We stabilize communities across our county, one household at a time, by working with tradespeople, volunteers and local businesses to improve a home’s health and safety conditions for each and every family we support. As we observe Rebuilding Together Montgomery County’s 25th Anniversary, and a quarter-century of Restoring the Feeling of Home, we are delighted to present the 2015 Annual Report for Rebuilding Together Montgomery County (RTMC).

Our 25th year brought improved homeowner services, new partnerships and organizational growth. We launched a new website to help better inform those we serve and the greater community. We welcomed new Board members Ann Marie Melhert and Stuart Stein to RTMC’s team of dedicated leaders. We moved from our Kensington location to a new, accessible and spacious Gaithersburg office.

The year was rounded out nicely by special recognition from several notable organizations. RTMC received much appreciated recognition from Maryland Nonprofits, Bryant Heating & Cooling Systems, the Wheaton/Kensington Chamber of Commerce, and the Mid-County Citizens Advisory Board.

In keeping with RTMC’s anniversary’s theme, Making History: Honoring Our Legacy and Securing our Future, we give credit for our achievements to our investors, partners and wonderful volunteers. Highlights are included in this report. All of our achievements set the stage nicely for the work yet to be done.

Please enjoy this year’s report and keep in touch via our website www.rebuildingtogethermc.org to track new opportunities and milestones in our shared pursuit of safe and healthy housing throughout Montgomery County.

Sincerely,

Christina B. Johnson, Executive Director

Robert King, President of the Board of Directors
Mission
Bringing volunteers and communities together to improve the homes and lives of low-income homeowners in Montgomery County, Maryland.

Vision
A safe and healthy home for every person.

Impact
We measure our impact in terms of volunteer engagement, skilled professionals deployed on projects, and households improved as a result of RTMC’s work. Our work strengthens communities and helps our families live in safer, healthier, and more secure homes for years to come.

How We Meet the Need

<table>
<thead>
<tr>
<th>1990 - 2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="Volunteers" /> 46,000 Volunteers Engaged</td>
<td><img src="image" alt="Volunteers" /> 758 Volunteers Engaged</td>
</tr>
<tr>
<td><img src="image" alt="Skilled-Trade" /> 6,225 Skilled-trades Professionals Deployed</td>
<td><img src="image" alt="Skilled-Trade" /> 85 Skilled-trades Professionals Deployed</td>
</tr>
<tr>
<td><img src="image" alt="House" /> 2,000 Homes Improved</td>
<td><img src="image" alt="House" /> 78 Homes Improved</td>
</tr>
<tr>
<td><img src="image" alt="Money" /> $17M Invested in Our Local Communities</td>
<td><img src="image" alt="Money" /> $1M Invested in Our Local Communities</td>
</tr>
</tbody>
</table>
We are grateful for our dedicated Board, Advisory Council and staff. Together, we serve. Together, we rebuild. Together, we give help and hope to those in need.

**Board of Directors**

David Anderson, *Lerch, Early & Brewer, Chtd*
Frank Bentz, *Sandy Spring Bank*
Christopher Conlan, *C.M. Conlan Contractors & Builders, Inc.*
Robert King, *Word Bank Group*, Retired
Jocelyn Johnson, *Employee Navigator*
Jerry Liu, *D.G. Liu Contractor, Inc.*
Ann Marie Melhert, *Lerch, Early & Brewer, Chtd*
Howard J. Miller, *Shady Grove Adventist Hospital*
Brian Pettit, *Pettit Companies*
Stuart Stein, *Hogan Lovells, U.S. LLP*
Sam Stiebel, *JBG Companies, Inc.*

**Advisory Council**

Robby Brewer, *Lerch, Early & Brewer*
Nancy Floreen, *Montgomery County Council*
Timothy Martin, *Ballard Spahr, LLP*
David Merrick, *Merrick Design & Build*
Michael Rand, *Boone & Crockett*
Alan Richardson, *Potomac Valley Brick*
Bill Schlossenberg, *Universities at Shady Grove*
Greg Shron, *EYA*
Andrew Shulman, *McShea & Co.*
Patrick van der Ham, *Monument Bank*
The Year in Review: Celebrating Successes

RTMC Golf Classic
The 23th annual golf fundraiser showcased again in 2015 the generosity and commitment of Montgomery County businesses and community leaders to give back. Always hosted at the beautiful Whisky Creek Golf Club in Ijamsville in October, this year’s event and the 25 teams participating raised $49,000.

National Rebuilding Day
This signature event, an annual county-wide volunteer call to provide repairs that advance safe and healthy housing, capped 25 years of improvements representing returns on investment well into the millions. For the 2015 event, RTMC completed repairs and renovations for 18 homeowners and a thrift store operated by the National Alliance on Mental Illness (NAMI) of Montgomery County. Contributing to the accomplishment were more than 600 community volunteers from local businesses, faith-based organizations, the Montgomery County Fire Department and leadership groups that pulled together over the weekend of April 25-26 to repair the homes of these less fortunate county residents.

New Awards
RTMC Named Civic Group of the Year, Mid-County Citizens Advisory Board

RTMC received Standards for Excellence Full Accreditation, Maryland Nonprofits

RTMC recognized with the True Heroes Award, Bryant Heating & Cooling Systems

Read more about these awards and RTMC’s other achievements on our new website, www.rebuildingtogethermc.org.
In cooperation with RTMC, JBG and the Sears Heroes at Home program completed renovations inside and outside the home of U.S. Army veteran Charles Sherman. Mr. Sherman, in long-term care for Parkinson’s disease, was unable to assist in long-overdue and badly needed repairs to the home he and his wife, Anne Colbert, shared for more than 15 years.

Prior to the team’s home repair project, the Sherman family had been living without essential working appliances that included a functioning stove, oven and dryer. They contended with broken and dangerous stairs, as well as inoperable electrical outlets in 50 percent of their home.

Over many long, hard hours, volunteers painted the entire exterior of the house and reframed a new front and back staircase so family and friends could enter and exit the home safely. Thanks to the generous gifts on the part of JBG and Sears, RTMC was able to make extensive electrical repairs throughout the home. RTMC also provided new appliances for the Sherman family.

"Your team is providing me and my husband with something that we simply could not provide ourselves...I feel good, and blessed and humbled by what you’re doing for me and other people in our community. Thank you, thank you, thank you."

Ms. Anne Colbert, Homeowner Gaithersburg, MD
T

eamwork and 20 volunteers enabled a grandmother to re-establish her home to a safe and appropriately habitable status when difficult times obliged her to take in her adult children and grandchild. Extensive work was completed in and outside the home to address, among other issues, near inoperable HVAC and bathroom facilities, severely deteriorated drywall and crumbling sections of the exterior foundation. Generous donations and partnership made it all possible, bringing together students and parents of Stone Ridge School of the Sacred Heart in Bethesda, GAC Services and CM Conlan Contractors & Builders.

The homeowner, Ms. Harper, had lived alone in her home for several years when her household unexpectedly grew to include nine additional family members at various times over about three years. Despite her steady job, she struggled financially to maintain a healthy and safe home for her family. With few options for help, Ms. Harper reached out to RTMC. Help came from some great student volunteers and their dads, along with a sizeable donation of in-kind labor, skilled and unskilled, and materials from CM Conlan Contractors & Builders.

Assembling an energetic team of workers and committed father-and-daughter volunteers, Stone Ridge student Caroline Conlon and her father, Chris, helped to make critical repairs and upgrades for this deserving mother in Germantown. Chris Conlon is President and CEO of CM Conlan Contractors & Builders.

Ms. Harper’s home is now safer for herself, her children and grandchild. At the same time, students learned valuable lessons about the many rewards that come from helping a good neighbor in need, one household at a time.

“I am grateful and thankful for the Rebuilding Together program. I just want to say that the entire team of skilled professionals and volunteers were amazing and I thank you very much for allowing my family to be blessed in such an amazing way!”

Ms. Beverly Harper, Homeowner Germantown, MD
RTMC’s 25th Anniversary!

RTMC Kicks Off Milestone with Wine-Tasting in Olney

At a sold-out event March 15 commemorating a quarter-century making homes safer and healthier in Montgomery County, RTMC hosted well-wishers, county officials, sponsors and volunteers at the Winery at Olney.

RTMC’s Board of Directors and Executive Director welcomed and thanked attendees for their commitment to local communities. Among the VIPs in attendance were Council Member-at-Large Nancy Floreen who acknowledged RTMC with a citation recognizing the historic milestone. Councilmember Floreen is long-time RTMC supporter and project volunteer for National Rebuilding Day. Additionally, Congressman Chris Van Hollen’s office presented Christina Johnson, RTMC executive director, a proclamation that recognized RTMC for its long-standing work to facilitate “neighbors helping neighbors” through its robust volunteer program. Each year, the program puts roughly 1000 individuals to work, helping the County’s most vulnerable residents—veterans, the elderly, children with disabilities and the working poor.
Honoring Our Co-Founder
Gordon Hawk

A kind and generous visionary was lost this year with the passing of Gordon Leigh Hawk, 93. A proud Army veteran who served in World War II, Mr. Hawk’s public service continued in administrative positions with Maryland Congressman Gilbert Gude, then with Senator Charles McC. Mathias Jr.

Mr. Hawk was a charter member and Elder at Saint Mark Presbyterian Church. It was in this capacity that his concern intensified for the needy, and for affordable housing, in Montgomery County. A man of purpose and service, Mr. Hawks channeled this interest to co-found Christmas in April, now Rebuilding Together Montgomery County.

All of us at RTMC join Mr. Hawk’s family and many friends in appreciation of his service, and a long life spent making others safer and more secure.

RTMC will honor Mr. Hawk’s legacy at the 25th Anniversary Breakfast, March 24, 2016, from 8:30-10:00 am. The breakfast will be hosted at the Universities at Shady Grove. RTMC thanks our early sponsors Choice Hotels, The JBG Companies, and Lerch, Early & Brewer.
In April, more than 20 Fannie Mae employees joined RTMC to repair and beautify the Adventist Community Services of Greater Washington (ACGSW) community center in Takoma Park. The collaboration was part of a broader Fannie Mae volunteer engagement effort across the US where thousands of Fannie Mae employees lent a hand in local communities as part of the company’s 7 Days to SERVE volunteering event each spring.

At the Adventist community center, volunteers resurfaced outdoor railings, primed and painted the building’s exterior, removed an aging and unused wrap-around deck, and landscaped the front lawn.

Locals and the center’s many regulars praised the improvements. A representative comment was offered by David Malcom, a long-time volunteer with the center. “It makes the whole place look better and it makes me feel like someone cares what happens here,” he said.

ACGSW was established in 1983 as the collective health and social welfare arm of several local church congregations. Today, ACGSW is a faith-based, nonprofit organization whose mission is to help less fortunate neighbors. ACGSW’s community center is the hub of its client services. There, staff provide case management, food, clothing, emergency financial assistance, health and fitness programs, technology education, and job training to those in need. ACGSW serves more than 6000 low-income families each year.
Welcome, New Corporate Partners!

Montgomery County homeowners in need will have more resources available with the addition of new corporate partners who have opted in recent months to host their volunteer projects with RTMC.

RTMC’s newest corporate partners include (alphabetically) Congressional Bank, The Donaldson Group, Erie Insurance, Fannie Mae, JBG, Wells Fargo and World Bank Group. Thank you for your commitment to our community.

Congressional Bank earmarked funds for veterans’ homes. The Donaldson Group contributed through skilled labor. Erie Insurance and Fannie Mae have committed generous donations of several thousand dollars to advance RTMC work. JBG and Sears teamed with RTMC on behalf of the Sears program, Heroes at Home. Through the program, Sears donates generously to help improve veterans’ housing, and JBG provides workers for Sears-backed projects. Wells Fargo provides funding for the Healthy Housing Challenge, an alliance of RTMC and the National Center for Healthy Housing (NCHH), the experts on healthy homes.

Partners benefit from sharing their success with the needy in a way that assures their goals are met.

“We’re always glad to work with RTMC and think that each project is extremely successful and rewarding for all involved,” said Ed Mullaney, JBG House Captain.

RTMC thanks all of our partners for their engagement with our community and for their commitment to rebuilding homes and rebuilding hope for low income residents throughout our community.
We work to strengthen individual households for more vibrant and stable communities across Montgomery County. By providing each household with critical home repairs and social service referrals, we are preserving a dwindling pool of affordable housing while also providing peace of mind and stability to our homeowners in need.

RTMC’s Reach in 2015

Sustainable Home Repairs

FY 2015*

* Percentages based on data from FY15 Program Summary sheet, total number of repairs equals 249

** “Other” category comprised of repair types not accounted for, such as painting or yard work, as well as corporate or volunteer handyman projects, which often have more than one repair type addressed.
Maryland Nonprofits has recognized RTMC with the Standards for Excellence designation. Organizations receiving Standards for Excellence recognition have been carefully evaluated and found to consistently model high professionalism in their self-regulation of ethical and accountable practices.
Financial Summary

Revenue

- Private Support: $372,315.01
- Government Support: $562,090.00
- Contributed Labor/Services: $356,800.00
- Events: $67,074.00

Total Revenue: $1,358,279.01

Expenditures

- Program: $1,039,778.00
- Management: $110,221.00
- Fundraising: $172,344.00

Total Expenditures: $1,322,343.00

Net Ordinary Income: $35,936.01

The unaudited financial information set forth here is preliminary and subject to adjustments and modifications. Audited financials will be available on the RTMC website by 12/31/15.

Appreciating Our Donors & Sponsors

RTMC and our communities’ many homeowners are grateful for the generosity and commitment each of our donors and sponsors have demonstrated throughout the year. Your support is deeply appreciated.

MASTER BUILDERS ($25,000+)

- Choice Hotels International Foundation
- Fannie Mae
- Maryland Affordable Housing Trust
- Maryland Energy Administration
- Montgomery County
- TA/Western, LLC*
- The Morris & Gwendolyn Cafritz Foundation

J.W. McCartin Insurance Inc.
- Montgomery County Fire and Rescue Service*
- Monument Bank
- RBC Wealth Management
- Sears Holdings
- Tech-Serve & TechSoup*
- The Ernest and Rose Samuels Foundation, Inc.

NATIONAL BUILDERS ($10,000-$24,999)

- Bank of America
- Bart & Associates, Inc.
- Booz Allen Hamilton
- C. M. Conlan Contractors & Builders, Inc.*
- Congressional Bank
- JBG Companies
- Novavax
- The Donaldson Group
- The Wells Fargo Foundation
- World Bank

COMMUNITY BUILDERS ($2,500-$4,999)

- Adventist Healthcare
- David Anderson
- Environmental Alternatives, Inc.*
- Faith United Methodist Church
- GAC Services*
- Gaithersburg Presbyterian Church
- Gilbane Building Company
- Intech Solutions, Inc.*
- Kompan, Inc.*
- Montgomery County Department of Transportation - Division of Highway Services*
- Revere Bank
- Saint Mark Presbyterian Church
- Sandy Spring Bank

CITY BUILDERS ($5,000-$9,999)

- Community Foundation for the National Capital Region
- Erie Insurance
- Estate of Rachel A. Roberts*

The unaudited financial information set forth here is preliminary and subject to adjustments and modifications. Audited financials will be available on the RTMC website by 12/31/15.
NRG Energy, Inc.
Rentals Unlimited, Inc.*
Robert P. Linn
Royal Bank of Canada
Shaare Torah Congregation
St. Francis Episcopal Church
Standard Solar, Inc.
Steven S. Ross
Temple Beth Ami
Temple Beth Ami Brotherhood
The Grille at Flower Hill*
The Winery at Olney
TW Perry
United Way of the National Capital Area
Washington Gas
Marc Fleisher
Mark Fleisher
Mark Stevenson
Network For Good
Oculus Realty, Inc.
Paul Mangus
Philip Leibovitz
Precision Playgrounds*
Preston Innerst
Real Estate Service Systems
Reico Kitchen and Bath*
Renaissance Washington, DC Dupont Circle*
Rentals Unlimited, Inc.*
Robert Kellogg
Ruth A. Brown
Sol Glasner
The Gauntlet Golf Club*
The Kellogg Household*
The Ritz Carlton, Laguna Niguel*
The Winery at Olney*
Timothy Martin
Tom Gebler
Trinity Evangelical Lutheran Church
Wendell Mohr
RCLCO Foundation
Avison Young
Wendy Goldberg