



Rebuilding  
Together

Philadelphia

# ANNUAL REPORT FY 2023

# TABLE OF CONTENTS

1	Message from our Board Chair + President & CEO
2	Mission, Vision and Impact
3	Block Builds
4	Asthma Trigger Reduction + Middle Neighborhoods Initiative
5	Homeowner Spotlight
6	Major Accomplishments & Highlights
7	Financial Summary
8	Our Supporters
9	Our Supporters Cont'd
10	Staff & Board

# MESSAGE FROM OUR BOARD CHAIR + PRESIDENT & CEO

Dear [Re]Builder community,

We are pleased to present Rebuilding Together Philadelphia's 2022-2023 Annual Report. As we celebrate a milestone of 35 years in service, RTP looks back at where we started, how far we've come, and what is yet to be accomplished with your help.

Thirty-five years ago, a group of Wharton MBA students saw an urgent need in the community. Families in West Philadelphia's diverse and vibrant neighborhood were living in unsafe and unhealthy living conditions, brought about and compounded by redlining, racist economic policies, and other significant inequalities. The Wharton students created "Christmas in April," which would become the Rebuilding Together Philadelphia we know today.

**In the decades since, the affordable housing crisis has only grown, making the work of keeping Philadelphians safe and healthy in their homes all the more critical. The most affordable housing option has been—and always will be—the home someone already owns.**

Without a doubt, the fight for housing justice is also a fight for racial and economic justice. The majority of the homeowners we serve are low-income Philadelphians of color facing the ongoing threat of displacement. With the financial burden of major home repairs lifted, homeowners not only enjoy a rightful sense of security in the present but are also able to consider future possibilities for their home, their families, and their communities. In collaboration with the RTP Homeowner Advisory Council (HAC), we are centering those visions and aspirations in our program design. This year, the HAC provided critical oversight in the creation of our first volunteer training video. Anchored in homeowners' perspectives, this training video is an important tool to ensure RTP's work remains accountable to the communities we serve.

In the pages ahead you will read about our accomplishments, growth and deepening impact, all of which is made possible by your partnership. Thank you for supporting our mission to repair, rebuild and revitalize.



**Joseph Falco**  
Board Chair

**Stefanie F. Seldin**  
President & CEO

# CELEBRATING 35 YEARS



## OUR MISSION

Repairing homes, revitalizing communities, rebuilding lives.

## OUR VISION

Safe homes and communities for everyone.

## OUR IMPACT

In Fiscal Year 2023, We:

- repaired 125 houses
- invested \$3,196,036 million in repairs
- mobilized 480 volunteers
- logged 4,083 volunteer hours
- totaled \$159,425 in volunteer labor



**OUR AVERAGE PER-HOME INVESTMENT OF \$15,000 PREVENTS HOMEOWNERS FROM BEING FORCED OUT DUE TO COSTLY, UNSAFE CONDITIONS.**

# BLOCK BUILDS

Organized three times a year, our two-day Block Builds bring hundreds of volunteers, neighbors and homeowners together to address issues related to the health, safety, and accessibility of up to a dozen homes on a block. By clustering home repairs in a focus neighborhood, we maximize our impact.

## HADDINGTON

Fall 2022

In October, we teamed up with **ACHIEVEability** to provide critical repairs for 10 homeowners and their families on the 100 block of South 59th Street. Multiple homeowners seized the opportunity to get hands-on repair experience including Camille Carter who shared, "I learned how to use a saw, which was great because I have one but I was always scared to use it. This program has helped us learn how to maintain our neighborhood."

## DUNLAP

Spring 2023

For our spring build, we worked with **The Enterprise Center** and provided critical repairs for 11 homeowners and their families on the 5300 block of Chancellor Street. Many thanks to Block Captain, **Andrea Johnson**, who led the outreach efforts to get so many of her neighbors involved and has since joined our Homeowner Advisory Council.

## KENSINGTON

Summer 2023

We kicked off the hottest build of the year with community partner, **Impact Services**, to provide critical repairs to seven homeowners and their families on the 3000 block of North Swanson Street. The scope of the repair work completed in these homes was extensive. One family had been living without a usable kitchen for nearly 10 years. They shared that the thing they were most looking forward to was getting to cook proper meals with their children.



# Asthma Trigger Reduction

The scope of repairs we provide in a given home are informed by 25 Safe and Healthy Priorities, several of which directly address asthma triggers such as removing old carpets and improving ventilation. Therefore, every home we work on is assessed for certain asthma triggers and remediation is provided whenever possible.

Additionally, through our partnership with Children's Hospital of Philadelphia's Community Asthma Prevention Program we provide targeted asthma trigger reduction repairs to families who have children with asthma.

## HEALTHY HOMES

**Excerpt from Children's Hospital Of Philadelphia's publication on CAPP+:**

"Although CAPP's education and environmental intervention may reduce exposure to asthma triggers in the home, structural issues such as holes in walls and ceilings, visible mold, old carpeting, and improper ventilation frequently limit homeowners' ability to sustainably reduce their child's exposure to asthma triggers."

# Middle Neighborhoods Initiative

We have a long term commitment to maintaining the stability of Northwest Philadelphia middle neighborhoods. Throughout the year, our in-house contractor team and subcontractors provide free repairs for homeowners age 55+ in this area.

Germantown has been home to Ms. J since 1980 and after 18 years operating a successful beauty salon in the neighborhood, she retired to enjoy a slower pace of life. However, her mobility issues prevented her from going into her basement, and upon the initial RTP inspection we discovered that her basement had severe moisture issues due to a broken pipe, resulting in mold, termites, and the disintegration of her floor joists. By partnering with PHDC we were able to stabilize her first floor, resolve the leak and restore her back room to its original condition after an old roof leak damaged it.

## SAFE HOMES

**By 2034, U.S. residents aged 65+ will outnumber those under 18 for the first time ever.**

Together with teams of occupational therapy volunteers, we are making repairs and home modifications that will enable low-income Philadelphians to safely age in place and enjoy the independence of living in their own homes as long as possible.

# HOMEOWNER SPOTLIGHT

## Felicia Coward lived happily in University City for many years.

She beams when she remembers, "I had this apartment I loved! It was so large, it had two sets of bay windows in the living room, and I loved it there." But when the building was purchased by a new owner and rent started going up, she knew she needed to find a new place to live. With the help of a friend, she found a very reasonably priced home in the heart of Germantown on Haines Street. She recounts the first time she came to see the place and thought, "This is small and cozy, I like it." The house has a nice big backyard and sits on a quiet street with no outlet so her grandkids can play safely out front. But what sold her was the third floor with the two huge skylights letting natural light pour into the home. Within a week of putting in an offer, everything was finalized, and she became a proud homeowner. **That was 2003.**

Over the next two decades, Felicia rooted herself in the local community and developed deep bonds with her neighbors. A longtime professional in the social services sector and activist, Felicia describes her home as an anchor that has sustained and supported her in her civic work over the years. However, over time, the need for repairs to keep her home safe became more and more apparent. As is the case for many older homeowners, this increased need for repairs coincided with Felicia's retirement and decrease in income.



**The third-floor skylights that had made her fall in love with the house had begun to leak and the ceiling was crumbling under the weight of an old roof with 14 layers of shingles. She was looking at thousands of dollars in repair costs just for the roof, and that wasn't the only critical repair needed in her home.** She had been exploring financing options for the needed work when she learned about Rebuilding Together Philadelphia through one of our community partners in Germantown.

We helped her with several critical repairs including a new roof, repairing the damage to her ceiling, balancing her hot water radiator system, installing a new storm door, and implementing various occupational therapy modifications including grab bars in the shower and a new comfort height toilet. By removing the financial burden of these costly repairs, she says she's free to pursue dreams for her home that she's been deferring for a long time. First thing on her list she says gleefully, "I'm going to go ahead and get the kitchen done. I'm so excited!" We're excited for her too.

## Revitalization without displacement

# MAJOR ACCOMPLISHMENTS & MUCH TO CELEBRATE

## It's been a big year:

- Our Homeowner Advisory Council (HAC) completed their second year.
- With the support of the HAC and local filmmaker, Shuja Moore, we developed a new volunteer training video.
- We moved into a beautiful, new office space in East Falls.
- Minority or Women-owned Businesses continue to make up 75% of the contractors we hire.
- We received a \$1.7 million gift from the University of Pennsylvania to improve 75 homes in West Philadelphia over the next four years.
- We received a special grant from Drexel University to provide repairs for Second Story, an arts-centered intergenerational housing project.

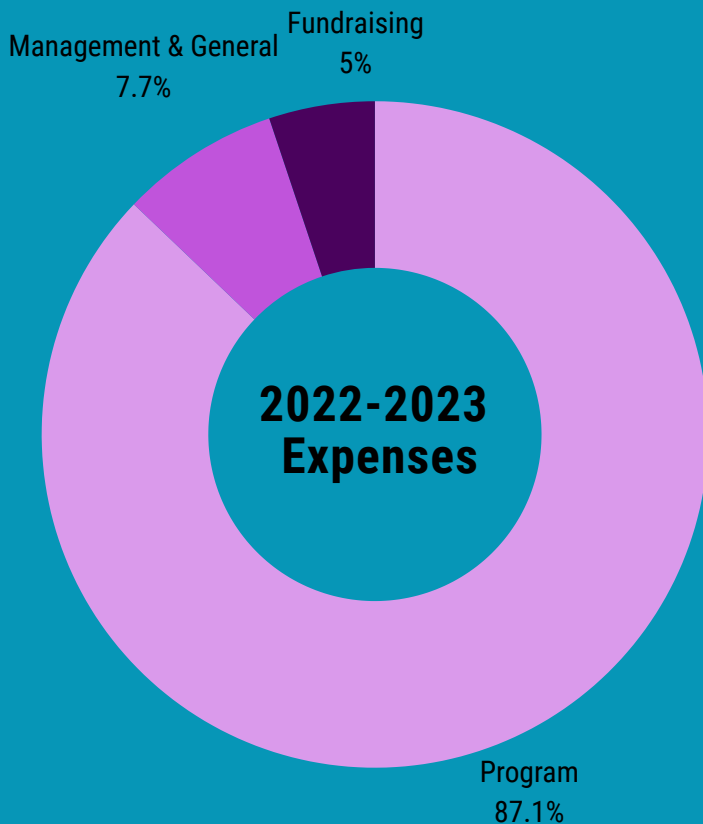
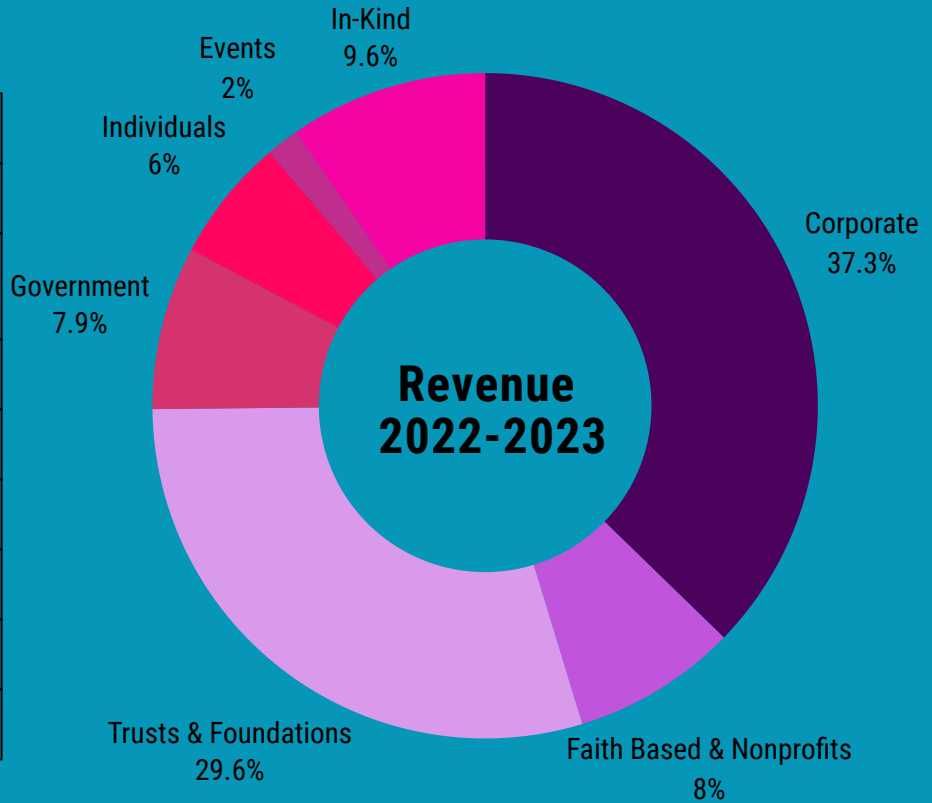




# FINANCIAL SUMMARY

July 1, 2022 - June 30, 2023

Revenue 2022-2023		
Corporate	1,282,065	37%
Faith Based & Nonprofits	275,866	8%
Trusts & Foundations	1,016,767	30%
Government	272,794	8%
Individuals	207,209	6%
Events	54,004	2%
In-Kind	331,619	10%
<b>TOTAL</b>	<b>3,440,324</b>	<b>100%</b>



2022-2023 Expenses	
Program	3,110,958
Management & General	276,032
Fundraising	183,379
<b>Total Expenses</b>	<b>3,570,369</b>

# 125

Houses repaired in FY23

This year, we provided over

# \$3,000,000

in repairs to keep Philadelphia homeowners safe  
and healthy in their homes



# OUR SUPPORTERS

## \$100,000 AND ABOVE

Anonymous  
Children's Hospital of Philadelphia  
Connelly Foundation  
Federal Home Loan Bank of New York  
Housing and Urban Development Older Adult  
Home Modification Grant Program  
PA Housing Affordability and Rehabilitation  
Enhancement Fund  
University of Pennsylvania

## \$50,000 TO \$99,000

Independence Blue Cross  
Wells Fargo Heirs Property Program  
Sarah Ralston Foundation

## \$20,000 TO \$49,000

Capital One  
PNC  
Richard P. Byler Special Interests Fund and the  
Kingcroft Charitable Trust Fund of the  
Philadelphia Foundation  
Rabbi David Teutsch and Betsy Platkin Teutsch  
Vanguard Charitable  
Wells Fargo Bank  
WSFS Bank

## \$10,000 TO \$19,000

Anonymous  
Ina Asher  
Beacon Building Products  
Robert Bellinger and Natalie Wilensky  
Bellweather Design-Build  
Bozzuto & Associates  
Drexel University  
Peter Hardy and Nina Rivera  
Lincoln Financial Foundation  
Lowe's  
The Miller-Martin Family Fund of Thrivent  
Charitable Impact & Investing™  
The Saint-Gobain Corporation Foundation  
Wharton School of the University of Pennsylvania

## \$1,000 TO \$9,000

AEGIS Property Group  
The Allen Hilles Foundation  
Nick Allen and Colleen Macner Allen  
Phil Allen  
Matthew Altonji  
Ruth Ault-Somogyi and Steven Somogyi  
Melora and Andrew Balson  
Charles Barszcz  
Nancy Bellew  
Paula Bu  
Joan Burnes  
Jane and Eric Busillo  
George Chu  
Kristina and Tim Cogill  
Amy and Michael Cohen  
Mary Crawford  
Jean DeFerro  
Tom Dolgenos and Sarah Ricks  
Diamond & Associates  
Ernst & Young  
Caroline and Joseph Evans  
Joseph and Lisa Falco  
Kenneth Flagg and Penelope Horcha  
Barbara Fleischer  
Jamie and Marla Friling  
Jacob and Dana Goldberg  
The Graham Family Charitable Fund  
Matthew and Jennifer Guinan  
Rory and Brenda Hertzog  
Marty Josephs and Lydia Hammer  
Stephen Kastenber  
Connie Keith  
Arlen and Shannon Klinger  
Jeff Knarr  
Rachel Lewis  
M&T Bank  
Mae and Al James Catalyst Fund  
Alyson and Greg Mandel  
Michael Pongracz  
Adam Rom  
S&T Bank

# OUR SUPPORTERS CONT'D

## \$1,000 TO \$ 9,000 CONT'D

Lynne Spencer  
Judith and Surf Sweisford  
TD Charitable Foundation  
Univest Bank and Trust Company  
AJ and Angela Unoarumhi  
Wayne Presbyterian Church  
Emily Walton  
Sharon Webber and Hillel Hoffman  
Wharton Graduate Association  
Weitzman School of the University of Pennsylvania  
Wawa  
Janet Yaseen

## NONMONETARY GIFTS \$1,000 AND ABOVE

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

## MONTHLY DONORS

Anonymous (2)  
Matthew Altonji  
Joan Burnes  
Kristina and Timothy Cogill  
Natalie Diener  
Matthew and Jennifer Guinan  
Constance Hatchett  
Arlen and Shannon Klinger  
Danielle Landy and Stephen Wayland  
Jacklyn and Anthony Matsanka  
Edward McGrath  
Andrew Mitchell  
Brian Osborne  
Janine Pollock  
Sugirtha Stathis  
Marcela Werner  
Bill Wilken and Jennifer Brandabur

**WE THANK YOU**  
**FOR YOUR CONTINUED SUPPORT IN**  
**OUR PROGRAMS**

*\* 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](mailto:ewiesner@rebuildingphilly.org) so we can correct accordingly. Thank you!*

# STAFF & BOARD

## 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**

Brandon Alcorn  
**Director of Operations**

Jett Biggert  
**Deputy Director of  
Programs**

Gregory Boler  
**Program Manager**

Hector Espinosa  
**Program Manager**

Kelly Guajardo  
**Communications Manager**

Ron Harmon  
**Construction Supervisor**

Tian Henderson  
**Junior Carpenter**

Ashley Justice  
**Junior Carpenter**

Stefanie F. Seldin  
**President & CEO**

Gerardo Ruiz Tovar  
**Program Associate**

Sadie Troup  
**Project Coordinator**

Esther Wiesner  
**Director of Development**

Rebuilding Together Philadelphia  
3001 Stokley Street, 1st Floor  
Philadelphia, PA 19129

[www.rebuildingphilly.org](http://www.rebuildingphilly.org)

