Caring About Community in Maryland the District. Building for our Neighbors in Need.
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

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.

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. These are our communities too, and we care about them. We live and work here and we strengthen community by helping our neighbors.

HBCF Programs:

**Home Builders Care Foundation LLC** - Our primary contracting program that builds for our neighbors in need throughout Maryland.

**HomeAid Washington DC LLC** - Established in 2007 in partnership with HomeAid America, HomeAidDC operates within the District of Columbia. HomeAid is a nationally-branded non-profit organization whose mission is: “building new lives for America’s homeless families and individuals through housing and community outreach.”

**HBC Utilities LLC** – Our utility investment program has served as a source of revenue for our foundation’s charitable efforts since 2005. Income is derived from the front foot benefit assessments (FFBA’s) charged to homeowners typically over a period of 23-30 years, to pay for the developer’s cost of installing water lines adjacent to their homes. Through this entity, HBCF accepts contributions of FFBA’s for lots developed in Maryland.

**Maryland Center for Housing LLC** - Our Industry’s new home for advocacy, networking and education. Constructed largely in part with in-kind donations of materials and labor, the Maryland Center for Housing is commercial office building with ample meeting space. Owned by the Foundation, the building is rented to the Association. Rent income paid to HBCF is expected to provide a stable, long-term funding source to endow the Foundation and support its charitable activities throughout Maryland and DC for years to come.
Accomplishments

In 2015, HBCF collaborated and partnered with over 12 non-profit organizations to help house families and individuals needing shelter and support.

Recent Foundation Highlights

MARYLAND CENTER FOR HOUSING DEBUTS

The new home for the building industry in Maryland officially opened its doors on June 18, 2014. The building, constructed largely through in-kind donations, is owned by HBCF and rented to the Association. Rent income paid to HBCF is expected to provide a stable, long-term funding source to endow the Foundation and support its charitable activities for years to come.

MERGER GROWS CHARITABLE CONSTRUCTION EFFORTS

On September 1, 2014, the Home Builders Care Foundation (HBCF) officially merged with the Building Industries Foundation (BIF) to become the official charity of the Maryland Building Industry Association.

The expanded Home Builders Care charitable construction program now serves 85% of the state of Maryland and the District of Columbia. Our new footprint matches the service area of MBIA.
Renovation at Boys Hope—Baltimore

Home Builders Care joined with volunteers to aid Boys Hope Girls Hope Baltimore (BHGH Baltimore) for a Not-So-Extreme-Makeover at the Boys Hope House where 8 low-income and at-risk boys live, study and receive support.

The home was completely gutted and redone with a new kitchen, multiple bathrooms, full house flooring and fixtures among other improvements. HBCF Share of the Overall Project Value: $10,000

Renovation of 17 Kitchen Apartments—Montgomery County

A total of 40 formerly homeless single adults and 17 formerly homeless families call the Seneca Heights Apartments their home. All 17 kitchens in the family units, after years of heavy-use in cramped space, have been completely redesigned and renovated with support from Home Builders Care. The property is managed by the Montgomery County Coalition for the Homeless.

The complex was originally built as an Econo-Lodge discount hotel and converted to apartments that now serve as a model of permanent supportive housing. HBCF Share of the Overall Project Value: $30,000
Charitable Construction and Community Service Projects

Multiple Townhomes for Disabled—Montgomery County

Two townhomes, called home for six low-income individuals in mental health recovery, received much-needed flooring improvements throughout the entire space. Residents are part of Housing Unlimited’s award winning program.

By providing in-kind assistance to renovate the homes, the agency-owner was able to allocate its resources to the continuation and expansion of its vital program to provide affordable, permanent housing for an underserved and vulnerable population. Project Value: $10,000

New Apartments for Formerly Homeless Women—Washington DC

Owen House, is a new four-unit “housing first” apartment complex in NE Washington DC. The building will provide permanent, supportive and affordable housing for four women with a history of homelessness and mental illness and in need of safe housing, stability, and supportive services.

Open Arms’s “housing first” model of operation rests on the premise that housing is therapy, and that stable, safe housing is necessary to promote the physical, mental and emotional wellbeing of all persons, particularly women suffering from chronic mental illness. HBCF Share of Overall Project Value: $30,000

Holiday Toy Drive - Montgomery County MD

At our annual volunteer appreciation luncheon, a total of 100 members donated about $2,500 in toys, presents and retail store gift cards. The toys were then delivered to staff of the Community Ministries of Rockville. The donations are expected to help bring joy to over 400 needy children in Montgomery County during the holiday season.
Charitable Construction and Community Service Projects

Renovation of Permanent Supportive Housing Unit for a Low-Income Family - Howard County

Over the summer months, HBCF undertook a project to repair and upgrade a condo unit for Bridges to Housing Stability. Task items included: plumbing, painting, new flooring and refinishing cabinets. The Rachuba Group served as Builder Captain.

The Bridges staff and new resident were very grateful. “The new tenant moved in last week, and was overwhelmed with emotion at having such a beautiful place to live for herself and her four children at a rent she can afford.” The total project value was $11,000.

Rebuilding Together (Christmas in April) – all areas

The Rebuilding Together network provides free rehabilitation and critical repairs to the homes of thousands of low-income homeowners. In Maryland and DC, there are a total of 14 Rebuilding Together or Christmas in April chapters operating within the service area of HBCF. Together, these local chapters repair hundreds of homes owned by low-income, elderly and disabled individuals and families in Maryland.

For the past 15 years, the Home Builders Care Foundation has also played a strong part in the rebuilding programs, fulfilling an annual commitment to assist in all RT and CinA programs throughout our service area by making equal direct financial contributions to each active chapter.

Emergency Roofing Repairs at Domestic Violence Center—Harford County

SARC (The Sexual Assault/Spouse Abuse Resource Center) is Harford County’s lifeline to victims, potential victims, and survivors of violence and abuse. The program serves 1500 people each year.

When SARC discovered that it needed emergency repairs on its bell tower, where water was infiltrating into its main building when it rained, HBCF stepped up to help by filling a key gap in funding. With the new HBCF assistance, repairs amounting to $18,000, were finally able to be made, and just in time for the winter season.
Charitable Construction and Community Service Projects

Renovation of Transitional Housing Facility for Homeless Families—Prince George’s County

Alpha House, operated by the St. Matthew’s Housing Corporation, is a four-bedroom single family house that is used to support homeless families coming out of local shelters. With its years of constant use, significant improvements were needed in order to help sustain the program.

HBCF helped install a new two-zone electric heat pump system, replace windows and blow-in insulation blown-in to R-30 minimum to make the home less costly to operate. Other task items include installing a new front sidewalk and replacing flooring throughout the home. The total project value is $30,000.

Nutrition Packs for the Homeless

At the Professional Women in Building Council’s fall event, the group got together with Home Builders Care to supply and prepare close to 200 snack packs to-go for the homeless. Each assembled snack pack contained not only nutritional to-go snacks but also key Helpline and Crisis Hotline information to help connect neighbors in need to community resources and assistance programs throughout Maryland.

Career Clothing and Accessories Drive

Approximately 2000 high-end items of professional clothing (suits, dresses, etc.) were collected at the event and donated to Success in Style, a nonprofit working to assist women and men in crisis in becoming employed and self-sufficient. The donations will be used to assist approximately 200 low-income job-seekers. At thrift store value of $5 per item, the total value of donations is $10,000.
Statement of Financial Activities

This information is derived from the independent audit of financial statements of HBCF Inc. and affiliates as of December 31, 2015. 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.

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<td>Net Assets, end of year</td>
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</table>
Thank you to our amazing Maryland Center for Housing in-kind donors! We are so very much appreciative of your hard work and generosity!  

**Lead Donor**  
Stewart Greenebaum

**Diamond Donors**  
Bath Kitchen and Tile Center  
Charles A. Klein  
Constantine Contracting  
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Hatfields Septic & Equipment  
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The Vertical Connection  
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Wayne Drywall

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Banner Striping  
Belair Road Supply  
The Bilco Company  
California Closet  
Sapphire Donors
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 which opened in June 2015. 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
Fannie Mae Employees
Maryland Building Industry Association
Security Development Corporation
The Rachuba Family

$5,000 and Up

Ashton Manor Environmental
Caruso Homes
Efficient Home LLC
GE Appliances
Linowes & Blocher LLP
M&T Bank
Orchard Development
Pettit Family Charitable Foundation
Residential Title & Escrow Company
Restoration Hardware
Mid-Atlantic Builders
Winchester Homes

$2,500 and Up

Appliance Builders Wholesalers
Bob Ward Companies
Goodier Builders
HD Supply
Kimberly F. Palmisano CPA
Gutschick Little & Weber
Mitchell Best Homes
Ruppert Companies
Turf Valley Builders
Honor Roll

$1,000 and Up

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The Bozzuto Group  
Peter G. Byrnes  
Dewberry  
EYA  
Mark Friis  
GALA Awards  
Georgetown Insurance Service Inc.  
GYC Group Ltd.  
Hercules Fence  
IESI- A Progressive Waste Solutions Company  
Linda Kane  
Jonathan Kipnis  
Mission BBQ  
Monument Construction  
Newport Partners  
Noel’s Fire Protection LLC  
NVR Inc.  
R.J. Duffie, Inc.  
Sun Trust Mortgage  
Shelter Systems Limited  
Shulman Rogers  
Chas Stuart  
The Creig Northrop Team Of Long & Foster Real Estate  
The Sharper Cut Landscapes  
Vintage Security LLC  
Woodhaven Building & Development, Inc.
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Home Builders Care Foundation is a 501(c)3 nonprofit organization.

For over 30 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.

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Newport Partners

Vice President
CHRIS RACHUBA
The Rachuba Group

Past-President
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MDC Services LLC

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Pindar Group

LORI GRAF ex-officio
MBIA CEO

PATTI B. KANE ex-officio
Home Builders Care Director

Did you know….

Over the past 3 years:

- the number of low-income and at-risk persons served annually at HBCF’s recent project sites is 2,681 (not including the Maryland Center for Housing project)

- we have averaged a rate of 87% of our total expenses going directly to program services

- In three years, the total project value of HBCF services was $1,063,000 (not including $2,000,000 Maryland Center for Housing (MCH), our new home in Maple Lawn

- In three years, we have partnered with over 20 local housing and community service organizations including: Bridges to Housing Stability, Community Connections DC, Friendship Place, the Maryland Food Bank, the Montgomery County Coalition for the Homeless, Open Arms Housing, Sasha Bruce Youthwork, Spring Dell Center, Stepping Stones Shelter, and A Wider Circle.