



# 2019

## Annual Report

**445**

Total Families Served

**900**

Total Projects Completed

**36,576**

Total Volunteer Hours

**\$930k**

Value of Volunteer Hours

**\$7.7M**

Invested into Houston



# Creating a More Resilient Houston



The team at Rebuilding Together is working hard to create a more resilient Houston. We know that when we build a unified sense of purpose alongside our partners, the results are much more impactful. Throughout 2019, Rebuilding Together Houston experienced the power of what a unified community can accomplish. Because of our strong community partnerships in targeted neighborhoods, we are seeing *real change* for the families who receive our services.

We are thrilled to be able to share some of these stories with you in the pages of this report. I am particularly proud to say that in 2019 Rebuilding Together Houston served 445 low-income homeowners, invested more than \$7.7 million dollars into affordable housing in Houston, and facilitated 36,576 hours of volunteer service. I am also pleased with the success of our new Air Quality Intervention program which helps keep the Harvey-impacted homes we have

repaired dry, resulting in a healthier environment for the home's residents.

**Because of our strong community partnerships in targeted neighborhoods, we are seeing real change for the families who receive our services.**

Without your support, none of this would have happened. We are so proud of the quality and longevity of our volunteer crews and partnerships. Not many organizations can say they have such long standing relationships with volunteers and partners who have given their time and resources for over 30 years! I am also truly honored to be serving next to the dedicated staff at Rebuilding Together. As many

of you have experienced, our staff goes above and beyond for the mission of this organization. They understand that every day we have the opportunity to serve the people who need it the most. I am humbled by their efforts.

This report is our opportunity to demonstrate to you the importance of our work and the significance of your participation. Without the hard work of our volunteers and staff, without the financial support of our donors and corporate partners, and without the feedback and efforts of the community advocates of the neighborhoods we target—our work would not be what it is.

**Your support matters. Thank you.**

A handwritten signature in blue ink that reads "Christine Holland". The signature is fluid and cursive.

Christine Holland  
Chief Executive Officer

## Welcome to Our New Board President

Rebuilding Together Houston's Board of Directors is pleased to announce it has elected Gary Olander as its new board president. An "almost" native Houstonian, Gary is Houston Regional President at First Horizon Bank, and he has been active with Rebuilding Together since the mid-1990s—first as a crew leader and then as an active member of the board.

"I am so honored to take over from [out-going president] Tracy Bridge," said Gary. "I'm at a time in my career where I can prioritize this important work and devote my energy and efforts to Rebuilding Together Houston (RTH). I am very passionate about serving people that are underserved; that are in tough circumstances. I think it is our calling to serve people that are less fortunate than we are.

When I was first involved with RTH, it was a very different organization than it is today, and I've watched it evolve and grow.

It's an overused term, "take it to the next level," but that is exactly what is happening at RTH, and I look forward to raising our profile and furthering our reach in the community. The impact we have on families, on individuals, on communities is extraordinary. RTH is the perfect opportunity and vehicle to give back. I look forward to my time as board president. There's no limit to what we can accomplish in Houston!"

*The RTH Board of Directors is responsible for guiding Rebuilding Together Houston in matters of strategy, governance and financial management, ensuring that the organization has the resources it needs to advance its mission. The board is composed of a group of individuals from different sectors of industries across Houston, all of whom are dedicated to community revitalization and affordable housing.*





## Are you a [Re]Builder?

[Re]Build is a movement to repair homes and revitalize communities across the country. Through [Re]Build, Rebuilding Together Houston is joining the national Rebuilding Together network of over 120 affiliates to accelerate our work for our neighbors in need. The goal of the campaign is to connect more people to the transformational work happening in neighborhoods throughout the country. Together we will help [Re]Vitalize communities into vibrant places, restoring pride, dignity and hope for our neighbors.

[Re] is a shorthand campaign symbol for the movement—for the mission and impact of Rebuilding Together and all of those involved in our mission. It represents the many facets of Rebuilding Together’s work including repairing homes, revitalizing communities, responding to disaster, recovery in the long term, and restoring the sense of pride on streets, blocks and cities across the country.

Sign the pledge to become a [Re]Builder today. Visit [rebuildinghouston.org/rebuilder](http://rebuildinghouston.org/rebuilder) to learn more.

If you believe that all our neighbors deserve to live in safe and healthy communities, pledge to be a [Re]Builder!

## Rebuilding Together Houston

### Board of Directors

#### BOARD EXECUTIVE COMMITTEE

Gary Olander *First Horizon Bank*  
 Summer Dajani *Houston Methodist*  
 Scott Clarke *Harvey | Harvey-Cleary*  
 Christopher Krummel *McDermott*  
 Eric S. Levy *AIG*

#### BOARD MEMBERS

Gary Adams *Deloitte*  
 Elizabeth Brock *CenterPoint Energy*  
 Jason Consoli *Texas Capital Bank*  
 Emeka Emembolu *BP*  
 Terry Fussell *Wells Fargo*  
 David Massin *Northern Trust, N.A.*  
 Bob Miles *Better Homes and Gardens Real Estate Gary Greene*  
 Bryan W. Milton *ExxonMobil*  
 Peter Nardo *JPMorgan Chase*  
 Jennifer Rhys-Davies *Accenture*  
 Randall Rojas *Hancock Whitney Bank*  
 Jim Springer *Gilbane Building Company*  
 Kim Williams *IBERIABANK*  
 Darryl Willis *Microsoft*  
 Scott Wizig *SWE Homes*  
 Skip Zahn *Reliant*

### Executive Staff Team

Christine Holland *Chief Executive Officer*  
 Julie Mintzer *Chief of Staff and Operations*

### Our Mission

Repairing Homes. Revitalizing Communities. Rebuilding Lives.

# Batiste Home:

We take pride in understanding how we can best leverage available resources to return a home in disrepair to its former dignity. We approach each project with the basic understanding that every home we repair begins with a history: the history of the family that has built a life within its walls; the history of the memories they've made through the years; and, the history of that family's impact on their community and the city at large. That leverage makes a real difference in preserving a family's home so that its history can continue; in fact, the difference is often so stark that it can feel like night and day.



## Night and Day

### The Batiste Family

For 54 years, Mary and Joseph Batiste were one such family building a life in their home in Kashmere Gardens. With their six children, they worked to build an atmosphere of faith, joy and familial devotion. However, years proved hard on the family home, and with time and resources in short supply, the home began to fall into disrepair.

### Night

The state of the home was further endangered when tragedy struck in the fall of 2017. Like many homes in their neighborhood, the rising waters from Hurricane Harvey overtook the Batiste family home. Suddenly, the place that held all of their memories was in danger of being washed away. The Batistes were forced to move out of their now uninhabitable home and rely on the help of strangers to repair the home they could not afford to fix. This is how we met the Baptiste family nearly 2 years later, the family home still in a state of disrepair. Early repairs had started on their home, but the organization who initially had taken on the project quickly had run out of funds and the Baptiste home was left without a resolution.



### It Takes a Village

It quickly became clear that it would take the cooperation of several organizations working together to bring the Batiste family back to a safe and livable home. It had been more than two years since Harvey and the deferred repairs meant that the damage had only gotten worse with time, so Rebuilding Together teamed up with Fifth Ward CRC and SBP to take on the home's repair work. It was quickly decided that we would bring the power of our volunteer corps to work on completing the exterior repairs as well as creating safe entrances into the Batiste home.

Top left, the Batiste home shortly after Hurricane Harvey.  
Bottom photos: Mary and Joseph celebrate their return to their newly repaired home.



Two of the crews that worked so hard on the repairs to the Batiste family home.

## Day

We knew that it would take a special crew to complete Mary and Joseph’s home—it would take much more than the typical repairs and scope of work that many of our homes require—so we called in a team we knew would be perfectly suited for the job.

Talking to long-time crew leader Jack Hazel about the work he has completed with Rebuilding Together is an exercise in camaraderie and civic pride. A soft-spoken man with a wealth of experience in home repair, he and his co-crew leader Scott Ramsey have led crews from ExxonMobil for nearly a decade.

Jack describes with gratitude the work his crew members put in for the family: “Mary and Joseph’s house was by far the most challenging project we have ever done—it spanned 4 weekends!”

It’s true, this project was no small order. The siding on the entire home had to be replaced, as it had disintegrated with rot, all of which needed trimming, too. New soffits had to be built, the yard needed clearing, the entire home needed to be painted, and the crew wasn’t content on

*Mary and Joseph’s house was by far the most challenging project we have ever done—it spanned 4 weekends!*

stopping there. They also built a new covered porch and side entrance to provide safe entrance and exit for the family, as well as a space to enjoy each other’s company.

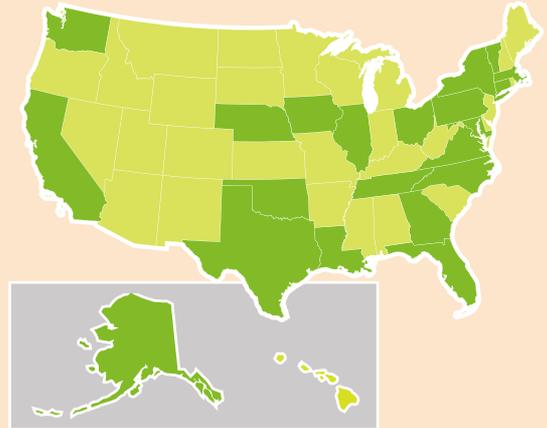
“Mary was so happy for her new porch,” Jack proudly recalls, “she talked about how special it was and that she was the only person in the neighborhood who had one this beautiful!”

In the end it took the work of more than 75 volunteers recruited by Rebuilding Together and led by Jack and Scott to complete the project. Those volunteers came from all over—not only ExxonMobil, but Yokogawa, Chevron, Shell, HP, St. Peter’s United Church of Christ, and Epiphany of the Lord.

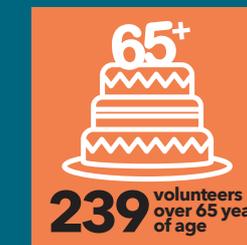
All of this hard work proved to be well worth it when in the days leading up to Christmas 2019, Mary and Joseph finally returned with their family to find a new normal and continue living in the community and home where they’ve built their life.

To learn more about how you can help families impacted by disaster or economic hardship, please contact Terri Drabik-O’Reilly at [toreilley@rebuildinghouston.org](mailto:toreilley@rebuildinghouston.org).

Rebuilding Together Houston welcomed 4,572 volunteers, in 2019, from 20 U.S. states.



- |             |                |              |
|-------------|----------------|--------------|
| Alaska      | Maryland       | Pennsylvania |
| California  | Massachusetts  | Tennessee    |
| Connecticut | Nebraska       | Texas        |
| Florida     | New York       | Vermont      |
| Illinois    | North Carolina | Virginia     |
| Iowa        | Ohio           | Washington   |
| Louisiana   | Oklahoma       |              |



# Importance of Indoor Air Quality

# 70%

of SENIORS' time is spent inside or around the home.



More than 9 hours a day sleeping



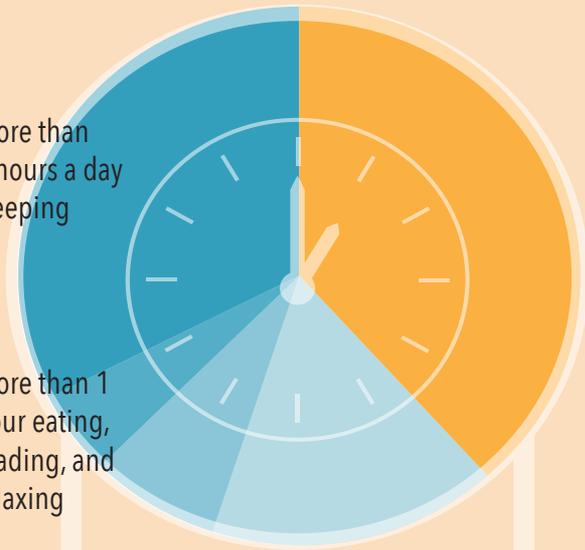
More than 1 hour eating, reading, and relaxing



More than 1 hour doing household chores and cooking



4 hours watching television



# Prioritizing Air Quality



One of the lessons we've seen time and time again post-Harvey is the importance of moisture control in our clients' homes. An early health study by the NRDC indicates that in the ten months immediately following Hurricane Harvey, 16% of Texas Gulf Coast residents had been affected by new health conditions, a plurality of which were respiratory

*“The first thing that we do is plug in the air purifiers, and in the time that we are there installing the rest of the interventions, the difference is clear. The air is so much clearer, you can breathe. So many of our home-owners have asthma or COPD, they're so thankful. It's really rewarding work.”*

problems. Moreover, the Center of Disease Control has found that exposure to damp, moldy environments resulting in respiratory conditions currently affects an estimated 1.5 million Texans and 24 million Americans, costing taxpayers about \$56 billion in medical and opportunity losses.

Indoor air quality is especially important for the homeowners that we primarily serve—Houston’s senior population—who are spending nearly 70% of their time inside or around the home.

It was with this in mind that in 2018 we partnered with the Albert and Margaret Alkek Foundation to launch our Air Quality Intervention (AQI) program, prioritizing family wellness by improving interior air quality. In 2019, with work from dedicated volunteer teams from the Texas Conservation Corps, long-time volunteers Ken Stuntz and Jim Brenneke, and our hard-working Rebuilding Together program staff, we have been able to provide ceiling fans, AC units, air purifiers and smoke detectors to more than 140 families.

It will be some time before we can report on the full extent of the effectiveness of our AQI program—health studies on the long-term effects of Hurricane Harvey are underway, led by Houston institutions such as Baylor College of Medicine—but in the meantime, the anecdotal evidence is good. Our homeowners are feeling a difference, and we are pleased that, with the help of the Alkek Foundation, we can continue to bring this program to the homeowners in Houston who need it most.



# Community Revitalization in Action!



*Rebuilding Together Houston has a goal of repairing 100 homes in the Second Ward and must raise \$2.5 million to do so. Your support matters. Join us in securing the longevity of Houston's unique communities!*



Council Member Karla Cisneros and former Executive Director of Rebuilding Together Houston, Jim Soller, await the announcement of the community partnership.



Jessica Hulsey, Second Ward community advocate, Council Member Mike Knox, and a Second Ward resident celebrate the revitalization efforts.

On a cloudless and unseasonably cool morning in July, we proudly announced our commitment to the city-wide Complete Communities program, created by Mayor Sylvester Turner, to revitalize Houston's under-resourced communities. We pledged to begin our work in Houston's historic Second Ward—the neighborhood where our own office resides. We, along with Mayor Sylvester Turner, Council Member Karla Cisneros, our board members and our partners (see insert below), reaffirmed our support of the prioritization of affordable housing in our communities, believing firmly that long-time residents should be able to stay in the homes they helped build.

"I have seen firsthand what a difference this organization makes to the families of Houston," then Board President, Tracy Bridge

remarked. "A new roof, a strong foundation, a weather-proofed exterior—these are essential to a family's safety and well being. Rebuilding Together makes real, tangible changes to our neighbors' lives."

That tangible difference has been the focus of our work in the Second Ward. As we close in on year one of our five-year commitment, we are proud to share that as of January 2020 we have completed critical repairs on 12 homes and have 15 currently in the repair pipeline.

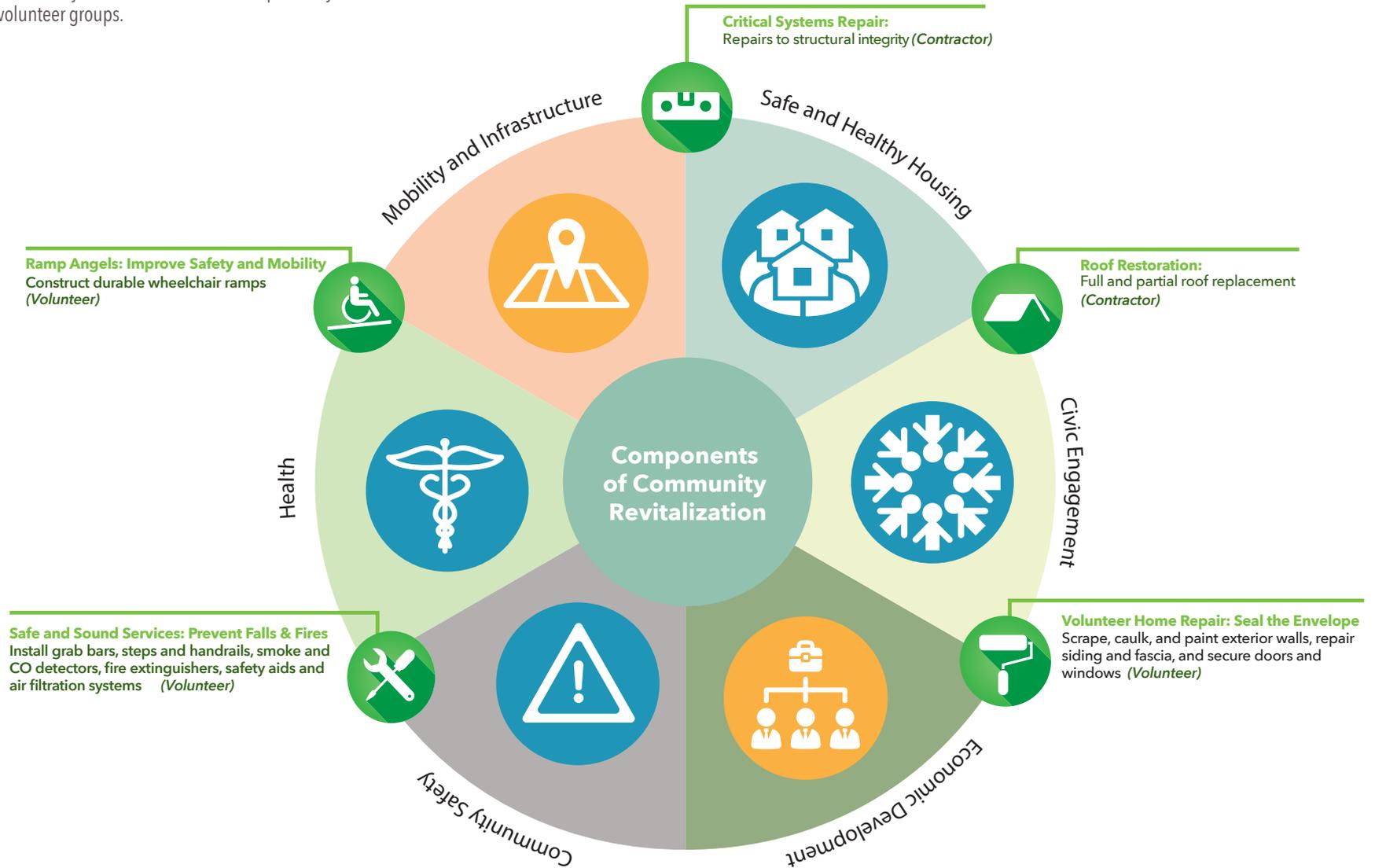
"Far beyond my expectations," long-time resident Jaime Esparza said of the work completed on his home in the neighborhood. "I would recommend it to anyone. It brings tears to my eyes and [Rebuilding Together] went way beyond what my wife and I expected."

## Second Ward Community Sponsors

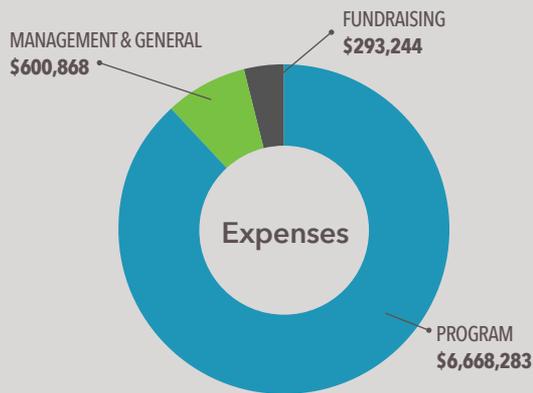
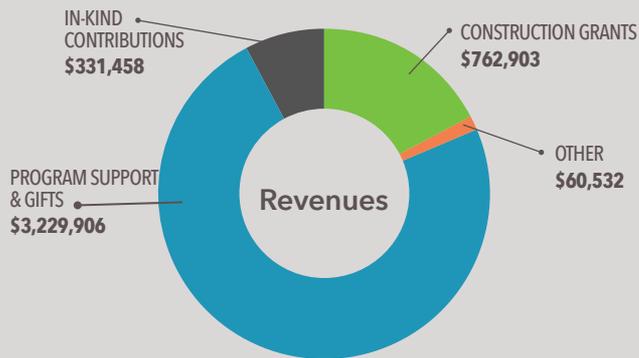


# What is Community Revitalization?

Community revitalization is a coordinated effort between residents, volunteers, municipalities, nonprofits, businesses, foundations and other partner organizations to build a healthy and thriving community. Rebuilding Together Houston's programs are designed to support community revitalization and are completed by both contractor and volunteer groups.

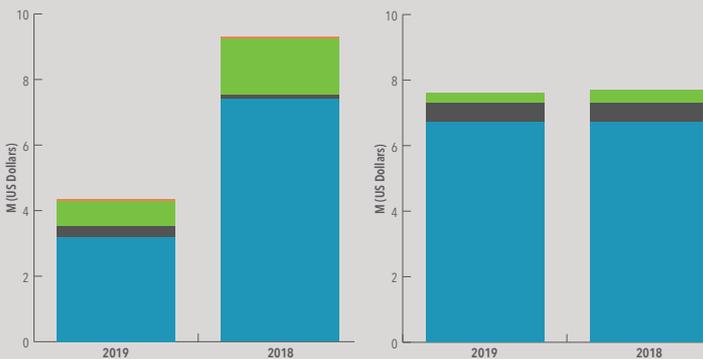


# Financial Summary 2019



Revenues

Expenses



## Balance Sheet

### ASSETS

Cash	\$ 2,491,547	\$ 4,679,466
Certificates of deposit	854,470	-
Grants, pledges, & accounts receivable	210,264	2,351,167
Inventory & other assets	172,834	84,940
Property	504,216	530,854

### TOTAL ASSETS

	Year Ended	
	December 31, 2019*	December 31, 2018
<b>TOTAL ASSETS</b>	<b>\$ 4,233,331</b>	<b>\$ 7,646,427</b>

### LIABILITIES AND NET ASSETS

#### Liabilities:

Accounts payable & accrued expenses	\$ 132,000	\$ 277,633
Grant advances (deferred revenues)	6,780	96,647
<b>Total liabilities</b>	<b>138,780</b>	<b>374,280</b>

#### Net assets:

Unrestricted	1,217,169	1,337,203
Temporarily restricted	2,877,382	5,934,944
<b>Total net assets</b>	<b>4,094,551</b>	<b>7,272,147</b>

### TOTAL LIABILITIES AND NET ASSETS

<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 4,233,331</b>	<b>\$ 7,646,427</b>
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## Revenues and Expenses

### REVENUES

Program support & gifts	\$ 3,229,906	\$ 7,353,618
In-kind contributions	331,458	155,055
Construction grants	762,903	1,759,818
Other	60,532	45,253

### TOTAL REVENUES

<b>TOTAL REVENUES</b>	<b>\$ 4,384,799</b>	<b>\$ 9,313,744</b>
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### EXPENSES

Program	\$ 6,668,283	\$ 6,699,816
Management & general	600,868	595,828
Fundraising	293,244	392,526

### TOTAL EXPENSES

<b>TOTAL EXPENSES</b>	<b>7,562,395</b>	<b>7,688,170</b>
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### NET INCOME

<b>NET INCOME</b>	<b>\$(3,177,596)</b>	<b>\$ 1,625,574</b>
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\* 2019 Data is unaudited at time of printing. RTH began the 2019 fiscal year with approximately \$4.2 million in net assets restricted for the Home After Harvey program. The negative 2019 net income reflected for FY2019 is the result of the spend down of this multi-year advanced funding.

# We're thankful for our Volunteers



Bob Miles, center, board member and Super Crew Leader with two volunteers on an exceptionally cold Halloween repair day.



Houston Methodist volunteers paint the inside of a Harvey-impacted family home.



A volunteer from ExxonMobil's UT Alumni Crew demonstrates the difference a new coat of paint can make!



Homeowner Gloria hams it up with an especially enthusiastic group of volunteers from across Houston.



Ladders and smiles: the most common sight at an RTH build.



Volunteers from Cummins show off their siding repair skills.



Volunteers from Reliant install a post that will support a safe exit to a homeowner in need.



Lori Martinez, RTH staff member, joins Lowe's volunteers at a garden project supporting Burnet Elementary School.

**Why do you [Re]Build?** As we approach our 40<sup>th</sup> year, we are asking you to share your stories at [rebuildinghouston.org/rebuilder](https://rebuildinghouston.org/rebuilder). Tell us what makes you passionate about Rebuilding Together Houston!

## Help Veteran Families in Need!

### Veteran families need your help!

Serving our nation's bravest citizens has been a major pillar of the work Rebuilding Together has completed for years. In 2019 alone, we were able to serve more than 130 veteran families across Harris County.

Often, however, when a veteran passes away, their surviving spouse no longer qualifies for the funding we receive to make these necessary repairs. We think that is unacceptable, so we are turning to you! All veteran families who have sacrificed to care for and support our nation should have a safe and healthy place to call home. Donate today and help support these families in need!

Contact Lorry Harju for more information:  
[lharju@rebuildinghouston.org](mailto:lharju@rebuildinghouston.org)



## SUSTAINING PARTNERS (\$50,000+)

 **Albertsons** Anonymous

 **American Red Cross**  **Bank of America**



 **CenterPoint Energy**



 **ExxonMobil**



 **CHASE**



 **Gilbane**



 **LOWE'S**



 **reliant**  
an NRG company

 **Isla Carroll Turner FRIENDSHIP TRUST**



## PROGRAM PARTNERS

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

AIG  
BP  
Houston Endowment  
Houston Esperanza, Inc.  
Second Baptist Church  
Shell  
SWE Homes  
Verizon  
Wells Fargo Foundation

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

Accenture  
Anonymous  
Aramco Services  
BBVA Compass  
Brown Foundation  
Covenant Presbyterian Church  
Deloitte  
Fannie Mae Foundation  
First Horizon Bank  
Hancock Whitney Bank  
Harvey | Harvey-Cleary  
HEB Grocery Company LP  
Houston Methodist  
IBERIABANK  
Independent Financial  
Molex  
MUFG Union Bank Foundation

### \$2,500 TO \$9,999

ACEC Texas  
Gary and Dawn Adams  
Tracy and Chris Bridge  
Scott and Jennifer Burns  
Jay and Sandy Carlton  
Chapelwood UMC  
Charities Aid Foundation of America  
Comerica Bank  
Comprehensive Health Management  
Larry Elizondo  
Energy Transfer Partners LP  
Giveback Homes  
Harcros Chemicals, Inc.  
Christine and Michael Holland  
Eric and Sheryl Levy  
Memorial Drive Presbyterian Church  
Bob and Lisa Miles  
Bryan and Rachel Milton  
Peter Nardo  
National General Insurance  
Gary and Grace Olander  
David and Susanne Purvis

### \$1,000 TO \$2,499

Dominique Allen  
Andersen Tax  
Architectural Floors  
Roger Byford

Cheniere Foundation  
Chevron  
Scott and Ashley Clarke  
Coastal Securities Fund  
Jason and Heather Consoli  
Correct Electric, Inc.  
Summer Dajani  
Emeka and Bethany Emembolu  
Enbridge, Inc.  
First Congregational Church  
First Unitarian Universalist Church  
Terry and Veronica Fussell  
Lorry Harju  
Jeff Krug  
Christopher and Jenny Krummel  
Lindler Family Fund  
David and Heidi Massin  
Mark Mehta  
John Rafferty  
Jennifer Rhys-Davies  
Randall Rojas  
Jim and Jacqueline Springer  
Thunder Exploration, Inc.  
Mark Weathermax  
Kim Williams



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Rebuilding Together Houston received more than 200 generous donations from individuals last year. We are also extremely grateful to the volunteers who donated more than 36,000 hours of their time to our mission in 2019.