

2010 ANNUAL REPORT



Bringing volunteers and
communities together to
improve the homes and lives
of low-income homeowners.



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1.2 MILLION
MARKET VALUE
OF WORK
PERFORMED

We are celebrating 20 years of service to our community!

DEAR FRIENDS,

Twenty years ago our organization started as Christmas in April. It was an all-volunteer organization conducting minor home repair work one Saturday a year. In 1990 nationally our organization changed their name to Rebuilding Together. We are now working year round. We conduct home repairs of all levels.

In the last 20 years

- with our **41,495 volunteers**
- we provided **\$14.8 million** in market value of repairs
- helping **1,589 households** have a warm, safe and dry house.

To **prevent falls**, we install grab bars, fix railings and help remove clutter to make walking easier in the home. We emphasize **fire safety** by installing smoke detectors, making sure that egresses are clear and that windows can be opened. We help those living with disabilities by making **home modifications** – installing ramps, converting a bath to one that is accessible for a wheelchair or installing a stair lift.

We want to make sure that the **envelope of a house is sound**. This may include repairing or replacing the roof and ensuring the foundation doesn't leak. Everyone needs a **functioning bathroom** – we repair plumbing. **We help our recipients stay warm** in their home – we repair or replace furnaces and water heaters.


Our average recipient is a family of two with a total household income of a little over \$22,000. Imagine living on that in Montgomery County – one of the richest counties in the US. On that income there is no money left over after daily living expenses for home repair. Our average homeowner has lived in their home for 24 years. They want to stay in their home, and we want to help them do that by ensuring that they are warm, safe and dry.

We are proud of our work and how our organization has grown! We are forever grateful to our volunteers and to all of those who have donated materials and funding!

Please spend some time reviewing this annual report. If you've been involved with us over the years, we think you'll be impressed with how we've changed.

There is a place for everyone in our work. Please let us know if you want to become involved.

Regards,



Robert Quinn
Board President



Susan Hawfield
Executive Director



**Our
Mission**

*Bringing volunteers and
communities together to improve
the homes and lives of
low-income homeowners.*

**Our
Vision**

*A safe and healthy home
for every person*

RTMC in 2010

116 homes repaired
5 nonprofit facilities repaired
1,500 volunteers utilized
\$1.2 million market value of work performed
235 people served
\$22,815 average income of service recipient

Totals to Date Since 1990

1,589 homes/nonprofits repaired
41,495 volunteers utilized
\$14.8 million market value of work performed

The National Network in 2010

9,869 homes repaired
>200,000 volunteers utilized
\$100 million market value of work performed
842,834 people served
\$16,511 average income of service recipient

National Totals to Date Since 1988

136,000 homes/nonprofits repaired
3.4 million volunteers utilized
\$1.3 billion market value of work performed
2.6 million people served



MONTGOMERY COUNTY

Affordable housing is a high priority in our county and, for many, the most affordable housing option available is the owner-occupied home. In Montgomery County there are over 12,100 very low-income owner-occupied households. By making homes safe, RTMC is preserving this option for our recipients, while also preventing the increased tax burden on our community that results from those relying on subsidized housing due to the loss of their home.

SENIORS

There are over 5,700 seniors who are low-income homeowners in the county. This number is expected to increase 74% over the next 20 years. The increase in demand for assistance to address basic living needs will negatively impact the quality of life for older county residents. Nationally, 92% of seniors wish to remain at home as they age. Unfortunately, one-third of all seniors will sustain a significant fall this year and 55% of those falls will happen in the home. Another 23% will happen near the home. The average direct cost of each of these falls is \$9,400; this is an expense that the taxpayers must often bear as many low-income families cannot.

CHILDREN

A warm, safe, and dry home is vital for physical health, self-esteem, and a broader sense of family and community for children. Children of homeowners are 19% more likely to graduate high school than children of renters. They are 40% less likely to give birth as an unmarried teenager and nearly twice less likely to be idle at age 20 and rely on welfare as an adult.

INDIVIDUALS WITH DISABILITIES

There are over 107,000 Montgomery County residents who report a disability - that is roughly one-eighth of the population. Over 30,000 of those are seniors. Twenty-three percent report difficulty leaving the home and 7% report difficulty with providing self-care. More than 7,000 Montgomery County residents use a wheelchair and an additional 18,000 use a walker or cane for mobility. For these residents, their families, and their caregivers, the home is often a challenge to both their safety and independence as well as impacting their ability to participate with the rest of the community. For those who are low-income, the options are so limited that many are literally confined to their homes.



“We are very fortunate to have Rebuilding Together as a partner in our work to ensure a safe, affordable place to live for all Montgomery County residents. Their work to help needy homeowners make repairs and modifications helps keep people in their homes.”

County Executive Ike Leggett



Handyman is a year-round program that helps low-income homeowners remain safe and independent in their homes.



“When we work for our customers we get paid. When we work for RTMC homeowners we get rewarded.”

Joe Lodmell, JML Construction

Our Programs

1,500 NUMBER OF VOLUNTEERS UTILIZED

OVERVIEW

SPRING AND FALL REBUILDING DAYS account for nearly one-third of our total projects each year. The homes are sponsored by local businesses, civic groups, faith-based organizations, schools, or associations. In partnership with RTMC, these groups gather volunteers, develop scopes of work, plan, and execute dozens of large scale home repair projects.

CORPORATE GIVE-BACK DAYS are held throughout the year to engage the business community in service, while also supporting their internal needs, such as teambuilding experiences or marketing opportunities. These are led by RTMC staff, but provide employees of the sponsoring company a way to work together outside the office on something meaningful with tangible results. They learn to connect on a different level, while positively impacting the community that supports their company.

THE HANDYMAN PROGRAM responds to smaller jobs requiring minimal people and time, such as installing grab bars to promote safety and independence. While smaller in scale, these repairs provide life-safety services for those who need quick assistance.

THE CRITICAL NEEDS PROGRAM partners RTMC with skilled trade professionals to make large-scale emergency services for our recipients – tasks such as a roof replacement that our volunteer teams cannot perform but are needed with more immediacy.

THE ENERGY EFFICIENCY PROGRAM places an emphasis on energy efficiency repairs, such as insulation or repairing a furnace. Through this program, RTMC is actually reducing the cost and consumption of energy for our recipients, which helps them financially as well as improves our environment.

THE LINKS PROGRAM identifies resources available to our recipients from other social service agencies, nonprofits, and community partners. Each applicant is provided with resources that are specific to their age and needs, with the aim of providing a more holistic approach to our service. Because RTMC's applicants are often isolated from the community, family, and friends, we feel it important to make the most of our access to them.

PROJECT FOCUS: SPRING REBUILDING DAYS

Especially on our Spring Rebuilding Days, civic, religious, corporate and educational entities enthusiastically support our organization by sponsoring a house and bringing a group of volunteers together to make significant changes to a home to make it safe, warm and dry. One partnership which comes back year after year is D.G. Liu Contractor and Sandy Spring Bank. Owner Jerry Liu is a professional remodeler, and his skilled team preps the house for a day of service by Sandy Spring Bank which comes at the end and paints and landscapes the project. The home they worked on required that the back wall of the house be shored up and parts replaced due to extensive termite damage. This team also gutted and redid two bathrooms to make them more accessible for this visually impaired homeowner. Windows were replaced throughout the home as well as storm doors and siding. The inside was given a fresh coat of paint and the outside landscaped.



“Rebuilding Together [is a national organization]... that rehabs and repairs nearly 10,000 homes and nonprofit facilities annually. It is exciting to partner with this great organization, to know that we are engaging our community locally and nationally, and that we are working alongside thousands of volunteers who are of like mind and willingness to make a difference in their communities.”

William Robertson,
President & CEO, Adventist HealthCare, Inc.



Rebuilding Together
Montgomery County
hosted significant
Corporate Give-Back
Days multiple times
throughout this year.

Our Programs

PROJECT FOCUS: CORPORATE GIVE BACK DAYS

Rebuilding Together Montgomery County hosted significant Corporate Give-Back Days multiple times throughout this year. With both new and longtime partners wanting specialized experiences for their employees, RTMC was pleased to plan and execute projects that would have a significant impact on the families served, while also meeting the teambuilding and marketing needs of our business partners.

In September 2009, RTMC partnered with **Choice Hotels International**, headquartered in Silver Spring, to make significant repairs to the Stepping Stones Shelter in Rockville. Choice Hotels was able to mobilize over 100 employees to come out on a rainy autumn day and spend hours, both inside and out, working to improve this facility that provides such important services for homeless families trying to remain a family unit while they find their way back onto their feet. With so many enthusiastic employees ready to go, RTMC and Choice Hotels were able to construct a picnic area for families to enjoy, reconstruct a back porch, remove significant overgrowth around the property, remove and replace old carpeting, provide new commercial grade washer/dryer units, build and install radiator covers, and construct a dumpster pad along the driveway. By working together, RTMC and Choice Hotels were able to make a more comfortable and safer environment for these young families.

In June of 2010, RTMC worked on the home of a homeowner with Parkinson's Disease who had lived in his Silver Spring home for 53 years, and was having trouble with mobility and maintaining the property. He had code violations on the exterior of the home, but his difficulty maneuvering around the interior and performing activities of daily living were the real issues. On two separate project days, RTMC partnered with employees from **Safeway** and **Cricket Communications** to tackle the serious repairs needed to get his home back up to code, and to provide him with a safe and healthy place to live. In collaboration with both Safeway and Cricket Communications, RTMC fixed exterior siding, removed a crumbling retaining wall, repaired a crumbling porch, installed handrails throughout the home, removed tattered carpet to find beautiful hardwood floors underneath, replaced kitchen appliances, patched walls, and fixed electrical and plumbing problems that plagued the home. We also removed debris from both the exterior and interior of the home that had collected over decades. His neighbors responded – we received letters and phone calls in thanks, as well as donations in his

honor. The employees from both Safeway and Cricket Communications were able to not only help this man into a safer home environment, but walked away with an entire neighborhood giving thanks.

PROJECT FOCUS: SAFE AND HEALTHY HOMES

At the core of everything we do is the goal of making safe and healthy homes for our families in need. There are many ways to accomplish this, and each house and family has their own set of obstacles to overcome in order to get there. However, there are three main focus areas where RTMC targets our efforts:

HOME MODIFICATIONS: By making changes to the structure and/or function of the home environment, RTMC is preventing falls in seniors, increasing accessibility for people with disabilities, and making activities of daily living easier for all of our recipients. Grab bars, handrails, and secure flooring improve safety for everyone – not just our frail seniors. Accessible entryways and bathrooms are needed for those using assistive devices, such as walkers or wheelchairs, but are also great for strollers or shopping carts. Lever handles, handheld showers, and lowered counters are important for those with physical limitations, but are also convenient for anyone using the home. By improving the structure and function of a home, RTMC is creating a safe home environment for all who use the space.

ENERGY EFFICIENCY: By focusing on air quality, temperature control, and electricity usage, RTMC's energy efficiency measures are reducing both the cost and consumption of energy for our recipient families. By repairing HVAC systems, adding insulation, and sealing leaks around windows and doors, RTMC is creating a healthier home environment for all. By installing EnergyStar appliances, programmable thermostats, and CFL lightbulbs, RTMC is also empowering families to help our environment by controlling their energy consumption. The benefits of this work last long after the volunteer team leaves.

FIRE SAFETY: Partnering with Montgomery County Fire and Rescue, we are now able to install the latest in smoke detectors. They have a 10 year battery which ensures that smoke detectors are effective since owners don't have to remember to change batteries several times a year. The MCFR is also helping to make sure that our teams place the correct number of smoke detectors at the right locations in each of our projects as well as helping us to ensure to ensure that each home has egress plans in the case of a fire.





“No one will debate that we owe much to the community where we live, work, and thrive. John Donne cautioned us that ‘no man is an island...’ There is really no such thing as a self made man (or woman.) In this spirit, Rebuilding Together provides an opportunity for us to lay our own blocks into the foundation and thank those who went before. Rebuilding Together’s House Captain corps should be filled with remodelers. Every one of us who participates brings in a team of skilled trades and suppliers as well as knowledge of existing structure and the ability to schedule, a perfect fit. We need not think of it as giving anything. But we get everything.”

Jerry Liu, President, DGLiu Contractor

Long time House Captain

Safeway
volunteers have
no problem
smiling after
a hard
days work.



Our Special Events



RTMC GOLF CLASSIC

RTMC hosted the 11th Annual RTMC Golf Classic at Norbeck Country Club on October 12, 2009. 132 golfers from local Montgomery County businesses came out to network and golf while showing their support for the important work of Rebuilding Together. This year, the event raised over \$84,000 in operating support for our organization! We wish to thank our sponsors who made this year's tournament a success!

Presenting Sponsors

Bart & Associates
Monument Bank
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Platinum Sponsors:

AZEK Trimboards
Madison Wood Preserves

Gold Sponsors

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Silver Sponsors

Club Car
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OBA Bank
Parksite
The Pettit Family Foundation
Potomac Valley Brick
Riggs, Counselman, Michaels & Downes
US Restorations

Lunch Sponsor

Clyde's of Tower Oaks

GREEN GALA

RTMC celebrated our 20th Anniversary with the Green Gala on April 10, 2010 at the Tower 2000 Building, the first Platinum LEED Certified Building in the Mid-Atlantic region. Founders Jay Treadwell and Gordon Hawk were honored during this evening of cocktails, dinner, and dancing, and Former Redskin and NFL Hall of Famer John Riggins was there as Keynote Speaker and to auction off a few autographed items. The event raised over \$40,000 for Rebuilding Together, as well as helped us celebrate our 20 years of service in the Montgomery County community. Many thanks to all who have been part of that success!

Sustainability Sponsors

Choice Hotels International
Fitzgerald Family

Green Sponsors

Merrick Design & Build
Northwestern Mutual

Table Sponsors

Adventist HealthCare
Lerch, Early & Brewer
Lively, Ostrye & Worch
Monument Bank
OBA Bank
Rebuilding Together National



Financial Report

Revenues and Expenses

(audited for year ended June 30, 2010)

UNRESTRICTED REVENUE AND OTHER SUPPORT

Contributions	\$243,328
Grants – federal	\$5,000
Grants-local government	\$317,680
Foundations	\$50,000
Special events	\$83,600
Contributed in-kind	\$662,532
Investment Income	\$170
Other income	\$35

Total revenues and support \$1,362,345

Restrictions satisfied by payments \$99,500

Total Unrestricted revenue & other support \$1,461,845

EXPENSES

Program	\$1,283,941
G&A	\$70,906
Fundraising	\$84,183

Total Expenses \$1,439,029

Increase (decrease) in unrestricted net assets \$22,816

Temporarily Restricted Net Assets

Foundations	\$40,000
Grants-federal	\$19,550
Net assets released from restrictions	(99,950)

Increase (decrease in temporarily restricted assets) (39,950)

Increase (decrease) in net assets (17,134)

Net assets, beginning of year	\$243,635
Net Assets, end of year	\$226,501

State of Financial Position

Assets and Liabilities

(audited for year ended June 30, 2010)

ASSETS

Current Assets	
Cash and cash equivalents	\$129,309
Pledges and grants receivable	\$36,990
Building materials held	\$26,415
Inventory held for auction	\$400
Prepaid expenses	\$10,922

Total Current Assets \$240,036

Property and Equipment	
Furniture and equipment	\$41,355
Vehicles	\$42,571
Accumulated depreciation	(44,221)
Net property and equipment	\$39,705

Other assets	
Security deposit	\$1,500

Total assets \$245,241

LIABILITIES AND NET ASSETS

Current Liabilities	
Accounts payable and accrued expenses	\$18,740
Total current liabilities	\$18,740

Net Assets	
Unrestricted net assets	\$201,451
Temporarily restricted net assets	\$25,050

Total Net Asset \$226,501

Total Liabilities and Net Assets \$245,241

Our Individual Donors

* In-kind monetary donations, + In-kind plus monetary donations

Friends \$100-\$499

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Walt Retzsch
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William Ruane
Leslie & Ronnie Sax
John & Elaine Schoemer
Wendy Shapiro*
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Stephen & Mary-Jim Shaw
Carl & Nancy Shea
Lawrence & Roberta Shulman
Erin Shy
Geoff Snavelly*
Courtney & Helen Springirth
George & Nancy Sushinsky
Carolyn Swanson
Tim & Dawn Sweeney
Theresa Testoni
Charles & Kathleen Thrower
Jay Treadwell
Terry & Linda Vann
Robert & Fran Warthen
Scot & Ann Weeks
Patrick & Maja Welch
Scott Whittier+
Tim & Giovanna Wood
Bart Woodward & Lisa Soule
Joseph Woytash

Associate Builders \$500-\$999

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Donna Ballard
Vince Bartozzi
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Nick Beys*
Gary & Elise Bowman
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Lena Marcellino
Tim & Ann Martin
Wendell & Jo Ann Mohr
Richard & Elspeth Nunn
Gary Palmer
Travis Patton & Jeffrey Seese
Risa Pyles*
Perry & Diane Seiffert
Andrew & Lisa Shulman
Blake & Karen Smith

Neighborhood Builders \$1,000-\$2,499

Robert Brewer
Joseph & Claire Cassidy
David Dombert
Frank K Gainer & Ramon Santos*
John Geiling*
Robert & Judith Kellogg
Holly Ketchel
Paul & Pat Mangus
Bernie Mihm
Paul & Sharon Ostrye
Carlos Pino*
Roger & Lois Rothman
George Sarkis*
Aaron Shedd*
Mark Stevenson
Kion Yap

Community Builders \$2,500 and above

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Grank Cantwell*
Diane & Phil Fitzgerald
Lilia Knight*
Richard McArdle*
David & Sophia Modi
Nora Nelson*
Jules O'Rear
Robert & Liz Quinn
William & Della Robertson

Our Corporate Donors

“National partnerships with well known corporations represent an important source of financial support for Rebuilding Together and serve as a critical validation of our important work.”

Gary Officer, CEO of Rebuilding Together National

Friends \$100-\$499

ABC Supply*
Adcock's Trapping Service*
At Your Door Floor Store*
Benware Termite Control*
Bravo! Facility Services, Inc.*
Echo Electric company, Inc.*
Choice Hotels International Foundation
Comcast
Daro Realty
Dream Machines of Carroll County
Farmhouse Flowers & Plants*
Fogle's Septic Clean*
Goodman & Company
Hinson & Jung, LLC
Honeywell Hometown Solutions
Hughs United Methodist Church
Insite Builders
International Monetary Fund
Linowes & Blocher
Norbeck Country Club*
PJ Mc Tavish & Co
Robert Pence Remodeling, Inc.
Rockville United Church
Round House Theatre, Inc.*
St. Paul's United Methodist Church
Temple Beth Ami Brotherhood
Thadson Flooring*
Town of Kensington
United Way of Southeastern Pennsylvania
William Fletcher Roofing Company, Inc.

Associate Builders \$500-\$999

American Institutes for Research
Bethesda United Church of Christ
Blue Linx
Bonsal American
Calvert Group LTD
Cedar Lane Unitarian Church
Christ Church Parish
Design/Build, Inc
Ecoprint*
Geppetto Catering*
Frontier Construction
Geneva Presbyterian Church
Gibbons Design-Build, Inc.
Home Builders Care Foundation, Inc.
HP Remodeling & Services*
M & T Bank
MacKnight Associates
Metlife Home Loans - Bethesda
Monroe Development
MW Windows
New Hope Presbyterian Church
Olney Lions Club
Rolyn Companies, Inc.
Sandy Spring Lions Club
St. Peter's Parish

Neighborhood Builders \$1,000-\$2,499

B'nai Israel Congregation
Christ Congregational Church
Faith United Methodist Church
First Baptist Church of Silver Spring
Helping Hands
Holy Cross Church
Hortsmeier Lumber Company
Hutchinson & Associates, Inc.*
Lerch, Early & Brewer
Liberty Lock & Security*
Lively, Ostrye & Worch
MBC Precision Imaging
McMillan Metro, P.C.
McShea & Co. Inc.
Merrick Design & Build+
Paradigm Windows*
Parksite
Pettit Family Charitable Foundation
Potomac Valley Brick*
Sandy Spring Bank
Sandy Spring Builders, LLC
Shaare Torah Congregation
Silver Spring Town Center
St. Elizabeth's Catholic Church
St. Francis Episcopal Church
St. Paul's Catholic Church
Temple Beth Ami
Trinity Evangelical Lutheran Church
Trunnell Electric*
United Way of the Triangle Region
US Restorations Corporation
Wood Acres Tree Specialist*
World Bank Community Connections Fund

Community Builders \$2,500-\$4,999

Adventist HealthCare
Ashton United Methodist Church
Ballard Spahr, LLP*
Bethesda Kiwanis
Bethesda Presbyterian Church
Cozi Company, LLC*
Church of Christ at Manor Woods
Colesville Presbyterian Church
Gaithersburg Air Conditioning
& Heating Inc.*
Georgetown Preparatory School
Good Shepherd Lutheran Church
Mid-Atlantic Federal Credit Union
Moulding & Millwork, Inc.
Neelsville Presbyterian Church
Potomac Presbyterian Church
St. Francis of Assisi Catholic Church
St. Mark Presbyterian Church
St. Elizabeth's Catholic church
The George L. Shields Foundation

City Builders \$5,000-\$9,999

Azek Trimboards
Bank of New York Mellon
Burness Communications*
Freddie Mac
Dakota Consulting
Greater Capital Area Association
of Realtors (GCAAR)
International Facilities
Management Association+
Madison Wood Preserves, Inc.
Maryland Affordable Housing Trust
Monument Bank
OBA Bank
Thomas E. Clark*
TW Perry

National Builders \$10,000-\$24,999

Bank of America
Bart & Associates, Inc.
Cricket Communications
Lowe's Charitable and
Educational Foundation
Raffa, Inc.
Sears Holdings
The Harry & Jeanette Weinberg Foundation
United Way of the National Capital Area

Master Builders \$25,000 and above

The Morris & Gwendolyn Cafritz
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Choice Hotels International
DG Liu Contractor, Inc.*
Home Depot Retail Donation Program*
Montgomery County
Rebuilding Together National Office
Safeway

* In-kind monetary donations
+ In-kind plus monetary donations

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HEROES
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