Bringing volunteers and communities together to improve the homes and lives of low-income homeowners since 2001

2015 Annual Report
2014-2015

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Hanna Hill
Program Director

Craig Crossley
Alex Gilliom
AmeriCorps Members
Dear Rebuilding Together South Sound Friends,

Thank you for another great year and specifically to the volunteers, donors, board and staff who have worked so tirelessly to make it a great year! For the past fourteen years, we have been making a difference in our community helping low-income homeowners by performing the necessary home repairs and modifications to allow them to remain safe in their home.

This past year we completed 81 projects with more than 640 volunteers providing a market value of $400,000 to our community. Since our inception, we have completed a total of 662 projects with 7,889 volunteers and a market value of $6.2 million. We could not have accomplished this without the passion and benevolence of our volunteers, donors, board and staff. Working together we are making a difference.

Rebuilding Together South Sound is privileged to have a dedicated staff to assist us in helping fulfill our mission. Our Executive Director, Amy Hoyte, is always hardworking, amazing and excels at ensuring we have exactly what we need for a project or event. Our Program Director, Kristina Santwan, along with our AmeriCorps members, Craig Crossley and Alex Gilliom, were always well-prepared and hardworking in support of our homeowners. We are sad to announce that Kristina left us to pursue different career aspirations and we wish her well in her future endeavors. We welcome Hanna Hill as our new Program Director, Mary Brickle as our Executive Assistant, and AmeriCorps members Lauren Eklund and Mayte Castro.

Our Board of Directors continues to work hard and identify ways to improve our organization, our services and our commitment to Rebuilding Together South Sound. We remain dedicated to applying the Excellence in Governance principles to be a more creative, strategic, and cohesive group as we plan for new and exciting ways to meet our vision and mission. I am pleased with and proud of our board and the excellent results we have achieved.

We sincerely thank Lianna Collinge, Debby Kroll, Roger Becker and Nilmah Mills for their contributions and talent as they step off the board. Their input and hard work will be missed. We are excited to welcome three new members to the board; Kathryn Janker with Bank of New York Mellon, Carolyn Cereghino with BECU, and Scott Savary with ProBuild.

It is an honor and a privilege to be a part of Rebuilding Together South Sound, an organization making a positive impact on our community and helping people in need. Our organization is fortunate to have so many passionate and remarkable supporters. They inspire me each and every day. I am proud of all we have accomplished in our community and excited for a future of continued accomplishments and growth. Our future looks bright at Rebuilding Together South Sound!

Susan Schmitz
Board President
Our **MISSION** is to bring volunteers and communities together to improve the homes and lives of low-income homeowners.

Our **VISION** is a safe and healthy home for every person.

Regardless of financial ability, every person deserves a safe and healthy home. At Rebuilding Together South Sound, we work to preserve the existing affordable housing stock of our community and keep the fabric of our local neighborhoods intact. By providing free home repairs and modifications for low-income homeowners who are elderly, disabled, or families living with children, we are improving lives, keeping residents in their homes longer, and advancing our mission.

According to the Tacoma-Lakewood Consortium Consolidated Plan for 2015-2019: **low-income homeowners represent 37% of homeowners in the City of Tacoma.** Of very low-income homeowners (those living at or below 50% of Area Median Income), **54%** had significant home repair needs, such as lack of complete plumbing or kitchen facilities. Of extremely low-income homeowners (living below 30% of AMI), **65%** had significant home repair needs.

**100% of the clients we serve are below 50% of AMI.**
Happy, healthy homeowners contribute to neighborhood maintenance and safety. Homeowners invest time and energy in their local community and get more involved if they remain in their homes.

Safety repairs and accessibility modifications are what allow homeowners to stay in their own homes longer.

Revitalize Communities

Keep Homeowners Safe

Preserve Affordable Housing
Neighborhood Makeover Week

Year Round Services

Programs & Partnerships

Rebuilding Together South Sound is entering its 15th year of providing home repairs and modifications for low-income homeowners. We serve individuals and families living at or below 50% of Area Median Income throughout Pierce County, Federal Way, and Auburn. Through each of our three programs—Rebuilding Day, Year Round Services, and Neighborhood Makeover Week—we complete a) critical safety repairs including electrical and plumbing repairs, upgrades to heating systems or unsafe structures such as porches or decks, and energy efficiency upgrades, and b) disability modification projects, including building ramps or making accessibility modifications within the home, installing grab bars and handrails or wheel-in showers. All services are free for the homeowners.

Neighborhood Makeover Week 2015 was a collaboration between Rebuilding Together South Sound and Associated Ministries to empower residents to beautify and maintain their homes and neighborhoods, making their community safer. Nearly 60 volunteers from the City of Tacoma and the community came out to beautify 11 houses in the Hilltop neighborhood. We are looking forward to an even bigger turnout this year in the Lincoln District.

Our Year Round Services Program is ongoing throughout the year and is in place to respond to emergency repair or modification needs. In particular, we focus on modifying homes to emphasize fall prevention. Falls are one of the leading causes of injury across the nation and locally. Falls cause more hospitalizations than car wrecks in Washington state each year.
National Rebuilding Day

Rebuilding Day is an annual nationwide event that takes place in April. Teams of local volunteers from a wide variety of groups and organizations are partnered with low-income families to complete major home repair projects. More than 160 Rebuilding Together affiliates from across the nation participate each year, bringing thousands of volunteers out to complete upwards of 4,000 home repair projects in a single day.
WHO WE SERVE

Our Average Homeowner Demographics

- Average Age of our homeowners: 66
- Average years our clients have lived in their home: 22
- Average homeowner monthly income: $1,528

Committing to create a safe and healthy home for every person means:

- 75% of homeowners served were living with a disability
- 56% of homeowners served were seniors over the age of 65

81 homes modified & repaired
164 residents served

Rebuilding Together South Sound
WHAT THEY SAY

Tracking Homeowner Feedback

The following results came from a 6-Month Feedback Survey mailed out to recently completed projects in Fall of 2015

- Were Satisfied With the Quality of Work Compted
- Feel They Can Stay In Their Home Longer Now
- Had A Positive Experience With Volunteers
- 100% of Homeowners Surveyed*
  - Feel Safer Since Repairs
  - Are Able To Maintain Their Homes More Easily After Repairs
  - Feel They Have Better Knowledge of Available Community Resources
  - Felt that We Accomplished What We Committed To

COMMITTING TO CREATE A SAFE AND HEALTHY HOME FOR EVERY PERSON MEANS VALUING HOMEOWNER FEEDBACK

*6 OUT OF 19 SURVEYS MAILED OUT WERE RETURNED
“What an honor to help Clarence and Margaret—90 and 86 years young! I heard Margaret say more than once “this looks so nice and so beautiful” as we were able to bring back some of the beauty and memories of their home of over 55 years. Back in the day they had cows, chickens and raised their own food. **What a joy to listen to Margaret revisit those memories with us as we showed her we cared.**”

- Linda, Rebuilding Day Volunteer

“Members of the City of Tacoma Planning and Development Services Team were lucky enough to be able to help out on Rebuilding Day 2015, where we met Robert & Lillie. They were very nice and appreciated the help with their property. **It’s people like this that make Rebuilding Together such a great program.**”

- Pete, Rebuilding Day Volunteer

**Meet The Homeowners We Serve**
**Our Volunteer Impact**

More than 640 volunteers giving 4,800 hours of their time

Market value of more than $400,000 in repair and modification work completed

**LONGTIME PROJECT LEADERS**

10+ Years
Don & Joan Andersen, FCUMC
Joseph Storm, JKS Contracting

5+ Years
Andy Sharp,
Sharp Estates Construction
Ashley Rossman, BECU
Carolyn Meyer, Columbia Bank
Chuck Holcom,
Walsh Construction
David Smith, Booz Allen Hamilton
Eric Ellingson, Bargreen Ellingson
Erika Tucci,
Tacoma Public Utilities

Ernie Dittman, ServiceMaster
Evan Boulanger,
Patriot Fire Protection
George Barnes,
Hilger Construction
Jack Kuester,
Walsh Construction Company
Jim Newman,
Adolfsen & Peterson Construction
Linda Troeh,
Targa Sound Terminal
Mark Egner,
Frank and Sons Construction
Randy Cook, TCF Architecture
Teresa Stephenson, Lane Powell
Wes Eklund, Eklund Homes

**LONGTIME SPONSORS**

10+ Years
Bargreen Ellingson Inc.
Columbia Bank
Patriot Fire Protection
TCF Architecture
Walsh Construction Co

5+ Years
BECU
BCE Engineers
Booz Allen Hamilton
Fairwood Community UMC
Lane Powell PC
PCS Structural Solutions
Puget Sound Mortgage Lenders Association
Targa Sound Terminal

**REBUILDING DAY VOLUNTEERS YEAR END AWARD RECIPIENTS**

*House Captain* — Mark Egner,
Frank & Sons Construction

*Volunteer Coordinator* — Tony Vasquez,
City of Tacoma

*Rookie* — Melissa Sheppard,
HomeStreet Bank

*Volunteer* — Tony Branton

*Sustained Service* — Don & Joan Andersen,
Fairwood Community UMC

*Sponsor* — Targa Sound Terminal
This year, our Denim & Diamonds Dinner Auction in February and Builders & Brewers Event in October helped raise awareness about how people throughout the South Sound can get more involved with Rebuilding Together. We raised over $46,000 at our Dinner Auction alone, 100% of which goes toward helping creating a safe and healthy home for every person!
Financial Report

2015 Income $529,331

- In Kind: $231,884 (44%)
- Materials: $94,304 (18%)
- Labor: $137,580 (59%)
- Corporations: $88,000 (17%)
- Special Events: $52,650 (9.9%)
- Interest: $317 (0.1%)
- Individuals: $21,079 (4%)
- Foundations: $75,000 (14%)
- Government: $45,401 (9%)
- Nonprofits: $15,000 (3%)

2015 Expenses $524,495

- Program: $474,969 (91%)
- In-Kind Materials: $94,304 (20%)
- In-Kind Labor: $137,580 (29%)
- Program Expenses: $243,085 (51%)
- Fundraising: $31,480 (6%)
- Administration: $18,046 (3%)
# Our In-Kind Donors

**ABOVE $5,000**
- City of Tacoma Solid Waste Management
- Jacobson/Klein, Inc.
- Walsh Construction

**ABOVE $2,500**
- Association Management Inc.
- Bob Larson Plumbing LLC
- Sunrise Plumbing
- Werner Services

**ABOVE $1,000**
- Amanda & Gary Tucci
- ASC Profiles
- BECU
- Best Bath Systems
- Bodine Enterprises
- Boulton Insulation
- Daltile
- Ez-Access
- Goodwill of the Olympics & Rainier Region
- Guardian Roofing
- Hotel Max
- LeMay Inc
- Manor Hardware
- Metal Roof Specialties
- Oreck Clean Centers of WA
- Pam Hendrickson
- R4 Construction
- Waste Connections
- Winglits Innovations

**UP TO $1,000**
- A Picket Fence
- Aba Adjepong
- Abode
- Absolute Building Solutions LLC
- Access Windows and Glass LLC
- Advance Custom Gutters
- Antique Sandwich Company
- Artz Drywall
- Beth Jones
- Bite
- Broadway Center for the Performing Arts
- Bud Lucas
- Caitlin Back
- Camie Goodman
- Carol Ellis
- Carol Powers
- Carolyn Ho
- Celebrity Cake Studio
- CertainTeed
- Chipotle Mexican Grill
- Choice Carpentry
- Chris Caffee
- Christa Ribas
- Christina Leinneweber
- City of Tacoma Environmental Services
- Compass Rose
- Contract Furnishings Mart
- Convoy Supply
- Courtney Payment
- Courtyard Marriott
- Tacoma-Downtown
- Cronin Company
- Daniel Lancaster
- Darren Dickerson
- David Evans Associates, Inc.
- David Fairchild
- David Taylor
- Dawn Cross
- Dean Ainardi
- Debra Fayne
- Dolores Stegeman
- Earthwise Salvage Inc
- Eklund Homes
- Emily Leedy
- Express Windows
- Faith Holland, Longaberger
- Farelli’s Pizza
- Fircrest Door Co. LLC
- Franklin Roofing
- Fred Meyer
- Gina Beal
- GMA Flooring
- Golden Services LLC
- Goodin Homes Inc
- Gray Lumber
- Great Wolf Lodge
- Greg Fox
- Heritage Distilling Co
- Home Depot
- HomeStreet Bank
- Hotel Lucia
- Hyland Cabinetworks Inc
- Indochine
- Janene Franklin
- Jerry Boyle
- Jet Door
- Joeseppi’s
- Karen Carston
- Karen Hirschman Designs Inc
- Khanh Thai
- Kim Taylor
- Lane Powell PC
- LaVaughn Designs
- LeMay Car Museum
- Life’s Moments in Focus
- Linda Troeh
- Loren Wombach
- Lowe’s
- Marcy Lang
- Mark Egner
- Mark Horst
- Mary Jo Heston
- Mary Payment
- MC Construction
- McLendons Hardware
- McMenald’s Hardware
- Medifam’s
- Meridian Plumbing
- Meyer Flooring
- Michael & Mary McDougal
- Michelle Brown
- Monika Sundbaum
- Murrey’s Disposal
- Narrows Brewing
- Natalie Lausten
- Niagara Bottling
- Nilmah Mills
- Norco Medical
- Homecare Supplies
- Northwest Trek Wildlife Park
- Odyssey1
- Olive Garden
- Olympic Landscape & Irrigation
- OMG Oils and Marinades
- Pacific Air
- Papa Johns
- Parr Lumber Company
- Pental Granite & Marble
- Platinum Salon & Spa
- Point Defiance
- Zoo & Aquarium
- Portland’s Culinary Workshop
- Primary Paint
- ProBuild
- Puget Sound Gutters
- Rachel Lehr
- Rick and Gina Munson
- Ronda Huerta
- RTSS Board of Directors
- Safeway
- Selden’s Home Furnishings
- Service Master of Tacoma
- Shannon Rauch
- Sharon Styer Photography
- Sherwin Williams
- Shirley Schwankl
- Signature Design & Cabinetry
- Smith Fire Systems
- Source Yoga
- Starbucks
- Stottle Winery
- Studio Home
- Superior Roofing
- Susan Schmitz
- Susie Sutton
- T & J Plumbing Connection
- Taco del Mar - Kent
- Tammy Ben
- Tatanka Take Out
- TCF Architecture
- Teresa Stephenson
- Terra Organics
- The Bryer Company
- Tim Bartlett
- Tinkertopia
- Tully’s Coffee
- Umpqua Bank
- Umpqua Bank Home Lending
- United Site Services
- Washington Architectural Hardware
- Wes Himes
- William Berry
- Wind Associates, Inc.
- Windmill Nursery
- Wood Flooring, Inc.

Thank You!
Our Supporters
Bargreen Ellingson  Columbia State Bank  Umpqua Bank
Patriot Fire Protection  Niagra Bottling, LLC

BCE Engineers, Inc.  Pacland-Bellevue, Inc.  ProBuild
Fairwood Community  PCS Structural
United Methodist
Church  Solutions

TCF Architecture,
PLLC
Wood Flooring Inc.

2015 Ladder
of Support

South Sound