



2021

ANNUAL REPORT







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A MESSAGE FROM OUR BOARD PRESIDENT AND EXECUTIVE DIRECTOR

Dear Partners,

We are pleased to share with you the 2021 Annual Report of the Baltimore Regional Housing Partnership (BRHP). In this report you will read about some of the ways we played a role in bolstering our community over the past year. From hosting vaccine information sessions to financially assisting a record-high number of households with summer camp for their children, we continued to identify new ways to meet the needs of our families and staff during the ongoing COVID-19 pandemic.

One major return to our regular practice was the reopening of the office in July for in-person services, which was met with enthusiasm by our clients and team members. Utilizing a hybrid approach, we maintained our virtual contact options for families and most of our outreach events were hosted virtually. This year, we were pleased to have increased engagements with federal, state, and local officials as well as a variety of nonprofit organizations to share the impact of BRHP's housing mobility program, the stories of families served, and the needs of our community at all levels. From hosting *The Black Butterfly* author Lawrence Brown for a conversation on Baltimore's redlining history and impact to discussing education equity with the new Maryland State Superintendent, Mohammed Choudhury, we connected with several prominent leaders, led discussions, and advocated for resources that are moving the needle towards progressive change.

One such change that we are hopeful will occur at the national level is increased funding to expand the Housing Choice Voucher Program and housing mobility services. Navigating a second year of the COVID-19 pandemic has not been an easy feat for our team, but with the support of community partners and generous supporters, we were able to stay on mission with our strategic plan and obtain additional funding to prepare for the implementation of two exciting new initiatives in 2022. We are also proud of the operational changes we have made to become more efficient, such as digitizing our files. Our work at BRHP starts with housing and aims for equity, inclusion, and opportunity in all areas of life. We are proud of the ways we are expanding our work and thank you for your continued support to help us reach our goals and transform lives.



Joshua Civin
Board President and Chair



Adria Crutchfield
Executive Director



Board of Directors

President and Chair

Joshua Civin

Vice Chair

Margaret Williams

Treasurer

Trent Williams

Secretary

Michael Oppenheimer

Board Members

Abhijeet Bhutra

Cheryl Boyer

Iris Bradford

*Sonya Brathwaite

Tom Coale

Ryan Downer

Andrew Freeman

Bert Hash, Jr.

Matthew Hill

*Steven M. Clark, MD

*Newly elected members

Kris Marsh, PhD

*Courtney McKenney

Anne Perkins

Monica Rhodes

Barbara Samuels

Zelda Tally

Bill Tamburrino

Philip Tegeler

Rachel Thornton, MD, PhD

*Caylin Young

"We are in a pivotal time in history as momentum grows for making transformative change to our institutions, systems, and policies for the greater good and I look forward to working with our new members as we transform the Baltimore region and beyond."

ADRIA CRUTCHFIELD

In 2021, BRHP formed an Emeritus Board and welcomed the following Directors Emeriti for their significant contributions to the organization over the years:

*Robert Embry
Bert Hash, Jr.
Philip Tegeler*

Expanding Our Reach

Momentum grows for asset building program with \$400K Abell Foundation grant

Economic resiliency is a goal for many of our families and we want to help them reach this goal. In May, we announced that we were the recipient of a \$400,000 grant from the Abell Foundation to launch a new asset building program that will enable a segment of families assisted through the Baltimore Housing Mobility Program to set and achieve their education, career, and financial goals, build financial stability, and get ahead.

The program, Growing Assets and Income (GAIN), will be modeled on the Department of Housing and Urban Development's (HUD) Family Self Sufficiency (FSS) program, which enables HUD-assisted families to increase their earned income thereby reducing their use of public subsidies and allowing BRHP to assist others with greater need. BRHP has over 14,000 households on its wait list for rental assistance and nationally, the Housing Choice Voucher program only reaches 1 of every 5 people who are eligible. Through the GAIN program, BRHP families on the cusp of graduating from the rental assistance provided by the housing mobility



program will establish milestones that equate to a monetary value and once achieved, they will be able to access that money from an escrow account. BRHP will then issue the available vouchers to applicants from the wait list. The GAIN program will serve as a vehicle to help BRHP families reach their financial goals while managing their housing needs as they strive for a higher quality of life.

Healthy Children Voucher Demonstration awarded grants from The Kresge Foundation and The Harry and Jeanette Weinberg Foundation

In 2021, we saw disparities in COVID-19 infection, hospitalizations, and deaths by race and income level, with racial minorities and lower income households impacted the most. "Housing is healthcare" is a phrase we have heard often throughout the COVID-19 pandemic, and it is a phrase we know to be true at BRHP. Through our work, we know firsthand some of the health benefits our families have gained from moving to quality housing in resource-rich communities. From decreased stress to a reduction in asthma symptoms, the quality of housing and location matters when it comes to health outcomes. This knowledge is the impetus for our Healthy Children Voucher Demonstration, which will assist 150 Baltimore City families to transition to better quality housing to improve their health outcomes.



In support of the program's implementation in 2022, we were awarded a \$400,000 grant from The Kresge Foundation and a \$225,000 grant from The Harry and Jeanette Weinberg Foundation in June and December, respectively. The Kresge implementation funding follows a one-year planning phase that was also funded by the foundation in 2019 as a part of its Advancing Health Equity Through Housing Initiative. Both the Kresge and Weinberg funds will support the program over two years and will operate in conjunction with BRHP's housing counseling services. The program will target families with children who can benefit medically and developmentally from making a move to a healthier home environment.

Our partners on this initiative include the Housing Authority of Baltimore City, researchers from Johns Hopkins, and local healthcare providers.

A COVID-Safe Reopening

BRHP made significant changes to its operations as a safety precaution during the COVID-19 pandemic. Following a decline in local COVID-19 cases and the availability of vaccines, we prepared to reopen our office to the public. On July 6, we reopened our office by appointment to participants and property partners of the Baltimore Housing Mobility Program.

In order to continue our operations safely, appointments could be made through our website or over the phone. We equipped our



office with air purifiers in high-traffic areas, a desk shield for the reception desk, and amply spaced seating in the lobby. Staff continued to sanitize high touch surfaces, and all staff and guests were required to wear face masks.

The reopening of our office was met with enthusiasm and appreciation. We continued to offer hybrid services, including virtual workshops and counseling sessions, online form submissions, and a drop box for those preferring hardcopy forms. By December, BRHP staff had a 95% vaccination rate. Staff will have a 100% vaccination rate by the end of January 2022.

Getting the Word Out: Educating Our Community on COVID-19 Vaccines



In March, BRHP hosted a virtual information session on the COVID-19 vaccine and vaccination process for BRHP staff and clients with representatives from Johns Hopkins School of Medicine,

including Rachel Thornton, MD, PhD, Associate Professor of Pediatrics and BRHP board member, Corinne Keet, MD, MS, PhD, Associate Professor of Pediatrics, and Deidra Crews, MD, ScM, Professor of Medicine, Division of Nephrology.

As a follow-up to this engagement, we connected with representatives from Johns Hopkins Medicine and the University of Maryland Medical System to share information on the vaccination scheduling and appointment process, and offer the opportunity for BRHP families to get connected to a healthcare worker for a scheduled appointment at the Baltimore Convention Center Field Hospital. During a time of confusion, anxiety, and high demand for vaccination appointments, our team members and families appreciated the opportunity to gain more clarity on the vaccine and get scheduled for an appointment in a clear and efficient manner.

ENGAGEMENT HIGHLIGHTS

We continued our BRHP in Conversation series in 2021 to connect with industry leaders and share best practices and insight for addressing housing, economic, and racial inequities in the U.S. We also hosted virtual meet and greets for our staff, board members, client advisory board members, partners, and local, state, and federal government officials and policymakers. We had an eventful year of connecting, learning, and sharing the impact of the Baltimore Housing Mobility Program. See the leaders we connected with in 2021:

Dr. Lawrence T. Brown Author of *The Black Butterfly*

In February, we had the opportunity to sit down in conversation with Dr. Brown to discuss his book and approach to healing Baltimore's redlined communities known as the "Black Butterfly."



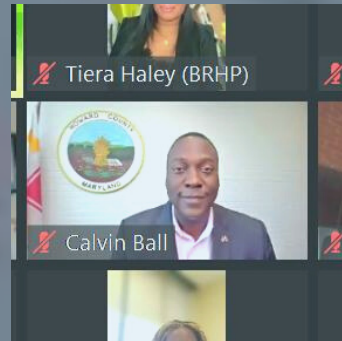
U.S. Representative Kweisi Mfume

In July, we met with U.S. Representative Kweisi Mfume and his District Director Anthony Jones, and learned how Congress is providing relief for working families across the Baltimore region and the U.S. through the monthly Child Tax Credit.



U.S. Senator Ben Cardin

In April, we met with U.S. Senator Ben Cardin to learn about economic and housing supports for families with low-incomes at the federal level. We were particularly encouraged to learn about the supports within the American Rescue Plan, American Jobs Act, and American Family Act.



Calvin Ball Howard County Executive

In September, we met with Howard County Executive Calvin Ball, and his leadership team to learn more about the county's Housing Opportunities Master Plan, Emergency Rental Assistance funding, and affordable homeownership opportunities.

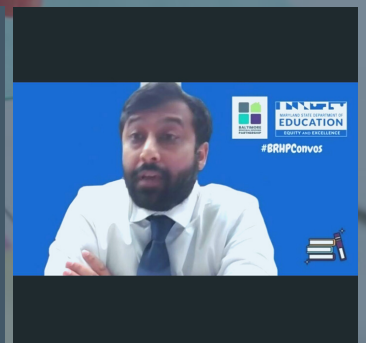
Markita Morris-Louis Incoming CEO Compass Working Capital

In June, we connected with Markita Morris-Louis, then chief strategy officer of Compass Working Capital, to discuss asset building as a tool for lifting families out of poverty.



Mohammed Choudhury Maryland State Superintendent of Schools

In November, we were joined by Maryland State Superintendent of Schools Mohammed Choudhury for an insightful presentation titled Blueprint Deep Dive: Neighborhood Indicators of Poverty and dialogue with BRHP Executive Director Adria Crutchfield and our housing and education partners.



EDUCATION AND ENRICHMENT SUPPORT



Meeting Families Where They Are: Our 2021 Back to School Supply Drive

In 2021, after more than 18 months away from the classroom, students headed back to school in the traditional manner as schools reopened for in-person learning. Equipped with masks and hand sanitizer, students had to re-adjust to learning in the classroom. We knew the adjustment would be a challenge for both parents and students, and so we sought to make the load a little lighter for our families with a new approach to our annual school supply drive.

We decided to meet our families where they were and offer school supply pickup locations throughout the Baltimore region at locations including Howard County

Library's Central Branch, Odenton Library, Randallstown Community Center, and Loch Raven Recreation Center.

We also offered our office as a pickup location and extended school supply pickup from August through October. With contributions from our generous donors we are proud to have provided over 250 students with backpacks stuffed with a variety of grade appropriate school supplies to help them succeed. Supply bundles were valued at over \$10,000.

Helping Children Attend Summer Camp

Summer camp can afford children the opportunity to make lifelong

memories, learn new skills, and expand their social networks. We want children in our program to benefit from the experience of summer camp, so each year we organize a Summer Camp Assistance Program to assist families in paying for camp.

The financial assistance can range from partial to full depending on family need and camp requirements. This year, BRHP received dozens of applications requesting assistance and with the support of generous donors coupled with our own funds, we were able to help send 89 children to summer camp – a record high for BRHP. The total assistance amounted to \$145,819.



THE 8TH NATIONAL CONFERENCE ON HOUSING MOBILITY

A convening of PHA officials, researchers, nonprofit leaders, housing voucher recipients, and and the community to connect, learn, and share best practices to improve and expand housing mobility across the country

In November, BRHP participated in the 8th National Conference on Housing Mobility. The virtual one-day conference was hosted by Mobility Works, Poverty & Race Research Action Council (PRRAC), and Council of Large Public Housing Authorities (CLPHA), and brought together close to 200 public housing authority staff, researchers, nonprofit leaders, families with vouchers, and others to learn more about the history of housing mobility, policy and federal funding opportunities, as well as the status of housing mobility programs across the country.

BRHP Executive Director Adria Crutchfield kicked off the conference, welcoming participants and introducing U.S. Department of Housing and Urban Development (HUD) Deputy Secretary Adrienne Todman, who provided a warm welcome. The day consisted of panel discussions with distinguished leaders in the housing mobility space, and included topics on the HUD Housing Mobility Demonstration,

advances in housing mobility policy and funding, recruiting landlords in tight rental markets, and involving families with vouchers in program design and operation.

BRHP Program Training Specialist Renita Dorsey and Client Advisory Board Member Yvonne Redmond participated in the final panel of the day discussing BRHP's strategies for involving families with vouchers in shaping activities and policies of the Baltimore Housing Mobility Program, and the ways their participation has enhanced their experience and perception of the program.

The conference offered valuable insights and calls to action to improve and expand housing choice among those receiving rental assistance across the country. You can learn more about Mobility Works and the annual conference at www.housingmobility.org.

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.

"BRHP came along a few years ago when I was at a low point and had no resolution in sight. My disabled boys and I didn't know what our next move was. Then, I received a phone call asking me was I still interested in housing, and that changed the course of our lives from that point. I went through the program just like everyone else. I was truly amazed at what was being offered to participants."

— Michael Johnson

"I am blessed to have them in my life, because I feel more independent and can voice my concerns to my counselor one on one. They are caring. You can call or email and they will respond if you have a problem. They will address it or do their best."

— Jessica Salmond

"I lost everything...I didn't know how I was going to get back on my feet...I had two children that were struggling with me. Today, myself along with my children, family members, and friends have enjoyed the benefits of living in a safe, clean, and little to no crime environment."

— Yvonne Redmond



STATISTICS



14,305

total program participants



3

average family size



96%

female headed households



7,586

children in the program



2,767

children under 8 years of age



57%

of families are employed or recently employed

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.



"BRHP goes above and beyond to ensure both the tenant and landlord succeed long-term. I am impressed by how the program provides the necessary tools to help families grow personally, financially, and professionally so they can achieve their full potential. What I love about BRHP is how they treat a tenant's journey on the program not as an end to a means, but a means to an end. By providing tenants with one-on-one counseling, tenants are well equipped to work with landlords and grow in their journey of rentership, and eventually, home ownership. With BRHP's incredible investment in their families, I barely have to screen new BRHP tenants - I already know they are going to be top-notch and an absolute pleasure to work with."

— Sam Lewis, Realtor, Cummings & Co. Realtors



"Success in general is not what you accomplish - it's about what you inspire others to do. Working alongside BRHP we have formed a partnership in pushing the less fortunate families to thrive in all aspects - providing them a "HOME" not a rental. BRHP has shaped me personally to welcoming and opening doors to voucher clients - my tenant base is 80% vouchers and we are not stopping now. The relationship with their clients is like no other, BRHP offers all resources needed to build and grow in all walks of life - I am forever grateful for the eye openers they have presented."

— Kim Motta, Property Manager, Owner & CEO, Motta & Motta Real Estate, LLC

STATISTICS



1,987

total number of
property partners



2

average
properties per
property partner



Over
3,000

total number of
unit referrals
made



\$75M

in rental
assistance
contributed to the
regional economy



62%

of BRHP families
live in duplexes



29%

of BRHP families
live in apartments



9%

of BRHP families live in
single family homes

STATE OF OUR PROGRAM

➔ 92

new families transitioned to homes in Opportunity Areas

➔ 602

total families transitioned to new homes within the region

➔ 1,878

program participants attended counseling workshops

➔ 510

virtual home visits

➔ 3,592

total home inspections

➔ 376

new property partners

➔ 120

households that graduated from the program



A VOICE FOR THE COMMUNITY: CLIENT ADVISORY BOARD

Hearing from families we serve is important to us in improving our program and policies to best meet their needs. This is increasingly true as we undertake several new initiatives and seek new opportunities to expand our mission. This year we formally launched our Client Advisory Board to obtain this critical feedback and to serve as a space for our community leaders to network, collaborate, organize, and grow as community advocates.

The board consists of 11 former and current program participants and community leaders. Serving for 12 to 18 months, the board meets quarterly with BRHP executive leadership and special guests for briefings on organizational plans. Our inaugural cohort had the opportunity to participate in engagements with BRHP property partners, housing industry experts, and local, state, and federal officials to share the impact of the Baltimore Housing Mobility Program in the lives of their families. We look forward to continuing our work with Client Advisory Board members to move the needle of progress for more fair and inclusive housing and communities.

Members of the Client Advisory Board:

Erica Brown	Lynette Preston
LaRhonda Brown	Yvonne Redmond
Angellica Caldwell	Shana Thomas
Tangelia Chalk	Raynette Watts
Dondra Davenport	Earldine Williams
Courtney McKenney	

"The BRHP Client Advisory Board has afforded the members opportunities to speak on upcoming plans that would enhance the recipients' academic interests (college), careers, and classes for homeownership."



-Dondra Davenport

"I learned a lot from being on the board...hearing about all the new changes of opening the doors for new clients. Getting to meet the people behind the scenes that I never met. It was a pleasure hearing all that BRHP does for us."

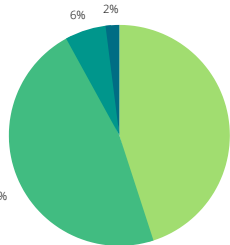
-Raynette Watts

Financials

Statement of Financial Position Year Ended December 31, 2020

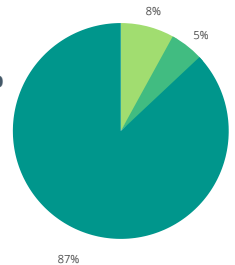
Assets

- Cash **45%**
- Prepaid Housing Assistance **47%**
- Security Deposits Receivable **6%**
- Other Assets **2%**



Liabilities & Net Assets

- Accounts Payable & Accruals **8%**
- Long-term Liabilities **5%**
- Net Assets
- With Donor Restrictions **87%**



Assets

Cash	\$5,792,387
Prepaid Housing Assistance	\$6,071,063
Security Deposits Receivable	\$680,489
Other Assets	\$241,094
Total Assets	\$12,785,033

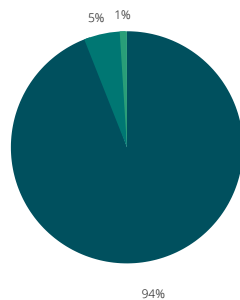
Liabilities & Net Assets

Accounts Payable & Accruals	\$952,473
Long-term Liabilities	\$680,891
Net Assets	
With Donor Restrictions	\$11,151,669
Total Liabilities & Net Assets	\$12,785,033

Statement of Activities

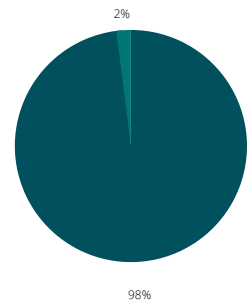
Revenue

- Government Grants **94%**
- Administrative Fees **5%**
- Contributions & Other **1%**



Expenses

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



Revenue

Government Grants	\$77,914,180
Administrative Fees	\$3,836,198
Contributions & Other	\$280,496
Total Assets	\$82,030,874

Expenses

Program Service	\$79,335,058
Management & General	\$1,378,583
Total Expenses	\$80,713,641
Change in Net Assets	\$1,317,233

OUR DONORS

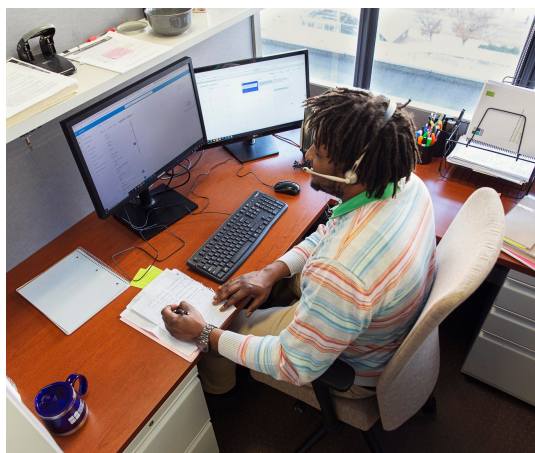
THANK YOU FOR YOUR
GENEROUS SUPPORT!

Adria Crutchfield
Abbi Crutchfield
Abhijeet Bhutra
ACLU Foundation of Maryland
Allison Hellreich
Amazon Smile
Andrew Freeman
Anne S. Perkins
Barbara Samuels
Bert Hash
Catherine Patterson
Caylin Young
Charletta McLean
Charlie Ortiz
Cheryl Boyer
Chetana Dalwadi
Dana Elliott
Deborah Tolson
Eileen Cimbolic
Elizabeth Wingo
Hilary Swab
HomeWell Care Services

Iris Bradford
John Faranetta
John Green
Joshua Civin
Karen & Walter Gawrilow
Kathleen Gunthert
Kathryn Cotter
Latrice Jones
Lisa Campbell
Malissa Ruffner
Margaret E. Williams
Maria Crutchfield
Marilyn Brown
Mark Gross
Matt Hill
Melissa Cordish
Michelle Daniels
Mike Oppenheimer
Monica Rhodes
Nguessan Kouame
Norene Pease & Carol Samuels
Pauline Connor

Peter Cimbolic
Philip Tegeler
Philip Rosenberg
PNC
Purposeful Miles LLC
Rachel Thornton
Ryan Downer
Sandra Swab
Sarah Honig
Sonya Brathwaite
Steven Clark
Tiera Haley
Tiffani Long
Tom Coale
Tracy Sarria
Trent Williams
Valerie Rosenberg
William Tamburrino
Zelda Tally

Donate



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