

ANNUAL REPORT 2020



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Baltimore Regional Housing Partnership
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**"LIFE'S MOST
PERSISTENT AND
URGENT
QUESTION IS,
WHAT ARE YOU
DOING FOR
OTHERS?"**

MARTIN LUTHER KING, JR.



CONTENTS



04

MESSAGE FROM THE
BOARD PRESIDENT AND
EXECUTIVE DIRECTOR

05

OUR MISSION AND
VALUES

06 - 07

FY20 HIGHLIGHTS

08

BOARD OF DIRECTORS
& DONORS

09

OUR FAMILIES

10

SUCCESS STORIES

11

OUR PROPERTY
PARTNERS

12

STATE OF THE
PROGRAM

13

FINANCIALS

14

REACHING
FAMILIES
DURING THE
COVID-19
PANDEMIC

MESSAGE FROM THE BOARD PRESIDENT AND EXECUTIVE DIRECTOR

Dear Partners,

We are pleased to share with you the 2020 Annual Report of the Baltimore Regional Housing Partnership (BRHP). For many of us, this year brought unexpected challenges due to the COVID-19 pandemic, compounded by enduring racial injustice and inequity brought to the forefront of our hearts and minds through mainstream media and mobilization in the streets of Baltimore and other major cities. These challenges of health and racial unrest highlighted the shortcomings of our society in providing equal protections and opportunity for all citizens. Now more than ever, we see that stable, quality, affordable housing is essential to our collective health. BRHP was proud to step up to the challenges of this year to meet the increased needs of our 14,000 family members we serve.

In this report you will not only read about our accomplishments, but also how we adapted our operations to continue providing critical services to thousands of families in the Baltimore Housing Mobility Program. You will also read about the ways we elevated the voices and stories of our clients and increased our advocacy efforts for equitable housing and racially and economically integrated communities.

We thank our supporters for making our partnership strong and our mission a success, particularly as we continue to navigate such unsettling times. Thank you to the Housing Authority of Baltimore City and the U.S. Department of Housing and Urban Development for your continued support of our efforts in providing families with a better quality of life through stable, quality housing. We are proud of all that we were able to accomplish with your support. We are fervently working towards improving and expanding our services to better meet the needs of our stakeholders. Together, we can build inclusive communities that allow families to thrive with housing justice at the forefront of our priorities.



Joshua Civin
Board President and Chair



Adria Crutchfield
Executive Director

OUR MISSION AND VALUES

MISSION

Our mission is to expand housing choices for families with low incomes, who have historically been excluded from housing in well-resourced neighborhoods, helping them to access and transition successfully to safe, healthy, and economically vibrant communities.

To advance this mission, BRHP staff commit to upholding five core values as they approach their work.

VALUES

Advance Equity

- Through empowering families and advocating for structural change, BRHP strives to advance equity in Baltimore City, the region, and nationally.

Visionary Outlook

- We are forward-thinking, innovative leaders and agents for change.

Serve Ethically

- At all levels we are committed to serving with integrity, a clear moral purpose, and empathy.

Commitment to Each Other

- We trust, respect, celebrate and invest in the people we serve, our community and ourselves.

Passion to Action

- Our passion for justice and equity drives our actions, decisions and priorities.



FY20 HIGHLIGHTS

Promoting Health Through Housing with the Kresge Foundation

In collaboration with the Kresge Foundation and the Housing Authority of Baltimore City (HABC), BRHP conducted planning activities with numerous community health stakeholders for a Healthy Children Demonstration program to create a foundation for aligning housing vouchers with health promoting environments in the Baltimore region to improve health outcomes for children.



Celebrating 25 Years Since *Thompson v. HUD* Victory

In February, BRHP co-hosted an awards ceremony and panel discussion with the ACLU of Maryland to celebrate 25 years since the landmark housing lawsuit *Thompson v. HUD*. The event included a panel discussion of BRHP clients, staff, and local activists who discussed the impact of the Baltimore Housing Mobility Program and the present and future of housing mobility for voucher recipients throughout the Baltimore region.

Strategic Plan

BRHP's first strategic plan leverages the organization's stellar reputation and expertise in new ways to first and foremost ensure sustainability, optimize operations, and foster the best outcomes of our core mobility program within the Baltimore region, and secondly, to harness opportunities to further promote housing mobility, share best practices, and advance racial equity for generations.

FY20 HIGHLIGHTS cont'd

Collaboration with Y in Central Maryland to Provide Academic Support to Students

In September, BRHP partnered with the Y in Central Maryland (the Y) to launch a collaboration that provided access to academic support at the Y Academic Support Centers at no cost to students of families receiving rental assistance from the Baltimore Housing Mobility Program throughout the region.

The Century Foundation Bridges Collaborative

BRHP was accepted into the 2020 cohort of the Century Foundation's Bridges Collaborative, joining leaders of 27 school districts, 17 charter schools and charter management organizations, and 13 housing organizations, with the mission of learning from one another, building grassroots political support, and developing successful strategies for integration in education.

Baltimore Regional Project-Based Voucher Program

Through this initiative, BRHP is promoting the development of long-term affordable homes in areas of opportunity around the Baltimore region, and partnered with 6 other regional housing providers and the Baltimore Metropolitan Council to construct 34 developments that will house families using vouchers.

BALTIMORE
REGIONAL
PROJECT BASED
VOUCHER
PROGRAM



Mobility
Works 

Mobility Works

Through the Mobility Works consortium, BRHP continues to provide technical assistance and share best practices with other jurisdictions and nonprofit entities launching housing mobility programs across the country, and advocate for rental assistance and fair housing reforms.

BOARD OF DIRECTORS

*Leaders in housing, banking, finance, human resources,
academia, advocacy, law, philanthropy, and health*

BRHP appointed six new board members who will help support the nonprofit's work in expanding housing choices and opportunities for low-income families in the Baltimore region. The elected members are based in the Baltimore-Washington metropolitan area and are experts in banking, human resources, academia, advocacy, philanthropy, and health. The new board members began their three-year terms effective November 19, 2020.

Joshua Civin, President and Chair
Margaret E. Williams, Vice Chair
Trent Williams, Treasurer
Michael Oppenheimer, Secretary
*Abhijeet Bhutra
*Cheryl Boyer
Iris Bradford
*Tom Coale
Ryan Downer
Andrew Freeman

Bert Hash, Jr.
Matthew Hill
*Dr. Kris Marsh
Anne Perkins
*Monica Rhodes
Barbara Samuels
Zelda Tally
Bill Tamburrino
Phillip Tegeler
*Dr. Rachel Thornton

*Newly elected members

DONORS

*Thank you for your generous
support!*

ACLU Foundation of Maryland
ACLU of Maryland In Honor of Barbara Samuels
Adria Crutchfield
Alison M. James
Allison Seeley
Amazon Smile
Andrew Freeman
Anne S. Perkins
Ariel Linet
Barbara Samuels
Benevity Community Impact Fund
Bert Hash

Beth Heifetz
Bouratoglou Architect PC
Brian Cimbolic
Charlie Ortiz
Charlotte Taylor
Cheryl Boyer
Christie Baker
Christopher DiPompeo
Civil Rights Corps
Clifford Staten
CR of Maryland LLC
Daniel Pontious
Desiree Long
Devin Mathis
Eileen Cimbolic
Freddie Davis
Iris Bradford
Jeffrey Holland
Joshua Civin

Justin Williams
Katharine Boicourt
Kathleen Koch
Kathleen Gunthert
Laura Koman
Lori Jourdan
Malissa Ruffner
Margaret E. Williams
Matt Hill
Michael Oppenheimer
Michael Rosen
Molly Harman
Mr. and Mrs. William
Tamburrino
Network for Good
Nguessan Kouame
Pamela Young
Peter Cimbolic
Philip Tegeler

PNC
Rachel Thornton
Robert Embry
Ryan Downer
Sandra Wilson-Hawkins
Sarah Najarian
Sheila Proano
Sheronda Gross
Sparkle Sooknanan
The Abell Foundation
The Bert & Joan Hash Family
Fund
Tiffani Long
Tom Coale
Trent Williams
Valerie Rosenberg
Yungran Choi
Zelda Tally

OUR FAMILIES

Our participants want the best for themselves and their families and we partner with them to achieve their housing goals at every step of the process.



4,319

households with an average family size of 3.3



14,233

total participants



7,722

total children



97%

female head of household



39

average age of head of household



SUCCESS STORIES



"Being a part of the program helped me to build my credit and learn ways to save and budget my income. By applying the different counseling methods, I learned to make it a part of my daily routine. I'm now able to become a homeowner. I would like to thank everyone in the program that helped me along this journey."

"Because of BRHP my son hasn't had an asthma attack in over 4 years. My children have been on the honor roll for the past 4 years. I'm working on getting a part time job."



"The BRHP program has been a tremendous help! I was able to purchase a car through the Vehicles for Change program. My oldest daughter was approved through the program and moved into a 3 bedroom townhome (where she still lives)."

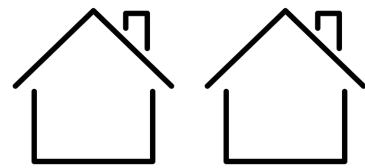
OUR PROPERTY PARTNERS

Property partners provide pathways to opportunities and better life outcomes for families who may not have otherwise been in a position to achieve their dreams for themselves and their families.



2,059

total number of property
partners



2

average properties per
property partner



79%

of BRHP families live in single family
homes, townhomes, and duplexes



STATE OF THE PROGRAM

The core of the **Baltimore Housing Mobility Program** is the counseling program, which provides a range of benefits to participants, including financial literacy, landlord-tenant mediation, professional coaching, and educational and health-related opportunities in their new neighborhood. Participants receive benefits for up to two years and during each stage of participation: pre-move, housing search, post-move and secondary-move if necessary. The program acts as an advocate for participants, by engaging with property owners throughout the Baltimore region and educating them on the benefits and opportunities of renting to our housing voucher recipients.

93

**COUNSELING
WORKSHOPS**

1,724

HOME VISITS

New participants receive a series of home visits from a designated post-move counselor within the first two years of their tenancy at their 30 day, 10th month, 16th month, and 21st month marks.

47

GRADUATED FAMILIES

These are participants that voluntarily withdrew from our program.

629

**FAMILIES
TRANSITIONED
TO NEW HOMES**

168

**NEW PROPERTY
PARTNERS**

3,942

**HOME
INSPECTIONS**

We conduct initial, biennial, and special inspections as needed.

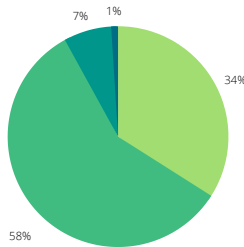


FINANCIALS

Statement of Financial Position Year Ended December 31, 2019

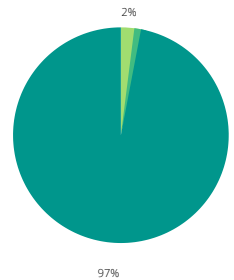
Assets

- Cash **34%**
- Prepaid Housing Assistance **58%**
- Security Deposits Receivable **7%**
- Other Assets **1%**



Liabilities & Net Assets

- Accounts Payable & Accruals **2%**
- Long-term Liabilities **1%**
- Net Assets
- With Donor Restrictions **97%**



Assets

Cash	\$3,389,483
Prepaid Housing Assistance	\$5,887,504
Security Deposits Receivable	\$754,294
Other Assets	\$73,217
Total Assets	\$10,104,498

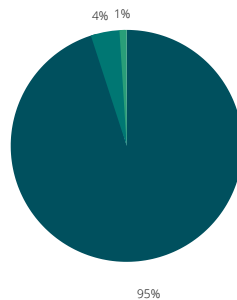
Liabilities & Net Assets

Accounts Payable & Accruals	\$192,230
Long-term Liabilities	\$77,832
Net Assets	
With Donor Restrictions	\$9,834,436
Total Liabilities & Net Assets	\$10,104,498

Statement of Activities

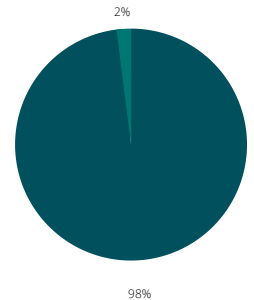
Revenue

- Government Grants **95%**
- Administrative Fees **4%**
- Contributions & Other **1%**



Expenses

- Program Service **98%**
- Management & General **2%**



Revenue

Government Grants	\$77,403,708
Administrative Fees	\$3,368,198
Contributions & Other	\$321,312
Total Assets	\$81,093,218

Expenses

Program Service	\$76,816,701
Management & General	\$1,293,343
Total Expenses	\$78,110,044
Change in Net Assets	\$2,983,174

REACHING FAMILIES DURING THE COVID-19 PANDEMIC

Like many other entities in 2020, BRHP made significant changes to its operations in order to keep staff and those we serve safe.

The COVID-19 pandemic ushered in record rates of unemployment and strain on the health and livelihoods of people across the country. Renters and property owners risked losing their homes and exposure to the COVID-19 virus during a time when authorities were urging communities to "stay home and stay safe."

Our highest priority was continuing our operations in the safest manner in order to keep our clients housed and ensure our property partners received monthly payments on time.

We made temporary changes to our operations, including adopting and enacting waivers from the U.S. Department of Housing and Urban Development that allowed us to operate safer and more efficiently; we required program documents to be submitted electronically; and we conducted counseling appointments, home visits, and workshops via phone and video.

We also followed safety protocols for performing housing inspections to keep both our inspectors and families safe.

To keep our families informed of local, state, and federal COVID-19 resources, we developed a resource guide and published and updated it frequently with new information and resources.

As an essential service for thousands of families in our community, we take pride in the continuity of our program and operations in a challenging year.



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