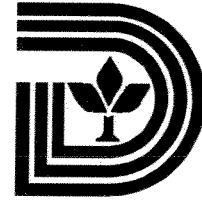


Memorandum



CITY OF DALLAS

DATE April 3, 2009

TO Housing Committee Members: Steve Salazar, Chair, Carolyn R. Davis, Vice-Chair, Tennell Atkins, Dr. Elba Garcia, Vonciel Jones Hill, Angela Hunt, Linda Koop, Pauline Medrano

SUBJECT A Safe and Healthy Home for Every Person

On Monday, April 6, 2009, you will be briefed on A Safe and Healthy Home for Every Person. A copy of the information is attached.

Please let me know if you have any questions.

A handwritten signature in black ink, appearing to be 'A.C. Gonzalez'.

A.C. Gonzalez, Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
C. Victor Lander, Judiciary
Ryan S. Evans, First Assistant City Manager
Forest Turner, Interim Assistant City Manager
Ramon Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Dave Cook, Chief Financial Officer
Jerry Killingsworth, Housing Director
Jeanne Chipperfield, Director, Budget and Management Services
Helena Stevens-Thompson, Assistant to the City Manager



Repairing homes. *Rebuilding lives.*

Bringing volunteers and communities together to improve the homes and lives of homeowners in need.

972.636.8039

www.rebuildingdallas.org

What We Do

Rebuilding Together Greater Dallas, a tax-exempt organization as described in section 501(c)(3) of the Internal Revenue Code, works with over 200 affiliates across the country to preserve affordable homeownership for low-income homeowners. Our mission is to "bring volunteers and communities together to impact the homes and lives of homeowners in need", and we accomplish this by focusing on the home repair needs of the elderly, the disabled and low income families with children in the greater Dallas area.

Programs

National Rebuilding Day:

Held on the last Saturday in April, this is the annual signature event of Rebuilding Together Greater Dallas when affiliates from all parts of the country plan projects to celebrate the organization's mission and to bring attention to the plight of America's low-income homeowners and the communities in which they live.

Safe at Home:

This program addresses the needs of elderly and disabled homeowners by evaluating the accessibility/modification needs of clients through our team of occupational therapists allowing them to age in place in a safe and hazard free environment.

Veteran's Housing:

This program was created to meet the growing needs of veterans from past and present wars. The initiative serves to fill the gaps in housing modifications and repair services that retired and active service men and women struggle to meet.

Upcoming Programs

Emergency Home Repair:

Throughout the year, critical home repair or accessibility modifications will be completed for low-income Dallas homeowners, utilizing a combination of paid contractors and volunteers.

Home Maintenance Education:

Rebuilding Together will produce a series of home maintenance workshops that teach basic home repair skills while building participants' knowledge about the systems in a home and the art of hiring contractors.

Year Round Green Housing:

In an effort to assist low-income homeowners and reduce our impact on the environment, RT Greater Dallas will provide resource-efficient repairs that lower consumption and save the homeowners money.



Facts:

- Joined the affiliate network in 2002
- Has affected approximately 150 homes in Greater Dallas area
- Has added more than \$1,000,000 in market value to homes in some of the poorest neighborhoods in our city
- Concept began more than 30 years ago as “Christmas in April
- Has the ability to tap into a national network with over 20 years in the home rehabilitation industry
- Uses processes and procedures that facilitate a timely and cost effective program
- For every dollar donated, approximately three dollars in market value is returned to impact our residents
- Mission is, “bringing volunteers and communities together to improve the homes and lives of homeowners in need
- Vision is, “a safe and healthy home for every person”



Affiliate Survey Report Results

In 2007, the National Office conducted the most comprehensive survey in its history. Of approximately 225 Affiliates, 154 or 68% of the Affiliate network responded with valuable statistical information. Alternatively, 71 out of 225 Affiliates or 32% of the Affiliate network did not respond. For those affiliates who did not respond we calculated their statistical information based on reported averages and historical information obtained from the Affiliate Health Chart.

Why the extensive survey:

- Sell and tell story: to document the impact we are making in America and in each State
- Helps us to apply for funding on your behalf
- Drives our training platform

Our key organizational stats

- Total number of unduplicated addresses repaired 2007: 9,400 (352 nonprofits and 8,990 homes)
- Market value of work performed: \$100 million
- Rebuilding Together accomplishes this work with: over 200,000 volunteers
- Total number of people served: 130,000
- Average household income of homeowners served: \$15,800 (Poverty) With 2.5 people in each home

U.S. Poverty guidelines

Poverty 3 people in home \$16,689.

Poverty 2 people in home \$14,291.

Poverty 1 person in home \$10,787

- Average number of years clients resided within their home: 23

Indicates the potential sub-standard living conditions of an aging housing stock; this, in conjunction with the annual income of those we serve, supports our statement that our clients cannot afford critical home repairs and modifications

Affiliate Network Profile

- 225 affiliates as of December 2007
- Average budget size = \$159,458 (2,000 to 6m)
- Percentage of affiliates with budgets under 60k = 51% (115)
- Percentage of affiliates with budgets over 300k = 14% (32)
- Percentage of affiliates that work year-round = 48%
- Average number build a year = 41
- Number of affiliates managed and governed by volunteers = 126 (56%)
- Number of affiliates with staff and governed by volunteers = 99 (44%)
- Average Full-time Executive Directors Salary = \$54,000 (45k to 125k)
 1. Average salary for budgets over \$300k = \$62,000
- Average Part-time Executive Director = \$26,088 (\$15-\$25 per hour)