Home Builders Care
Annual Report 2016

Caring About Community Since 1984.

Serving Maryland the District of Columbia.
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 2016, our foundation undertook 6 shelter projects that provided supportive housing to over 76 persons in crisis and 4 outreach projects that served an additional 500 individuals.

Recent Foundation Highlights

Renovation of Transitional Housing Facility for Homeless Families

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. The home is located in Prince George’s County.

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 bow-in insulation blown-in to R-30 minimum to make the home much less costly to operate.

Other task items included installing a new front sidewalk and replacing flooring throughout the home. HBCF invested $30,000 in the project. Caruso Homes served as Builder Captain.
**Foundation Highlights**

**Extensive Renovation at Group Home for Disabled Adults**

A single family Rosedale home that is part of The ARC of Baltimore’s Community Living Division received a much needed two room renovation that will expand the space into a new larger accessible kitchen for its 3 residents, one of whom is in a wheelchair. Eight companies participated in the project with **TW Ellis** serving as Builders Captain. Overall Project Value: $60,000

Stephen H. Morgan, Executive Director of The Arc Baltimore commented, “We are so impressed by the generosity and quality craftsmanship of the member companies in the Home Builders Care Foundation that participated in this renovation. They transformed this home and made it truly accessible to the people who live there for the daily tasks of cooking and cleaning and doing laundry - things most of us take for granted.”

Companies providing in-kind contributions to the project included:
- T.W. Ellis
- John H Myers & Son
- Conestoga Tile
- Smart Energy Systems
- Garrison Plumbing
- Bob Ward Companies
- Humpty Dumpsters
- SBL Electric
Champ House is a transitional housing program for men who admittedly suffer from addiction to drugs and alcohol. Up to 15 men at any given time reside in the program, which serves as a sober living house for patients leaving a rehabilitation program and who are not quite ready to begin living on their own again.

The domed roof on Champ’s primary residential building was leaking and the job required a large amount of expertise. Thanks to MBIA Member Brothers Services Company for stepping up to do this difficult work at a major discount. With HBCF support, not only was an extensive amount of shingling on the building replaced, but also a number of additional structural roof repairs were made. And with the leaking stopped, additional repairs and upgrades are being planned at Champ House for 2017. Initial Project Value: $30,000

Upgrades to Shelter for Homeless Women

Rainbow Place provides winter emergency overnight shelter to homeless women in a safe, caring environment. Located in the community building of a local Rockville church, the shelter routinely needs beautification to overcome its industrial conditions.

HBCF and a team of volunteers led by Sherwin Williams Paint and Wallcoverings recently stepped up to repaint the all-purpose common area which serves as residents.

A total of 117 volunteer hours were needed to complete the project. The total project value is $5,000.
Foundation Highlights

Career Clothing and Accessories Drive

In partnership with Professional Women in Building’s Maryland Chapter, a clothing drive was held during the first weeks of May and at our 4th annual bull roast event.

Approximately 1000 items of professional and casual clothing (suits, dresses, slacks, etc.) were collected at the event and donated to the Maryland Center for Veterans Assistance and Training (McVet), a nonprofit designed to provide homeless veterans and other veterans in need with comprehensive services that will enable them to rejoin their communities as productive citizens. Delivery services provided by The Creig Northrup Team of Long and Foster Reel Estate.

At thrift store value of $5 per item, the total value of donations was $5,000.

Gift Card Drive for Ellicott City Flood Victims

At MBIA’s second birthday open house event in late August, the Home Builders Care Foundation collected giftcards (such as Target, Walmart, gas stations, Giant Food, Safeway, etc) to help low-income residents displaced by the Ellicott City flooding on July 30.

Retail Value of Cards Collected at the Gift Card Drive: $2,500. All cards were donated to the Grassroots Crisis Intervention Center in Howard County.
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 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.

The packs were provided to MBIA members, who were tasked with keeping the packs in their cars and distributing them to persons in need who are seen on community streets. Retail Value of Snack Packs: $1,000.

Holiday Toy Drive

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 helped bring joy to over 400 needy children in Montgomery County during the holiday season.
### 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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<tr>
<th>Revenue and Support</th>
<th>Unrestricted Net Assets</th>
<th>Temporarily Restricted</th>
<th>Total</th>
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<td>Grants and Contributions</td>
<td>$43,348</td>
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<td>$76,012</td>
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<td>Investment Income Net</td>
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<tr>
<td>In-Kind Contributions</td>
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<tr>
<td>Other Income</td>
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<tr>
<td>Rent Income</td>
<td>230,000</td>
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<td>Special Events</td>
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<td>48,375</td>
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<td>Interest Income</td>
<td>2,847</td>
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<td>Net Assets Released from Restrictions</td>
<td>33,371</td>
<td>(33,371)</td>
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<td><strong>Total Revenue and Support</strong></td>
<td><strong>$594,830</strong></td>
<td><strong>$594,830</strong></td>
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<tr>
<th>Expenses</th>
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<tr>
<td>Program Services</td>
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<tr>
<td>Permanent/Supportive Housing Projects</td>
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<tr>
<td>Temporary/Transitional Housing Projects</td>
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<tr>
<td>Other Community Service Projects</td>
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<tr>
<td><strong>Total Program Services</strong></td>
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<tr>
<th>Supportive Services</th>
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<tbody>
<tr>
<td>Management and General</td>
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<td>Fundraising</td>
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<tr>
<td><strong>Total Supporting Services</strong></td>
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<table>
<thead>
<tr>
<th>Change in Net Assets</th>
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<tr>
<td><strong>Net Assets, beginning of year</strong></td>
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<tr>
<td><strong>Net Assets, end of year</strong></td>
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<tr>
<td><strong>Total Expenses</strong></td>
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| Net Assets, end of year | $3,064,930 | $3,064,930 |
Maryland Center for Housing
Inaugural In-Kind Donors

Thank you to our amazing Maryland Center for Housing in-kind donors! We are so very much appreciative of your hard work and generosity!  **THANK YOU!**

**Lead Donor**
Stewart Greenebaum

**Diamond Donors**
Bath Kitchen and Tile Center
Charles A. Klein
Constantine Contracting
David S. Brown Enterprises
Fick Bros. Roofing
Glen-Gery Brick
Gray and Son
Greenebaum Enterprises
HDSupply Interior Solutions
L&L Supply
Metropolitan Fire Protection
Old Town Construction
RLO Contractors
Shelter Systems Limited

**Ruby Donors**
84 Lumber
Bartley Corporation
Bruce L. Jones Contractors
Fireside Hearth & Home
Gutschick, Little and Weber
Harkins Builders
Interior Concepts
Mid-Atlantic Masonry, Inc.
Riparius Construction, Inc.
Schlage Residential Solutions
Shannon Comer Architects
TW Ellis
Weyerhauser

**Emerald Donors**
Apex Grounds Management
Appliance Distributors
Choice Stairways
Creative Touch Interiors
Dans Company
Delbert Adams
Energy Services Group
General Electric
Hillis-Carnes Engineering
Mohawk Flooring
Morris Ginsberg
Parksite
Richmond American
Siegel, Rutherford, Bradstock & Ridgeway
St. John Properties
St. Martin Cabinetry
Tamko
Toll Brothers
TW Perry
Vintage Security
Steuart-Kret
Turf Valley Builders
Washington Gas
Williamsburg Homes

**Sapphire Donors**
Abbey Fence
ABC Supply
Allied Building Products
Architectural Ceramics
Armstrong World Industries
Ashton Manor Environmental
AZEK Building Products, Inc.
Banner Striping
Belair Road Supply
The Bilco Company
California Closet
Carlisle Syntec Systems
Carpet One
Dominion Electric
Emser Tile
Envirosolutions
Gaines and Company
Gene's Johns
Greenleaf Remodeling
Harris Teeter
Hatfields Septic & Equipment
Hohmann & Barnard
Humpty Dumpsters
John H. Myers & Sons
Mailbox Man
Modern Foundations
Moen
Naka Huttar Oldhouser
National Gypsum
Northeastern Supply
O'Neil Interactive
Owings Brothers
Out of Sight Home Theater
Ply Gem Windows
Probuilt
Prosoco
Randallstown Lock
RFC, Inc.
Reico Kitchen and Bath
Residential Title & Escrow
Roof Center
Rosenberg Greenberg & Martin
Scheibl Construction
S.E.H Excavating
Sherwin Williams
Signs by Tomorrow Catonsville
Smartbox Portable Storage
Smith Mechanical
Sterling Mirror
Thos. Somerville, Co.
Tyco Fire Protection Products
The Vertical Connection
Wall to Wall Construction
Wayne Drywall
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

Caruso Homes  
Elm Street Development  
Maryland Building Industry Association  
Mid-Atlantic Builders, Inc.  
Pettit Family Charitable Foundation  
Residential Title & Escrow Company  
Timberlake Homes

$5,000 and Up

Bank of America  
Bob Ward Companies  
Hogan Companies  
Howard Bank  
Land Design & Development  
M & T Bank Foundation  
Morris & Ritchie Assoc.  
Orchard Development  
The Rachuba Group  
Ruppert Landscape  
Southern Trust  
Mortgage

$2,500 and Up

Anonymous  
Conestoga Tile  
John H. Myers & Sons  
Pleasants Construction  
Rutter Project Management  
T.W. Ellis Design/Build Remodel  
Wells Fargo Foundation
Honor Roll

$1,000 and Up

Alban Cat
Anonymous
Ashton Manor Environmental
Best Tile Distributors
Bryant Group Inc.
CalAtlantic Homes
Chesapeake Bayhawks
Design Tech Builders
R.J. Duffie, Inc.
EYA
Mark Friis
GALA Awards Committee
G.E. Fielder & Assoc.
Gregory Fine Portraits
Goodier Builders
Gutschick, Little & Weber, PA
Harkins Builders
Hellman Company
Insurance Associates
In Memory of Rachel Kipnis
Macris Hendricks & Glascock PA
The Aris & Marianne Mardirossian Charitable Foundation
Miles & Stockbridge PC
McMillan Metro PC
Mitchell Best Homes
Monument Construction

Stewart D. Young
Straughan Environmental, Inc.
Stuart Family
The Creig Northrop Team Of Long & Foster Real Estate
Vintage Security
Wetlands Studies and Solutions
W.F. Wilson & Sons
Woodhaven Building & Development, Inc.

NAI Michael
Newport Partners LLC
The Creig Northrup Team of Long & Foster Real Estate
NVR, Inc.
Professional Women in Building Council
Rodgers Consulting
SunTrust Mortgage
Shelter Systems Limited
Sherwin-Williams Paints & Wallcoverings
Shulman Rogers
Chas Stuart
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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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CHRIS RACHUBA
The Rachuba Group

Vice-President
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Winchester Homes

Secretary
BOB WARD
Bob Ward Companies

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MIKE GOLDSTEIN
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CHARLES F. STUART JR.
Miller & Smith Homes

TED SMART
MDC Services LLC

FOUNDER
BOB MITCHELL
Mitchell Best Homes

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.