

**63%** OF HOMEOWNERS

SERVED

ARE **70**

OR MORE YEARS OF AGE!

**24**

HOMEOWNERS HAVE CELEBRATED **90 OR MORE BIRTHDAYS!**

# FRONT PAGE NEWS

TEXAS

rebuildinghouston.org

2018

## Continuing to Help Neighbors in Need

HOUSTON – Last year, after the devastating impact of Hurricane Harvey, Rebuilding Together Houston continued to help homeowners in the neighborhoods we serve.



**476**

HOMES REPAIRED LAST YEAR



**43%**

OF HOMES REPAIRED WERE IMPACTED BY

**HARVEY**



**56,000+**

VOLUNTEER HOURS DONATED

**132** VETS' HOMES REPAIRED IN 2018



Rebuilding Together®

Houston

## A Year of Blessings and Lessons

From our office in the Second Ward, I'm reminded every day of the role that Rebuilding Together Houston plays in our city. We improve the safety and structural integrity of homes that have been passed from generation to generation. We also help to retain the character of Houston neighborhoods by keeping families in communities that they helped to build. With support from our partners and Board of Directors, our capable staff members work tirelessly to help our neighbors in need.

In 2018, I'm proud that we were able to provide continued support to those Houstonians we have been serving for 37 years—low-income seniors, U.S. Military Veterans, and our neighbors with disabilities. And, Hurricane Harvey provided new tests, changing our organization and our work. After Harvey, the City of Houston has evolved, protecting its citizens and shaping long-term flood mitigation strategies. These changes meant we, too, had to change. We updated our processes to meet each new challenge.

As always, our wonderful volunteers stepped up. In addition to completing our 'regular' work—exterior repairs to seal the envelope of the home—they also completed the dirty work of 'mucking and gutting' flooded homes. Repairs required to be completed by contractors went from electrical upgrades and plumbing repairs to complete rebuilds, including drywall and floor/subfloor installation.

I am also proud that we took an extra step to institute third-party mold testing, treatment and certification of clearance. This has a significant positive impact on the health of families, and while it lengthens construction time, it is the right thing to do!

After Harvey's devastation, we chose to share our knowledge and resources by building collaborative alliances. One of our most productive partnerships has been the Harvey Home Repair Collaborative, including Rebuilding Together Houston, Local Initiatives Support Corporation (LISC), Fifth Ward Community Redevelopment Corporation, Houston Habitat for Humanity, and the Tejano Center for Community Concerns. The Collaborative was awarded a \$17 million grant from the Greater Houston Community Foundation to repair homes impacted by Harvey. Our organizations meet weekly to share information, ideas, and solutions. We're strengthening our knowledge base to better serve our community—for the work today and long-term in the event of another disaster.

We will continue to work diligently to return those traumatized by Hurricane Harvey to safe and livable homes—many families still need help. At the same time, we are proactively planning our organizational future, initiating new community revitalization projects, and working to ensure the long-term health of our homeowners. We are grateful to those who dedicate time and resources to support our mission. Together, we are stronger.

Warm regards,



Christine Holland  
CEO | Executive Director



## Rebuilding Together Houston

### Board of Directors

#### BOARD EXECUTIVE COMMITTEE

Tracy Bridge *CenterPoint Energy*  
Scott Clarke *D.E. Harvey Builders*  
Christopher Krummel *McDermott International*  
Bryan Milton *ExxonMobil*

#### BOARD MEMBERS

Gary Adams *Deloitte, LLP*  
Dominique Allen *Customized Energy Solutions*  
Scott Burns *Reliant*  
Jay Carlton *Sterling Structures*  
Jason Consoli *BBVA Compass*  
Summer Dajani *Houston Methodist*  
Larry Elizondo *CITGO*  
Emeka Emembolu *BP*  
Terry Fussell *Wells Fargo*  
Eric S. Levy *AIG Consumer Insurance*  
David Massin *Northern Trust*  
Bob Miles *BHGRE Gary Greene*  
Peter Nardo *JPMorgan Chase*  
Gary Olander *First Tennessee Bank*  
David Purvis *BHP, Retired*  
Jennifer Rhys-Davies *Accenture*  
Randall Rojas *Hancock Whitney Bank*  
Jim Springer *Gilbane*  
Kim Easley Williams *IBERIABANK*  
Scott Wizig *SWE Homes, LP*

### Our Mission

Repairing Homes. Revitalizing Communities. Rebuilding Lives.

## Prioritizing Indoor Air Quality Post-Harvey



Rebuilding Together Houston has received a \$420,000 grant from the Albert and Margaret Alkek Foundation. These funds will support a new program called *Air Quality Intervention* to help families impacted by Hurricane Harvey improve their interior air quality and keep their repaired homes dry. By prioritizing wellness and improving interior air quality, families can live longer in a healthier home.

"This grant reflects the Alkek Foundation's strong community involvement and dedication to the health and wellness of Houstonians," said Christine Holland of Rebuilding Together Houston. "These projects will pay lasting dividends in terms of quality of life for our homeowners and their families."

As a direct result of the grant, volunteers from the International Brotherhood of Electrical Workers (IBEW) upgraded 6 homes for RTH in early January 2019. They were able to install 13 fans, 6 air-conditioner/heaters and 6 air purifiers in the homes of seniors and homeowners with disabilities, who had their homes repaired by Rebuilding Together Houston in 2018. The IBEW's generosity resulted in 168 volunteer hours, worth thousands of dollars of support in addition to the grant funding.



*My home is livable now, and it is such a blessing.*

## To the Rescue: HPD and RTH are a Force for Change

Recently, Ms. Mary's yard has been filled with police officers. Houston Police Department officers regularly patrol her neighborhood and nearby Hobby Airport, but this time their mission was more philanthropic—an HPD team had volunteered with Rebuilding Together Houston to repair the 75-year old's home in Garden Villas!

After Ms. Mary's husband died three years ago, it became more difficult to take care of her home. "I was okay after Hurricane Harvey," said Ms. Mary, but she also knew she would need help to remain safe in her home. After contacting Rebuilding Together Houston, she now calls her 70-year-old house "nearly brand new." HPD volunteers partnered with RTH to complete badly needed repairs. Ms. Mary feels blessed with the help she received—electrical up-

grades, a new shower, new ceilings, and a new vinyl floor—all installed after the house was leveled. She adds, "And, I never dreamed that they'd give me a new roof!"

She now relaxes and enjoys visits from her family on a roomy porch that her husband built long ago, fortified with a new ramp, installed by Rebuilding Together Houston and the HPD volunteer team.

Ms. Mary relishes the new, happy memories of her home repair projects. "The Rebuilding Together Houston team was so very nice and courteous," she said. "And the HPD team members are my friendly neighbors. I have great respect for all of them. My home is livable now, and it is such a blessing."

# 2018 The Year After Hurricane Harvey: Our Accomplishments and Challenges

A city at its best is a network of vibrant communities strengthened by the collective action of its citizens. For most cities, this network is rarely tested, but this was not the case for Houston in the aftermath of Hurricane Harvey. Instead, concerned Houstonians came together after the storm and throughout 2018 to form coalitions to care for each other and to help their neighbors in most need.

At Rebuilding Together Houston, we witnessed this firsthand. When Hurricane Harvey hit in August of 2017, the need for our services grew exponentially, and our small staff lacked the capacity required to meet those needs. Our community of volunteers and loyal partners—including AARP, AIG, CITGO and ExxonMobil—quickly stepped up to provide support.



## Meeting the Challenge

To meet the growing need, we began to challenge our old processes. Immediately, we began to work inside the homes of those we served, a change from our traditional way of working. Days after the storm, we were ‘mucking and gutting’ storm-damaged homes and partnering with Rebuilding Together New Orleans to train staff and volunteers on safety standards.

It also became clear we needed more workspace, which resulted in our partner CenterPoint Energy giving us extra offices and an additional warehouse. In addition, Greater Houston Community Foundation helped renovate our old warehouse so that it could meet the influx of new materials that accompanied the growing construction needs of our community.

## Growing Our Team

As the nature of our work began to evolve, so did our need for people. We hired more staff, and we began to earnestly recruit individuals, a change from our traditional crew-centric approach. Volunteers were needed at a



greater rate than ever before. Thankfully, the community responded. Volunteers from across the nation also stepped up, flying in to work with our capable staff. RTH welcomed more than 6,000 volunteers in 2018, from 42 U.S. States. (see map, p. 5)

We also needed to hire more licensed contractors for the critical repairs on the interior of the home. Repairs to foundations, roofs, electrical systems, and plumbing became more urgent after Harvey. With this increased capacity, we were able to repair 476 homes in 2018, with the average



Our dedicated volunteers change lives. Thanks to our crews— pictured, CITGO (left) and Credera (right).

Harvey-impacted rebuild timeline taking about four months from inspection to move-in.

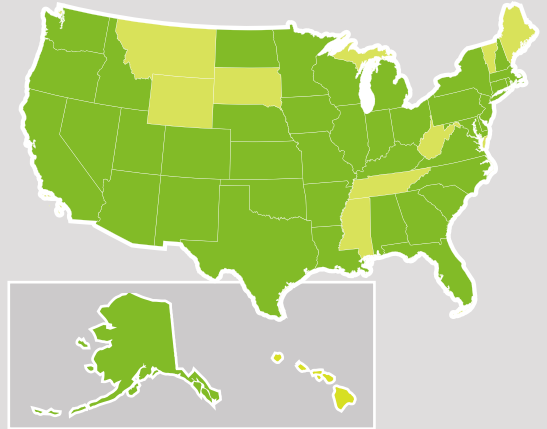
### Strength in Capacity

We began 2019 with a renewed resolve to help homeowners in the neighborhoods we serve. We have expanded our systems and increased our knowledge base. Our construction processes have been streamlined to improve productivity. We have integrated our data and developed a cloud-based management platform, Salesforce, for comprehensive use throughout the organization. This tool allows our staff to coordinate our homeowners' repair projects, our volunteer teams' schedules, and funding information in real time. We are energetically planning for our future.

As we work to preserve Houston's affordable housing, our *Home After Harvey* program will continue to help those who were impacted by the storm, and our new *Air Quality Intervention* program, made possible by a grant from the Albert and Margaret Alkek Foundation, will help those who were impacted by Harvey keep their repaired homes drier and healthier.

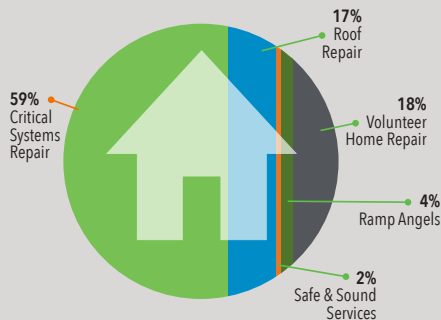
We are proud of our accomplishments and the work that we have done to overcome the challenges of 2018. We are thankful to the many individuals, corporations and faith-based groups who supported our work in 2018, and we look forward to the work left to be done, together.

Rebuilding Together Houston welcomed more than 6,000 volunteers in 2018, from 42 U.S. States.



Alabama	1	Kansas	3	North Carolina	25
Alaska	16	Kentucky	2	North Dakota	1
Arizona	3	Louisiana	19	Ohio	24
Arkansas	5	Maryland	46	Oklahoma	1
California	16	Massachusetts	36	Oregon	2
Colorado	42	Michigan	43	Pennsylvania	179
Connecticut	21	Minnesota	6	Rhode Island	8
Delaware	1	Missouri	25	South Carolina	5
Florida	29	Nebraska	302	Texas	5006
Georgia	7	Nevada	1	Utah	12
Idaho	7	New Hampshire	41	Virginia	41
Illinois	92	New Jersey	14	Washington	1
Indiana	4	New Mexico	2	Wisconsin	99
Iowa	2	New York	34		

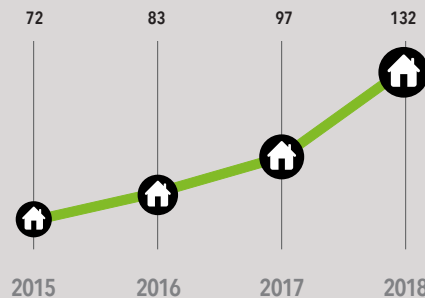
### Our Work in 2018



205

Harvey Homes in Construction Last Year

### Veteran Families' Homes Repaired



### Volunteers! More than Ever

As the nature of our work began to evolve, so did our volunteer needs. We began to earnestly recruit individuals, a change from our traditional crew-centric approach. We needed more volunteers and at a greater rate than we had ever before. Thankfully, the community responded. Volunteers from across the nation also stepped up, flying in to work with our capable staff. RTH welcomed more than 6,000 volunteers in 2018, from 42 U.S. States.



*Our volunteers felt a great sense of accomplishment and pride in knowing that we were able to play a part in helping make Ms. Dolores' home safer and more comfortable.*

## A Good Crew Makes a Difference

Don't expect a distressing disaster story from Ms. Dolores about Hurricane Harvey. During the second most costly hurricane in U.S. history, the 83-year-old resident of Trinity-Houston Gardens did what she always does, she walked around her home, putting buckets under the holes in her leaky roof, and without fanfare weathered the storm.

After Harvey, Ms. Dolores and her family realized that something had to be done. The livability of her 1,400-square-foot home was in question, and the financial burden caused great concern.

Ms. Dolores is a survivor, caring for herself since losing her only son and husband. She has a history of taking care of others—working at a boarding house, dry cleaners, and with Humble School District's Nutrition Services. She even ran her own janitorial service for a

time. Yet, she could not do the work needed to take care of her own home.

Rebuilding Together Houston has been helping homeowners like Ms. Dolores free of charge for almost 40 years, and just like many of those homeowners, Ms. Dolores received repairs necessary for keeping her home safe and livable.

Contractors hired by RTH replaced her leaky roof, updated the home's electrical panels, fixed the subflooring, installed commercial-grade vinyl plank floors, and replaced the bathtub with a low-curb shower, complete with grab bars.

RTH volunteers then made more improvements and addressed deferred maintenance issues. The work included trimming tree limbs, removing moldy sheetrock and insulation,

treating framing with mold-inhibitor, repairing siding, painting the exterior, and building an access ramp with handrails. After the home received third-party mold clearance, RTH staff members installed insulation, sheet-rock, and primed the inside of the home.

Gina West, executive manager of Fannie Mae's Community Investment & Engagement Team, was one of those volunteers. "This is the third time that we have partnered with Rebuilding Together Houston," she said. "Our volunteers felt a great sense of accomplishment and pride in knowing that we were able to play a part in helping make Ms. Dolores' home safer and more comfortable."

Ms. Dolores said she "appreciated the work of a good crew." Bandit, her eight-year-old Corgi dog, also approved. "Some of the volunteers even got their pictures taken with Bandit. They were all so nice and very helpful. I love my new floors, and of course, my new roof!"

## Balance Sheet

### ASSETS

Cash	
Grants, pledges & accounts receivable	
Inventory & other assets	
Property	
<b>TOTAL ASSETS</b>	

### LIABILITIES AND NET ASSETS

#### Liabilities:

Accounts payable & accrued expenses	
Grant advances (deferred revenues)	
<b>Total liabilities</b>	

#### Net assets:

Unrestricted	
Temporarily restricted	
<b>Total net assets</b>	

### TOTAL LIABILITIES AND NET ASSETS

	Year Ended	
	December 31, 2018*	December 31, 2017
Cash	\$ 4,679,465	\$ 4,291,188
Grants, pledges & accounts receivable	2,353,078	2,013,191
Inventory & other assets	153,775	158,375
Property	530,853	67,509
<b>TOTAL ASSETS</b>	<b>\$ 7,717,171</b>	<b>\$ 6,530,263</b>
<b>Liabilities:</b>		
Accounts payable & accrued expenses	\$ 222,260	\$ 578,679
Grant advances (deferred revenues)	106,476	305,011
<b>Total liabilities</b>	<b>328,736</b>	<b>883,690</b>
<b>Net assets:</b>		
Unrestricted	1,566,192	1,078,274
Temporarily restricted	5,822,243	4,568,299
<b>Total net assets</b>	<b>7,388,435</b>	<b>5,646,573</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 7,717,171</b>	<b>\$ 6,530,263</b>

## Revenues and Expenses

### REVENUES

Program support & gifts	
In-kind contributions	
Construction grants	
Other	
<b>TOTAL REVENUES</b>	

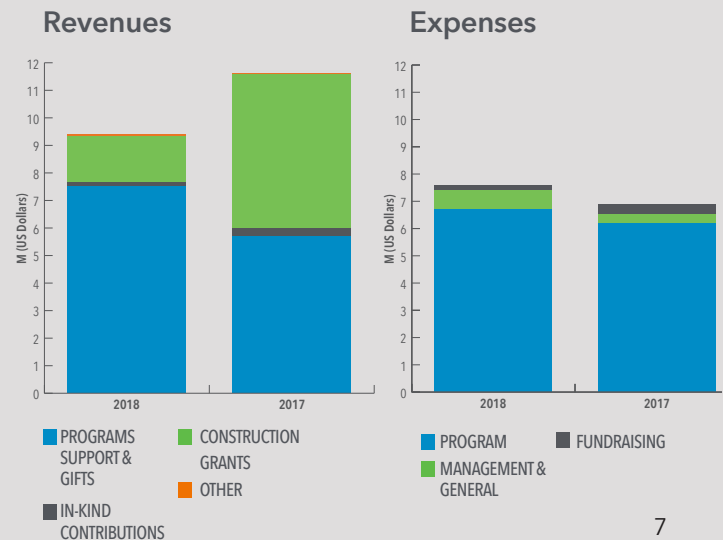
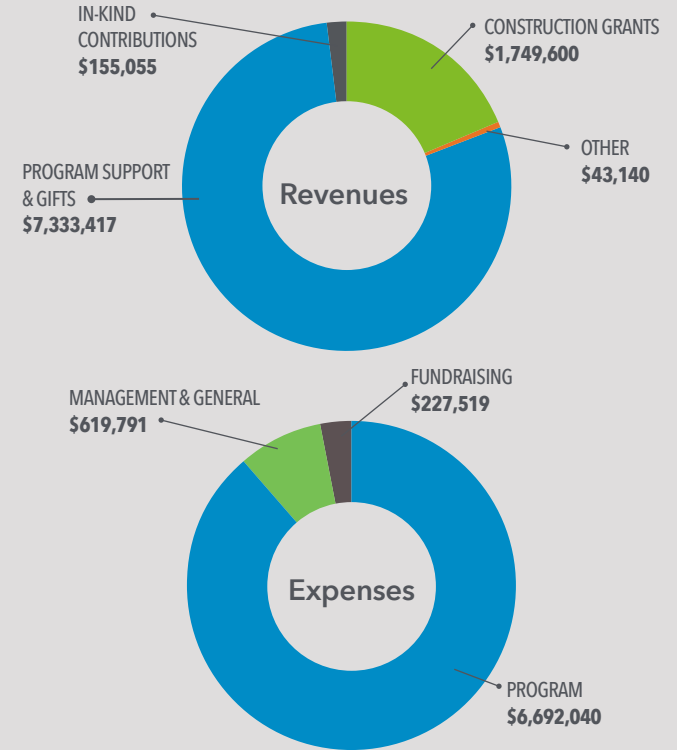
### EXPENSES

Program	
Management & general	
Fundraising	
<b>TOTAL EXPENSES</b>	

### NET INCOME

	Year Ended	
	December 31, 2018*	December 31, 2017
Program support & gifts	\$ 7,333,417	\$ 5,693,830
In-kind contributions	155,055	293,933
Construction grants	1,749,600	5,609,633
Other	43,140	41,056
<b>TOTAL REVENUES</b>	<b>\$ 9,281,212</b>	<b>\$ 11,638,452</b>
Program	\$ 6,692,040	\$ 6,237,616
Management & general	619,791	317,076
Fundraising	227,519	372,648
<b>TOTAL EXPENSES</b>	<b>7,539,350</b>	<b>6,927,340</b>
<b>NET INCOME</b>	<b>\$ 1,741,862</b>	<b>\$ 4,711,112</b>

## Financial Summary 2018



\* 2018 Data is unaudited at time of printing.  
Please note: Considerable amounts of Harvey dollars received in 2017 and 2018 fund multiple years of programming.

## SUSTAINING PARTNERS



Anonymous



Bank of America



Isla Carroll Turner FRIENDSHIP TRUST



## Program Partners

### \$25,000 to \$49,999

ACEC Texas  
AIG  
American Nurses Foundation  
BHP  
BP  
D.E. Harvey Builders Inc.  
First Presbyterian Church of Kingwood  
Hancock Whitney Bank  
HGTV  
Houston Endowment  
Houston Esperanza Inc  
IBERIABANK  
IRONMAN Foundation  
Josh Abbott Band (JAB Cares)  
McMahon Solutions  
Molex  
Shell Oil Company  
Stewart Title Company  
SWE Homes LP  
Wells Fargo Foundation

### \$10,000 TO \$24,999

Accenture  
BBVA Compass  
Bracewell, LLP  
Covenant Presbyterian Church  
Deloitte, LLP  
David Weekley Homes  
First Tennessee Bank

Gary Greene Realtors Foundation  
H-E-B  
Home Depot  
Independent Bank  
Jet Linx Aviation  
JPMorgan Chase  
Magnolia Market LLC  
Marek Family Foundation  
Memorial Drive Presbyterian Church  
Noble Energy  
NRG Energy  
Skanska USA  
St. David's Episcopal Church  
The Winston Charitable Foundation

### \$1,000 TO \$9,999

Gary and Dawn Adams  
Dominique Allen  
Alliance Residential Company  
Richard Baker  
Gregory Beck  
Ronald Branch  
Tracy and Chris Bridge  
Michael Brown  
Scott and Jennifer Burns  
Andrew Butler  
C-AIRS Mechanical Inc  
Jay and Sandy Carlton  
Von and Yolanda Celestine

Chapelwood United Methodist Church  
Chevron  
Scott and Ashley Clarke  
CLS Technology  
Comcast  
James Connolly  
Jason and Heather Consoli  
Summer and Adi Dajani  
Anna Devore  
DPR Construction  
Larry Elizondo  
Enbridge Inc  
Energy Transfer Partners  
Half Associates  
Lorry Harju  
Albert and Ethel Herzstein Charitable Foundation  
His House Christian Fellowship  
Christine and Michael Holland  
Houston Methodist Hospital  
International Brotherhood of Electrical Workers (IBEW 716)  
Interfaith Ministries for Greater Houston  
Diane Knoche  
Christopher and Jenny Krummel

Guillermo and Whitney Lambarri  
Brian Landrum  
Eric and Sheryl Levy  
Joyce Lindler  
Magnificat Houses, Inc  
Ronnie Matthews  
McDonald Electric  
J. McLaughlin  
Johanna Meith  
Robert and Lisa Miles  
Bryan and Rachel Milton  
Peter Nardo  
Northern Trust Bank  
Gary Olander  
David and Susanne Purvis  
Bethany Rehling  
Rex Mechanical, Inc  
Jennifer Rhys-Davies  
Randall Rojas  
Carl Rosendahl  
Jim and Jacqueline Springer  
Theater Under the Stars  
Justin and Jennifer Thompson  
Thunder Exploration, Inc.  
Titan Auto Insurance  
Fred and Kellye Williams  
Kim Williams  
Barbara W. Winston  
Mark and Ann Woodroof  
Zeno Digital Solutions, LLC



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[rebuildinghouston.org](http://rebuildinghouston.org)

Rebuilding Together Houston received generous donations from nearly 200 individuals last year. We are also extremely grateful to the 6,000 volunteers who donated more than 56,000 hours of their time to our mission in 2018.