



Homeowner

2023 ANNUAL REVIEW

HOME REPAIR.

Essential to quality of life.



Before



After





Watch video
about Rebuilding
Together Houston



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Rebuilding Together Houston believes safe, healthy housing is a human right.

For 42 years, RTH has been the only organization in our region to provide hundreds of families with life-changing home repairs annually. RTH has served over 14,850 homeowners, adding 20 years or more to the life of a home, making it safer and more resilient against disaster.

In Houston and Harris County, over 100,000 families – seniors, veterans, and working families with children – are living in hazardous housing conditions. Every home we visit has hazards like a leaking roof, active mold, no hot water, dangerous electrical systems, holes in flooring – sometimes all of the above. Many families suffered through the hottest summer on record with no air conditioning. These are hazards RTH can eliminate.

The Harvard Joint Center for Housing Studies announced “the US is unprepared to provide housing and care for millions of older adults. Older adults, whose incomes are often fixed or declining, increasingly face the twin challenges of securing affordable housing and the services they need to remain in the home of their choice.”

RTH provides the necessary services to keep our neighbors in need in the home of their choice. The vast majority of our homeowners are seniors with very low or extremely low incomes. These homeowners should not be forced out of their homes because they can't afford repairs. Rehabilitation and maintenance of existing housing is far faster and far less costly than new construction. Our work preserves intergenerational wealth as seniors age in place and pass beloved family homes, their most important asset, to the next generation of their families.

In 2024, we move forward with even more determination and hope to transform the lives of families and uplift communities.

We are incredibly grateful for the hard work and dedication of our volunteers and staff, the financial support of our donors and corporate partners, and the collaboration of the community advocates in the neighborhoods we serve. Let's do more TOGETHER.

Your support matters. Thank you.

Christine Holland
Chief Executive Officer

Gary Olander
Board President

our mission
Repairing Homes. Revitalizing Communities. Rebuilding Lives.

together
over **42** years
we...



Served
14,850+
Families



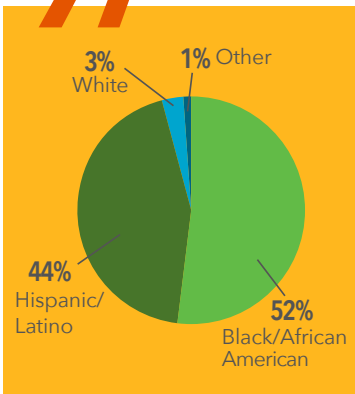
Deployed
300,000+
Volunteers



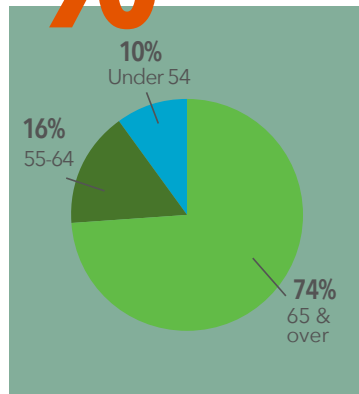
Invested
\$129+ M
In our Communities

Homeowners served in 2023

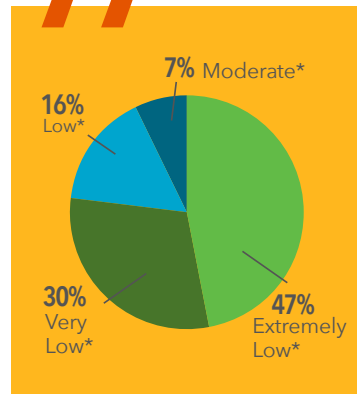
97% People of Color



90% Older Adults



77% Extremely Low and Very Low Income Families*



* Income levels for a family of 4
Extremely Low (<30% AMI*)
Very Low (30-49.9% AMI*)
Low (50-79.9% AMI*)
Moderate (Veterans Only)
(80-120% AMI*)

* AMI = Area Median Income for Greater Houston
30% AMI: \$27,950 for a family of 4
50% AMI: \$46,600 for a family of 4
80% AMI: \$74,550 for a family of 4

Support our mission, donate today at RebuildingTogetherHouston.org.

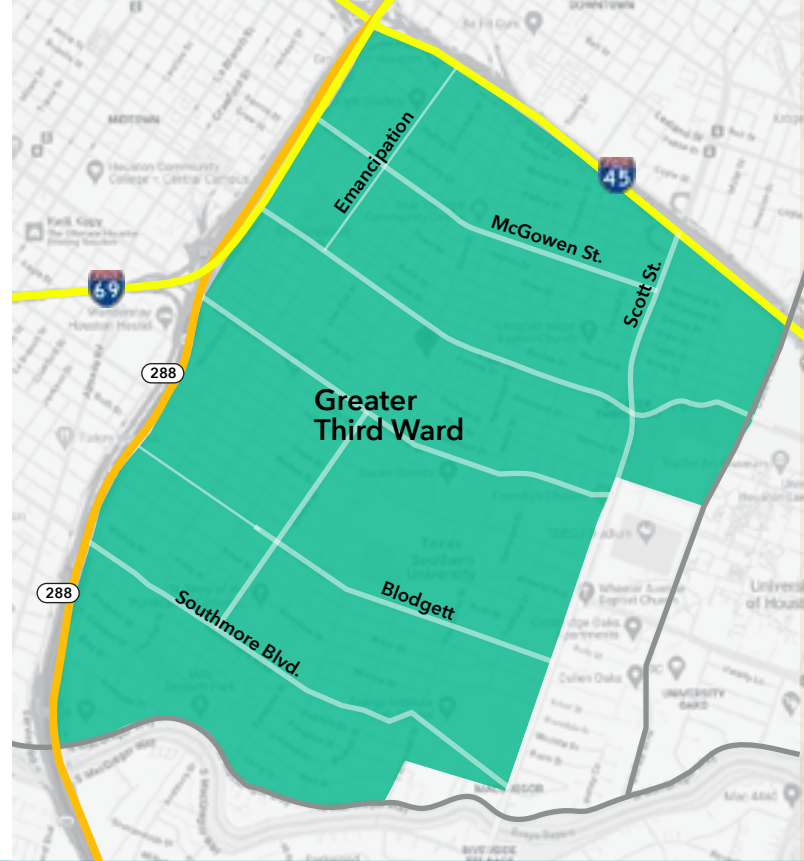
JOIN US.

Rising Together



Watch video

“My mother, Cynthia Sims, worked hard and strived for me to always have a place to call home,” Ms. Lewis said. “Rebuilding Together and a team of angels helped me have the opportunity to come home.”



February 2023 marked the launch of Rising Together, a new annual keystone event for Rebuilding Together Houston, celebrating Black History Month and our work helping families in the historic Third Ward.

Tyler Lewis is a native Houstonian from the historic Third Ward area. She grew up in the community and attended local schools. Her mom, Cynthia Sims, sacrificed and saved every spare penny to purchase their first home, which was built in 1940. After the home was damaged during Hurricane Harvey and her beloved mother passed away, Ms. Lewis turned to RTH to save the home so it can be a gathering place for the extended family.

Ms. Lewis, employee volunteers from **Cheniere Energy** and **Radio One** stations (Majic-102.1, Praise-102.1-HD2, and The Box-97.9) completed external carpentry repairs to siding and trim, and scraped, caulked, primed, and painted the home.



RTH Contractor repairs: replaced the leaking roof, stabilized the structure, upgraded the electrical system, repaired plumbing – especially the sewer line – removed damaged materials, treated mold, repaired sheetrock, and repaired flooring.



Watch video



SHAPE Community Center

The SHAPE center has been a vital part of the Third Ward community since 1969, providing many services for youth, elderly, and everyone in between. Unfortunately, their building was deteriorating and the roof might not have survived another hurricane. **Republic Services** stepped in with a \$250,000 grant that allowed Rebuilding Together to provide critical repairs that ensure the Center will continue for many years to come. In the fall, 100 volunteers from Republic Services worked with RTH to clean up the neighborhood, plant a healthy herb garden, build a learning garden for local kids, and help with seasonal planting at the nearby Alabama Gardens.

Rebuilding Juntos

Presenting Sponsor **reliant**



Watch video



Rebuilding Juntos is the fall annual keystone event for Rebuilding Together Houston. It takes place during Hispanic Heritage Month, September 15th through October 15th.

In 2023 we enjoyed three events!

Reliant volunteers opened our celebration when they completed repairs for Ms. Margaret Torrez, an 88-year-old East End resident who lives with her daughter, Sandra. She has owned her home for more than 40 years, but it was built much earlier in 1939, 84 years ago. She couldn't afford to keep up with the home's repairs, caused by rain and wind damage during Hurricane Harvey. It was only this year that she learned about our services from a friend. Our repairs will allow Ms. Torrez to live out her days in her own home.

We also repaired the home of Ms. Delia Ortiz, with the help of volunteers from Telemundo Houston.

Ms. Ortiz lives with her disabled son, Raymond. She beat cancer once and is fighting it again. During Hurricane Harvey her home suffered wind and rain damage. She applied for help from other organizations, but received no response from them or from her insurance company. In 2021, her home was hit hard by the winter freeze. Still, she received no help. Recently, her grandson and his young baby moved into her home. Four generations were living in this unsafe home! Ms. Ortiz has lived here for 17 years, but the house was built in 1940. Due to its age and the impact of both storms, extensive work was needed to make it safer and more resilient against future disasters.

In 2023 Ms. Ortiz' family discovered Rebuilding Together Houston. Our integrated team of professional contractors,

dedicated staff, and caring volunteers quickly began extensive repairs.



As Ms. Ortiz celebrated her 69th birthday with RTH and our volunteers, she also celebrated a newly repaired home that is now safe in which to live out her years, and one day pass the home to her grandson or maybe even to her great grandson.

Our celebration concluded when we invited the entire East End to an afternoon of food and music at the Navigation Esplanade!

143 homes repaired in East End since 2019

HOME REPAIR. Essential to quality of life.

Over 100,000 families in Houston / Harris County are living in hazardous housing.

Every \$1 invested in home repair generates \$2.84 in social value, including saved expenses.

Findings of the [National] Rebuilding Together commissioned study show that of the \$2.84 in social value generated, \$1.32 is attributed to savings of "expenses for Medicare and Medicaid, due to fewer falls and hospitalizations, fewer fire-related injuries, less exposure to lead, less stress and depression, and reduced use of assisted living facilities."

Todd Swanstrom and John n. Robinson III. August 17, 2023. "Why Housing Policy Should Include More Funding for Home Repairs". <https://shelterforce.org/2023/08/17/why-housing-policy-should-include-more-funding-for-home-repairs>



“As County Commissioner for the historic East End, I am particularly sensitive to challenges posed by gentrification and the potential for escalating costs to the longtime residents that make up the fabric of the community. These threats disproportionately affect residents’ ability to maintain ownership of their homes amid urgent repair needs.”

According to a 2023 Kinder Institute report, there are nearly 10,000 seniors residing in the East End, with a median home age of 68 years and a homeownership rate of 47.9%, alongside a median household income of \$44,130, significantly lower than the county average (\$67K). Through the tireless efforts of organizations like Rebuilding Together Houston, hundreds of homeowners in Precinct 2 have received vital assistance.”

– Harris Co. Pct. 2 Commissioner Adrian Garcia

of older adults surveyed (age 50-80)

88% *say*
It's important to remain in their homes for as long as possible

However, deteriorating housing conditions or the need for improved accessibility can force seniors to leave their homes prematurely, giving up an independent lifestyle and forfeiting equity built up over a lifetime. Many more low-income elderly homeowners cannot afford to relocate to a nursing home or a new living situation, so they have no choice but to age in place with dangerous conditions inside their home that they are not able to fix.

Older adults' preparedness to age in place. National Poll on Healthy Aging. (n.d.). Retrieved 11/30/22, from <https://www.healthyagingpoll.org/reports-more/report/older-adults-preparedness-age-place>



Racism and racial inequity contribute to worse health outcomes, higher rates of housing instability, and exclusion from housing among Black and Hispanic communities served by RTH.^{1,2}

1 Williams DR. 2018. Stress and the mental health of populations of color: advancing our understanding of race-related stressors. J Health Soc Behavior. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6532404/>
2 Braveman P et al. 2018. Wealth Matters for Health Equity. RWJF. <https://www.rwjf.org/en/library/research/2018/09/wealth-matters-for-health-equity.html>

[RE]MOVING hazards. [RE]STORING communities.

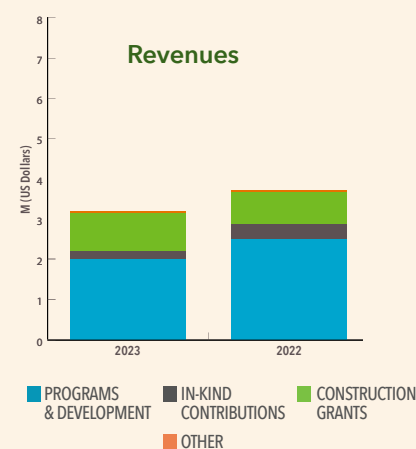
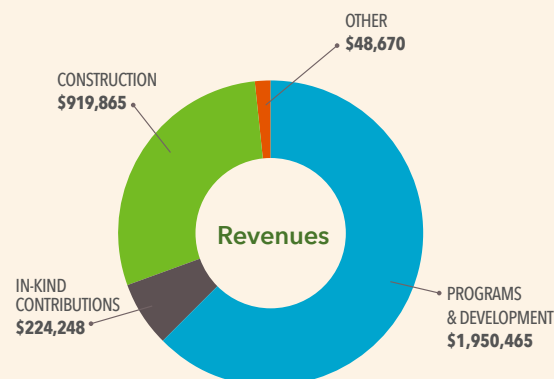
Join us.

our financials

Summary for 2023

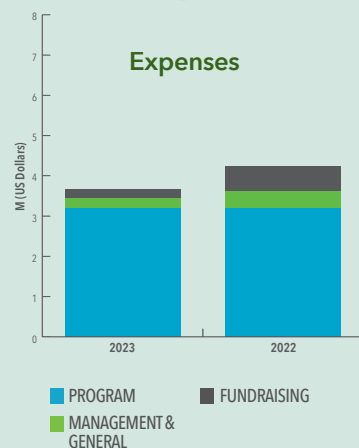
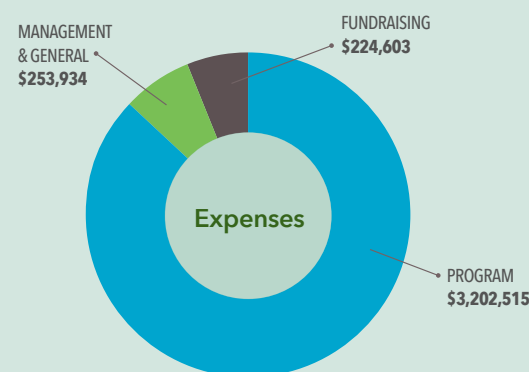
Balance Sheet

	Year Ended (Unaudited)	
	December 31, 2023	December 31, 2022
ASSETS		
Cash	\$ 771,682	\$ 948,639
Grants, pledges and accounts receivable	145,333	425,697
Inventory and other assets	108,116	210,201
Property	268,390	320,859
TOTAL ASSETS	\$ 1,293,521	\$ 1,905,396
LIABILITIES AND NET ASSETS		
Liabilities:		
Accounts payable & accrued expenses	\$ 47,739	\$ 121,811
Total liabilities	47,739	121,811
Net assets:		
Without donor restrictions	794,516	919,722
With donor restrictions	451,266	863,863
Total net assets	1,245,782	1,783,585
TOTAL LIABILITIES AND NET ASSETS	\$ 1,293,521	\$ 1,905,396



Income Statement

	Year Ended (Unaudited)	
	December 31, 2023	December 31, 2022
REVENUES		
Programs & development	\$ 1,950,465	\$ 2,523,674
In-kind contributions	224,248	387,929
Construction	919,865	788,767
Other	48,670	33,608
TOTAL REVENUES	\$ 3,143,248	\$ 3,733,978
EXPENSES		
Program	\$ 3,202,515	\$ 3,136,296
Management & general	253,934	412,015
Fundraising	224,603	605,584
TOTAL EXPENSES	3,681,052	4,153,895
NET INCOME	\$ (537,804)	\$ (419,917)



RTH began the 2023 fiscal year with approximately \$1.8 million in total net assets. The negative net income shown for the 2023 fiscal year is due to the spend-down of these assets through planned programming that exceeded current-year revenues for those programs. RTH ended the year with total net assets of approximately \$1.2 million.

CHAMPIONING PARTNERS
(\$250,000+)



SUSTAINING PARTNERS
(\$50,000 - \$249,999)



Isla Carroll Turner Friendship Trust



PROGRAM PARTNERS

\$25,000 to \$49,999

Bank of America
Cheniere Foundation
CoreBridge Financial
Gilbane
Halliburton Charitable Foundation
Harvey-Cleary Builders
Houston Dynamo Charities
Houston Esperanza Inc
Marble Capital, LP
Second Baptist Church
Stewart Title
SWE Homes
Valero
Wells Fargo Foundation

Hancock Whitney Bank
Hoar Construction
HomeServe
LISC
Marek Family Foundation
Marja K. Smith
PNC Foundation
Texas Capital Bank
The Guild Shop
Union Pacific Foundation

Gary and Lori Price
Global Partners
HEB Grocery Company LP
James and Cathleen Connolly
Jon Gibbs
Sarah Frazier and Patrick Thrash
Thrivent
Thunder Exploration, Inc.

Home Depot
Jason and Heather Consoli
Jim and Jacqueline Springer
Kevin Dupuis
Lorry Harju
Margaret O'Brien
Mark Mehta
Michael and Pamela Rosen
Randall Rojas
Randolph and Janis Henry
Robert and Pamela Leibrock
Scott and Ashley Clarke
Stephanie and John McGraw
Summer Dajani
Taylor Young
Terry and Veronica Fussell
Walter Wrobel

\$10,000 to \$24,999

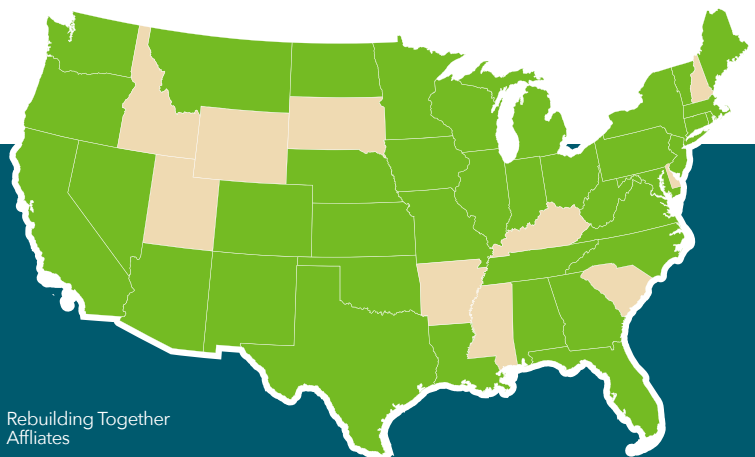
Anonymous
CITGO
Energy Transfer Partners LP
Gary and Grace Olander

\$2,500 to \$9,999

Ana and Richie Baskharone
Bill and Sharon Dickson
Chick-fil-A
Christine and Michael Holland
Christopher A. and Jenny Krummel
David and Heidi Massin
Eric Levy and Sheryl Lappin
FHLB Dallas
Fidelity Charitable

\$1,000 to \$2,499

Anne Neeson
Brian Landrum
Bryan and Rachel Milton
Cadence Bank
Donna Ward
Decie Autin
Emma Coulston
Goya



Rebuilding Together Affiliates

Rebuilding Together Houston is one of the 120 affiliates in 38 states and the District of Columbia. Repairing Homes. Revitalizing Communities. Rebuilding Lives.



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