Bringing volunteers and communities together to improve the homes and lives of homeowners in need since 2001

2017 Annual Report
2016-2017

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City of Tacoma

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revitalize
connect
preserve
Friends and supporters,

Thank you is an understatement of the gratitude I feel toward all of you, the Rebuilding Together South Sound team. As I reflect on this past year and our accomplishments, I see your faces while recalling the site visits and the many shared photos and stories. I am reminded that our team is growing, both in numbers and in our capacity to positively impact more lives in the future.

With each home, we collectively demonstrate respect for the longevity of contribution to strengthening their neighborhoods over the years of homeownership. The individuals I meet and hear about continue to support my belief that the South Sound is a welcoming people with a culture that abounds with hard working, curious and active participants like you. And because of you, those who receive services from Rebuilding Together South Sound have a greater sense of comfort and peace of mind in their homes. They routinely express appreciation and I do wish each one of you could hear their stories and feel their gratitude. For me, the stories make it worthwhile beyond words, because having a safe and healthy home really is a feeling.

This year we moved to a location and facility that complements our plans for the future. We expanded our collective impact through the year round minor maintenance and home repair program in partnership with the City of Tacoma, added capacity to accomplish more with a dedicated team for year round projects, and invested in a continued transition to a governing board of directors.

The Rebuilding Together South Sound team looks forward to growing and strengthening our partnerships, always working toward providing more “peace of mind” services sustainably in collaboration with others in the South Sound. As a team that shares the values of the South Sound culture I have come to know, I believe we become more effective as a constructive disruptor in moving the needle and become more resilient by supporting each other. This is an outcome for which we strive as partners.

Please join us as energized participants in our growing partnership hub at Rebuilding Together South Sound. It takes all of us to make it work, because we are all in this together.

David Johnson
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. Providing free home repairs and modifications for low-income homeowners who are elderly, disabled, or families living with children, improves lives, keeps residents in their own homes longer, and advances 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 allow homeowners to stay in their own homes longer.

Revitalize Communities

Keep Homeowners Safe

Preserve Affordable Housing
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, as falls are one of the leading causes of injury across the nation and locally. In Washington State, falls cause more hospitalizations than car accidents each year.

We currently have four programs—National Rebuilding Day, Year Round Services, Tacoma Home Repair and Strengthening Neighborhoods.

National Rebuilding Day

Rebuilding Day is our largest annual event, bringing together corporate sponsors, community volunteers and homeowners in need to make repairs which keep the homeowners safe and independent in their own homes. On the last Saturday in April, at least 25 homes are rehabilitated in our community through the generosity of hard working volunteers, sponsors, and donations of materials and services. We are able to translate each dollar raised into a minimum of $4 worth of work for our recipients. More than 150 Rebuilding Together affiliates across the nation participate each year, bringing thousands of volunteers out to complete upwards of 4,000 home repair projects in a single day.

Year Round Services

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**Strengthening Neighborhoods Program**

Our Strengthening Neighborhoods Program began as Neighborhood Makeover Week in 2011 as a part of the City of Tacoma’s Safe, Clean & Attractive initiative. Now called Strengthening Neighborhoods, the program is about residents and volunteers building connections, introducing residents to city and community services, increasing housing stability, and beautifying properties.

Since 2011, this program has invested more than $60,000 in strengthening Tacoma neighborhoods several blocks at a time. Our work focuses on providing education and resources around home and yard maintenance, engaging a neighborhood in a beautification project, and celebrating what’s best about Tacoma. Strengthening Neighborhoods has worked in the South End, South Tacoma, First Creek, Hilltop, and Lincoln neighborhoods.

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**Tacoma Home Repair Program**

Rebuilding Together South Sound began offering the Tacoma Home Repair Program for City of Tacoma residents on July 5, 2016. Operating similarly to our Year Round Program, we provide repairs and modifications valued at less than $5,000 to homes within the City of Tacoma. Project work can be requested by completing our application process.
WHO WE ARE

Tracking Homeowner Feedback

The following results came from a 6-Month Feedback Survey mailed out to homeowners

- Were Satisfied With the Quality of Work Completed
- Feel They Can Stay In Their Home Longer Now
- Had A Positive Experience With Volunteers
- Are Able To Maintain Their Homes More Easily After Repairs
- Feels Safer Since Repairs

COMMITTING TO CREATE A SAFE AND HEALTHY HOME FOR EVERY PERSON MEANS
VALUING HOMEOWNER FEEDBACK
WHO WE SERVE
Our Average Homeowner Demographics

AVERAGE AGE OF OUR HOMEOWNERS
66

AVERAGE YEARS OUR CLIENT HAVE LIVED IN THEIR HOME
19

AVERAGE HOMEOWNER MONTHLY INCOME
$1,363

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

71% OF HOMEOWNERS SERVED WERE LIVING WITH A DISABILITY

63% OF HOMEOWNERS SERVED WERE SENIORS 62 OR OLDER

90 HOMES MODIFIES & REPAIRED
“I have had the honor to have Rebuilding Together South Sound work on my house and property. My house and yard are so beautiful and I would never been able to do all that. Words can't really describe how much I appreciate all the volunteers (Joe Storm and Patriot Fire Protection) and Rebuilding Together for making my life a lot better.”

- Donna, Rebuilding Day

“I never thought you would do so much. I was promised a ramp and I got a new deck as well! You made an old lady very happy. You all did a very good job and I’m so proud of it all. I thank you with all my heart. Its hard to believe anyone would do so much as you did for me.”

- Rosemary, Rebuilding Day

Homeowner 2017

“I want to thank everyone for all of their work they did for me today. You will never know how much I appreciate it. There are not enough words to express my thanks. It’s very reassuring to know that there are many kind and caring people in our community.”

- Carolyn, Rebuilding Day

Homeowner 2017

Meet The Homeowners We
LONGTIME PROJECT LEADERS
10+ Years
Don & Joan Andersen, FCUMC
Evan Boulanger, Patriot Fire Protection
Joseph Storm, JKS Contracting
Mark Egner
Teresa Stephenson, Lane Powell

5+ Years
Andy Sharp, Sharp Estates Construction
Carolyn Meyer, Columbia Bank
Daniel Knouff, Tacoma Public Utilities
Duane Ellis
Erika Tucci, Tacoma Public Utilities

5+ Years (continued)
Gina Thorson, Walsh Construction Company
Jack Kuester, Walsh Construction Company
Jim Newman, Newman Consulting
Kevin Tinsley, Korsmo Construction
Linda Troeh, Targa Sound Terminal
Nathe Lawver, LiUNA
Patrick Reed, BN Builders
Randy Cook, TCF Architecture
Tom Motland, Wren & Willow
Wes Eklund, Eklund Homes

LONGTIME SPONSORS
15+ Years
Columbia Bank

10+ Years
Absher Construction Company
BECU
Fairwood Community UMC
Lane Powell PC
MultiCare Health System
Patriot Fire Protection
TCF Architecture
Walsh Construction Co

5+ Years
BCE Engineers
Booz Allen Hamilton
Gray Lumber Company
PCS Structural Solutions
Puget Sound Mortgage Lenders Association
Tacoma Public Utilities
Targa Sound Terminal

REBUILDING DAY AWARD RECIPIENTS

House Captain: Andy Sharp, Sharp Estates Construction

Volunteer Coordinator: Andy MacLennan, Booz Allen Hamilton

Volunteer: Mark Johnston, Frank & Sons Construction

Rookie: Leroy Cooley

Sustained Service: Carol & Duane Ellis

Sponsor: Columbia Bank
Rebuilding Together South Sound’s Brewers & Builders event continues to evolve into a fun-filled evening of beer-tasting, meeting up with both old and new friends, and discovery about all the great work Rebuilding Together South Sound does in our community. This year marked Brewers & Builders’ (previously known as Oktoberfest) fifth year of success, the first time at Cheney Stadium and raised over $8500! 100% of which goes toward helping creating a safe and healthy home for every person!

The 2017 No Place Like Home Dinner Auction was a fantastic night for Rebuilding Together South Sound and all our supporters. The 10th Annual event raised more than $55,000 with a Wizard of Oz theme that reinforced the idea that there truly is no place like home! Be sure to join us for the 11th Annual No Place Like Home Dinner Auction on February 24, 2018 with a theme of “Grandma’s Kitchen” and all your favorite comforts of home!

Over this next year, look for both of these events to make a return plus Rebuilding Together South Sound’s newest venture, the first annual Gingerbread Showcase debuting Thanksgiving Weekend and running through January 1st at the Courtyard by Marriott Tacoma Downtown.
Financial Report

2017 Income
$856,526

- In Kind $258,584 (30%)
- Materials $68,533 Labor $190,051
- Special Events $57,694 (7%)
- Nonprofit $58,921 (7%)
- Government $245,060 (28%)
- Corporations $119,985 (14%)
- Foundations $91,083 (11%)
- Individuals $26,044 (3%)

2017 Expenses
$806,438

- Program $676,782 (84%)
- IK Materials $68,533
- IK Labor $190,051
- Program $418,197
- Administrative $80,451 (10%)
- Fundraising $49,205 (6%)
## Our In-Kind Donors

### ABOVE $5,000
- Mobility Concepts
- Weyerhaseuser
- Compass Rose
- Courtyard Marriott Tacoma
- Darren Dickerson
- Dave Pardo
- Dave's Meat & Produce
- David Johnson
- Dawn Cross
- Diana Lindberg Bryant
- Dick's Brewery
- Dirty Dave's Pizza Parlor
- Dr. Josh Ben
- E9 Brewery
- Earthwise Tacoma
- Elemental Hard Cider
- Erika Tucci
- Evergreen Ground Works Inc
- Express Windows
- Faith Holland
- Farelli’s Pizza
- Farwest Sports/SportCo
- Faye Teel
- Figures 24/7
- Frank & Son’s Construction Inc.
- Gary Johnson Floor Covering
- George Barnes
- Gig Harbor Brewing
- Glam Squad Hair Studio
- Goodin Homes
- Grand Cinema
- Gray Lumber Company
- Great Wolf Lodge
- Habitat for Humanity TPC ReStore
- Haley Iselin
- Haley Saul
- Hands on Children’s Museum
- Heritage Distilling Company
- Hot Yoga at the Edge
- Huttig/ProBuild
- Ike & Tash Photography
- Inn at the Market
- Iron Horse Brewery
- Jimmy Johns
- Joe & Jeanne Harmon
- Joesepi’s Italian Ristorante
- Kathryn Janker
- Kelly Riehl
- Kim Taylor
- Lane Powell PC
- Lauren LePlante Photography
- Maine Lobster Direct
- Marc Hewitt
- Mark & Phyllis Egner
- McLendon Hardware
- Melissa Houston
- Meridian Plumbing
- Metal Roof Specialties
- Mint Construction
- Monganita Brown
- Mountain Mist
- Niagara Bottling LLC
- Our Rusty Barn
- Patriot Fire Protection
- Pierce County Transfer Center
- Primary Painting
- Print NW
- Rhapsody in Bloom
- Rollin’ 253
- Ron Lund
- Sarah Sweet
- Shannon Rauch
- Skyview Electric Co
- Starbucks
- Steve & Linda Hagg
- Stocklist Goods & Gifts
- Susie & Jack Sutton
- Suzi Entwistle
- Tacoma Cabana
- Tacoma Little Theater
- Teresa Stephenson
- Tereza Simonyan
- The 5th Avenue Theater
- The Rock Wood Fired Pizza
- Third Dimensions Salon
- Tom Motland
- TOTE Maritime Alaska
- Vrieze & Olson Custom Woodworking Inc
- WA Masonic Charities
- Walmart
- Waste Connections
- Werner Services
- Wheel Fun Rentals

### ABOVE $2,500
- Manor Hardware
- Patricia Yeager
- Point Ruston
- ProBuild
- Umpqua Bank
- Holland America Cruise Line
- Home Depot
- Manke Lumber
- Robblee’s Total Security Inc
- Susan Schmitz & Duane Clark
- VI’s Bargain Barn
- Walsh Group

### ABOVE $1,000
- Pathway Concepts
- Patricia Yeager
- Point Ruston
- ProBuild
- Umpqua Bank
- Mobility Concepts
- Weyerhaseuser
- Compass Rose
- Courtyard Marriott Tacoma
- Darren Dickerson
- Dave Pardo
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- Dawn Cross
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- Vrieze & Olson Custom Woodworking Inc
- WA Masonic Charities
- Walmart
- Waste Connections
- Werner Services
- Wheel Fun Rentals
Thankful For Our Community

16 years of ensuring a safe and healthy home for every person.

**REBUILDING DAY SPONSORS**

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<thead>
<tr>
<th>Rebuilding Developer</th>
<th>Rebuilding Builder</th>
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<tbody>
<tr>
<td>Targa Sound Terminal</td>
<td>BECU</td>
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<td>City of Lakewood</td>
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<td>Lowe's</td>
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**Rebuilding Foreman**

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**Rebuilding Journeyman**

| Absber Construction Company | |

**Rebuilding Apprentices**

| BCE Engineers, Inc. | Fidelity National Title |
| FCS Structural Solutions | ProBuild               |
| TCF Architecture | Weyerhaeuser Company |

**Foundations**

| Forest Foundation | Gottfried and Mary Fuchs Foundation |
|                  | Greater Tacoma Community Foundation |
|                  | MultiCare Community Foundation |
|                  | Norman Archibald Charitable Foundation |
|                  | Rotary #8 Foundation |
|                  | United Way of Pierce County |
|                  | Wells Fargo Foundation |
|                  | Windows of Hope Foundation |

**DINNER AUCTION SPONSORS**

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**INDIVIDUAL DONORS**

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<th>Darren Dickerson</th>
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<th>Dave &amp; Connie Condon</th>
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<td>Karen Lewis</td>
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**Our Supporters**

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<td>Reba Jo Stevenson</td>
<td>Reggie Knoll-Davis</td>
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<td>Rosalie &amp; Alan Have</td>
<td>Rosemary Malec</td>
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Absher Construction Company

BCE Engineers, Inc.
Fidelity National Title / Washington

PCS Structural Solutions
ProBuild

TCF Architecture, PLLC
Weyerhaeuser Company

2017 Ladder of Support

www.rebuildingtogetherss.org
(253) 238-0977