



# Community Builders

Quarterly review of the Home Builders Care Foundation



Giving Back to Our Community

Fall 2015

Remember HBCF this Giving Season!

Black Friday. Cyber Monday.  
#GIVINGTUESDAY  
December 1, 2015

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Home Builders Care Foundation (HBCF) is proud to bear the SEAL OF EXCELLENCE from Maryland Assn of Nonprofit Orgs. The honor recognizes adherence to the highest standards of effectiveness and accountability in nonprofit management.

## Professional Women in Building Help the Homeless

MBIA's Professional Women in Building Council (PWB) recently partnered with the Home Builders Care Foundation (HBCF) to hold a friendly community service-themed gathering at the Maryland Center for Housing (MCH).



At PWB's Wine and Cheese Event in November, the group got together to supply and prepare close to 200 snack packs to-go for the homeless. Each participant was asked to donate an item to put in the pack. Kenya Hitchens of

American Cedar & Millwork, for example, donated hundreds of granola bars.

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 are intended to keep on hand in your car to give to someone in need you may see on the street,"* commented PWB's newly elected 2016 Chair Maggie Witherup, an environmental attorney with Gordon Feinblatt. *"It's a simple act of kindness and a tangible way to help those less fortunate than ourselves in a time of need."*



A number of the packs were distributed and sold to MBIA members at the recent Land Development Council Awards and MBIA Elections Dinner in Annapolis. Additional packs are now readily available at the MCH for a small suggested donation of a few dollars.

Proceeds from the pack sales will support HBCF. Just stop by MCH before the new year. Thank you PWB!



## Owen Place in DC Opens Its Doors Thanks to MBIA Members

Owen House is the new home address for four formerly homeless women. After months of renovation, anticipation and numerous inspections, residents were given the go-ahead to move-in to their very own apartments in late October.

While the interior work of the building was completed and furnishings moved in weeks earlier, the city had held up issuing the certificate of occupancy to Open Arms Housing due to a code compliance



Photo by (Kate Patterson/For The Washington Post)

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## Owen Place in DC Opens Its Doors Thanks to MBIA Members

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issue with the sloping front yard. Until fencing and a second handrail were installed, the women had to wait.

But not for long thanks to Hercules Fence who quickly stepped up to help. Within a number of days, everything was in place and at a substantial discount.

Evan Winston, President of Hercules Fence was happy to answer the call for help. He commented, "We are always looking to give back in charitable work such as this." MBIA members REICO and Appliance Builders Wholesalers



also helped on the project with Ashton Manor Environmental also planning on contributing their expertise.

An article on the women of Owen Place was recently published in *The Washington Post* and can [be found online](#).

### The Maryland Center for Housing is one-year old!



#### Be part of history!

⇒ Earn Recognition at MCH



\*sample office sponsorship

Please call 301-776-MBIA to learn about LONG-TERM recognition opportunities available to MCH donors who contribute before year-end 2015.



## Caruso Homes Leads Charity Build in Bowie

A Prince George's County housing program facility that supports low-income families transitioning to stability is being retrofitted thanks to local builder [Caruso Homes](#) and HBCF.

St. Matthew's Housing Corporation (SMHC) was founded in 1990 under the sponsorship of St. Matthew's United Methodist Church (UMC) in Bowie and presently operates and oversees Alpha House, a four-bedroom single family house in Bowie.

SMHC program participants are selected in consultation with local shelters and agencies. The average stay at Alpha House is 18-24 months.

Gary Allen, SMHC President explains the need for the upgrades. "Several significant improvements were needed in order to help us sustain our program. Over the 25 years we have been using Alpha House, resources have been directed to program services and thus the facility has suffered. We needed to address the

repairs and replacements in order to effectively and economically continue."

Originally constructed in 1963, Alpha House still has many of its original



elements. A team of MBIA members is lending its expertise along with Caruso Homes. Newport Partners conducted an energy audit on the home just prior to renovation, and a new two-zone electric heat pump system is being installed by McCrea Heating and Air. Windows will also be replaced and insulation blown-in to R-30 minimum to help make the home less costly to operate. Other task items include installing a new front sidewalk and replacing flooring throughout the home. The total project value is roughly \$30,000.

When Jeff Caruso, CEO of Caruso Homes heard about the project, he stepped up to help. "We have been long-time supporters of Home Builders Care and are proud to contribute our construction expertise to the renovation and help make a difference for families in need. It's a model way for builders to give back to our communities."

Prince George's County Councilmember Todd M. Turner (D - District 4), whose constituent area includes Bowie, says this project is great news for residents. "I am pleased to offer grateful acknowledgement of the support Caruso Homes and the Home Builders Care Foundation have provided to the homeless working poor in Prince George's County. This unique public-private partnership to renovate the St. Matthew's Housing Corporation Alpha House delivers state-of-the-art building systems for housing of one of our most vulnerable populations in the County."

## MBIA Members Help Lead the Real Estate Charitable Foundation of Maryland— A New Way To Give (and, of course, direct funds to HBCF)

While real estate comprises between 40 and 50 percent of the total U.S. net worth, only 2 percent of the gifts given to charities are in the form of real estate. And even if donors were so inclined, most local nonprofits are reluctant to accept real estate because of the legal complexities and risks involved.

The Real Estate Charitable Foundation of Maryland (RECF) was recently established as a 501(c)(3) supporting organization of the Community Foundation of Howard County to facilitate the sale of donated real estate in order to pass the net proceeds of the sale into a donor's fund which then will make grants to benefit the charitable causes about which the donor cares—causes such as Home Builders Care and our charitable construction projects that benefit the homeless and others in need of safe and stable shelter.

The Board of this new real

estate foundation is comprised of some of the most experienced real estate professionals in Howard County, including the following active MBIA Members: Chair Bruce Harvey, President of Williamsburg Homes; Vice-Chair Earl Armiger, CEO and Founder, Orchard Development; Meg Moon, Lakeside Title; Rich Thometz, Hailey Development; and Rob Moxley, Security Development.

Mr. Armiger, a recognized leader in the home building community and recent recipient of the Howard County Philanthropist of the Year Award, is one who has tapped the value of real estate for both tax and philanthropic reasons. In 2007, Mr. Armiger coordinated the donation of a limited partnership interest in one of his local apartment projects to the Community Foundation of Howard County. In addition to enabling an equity partner

to exit without forcing a sale, Mr. Armiger's donation has resulted in over \$900,000 flowing through the Community Foundation to benefit the Howard County community with a focus on programs to help those who are housing insecure. A win/win!

RECF does have a process to determine whether the donated real estate is marketable, including appraisal, environmental studies, survey and title search. Donated properties may be located outside of Howard County.

For more information about ways real estate assets can be used for the good of the community, please contact Ms. Beverly Seals-White, the President and CEO of the Community Foundation of Howard County at 410-730-7840 or email her at [bwhiteseals@cfhoco.org](mailto:bwhiteseals@cfhoco.org).



## HBCF Supports Emergency Roofing Repairs at Harford County Agency

SARC (The Sexual Assault/Spouse Abuse Resource Center) is Harford County's lifeline to victims, potential victims, and survivors of violence and abuse. The program serves 1500 people each year. Located in Bel Air, SARC was established in 1978 with a



grassroots effort by Harford County residents. All SARC services are offered free of charge.

Recently SARC discovered that it needed emergency repairs on its bell tower, where water is infiltrating into its main building when it rains. HBCF stepped up to help by filling

a key gap in funding. With the new HBCF assistance, repairs amounting to \$18,000, can finally be made, and just in time for the winter season.

SARC CEO Luisa Caiazzo expressed her gratitude. "The Sexual Assault/Spouse Abuse Resource Center (SARC) is grateful to the Home Builders Care Foundation for their generous support which will allow for

*the repair of the roof in our building that houses outpatient counseling and free legal services to victims of domestic violence, sexual violence, and stalking. As funding continues to shrink for these lifesaving services, this contribution allows for this important repair without having to redirect dollars that are so needed to support survivors of violence."*

FOR MORE INFORMATION  
PLEASE CONTACT US



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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.

## Home Builders Care Foundation Board of Directors 2015

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*Did you know...  
that on a single night  
in January 2015, a  
total of 564,708 people  
were homeless in the  
United States? Of  
these, 8,390 of them  
were in Maryland.*

- Source: The U.S. Department of Housing and Urban Development. *The 2015 Annual Homeless Assessment Report (AHAR) to Congress.*

## Maryland Building Industry Association Presidents Luncheon Holiday Toy Drive Collection



Help Brighten the Holidays for a Child in Need

*"For most of these children, the gifts we provide are the only ones they receive."* CMR's Director of Volunteer Services

Home Builders Care Foundation annually hosts a Holiday Toy Drive. This year's beneficiary is the Community Ministries of Rockville (CMR), who expect to serve about 400 children this holiday. Your donation of new unwrapped toy will be collected by CMR on December 10th. Please bring your toy to the Maryland Center for Housing by December 9 or to the Presidents Luncheon (invitation only). Collected toys will be distributed to needy children through a Holiday Giving Program. Thank you!

## Toy Drive Wish List Items

- Baby Dolls
- Stacking Blocks
- Toddler Books
- Fisher Price *Laugh and Learn* Toys
- My Little Pony
- Barbie Playsets
- Disney Princesses
- Superheroes & Action Figure Sets
- Shopkins
- Legos
- Hot Wheels
- PlayDoh Playsets
- Basketballs or Footballs
- Science Kits
- Makeup or Nail Polish Kits
- Arts and Craft Kits
- \$25 Target gift cards



**You hold a key to preventing and ending homelessness in Maryland.**



Let's build to make a difference in the lives of others in need of a home.

Please Support the work of your own Home Builders Care Foundation.

HBCF's 2015 Annual Fund Drive is going on NOW.