

# Home Builders Care Annual Report 2022

**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

## 2022

In 2022, our foundation undertook 7 renovation projects for both permanent supportive housing programs and transitional/ emergency shelter programs.

Together these Locations annually shelter over 771 persons in crisis and serve thousands more with additional means of support. the total value of HBCF contributions in 2022 is over \$325,000.

Additionally, we led 2 community outreach projects that aided 86 low income FAMILIES and 40 individuals needing special care.

## 2022 Foundation Highlights

### Improving Energy Efficiency—A two-unit HVAC Replacement at Residential Transitional Program for Women Saves Resources



**The Willow House** is a five bedroom transitional housing program for women owned and operated by one of Anne Arundel County's most active nonprofits—**The Light House of Annapolis.**

HBCF provided (at no charge to the nonprofit) major electrical system upgrades and the installation of a new 2-zone, energy efficient, HVAC system in Willow House. The busy two-story facility provides safe affordable housing and support services to women recovering from a crisis that left them homeless.



Primary work was provided by *Southern Maryland Heating and Air*. Estimated project value: \$25,000

# 2022 Foundation Highlights

## Exterior renovation at a long-term care facility for disabled adults.

The Foundation provided an exterior renovation at a group home for five disabled women owned and operated by *Bay Community Services, Inc.* in Lexington Park. With our assistance, all of the home's windows were replaced. A total of 24 old wood framed windows, many of them rotting, were removed and the home upgraded with new energy- efficient double hung vinyl windows. Estimated Project Value: \$18,000



## Whole house flooring replacement at new home for persons in mental health recovery



The foundation helped refurbish a newly acquired townhouse so that the nonprofit could expand its supportive housing program capacity in Montgomery County. After work was completed, 3 adults with psychiatric disabilities were thrilled to move into their new home managed by Housing Unlimited, Inc., one of HBCF's long-time nonprofits partners. Estimated Project Value: \$15,000

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

For the past 22 years, HBCF has lent its expertise and resources to support multiple *Rebuilding Together* chapters & *Christmas in April* programs throughout Maryland.

In 2022 we supported **14 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. 2022 contribution: \$7,000



# 2022 Foundation Highlights

## Accessibility upgrades at a newly acquired home for the disabled



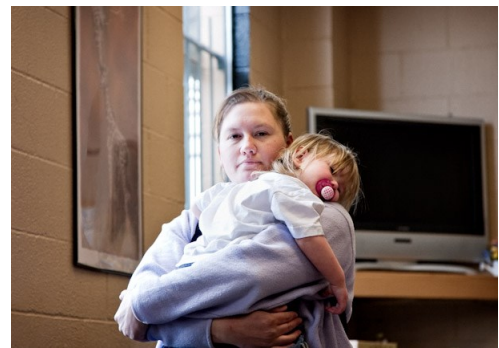
The foundation began work to build a new accessible sidewalk and entrance at a single-family dwelling that will become home to 4 disabled adults once completed. Six companies have been lined up to provide in-kind construction assistance to help the ARC of Howard County expand its housing program capacity. Once permits were in hand, work began in 2022.

Future construction will take place once all approvals are in place and old utility service lines are relocated. Estimated Project Value: \$50,000 +

## Engineering to improve drainage and accessibility at a safe house facility for victims of domestic violence

The foundation is assisting a Prince George's nonprofit with a three-part, multi-year project at one of the largest domestic violence shelters for women and children in the region. Part one involves storm water management.

The lower levels of the facility and the backyard on the property have experienced flooding due to heavy rains and poor drainage. After studying its causes, the foundation provided extensive exterior improvements to regrade and improve the property to help remedy the situation. Estimated Project Value: \$120,000



## 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. Covid protocols were put in place to ensure the safe collection of blood and platelets from MBIA member and community donors.

Value of Donations: Priceless

# 2022 Foundation Highlights

## Earth work improvements at an essential emergency aid organization

The *Frederick Rescue Mission* is one of the longest-standing primary homeless service provider in the region, providing not only residential recovery programs to those experiencing homelessness or chemical addiction, but also food to the hungry and clothing and personal care items to those in need.

The mission, located in one of the historic areas of the city, needed help resolving major flooding problems that had plagued the site for decades. The project was funded 100% by our building industry with both the *Home Builders Care Foundation* and the *Ausherman Family Foundation* matching the generous in-kind donations from members of the **Frederick County Building Industry Association**.  
OVERALL Project Value: \$429,000



# 2022 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. Nearly 90 gift cards were collected – ranging in value from \$25 - \$75 and distributed to clients of Grassroots Crisis Intervention in Howard County and the Montgomery County Coalition for the Homeless. Total Value of 2022 Donations: \$3,235.



## Ninth Annual Bull & Oyster Roast Fundraiser Honors Greenebaum Enterprises

At our annual event, HBCF was pleased to present the *2022 Robert L. Mitchell Founders Award to Greenebaum Enterprises*. As one of our industry's prominent leaders, the entire Greenebaum team and the Greenebaum family understand the value of our work and have been long-time supporters of our mission. Stewart Greenebaum, Michael Greenebaum and Mark Bennett Sr. were instrumental in providing Home Builders Care Foundation a permanent home, for which we will be forever grateful.

Greenebaum Enterprises considers philanthropy essential to its company mission. For more than 40 years, this trusted real estate company has engaged in the development and acquisition of office, retail, residential and large-scale mixed-use properties that has provided them the necessary resources to give back generously and to support multiple causes throughout our region. Our charity is extremely grateful for their extraordinary generosity, which includes the gift of land and extensive professional in-kind contributions that led to the creation of the Maryland Center for Housing, our industry's home, in the award-winning Maple Lawn community of Howard County.



# 2022 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.

	2022	2021
<b>Revenue and Support</b>		
Grants and Contributions	\$54,136	\$74,459
Investment Income Net	116,893	127,720
In-Kind Contributions	481,946	144,273
Other Income	380	2,382
Rent Income	158,784	124,474
Fundraising Events	120,513	158,320
Interest Income	313	551
<b>Total Revenue and Support</b>	<b>\$932,965</b>	<b>\$632,179</b>
<b>Expenses</b>		
<b>Program Services</b>		
Permanent/Supportive Housing Projects	\$128,307	\$175,791
Temporary/Transitional Housing Projects	391,801	51,361
Other Community Service Projects	8,997	261,133
<b>Total Program Services</b>	<b>529,105</b>	<b>488,285</b>
<b>Supportive Services</b>		
Management and General	64,932	54,459
Fundraising	88,070	67,511
<b>Total Supporting Services</b>	<b>153,002</b>	<b>121,970</b>
<b>Total Expenses</b>	<b>\$682,107</b>	<b>\$610,255</b>
<b>Change in Net Assets</b>	<b>\$250,858</b>	<b>\$21,924</b>
Net Assets, beginning of year	\$3,283,577	\$3,261,653
<b>Net Assets, end of year</b>	<b>\$3,534,435</b>	<b>\$3,283,577</b>

# 2022 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  
Greenebaum Enterprises  
Hogan Companies  
Little Giving Fund  
Mid-Atlantic Builders Inc.  
Miles & Stockbridge PC

## **\$5,000 and Up**

Buch Construction  
Caves Valley Partners  
Harkins Builders  
Pettit Family Charitable Foundation  
St. John's Properties  
The Deborah H & Roger M. Lebbin Family Fund

# 2022 Honor Roll

## \$2,500 and Up

Five Star Bank  
Gaines and Company  
Good Neighbors Family Trust  
Gutschick Little & Weber  
Highland Turf dba HTI Contractors  
M & T Bank  
MBIA membership  
NVR Inc.  
Pleasants Development  
Residential Title & Escrow Company  
Rosenberg Martin & Greenberg  
Rutter Project Management  
Smith Mechanical, Inc  
Talkin & Oh  
Tri Pointe Homes  
Jean M. Woods



## \$1,000 and Up

Anonymous  
Chesapeake Realty Partners  
John and Bonnie Clarke  
Columbia National Real Estate Finance  
David S. Brown Enterprises  
John DeZinno  
Dickens Family Fund  
Efficient Home LLC  
First National Bank  
Fulton Bank  
Gray & Son Inc.  
Guardian Protection  
Monument Construction  
Homestead Building Systems  
Insurance Associates  
Legend Construction, Inc.  
Martin Architectural Group  
McMillan Blazek Charitable Fund

John Meyerhoff  
Mitchell Best Next Door  
Newport Partners LLC  
Orrstown Bank  
Kristen Potoker-Magni  
Rodgers Consulting Inc.  
Sandy Spring Bank  
Security Development Group  
Robert Spalding  
Stanley Martin Companies  
W.F. Wilson & Sons Inc.  
Robert Ward  
Wetland Studies and Solutions  
Williamsburg Homes  
Roger Winston  
Y VS Law LLC

THANK  
YOU

PLEASE CONTACT US



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Maryland Building Industry Association

The Maryland Center for Housing  
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[www.marylandbuilders.org](http://www.marylandbuilders.org)

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

# 2022 Board of Directors

## Home Builders Care Foundation

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STEVE RUBIN  
Harkins Builders

JEREMY RUTTER  
Rutter Project Management

*Vice-President*

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Mitchell Best Homes

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*Secretary*

CASEY CIRNER  
Miles & Stockbridge

FOUNDER  
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MBIA CEO

*Immediate Past-President*

JOHN DEZINNO  
Howard Bank

PATTI B. KANE *ex-officio*  
Home Builders Care Foundation  
Director

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Orchard Development

TOM BAUM  
LaTerra Homes

LEWIS BIRNBAUM  
Stanley Martin Homes

DAVID FLANAGAN  
Elm Street Development

MICHAEL KARNS  
Tri Pointe Homes

KIM LIPIRA  
Martin Architectural Group

DAVID LUNDEN  
Timberlake Homes

DAVID O'BRYAN  
Charles P. Johnson Assoc.



### 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 2022 Annual Homeless Assessment Report, the homeless population in Maryland is estimated to be 5,349. There is always more work to be done.