

Home Builders Care Annual Report 2019

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

2019

In 2019, the Home Builders Care Foundation undertook nine (9) shelter projects that provide supportive housing annually to over 527 persons in crisis. Additionally, we led three (3) outreach projects that helped another 600 individuals in need.

Recent Foundation Highlights

A Convent is Renovated to House Homeless Women and Young Families in Baltimore City



Marian House is a leading provider of services to homeless women and families in the city. Over the past few years, the organization has redeveloped a former school, rectory, and convent that is now a campus of supportive housing for homeless women and families that will foster stability, wellness, and maximum self-sufficiency.

The former convent, completed in 2019, is a three story building that contains **12 bedrooms that are available to homeless women and single mothers with children**. Most residents stay for one year.

HBCF has lent its expertise to the overall renovation with a project value of \$100,000. MBIA member **GE Appliances** assisted on the project.

A Washington DC Apartment Building for Formerly Homeless Women is Upgraded

The Dunbar, a project of **Open Arms Housing**, provides permanent, supportive and affordable housing for **16 single women with a history of homelessness and mental illness** and in need of safe housing, stability, and supportive services.

Opened in 2009, the building needed flooring replacement in three units that had been damaged. Project Value: \$6,000 . MBIA member **Friends and Family Flooring** assisted.



2019 Foundation Highlights



Emergency Plumbing Repairs are Completed at Prince George's Home for Families in Crisis

The **Bowie Supportive Housing Corporation's** Beta House is a **five (5) BR** home that provides **supportive housing to women victims of domestic violence and their young children**. With more than one family housed at a time, the kitchen and bathrooms needed key repairs and upgrades to handle the heavy-use and prevent accidental flooding. Additional upgrades were made to the HVAC system.

Project Value: \$5,000 This is the second project HBCF has assisted with at Beta House.

Career Clothing and Accessories Drive Benefits Low-Income Job Seekers

In partnership with **Professional Women in Building's Maryland Chapter**, the annual clothing drive took place during the months of May and June as well as at our 7th annual bull roast event.

Approximately **1500 items** of professional and casual clothing were collected at the event and donated to **Success in Style**, a Howard County based nonprofit. At thrift store value of \$5 per item, the total value of donations was \$7,500.

Professional Women in Building



Builders Contribute to Renovation Projects for Rebuilding Together & Christmas in April Throughout Maryland



For the past 19 years, HBCF has lent its expertise and resources to support multiple Rebuilding Together chapters & Christmas in April programs throughout Maryland. In 2019 we supported **12 projects to help elderly and disabled homeowners** all over the state— from Cecil County in the north to St. Mary's County in Southern Maryland. Every year several building industry members lend their expertise to local rebuilding project every year.

2019 Foundation Highlights

A Montgomery County Recovery Home for Men Receives Help

Jefferson House provides permanent supportive housing to **8 homeless men who have finished a recovery and/or treatment program**. The kitchen and bedrooms needed flooring replacement and subfloor repair. An HBCF TurnKey Grant to **Community Reach of Montgomery County** provided the needed funding to make the improvement. Project Value: \$4,000. This is the second project HBCF has assisted with at Jefferson House.



Repairs Made at Anne Arundel Residential Hospice Facility

Mandrin Inpatient Care Center is an **eight (8) suite inpatient hospice facility for terminally-ill patients** with complex medical needs that cannot be managed at home and would normally require hospitalization.

The **Hospice of the Chesapeake** program serves about 225 people each year. The chimneys at the facility were crumbling and needing immediate repair. HBCF stepped in to help ensure the project's



hospiceofthechesapeake

completion. Project Value: \$5,000

Montgomery County Townhome for Disabled Residents Gets New Durable Flooring

A permanent supportive home for **two low-income individuals in mental health recovery**, received much-needed flooring improvements throughout the entire space. **Housing Unlimited, Inc.** manages the property and housing program.

By providing a TurnKey Grant, the agency-owner was able to re-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: \$7,570



2019 Foundation Highlights



Maryland Gov. Larry Hogan was on hand to congratulate Howard Perlow

Seventh Annual Bull & Oyster Roast Fundraiser Honors Howard Perlow at the Sandlot in Baltimore

At our annual event, HBCF was pleased to present the 2019 *Robert L. Mitchell Founders Award* to **Howard Perlow of Residential Title & Escrow/Commercial Settlement Services**.

As one of our strong supporters and an industry leader, Howard understands the value of our work and has demonstrated charity and active industry involvement throughout his career. He is involved with several professional organizations including MBIA, NAIOP, and ICSC. He is a recipient of our Association's

Lifetime Achievement Award and also an Associate of the Year. Over the years, Howard has helped raise funds for various cancer centers as well as several nonprofits. Recently, his leadership and dedication were instrumental for HBCF and our industry's efforts to not only build the Maryland Center for Housing in Maple Lawn in 2014, but also help pay off the mortgage in 2017. Congratulations and thank you Howard!

Hundreds of Care Packs Prepared and Distributed to 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 care packs to-go for the street homeless**. Each assembled care package contained nutritional food, hygiene items and key Helpline and Crisis Hotline information to help connect neighbors in need to Maryland community resources and assistance programs.



Holiday Toy Drive for Homeless Students in Prince George's

At our annual volunteer appreciation luncheon and at all MBIA December events, a total of **100 members** donated about **\$3,000** in toys, presents and retail store gift cards. The donations are expected to help bring joy to over 200 needy school children identified by **Prince George's County Schools** and the **Judy Hoyer Family Learning Center** during the holiday season.



2019 Foundation Highlights

Major Renovation Led at Retreat Facility for Wounded and Ill Veterans and their families on Maryland's Eastern Shore



The Foundation assisted with the major renovation of the nearly 100 year old main house at **Patriot Point**, a retreat center for wounded, ill and recovering service members as well as Gold Star Families. **Since opening in 2016, the 290-acre Patriot Point has hosted more than 1,000 guests.**

Built in 1925, the Dorchester County house has undergone multiple additions. Improvements were needed to address safety, accessibility, weatherization and capacity issues.

Starting in 2019, and being completed in Three Phases, Home Builders Care took on the extensive exterior renovation of the main house. Phase 1 work included new roofing, siding and decking plus miscellaneous additional work. 2019 Project Value: \$160,000 More work is being completed in 2020. Major materials donations were made to the project by **TW Perry, Royal Building Products**, as well as **Pella Mid-Atlantic**.



Gridiron support, community ambition, and military ideals have created an Eastern Shore retreat for front-line war veterans, known as Patriot Point

By Diana Love // Photography by Stephen Buchanan and courtesy Kevin Simmons

If you attend football games in Jacksonville, you might have seen the Military Bowl presented by Stenberg Insurance, a pre-season NCAA sanctioned Division I college football game held each year since 2004 at the Sun Life Center in Jacksonville, Florida in late November. Last year, more than 20,000 fans attended the game, including former, active and retired war veterans from Virginia Tech and Colorado.

The Veterans Bowl Foundation (VBF) is the founding non-profit organization and manager of the Military Bowl game. In the five years since the foundation started the event, Jacksonville from Jacksonville, D.C. (where it was called the Congressional Bowl), the city, Santa Ana and Orange, and the state of Florida have received direct financial and commercial benefits to the tune of millions of dollars.

besides hotel rooms, parking and sales tax revenue, the Jacksonville metropolitan area from Patriot Point with the Red-man Christmas and the game day parade down Main Street provides the city an economic boost during the holidays. The events also offer meals and refreshments to spend an otherwise slow winter day.



Howard County Condo Unit is Fully Renovated to Become a New Home for a Formerly Homeless Family

When an abandoned 1 BR unit was donated to **Bridges to Housing Stability**, HBCF and Builder Captain **The Rachuba Group** stepped in to completely gut and rehab the entire space into

order to create a new unit of supportive housing for a single parent family. Quite a transformation! Work included upgrading electric and HVAC, plus whole house flooring, a whole new kitchen and new full bath. Project Value: \$20,000. Thank you to the Rachuba team for great work.

2019 Statement of Financial Activities

This information is derived from the independent audit of financial statements of HBCF Inc. and affiliates as of December 31, 2019. 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.

	Unrestricted Net Assets	Temporarily Restricted	Total
Revenue and Support			
Grants and Contributions	\$30,289	\$2,010	\$32,299
Investment Income Net	125,598		125,598
In-Kind Contributions	190,590		190,590
Other Income	6,044		6,044
Rent Income	163,232		163,232
Special Events	106,640		106,640
Net Assets Released from Restrictions	2,010	(2,010)	-
Total Revenue and Support	\$624,403		\$624,403
Expenses			
Program Services			
Permanent/Supportive Housing Projects	\$61,638		\$61,638
Temporary/Transitional Housing Projects	392,364		392,364
Other Community Service Projects	16,168		16,168
Total Program Services	470,170		470,170
Supportive Services			
Management and General	40,309		40,309
Fundraising	103,014		103,014
Total Supporting Services	143,323		143,323
Total Expenses	\$613,493		\$613,493
Change in Net Assets	\$10,910		\$10,910
Net Assets, beginning of year	\$3,177,289		\$3,177,289
Net Assets, end of year	\$3,188,199		\$3,188,199

2019 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.

Special Recognition

In September, HBCF and MBIA held a special dedication ceremony to Mr. Stewart Greenebaum, who graciously donated the land for MBIA's headquarters.

It was his goal that other professionals in our industry would visit Maple Lawn and be inspired to build quality communities and leave the world a better place. A memorial plaque was made in his honor. We are forever grateful for his leadership and generosity and the ongoing support of his company Greenebaum Enterprises.



\$10,000 and Up

- Beatty Development
- Elm Street Development
- Miles & Stockbridge PC
- Military Bowl Foundation
- NAHB
- The Rachuba Group
- Residential Title & Escrow Company
- Royal Building Products
- TW Perry

"IT IS OUR RESPONSIBILITY IN THIS WORLD TO LEAVE IT A BETTER PLACE THAN WHEN WE CAME INTO IT." - STEWART GREENEBAUM



THE COMMUNITY OF MAPLE LAWN IS THE VISION OF STEWART GREENEBAUM. IT REPRESENTS HIS LIFETIME OF WORK IN REAL ESTATE DEVELOPMENT. THE AWARD-WINNING MAPLE LAWN IS CONSIDERED ONE OF THE FINEST AND MOST SUCCESSFUL MIXED-USE DEVELOPMENTS IN THE COUNTRY. DESIGNED UNDER THE PRINCIPLES OF NEW URBANISM AND TRADITIONAL NEIGHBORHOOD DESIGN, THE COMMUNITY IS A SHOWPLACE FOR EXCELLENCE IN DEVELOPMENT AND THE POSITIVE IMPACT IT CAN HAVE ON PEOPLE'S LIVES.

STEWART GREENEBAUM WAS ALSO A CIVIC LEADER AND PHILANTHROPIST WHO WANTED TO LEAVE THE WORLD A BETTER PLACE. HE GENEROUSLY DONATED THE LAND TO THE MARYLAND CENTER FOR HOUSING. IT WAS HIS GOAL THAT OTHER PROFESSIONALS IN OUR INDUSTRY WOULD VISIT MAPLE LAWN AND BE INSPIRED TO BUILD QUALITY COMMUNITIES AND...LEAVE THE WORLD A BETTER PLACE.

WE ARE FOREVER GRATEFUL FOR STEWART'S GENEROSITY.

\$5,000 and Up

- Howard Bank
- Little Giving Fund
- MBIA membership
- Mid-Atlantic Builders, Inc.
- Orchard Development Corp.
- Pettit Family Charitable Foundation
- Timberlake Homes

2019 Honor Roll

\$2,500 and Up

Anonymous
American Home Specialists
Butler Medical Transport
Caves Valley Partners
Continental Realty Corporation
GE Appliances
Good Neighbors Family Trust
Hogan Companies
NAIOP Maryland
Newport Partners
Rutter Project Management
St. John Properties
Winchester Homes
Vintage Security
Woodhaven Building & Development



\$1,000 and Up

Anonymous
84 Lumber
B & K Distributors, Inc.
Baker Tilly
Blue Ocean
Bob Ward Companies
Builders First Source
Chesapeake Plumbing and Heating
John DeZinno
Elm Street Development Inc.
Gallagher, Evelius & Jones
Gnu Homes
Greenebaum Enterprises
Gutschick Little & Weber
HBCF Board of Directors
HPS Management
Jailbreak Brewing Co.
Jonathan I. Kipnis LLC
McMillan Blazek Charitable Fund

Merritt Companies
Mitchell Best Homes
Monument Construction
Offit Kurman
Powers Homes
R.J. Duffie Inc.
Renewing Montgomery
Rodgers Consulting Inc.
Sage Custom Homes
Sinai Hospital / A Lifebridge Health Center
Charles and Diane Stuart
WesBanco

*Thank
you*

**BUSINESS NAME
PLEASE CONTACT US**



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

For over 35 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.



2019 Board of Directors

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Did you know....

Over the past 5 years:

- 6,261 persons in need were served at HBCF's recent project sites
- we have averaged a rate of 87% of our total expenses going directly to program services
- In five years, the total value amount of HBCF dollars invested in projects was over \$2,500,000
- In five years, we have undertaken 60 community service projects and activities in Maryland. These include projects for: The ARC of Baltimore, Bowie Supportive Housing Corporation, Bridges to Housing Stability, Housing Unlimited, Inc., Marian House, the Montgomery County Coalition for the Homeless, Open Arms Housing, Patriot Point, Spring Dell Center, Stepping Stones Shelter, and the Ulman Foundation.
- In five years, 505 shelter units were maintained by our industry's donated construction expertise
- Additionally, 113 new housing units were created with HBCF assistance
- According to HUD's 2019 Annual Homeless Assessment Report, the homeless population in Maryland stands at 6,561. We can do more.