

Rebuilding Together Philadelphia

Spring 2007

Steve Seweryn, Executive Director

VOLUNTEERING TO MAKE A DIFFERENCE



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This year, perhaps more than ever before, I hear a note of urgency in people's voice when they ask, "When can I volunteer?" They want to do something, and I suspect that part of what compels them stems from Philadelphia's skyrocketing murder rate. We are a city in crisis, and many realize there is a host of factors affecting the situation. Decent and affordable housing certainly is key, both for the family living in the house as well as the community. We all want stable neighborhoods, a high level of homeownership, and safe and clean streets.

People tell me that they feel good about volunteering with RTP because it's tangible. They know they are making an impact. Their muscles ache at the end of the day, but their hearts are lighter.

Already our new Block Build strategy—concentrating work in a small area—is making a palpable difference.

There's a song—*We Will Find a Way*—that I play a lot around Rebuilding Days. It helps me reconcile the fact that the volunteers' nearly daunting task is just a piece of social justice. The song is about hope, despair, faith, pain, and strength. To me, the last line sums up what I believe many RTP volunteers feel, "...and, as long as I'm still breathing, we will find a way."

We truly appreciate the volunteers who come year after year and those who have just joined the fold. We will find a way together.

Jennifer Shropshire
President, Board of Directors

PROJECT STATISTICS

Work this spring will culminate in the following achievements, over 19 years:

765 homeowners helped
26 community agencies served
2 vacant lots restored
22,610 volunteers enlisted
284,000 volunteer hours contributed
\$18,645,000 worth of repairs provided

Geographic reach for 2006-2007:

	Homes	Agencies/Lots
North	24	3
West	25	2
Montgomery County	4	1
Delaware County	2	0
	55	6

OUR MISSION:

To prevent homelessness by partnering with the community to rehabilitate the homes of elderly, disabled, and low-income homeowners so that they may continue to live in warmth, safety, and independence.



RTP is an independent, local affiliate of Rebuilding Together, Inc., which supports 240 affiliates serving 1,879 communities—collectively, the largest volunteer home rehab organization in the country.

REBUILDING DAYS
MARCH, APRIL, MAY

BOARD MEMBERS

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CONTACT US

for more information on the
Board and other committees
board@rebuildingphilly.org

REPORT ON MLK DAY OF SERVICE

More than 60 RTP volunteers participated in the Martin Luther King Day of Service at New Creation Community Center in the Fairhill/Lower Kensington section of Philadelphia. In just one day, volunteers cleared debris, removed tattered shelving and cabinets, painted walls and woodwork, and installed a new dishwasher and microwave/convection oven in the kitchen. Skilled tradespeople are tackling more complex repairs this spring. Contractors have removed and replaced flooring, and brought plumbing and electrical systems up to required building codes.

Work at New Creation Community Center anchors a major Block Build project that will be completed this spring. In addition to continuing the transformation of New Creation, RTP volunteers will make essential repairs for approximately 15 homeowners in the immediate area surrounding the Center. Many also will receive new roofs.

Recognizing that low-income homeowners face many challenges that go beyond RTP's mission, RTP is

collaborating with Lutheran Settlement House (LSH), which will provide supportive services for these homeowners. LSH's bilingual staff also is assisting RTP with the volunteers' interactions in this predominantly Latino community.



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Many thanks to Delaware Investments. Its generous support of RTP through its Charity Golf Classic this past October provided the funds for this major project.

HI-TECH COMMUNICATIONS

Spring cleaning at RTP means a call to the University of Delaware. RTP has been lucky enough to participate in the University's MIS Senior Project for several years. Student teams partner with area businesses to research, design and execute a systems-oriented project. In fact, it was the slide show produced by last year's team that led the new team to RTP this year. (To view, go to <http://www.rebuildingphilly.org/news.htm>) University of Delaware seniors Amy Hamill, Caitlin Cavagnolo, Tom Moffia and Casey Thorp were touched by the mission, and determined to help RTP move forward. The team will

create an online system for volunteer waiver forms. With the legal guidance of pro bono volunteers of Dechert LLP, the student team is designing a legally-binding form that volunteers can sign electronically. This will cut down on paper work requirements for house captains and enable RTP to improve communications with volunteers. Not fully satisfied with this task, the team is also designing a "members-only" section on RTP's website for house management teams and committees, and an attractive format for a short, electronic newsletter to volunteers.

A DAY IN THE LIFE OF A RTP VOLUNTEER

Expectations were running high for our first work day on March 17. Mother Nature threw a wrench into our plans, however, with wintry weather forcing the cancellation of our shopping trip to Home Depot. The ice did not dampen the spirit and enthusiasm of the more than 40 Wharton volunteers who did, in fact, make their way out to West Philadelphia.

After knocking on our homeowner's door, and she got over the initial shock of seeing 13 restless students and partners, we unpacked our trash can full of "goodies" and got down to business. "Who wants a door knob?" the House Manager asks, pulling a package from a bin of supplies. And then the frenzy started; people were scrubbing down the walls in preparation for painting, others were installing the door knobs, and still others were putting in new smoke alarms, vanity lights, and a new hand rail.

Throughout the day, the homeowner sat at her desk, taking in the activity and at first she was quiet and reluctant to engage in conversation with the volunteers. Perhaps she was still in shock that this many people were in her house, maybe she was embarrassed that her house needed all the attention, or perhaps she just

didn't know what to say. We asked questions about her children, the sewing table in the living room, and how long she lived in Philadelphia. It took until the early afternoon before she engaged in conversation, but when she did the flood gates opened. We learned she loves to sew, having made her daughter's dress for the prom and clothes for her grandchildren with whom she's lived for the past twenty years. We learned she is very proud of her son who is a Philadelphia firefighter.

As we were leaving, our homeowner thanked us profusely and was amazed at all we had accomplished over the course of the day. She is excited to have us come back to continue working with her to create a more pleasant living environment. We are excited too, to continue what we started, relive the funny moments of last weekend, and create fond memories that will last a lifetime. For me, one of the greatest benefits of volunteering is making a difference in someone's life. RTP provides that opportunity and is proving to be a moving experience both for the volunteers as well as the homeowners.

Eric Redline

Wharton MBA Candidate, Class of 2008



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ANGELIQUE HARRIS BOARD MEMBER BEHIND THE SCENES LOOK

Angelique is one of the many volunteers who helps sustain RTP as a strong organization:

Volunteer: Angelique R. Harris

Joined the Board: June 2005

Age: 40

Family: Single

Education: BS and MBA, Drexel University; MT, Villanova University School of Law

Occupation: Product Director, Endowment and Foundation Group, SEI

Current Day-to-Day Responsibilities: Responsible for development, implementation, and management of solutions for institutional nonprofits. More than 15 years experience in the financial industry focusing on institutional nonprofits and philanthropic planning for individual donors.

Why She Supports RTP: "I feel that it is important for everyone to 'give back' to their communities and I enjoy the hands on way that one can accomplish this with RTP."

MORE ON SEI

www.seic.com

SEI is a publicly-held global business solutions firm with 22 offices in 12 countries around the world. With more than 37 years of experience managing investments, SEI is the leading provider of Manager of Managers investment process in the United States with more than \$181 billion in assets under management.

Many thanks to all the volunteers who lend their time and talent in a wide variety of ways.

VOLUNTEERING ACROSS THE GENERATIONS

RESOURCE REAL ESTATE HMT/HOUSE SPONSOR PROFILE

Eventually, all things come full circle. This year more than ever before, a number of members of Wharton's Real Estate Club have taken on leadership roles as House Managers. Notably, Real Estate majors were a dominant force in the founding of RTP. Nineteen years ago, Alan Feldman was a student getting his Wharton MBA with a Real Estate and Finance concentration, and volunteered in the first year of the program (then called Christmas in April of Philadelphia). Today, Alan is CEO of Resource Real Estate and the force behind the company becoming a House Management Team and House Sponsor for RTP. His student experience was eye opening. It cemented lifelong friendships and is still a vivid memory. Indeed, Alan says, "When my wife thinks of my Wharton experience, she thinks of Christmas in April before she thinks of the courses."

Wanting his employees to have a similar experience, and supportive of healthy homeownership, Alan enlisted Brad Long to serve as House Manager. Brad has organized a crew to help a homeowner in West Philadelphia. As part of the Block Build, they will work alongside Wharton students, the Penn

Undergrad group, and occupational therapy students from Thomas Jefferson University. The Resource Real Estate employees seem delighted to be participating in such a hands-on program and, perhaps unknowingly, are helping to lay the groundwork for the next generation of civic engagement.

MORE ON RESOURCE REAL ESTATE

Resource Real Estate has an ownership interest in and manages real estate portfolios with an aggregate value of more than \$1.2 billion, which includes more than 7,700 apartment units and 1.6 million square feet of commercial

space located throughout the US. Resource Real Estate is a wholly owned subsidiary of Resource America, Inc., a publicly traded company (NASDAQ: REXI) that has a total market capitalization in excess of \$400 million. Resource America is a specialized asset management company that uses industry specific expertise to generate investment opportunities for its own account, institutional investors and other investors. In the aggregate, Resource America has an ownership interest in or manages more than \$13.6 billion of real estate and financial service assets.



L to R: Andrew Major, Roger Young, Lauren Long, Christin Kerfoot, Brad Long, Josephine Dyer, Alex Silverberg, Alan Feldman, Alex Feldman, Kelli Oplinger © 2007

THE BELLWOARS: 50 YEARS OF GIVING

"We wanted to do something that reflects their legacy and honors what they have taught us is meaningful in the world."

June 2007 will mark Joan and Harry Bellwoar's 50th wedding anniversary. Historically, they have asked that people give to charity in lieu of giving them presents—they didn't even want to throw a party to celebrate this significant event. Nevertheless, their seven children wanted to give them something out of the ordinary, something that would symbolize and honor their life

together. After deliberation, the children decided to become a RTP house management team, volunteering to help a low-income homeowner in North Philadelphia with essential repairs. Anne Moscony (the oldest daughter) explains why the family chose RTP. "We wanted to support a program where we could give our time as well as our money, and where all of us—the kids and the grandkids—could participate."

The Bellwoars are delighted to be helping Tameeka Stevens and her two children. Tameeka works with at-risk kids at a local youth center. Vince Bellwoar (sibling #5) says, "We read about the

violence in public schools and wonder what could be done about the problem. I think that working with at-risk kids to help make their lives better, and help them make better choices, is part of the solution. Helping Tameeka is the legacy my parents want to see—their children and spouses giving something back to the world in their name. They will be talking to their friends for years to come about the great joy this gave them." Kathleen (wife of the oldest brother) echoes Vince's comments. "This will bring to life the example they have set for us and that we want to set for our children."

Well done! The Bellwoars are an inspiration to us all.



Training Day at the warehouse © 2007 A. Ironside

JUNTO 10'S SPONTANEOUS DEED

Based on the popular book and movie by Catherine Ryan Hyde, LEADERSHIP Philadelphia's program *Pay It Forward, Philadelphia* encourages spontaneous good deeds, recognizing that the cumulative effects of individual efforts will increase trust and raise civic pride.

Through LEADERSHIP Philadelphia, Bob Hughes observed a RTP Board meeting and shared what he learned with other participants in this year's program. Bob was so captivated by RTP that he asked his group—Junto 10—to consider RTP as the recipient of its *Pay It Forward* project. *Junto* (Latin for meeting) is the name of groups within a LEADERSHIP Philadelphia class. Benjamin Franklin used *Junto* to name a society of friends he started in 1727.

Junto 10 will rehabilitate a home as part of RTP's annual Spring Blitz. Three team members participated in RTP's January work project and, as part of RTP's homeowner selection process, interviewed five homeowners to find the right match. The team selected a home on N. Howard Street based on 1) the team's ability to make a measurable renovation and repair impact and 2) the level of repairs required relative to the group's skill set (cleaning, finishes, windows and

doors). Junto 10 and its friends/family will donate an estimated 16 days of work by project completion.

With a grant of \$3,000, Glaxo SmithKline is the primary house sponsor. Other professional and personal gifts round out Junto 10's financial contribution the effort.

The Junto 10 members are:

Scott Coffina, Montgomery McCracken Walker & Rhoads
 Karen Gibbons, Independence Blue Cross
 Emily Gerasimoff, GlaxoSmithKline
 Bob Hughes, Sunoco
 Dan Kozloff, Public Financial Management
 Karen Lewis, Avenue of the Arts, Inc.
 Tom Rees, High, Swartz, Roberts & Seidel LLP
 Jay Vermillion, Accenture
 Jessica Watts, Ernst & Young

More on LEADERSHIP Philadelphia
www.leadershipphiladelphia.org

LEADERSHIP Philadelphia has been mobilizing the talent of the private sector to work on behalf of the community and serving as the hub of a diverse professional network for more than 47 years. Through a series of intensive seminars, LEADERSHIP Philadelphia enhances participant's civic knowledge and awareness, enriches leadership skills, and trains nonprofit Board leaders.

VOLUNTEER TEAMS

Many thanks to the following groups for their "sweat equity" contributions to the program.

HOUSE MANAGEMENT TEAMS

Bellwoar Family
 ConocoPhillips
 Countrywide Financial
 Delaware Investments
 Epiphany of Our Lord Church at Plymouth Meeting
 First Unitarian Church of Philadelphia
 Gung Ho Dragon Boat Team
 Honeywell
 Independence Blue Cross
 Internal Revenue Service, Northeast Service Center
 Thomas Jefferson University Student Occupational Therapists Association
 Junto 10 of Leadership Philadelphia
 Keystone Mercy Health Plan
 Liberty Mutual Surety
 Opus East LLC
 The Philadelphia Contributionship Resource Real Estate
 St. Luke the Evangelist Catholic Church
 St. Paul's Lutheran Church of Glenside
 University of Pennsylvania:
 GAPSA (Graduate and Professional Schools Assembly)
 School of Design Undergraduates
 The Wharton School Cohorts A-L

VOLUNTEER GROUPS

Abriola Company
 Booz Allen Hamilton
 Circa Restoration
 Deloitte Consulting LLC
 Drexel University
 The Hankin Group
 Orleans Technical Institute
 Quest Builders
 Wharton Undergraduate Class '10

KEYSTONE MERCY HEALTH PLAN: EMPOWERING COMMUNITIES

One misconception about RTP is that the homeowners live in dilapidated houses because they lack initiative. As a long-time house captain Pat Rossley, Government Affairs at Keystone Mercy Health Plan, knows better. "The truth is that many of these people have lived in these houses for many years or inherited them. They have limited resources. They want to improve their homes but don't know how or where to start." Keystone Mercy knows where to start. The company has been a house management team with RTP for 11 years. The core volunteers are practical, compassionate, and seasoned! This year, Keystone Mercy is helping two homeowners as part of the Block Build in North Philadelphia. As a House Sponsor, they are also underwriting the costs of materials and tools, leveraging their volunteer efforts.

Last year, teams of Keystone Mercy associates helped the Weeks family reclaim their home in North Philadelphia and make it "warm, safe and dry." Their motivation is two fold. They feel RTP is not only about giving back to the community and helping people in need, but also about connecting those folks with needed resources and providing them with the tools to continue the maintenance. Jeanie Heffernan, Senior Vice President of Human Resources explains, "It's about empowerment. Rebuilding Together provides not only immediate physical help, but also the resources for long term self-sufficiency."

The Weeks family certainly was empowered. After working with the RTP team on their house last April, the family continued the improvements

by re-finishing the living room floor and improving their grandson's room. Using the Resource Guide provided by RTP, the Weeks family received 12 new windows and insulation around their doors through a city agency. They plan to work on their kitchen after the windows are installed.

Many thanks to Keystone Mercy for its continued involvement!



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Save the Date!

The Philadelphia International Dragon Boat Festival is scheduled for Saturday, **October 6, 2007**. For the second year, Team RTP will join paddlers of every age and skill level on the banks of the Schuylkill for a friendly, day-long competition. Come share in the excitement! Plan on joining RTP volunteers and other spectators for food, fun, and a great day on the river!

THANKS TO OUR 2006-2007 SPONSORS *

Civic Leader—\$50,000+

Delaware Investments Charity Golf Classic

Community Sponsors—

\$10,000 to \$24,999

API/ConocoPhillips
Honeywell Hometown Solutions
Merck & Co., Inc.
Opus East LLC
W.W. Smith Charitable Trust

Neighborhood Sponsors—

\$7,500 to \$9,999

Countrywide Financial
Gerhard's Appliances
Individuals via the United Way
Liberty Mutual Surety

Block Sponsors—\$5,000 to \$7,499

Deloitte Consulting LLC
GAPSA (Graduate and Professional Student Assembly) of the University of Pennsylvania
Wharton Graduate Association
Henrietta Tower Wurts Memorial

House Sponsors—\$3,000 to \$4,999

Robert Bellinger
Booz Allen Hamilton
Citizens Bank Foundation
Dean Special Risk, Inc.
Drexel University
GlaxoSmithKline
The Hankin Group
The Home Depot
Jones Apparel Group, Inc.
Keystone Mercy Health Plan
The Philadelphia Contributionship
Resource Real Estate Partners
Sunoco
SunState Equipment
Union Benevolent Association
Waste Management Company

Builders—\$1,500 to \$2,999

Michelle Carr
In Memory of Peter C. Daggett
Independence Blue Cross
Pat and Ken Kempf
Margo and Rich Mocarski
St. Stephen's Church
Laura Seweryn

Neighbors—\$1,000 to \$1,499

Pete Beale
Building Owners and Managers Association of Philadelphia
Donaldson Company, Inc.
Duck for Cover Dodge Ball Tournament
John Keith
William R. May Funeral Home
Penn Undergrads Family and Friends
Rotary Club of Edge Hill

Friends—\$500 to \$999

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Leo Carey
Diane Fitzgerald
The Glenside Pub
Emily and Patrick Harker
Angelique Harris
Robert Hughes
Barbara Mas
Maureen McDermott
Carmelan Polce
The Scullin Group
Edward F. Swenson & Associates, Inc.
Talon Solutions, LLC

* as of press time.

MAKING THE MOST OF EVERY DOLLAR AND EVERY NAIL

RTP's main assets are the energy, enthusiasm and expertise of 1,000 volunteers, however, there is another asset that many have never seen. Tucked in the basement of donated space in West Philadelphia, is RTP's warehouse. Thanks to the oversight of Steve Seweryn and the efforts of a corps of volunteers, the warehouse is the picture of order and organization; to the degree that any hardware store, building supplier, or home center might envy the set up.

Until recently, the warehouse had become a somewhat disorganized pile of supplies, materials, and tools. (It is a huge task to orchestrate the annual ebb and flow of support for 50+ projects.) After 15+ years of use, it had become difficult to distinguish

the obsolete from the usable.

With the financial support of the W.W. Smith Charitable Trust, RTP has restocked with the basics, positioning volunteers to reorganize the inventory. The warehouse now has dedicated areas for lumber, drywall, ladders as well as a separate locked room that houses power tools, shop vacuums, and tool accessories.

At the end of each program year, materials that cannot be used are identified and discarded; those that simply need to be cleaned are returned along with unused supplies, materials and tools. Accordingly, the warehouse is an asset that not only allows RTP volunteers "to get the job done" a little easier, but also enables your gifts to be used year after year through the

purchase of tools and supplies that are well invested and efficiently "cared for."

Many thanks to the volunteers who put in the extra elbow grease to overhaul the warehouse, especially Leo Carey, Scott Gardner, and Ed Vasoli.



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Yes, I'd like to support Rebuilding Together Philadelphia!

- \$3,000 pays for work on an entire home
- \$2,000 provides a new roof
- \$1,000 buys materials to build a handicapped ramp
- \$500 subsidizes a major plumbing repair
- \$250 equips a bathroom with two grab bars, a handheld shower and chair, and a toilet seat riser
- \$100 fixes basement steps (another \$25 illuminates the steps for safer access to laundry facilities)
- \$50 replaces a door lock
- \$35 installs a handrail
- Other _____ (any amount you can give is much appreciated)

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Work Phone: _____ Home Phone: _____ E-Mail: _____

Thank you for helping to improve the lives of our neighbors!
Please mail your gift to: Rebuilding Together Philadelphia
P.O. Box 42752, Philadelphia, PA 19101-2752

www.rebuildingphilly.org

3/07

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The official registration and financial information of Rebuilding Together Philadelphia may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1.800.732.0999. Registration does not imply endorsement.

WHARTON'S CHANGING LANDSCAPE OF COMMUNITY SERVICE

It has been nineteen years since a group of Wharton MBA students founded the Philadelphia Chapter of Rebuilding Together. The program—then called Christmas in April—has since become part of a growing landscape of community service opportunities that Wharton students support every year. I am pleased to report on the steps we are taking this year to ensure that Rebuilding Together Philadelphia remains a strong tradition within the Wharton MBA Program.

Beginning last fall, the student leaders of Wharton's RTP effort proactively marketed the program to students that are interested in the field of Real Estate. Over the past ten years, the

number of students majoring in Real Estate in our MBA Program has quadrupled. RTP provides students with the opportunity to see firsthand the impact of the classroom lessons about housing policy and urban economics.

Within the Wharton administration, we are also strengthening our commitment to RTP by integrating it within our portfolio of student leadership opportunities. We are currently working to assign students who are selected for our Non Profit Leadership Board Program to serve as members on the Board of RTP. This will give students a deeper understanding of what it is like to lead a non-profit and will also charge them with providing creative solutions to ensure that the

relationship between RTP and the Wharton MBA Program remains strong for many years to come.

As a result of these efforts, and more underway, I am confident that twenty years from now Rebuilding Together Philadelphia will continue to play an important role in the experience of our students.

Kristi L. Aiello
Wharton MBA Graduate, Class of 2001
Director of Student Life, MBA Program

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