



2022 Annual Report



A Message from our Executive Director

Dear [Re]Builders,

In 2022, Rebuilding Together Nashville has continued to deliver on our promise as an organization to repair homes, rebuild lives, and revitalize communities. We would like to thank each of you for helping us to increase our impact in the communities we serve. We are excited to report the social return on your investment. RTN has achieved continued success because of donors like you that share our vision for ensuring seniors, veterans, and those living with disabilities can safely age in place. We believe that everyone deserves to have a safe and healthy home that is livable and accessible. Rebuilding Together Nashville is a nonprofit organization repairing the homes of people in need and revitalizing our communities. Rebuilding Together Nashville works proactively and collaboratively with community leaders, long-term residents, funders and volunteers to foster dialogue and create safe healthy communities together in our target communities by using a community revitalization project approach. In this report, you will find the facts, figures, and data that demonstrate our organization impact. However, the real story is the lives impacted by the meaningful work we were able to accomplish for the homeowners that has help to increase their quality of life.

More than 2.6 million neighbors live in deteriorating, physically inadequate housing that threatens their health and safety. An aging population, veterans with disabilities returning home and a lack of equity in underserved communities are creating a housing atmosphere where our services are greatly needed.



Executive Director, Nicole Rowan, working at a build site during a RTN volunteer day.

BORDEAUX INITIATIVE SO FAR:

\$29,989

Average Annual Household Income

50 years

Average Age of Home

\$20,944

Average Repair Cost of Each Home

65

Residents Served

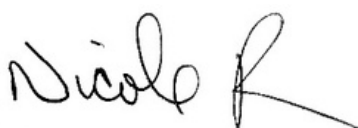
\$858,718

Total Investment in Repairing Bordeaux Homes

Our work preserves critical affordable housing opportunities, and stabilizes and revitalizes neighborhoods. In collaboration with other mission-driven nonprofits, local and federal government agencies, and community groups, we can become a stronger community revitalization partner and increase the impact of our work. We work with community leaders to create and execute plans to address some of the needs of each specific community.

By working with volunteers and by investing in communities, we improve the lives of our neighbors in need and increase the safety and health of their homes, building economic development opportunities and revitalizing our communities. Rebuilding Together Nashville relies upon the generosity of donors to carry out our work, and we can't do it without you. We appreciate your ongoing continued support and solicit your future support. We invite you to contact us to learn more about how you can become a Re-Builder.

Thank you for your collaboration, partnership and support this year. We would like to ask you to consider making Rebuilding Together Nashville one of your top 3 charitable donations this year.



Nicole Rowan
Executive Director

A Message from our Board President

2022 was a pivotal year for Rebuilding Together Nashville. From landmark fundraising to fortifying our efforts in Bordeaux to introducing our inaugural Young Professional Board, Rebuilding Together Nashville remains steadfastly committed to its mission of: repairing homes, revitalizing communities, and rebuilding lives. As we expand to our newest target community--the Dickerson Road Corridor--RTN is keenly focused on managed scalability and strategic growth - including development inputs and programmatic outputs - without losing sight of our core values. As affordable housing continues to resonate with residents, public and private sector stakeholders, and policymakers alike, RTN stands at the intersection of awareness, advocacy, and solutions. The organization's strength rests in its collaborative ethic - merging the talents and brilliance of our invaluable staff with the board, volunteers, supporters, and partner organizations to structure sustainable answers to a vast and difficult problem. On behalf of the board of directors, we extend our sincerest gratitude to everyone that has worked to make RTN such a force in the affordable housing space and we look toward the future with clear eyes and driven purpose as we strive to implement improvements that will make homes safer and healthier for our most vulnerable neighbors.

Anton Jackson
Board President

TopGolfing Together 2022

REUNITING FOR OUR ANNUAL EVENT

Rebuilding Together and friends came together at Top Golf Nashville on October 2, 2022 for a great event that supports our programming to be able to complete safe and healthy home repairs for our neighbors. With the support of our title sponsors--Lockeland Insurance Advisors and Pinnacle Bank-- and supporters like you, we raised over \$33,000 for critical home repairs that allow older adults in Nashville to remain in their homes. A huge thank you to everyone who came out to enjoy the day, and all those who showed their support at the silent auction and wine grab.

Please watch for details and plan to join us again next October for another great day of golfing and gathering together!



Top golf participants take aim and raise funds for Rebuilding Together Nashville's homeowners making safe and healthy home repairs possible.

Our Team

BOARD OF DIRECTORS

President:

Anton Jackson

Community Health Systems

Burkley Allen

Metro Councilmember at Large

Vice-President:

Adam Smith

Greshman Smith

Sarah Camperlino

Barge Design Solutions

Secretary:

Hunter Whitten

Turner Construction

Lethia Mann

Regions Bank

Treasurer:

Brittany Bergbower

RSM

Lynet Payne

HCA Healthcare

Ex-Officio Officer:

Brandon Miller

Wagon Wheel Title

YLC Intern:

Jennifer Atcher

Studio 8 Design

Jonathan Sexton

Smith Gee Studio

Jeremy Searcy

LP Building Solutions

Yolanda Hockett

Davidson County Juvenile

Justice Center

Michele Ballard

Pinnacle Financial Partners

STAFF

Nicole Rowan

Executive Director

Andrea Prince

Director of Programs

Stephanie Houghton

Operations Manager

Walter Thomas

Construction Program
Manager

Eloise Tyner

Construction Coordinator

Katharine Raulston

Bookkeeper

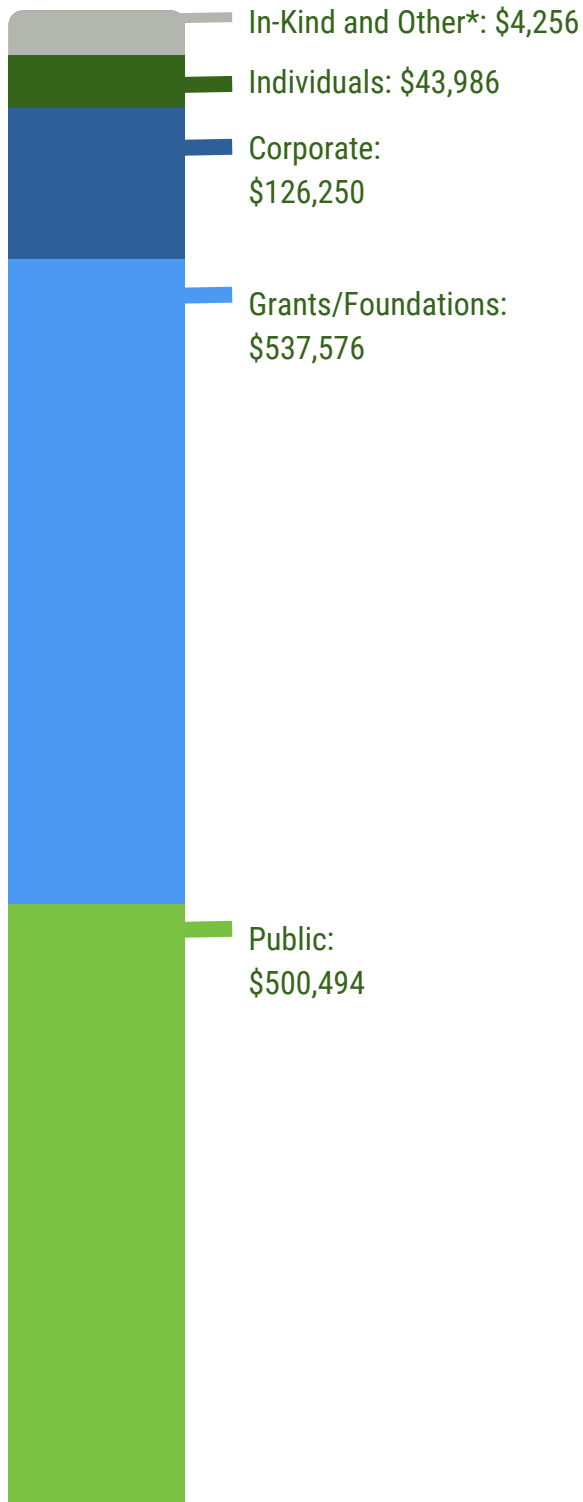
Caleb Texeria

Social Work Intern

Fiscal Year by the Numbers

FY 2022 (July 1, 2021-June 30, 2022)

REVENUE: \$1,245,957



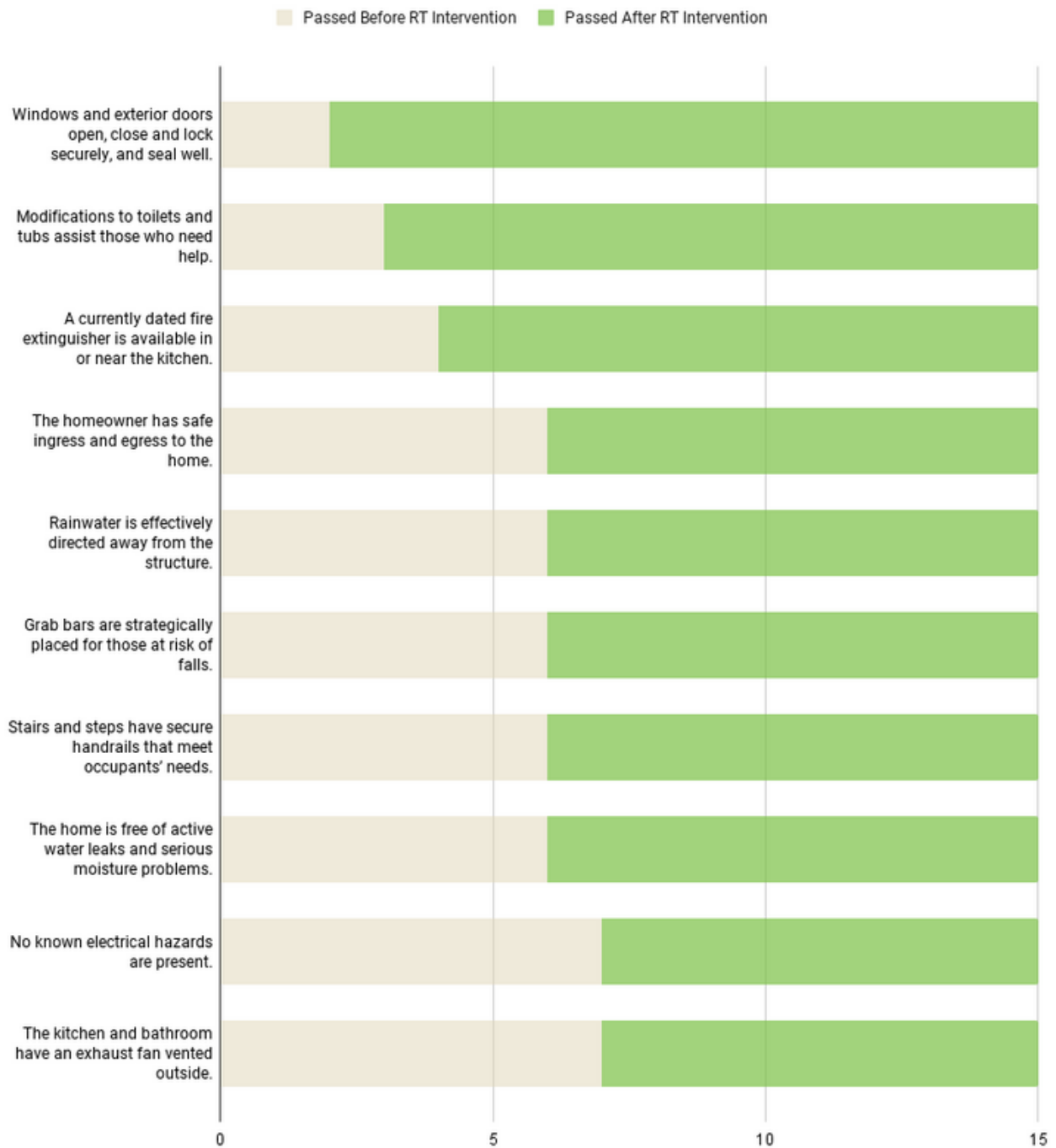
EXPENSES: \$1,332,202



*includes \$37 in interest revenue

Our Impact

Rebuilding Together's 25 Safe & Healthy Housing Priorities were developed by our national office along with the National Center for Safe & Healthy Housing. We evaluate whether a home meets these priorities before we begin and after we complete repairs. In 2022, these were the priorities where we had the greatest impact across the 15 homes served by our Bordeaux Initiative.



2022 Programs by the Numbers

\$24,982

Average Annual Household Income

85

Total Volunteers

\$23,807

Average Repair Cost of Each Home

299

Volunteer Hours

60 years

Average Age of Homes Repaired

\$7,780

Value of Volunteer Hours

22

**HOMES
REPAIRED**



15 Bordeaux Initiative, 7 Disaster Recovery

30

**TOTAL
RESIDENTS**



Wrapping up our Disaster Recovery Program

In July 2022, Rebuilding Together Nashville completed our final home affected by 2021 Flooding and ending our Disaster Recovery Program. We are so proud of the work we were able to do to ensure homeowners who were first affected by the 2020 Tornadoes, and then later flooding in 2021, were able to move on to a new normal in their lives. Our disaster work truly serves our mission of: repairing homes, revitalizing communities and rebuilding lives. We are extremely proud of the work we were able to perform at 20 homes across Nashville; not only to get our neighbors back home but to rebuild safer and better than before the disaster struck. Much of the program's success can be attributed to the tireless work of Disaster Recovery Coordinator, Paulina Robles. A huge thank you to volunteers who continued to support us and our homeowners through the long term recovery process.

We would also like to thank our community of donors, grantors, and supporters who stepped up to help in the early days after March 3rd and continued stepping up long after. Special thanks to the Community Foundation of Middle Tennessee and the Federal Home Loan Bank of Cincinnati who made this program possible. See the info below for a snapshot of how our work impacted homeowners affected by the 2020 tornado and 2021 floods.

20

Homes Repaired

68 years

Average Age of Homes Repaired

\$31,750

Average Repair Cost of Each Home

\$38,733

Average Annual Household Income

\$635,015

TOTAL INVESTMENT IN REPAIRING DISASTER-AFFECTED HOMES



Above: Before picture of home damaged by the 2020 Nashville Tornado

Below: After picture of same home. Repairs to the roof and exterior included new roof decking, underlayment, shingles, gutters, columns and soffit and fascia.



Neighborhood Spotlight:

DICKERSON PIKE INITIATIVE

Since beginning our Bordeaux Initiative in 2019, Rebuilding Together Nashville has been committed to our target community approach--meaning we focus our safe and healthy home repairs in specific neighborhoods. This allows us to best serve our homeowners by concentrating our resources and being able to respond to the specific needs of a community. In 2022, with the support of the Barnes Trust Fund for Affordable Housing, we were able to start searching for our new target community.



Boundaries of the new target community --Dickerson Pike Corridor. Homeowners south of Old Hickory Blvd, north of I-65 and Spring St interchange, west of I-24 and Brick Church Pk, and east of Ellington Parkway are eligible for home repairs.

Replicating the selection process of Bordeaux, we formed a Target Community Selection Taskforce. Members of this committee included community members from different sectors--Vanderbilt University School of Nursing, University of Tennessee College of Social Work, RTN board members and staff, and others. This taskforce analyzed socioeconomic data and completed windshield surveys of Nashville neighborhoods. We again looked for neighborhoods that had a high prevalence of homeowners, an older housing stock, lower household incomes, an aging population and strong neighborhood networks.



Council member Sean Parker (left) and Representative Harold Love (right) talking with a constituent after the November 2 Town Hall discussion on affordable housing and launch of our new target community.

It became apparent through this process that the Dickerson Pike and the neighborhoods surrounding either sides have seen rapid growth in the past several years. Because of the groundwork that had already been laid in adjacent Bordeaux to build community trust, we believed we would be able to start work on homes and reach homeowners even faster. This neighborhood has been through a community planning process and identified preserving affordable housing as a main priority. This area also has highly invested council people and strong neighborhood associations.

In November 2022, we hosted a community town hall event giving community members access to their elected council and state representatives and discuss the topic of affordable housing. At this event, we officially committed to our revitalization work in the Dickerson Pike Corridor. Before beginning work, we already had received calls from around 45 homeowners in this area and are continuing to accept new applications. Additionally, we welcomed a new Construction Coordinator, Eloise Tyner, to work with our homeowners in this new area. We are excited to continue our outreach and begin repairs on homes in the coming year!

Volunteer Spotlight:

FEATURING OUR 2022 BUILD DAY PARTNERS



Pictured starting top left to right: Wilson Bank & Trust, RTN All call day, Turner Construction, Jackson National, Buckingham Foundation, Wells Fargo, Barge Design Services, and Our Savior Lutheran Church

In 2022, we were generously supported by:

\$100,000 +

The Barnes Fund Affordable Housing

Federal Home Loan Bank of Cincinnati- Disaster Reconstruction Program*

The Community Foundation of Middle Tennessee*

LDG Development Group

\$50,000+

West End Home Foundation

\$20,000+

Bank of America

Jackson National Life

Catholic Charities of Tennessee*

Omaze

\$10,000+

The Carolyn Smith Foundation

The Memorial Foundation

Crosspoint Community Church*

Regions Bank

Louisiana-Pacific Foundation

Wells Fargo

Lowe's

West End United Methodist Church*

*denotes pass through funds for disaster recovery projects

For more information or to notify us of any errors or omissions, email us at info@rebuildingtogethernashville.org

\$5,000+

1221 Partners	Pinnacle
Armstrong Foundation*	Robert & Anne Zelle Fund
Barge Design Solutions	Turner Construction Co.
Greer Bromel	Village Real Estate Services
Buckingham Foundation	Westminster Home Connection*
The Core Fund	Wilson Bank and Trust
Crain Construction	

\$1,000+

Clay Adkisson	Paul Gaither	Our Savior Luthern Church
Anonymous	Gresham Smith and Partners	Pilot Company
Jennifer Atcher	Chris Hackett	R.C. Matthews Contractor, LLC
Brittany Bergbower	HCA Management Services	Jonathan Sexton
Daniel Borsos	Edward Henley III	Smith Gee Studio LLC
Alex Chansuthus & Joseph Weekly	Kraft CPAs	Adam Smith
C&H Properties, LLC	Lockeland Insurance Advisors	Southeast Venture LLC
Kirby and Ann Davis	Megan Manly	Studio 56 LLC
Thomas Diener	Steele McDonald Household	Studio 8 Design
Elliot Davis, LLC	Brandon Miller	Jeff Williams
The Dorothy Cate & Thomas F. Frist Foundation	MW Real Estate Co	Andrew Wolthers
	Nelson Community Partners	

\$100+

Burkley Allen	DAS Electric, Inc.	Susannah Henschel
Danetta Allen	Kaitlin Dastugue & Mick Nelson	Josh Hill
Richard Bacon	Sean Dion	Madison Hoal
Michele Ballard	Brian & Rebecca Duclos	Sara Horst
Ylonda Banister	Bryan & Laura Edens	Caitlin Howard
Batten Shaw Construction	Michelle & Ryan Egly	I.C. Thomasson Associates
Farrah Beach	Brent Elrod & Elizabeth Gonser	Inman Foodservices Group
Ann E. Brooks	Fire Protection Associates, Inc	Deanna Kamal
Dallas & Amy Caudle	Amanda Frick Keiser	Patricia Knight & Bruce Hafford
Chick-Fil-A	Amy Fritz	Knight-Hafford Giving Fund
Jeremy Christopher	Kara Gee	Megan Kruse
Concord Building Group	Lora Glende	Lellyett & Rogers Co
Caroline Cooper	Davie & Lori Gribble	Gregory Littell

\$100+

Lethia Mann	Smith Seckman Reid, Inc.	Wallace Design Group
Owen McCann	Fleming & Sonya Smith	Wasco, Inc.
Scott Nalley	Sneed Builders & Maintenance	Hunter Whitten
Rebecca Nichols	James & Jane Stranch	Donald Yarborough
Lynet Payne	Robert Sudderth	United Way of Metro Nashville
Adam Petty	Hannah Swanson	Mary McClendon Vavra
Andrea Prince & Anthony Agosti	Mary Melissa Taddeo	
Mike Ragan	Matt Taylor	
Danielle Rice	Tara Tenorio	
Sherwin Williams	The Blackbaud Giving Fund	
Iain Shriver	Dawn Towe	
Slayden Door & Hardware	John Tumminello	

\$10+

Jaque Adams	Jamar Jackson	Conrad Pawlina
Jillian Allen	Kaitlyn B Jones	Pillars Development
Jewell Anderson	Alexandra Kaplan	Griffin Platz Household
Robert M. Atcher	Dave Keiser	AC Pullig-Gomez
Renee Barker	Anna Ruth Kimbrough	Ana Maria Ramirez
Matt Bernier	Kroger	Rebecca Ratz
Erin Block	Deanna Bell Largin	Laura Sherborne
Susan Brantley	Warner & Carolyn Leslie	Dakota Shuck
Hilarie Brown	Betsy Lindell	Jerry Silvers
Andrew Callaghan	Henry Lipscomb	Shannon Smith
Sarah & Jon Camperlino	Sarah Lloyd	Allison Sonnenberg
Rachel Carey	Taylor Lucero	Angelique Thomas
Mary Christopher	Luxury Mobile Restrooms &	Jerry G. & Elizabeth Thurman
Catherine DeSimone	Portable Solutions	Megan Tippet
Floella Duncan	Patricia Malone-Smith	Samantha Triplett
Nathan Erwin	Matthew Martin	Abigail Tylor
William Hackett	Chad Meholic	Jennifer Westerholm
Taylor Hamilton	Logan Moore	Walter White Household
Brenda Hamm	Kristin Nelson	Jesse Wilmoth
Dacia Harvey	Michael Nelson	Ashley Wood
Roy M. & Charlene D. Hiller	William Nelson	Kelsey Worley
Yolanda Hockett	Dustin Newell	Ronald Yearwood
Stephanie & Jonathan Houghton	Morgan Obrien	Drew Young
Anton Jackson	Elizabeth Ott	

If you'd like to join our work in 2023, please consider making a tax-deductible donation to Rebuilding Together

To use your card, bank account, or PayPal, visit: rtnashville.org/donate

Or, send a check to:
6101 Centennial Blvd.
Nashville, TN 37209

New this year! Donate stocks through our TD Ameritrade account. Contact us for more information.



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