



# ANNUAL REPORT 2022





*"Every parent knows the value in providing a safe and secure place for their child to call home. For young children, this need is especially dire. Stability at home helps promote their future success – in school and onwards."*

United States Senator Chris Van Hollen  
Maryland

Van Hollen, Young Reintroduce Legislation to Boost Housing Mobility Vouchers, Increase American's Access to Opportunity, June 9, 2021





# TABLE OF CONTENTS

---

- 4 MESSAGE FROM THE BOARD PRESIDENT AND EXECUTIVE DIRECTOR
- 5 OUR NEW HOME
- 6 BOARD OF DIRECTORS
- 7 ENGAGEMENT HIGHLIGHTS
- 8 NEW INITIATIVE UPDATES
- 10 OUR FAMILIES
- 11 SUCCESS STORIES
- 12 OUR PROPERTY PARTNERS
- 13 STATE OF THE PROGRAM
- 14 FINANCIALS
- 15 DONOR LIST





# A MESSAGE FROM OUR BOARD PRESIDENT AND EXECUTIVE DIRECTOR

Dear Partners,

We are pleased to share with you the 2022 Annual Report of the Baltimore Regional Housing Partnership (BRHP). In this report you will read about the organization's progress on several new grant-funded initiatives as we strive to bolster our community during these uncertain economic times. From facilitating access to resources for rent arrears and utility debt, to establishing partnerships with health care providers, to helping families boost their economic resiliency and possibly manifest dreams of homeownership, we continued to demonstrate our innovation and administrative strengths.

This year, we undertook a major endeavor to relocate our office. While we remain in downtown Baltimore, as you will see in the pages ahead, the newly designed office space allows for clients to receive services in a more efficient manner by locating the client service center at the street level. Additionally, the new space provides an energizing yet comfortable work environment for staff working from the office at least three days a week. We were pleased to have hosted the inaugural Mobility Works Training Institute in our new space with over 50 housing provider attendees from across the country.



**Adria Crutchfield**  
**Executive Director**

We continued engagements between clients and public officials and led conversations with author of *White Space, Black Hood*, Sheryll Cashin, as well as with attendees of the Bridges Collaborative Baltimore convening to share the impact of BRHP's housing mobility program, the stories of families served, and the needs of our community at all levels. Navigating a third year of the COVID-19 pandemic remains a challenging feat for our team, but with the support of community partners and generous supporters, we have been able to stay on mission.

We are proud of the ways we are expanding our work and thank you for your continued support in helping us accomplish our goals and transform lives. Despite the ongoing challenges, it is important to acknowledge the successes. We applaud the national expansion of the Housing Choice Voucher Program and will continue to champion federal funding for housing mobility services. We remain committed to harnessing the ideas of our Client Advisory Board with a focus on facilitating peer-to-peer connections. We are proud of the ways we are expanding our work and thank you for your continued support in helping us accomplish our goals and transform lives. Together, we can continue to build inclusive communities that allow families to thrive.



**Joshua Civin**  
**Board President and Chair**





# Our New Home

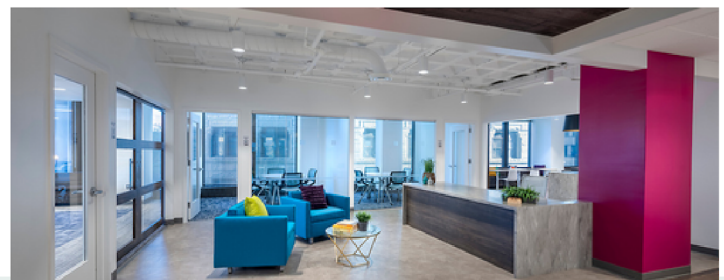
## A BETTER PLACE TO SERVE OUR CLIENTS

In 2022, we moved into a beautiful new office location just two blocks north of our previous building. The design and construction were led by The Verve Partnership and MacKenzie Contracting Company, respectively. To bring our new space to life, BRHP commissioned local artist Latosha Maddox to paint a 9'x54' mural and BCT Design Group to create and install vibrant wall graphics. Through these colorful designs, our employees are reminded daily of our mission, values and the people and areas we serve. The new location also has a Client Service Center at the street level, allowing for easy access for meetings with counselors and the quick drop-off or pick-up of documents. The Client Service Center also faces the beautiful Center Plaza park and is easily accessible via public transit. Appointments are still required.



## 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.



## SCHEDULE AN APPOINTMENT

📞 410-223-2222  
📍 100 N. Charles Street  
Baltimore, MD 21201

## FIND US ONLINE

🌐 [www.brhp.org](http://www.brhp.org)  
✉ [info@brhp.org](mailto:info@brhp.org)







# Board of Directors

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



## **2022 Board Members**

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

Matthew Hill  
Dr. Kris Marsh  
Courtney Mckenney  
Anne Perkins  
Monica Rhodes  
Barbara Samuels  
Zelda Tally  
Bill Tamburrino  
Dr. Rachel Thornton  
Caylin Young

## ***Emeritus Board Members***

Robert Embry  
Bert Hash, Jr.  
Phillip Tegeler

*"In the midst of the ongoing national pandemic, relocating to a new office space, and managing rapid personnel changes, we shifted our focus from recruiting new members, to strengthening the organizational governance knowledge and practices of our current board members. Through a series of engaging, facilitated sessions our board members identified opportunities in succession planning, resource development, and board engagement."*

**-Adria Crutchfield**





# ENGAGEMENT HIGHLIGHTS

## STAYING CONNECTED

We continued our BRHP in Conversation series in 2022 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 meet and greets between our staff, board members, client advisory board members, partners, and local, state, and federal government officials. 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 2022.

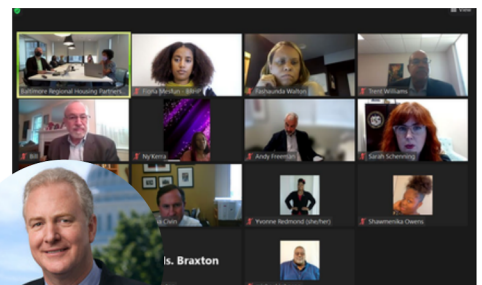


### BRHP IN CONVERSATION WITH SHERYLL CASHIN

In April, we were joined by Sheryll Cashin, author of *White Space, Black Hood*, to discuss her book and her approach to fixing redlining and hyper segregation. In an in-depth conversation with BRHP Executive Director Adria Crutchfield, Cashin dissected the impacts of boundary maintenance, opportunity hoarding, and stereotype-driven surveillance that continue the legacy of an anti-Black residential caste.

### MEET & GREET WITH SENATOR CHRIS VAN HOLLEN

In September, the BRHP Executive team, staff and members of the Board of Directors and Client Advisory Board joined Senator Chris Van Hollen for a virtual conversation. Together we discussed our core mission and advocacy around appropriations for mobility services. Our CAB members, Monica Braxton and Yvonne Redmond, shared their lived experiences as BRHP participants and the importance of expanding mobility services.



### MOBILITY WORKS TRAINING INSTITUTE

In October, we hosted the very first Housing Mobility Works Training Institute. The two-day interactive training event was in our new space and packed to capacity as every registrant showed up. The Institute, led by practitioners, advocates, and policy experts, was designed to help mobility program staff from around the country build skills and connections and share ideas through peer exchange. Topics included client-informed pre-and post-move services, landlord outreach, recruitment, and retention, tenant/client leadership, and mobility-oriented HCV administration.





# NEW INITIATIVES

## ERAP

### KEEPING FAMILIES STABLY & SECURELY HOUSED

In March of 2022, BRHP received a \$3 million grant from the Maryland Department of Housing and Community Development to administer Emergency Rental Assistance Program (ERAP) funds to families assisted by the Baltimore Housing Mobility Program who have been financially impacted by the COVID-19 pandemic.

ERAP funds provide direct financial assistance and housing stability services to renters who are struggling to make payments for their rent and utilities. Assistance can be used for rental arrears, utility and home energy cost arrears, and other housing expenses incurred due, directly or indirectly, to the COVID-19 outbreak after March 13, 2020.

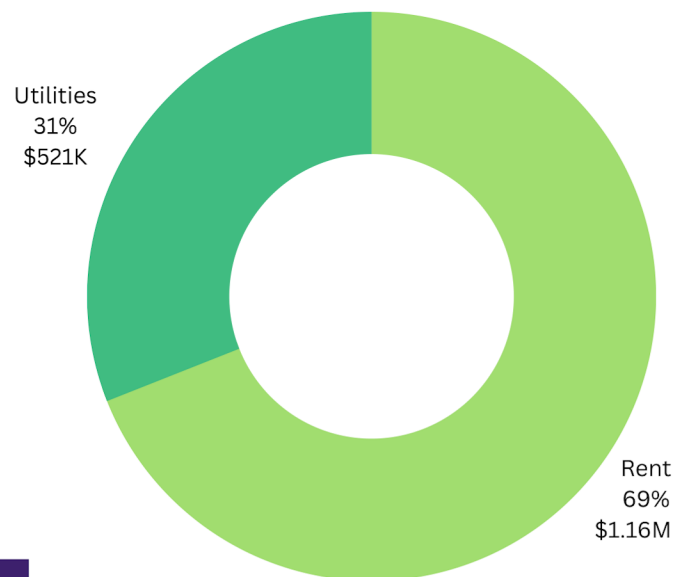
While BRHP provides prospective rental assistance to its participants through the Housing Choice Voucher, the organization is aware of the increasing immediate need for rental assistance for participants who are behind on rent due to COVID-19-related financial hardship.

We are building on our existing infrastructure as a regional housing provider to reach families and property owners faster with less paperwork requirements. In doing so, we are reducing the case load of local jurisdictions also administering ERAP funds.

By directly administering emergency rental assistance to program participants and property owners renting to participants, BRHP is helping mitigate the risk of eviction and helping keep families stably housed.



### Emergency Rental Assistance Program



**705**  
total families  
served



**\$1,681,758**  
total dollars  
issued to families





# HCD

## Breaking Barriers for a Brighter Future

The health disparities by race and income exacerbated by the Covid-19 pandemic demonstrated the necessity of working toward health equity for our most vulnerable populations. With this goal in mind, BRHP officially launched the Healthy Children Voucher Demonstration in Fall 2022 after over a year of program design and planning. The pilot program is a joint effort with the Housing Authority of Baltimore City (HABC), which is providing 150 Housing Choice Vouchers for Baltimore families to receive BRHP's Mobility Counseling services. Program participants are families with an HABC voucher who have children with a health condition that may be improved by moving to Baltimore's greatest-resourced neighborhoods, and who will receive support through the move process from BRHP. The Healthy Children Voucher Demonstration was awarded planning and implementation grants from the Kresge Foundation in 2019 and 2021, as well as a grant from the Weinberg Foundation in 2021.



Building on this momentum, the initiative received additional grant funds from the Abell Foundation in September 2022 for security deposit assistance for families in the program. This grant is vital in ensuring families are quickly, securely, and stably housed, and allows BRHP to continue to address common barriers to leasing in high-opportunity areas for the families we serve. Additionally, we received funds from the Kresge Foundation this summer to participate in a collaborative learning community through its Health Equity through Housing (HEH) grant focus. As part of this community, BRHP has begun working with other Kresge grantees who are advancing innovative, health-centered housing initiatives and research to create a multi-sectoral space to learn and collaborate. In addition to our fellow Kresge grantees, we have been joined in this learning community by health partners in the Baltimore City Health Department, as well as by our research partners at the Johns Hopkins Bloomberg School of Public Health. Looking ahead, we are excited to continue counseling and assisting families in the Healthy Children Voucher Demonstration, and to advance our work in addressing social determinants of health through housing.

# GAIN

## First Cohort Invited for Asset Building Program



In an effort to help our families meet their goals, BRHP began work to launch the Growing Assets and Income (GAIN) program in late 2022. With a \$400,000 grant from the Abell Foundation, GAIN will enable a segment of our families to set and achieve their education, career, and financial goals, build financial stability, and get ahead. This program, modeled after the Department of Housing and Urban Development's (HUD) Family Self Sufficiency (FSS) program, offers participants the opportunity to receive coaching and incentives for wealth building.

In December 2022, BRHP invited an initial cohort of participants on the cusp of graduating from the rental assistance provided by the housing mobility program, who will establish milestones that equate to a monetary value. Once these milestones are achieved, participants will be able to access their money from an escrow account. As GAIN participants achieve their goals and graduate from receiving rental assistance, BRHP will be able to issue the available vouchers to applicants on our waitlist. This program ensures that we are continuing to meet the varied needs and goals of families in the Baltimore Housing Mobility Program. Orientations, workshops, and wealth-building began for families early 2023.





# OUR FAMILIES

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



**14,224**  
total program  
participants



**7,738 (54%)**  
total children  
in the program



**3.3**  
average  
family size



**97%**  
female headed  
households



**2,709**  
children under  
8 years of age





*"I've been with the program since it was MBQ. Throughout my time it allowed me to do things like move into a better neighborhood, put my son in a better school, and go on to become a homeowner."*

-Kimberly Edmonds



*"The program was very beneficial, and it helped me to really learn to save money. It really helped with setting structure, setting goals and budgeting my finances. I was able to really knock out my personal goals."*

-Ashley Johnson

*"I had a great experience with BRHP. I actually joined the program back in 2010. I had a few homes with you guys, in great areas. My son, he's 19 now, was able to grow up in good neighborhoods, with access to good schools and an easy commute to supermarkets and other places to shop. Overall, the program was really great to me."*

-Monique Allen



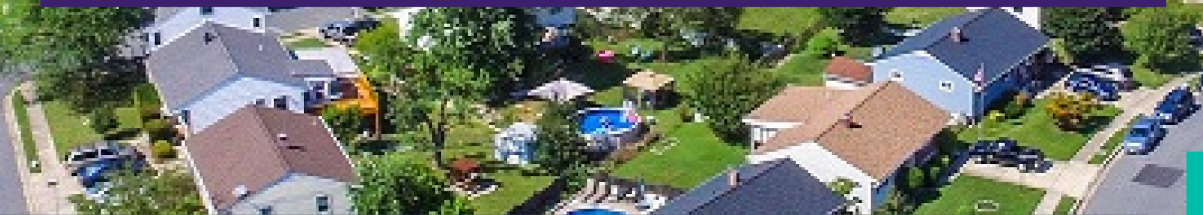
# OUR PROPERTY PARTNERS

Our Property Partners are the backbone of our program. Through innovative development and collaborative efforts, we are able to create new and vibrant housing units and provide pathways to opportunities and a better life for families.



**Dana Johnson**  
Homes for America

At Homes for America, we seek to provide great housing and to create communities that enrich the lives of residents. We are pleased to collaborate with BRHP -- a partner that shares our belief that quality, affordable housing in resource rich neighborhoods enables families to thrive. BRHP staff work with property management to lease apartments in our communities and support residents in their new homes. The partnership has yielded tremendous results for the residents and our portfolio.



In 2017, BRHP issued a Request for Proposals to provide project based hard units in communities of high areas of opportunity. Our scattered site strategy was awarded rights to the financing needed to create these units which we utilized to create five (5) project-based voucher units. Throughout the financial closing and lease up process, BRHP was highly supportive of our efforts by being a great advocate to HUD and HABC to ensure that we succeeded.

Once we owned the units and the financing was in place, it was our pleasure to help BRHP further its mission by providing high quality three-bedroom townhomes in areas of opportunity for income qualified families. We look forward to finding additional homes in the near future to acquire and place in service for BRHP served families.



**Jeffrey Ratnow**  
Fort 700 Development, LLC



**1,905**  
total number of property partners



**2**  
average properties per property partner



**9,017**  
total number of unit referrals made



**64%**  
of BRHP families live in duplexes



**27%**  
of BRHP families live in apartments



**9%**  
of BRHP families live in single family homes





# STATE OF OUR PROGRAM

In 2021, BRHP relaunched the Client Advisory Board to obtain critical feedback and to serve as a space for our community leaders to network, collaborate, organize, and grow as community advocates. 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.

The board consists of 13 former and current program participants and community leaders. In 2022, six previous members returned to the board along with seven new members. Serving for 12 to 18 months, the board meets quarterly with BRHP executive leadership and special guests for briefings on organizational planning. Our current cohort had the opportunity to participate in engagements with Mobility Works, housing industry experts, and local, state, and federal officials to share the impact of the Baltimore Housing Mobility Program and advocate for issues that support the advancement of equity in our communities.

The Client Advisory Board strives to create a space that encourages self-and community advocacy. This provides participants an opportunity to build trust and mutuality, an important foundation for recovery from the disempowerment of housing instability. Our goal is to transform participants into advocates since we know that engagement can result in improved antipoverty public policy and service provision. Our cohort is kept up to date on federal, state, and local policies that directly impact their families and communities and are given opportunities and tools to exercise their voices. We look forward to continuing our work with Client Advisory Board members to support endeavors that implement long-term, sustainable solutions to reduce longstanding disparities in our most vulnerable communities.

➔ **151**  
new families  
transitioned to homes  
in Opportunity Areas

➔ **576**  
total families  
transitioned to new  
homes within the region

➔ **2,333**  
total participants  
attended counseling  
workshops

➔ **3,912**  
total home inspections

➔ **381**  
new property partners



**IT IS AN HONOR TO SERVE ON THE BRHP CLIENT ADVISORY BOARD. IT HAS AFFORDED ME THE OPPORTUNITY TO INCLUDE MY INPUT AND HAVE IT VALUED IN THE PLANS THAT BENEFIT ALL RESIDENTS OF BRHP.**

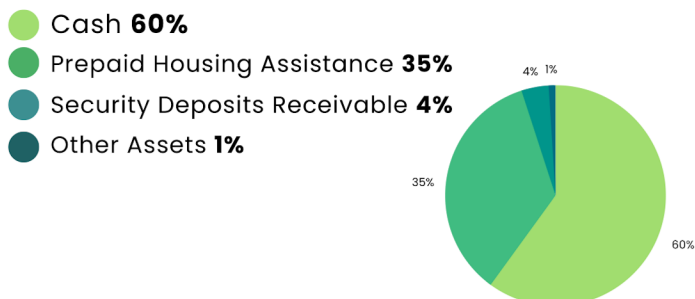
**-Kiarra Boulware**



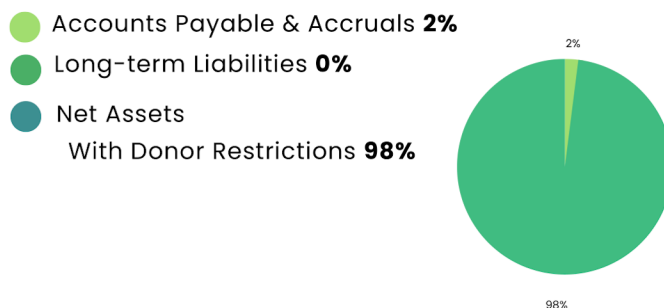
# FINANCIALS

Statement of Financial Position  
Year Ended December 31, 2021

## Assets



## Liabilities & Net Assets



## Assets

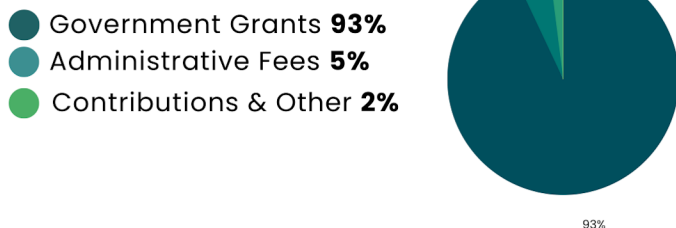
Cash	\$10,634,555
Prepaid Housing Assistance	\$6,305,206
Security Deposits Receivable	\$701,196
Other Assets	\$228,647
<b>Total Assets</b>	<b>\$17,869,604</b>

## Liabilities & Net Assets

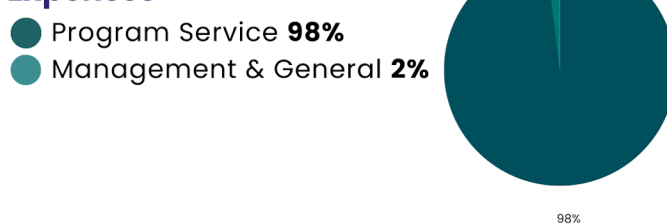
Accounts Payable & Accruals	\$281,629
Long-term Liabilities	
Net Assets With Donor Restrictions	\$17,587,975
<b>Total Liabilities &amp; Net Assets</b>	<b>\$17,869,604</b>

## Statement of Activities

## Revenue



## Expenses



## Revenue

Government Grants	\$82,417,242
Foundation Grants	\$600,000
Administrative Fees	\$4,157,213
Contributions & Other	\$86,494
<b>Total Assets</b>	<b>\$87,260,949</b>

## Expenses

Program Service	\$78,990,491
Management & General	\$1,834,152
<b>Total Expenses</b>	<b>\$80,824,643</b>
<b>Change in Net Assets</b>	<b>\$6,436,306</b>





# OUR DONORS

Your generosity is what gives our clients the support and resources they need for a brighter future. To all who donated, including our 9 anonymous donors, we greatly appreciate your support!

*Thank You!*

Andrea Appleton  
Efron Berkowitz  
Abhijeet Bhutra  
Isaac Bowers  
Cheryl Boyer  
Iris Bradford  
C Brock Brockington  
Rob Cantave  
Jesse Casey  
Joshua Civil & Katherine Newberger  
Steven Clark  
Tom Coale  
MGB Epilepsy Consulting  
Adria Crutchfield  
Quincy Davis  
Papia Debroy  
Ryan Downer  
Curtis Ellington  
Clarence J. Fluker  
CR Family Foundation  
PNC Foundation  
Andrew Freeman  
Bernard Fulton  
Benevity Community Impact Fund  
Ann Guess  
Matt Hill  
Andrea Innis  
Jay Juergensen  
Jenna Kaiserman  
Kapowza

Jeff Kirby  
Tiffani Long  
Lindsay Lowe  
United Way of Central Maryland  
Courtney McKenney  
Dawn Miller  
Michelle Mulcahy  
Sarah Najarian  
Chioma Ndubisi  
Tayo Ogunleye  
Capital One  
Charlie Ortiz  
Norene Pease and Carol Samuels  
Anne S Perkins  
Karen Powers  
Monica Rhodes  
Ruth Rosenthal  
Elissa Sachs-Kohen  
Barbara Samuels  
Amazon Smile  
Madeline Stokes  
Federal Street Strategies  
Winny Sun  
Hilary Swab  
Zelda Tally  
William Tamburrino  
Rachel Thornton  
Trent Williams  
Margaret E Williams  
Caylin Young



**Donate**





410-223-2222  
[info@brhp.org](mailto:info@brhp.org)  
[www.brhp.org](http://www.brhp.org)



Baltimore Regional Housing Partnership  
 100 North Charles Street, 2nd Floor  
 Baltimore, Maryland 21201