

ANNUAL REPORT 2023





“Value in children’s health is not just about preventing disease; it’s also about giving every child the best possible shot at their best life. That means ensuring they have access to the kind of educational environment that will help them thrive, grow, and develop and ensuring they have basic needs, like safe, affordable housing and access to nutritional food at their fingertips.”

–Dr. Rachel Thornton, BRHP Board of Directors



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2023

A MESSAGE FROM OUR BOARD PRESIDENT AND EXECUTIVE DIRECTOR



Dear Partners,

As we reflect on the past year, we are filled with a sense of pride and accomplishment for what we have achieved together. The Baltimore Regional Housing Partnership (BRHP) has always been committed to providing access to safe, affordable, and quality housing options for families in our region. In 2023, we not only upheld this commitment but also expanded our impact in meaningful ways.

Thanks to the dedication of our staff, the guidance of our board, and the support of our partners, we have made significant strides in our mission to dismantle the barriers to equitable housing. Here are some of the highlights from this transformative year:

We successfully increased our Housing Choice Voucher utilization rate to 98%, meaning that we were just 2% shy of having our total allocation of 4,388 vouchers in use by families leasing in the private market. This increased rate was a testament to our team's hard work and the effectiveness of our housing mobility counseling supports in meeting the needs of our community.

We continued engagements between clients and public officials by hosting U.S. Senator Chris Van Hollen for a discussion on federal legislation focused on improving the lives of families with young children and increasing access to mobility vouchers and supportive services. Several BRHP clients shared how their experience in the Baltimore Housing Mobility Program have significantly benefited their children during challenging times.

We also led conversations with thought leaders in the fair housing, health, and wealth-building space to share important HUD updates, critical health research findings, and startling facts about wealth inequality. These discussions helped to inform our special initiatives, Growing Assets and Income (GAIN) and the Healthy Children Voucher Demonstration (HCD), both of which have seen an uptick in enrollment over the past year. Our endeavor to remain innovative also led to a one-time pilot and evaluation of counseling assistance to BRHP clients whose children could benefit from enrichment activities in hopes of furthering connections that cross socio-economic class.

With the support of our generous individual donors, we were once again successful in distributing hundreds of backpacks, school supplies, and books to families with school-aged children. Additionally, supporters helped us to send children to summer camps. We will continue to seek ways to ensure the nearly 8,000 children in our program are afforded opportunities to grow their talents and expand their horizons.

As we look ahead to 2024, we are energized by the progress we have made and are eager to build on this momentum. We remain steadfast in our belief that everyone deserves a place to call home, and we will continue to work diligently to make this a reality for more families in the Baltimore region. We extend our heartfelt thanks to all who have supported BRHP's mission this past year. Your contributions, whether through funding, volunteering, or advocacy, have been invaluable to our success. Together, we are making a difference in the lives of individuals and families, and creating a stronger, more inclusive community for all to thrive.



Adria Crutchfield
Executive Director



Joshua Civin
Board President
and Chair



Board of Directors



2023 Board Members

Joshua Civin, President and Chair
Bill Tamburrino, Vice Chair
Trent Williams, Treasurer
Michael Oppenheimer, Secretary
Abhijeet Bhutra
Adria Crutchfield
Barbara Samuels
Caylin Young
Cheryl Boyer
Courtney Mckenney
Dwight McTizic*

Iris Bradford
Krystal Billups*
Matthew Hill
Megan Haberle*
Rachel Thornton
Ryan Downer
Sonya Brathwaite
Steven Clarke
Tom Coale
Zelda Tally

*New Member



Emeritus Board Members

Anne Perkins
Andrew Freeman
Bert Hash, Jr.
Phillip Tegeler
Margaret E. Williams
Robert Embry

ENGAGEMENT HIGHLIGHTS

MEET & GREET WITH SENATOR CHRIS VAN HOLLEN



In mid-August, BRHP welcomed United States Senator Chris Van Hollen for a meaningful conversation surrounding housing locally and nationally, underscoring BRHP's critical function within the housing mobility community. The senator spoke about his legislative efforts, including his strong support for the Family Stability and Opportunity Vouchers Act. Members of the BRHP Client Advisory Board shared testimony on their time in program, specifically illustrating the positive effects of housing mobility on family success. Additionally, BRHP highlighted the ongoing necessity for financial support for public housing authorities and mobility programs. We are grateful for Senator Van Hollen's advocacy and efforts toward fostering opportunities for families in Maryland and beyond.



MOBILITY WORKS AND NATIONAL CONFERENCE ON HOUSING MOBILITY

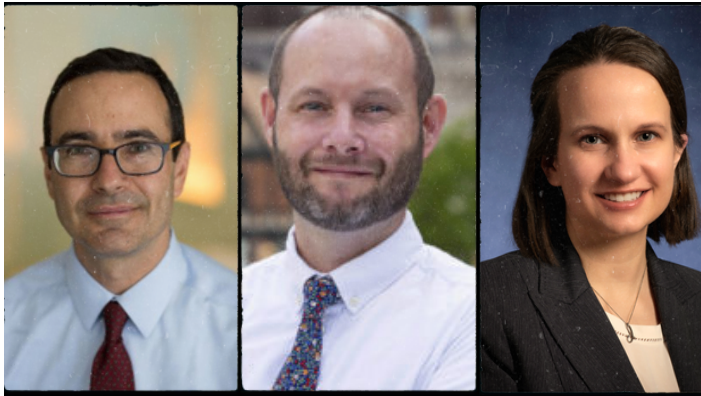
In September, many BRHP staff members attended the National Conference on Housing Mobility and the Mobility Works Training Institute in Washington, DC. At the National Conference, BRHP staff had the opportunity to attend informative and engaging panels with researchers and housing mobility supporters, including Raj Chetty, William A. Ackman Professor of Economics at Harvard University and the Director of Opportunity Insights, and Stefanie DeLuca, James Coleman Professor of Sociology & Social Policy at Johns Hopkins University, both of whom have worked with BRHP on key housing mobility research studies.

During the Training Institute, BRHP joined Valerie Rosenberg, Executive Director of Mobility Works, in leading several panels on our experience as a reputable mobility program, and engaged with organizations working across the country toward advancing housing choices for families utilizing the Housing Choice Voucher.



BRHP IN CONVERSATION

This April, BRHP virtually hosted Demetria L. McCain, Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development (HUD), in a conversation commemorating the 55th anniversary of the Fair Housing Act. Key points included addressing intersectional discrimination, the restoration of HUD's "Discriminatory Effects" rule, and the recognition of Second Chance Month. Ms. McCain emphasized the importance of legislation, public interest relief, and engagement to promote fair and equitable housing practices, with a call for continued public involvement in shaping and refining fair housing programs.



**Dr. Craig
Pollack**

**Pete
Cimbolic**

**Dr. Torie
Grant**

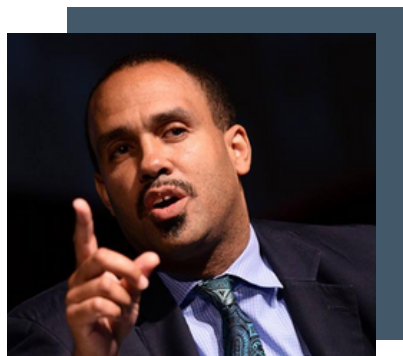
In September, BRHP was joined by Dedrick Asante-Muhammad, Chief of Organizing, Policy and Equity at the National Community Reinvestment Coalition. In a conversation with Adria Crutchfield, Mr. Asante-Muhammad emphasized the need to address the racial wealth gap, proposing public investments, subsidies, and innovative solutions for housing affordability to help achieve racial equity. Find the full conversation on our YouTube page.

BRHP CONTINUED ITS DISCUSSION SERIES WITH DYNAMIC THOUGHT LEADERS TO ADDRESS HOUSING, ECONOMIC, AND RACIAL INEQUITIES IN THE U.S.

Demetria McCain



In June, BRHP's Managing Director Pete Cimbolic was joined by Johns Hopkins researchers Dr. Craig Pollack and Dr. Torie Grant to discuss the Mobility Asthma Project. In their conversation, the panel reviewed the findings of the study, as well as BRHP's role in a new research study. Learn more about the Mobility Asthma Project on Page 11.



Dedrick Asante-Muhammad

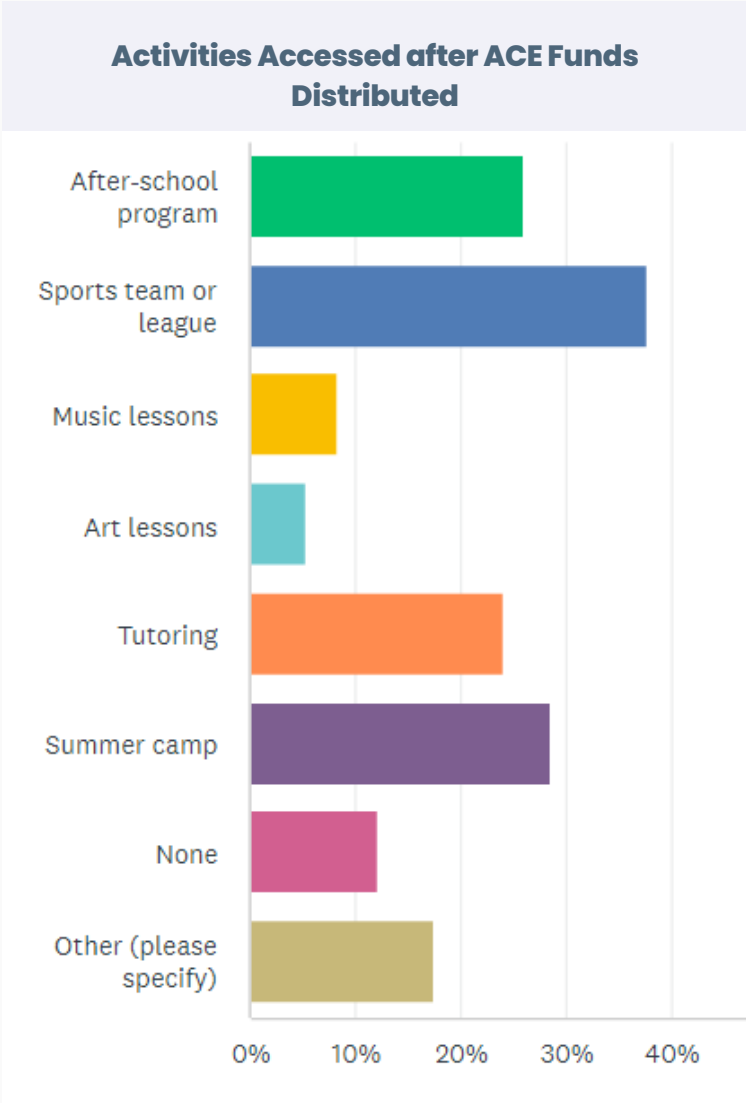


Activities for Child Enrichment (ACE) Program

This year, BRHP piloted a new initiative to support children in our program as they pursue and participate in activities, extracurriculars, and other vital programs. Families with children ages 5-14 received one-time payments of \$403 per eligible child to help make activities including summer camp, sports, and other extracurricular activities possible.

A total of 2,918 households, totaling 4,699 children, received the stipend. BRHP sent a survey to recipients to self-report on the payment's use and provide feedback. In 2024, BRHP plans to conduct qualitative interviews about the stipend with participants interested in sharing their experience.

The ACE program originated from recent research demonstrating the importance of social connections across socio-economic lines at a young age for both social and economic mobility later in life. Beyond mobility, extracurricular opportunities for youth cultivate meaningful relationships, stronger academic and technical skills, trustworthy and safe spaces, and pathways to success.



Households used ACE funds for a wide array of activities for children, with summer camp, sports teams and after-school programs being the most popular.

The majority of participants received ACE funds for 1 to 2 children.

HEALTHY CHILDREN DEMONSTRATION

Addressing Child Health through Housing

The Healthy Children Demonstration (HCD), prompted largely by the preliminary results of the Mobility Asthma Project, is a partnership between the Housing Authority of Baltimore City, BRHP, and local healthcare providers. Since late 2022, BRHP has collaborated with our partners to provide housing mobility services for families receiving a housing voucher from HABC and who have children with a health condition that may be improved by moving to an area of opportunity.

HCD is a pilot initiative that aims to assist 150 families in transitioning to new, healthier homes and aims to help participants utilize their vouchers in highly resourced neighborhoods throughout Baltimore.

Since January 2023, we have received dozens of referrals and provided mobility counseling to HABC voucher-holders to help Baltimore families utilize their housing voucher in a way that serves their needs.

HCD and GAIN are made possible by generous grant support from the Abell, Kresge, and Weinberg Foundations. Thank you!



GROWING ASSETS AND INCOME PROGRAM

BRHP's Asset Building Program Pilot

BRHP launched the Growing Assets and Income (GAIN) program in late 2022 to help bridge the gap in who has access to wealth building opportunities. GAIN, BRHP's version of the federal Family Self Sufficiency (FSS) program, provides up to \$8,000 in financial incentives for achieving milestones in education, career, finance, and homeownership.

In 2023, over 100 participants enrolled in GAIN after the program received nearly 700 applications.

BRHP plans to continue enrolling interested families and seeing participants succeed in the program.



"I enrolled in the GAIN program because I already knew I was purchasing a home, and I wanted to complete the program with the benefits that GAIN gives you."

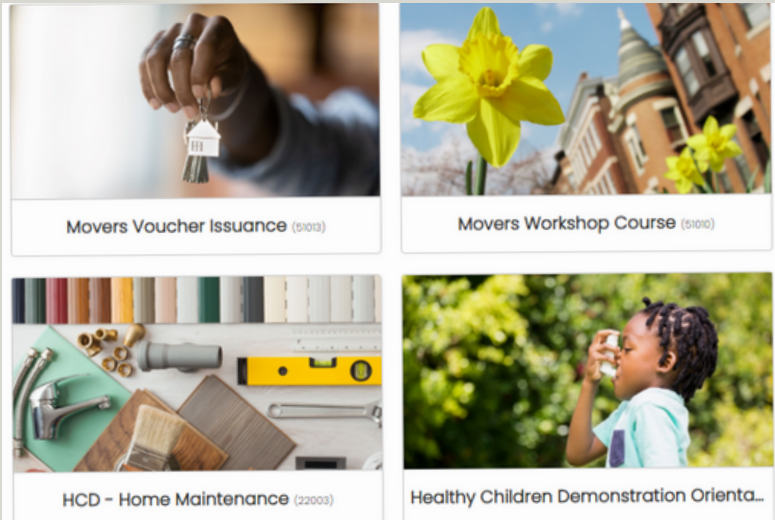
-Breon, GAIN Graduate



Ongoing Efforts to Support Families

Back to School Drive

This August, BRHP supplied bookbags filled with folders, binders, pens and pencils, and even headphones for over 500 kids and adolescents in our program. Additionally, young children received books for developmental reading and learning. We appreciate our generous donors who contributed to make this a success for our young scholars and look forward to continuing this vital program in 2024!



Since Spring 2023, 344 clients have completed the pre-move course series required before receiving a voucher.

Talent LMS

In 2023, BRHP launched Talent, our online Learning Management System (LMS). Through Talent, clients can access nearly all of BRHP’s comprehensive, engaging workshops on an online learning portal at any time. In addition to making our courses more accessible for all participants, Talent ensures that BRHP’s materials can be modified and improved upon as needed. By offering insights into client engagement and progress through our courses, Talent allows us to improve course content and outcomes.

Summer Camp Assistance

This past summer, BRHP assisted 18 children across 12 households with funding to attend summer camp. Recipients of funds attended camps across four counties in Maryland through local recreational centers, YMCAs, and youth-centered institutions. Summer camp assistance is made possible by generous donor support.



Mobility Asthma Project

“Housing is health, and this study underscores that belief — that we see quality housing as healthcare.”

**– Dr. Craig Pollack, Dr. Torie Grant, and Pete Cimbolic,
“Association of a Housing Mobility Program With Childhood Asthma Symptoms and Exacerbations”**

In a study published in May 2023 in the Journal of the American Medical Association (JAMA), research found that mobility counseling coupled with voucher assistance may be more effective in reducing childhood asthma morbidity than medicine alone.

In 2016, BRHP established a research partnership with the Bloomberg School of Public Health at Johns Hopkins University to begin the Mobility Asthma Project. Through this initiative, a team of researchers conducted qualitative and quantitative research with over 120 families in the Baltimore Housing Mobility Program before and after moving to areas of increased opportunity.

Between 2016 and 2020, the study checked in over the phone with families every three months and conducted home visits every six months to assess how families were adjusting, both physically and socially, to their new homes and neighborhoods.

The study found that, before moving to opportunity areas, around 15% of children with asthma had at least one asthma attack every three months. After moving, the number of children having an attack went down by nearly half, to 8.5%. Similarly, the number of days children experienced symptoms also decreased from 5.1 days to 2.7 days.

In post-move surveys, families also reported feeling safer, less stressed, and experienced greater social cohesion in their new neighborhood.

Our Families



"BRHP gave me new hope I never had. Today, I love the community where I live. Thank you all for paving a path for me as I continue to thrive."
-Joyce, BRHP Participant

A brief snapshot of the families we serve:



14,438

total program participants



3.34

average family size



96.5%

female headed households



7,827

children in the program



2,928

children under 8 years of age



54%

of families are employed or recently employed

OUR PROPERTY PARTNERS

Property Partners play a key role in helping families achieve stable, long-term tenancies across the region.

"CR of Maryland Property Management is committed to creating dream homes and fostering vibrant neighborhoods in Baltimore City and the surrounding community. With a passion for renovating properties to offer an exceptional living experience, working with counseled, qualified applicants is essential. We are delighted to continue our partnership with BRHP. The program has a dedicated team behind the scenes, exhibiting genuine care and professionalism, ensuring a smooth transition into stable housing for families. We are truly grateful for the positive impact BRHP has had in the Baltimore community."



Sheila Proano, Director of Operations, CR of Maryland

STATISTICS



2,113

total number of
property partners



2

average
properties per
property partner



**Over
3,000**

total number of
unit referrals



\$81M

in rental
assistance
contributed to the
regional economy



71%

of BRHP families
live in townhomes
or rowhomes



21%

of BRHP families
live in apartments



8%

of BRHP families live in
single family homes

SUCCESS STORIES

Hear from our graduates!



"BRHP gives everybody the opportunity to grow, to be able to live wherever you want to, and still have the resources and the means to live sustainably in those areas which you thought you could never live in. I was able to get my associate's degree first, and I was able to transfer to go to nursing school to get a BSN in nursing. My son was able to go to a better school system, which he's now in college doing computer science, so that was a great accomplishment for me and him. We also graduated together, so that was one of the best things that BRHP really assisted us in, because without that kind of help, we would not be in this position where we're at now."

-Tiffany, BRHP Graduate

"I can only say wonderful things about this program. It has only helped my life and my daughter's life... it helped me with a more stable career because I had a more stable home, and a more stable family life. Financially, it helped me building my credit. I actually graduated the program by being able to purchase a home, so it helped me a lot with saving money with my new home."

-Breon, BRHP and GAIN Graduate



"We moved from Baltimore City to Harford County, and there were better opportunities there for us. It was a much better school for my child ... and she did well and excelled. [The program] allowed us to see something different. Moving out there, even though it was only a 40-minute drive, it opened our eyes to different things. It seemed that it was better out there, and it's attainable, and yes, it was a little bit of work, but you have people that supported you behind you. That was the difference. I had the program behind me, and they supported me a lot, through a car, through a lovely home, and even down to fixing your credit ... That's the whole purpose: it's to push you to greatness while assisting you because sometimes it's not easy."

-Nicole, BRHP Graduate



STATE OF OUR PROGRAM

➔ **68%**

of families live in
opportunity areas

➔ **609**

new families
transitioned to homes
in opportunity areas

➔ **851**

total families
transitioned to new
homes within the region

➔ **1,269**

total participants that
attended counseling
workshops

➔ **3,972**

total home inspections

➔ **293**

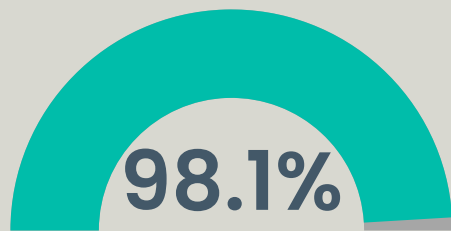
new property partners

Client Advisory Board

The 2023 Client Advisory Board consisted of 16 members, including 13 returning and 3 new members. The board meets quarterly with BRHP executive leadership and special guests for briefs on organizational planning and special initiatives. This year's cohort had the opportunity to meet and provide testimony to Senator Chris Van Hollen; attended engagements hosted by Mobility Works; tested and provided feedback on the new online learning format for the pre-move workshop series; presented on an advocacy topic of their choice to their fellow board members; and celebrated a successful year with BRHP staff at our annual company picnic.

BRHP's Client Advisory Board provides critical feedback from participants and serves as a space for our community leaders to network, collaborate, organize, and grow as advocates. We strive to encourage participants to be community advocates because we know that public engagement can result in improved affordable housing 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 they are given opportunities and tools to exercise their voices.

Hearing from the families we serve is also vital to us in improving our own program and policies to best meet participants' needs. This is increasingly true as we undertake new initiatives and seek more opportunities to hone our mission. We look forward to continuing our work with Client Advisory Board members to support internal and external endeavors that implement long-term, sustainable solutions to reduce longstanding disparities in our most vulnerable communities.



**Voucher Utilization
Rate**

"IT IS IMPORTANT TO PROVIDE MORE AFFORDABLE HOUSING OPTIONS FOR OUR FAMILIES AND INCLUDE US IN THESE NEW DEVELOPMENTS. WE ARE THE HEARTBEAT OF THIS CITY AND PROVIDING MORE OPTIONS THAT CAN GIVE OUR CHILDREN A SAFE PLACE TO GROW AND THRIVE WILL ONLY BENEFIT THIS CITY FOR GENERATIONS TO COME."

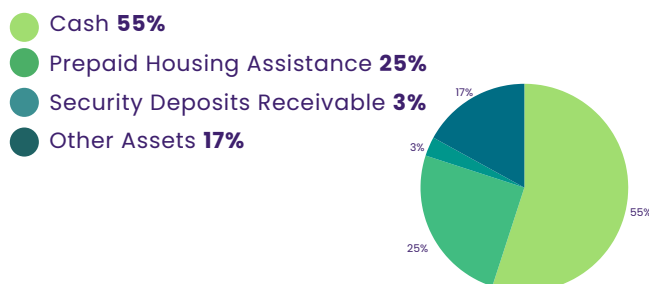
-Monica , BRHP Participant and Client Advisory Board Member



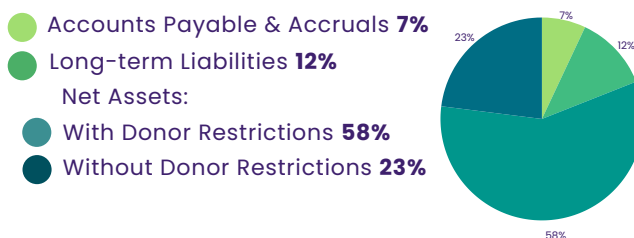
FINANCIALS

Statement of Financial Position
Year Ended December 31, 2022

Assets



Liabilities & Net Assets



Assets

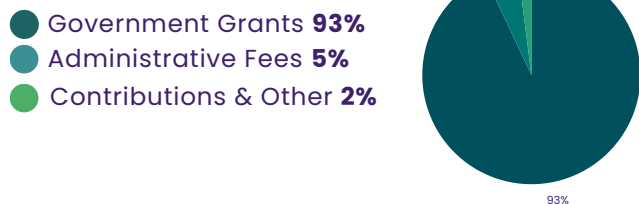
Cash	\$13,715,542
Prepaid Housing Assistance	\$6,354,312
Security Deposits Receivable	\$728,175
Other Assets	\$4,276,880
Total Assets	\$25,074,909

Liabilities & Net Assets

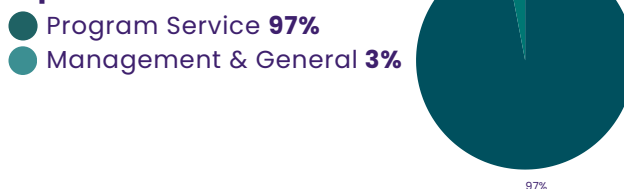
Accounts Payable & Accruals	\$1,650,739
Long-term Liabilities	\$2,955,032
Net Assets	
With Donor Restrictions	\$14,590,963
Without Donor Restrictions	\$5,878,175
Total Liabilities & Net Assets	\$25,074,909

Statement of Activities

Revenue



Expenses



Revenue

Government Grants	\$83,805,600
Foundation Grants	\$408,750
Administrative Fees	\$4,078,795
Contributions & Other	\$391,400
Total Assets	\$88,684,545

Expenses

Program Service	\$83,475,908
Management & General	\$2,327,474
Total Expenses	\$85,803,382
Change in Net Assets	\$2,881,163



OUR DONORS

Our clients are provided with the necessary support and resources for a brighter future thanks to your generosity. We would like to extend our sincerest thanks to all who donated, including our four anonymous donors. Your support is greatly appreciated!

Thank You!

Adria Crutchfield
Alice Russell
Alison Hickman
Andrea Appleton
Andrew Freeman
Anna Giardino
Anne S Perkins
Barbara Samuels
Benevity Community Impact Fund
Bernard Fulton
Bert Hash
C Brock Brockington
Charlie Ortiz
Cheryl Boyer
Chetana Dalwadi
David Obstler
Dynamic Consulting
Eileen Cimbolic
Elaine Freeman (United Way of Central Maryland)
Erin Karpewicz
Ethan Wright (Give Lively Foundation)
Evergreen Homes of Maryland LLC
Gretchen Lehman
Hilary Swab
Iris Bradford
Isaac Bowers
Jake Kirby
Joshua Civil
Kathleen Gunthert
Keith Gillan

Lara Gianuzzi
Laura Weeldreyer
Lauren Rabin Blair
Laurie Wooden
Leslie Duval
Margaret Allen
Margaret Williams
Megan Haberle
Maria Crutchfield
Mary Rosario
Matt Hill
Megan Harberle
Norene Pease and Carol Samuels
Peter Cimbolic
Peter Engel
Philip Tegeler
Rachel Thornton
Ryan Downer
Sonya Brathwaite
Steven Chen
Steven Clark
TaKera Boston
Tiffani Long (Annie E. Casey Foundation)
Tom Coale
Trent Williams
Valerie Rosenberg
William Tamburrino
Winny Sun
Zelda Tally

This year,
we had a
total of 26
new donors!

Donate



We celebrated 10 years of BRHP in December!



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