

2021 Annual Report



Rebuilding Together®

Kent County

Mission: Repairing homes, revitalizing communities, rebuilding lives.

Dear Neighbors,

Our mission statement is critical to everything we do. Over the past several years, Rebuilding Together Kent County has invested over \$250,000 in making our neighbors' homes safer and healthier. There is growing evidence that demonstrates our work of helping seniors to age in place and increasing home equity for income-eligible families is needed now more than ever before.

We began the year with promising news about vaccines and a sense that the pandemic was finally waning. We hosted a robust volunteer-led National Rebuilding Day in April with critical repairs for ten neighbors at four homes in Butlertown.

Over the summer months and into the fall, volunteers built one new wheelchair ramp, repaired another, and reconstructed hazardous front and back steps at other properties. Meanwhile, contractors replaced roofs, transformed dysfunctional bathrooms, and rebuilt walls and floors ravaged by past plumbing disasters.

As our funding has increased, we have invested more in every home we touch. In 2016 and 2017, we were investing an average of \$1,075 per home. In 2021, our average investment per home was \$4,900. Being able to do more extensive repairs means we are addressing multiple safety and health issues for each neighbor we assist.

“
As the older population grows, the number of older households facing serious affordability challenges is expected to grow. Low-income older homeowners, in particular, will need significantly greater resources to assist with maintenance, home modifications, and reducing housing costs.
”

*Jennifer Molinsky
Joint Center for Housing
Studies, Harvard University*

In September we were notified we were awarded a Housing Preservation Grant from USDA Rural Development and in December we were awarded a grant from the Maryland Affordable Housing Trust. This is the third straight year we have obtained this funding!

This past fall we were awarded a Community Excellence Award from the Kent County Chamber of Commerce and were given a Special Recognition Award by the Mid-Shore Community Foundation.

We have made great strides to being a more sustainable organization. And yet, there is more to be done. As we look forward to 2022, I want to thank all of our supporters that have made this possible. Our annual fall campaign was a success as we surpassed the goal before the end of the year.

We anticipate a great new year being of service to more neighbors than ever before and moving closer to our vision of ending substandard housing in our community.

Wayne
Wayne Rickert
Executive Director

Vic
Vic Pfeiffer
President

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Executive Director

Genevieve Croker
*Director of Development
& Community Engagement*

The work of **Rebuilding Together** has been proven to improve...

COMMUNITY CONNECTION

PRIDE OF HOME

*Almost 90% of neighbors reported a feeling of **pride in their home** after repairs.*

COMMUNITY INCLUSION

*Sixty percent of neighbors reported an **increased feeling of inclusion within the neighborhood** after repairs.*

SAFETY

FALL REDUCTION

*The majority of neighbors who had previously (or almost had) fallen **did not fall again** following repairs.*

HOME ACCESSIBILITY

*Eighty six percent of neighbors who had trouble entering and exiting their home **found it easier** after our repairs.*

PHYSICAL HEALTH

GOOD HEALTH

*Over six in 10 neighbors either **maintained good/excellent health** after repairs, or experienced improved health after repairs.*

OVERALL HEALTH

*Among neighbors who reported their physical health was "fair" or "poor" before the repairs, **33%** said **their health improved** after the repairs.*

MENTAL HEALTH

STRESS REDUCTION

*Among neighbors who felt highly nervous or stressed about their home, **67%** said the **repairs reduced this level**.*

WELL-BEING

*Half of neighbors said **their mental health improved** after receiving home repairs.*

ECONOMIC SECURITY

COST REDUCTION

*Home **maintenance costs decreased** for 27% of neighbors.*

INTERGENERATIONAL WEALTH

*Nearly 70% of neighbors **plan to pass on their property** to a family member or friend.*

INDEPENDENCE

FOOD PREPARATION

*A majority of neighbors who found food preparation very difficult said the repairs **helped increase their ability**.*

ABILITY TO AGE IN PLACE

*Almost 90% of neighbors who weren't planning on aging in place **now consider it very likely**.*



By the Numbers

44

Residents



57

Critical Repairs



22

Homes



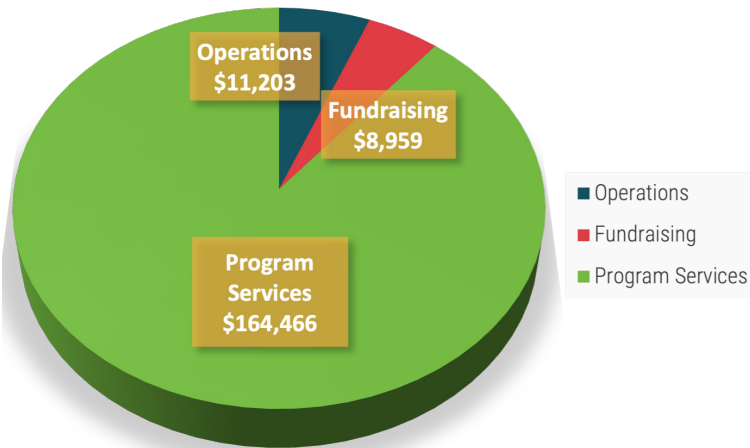
“

Building new homes won't solve the problem. For every affordable housing unit that is built, two others are lost to abandonment, deterioration or conversion to more expensive housing. It also costs about 48 times more to build a new affordable home than to repair an existing one.

”

*Becca Davis
Coalition for Home Repair*

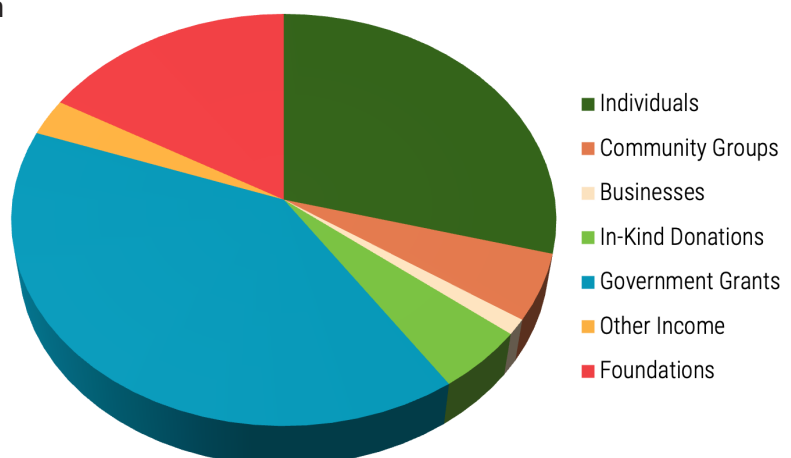
Expenses by Category



Salaries and taxes for two part-time staff were an additional \$48,310.

Source	Amount	Percentage
Individuals	\$ 75,293.06	29%
Community Groups	\$ 13,500.00	5%
Businesses	\$ 3,147.60	1%
In-Kind Donations	\$ 12,757.52	5%
Government Grants	\$ 103,011.98	40%
Other Income	\$ 7,410.77	3%
Foundations	\$ 43,000.00	17%
Total	\$ 258,120.93	100%

Income by Source



Copies of our 990 are available by calling 410.708.9936.



When Mrs. B first contacted us for assistance in 2020, she was wondering if she was going to need to abandon the home where she raised her children. There were leaks in the roof and termites were munching their way up through the floor and at least one load-bearing wall. While RTKC didn't have the funding to tackle all the problems at once, we've been working over the last 18 months to ensure Mrs. B will be able to age safely in place. Alex Reyes, of Custom Home Services, was recently contracted to replace the floor - the damage had gotten so bad that only the aging carpet was preventing Mrs. B from falling through it. When Alex pulled everything up, he discovered that ancient pipes were full of holes and the radiator was leaking water under the home. Knowing RTKC had a limited budget, Alex used his own materials to make the plumbing repairs, as well as replace some siding he had to remove during the course of reconstruction. It really does take a village to keep our neighbors living in homes that are safe, warm and dry.

“When I saw what was happening under the house, I couldn't just leave it like that and I knew the RTKC budget was tight.”

~Alex Reyes, Custom Home Services

Ms. T is a single mother of two who was initially thrilled to be able to afford a newly built home in Butlertown. However, she hadn't counted on so many major repairs cropping up in such a relatively short time. She and her kids tried to make many repairs themselves, climbing on the roof to patch shingles and crawling under the house to get rid of mold that kept cropping up due to poor drainage. RTKC has been able to help re-grade the property and, in partnership with ShoreRivers, plant water-wicking plants around the house. We contracted professional mold remediation work once the recurring moisture problems were alleviated. Ms. T and her kids not only pitched in to help volunteers with her home repairs, she also came out for several hours on a hot July day to assist us in building a ramp for a neighbor in Fairlee who was experiencing some real mobility challenges. We don't require homeowners to pitch in - many are physically incapable of doing so - but we're always pleased when the circle of generosity continues!



“When I realized this program was real, I was so relieved. I had been so overwhelmed by the repairs we needed.”

~Ms.T

Community Support is Critical



Volunteer with Us

For as long as Rebuilding Together Kent County has been in existence, since 2004, volunteers have been an integral part of everything do. While the Covid pandemic initially caused us to put our volunteer program on hold, we've been bringing teams back out when it is safe to do so!

For Rebuilding Together affiliates all over the country, April is a special month. In 2021 we were thrilled to be able to participate in National Rebuilding Day on the last Saturday in April. Over 25 volunteers came out to help with projects at four homes in Butlertown. We even had two homeowners and two of their kids get in on the action that morning!

In addition to our main sponsor, USA Fulfillment, we began what we hope is the beginning of a beautiful partnership with another local nonprofit, ShoreRivers. They worked with one of the homeowners to design a garden that would help keep moisture out of her crawl space, as well as make her yard more beautiful and fragrant.

If you or someone you know is interested in getting involved, please don't hesitate to reach out! If construction is not your bag, we can also use help preparing food for volunteers and conducting initial home visits to conduct safety checks and orient our neighbors to the RTKC experience.

Email info@rtkc.org to learn more about joining the movement to end substandard housing in Kent County.

Organizational Donors

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Carl Forstmann Memorial Foundation
Charles L. Read Foundation
Chestertown Lumber*
Christ United Methodist Church
Constance and Carl Ferris Foundation
Custom Home Services
David A Bramble Foundation
Dukes-Moore Insurance Agency*
Home Builders Care Foundation
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Lucky Pick Garden Club
M3 Architecture
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Maryland Affordable Housing Trust
MidShore Community Foundation
Monarch Roofing and Construction
ShoreRivers*
The Dixon Group*
The Peoples Bank
The Rotary Club of Chestertown
United States Department of Agriculture
United Way of Kent County
USA Fulfillment*
Wall Street Wizards

**Sponsors of National Rebuilding Day 2021.*

Individual Donors

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Monthly [Re]Builders

Perry Bird
Pat Trams Hollingsworth
Mary Hurley
Patricia & Vic Pfeiffer
Stanley Ralph
Jen & Wayne Rickert
Maryann & Max Ruehrmund

Recurring monthly donors.

Rebuilding Together Kent County's programs are equal opportunity and do not discriminate based on race, gender, ability, sexual orientation or any other protected class or characteristic.



Rebuilding Together Kent County
P.O. Box 180
Chestertown, Maryland 21620
www.RebuildingTogetherKCMD.org
410.708.9936
info@rtkc.org