

Maryland-National Capital Building Industry Association

# Home Builders Care Foundation

2005 ANNUAL REPORT

Builders who share show that they care



## About the Foundation

"The new kitchen cabinets in apartment #103 are beautiful. The apartment will look brand new when it is finished. THC is so grateful to the Home Builders Care Foundation for their generous support of the renovations of Partner Arms I."

Polly Donaldson,  
Executive Director, THC

The Home Builders Care Foundation (HBCF) is the 501 (c) (3) charitable foundation of the Maryland-National Capital Building Industry Association (MNCBIA), serving the Maryland-National Capital community:

- District of Columbia
- Calvert County, Maryland
- Charles County, Maryland
- Montgomery County, Maryland
- Prince George's County, Maryland
- St. Mary's County, Maryland

The mission of Home Builders Care Foundation, the principal community outreach organization of the Maryland-National Capital Building Industry Association, is to complete construction projects, with particular focus on shelter-related projects, by utilizing the industry's specialized building construction skills and by seeking to work collaboratively with existing community service providers, such as other non-profit agencies and governmental agencies serving the homeless and other at-risk populations.

Home Builders Care Foundation 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, now the Maryland-National Capital Building Industry Association (MNCBIA). Mitchell believes that homebuilders have a responsibility to serve the needs of growing communities and make every home a part of that community. His dedication to the principle of community service is at the core of the Home Builders Care Foundation.

Our purpose is to organize and coordinate the community outreach activities of the hundreds of builders, remodelers, contractors, architects, engineers, suppliers and other associate members affiliated with the local building industry.

HBCF specializes in providing professional "hands-on" construction help and assistance at little or no cost to our beneficiary agencies. Because we have access to the resources of the building industry, we are able to provide beneficiary organizations with quality labor and materials that would otherwise cost them significantly more, both in terms of time spent to seek out and hire professionals as well as money in construction.

With each project, HBCF routinely saves our client organization thousands of dollars in the process, while also extending our own resources to improve the economic well-being of our beneficiary by providing them with a more valuable and useful property. Our assistance enables organizations to preserve their precious resources for what they do best –providing needed social services.

## Message from the President

It has been an honor to serve as the President of Home Builders Care Foundation for the past two years. As we look back on 2005, we celebrate a productive year of service to our communities. I have a deep appreciation for the hard work and dedication of not only my fellow HBCF Board Members in serving a number of the neediest citizens in our community during the past year, but also of the generosity of MNCBIA members who have demonstrated first-hand that they believe in the mission and spirit of Home Builders Care. I am proud of our accomplishments.

On behalf of the Home Builders Care Foundation, I wish to extend a heartfelt thank you to our generous 2005 financial and in-kind contributors listed in this report. Many have supported us once, twice, and three times over on a variety of projects and fundraising events throughout the year. We certainly could not have made an impact without their generous donations of time, talent, contributions and materials.

I also wish to thank and congratulate our 2005 Community Service Award Winners:

- Tony Crane and family, Crane Homes, for their inspiring tsunami relief mission to Thailand
- Duron Paints and Wallcoverings for their in-kind assistance with the Transitional Housing Corporation's Partner Arms I renovation project
- Elm Street Development for its generosity and leadership in establishing HBC Utilities LLC
- Fireside Hearth and Home for their support of our project at Angel's Watch Regional Shelter in Southern Maryland

As we look to the future and 2006, we invite you to participate and join us - as a volunteer, a donor, or as a resource for future projects. A list of ways you can help is on page 6 of this report. With your support, we look forward to continuing our mission of helping the homeless and at-risk individuals in our communities and neighborhoods.

Thank You.



Curt Adkins  
2005 President,  
Home Builders Care Foundation



## Projects The Year in Review

In 2005, Home Builders Care Foundation undertook the following construction-related projects to serve the needy - Listed by Jurisdiction.

### District of Columbia



**Transitional Housing Corporation -** THC helps homeless families by providing safe and affordable housing units and supportive services at two apartment complexes in the district. HBCF has undertaken the renovation of seven apartments for formerly homeless families in the Partner Arms I apartment complex as well as additional repairs and upgrades in common space areas. The project is under the direction of Mid-Atlantic Builders, Inc. Task items include new appliances, countertops, cabinets and flooring. (Estimated Construction Value \$45,000)

**Mother Dear Community Center -** This grass roots organization provides emergency and social services to thousands of homeless and low-income individuals in the city. HBCF is scheduled to help Mother Dear fix extensive water and mold problems in the basement that serves as vital storage space for donated clothing, furniture and other household items. Exterior work is also included in the scope of work. Porten Homes will be leading the project with assistance from Apex Engineering. (Estimated Construction Value: \$10,000)

**New Start LLC -** New Start LLC is a wholly owned subsidiary of HBCF. The New Start program aims to provide hands-on, work-based training while helping develop quality affordable and workforce housing. New Start LLC has been provisionally awarded a bundle of vacant lots located on Wade Road SE in Washington DC through the city's Home Again Initiative. In 2005, the lots were cleared of debris by the Living Classrooms Foundation and survey and

engineering field work completed. A site plan is being developed.

### Montgomery County

**CASA de Maryland -** CASA's mission is to improve the quality of life, social and economic well being of the Latino community. In 2005, HBCF assisted CASA in the construction of a new 2400-square-foot community center in Silver Spring. The center will service both the Pine Ridge and Goodacre tenants on Piney Branch Road, which houses about 260 immigrant families with low/moderate income. CASA had grant funds through the Montgomery County Department of Housing and Community Affairs, but was not successful in identifying a contractor able to perform work within their budget. HBCF involvement has been instrumental in helping make the community center project a reality. Ryan Homes is managing the HBCF portion of the project. (Estimated Construction Value: \$65,000)

**Jewish Foundation for Group Homes -** Much needed improvements were made at two Silver Spring MD group residences for 8 disabled adults. Both homes suffered from severe water damage. One home received complete roof and siding replacement, interior wall reconstruction and extensive yard drainage improvements. An outdated and leaking bathtub in the other home was removed and replaced with a new roll-in shower. Classic Community Corporation, Craftstar Homes and Monument Construction worked on the project. (Estimated Construction Value: \$25,000)

**National Center for Children and Families (NCCF) -** In 2005, Home Builders Care organized a Holiday Toy Collection to benefit the children and families at NCCF. MNCBIA members in attendance at the annual President's Luncheon in December generously donated over \$6000 in toys, gifts and cash contributions. NCCF is a private, nonprofit agency with a 90-year commitment to serving families in the national capital area. NCCF's residential programs, including the Greentree Shelter in Bethesda, serve homeless families, victims of domestic violence and vulnerable adolescents. Other programs

include treatment foster care, social services for family reunification, parenting education, independent living, and stabilizing families in the community.

### Prince George's County

**Mellwood House -** Mellwood House is a residential treatment center operated by Second Genesis, Inc. HBCF provided exterior upgrades, including over 1000 feet of new wood fence to protect the outdoor activity area, which drastically improved the privacy and safety of the 100 women and children in residence at the long-term drug rehabilitation and treatment center in Upper Marlboro MD. Craftstar Homes and NVR Inc. helped on the project with Metro Landscape and Construction providing significant in-kind assistance. (Estimated Construction Value \$20,000)

**Shepherd's Cove Shelter -** All four heavily used bathrooms at this 100-bed emergency and transitional shelter for homeless women and their children in Capitol Heights MD, are slated to be completely gutted and renovated by HBCF.

Currently, some toilets and showers do not function, water pools outside the shower stalls, and there is no adequate facility to bathe young children. The shelter is owned by the County and operated by United Communities Against Poverty. The project is under the guidance of Bozzuto Homes. (Total Estimated Project Value \$100,000)

In addition to the renovation, HBCF helped facilitate the donation of a high-quality, 60" large screen TV to the shelter in 2005. A team from Hailey Development LC made the special delivery. The television will be used to help facilitate training programs as well as provide a much-needed medium for the entertainment of residents in the shelter's community room.

### Southern Maryland

**Angel's Watch Regional Shelter -** This 53-bed emergency and transitional shelter for homeless women and their children in Hughesville, MD is operated by Catholic Charities. The shelter received many repairs and upgrades, including all new windows, multiple bathroom

"Thank you much for the new windows at Angel's Watch Regional Shelter. Last year, my electric bill went from \$2,000 to \$3,000 a month. When they said it was going to rise another 50 percent I just couldn't imagine where we'd get that money to pay for it. So - new windows could potentially save us a small fortune and I mean \$10,000 to \$15,000 this year alone. So I am so grateful and relieved you have no idea."

Denise Capaci  
Regional Director, Catholic Charities Southern Maryland



"We truly appreciate the support the Home Builders Care Foundation continues to give to our program as we continue our mission of repairing the homes of low-income, elderly and disabled homeowners in our community."

Mary Ann Chasen,  
Executive Director,  
Christmas in April,  
St. Mary's County.

renovations, HVAC upgrades, and enhanced security items. A majority of the families seeking refuge at the shelter are victims of domestic violence. The shelter serves Calvert, Charles and St. Mary's Counties. Craftstar Homes led the renovation effort with assistance from key subcontractors such as Builders First Source and Floors Inc. The Weyerhaeuser Company Foundation (Winchester Homes) and Fireside Hearth and Home have made significant direct monetary donations to the project. (Estimated Construction Value: \$30,000)

**Spring Dell Center** - This vital organization serves over 160 individuals with disabilities through its numerous programs in both Charles and St. Mary's Counties. Recently at a group home in LaPlata MD, a new entrance ramp, fence and landscaped yard area were carefully installed to improve the accessibility and independence of its 4 disabled residents. Steuart-Kret Homes undertook the project on behalf of HBCF. (Estimated Construction Value \$10,000)

**Southern Maryland Food Bank** - As the beneficiary of HBCF's annual Thanksgiving Food

Drive, The SMFB received hundreds of food bags that were collected in November. For the past two years, close to 700 pounds of food were collected and donated annually by MNCBIA members.

### All Areas

**Rebuilding Together with Christmas in April** - Since 2002, MNCBIA's Home Builders Care Foundation has fulfilled its commitment to participate in all Rebuilding Together and Christmas In April programs throughout all six MNCBIA jurisdictions. In 2005, 3 homes were adopted in Prince George's County by K. Hovnanian Homes and in Montgomery County by NV Homes and Ryan Homes. Financial contributions were made to all other areas. (Estimated Construction Value: \$12,000)

### Special Relief Efforts

The vision of MNCBIA has always been to provide shelter to those who need it, and thanks to caring individuals within our building community like Tony Crane and John Smart that vision is making its way around the world.

**Smile on Wings - Tsunami Tool Fund Drive** - In 2005, Home Builders Care established the Tsunami Tool Fund, a special fund set up to support the local Montgomery County non-profit organization Smile on Wings in their summer mission to help rebuild the fishing village of Khao Lak in the Phang Nga Province of Thailand. MNCBIA board member Tony Crane of Crane Homes and his entire family - wife Cindy and children, Jesse and Nick joined the Smile on Wings team. Thanks to the generosity of MNCBIA members, \$5900 was raised with 100% of contributions used to purchase full sets of tools for the village's communal use as



well as fishing tools and related fishing supplies. Armed with the resources, the Smile on Wings team, including the Crane family, assisted the Khoa Lak villagers with the construction of shelters and wooden fishing boats that were once prevalent in the area.

**Shelters Plus - Building Partner Program in El Salvador** - Founded by retired MNCBIA member John Smart, Shelters Plus is a Montgomery County-based 501(c)(3) organization that helps build efficient low-cost shelters in areas of El Salvador that have been hard hit by natural disasters. Most of the families served live in wretched housing and have no means of providing adequate shelter for themselves. HBCF's contribution of \$3061 in support of Mr. Smart's personal efforts covered the costs of building a 48m2 earthquake-resistant shelter for a needy family in Tecoluca, El Salvador.

### Special Funds

**Al Pence Memorial Project Fund** - On August 22, 2005, HBCF was saddened by the loss of Albert Lee Pence, MNCBIA's beloved long-time controller. As a tribute to Al's dedication and support of HBCF and the Association, Home Builders Care established this project fund with the goal of naming one of our upcoming new construction projects in his memory. Thanks to donations from MNCBIA members and proceeds from the 2005 Winter Gala Silent Auction, the fund's balance stands at \$12,786.

HBCF's Board of Directors is in the process of identifying a suitable new construction project to commemorate Mr. Pence.

### New Initiatives

**HBC Utilities LLC** - Through the formation of HBC Utilities LLC in 2005, HBCF aims to establish an endowment base to sustain the increased efforts of the Home Builders Care program for years to come. HBC Utilities LLC's income is derived from the utility 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.

HBC Utilities LLC is asking MNCBIA developers to sell FFBA's at a discounted rate or donate them outright. An investment with HBC Utilities LLC would help Home Builders Care sustain a source of revenue as a hedge against any future downturns in the industry that would affect our ability to fundraise. It would also allow HBCF to pursue more high visibility projects without over-relying on the anticipated goodwill of the association and the effectiveness of MNCBIA's Past- Presidents who graciously make phone calls during our annual fundraising drives.

"Can't tell you how excited we are that your board approved our Pine Ridge Community Center project. The phones and email were abuzz as we shared the good news with the people at CASA and everyone else on the project team. We are very, very appreciative of your commitment."

Bob Brehm,  
Project Manager  
CASA of Maryland.



## How You Can Help

“Thank you for making this holiday season brighter for the children, youth and families who are served by the diverse programs of the National Center for Children and Families (NCCF). Your timely gifts are sincerely appreciated.”

Sheryl-Brissett-Chapman,  
Executive Director, NCCF

Member support is what makes our program successful year after year.

### **Make a Financial Contribution**

General financial contributions to Home Builders Care Foundation (HBCF) can be made year-round, most notably during our annual fall fundraising drive. As HBCF is a 501 (c) (3) charitable organization, contributions are tax-deductible to the fullest extent allowed by law. All assistance is greatly appreciated.

### **Provide Donations of In-Kind Labor and Materials**

Project-specific contributions are generally solicited and generated as new projects are undertaken and the scopes of work are identified. Builder Captains are always needed to help coordinate and supervise our projects. Please consider joining us by helping out on an upcoming project.

### **Donate or Sell Front-Foot Benefit Assessments to HBC Utilities LLC**

HBC Utilities LLC is asking MNCBIA developers to sell FFBA's at a discounted rate or donate them outright to our organization. An investment with HBC Utilities LLC helps Home Builders Care sustain a source of revenue as a hedge against any future downturns in the industry that would affect our ability to fundraise.

### **Give Gifts of Food, Toys and Silent Auction Items**

Each and every year, the Home Builders Care Foundation organizes a Thanksgiving Food Drive and a Holiday Toy Drive to benefit local community organizations serving the needy. Your gifts of food and toys are then delivered directly to the beneficiary. New in 2005, donations of items and services to MNCBIA's Winter Gala Silent Auction also benefit HBCF and are tax-deductible.

### **Participate in a Day at the Races**

Each spring, our fabulous Day at Laurel Race Course provides attendees with 10 exciting races on the track and countless more via simulcast racing, a delicious all-you-can-eat gourmet buffet lunch, chances to win cash prizes, the convenience of valet parking, and a fun-filled goody bag to take home. Sponsor the day and/or join the fun at the track.

### **Take Part in the Help the Homeless Walkathon**

On the Saturday before Thanksgiving, please join us for the annual Help the Homeless Walkathon on the National Mall. For the past five years, Home Builders Care has participated in the walkathon and has been selected as a beneficiary of the event. The 5K Walk around the tidal basin is sponsored by the Fannie Mae Foundation.

### **Help Us Further Our Community Service Efforts**

Home Builders Care Foundation is the primary outreach arm of the local building industry, serving the needs of our growing communities. The shelter-related projects we undertake annually come to us in a number of ways. Some are initiated by the beneficiary, others are found by the foundation, and still others come to us at the request of MNCBIA members. Our board of directors is constantly reviewing potential projects. We invite you to inform us of potential shelter-related community service projects that merit our attention.

### **Share Your Stories of Good Will**

One of the aims of the Home Builders Care Foundation is to organize, coordinate and promote the community outreach activities of MNCBIA members. HBCF understands that members of MNCBIA are continuously involved in local charitable activities that help our communities. We invite you to share your stories and let us help you publicize your community service efforts through our Community Builders forum.

## Thanks to Our 2005 Contributors

### **2005 Honor Roll**

Thank You to Our Generous Financial Donors

#### **\$50,000 and above**

Elm Street Development

#### **\$25,000 - \$49,999**

Eckert Family Group  
Winchester Homes

#### **\$15,000 - \$24,999**

Fannie Mae Foundation  
Mid-Atlantic Builders

#### **\$10,000 - \$14,999**

The Bozzuto Group  
BP Realty Investments  
Caruso Homes  
Natelli Communities  
Pleasants Development  
Timberlake Homes

#### **\$5,000 - \$9,999**

Artery Group  
Bank of America  
Charleston Homes  
Classic Community Corporation  
Fireside Hearth & Home  
Hailey Development LC  
Haverford Homes  
K&P Builders  
Kettler Brothers Homes  
Loiederman Soltesz Associates  
M & T Mortgage Corporation  
Miller & Smith Homes  
NAHB  
NVR, Inc.  
Pettit Family Charitable Foundation  
Provident Bank  
Weyerhaeuser Company Foundation



Financial contributions are used to help leverage the in-kind construction services HBCF provides to the multiple shelter-related projects we undertake annually. Donations also help further our rebuilding and outreach efforts in the District of Columbia and its surrounding Maryland counties.

#### **\$1,000 - \$4,999**

Acacia Federal Savings Bank  
Apex Engineering  
The Columbia Bank  
Mr. & Mrs. Michael & Heather Conley  
Craftstar Homes  
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 Crane Homes, Inc.  
 CTI / Floors, Inc.  
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 Design Tech Builders  
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 Fireside Heath & Home (HNI Charitable Foundation)  
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# Thanks

for making it such a  
 great year!

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 Rodgers Consulting, Inc.  
 The Rosenthal Companies, Inc.  
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 Stone Works, Inc.  
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Home Builders Care Foundation is a  
501 (c) (3) Non-Profit Community Outreach  
Program affiliated with the Maryland National-  
Capital Building Industry Association

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