



Rebuilding
Together.

Nashville

Making an Impact:

3 Years of Rebuilding Together + The Barnes Fund

Rebuilding Together & The Barnes Fund for Affordable Housing



With funding from The Barnes Fund, Rebuilding Together repaired the roof and front entry on the home of Ms. Smith and her husband in 2019.

Rebuilding Together works to preserve Nashville's existing affordable single family housing supply by directly working with vulnerable homeowners to improve their homes. We assist homeowners with critical home improvements and the resources and knowledge to sustain homeownership in the long-run. Our mission of repairing homes, revitalizing communities, and rebuilding lives is brought to life through the support of our many partners.

Special partners share in our vision that critical home improvements can be a shield against the forces of gentrification and displacement while also sharing our sense of urgency: we must preserve our city's existing affordable homeownership opportunities before we lose them. And few partners have been more instrumental in the growth and refinement of our work in the last four years than the Barnes Fund for Affordable Housing.

In 2017, Rebuilding Together Nashville was the first grantee to receive funding from the Barnes Fund in the newly designated homeowner rehab category. The Barnes Fund recognized the importance of not only building new affordable units, but helping preserve affordable homes and keep vulnerable residents in their homes and communities, especially as their communities braced for change. Our first grant through the Barnes fund assisted 6 homeowners with significant home improvements all aimed at improving their safety and wellbeing, all who lived close to major transportation corridors. That year, we also received capacity building support which was critical in empowering us to grow our internal capacity to ultimately serve more homeowners with a more focused approach.

In 2020 we completed the final homes from our second grant from the Barnes Fund. Over the three years of our partnership, we have completed 45 home rehabilitations at homes of vulnerable residents across the city. All 45 families came from our waitlist, some of whom had been waiting for assistance for over 5 years and all received a suite of health and safety-focused repairs aimed at improving their quality of life and giving them the tools needed to maintain their homes.

In this report, we sought to capture the impact that the Barnes Fund has had on our work and what we've been able to accomplish thanks to their support. We hope that by learning about some of the homeowners we've been able to assist and about our work, you'll gain an appreciation for the diversity of projects supported by the Barnes Fund and how this critical resource is being put to work in our neighborhoods in Nashville.



Mary, a Nashville homeowner, needed handrails, a ramp, new doors and windows, electrical work, and bathroom modifications before working with Rebuilding Together.

Neighbor Spotlight:

Ms. Roberts

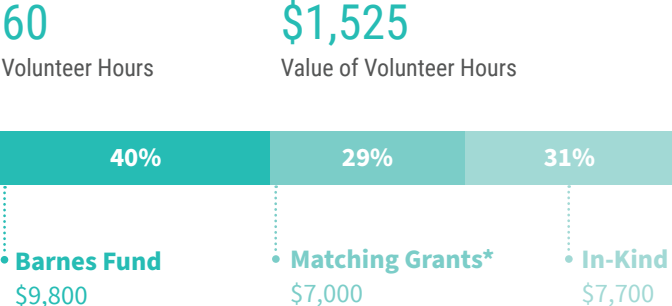
Ms. Roberts has loved living in East Nashville since she moved to the area in 1998. After her kids grew up and left home, she moved into her current house in Cleveland Park where she has been able to continue to enjoy her neighborhood while helping raise her grandchildren. Although she has worked hard to maintain her home through the years, her fixed income wasn't enough to address all of the needs in her 50-year-old home.

Her back steps became too steep for her to safely navigate and exasperated the pain in her knees, she worried about falling as she got out of her bathtub, and she had a number of water leaks that plumbers had tried and failed to fix. Things came to a head when she received a letter from her home insurance company that if she could not replace her roof they would be dropping her coverage. When Rebuilding Together contacted Ms. Roberts, she was considering placing her home on the market because she was worried she wasn't able to financially sustain homeownership.

Right around this time, Rebuilding Together assessed her home for our Safe and Healthy Home Improvement Program. Her home had several home improvement needs that qualified for our assistance, but her roof required the most urgent attention. In a stroke of luck and perfect timing, a local roofing company had volunteered just days before to donate a new roof as a part of our service day with the International Roofing Expo. This was one of Rebuilding Together's most ambitious build projects, and contractors and volunteers repaired 5 homes in East Nashville. Within weeks, Ms. Roberts had a brand new roof and she was able to meet the deadline set by her insurance company.

Rebuilding Together was also able to remodel her bathroom to make the shower easily accessible and safe for years to come. Ms. Roberts recently bought a new chair so she can spend more time on her front porch, which was reconstructed by volunteers in February 2019. In addition, her new back steps and handrails now allow her to take out her trash with ease and gives her a safe secondary exit.

Project by the numbers



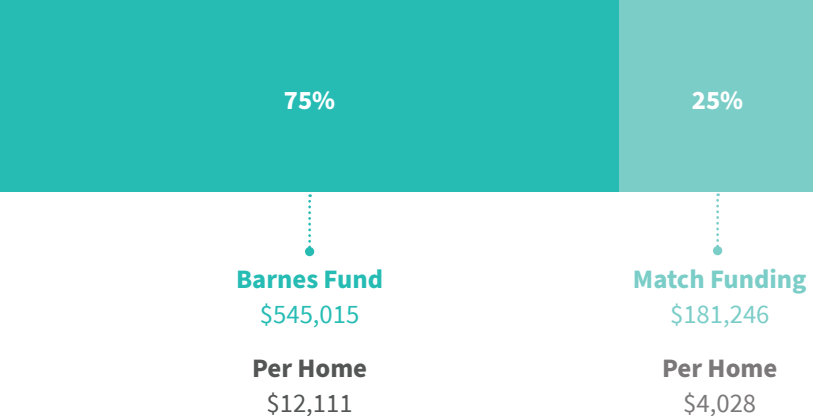
*Matching funding from Carol M. Peterson Fund- Federal Home Loan Bank of Cincinnati



Funding Sources

Total Invested: \$726,261

Per Home: \$16,139



Homeowner Data

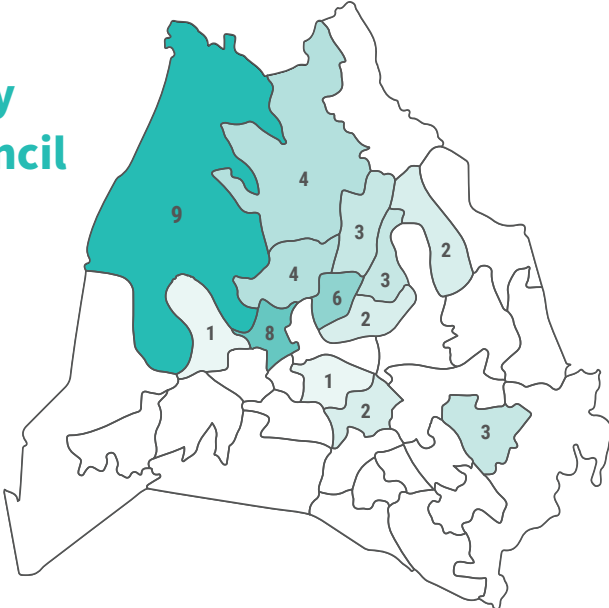
37 Households Below 60% AMI*

93 Residents Served

60 Years Median Age of Homes Repaired

50 Residents with a Disability or Aged 60+

Homes repaired by Metro Council District:



*All households served were below 80% Area Median Income (AMI).

Neighbor Spotlight: Shanéé

Nashville has seen incredible growth, which has led to increased pressures on our housing market. A report on the state of affordable housing in Nashville issued by the Mayor's Office reported that nearly 1 out of 4 homeowners in Nashville are cost-burdened, including nearly 3 out of 5 low-income homeowners. As their neighborhoods change around them, many long-term families are losing connections to long-established support networks that once existed and are forced to move.

This was the case for Shaneé, a North Nashville homeowner who was unable to safely navigate her front door, kitchen, and bathroom using her wheelchair. The home had been passed down from a family member, and she was unable to make repairs and make it fit her needs on her own. Rebuilding Together worked for over a year, held several volunteer days, and made repairs that spanned from roof replacement and ramp construction, to a complete kitchen and bathroom remodel that included new appliances and improved accessibility.

*Shanéé's kitchen, before
and after Rebuilding
Together's repairs.*



“I did what I could, but this is simpler. Not having to work so hard, and not scared to get burnt.”

- Shaneé, on cooking before and after



New cabinetry for the kitchen has been a huge help for Shaneé. The more accessible design makes cooking and cleaning a much easier and safer task.

Shaneé is now able to navigate her home with more safety, ease, and comfort. She can now safely leave her home out the front door, bathe with less fear of falling, cook more often and more easily, and enjoy her home knowing the roof and floors are secure.

Shaneé’s home was a massive undertaking and it would not have been possible without the Barnes Fund and the many local businesses that donated materials and labor to the project. Through this uncertain year, we needed these partners more than ever as we experienced delays due to COVID-19 and had to adapt to a new way of working. The flexibility and generosity of the Barnes Fund was key to making this project a major success amidst difficult circumstances.

Project by the numbers

4

Funding Partners

23

Volunteers

6

In-Kind Suppliers



• **Barnes Fund**
\$33,000

• **Matching Grants**
\$23,000

• **In-Kind**
\$12,000



Thank you to The Barnes Fund for Affordable Housing for their ongoing support of our vision of safe homes and communities for everyone in Nashville. Together, we will continue to repair homes, revitalize communities, and rebuild lives.



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