

Maryland-National Capital Building Industry Association

Home Builders Care Foundation

2010 ANNUAL REPORT

Building for the homeless and others at risk



2010



**Building Homes.
Creating Neighborhoods.
Caring About Community.**

About the Foundation



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 leveraging the industry's specialized building construction skills and by working in collaboration with community service providers 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.



HBCF is proud to announce it has just been awarded the Seal of Excellence from the Maryland Association of Nonprofit Organizations. The acclaimed Seal is earned by a nonprofit organization who meets numerous stringent benchmarks of the Standards of Excellence program, a comprehensive ethical and accountability code for nonprofit organizations.

Affiliated Programs & Subsidiaries:



HomeAid Washington DC - In 2007, HomeAid America partnered with the Home Builders Care Foundation to open its 20th chapter, HomeAid Washington DC. The new chapter is an affiliated subsidiary program of the Home Builders Care Foundation. Similar to the in-kind construction program of Home Builders Care, HomeAid's mission is "to build dignified housing where homeless families and individuals can rebuild their lives." The HomeAid model acts as bridge between homeless care providers who need new or remodeled housing program facilities and the home building community. The aim of this collaboration is to help HBCF further extend our community service efforts to help the homeless in the District of Columbia by gaining access to HomeAid's network of national resources and potential funding sources outside of the local building industry.



HBC Utilities LLC - Through the formation of HBC Utilities LLC in 2005, HBCF has been gradually building up an endowment base to sustain the increased efforts of the Home Builders Care program for years to come. The objective of the HBC Utilities program is to help Home Builders Care sustain a source of revenue as a hedge against downturns in the industry that affect our ability to fundraise. 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. Through this entity, HBCF is requesting contributions of front foot benefit assessments (FFBAs) for lots that are being developed in Maryland. HBC Utilities LLC is asking MNCBIA developers to sell FFBA's at a discounted rate or donate them outright.

Message from the President



This past year finished my term as HBCF President, and once again in 2010 builders and developers in our community dug deep into their hearts and pockets to give to those most in need of our help. I am so proud of this organization. It has been especially rewarding as President seeing all types of builder & associate MNCBIA members coming together and using their diverse talents to work in such a giving way. I thank my Home Builders Care board member colleagues for their dedication and support in helping lead our foundation in every way and I give a special thanks to Patti Kane, HBCF's Director, without whose help and guidance, not much at all would get done.

On a personal note, before giving you the highlights of our Foundation's accomplishments for 2010, I want to express my thanks to everyone not only at HBCF, but also to the MNCBIA membership at large, whose many members have supported me with words and counsel during really tough financial times. So many of us have been affected in one way or another by the extreme recession we are still working our way out of and, in a way, we have all persevered together. I will always refer to MNCBIA during these times, not as my association, but as my support group. If anyone ever needs a reason to join MNCBIA, I can't think of a better one than the good work HBCF does and the support MNCBIA offers during times like these.

This report lists some of the good work we accomplished together in 2010.

With your support this past year, HBCF helped develop and create new units of permanent supportive housing for formerly homeless families who were welcomed to their new home in March. We also helped support the construction of a new transitional home for at-risk boys in the foster care system which was dedicated in July. As well, in December, we cut the ribbon on a new survivor's home, providing supportive housing for torture survivors on their journey towards healing.

I also want to specifically thank our 2010 community service award winners:

- **John Stovall**, *Stovall Smith Neyman and Associates, Architects*, for his contributions to the extensive predevelopment work needed at Sasha Bruce House in Washington DC.
- **John Devlin**, *Aon Risk Solutions*, for his in-kind donation of expert fire and building code analysis, also for Sasha Bruce.
- **Billy Mehaffey**, *President of Mehaffey & Associates PC*, whose guidance, perseverance, and patience helped carry Leah's House through multiple site plan approvals.
- **Emily Vaias**, *a Partner at Linowes & Blocher LLP*, who was an angel to Aunt Hattie's Place with her six years of pro-bono legal counsel services and dedication to the development and construction of their new boys home.
- **Patti B. Kane**, the Director of *Home Builders Care*, whose guidance helps get our good work done.

Throughout this year, our board worked hard to meet the numerous stringent benchmarks of the Standards of Excellence program at the Maryland Association of Nonprofit Organizations. I am proud to say we were awarded the prestigious Seal of Excellence in early 2011. Only about 80 organizations in the state of Maryland have earned the Seal, which recognizes excellence and integrity in nonprofit governance and management.

Meeting many of the shelter providers and homeless advocates with whom HBCF partners showed me the depth of commitment our community has to the neediest. Our industry members play no small part in this commitment as demonstrated by our accomplishments. However, there is much more to do, now more than ever. As our communities are some of the wealthiest in this great nation, we actually have the resources to be our brother's and sister's keeper and to defeat homelessness in our neighborhoods. Please continue to further our efforts by contributing financially, volunteering as a Builder or Trade Captain, and participating in our giving drives and fundraising activities.

Although the end of the tough ride in this economic storm is still not fully ended, I know all of you will continue to support HBCF under the leadership of our new 2011 President Hugh Carroll. Please take a moment to read through this annual report and see in more detail what great things we accomplished together.

Thank you again so much for your support. As I will continue to serve on the HBCF board, I look forward to working with you in the years ahead to do what we can to serve others who are less fortunate.

Peace.

A handwritten signature in black ink, appearing to read "Ted Smart". The signature is fluid and cursive.

Ted Smart
President, Home Builders Care Foundation
2008, 2009, 2010



Accomplishments throughout the year

Despite the economy, builders continuing to find ways to give.

In 2010, HBCF continued to collaborate and partner with over 8 non-profit organizations to help house nearly 200 individuals needing shelter and support on any given night our Maryland-National Capital Area.

Recognition Highlights in 2010

Home Builders Care was named to a new list of **top-rated housing and homelessness nonprofits** by **GreatNonprofits**, the leading provider of user reviews for nonprofit organizations. The top-rated list is composed of organizations that have received an outstanding number of positive reviews from its stakeholders.

In early 2011, HBCF was awarded the **Seal of Excellence** from the Maryland Association of Nonprofit Organizations. The seal recognizes HBCF's exemplary management and accountability within the nonprofit sector.

Community Service Projects Listed by Jurisdiction

District of Columbia

Building Futures – *Housing and supportive services for persons and families affected by HIV/AIDS.*

In early 2010, HomeAid Washington DC began working with Building Futures (BF), an organization whose mission is to increase access to safe, affordable quality housing for families, children and individuals living with HIV/AIDS in Washington, DC. Once renovated, BF's new Daffodil House, an apartment building located in Columbia Heights will provide 30 units of permanent supportive and affordable housing. 50% of all residents will have been homeless prior to moving into Daffodil House. HomeAid DC is undertaking the renovation of the entrance and first floor units to help meet accessibility requirements.

Captains and Significant Industry Contributors: Sunrise Home Builders LLC, William S. Abell Foundation
Total Value: \$2.7 million. HomeAid DC Value \$70,000.

Sasha Bruce Youthworks – *Meeting the urgent needs of at-risk youth and their families in Washington DC.*

Sasha Bruce Youthwork's mission is to improve the lives of runaway, homeless, abused, and neglected and at-risk youth and their families in the Washington area. The organization serves approximately 1,500 youth and 5,000 family members each year. Their flagship emergency shelter program on Capitol Hill runs at capacity year long. In order for the agency to increase needed bed capacity by 50%, District regulators are requiring substantial egress improvements. Throughout 2010, a team of MNCBIA members, led by John Stovall, Stovall Smith Neyman and Associates, Architects, and John Devlin, Aon Risk Solutions, undertook the painstaking process of analyzing building codes and designing the proper exterior staircase system needed for DCRA approval and permits.

Captains and Significant Industry Contributors: Stovall Smith Neyman and Associates Architects, Aon Risk Solutions, R&F Metals, Newland Communities

Total Value Contributed for Predevelopment in 2010: \$25,000

Montgomery County, MD

Aunt Hattie's Place – *Providing an environment that cultivates leadership skills in young men.*

Aunt Hattie's Place (AHP) is a non-profit dedicated to providing safe, stable, nurturing, and long-term homes for abused, abandoned, and neglected children in foster care. On July 9, 2010, Home Builders Care helped founder Dr. Hattie Washington celebrate the grand opening of its new home for foster care boys in Sandy Spring. Presiding at the grand opening was Emily Vaias, a

partner at Linowes & Blocher LLP, who has served as AHP's pro-bono attorney throughout the project's development. The project from start to finish took 6 years to complete and cost a little over \$3 million. The new 12,000 sq. ft. energy efficient home has the capacity to house up to 12 boys.

Significant Industry Contributors: Annandale Millwork/Allied Systems
Linowes & Blocher, LLP, Loiederman Soltesz Associates, Newland Communities.
Total Project Value: \$3 Million. HBCF Contribution: \$21,000. In-kind value from Linowes & Blocher, LLP: Over \$100,000+

Lockney Apartments - *Permanent homes for people exiting homelessness.*

Coalition Homes Inc. (CHI) is the real estate development and management subsidiary of the Montgomery County Coalition for the Homeless that helps establish permanent supportive housing as an alternative to transitional shelters. Residents sign a standard lease, pay 30% of their income as rent and receive rental assistance and supportive services to maximize their opportunity for housing stability. In March 2010, construction was completed on Lockney, a small apartment building in Takoma Park. The renovation project was done in partnership with Coalition Homes, Inc, and the Montgomery County Department of Housing and Community Affairs (DHCA) and Home Builders Care. The building now provides four (4) units of permanent housing to formerly homeless families and children.

Captain: Sunrise Home Builders, LLC
Total Project Value: \$245,000, HBCF Value: \$85,000.



MANNA Food Center - *Fighting hunger and feeding hope in Montgomery County.*

In 2010, the Home Builders Care Foundation's annual food drive took place in October at MNCBIA's fall dinner meeting and awards night. That evening, Home Builders Care collected approximately 350 pounds of food items from association members and their guests. Staff then delivered the items to Manna Food Center, the principal food bank in Montgomery County. Through their regular distribution program, Manna feeds about 3,300 families each month at fourteen locations throughout the county. Hunger is a hidden, but prevalent problem in Montgomery County where one of every four county residents is at risk of hunger and 29% of all MCPS students qualify for a free or reduced price meal.

Total Value of Donations by MNCBIA members: \$2,000

Prince George's County, MD

St. Ann's Infant and Maternity Home – *For 150 years, a tradition of caring.*

Our annual Holiday Toy Drive took place at the MNCBIA's President's Luncheon and Volunteer Appreciation Event in December. With about 150 members of the local homebuilders association in attendance, approximately \$5,000 worth of new toys, gifts and gift cards were collected. This year's drive benefited St. Ann's, which operates three residential programs for children and teen mothers plus a daycare center for at-risk young children. The program serves over 250 children and over 50 young mothers each year. St. Ann's programs recognize and enhance human dignity and worth by providing residential care and services to abused and neglected children and to single pregnant and parenting adolescents in crisis, as well

as quality day care to the children of working families.

Total Value of Donations by MNCBIA members: \$5,000

TASSC International – *Founded by and for torture survivors.*

Headquartered in NE Washington D.C., the mission of Torture Abolition and Survivors Support Coalition International (TASSC) is to end the practice of torture wherever it occurs and to empower survivors, their families and communities wherever they are. Locally, TASSC supports torture survivors from around the world who come to the United States seeking refuge. Many of TASSC's survivors must spend many months in our area while their asylum cases are in process. During this critical period, before obtaining legal residency and permits to work, many survivors live in poverty. TASSC's Helping Hands program provides direct assistance to these survivors.

In December 2010, the ribbon was cut on the new TASSC Survivors Home, providing supportive housing for torture survivors on their journey towards healing. TASSC's new property was donated by the Robert L. Edwards Living Trust, of which MNCBIA member Ian Cohen, President of Knollwood Development is Trustee. Ms. Sara Carlson, the daughter of Mr. Edwards and a partner at Knollwood, helped dedicate the home. The project also received key support from Shelters Plus, a private foundation started by the late developer John Smart and his family.

Captains and Significant Industry Contributors: Knollwood Development, the Robert L. Edwards family, Sunrise Home Builders, and the John Smart Family.

Total Project Value: \$185,000.

All Jurisdictions

Rebuilding Together (Christmas in April) – *Rebuilding homes and spirits since 1989.*

The Rebuilding Together network provides free rehabilitation and critical repairs to the homes of thousands of low-income Americans. In our area, an RT or CinA chapter is located in each of the six jurisdictions we serve. Together in 2010, these chapters repaired over 300 homes including a handful of homes that were adopted by MNCBIA members. Since 2000, 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 the MNCBIA area by helping recruit builder captains and trades as well as making direct financial contributions to all chapters.

Various Captains Total Value: \$50,000



Home Builders Care Foundation, Inc. and Affiliates

STATEMENT OF ACTIVITIES

Unrestricted Activities	2010	2009
Revenue		
Contributions	\$47,640	\$59,965
Special Events	15,769	15,185
Investment Income	125,621	100,487
Donations In-Kind	48,081	54,037
Net Assets Released from Restrictions	<u>60,932</u>	<u>743,172</u>
Total Revenue	298,043	972,856
Expenses		
Program Services		
Permanent/Supportive Housing Projects	112,926	201,449
Temporary/Transitional Housing Projects	143,309	443,652
Other Community Service Projects	<u>11,125</u>	<u>7,176</u>
Total Program Services	267,360	652,277
Supportive Services		
Management and General	14,929	15,970
Fundraising	<u>35,119</u>	<u>39,264</u>
Total Supporting Services	50,048	55,234
Total Expenses	<u>317,408</u>	<u>707,511</u>
Change in Unrestricted Net Assets	(19,365)	265,335
Temporarily Restricted Net Assets		
Contributions	30,832	1,910
Grants	0	215,814
Donations In-Kind	30,100	176,754
Net Assets Released from Restrictions - Restrictions Satisfied by Payments	<u>(60,932)</u>	<u>(743,172)</u>
Change in Temporarily Restricted Net Assets	0	(348,964)
Change in Net Assets	(19,365)	(83,359)
Net assets, beginning of year as restated	<u>\$1,149,323</u>	<u>\$1,232,682</u>
Net Assets, end of year	<u>\$1,129,958</u>	<u>\$1,149,323</u>

Statement of Financial Position

Assets		
Cash	\$621,086	\$778,848
Investment income receivable	36,219	34,629
Accounts receivable	30,833	38,394
Investments	<u>515,542</u>	<u>482,630</u>
Total assets	\$1,203,680	\$1,334,501
Liabilities and Net Assets		
Liabilities		
Accounts payable and accrued expenses	\$36,000	\$11,278
Deferred assessment income	37,722	38,900
Notes payable	<u>-</u>	<u>135,000</u>
Total liabilities	73,722	185,178
Net Assets – Unrestricted	1,129,958	1,149,323
Commitments and contingencies	<u>-</u>	<u>-</u>
Total liabilities and net assets	\$1,203,680	\$1,334,501

This information is derived from the independent audit of financial statements of HBCF Inc. and affiliates as of December 31, 2010. 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.

2010 Honor Roll

Thank You to Our Generous Financial Donors



\$10,000 and up

Elm Street Development

\$5,000 and up

Fannie Mae

Newland Communities

Bank Of America

M & T Bank

Pettit Family Charitable Foundation

\$2,500 and up

Mid-Atlantic Builders, Inc.

\$1,000 and up

Bozzuto Family Charitable Fund

The Marianne & Peter Byrnes Charitable Foundation

R.J. Duffie Inc.

Gutschick, Little & Weber PA

Cecilia Hodges

Jonathan and Risa Kipnis

Liberty Homebuilder

Linowes & Blocher LLP

Doug and Suzanne Meeker

Newport Partners LLC

Pleasants Construction

A-Z (financial and in-kind donors)

Acacia Federal Savings Bank

Allen, Roberto

Aleshire, Jeff

Amberlea Photography

Aon Risk Solutions

Bacot, Jim

Baker Tilly

Bank of America

Bauman, Gus

Best Siding

Bike and Roll Washington DC

Blum, Abba

Bossong, Frank

Bourke, Tom

Bowles, Liza & Don

Bozzuto Family Charitable Fund

The Brick Companies

Burke, Jude

Byrnes, Peter G. and Marianne F. Byrnes

Cabot Creamery Cooperative

Carroll, Hugh & Cathy

Collier, Ron

Community Foundation for the National Capital Region

Conley, Mike & Heather

Covell Communities LLC

Craftmark Homes/Craftstar Homes

Creaser / O'Brien Architects, P.C.

Curley, Guy & Kelli

D.C. United

Dan Ryan Builders

Design Tech Builders

DeVan & Lowery PA

Ditthardt, Bob

Dugan, Tim

Dukes, Charlie

Dunn, Ken & Patricia

Elahi, Lynn

Elm Street Development

EYA

Faerber, Michael

Fannie Mae

Farasy, Tom

First Home Mortgage

Flanagan, David & Ann

Freed Photography

Furey, Doolan & Abell, LLP

Gibson, Kelly

Goldstein, Mike & Nina

Greaney, Pat

Gregory Fine Portraits

Gutschick, Little & Weber PA

Haber, Miles

Hodges, Cecilia

Hughley, Geoffrey

Hutchinson + Associates LLC

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IDI Group

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Jackson, Mark

K. Hovnanian Homes

Kane, Patti & Bob

Katz, Howard

Kennedy, Kevin

Kettler Brothers Homes LLC

Kettler, Jim & Naomi

Kipnis, Jonathan & Risa

Land & Commercial, Inc.

Laurence Cafritz Builders

Lessans, Praley & McCormick PA

Liberty Homebuilder

Lighthouse Property Management

Linowes & Blocher LLP

M & T Bank

MacFarland, Mark

Main Street Homes

Marlton Golf Club LLC

Masters Inc.

McKenna, Peter J. & family

Meeker, Doug

Mehaffey & Associates

Mid-Atlantic Builders, Inc.

Mid-South Building Supply Inc.

Miller & Smith Homes Inc.

Miller, Peter

Mitchell, Marty

MNCBIA

Montenegro, Raque

Monument Construction

Newland Communities

Newport Partners LLC

Law Offices of John B. Norris III, LLC

NSArchitects

NVR, Inc.

Olney Theatre

O'Malley, Miles, Nylen & Gilmore PA

Orrick, Jack & Margie

Paul, Stephen & Lisa

Pettit Family Charitable Foundation

Pleasants, Don & Claudia

Pleasants Construction, Inc.

Porestky Building Group

R & F Metals

R & R Custom Homes

R.J. Duffie, Inc.

RB Burroughs Backhoe & Excavating, Inc.

Rodgers Consulting Inc.

Rood, Dusty

Roser, Scott

Sandy Spring Bank

Shakespeare Theatre Company

The Sharper Cut Inc.

Shulman Rogers

Smart, Ted & Roxanne

Spaulding, Bob

Stuart, Chas & Diane

Sullivan, Dennis

Sunrise Home Builders LLC

Swenson, Diane

Taylor, Carolyn

Taylor, Mark

TD Bank

Terre Verde Communities LLC

Thayer, Charlene

2 Calm Palms

Vintage Security LLC

Wagner, Clarke

Washington Gas

Wertheimer Family Foundation

Winchester Homes

Winston, Bruce

Winston, Roger D



Board of Directors 2010



Ted N. Smart, Maryland Development Co. LLC
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VICE PRESIDENT

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Ex-officio

Patti B. Kane, Director, Home Builders Care



MARYLAND
NONPROFITS



STANDARDS FOR
EXCELLENCE



Home Builders Care Foundation is a (c) (3) Non-Profit Community Outreach Program affiliated with the Maryland National-Capital Building Industry Association

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