

Contributing to Community

Homebuilders—Giving Back To The Community With Compassion And Caring

Housing Unlimited Inc. Honors Linowes & Blocher

Long-standing MNCBIA member law firm **Linowes & Blocher LLP** has an extensive record of community involvement and support. The firm has long been active in assisting and contributing to various charitable causes in the DC area. A primary example of their dedication to serving the community is their work with Housing Unlimited Inc. (HUI), a Montgomery County organization that provides high-quality homes to adults with mental illness who would otherwise have no hope for decent independent housing.

In late April, at HUI's 15th Anniversary Celebration, Linowes & Blocher was honored by HUI and lauded for their key support in making the organization a successful and effective housing model program. It currently owns 43 residences and houses over 125 tenants.

Over the past several years, Linowes & Blocher attorneys have provided outstanding pro bono legal counsel and assistance to HUI on an extensive array of corporate



L to R: Stephen Kim, Ann Gooch, Justin Hayes, Emily Vaias, Jack Orrick, David Cohen, John Delaney, Demetri Datch, Earl Wise, all with L&B.

and housing matters ranging from personnel issues to commercial leases to real estate acquisitions. **Jack Orrick**, a partner of the firm, is a current HUI Advisory Board Member and has been involved with HUI since the organization purchased its first house in December 1994.

HUI Executive Director Abe Schuchman commented, "We are extraordinarily grateful to Jack and his colleagues for their wise counsel and guidance over these many years."✪

Members Enjoy a Day at the Races

Thank you to MNCBIA members and their friends for showing support of the **Home Builders Care Foundation** by joining in on the fun at Laurel Park on April 9. Day at the Races attendees were treated to a gourmet lunch, open bar, an in-room betting window, and some fun giveaway items. A few lucky attendees even walked away with cash winnings and one lucky patron took home tickets to a Washington Nationals baseball game courtesy of 2010 MNCBIA President **Guy Curley of Liberty Homebuilder Inc.**

MNCBIA member support is what makes this annual fundraiser successful year after year. Home Builders Care extends a heartfelt thank you to the following sponsors of our 2010 Day at the Races. Funds raised at this event will be used to leverage the in-kind help and assistance we are able to provide to shelter-related projects throughout all MNCBIA jurisdictions. Thank you sponsors and attendees! ✪

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COMMUNITY BUILDERS

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Home Builders Care Celebrates Grand Opening of Lockney Apartments

Partnership with Coalition Homes & Montgomery County Creates Homes for Once Homeless Families

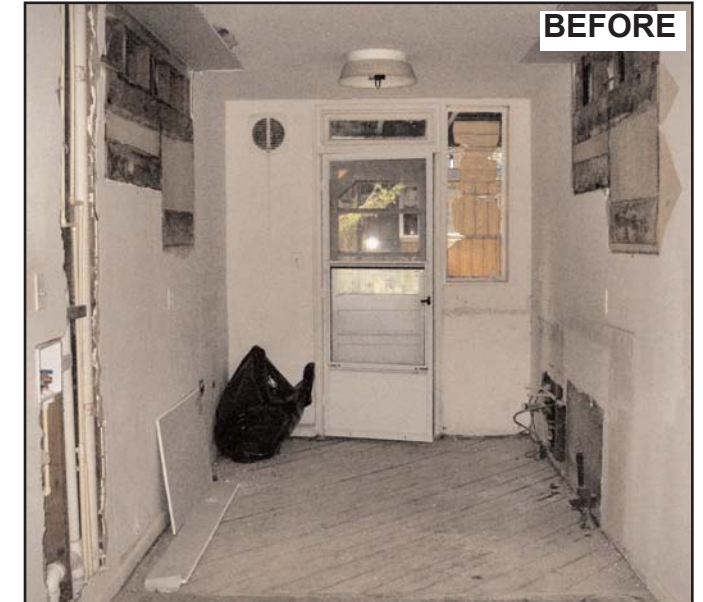
On March 24, the **Home Builders Care Foundation** (HBCF) celebrated the grand opening and ribbon cutting of Lockney Apartments, a newly renovated building which now provides affordable, permanent supportive housing for formerly homeless families. Montgomery County Executive **Isiah Leggett** and County Councilman **George Leventhal** joined in the ribbon cutting event.

In partnership with Coalition Homes, Inc., (CHI) a subsidiary of the Montgomery County Coalition for the Homeless (MCCH), and the Montgomery County Department of Housing and Community Affairs (DHCA), HBCF helped the once vacant and foreclosed four-unit apartment building in Takoma Park undergo an amazing transformation.

At the grand opening, Theresa Holston, a single mother who had been staying in a homeless shelter for months with her newborn daughter, was the first to move into her



Theresa Holston receives the keys to her brand new apartment from Montgomery County Executive Ike Leggett.



Part of the extensive renovation included top-to-bottom kitchen remodels.



new apartment. She is a participant in MCCH's Partnership for Permanent Housing program, a "housing first" initiative that seeks to reduce homelessness by providing permanent stable housing instead of temporary shelter, including supportive services to help clients address the issues which contributed to their homelessness.

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Creating Homes

Homebuilders—Responsive, Responsible And Respected



HBCF President Ted Smart addresses the crowd.

been one of the worst business climates for homebuilders in recent memory. Many of us have lost our jobs. Many of us are struggling to stay afloat. Yet we still care about our communities and are still finding ways to give.”

He added that while the Lockney Apartments project increases the stock of supportive housing with four new family units, our community still has a long way to go. “Last year, according to the Metropolitan Washington Council of Governments annual report, there were 168 homeless families officially counted in Montgomery County.”

Sharan London, MCCH Executive Director commented “We are delighted to partner once again with the County and Home Builders Care Foundation to provide the dignity of a home to four more families as they exit homelessness.” ✪



HBCF Board members pose with MCCH Director Sharan London and MNCBIA Exec. Director, Diane Swenson.

The building was purchased by CHI with project financing from DHCA via the Housing Initiative Fund, although the funding was a lot less than the minimum amount needed to perform the entire scope of renovation. Thus HBCF’s involvement made the project work within budget constraints.

New MNCBIA member, **Sunrise Home Builders LLC**, served as the general contractor for the project, helping save the Coalition about 18 percent on overall construction costs right off the top. HBCF then contributed an additional \$40,000 to further bridge the gap in financing. A portion of the HBCF funds, \$10,000, was raised during Newland Communities’ *Life is good© Pumpkin Festival* in Clarksburg Town Center.

At the opening, HBCF President **Ted Smart** of Maryland Development Co. LLC, commented, “It’s no secret that this has

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Building Neighborhoods

Homebuilders—Creating Neighborhoods With Purpose and Vision

Work Begins on Transitional Home for Survivors of Torture

Building Permit Issued! A few weeks ago, the Torture Abolition and Survivors Support Coalition International (TASSC) began the extensive renovation on their new transitional home for survivors in Prince George’s County - thanks in part to the generosity of **MNCBIA** members and the **Home Builders Care Foundation** (HBCF).



Ted Smart’s guidance and encouragement, TASSC was able to take title to a once abandoned single family home on Seat Pleasant Drive in Capitol Heights to house five survivors and HBCF signed on to help.

The gift of the home was a very generous donation by the Robert L. Edwards Living Trust, of which **Ian Cohen**, President of Knollwood Development is Trustee. The Trust also donated two other properties in the District to the Washington DC, chapter of Habitat for Humanity last year.

According to Knollwood’s **Becky Brown**, who helped facilitate the property donation, the firm was looking to donate to worthy non-profits with need of property for the delivery of their programs, as well as the ability

Headquartered in NE Washington DC, TASSC International’s mission 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 and even years in the Washington DC area while their asylum cases are in process.

During this critical period of their lives, before obtaining legal residency and permits to work, many torture survivors live in poverty, lacking sufficient resources to provide themselves or their children with even the most basic human needs. TASSC’s Helping Hands program provides direct assistance to these survivors.

About a year ago, TASSC had contacted HBCF as the organization was in need of assistance for their Helping Hands program. At around the same time, HBCF was contacted by MNCBIA member **Knollwood Development** concerning a donation of real estate. With HBCF President



to generate the funds needed to make the properties safe for their clients. While the appraisal of the home at the time of the donation was estimated at \$40,130, the renovation is expected to cost around \$135,000. HBCF is contributing up to \$40,000 in cash and in-kind assistance in conjunction with another charity. ✪