
PeoplesBank
Kristen Potoker-Magni
Rosedale Federal
Sandy Spring Bank
Traffic Concepts Inc.
Winegrad, Hess & Heimlicher, LLC
United Bank
Robert Ward
Wealth Enhancement Group
Williamsburg Homes
Roger Winston
Jean M. Woods
YVS Law LLC

THANK
YOU

PLEASE CONTACT US



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Home Builders
Care Foundation
is a 501 (c) (3)
nonprofit
organization.

For 40 years, we
have been
building to make
a difference in
our communities.

Our work helps
non-profits &
local governments
meet the
challenges of
providing a safety
net for our most
vulnerable
citizens.



STANDARDS FOR
EXCELLENCE

2023 Board of Directors

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MBIA CEO

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Home Builders Care Foundation
Director



WHO WE HELP

HBCF partners with other
nonprofits to help vulnerable
populations in need safe
shelter and supportive services
such as:

- homeless men, women and children and families
- veterans
- youth aging out of foster care
- pregnant women/young mothers
- victims of domestic violence
- elderly, low income persons
persons with mental health issues
- the physically-disabled
- persons suffering with major illnesses
- ex-offenders in need of support
- persons recovering from substance abuse
- families in crisis

According to HUD's 2023
Annual Homeless Assessment
Report, the homeless
population in Maryland is
estimated to be 5,865. There is
always more work to be done.