

2017 Annual Report



Washington Hebrew Congregation works alongside the Thompson family

Mission statement

Yachad brings communities together to preserve affordable housing and revitalize neighborhoods throughout the Washington, DC metropolitan area. Yachad means together in Hebrew and that's how we do our work: in partnership with homeowners, houses of worship and community stakeholders.

We mobilize volunteers, invest financial resources, and work together to transform people and properties. Our mission is rooted in the Jewish responsibility to seek justice by engaging in acts of loving kindness. We welcome people of all faiths to share in our work to keep our communities inclusive and vital.



American University Hillel students clean the floor after removing carpet

2017 – Expanding Yachad’s Reach

Yachad – which means “together” in Hebrew – works in the District of Columbia and Prince George’s County, Maryland, to bring divergent communities together to revitalize neighborhoods and preserve affordable housing through home repair work. Never has a name better defined an organization, even as we enter our 27th year.

In 2017, Yachad continued to add new partners to our work. Working together with our new partners has allowed us to deepen our efforts to address substandard housing and create new wealth for homeowners living in both gentrifying neighborhoods and communities still suffering from under-investment.

Homeownership is a significant way for people to accumulate wealth in our society. A home is frequently the “nest egg” upon which a family’s financial security is built. Historically biased lending, insurance practices and some government policies have disproportionately affected African American communities limiting where and in what type of housing people can live. Yachad seeks to redress this wrong by investing resources back into homes and communities that have suffered disinvestment and indifference. New partnerships provide greater resources and support toward our goal to help families remain in their homes, now made safe and healthy in communities throughout the District and Prince George’s County.

Thank you for making our home so beautiful. Again, we really appreciate all the hard work you did for us. May each of you be blessed for your work.

–MR. & MRS. PERRY 2017

Joining Yachad’s Efforts: Three Important New Partnerships

DC Local Initiatives Support Corporation, (LISC), provided support to Yachad and a score of other community development organizations, working to stabilize existing housing and commercial development in the Anacostia neighborhood in D.C.’s Ward 8. DC LISC recognizes Yachad’s work to rehabilitate houses owned by long-standing homeowners in light of new investments in the Southwest waterfront. The goal is to absorb the new investment without displacing families or businesses.

The D.C. Department of Energy and the Environment awarded Yachad a major three-year renewable contract to provide weatherization and emergency heat and cooling measures to D.C. homeowners. These new resources deepen the services Yachad can provide homeowners in addition to our existing services.

The D.C. Healthy Housing Collaborative at the end of 2017 reached out to Yachad to begin a new initiative designed to address substandard housing and its impact on tenants and homeowners. The Collaborative will engage in policy reforms and coordinate medical, legal and remediation services to more swiftly address families whose homes are literally making them sick.

Repairing our local community through acts of lovingkindness defines Yachad. Yachad strives to fulfill the Jewish ideal to seek justice through hundreds of acts of lovingkindness which make a lasting difference for homeowners in the District of Columbia and Prince George’s County. We pride ourselves on being good stewards of resources in implementing our important mission to bring people together to preserve housing and revitalize neighborhoods. We invite people of all faiths, backgrounds, and communities to join us.

Mobilize:

Yachad creates synergies among people and institutions that have a mutual stake in preserving their community. Strategic mobilization allows Yachad to maximize the impact of every dollar that we spend.



The Jewish Studio volunteers working with the Perry family

Yachad does so much good in the community and housing insecurity is up there with food insecurity. We are always proud to work with you.

**-JAMIE BUTLER, ADAS ISRAEL CONGREGATION
SOCIAL ACTION CHAIR**

Sukkot in Spring

Our annual Sukkot in Spring Home Repair Program, where the Jewish community joins Yachad and homeowners to repair houses, continues to welcome new partners. In 2017, Yachad worked with area synagogues, college Hillels, and The Jewish Federation of Greater Washington. We welcomed two new congregations: B'nai Shalom of Olney and Hill Havurah. Sukkot in Spring volunteers contributed over 1,500 hours to help neighbors have safe, functioning, beautiful homes.

Sukkot in Spring Home Repair Sponsors:

Adas Israel Congregation
Adat Shalom Reconstructionist Congregation
American University Hillel
B'nai Shalom of Olney
Hill Havurah
Temple Micah
The Jewish Federation of Greater Washington
The Jewish Studio
University of Maryland Hillel
Washington Hebrew Congregation





Corporate Sponsors & Community Partners

JBG SMITH, Added Dimensions and DPR Construction help extend our resources by contributing skilled labor and building materials to some of our bigger projects.

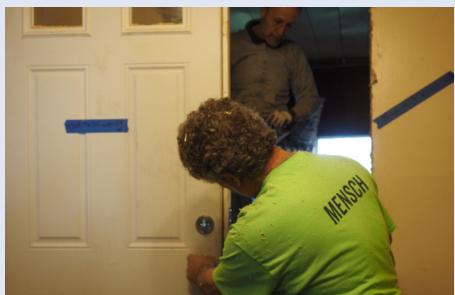
Yachad hosted a new speaker series focusing on the challenges of building affordable housing with experts in the field. Featured speakers were Buwa Binitie, Managing Principal of Dantes Partners and adviser for D.C.'s New Communities Initiative, and Jamie Weinbaum, Executive Vice President of MidCity Development. The series was created in partnership with the District Architecture Center as part of their Housing Matters affordable housing series.



Handymensch

What do you call Yachad volunteers who are semi-skilled in construction? Handymensch, of course. Mensch, meaning an honorable person in Yiddish, describes perfectly these volunteers who make it possible for Yachad to make a bigger impact by decreasing project costs, so we can do more work. Handymensch volunteers work alongside a Yachad staff member to tackle a variety of home repairs from kitchen renovations to accessibility modifications.

During 2017, the Handymensch crew added new members and became familiar faces bringing toolboxes and skills to support our homeowners. In October we hosted a Handymensch training focusing on fasteners. One of our volunteers hosted this training at his hand-built tree house—the perfect place to discuss how to securely attach things to ceilings and walls (or trees).



...what I have greatly benefited from through volunteering with Yachad is the ability to continue growing my skills while giving back to others.

—JESSICA COHEN, HANDYMENSCH VOLUNTEER

Invest:

Our investments impact our communities in multiple ways. Generous contributions pay for roofs, kitchens, bathrooms, electrical, plumbing and drywall, thus creating safe and habitable homes. Yachad's work creates new wealth for homeowners by increasing home values in gentrifying neighborhoods and in those neighborhoods not touched by outside reinvestment dollars. As a result, family financial stability is renewed for years to come.

This organization has helped me so much. They took so much pressure off my mind and made me feel really good about my home again...

-Ms. JOHNSON 2017

2017 By the Numbers:



We are pleased to support Yachad's outstanding work providing single family home repair services to lower-income families throughout the District of Columbia.

We know that in many cases, home inspections reveal serious problems with furnaces, air conditioners, hot water tanks and other utility services. These items can be very expensive to replace or repair. We fully support Yachad's plan to add a full complement of weatherization services to its home repair program. Yachad has a twenty-five-year track record of providing quality home repairs to area homeowners. Adding weatherization services will truly make Yachad a 1-stop shop for homeowners in need of critical services. This means that work can be done efficiently and with timely oversight.

-ORAMENTA NEWSOME,
VICE-PRESIDENT, LISC

Major donors:

\$250,000 +

District of Columbia Department of Energy and the Environment
The National Fair Housing Alliance

\$30,000 +

Morris and Gwendolyn Cafritz Foundation
DC Local Initiative Support Collaborative (LISC)

\$5,000 +

John and Cora Davis Foundation
Lois and Richard England Family Foundation
JBG SMITH Companies
Alan Kanner
Roxanne Littner and Roy Rubinfeld
ReVision, Dr. Roy Rubinfeld
The Share Fund
Howard Stanfield Memorial Fund of the Isadore Grossman Foundation

\$3,000 +

Amcha for Tsedakah
Capital Bank
Judith Gelman and Steve Salop
Irma Poretzky
The Sanford and Doris Slavin Foundation
Tina and Albert Small, Jr. and Family
Ilan Scharfstein
Nancy Taylor Bubes and Alan Bubes
Temple Rodef Shalom Ohel Ya'akov Fund
TenleyTown Trash
Lucille Wallshein

\$1,000 +

Helen and Leonard Abel
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Marcella and Neil Cohen
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Lawrence and Melanie Nussdorf
Klein Horning
Miller & Long, John McMahon
Rhonda Presser and Stanley Kroll
Ellen Sandler and Susan Berger

Home Repair Sponsors:

\$500 +

Adas Israel Congregation
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Added Dimensions
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B'nai Shalom of Olney
DPR Construction
Hill Havurah
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JBG SMITH
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The Jewish Studio
University of Maryland Hillel
Washington Hebrew Congregation

Transform:

The impact of Yachad's work reverberates from property to property transforming families, homes and neighborhoods. Our homeowner education classes create a greater self-reliance and the ability to maintain the home. Homeowners and community stakeholders work side by side with Yachad volunteers in a united effort to rebuild homes and neighborhoods. In the process, everyone involved is transformed.



A fire in 2011 made the Evans home uninhabitable

The Evans Family

When the Evans family of nine applied to our program, their story touched our hearts. We learned of tragic circumstances that displaced the family six years earlier after a devastating fire set by an arsonist. Misfortune struck again when a traffic accident left a family member permanently disabled. John Evans, the homeowner, tried to repair the home with assistance from his church and neighbors. The more we learned, the more Yachad knew we needed to be of help to this family

In partnership with LAYC YouthBuild PCS, a high school construction training program, we untangled permit issues, installing new plumbing, electrical wiring, and gas lines throughout the house, plus a new furnace. Charred walls were replaced with new drywall. Volunteers with the Young Leadership of the Jewish Federation of Greater Washington painted. Handymensch volunteers contributed a month of Sundays, donating over 200 hours collectively.



Ramp It Up! at the Evans House

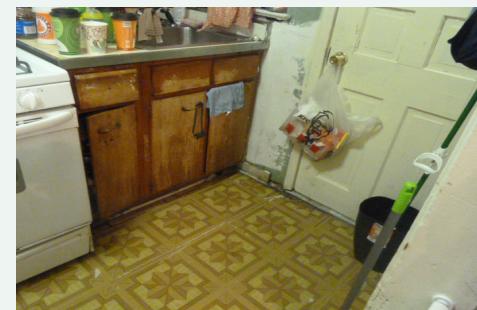
Over the summer, seventeen high school students made the home accessible. Working under the supervision of a general contractor, they built a 60' wheelchair access ramp. In one of the students' own words: "Giving a little bit of time can make such a difference for someone else."

It took many hands and community partners to bring this home back life—something the family had given up on before meeting Yachad. The Evans home exemplifies Yachad at its finest: collaboration, community, and positive impact. Working together, we gave this family more than a house--we gave them hope.



Kitchen Transformations

Yachad breathes new life into aging kitchens, creating safe, functioning spaces to share family meals. We completed 15 kitchen facelifts by swapping out broken, sagging kitchen cabinets and counters for new ones, installing new flooring, and replacing broken appliances.



Renovations to the Scott's kitchen



Renovations to the Cobb's kitchen



Kinship Entertainment Group performs at Yachad's annual Gospel Brunch



2017 "Ruach Yachad" (Spirit of Yachad)
Honoree: Roxanne Littner

Thanks to Yachad's Construction Partners

Acker & Sons Plumbing
Added Dimensions Contractors
Alco Appliance Sales & Service
BioTech Pest Management
Community Forklift
Creative in Counters
D.C. Department of Energy and the Environment
DPR Construction
Extra Space Storage of Brentwood
EZ Storage of Hyattsville
Ferguson Plumbing Supply
Frager's Hardware
Fry Plumbing Heating
Higher Power Electric
Hopkins Brothers A/C & Heating
Jose Mejia
The Key Man Locksmith
LAYC YouthBuild PCS
Loudon Contracting
Michael and Son Services
Mona Electric Group
O'Neill Stair Lifts
Pipeworks
Plus Contracting
Rutkove Building Consultants, LLC
Silco Electric
Stuart Kitchens
Tenleytown Trash
Tommy's Tiling
TW Perry
United Site Services
W. L. Meekins Engineering Surveyor
Wood and Whitacre Roofing

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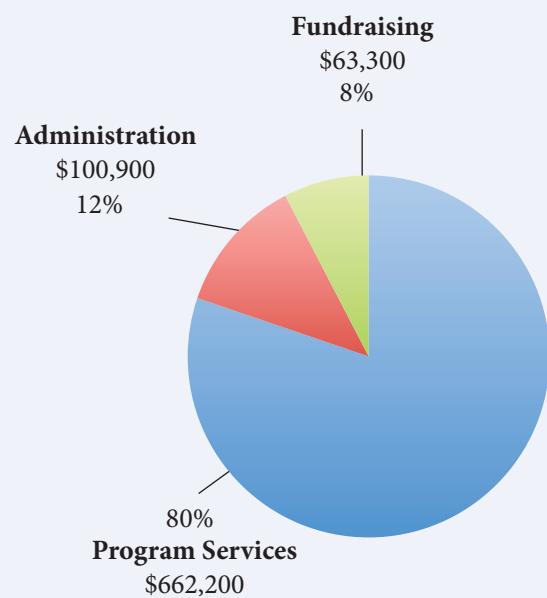
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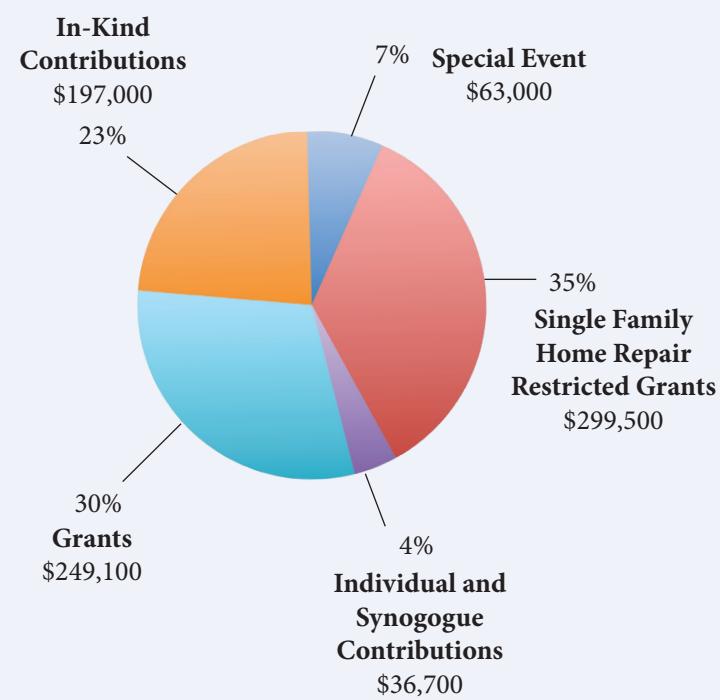
Fiscal Year 2017 Expenses

\$826,400



Fiscal Year 2017 Revenues

\$843,900



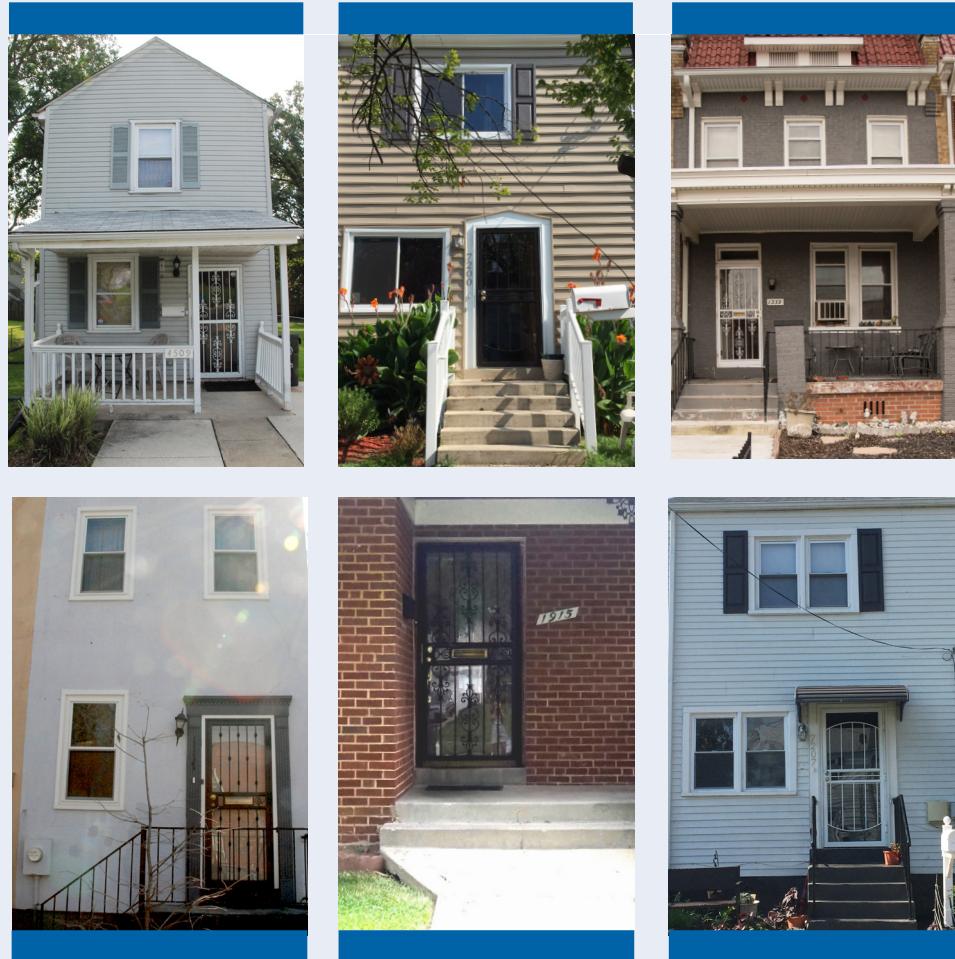
These are excerpts from our Financial Review Statement.

You may obtain a full copy of the statement from:

Yachad

*8720 Georgia Avenue, Suite 705
Silver Spring, Maryland 20910*

These photos highlight some of the homes we worked on in 2017.



YACHAD

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www.yachad-dc.org

