63% of homeowners served are 70 or more years of age!

24 homeowners have celebrated 90 or more birthdays!

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

132 veterans homes repaired in 2018

56,000+ volunteer hours donated

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

Our Mission


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
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
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 to repair the 75-year old’s home in Garden Villas!

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

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 upgrades, 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.”

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.

Prioritizing Indoor Air Quality Post-Harvey

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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
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.

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.
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

<table>
<thead>
<tr>
<th>ASSETS</th>
<th>Year Ended</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>December 31, 2018*</td>
<td>December 31, 2017</td>
</tr>
<tr>
<td>Cash</td>
<td>$ 4,679,465</td>
<td>$ 4,291,188</td>
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<tr>
<td>Grants, pledges &amp; accounts receivable</td>
<td>2,353,078</td>
<td>2,013,191</td>
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<tr>
<td>Inventory &amp; other assets</td>
<td>153,775</td>
<td>158,375</td>
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<tr>
<td>Property</td>
<td>530,853</td>
<td>67,509</td>
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<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td><strong>$ 7,717,171</strong></td>
<td><strong>$ 6,530,263</strong></td>
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</tbody>
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<table>
<thead>
<tr>
<th>LIABILITIES AND NET ASSETS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>December 31, 2018*</td>
</tr>
<tr>
<td>Liabilities:</td>
<td></td>
</tr>
<tr>
<td>Accounts payable &amp; accrued expenses</td>
<td>$ 222,260</td>
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<tr>
<td>Grant advances (deferred revenues)</td>
<td>106,476</td>
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<tr>
<td><strong>Total liabilities</strong></td>
<td>328,736</td>
</tr>
</tbody>
</table>

| Net assets:                                 |         |
| Unrestricted                                | 1,566,192 | 1,078,274 |
| Temporarily restricted                      | 5,822,243 | 4,568,299 |
| **Total net assets**                       | 7,388,435 | 5,646,573 |

**TOTAL LIABILITIES AND NET ASSETS**        **$ 7,717,171** | **$ 6,530,263**

## Revenues and Expenses

<table>
<thead>
<tr>
<th>REVENUES</th>
<th>Year Ended</th>
<th></th>
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<tbody>
<tr>
<td></td>
<td>December 31, 2018*</td>
<td>December 31, 2017</td>
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<tr>
<td>Program support &amp; gifts</td>
<td>$ 7,333,417</td>
<td>$ 5,693,830</td>
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<tr>
<td>In-kind contributions</td>
<td>155,055</td>
<td>293,933</td>
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<td>Construction grants</td>
<td>1,749,600</td>
<td>5,609,633</td>
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<tr>
<td>Other</td>
<td>43,140</td>
<td>41,056</td>
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<tr>
<td><strong>TOTAL REVENUES</strong></td>
<td><strong>$ 9,281,212</strong></td>
<td><strong>$ 11,638,452</strong></td>
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<table>
<thead>
<tr>
<th>EXPENSES</th>
<th></th>
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<tbody>
<tr>
<td></td>
<td>December 31, 2018*</td>
</tr>
<tr>
<td>Program</td>
<td>$ 6,692,040</td>
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<tr>
<td>Management &amp; general</td>
<td>619,791</td>
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<tr>
<td>Fundraising</td>
<td>227,519</td>
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<tr>
<td><strong>TOTAL EXPENSES</strong></td>
<td>7,539,350</td>
</tr>
</tbody>
</table>

**NET INCOME**                               **$ 1,741,862** | **$ 4,711,112**

* 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.
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.