

2022

ANNUAL REPORT



Rebuilding Together.
Philadelphia



TABLE OF CONTENTS

Message from our Board Chair + President & CEO	3
Mission, Vision and Impact	4
Our Programs	5
<i>Block Builds</i>	5
<i>Asthma Trigger Action Crew</i>	5
<i>Middle Neighborhoods Initiative</i>	6
RTP Homeowners	6
Six Decades in Dunlap	7
Financial Summary	8
Our Supporters	9
Our Supporters (cont'd)	10
Leadership & Staff	10
Stay Connected	11





MESSAGE FROM OUR BOARD CHAIR + PRESIDENT & CEO

Dear [Re]Builder community,

We present Rebuilding Together Philadelphia's 2021-2022 Annual Report, showcasing our transformative work to keep Philadelphians safe and healthy in their homes, prevent displacement, and promote generational wealth.

This past year, thanks to the wide availability of the COVID-19 vaccine, we went back to hosting two-day block builds with volunteers, reaching a major milestone of repairing our 2,000th home! We also celebrate the first full year of the Homeowner Advisory Council. Council members leverage their lived experience and expertise to expand our outreach efforts, improve our operations, and provide strategic direction.

Rebuilding Together Philadelphia pursues its mission one house at a time, but our work to repair, rebuild and revitalize is about more than physical structures. At its core, our work is about addressing the institutional and longstanding racial inequities that create and maintain housing inequality. We know that homeownership is one of the most effective ways to build long-term wealth. Yet both historically and currently, Black and brown Americans do not have the same access to that opportunity as white Americans. This is long overdue repair work we cannot afford to defer. With the help of our volunteers, community partners and donors, we aren't.



JOSEPH FALCO
BOARD CHAIR



STEFANIE F. SELDIN
PRESIDENT & CEO



MISSION

Repairing homes, revitalizing communities, rebuilding lives.

VISION

Safe homes and communities for everyone.

OUR IMPACT

IN FISCAL YEAR 2022, WE:

- repaired **122** houses
 - invested **\$2.74** million in repairs
 - mobilized **609** volunteers
 - logged **5,322** volunteer hours
 - totaled **\$192,436** in volunteer time
-



OUR PROGRAMS

Asthma Trigger Action Crew (ATAC)

Our ATAC team mobilizes volunteers for one-day high impact projects to reduce triggers for breathing issues in a home. These projects include carpet removal, laying new flooring, and basic safety modifications that dramatically improve the health of the residents.

Did you know that **Chronic Obstructive Pulmonary Disease (COPD)** is the third leading cause of death in the United States?

Block Builds

Three times a year, we organize Block Build events with teams of general and skilled volunteers to deliver critical repairs in 10+ clustered houses in our target neighborhoods. Over the course of two intensive days, staff and volunteers work together to address issues related to the health, safety, and accessibility of each home.



One in four children in Philadelphia's poorest neighborhoods have asthma.





Middle Neighborhoods Initiative

Middle income neighborhoods—neither in crisis nor booming—often slip through the cracks of public and private support. As a result, the rates of eviction and foreclosure are high in these overlooked Northwest Philadelphia neighborhoods. Through the Middle Neighborhoods Initiative, our in-house contractor team and subcontractors provide no-cost repairs for homeowners age 55 or older on an ongoing basis.

RTP HOMEOWNERS

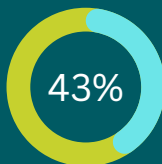
Of the 122 homeowners we served from July 2021 through June 2022:



extremely low income (earning below \$24,350 for family of 4)



of homeowners are 65 or older



of households have children under 18



55% female headed households

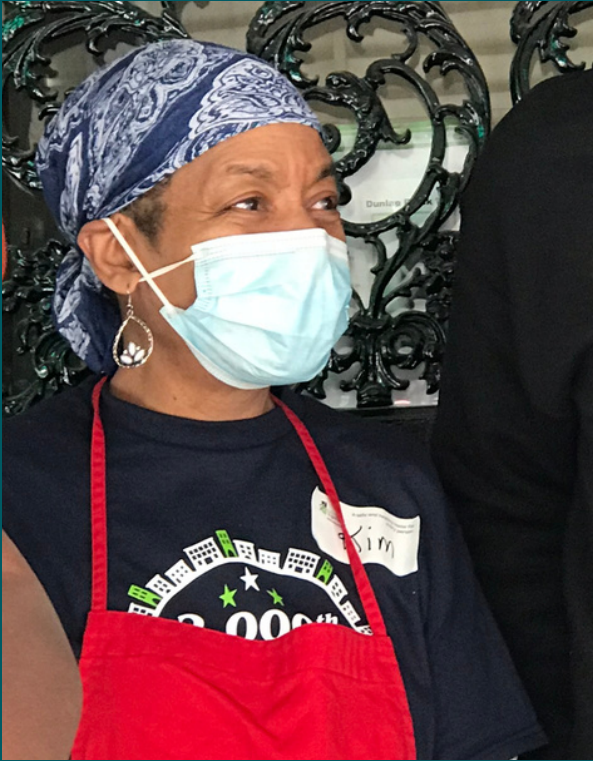


28% of households include at least one person with a physical disability



29% of households have at least one person with a breathing issue

SIX DECADES IN DUNLAP



Kim Johnson has been a resident of West Philadelphia's Dunlap neighborhood since 1960. Her childhood home on North Dearborn Street was passed down to her and she went on to raise her own family there. When we met Ms. Johnson she had 60 years worth of memories in her home that she was afraid of losing to the exorbitant cost of critical repairs she needed. Not only were we able to provide those repairs free of charge to her, we also helped nine other homeowners on her block with the repairs they needed so that they could stay safely in their homes.

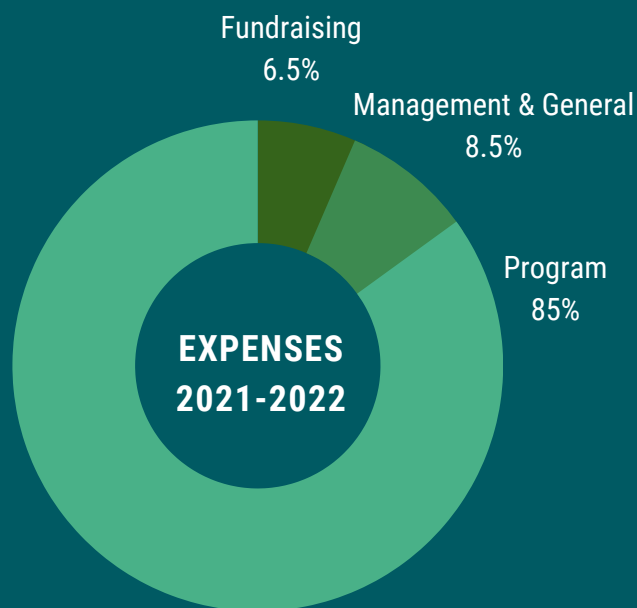
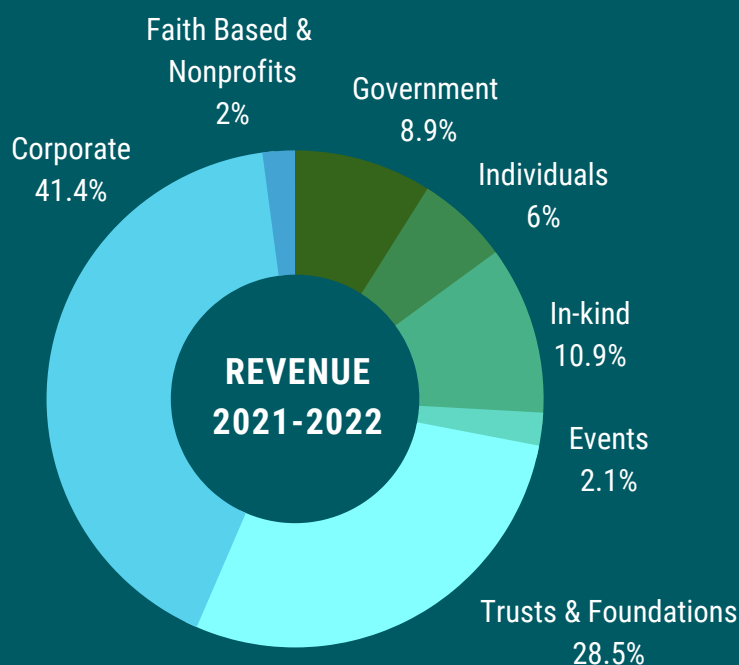
“A lot of times you don’t know what your neighbors are going through so programs like this help all of our neighbors to be whole.”

-Kim Johnson



FINANCIAL SUMMARY

FISCAL YEAR 2022



2021-2022 Support and Revenue	
Grants and Contributions	2,023,728
Fundraising Events	57,899
Less: Cost of Direct Benefits	(8,307)
Investment Income	21,291
Contributed Services and Supplies	296,540
Net Assets Released From Restriction	189,935
Total Support and Revenue	2,581,086

2021-2022 Expenses	
Program	2,254,185
Management & General	226,010
Fundraising	171,923
Total Expenses	2,652,118

THANK YOU, LEAD DONORS!

100K and above

Children's Hospital of Philadelphia
Federal Home Loan Bank of Pittsburgh
Housing and Urban Development Older Adults
Home Modification Grant Program
PA Housing Affordability and Rehabilitation
Enhancement Fund
Republic Services

50K to 99K

Connelly Foundation
Independence Blue Cross
Lowe's
Wells Fargo

30K to 49K

BNY Mellon Mid-Atlantic Charitable Trust
Jefferson Collaborative for Health Equity

20K to 29K

Federal Home Loan Bank of New York
M&T Bank
OMAZE
PNC
Richard P. Byler Special Interests Fund of the
Philadelphia Foundation
Rabbi David Teutsch and Betsy Platkin Teutsch
WSFS Bank

10K to 19K

Drexel University
Robert Bellinger and Natalie Wilensky
Fannie Mae Foundation Northeastern Region
Peter Hardy and Nina Rivera
Kendal Charitable Funds
Lincoln Financial Foundation
The Patricia Kind Family Foundation
Philadelphia Surety Claims Association
Saint-Gobain Corporation

1K to 9K

AARP
AEGIS Property Group
Nicholas Allen and Colleen Macner Allen
The Allen Hilles Fund
Ina Asher
Ruth Ault-Somogyi and Steve Somogyi

1K to 9K (cont'd)

Melora and Andrew Balson
The Bank of Princeton
BDM Family Foundation
Peter and Julie Beale
Nancy Bellew
The Estate of Harry and Joan Bellwoar
Daniel Bigelow and Suzanne Cole
BLB&B Advisors, LLC
Booz Allen Hamilton
Brittany and Kendall Brooks
Joan Burnes
Jane and Eric Busillo
Capital One
George Chu
Amy and Michael Cohen
Mary Crawford
Jean DeFerro
Diamond & Associates
Joseph and Lisa Falco
Alan Feldman
Fiduciary Exchange LLC (FID-X)
Kenneth Flagg and Penelope Horcha
Barbara Fleischer
Jamie and Marla Friling
Matthew and Jennifer Guinan
Harkins Builders, Inc.
Henkels & McCoy, Inc.
Rory and Barbara Hertzog
Mae and Al James Catalyst Fund
Stephen Kastenber
Bob Kaufman and Jane Shure
Connie Keith
Arlen and Shannon Klinger
Rachel Lewis
Alyson and Greg Mandel
Mulhern & Kulp Structural Engineering, Inc.
Pfizer
The Marley Fund of the Philadelphia Foundation
Michael Pongracz
Resource Real Estate Inc.
Adam Rom
Rotary Foundation of Philadelphia
Erika and Andy Rothenberger
Kathleen Seweryn
Lynne Spencer
Judy and Surf Sweisford

List continues on the following page.

1K to 9K (cont'd)

Talson Solutions LLC
 U3 Ventures LLC
 Univest Bank and Trust Company
 AJ and Angela Unoarumhi
 Emily Walton
 Wayne Presbyterian Church
 Wawa, Inc.
 Wharton School of the University of Pennsylvania
 Weitzman School of the University of Pennsylvania
 Rebecca Zaslow and Tristin Lowe

MONTHLY DONORS

Matthew Altonji
 Joan Burnes
 Kristina and Timothy Cogill
 Natalie Diener
 Matthew and Jennifer Guinan

MONTHLY DONORS (cont'd)

Constance Hatchett
 Arlen and Shannon Klinger
 Jacklyn and Anthony Matsanka
 Andrew Mitchell
 Brian Osborne
 Janine Pollock
 Marcela Werner
 Bill Wilken and Jennifer Brandabur

NONMONETARY GIFTS \$1K AND ABOVE

Catchafire
 Jean DelFerro
 Anna Grasso
 Jim & Sons Electric
 Morgan Lewis & Bockius LLP
 Mulhern & Kulp Structural Engineering, Inc.
 Philadelphia Housing Development Corporation

* Every attempt was made to properly recognize all of our generous donors. If you see any mistakes on this list, please reach out to Esther Wiesner at ewiesner@rebuildingphilly.org so we can correct accordingly. Thank you!

LEADERSHIP & STAFF

BOARD OF DIRECTORS

Joseph Falco
Board Chair

Toby Booker
Vice Chair

Matthew Guinan
Treasurer

Imani Hamilton
Secretary

Nick Allen
 Ruth Ault-Somogyi
 Eric Bodzin
 Jean DelFerro
 Amanda Garayua
 Zakya Hall
 Marty Josephs
 Arlen Klinger
 Rachel Lewis
 AJ Unoarumhi

HOMEOWNER ADVISORY COUNCIL

Jean Allen
 Catherine Brown
 Geraldine Brown
 Kim Johnson
 Carlos Mitti
 T Kim Speedwell
 Leah Spradley
 Wajeehah Mujahid

HONORARY BOARD

Nelson Acevedo
 Peter Beale
 Robert Bellinger
 Cathy Gray
 Peter Hardy
 Kathleen Maloney

STAFF

Geovannie Albertorio-
 Aponte
Program Manager

Shawn Allen
Carpenter

Brandon Alcorn
Director of Operations

Jett Biggert
Program Manager

Gregory Boler
Program Manager

Kelly Guajardo
**Communications
 Manager**

Ron Harmon
Construction Supervisor

Ashley Justice
Junior Carpenter

Stefanie F. Seldin
President & CEO

Gerardo Ruiz Tovar
Program Associate

Sadie Troup
Project Coordinator

Esther Wiesner
Director of Development

STAY CONNECTED

Rebuilding Together Philadelphia
4355 Orchard Street, Suite 2R
Philadelphia, PA 19124

www.rebuildingphilly.org



@RTPhiladelphia



@RTPhiladelphia



@rebuildingphilly

SUPPORT OUR WORK



Since 1988, RTP has transformed 2,059 vulnerable houses into safe, healthy and energy-efficient homes, all for low-income homeowners and renters in rowhouses. Together, with 39K volunteers, we have transformed lives and revitalized communities by providing over \$40 million of repairs.