

Contributing to Community

Homebuilders—Giving Back To The Community With Compassion And Caring

L & L Company Donates \$47,000 to Believe In Tomorrow Children's House



The L & L Company's 22nd Annual Charity Golf Tournament was held this past May at Renditions Golf Course in Davidsonville, MD. Donations from The L&L Company vendors and builders benefit The Believe In Tomorrow Children's House at Johns Hopkins, which provides a family-centered supportive center for children receiving medical care at the Johns Hopkins Children Center.

"Even though our industry is experiencing a drastic downturn, it is encouraging to garner so much support. We look forward to putting on this event every year, and to help do something great for the community," said Mike Geisler, President of The L & L Company.

Since 1996, The L & L Company has teamed up with Believe In Tomorrow National Children's Foundation raising over \$340,000 for the Children's House. ✨

Malta House to Receive Renovation

This fall, the hard-working kitchen at Malta House, an assisted living facility for lower-income seniors, will get a much needed upgrade, thanks to **Craftstar Homes, Mid-South Building Supply, and the Home Builders Care Foundation.**

Malta House is a 31-unit residential home operated by Victory Housing. The residential-style cabinets and countertops in Malta's kitchen are over-worn and showing major signs of stress from years of functioning in a commercial kitchen.



Sister Jean Louise Forkin, Director of Malta House, inspects a cabinet weighed down with tableware.

Hundreds of meals are prepared in the kitchen on a daily basis. Many cabinets have been deemed unsafe as they are beginning to pull from the wall. Victory Housing is the non-profit housing development arm of the Archdiocese of Washington. Their mission is to provide affordable housing and related social services to low- and moderate-income frail and independent senior citizens, families with children, and others with special needs.

"We are extremely excited and are looking forward to having a commercial kitchen at Malta," commented

Jackie Smedley, Victory Housing's Director of Marketing and Management. ✨

Newland Pumpkin Festival 2008

Since 2006, Newland Communities has held Life is good® Pumpkin Festivals in their communities from coast-to-coast. The festivals, which raise money for charity, feature pumpkin carving, scarecrow stuffing, face painting, live music, great food and an awesome sunset lighting of more than 1,000 carved pumpkins on a wall of scaffolding. Admission is free to the general public with money being raised through corporate and personal donations, sponsorships and the sales of Life is good® festival merchandise.

In 2008, Life is good® and Newland Communities® will donate funds raised at the festivals to two national charities—one being HomeAid, a leading non-profit provider of housing for today's homeless. The Home Builders Care Foundation's own HomeAid Washington DC chapter will participate from the Clarksburg Town Center event.

For more information, visit www.newlandpumpkinfestival.com and make plans to attend Saturday, October 25.

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Winchester Homes Takes Lead on Men's Shelter Addition

There's some very good work going on at 600 East Gude Drive in Rockville—Montgomery County's primary address for helping the homeless.

This month, as part of a public-private partnership team, the **Home Builders Care Foundation (HBCF)**, led by Builder Captain **Winchester Homes**, began construction

trailer for several years. Additionally, the shelter operates an offsite overflow facility during the winter months to meet demand. The new addition will facilitate not only the expansion of the size of the building but also the scope of services provided. In addition to increasing capacity with 35 new beds, the new addition will feature private counseling offices, new laundry and bathroom facilities, two medical exam rooms, and a meeting space and computer lab for educational activities to be conducted. Construction is projected to take four months, subject to weather delays.



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Artist's rendering of the new Gude Drive Complex.

on a new 3,780 sq. ft. addition to the Men's Emergency Shelter (MES), operated by the Montgomery County Coalition for the Homeless (MCCH). The addition is part of a major facilities improvement project to better serve the county's homeless population.

Since the building's original construction by HBCF just eight years ago, demand for shelter and comprehensive services for homeless individuals has increased dramatically. The capacity of the existing building is 100 men. An additional 35 men have been served by an onsite

With the plans for the addition in 2008, MES expanded its hours of operations from an overnight facility to a 24/7 program in order to comprehensively assist shelter residents and address the many needs and issues that surround homelessness. For example, a new project of MCCH, *Back-to-Work*, provides vocational counseling and job training to shelter residents.

Besides the addition, a second new building is being constructed that will become home to the Chase Partnership House run by Community Ministries of Rockville,

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Creating Homes

Homebuilders—Responsive, Responsible And Respected

Ballard Spahr Helps With “Extreme Home Makeover”

One Maryland family received a brand-new home this past July, thanks to ABC’s “Extreme Home Makeover” and **Ballard Spahr Andrews & Ingersoll**.

Felicia Jackson is raising 14 children—four of her own, plus 10 nieces and nephews ever since her sister died of cancer in 2004. For the last several months, the family of 15 has been living in motel rooms.

Now they have a home in Poolesville, MD, due in part to the pro bono efforts of Ballard Spahr’s Bethesda, MD, office.

The firm’s real estate group was approached by Montgomery County’s Department of Housing and Community Affairs to help Jackson understand the contracts she signed with ABC. **Roger Winston**, managing partner of the Bethesda office, says the firm often works with the department. This case, he says, was an obvious one to take.

The situation “*just grabs at your heart*,” he says. “*And it’s right here in our back yard.*”

Ballard Spahr is now helping Jackson to establish a trust and an estate plan to provide the family with additional security. Winston says charities have been contributing money to help Jackson meet the costs of keeping up the house. ✪

Green Champion



Miles Haber, MNCBIA member and consultant to the building industry, is helping bring green into the multifamily world as an advice giver and owner representative. And for that he was honored by the National Association of Homebuilders as the *2008 Multifamily Advocate of the Year* this past May.

Haber believes strongly that a push for a national standard is essential so that there is an alternative to LEED and other programs. “*Let the builder decide the most effective program*,” he says. “*We need to try and make green market-based with incentives instead of a mandate.*”

Haber wasn’t always a gung-ho green proponent. “*As a builder I felt that the environment was over-emphasized, but as I got more educated, I’ve personally become more convinced about the validity of global warming. We need to build smarter.*”

Haber advises builders to promote every green feature of a multifamily project. “*Whether rental or condo, it means something to the consumer.*” ✪

Building Neighborhoods

Homebuilders—Creating Neighborhoods With Purpose and Vision

Men’s Shelter (continued from front page)

Adrienne’s Safe Haven shelter run by MCCH. And offices for MCCH staff. Both programs provide transitional housing and services for up to 51 homeless adults. Prior to new construction, housing and services for both programs were delivered in substandard buildings onsite.

Members of this unique public-private partnership behind the facilities improvement project include the Montgomery County Coalition for the Homeless, Home Builders Care Foundation, Winchester Homes, Montgomery County’s Departments of Housing & Community Affairs and Health & Human Services, the Maryland Department of Housing & Community Development, as well as the Housing Opportunities Commission, the Community Ministries of Rockville and Forrester Construction. The entire new complex was designed by MNCBIA associate member JSA Inc. ✪

The Local Homeless Population

According to the 2008 Homeless Enumeration of the Metropolitan Washington Region report produced by the Metropolitan Washington Council of Governments, on any given day, there are 1,150 literally homeless persons in Montgomery County, including 500 single adult men. It is estimated that 72 percent of homeless adults in Montgomery County have at least one disability (e.g. mental illness, substance abuse, development disability, chronic health condition), and 26 percent of homeless adults in Montgomery County work but cannot afford housing. The study counts persons living on the street or residing in emergency, transitional or permanent supportive housing programs. The study does not count persons doubled or tripled up in housing or at risk of becoming homeless.

Freddie Mac Foundation Awards Grant to Home Builders Care Foundation



This past June, the **Home Builders Care Foundation** (HBCF) was approved for a \$25,000 capacity building grant from the Freddie Mac Foundation (FMF). The grant was awarded as part of FMF’s *Stable Homes, Stable Families* program, which aims to help homeless families achieve stability and/or transition to stable housing.

The grant will help HBCF face the challenges of operating two shelter-related charitable construction programs under one Maryland-National Capital umbrella in a less than stellar housing market. In late 2007, HBCF opened a new HomeAid DC chapter in addition to continuing the successful Home Builders Care program. Funding is specifically earmarked for operations in identifying and initiating two projects that benefit homeless families in both Maryland and Washington D.C. ✪

Support Home Builders Care Through its Annual Fund Drive

The charitable arm of MNCBIA needs your support! In 2007 and into 2008, Home Builders Care provided more than \$540,000 worth of construction services and support to 16 area non-profits serving over 1,100 needy individuals and families in our communities.

As we move forward, HBCF continues to seek out and take on multiple community service projects to demonstrate that Home Builders Care and make a difference. Our projects include completing a major expansion of the Men’s Emergency Shelter in Rockville and playing a role in the development of new permanent supportive housing units for mentally-ill women in Washington, DC. New potential projects in Prince George’s County and Southern Maryland are also under review. In order to succeed, HBCF needs the support and generosity of MNCBIA members to reach our goal of \$100,000 during our 2008 fall fundraising drive and we are just getting started—so please pledge today. EVERY DOLLAR COUNTS! For more information, contact Patti Kane at 301-445-5410 or pkane@mncbia.org or go to www.hbcf.org. ✪

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The Maryland-National Capital Building Industry Association (MNCBIA) is a regional organization of more than 730 companies representing the interests of more than 18,000 individuals in the building and development industry operating in Calvert, Charles, Montgomery, Prince George’s and St. Mary’s counties in Maryland and in the city of Washington DC. The MNCBIA is affiliated with the Maryland State Builders Association (MSBA) and is a local affiliated Chapter of the National Association of Home Builders.

