



**Rebuilding America**







## OUR MISSION

Builders of Hope's mission is to increase the availability of **high-quality, safe, affordable** workforce housing options. Through innovative reuse and rehabilitation we incorporate **economic** benefits, **environmental** stewardship and **social** solutions. As social entrepreneurs, Builders of Hope **sustainably revitalizes** at-risk communities – **one home, one family, one life at a time.**

## WHAT WE DO

**Extreme Green Rehabilitation**  
of Existing Inventory

and

**Upcycle** of Existing Inventory

through a **comprehensive,**  
**interdisciplinary** model.

## The Rescue





# The Old Becomes New

**These houses don't have to be tear downs.**

**They offer an opportunity to address other issues currently facing our nation, including a broken affordable housing system and construction-related landfill debris.**



# Recycled Homes Revitalize Communities





## BEFORE



# AFTER



## BEFORE



# AFTER



## BEFORE



# AFTER



## BEFORE



# AFTER



## WHAT IS EXTREME GREEN?



**Builders of Hope is rebuilding our existing inventory so that it is sustainable for another 50 years.**

**Sustainability encompasses environmental, economic and social solutions. This trifecta is essential to empowering our declining communities.**

## EXTREME GREEN IN PRACTICE



## **REHABILITATION IS 2X AS EFFICIENT AS TRADITIONAL CONSTRUCTION**



Traditional construction methods create a carbon dioxide equivalent (CDE) of 44.9 tons. The Extreme Green Rehab process creates a CDE of only 25.6 tons.

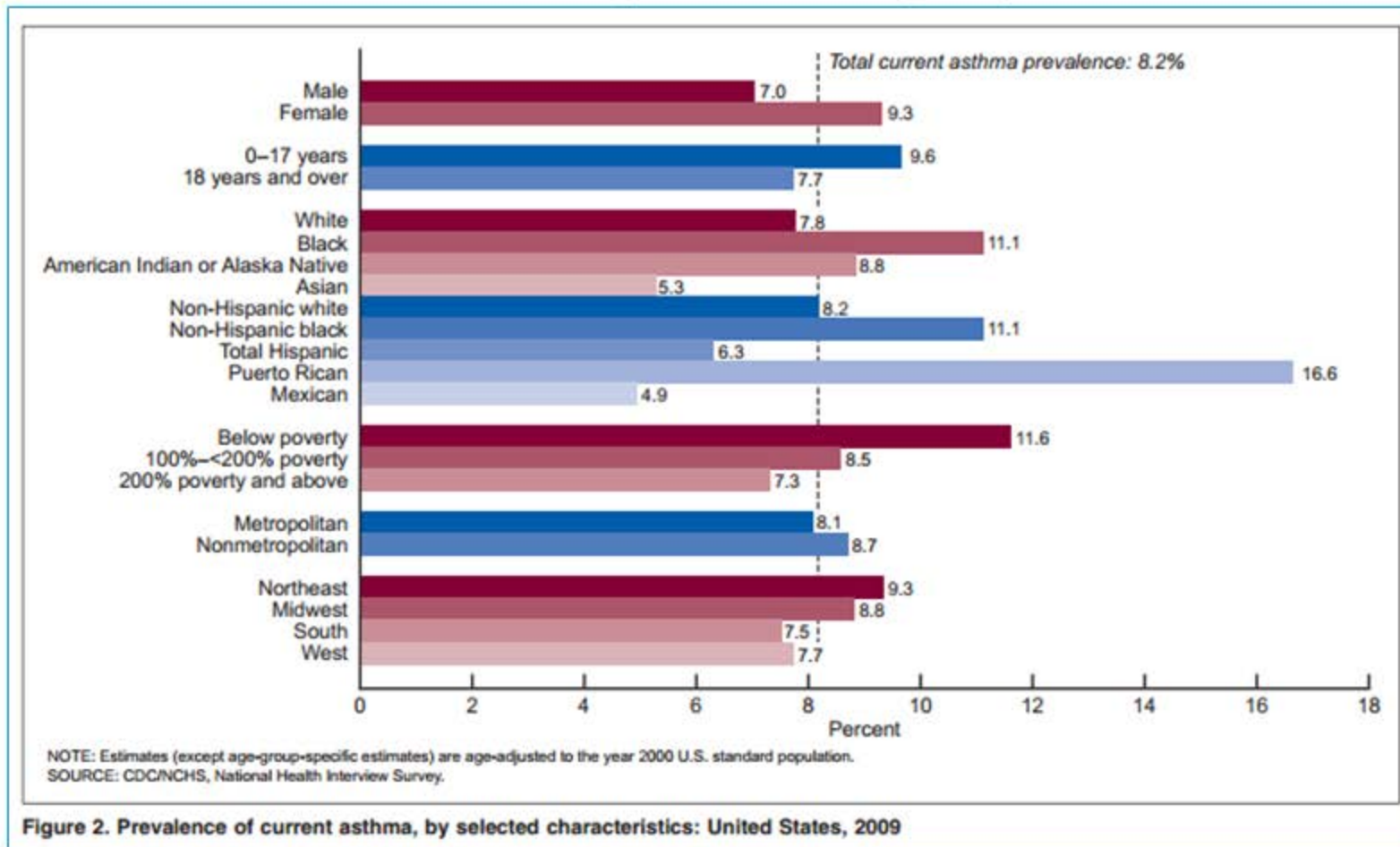
The main difference in environmental impact was from salvaging materials and transporting salvaged structures to new building sites.

## EXTREME GREEN IN PRACTICE



# INDOOR AIR QUALITY

Asthma is more prevalent among the poor



## EXTREME GREEN IN PRACTICE



## EXTREME GREEN IN PRACTICE



## THE MISGUIDED TEAR-DOWN STRATEGY



*“Demolition of abandoned and vacant properties should be a critical part of revitalizing our neighborhoods. Without market demand for the excess stock of blighted homes, tens of thousands of structures sit vacant and condemned, robbing neighborhoods of value.”*

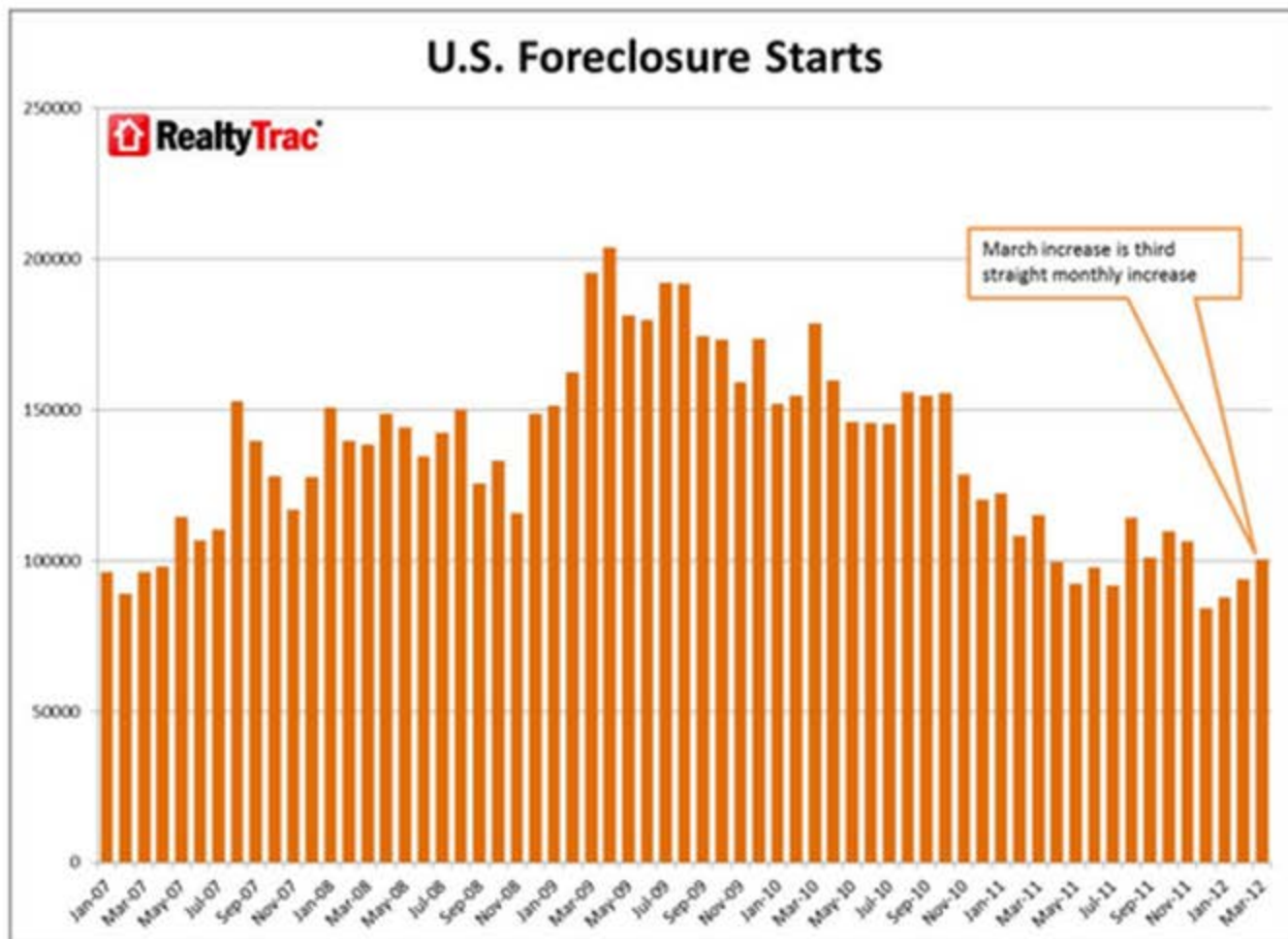
*– U.S. Rep. Marcia Fudge*

**HOW TO SAVE THE  
HOUSING MARKET:  
DESTROY HOUSES**

-- TIME, Sept. 5, 2011

The recently proposed *Restore our Neighborhoods Act of 2012* would provide \$4 billion in federal funding for the demolition of vacant and abandoned homes across the country.

# THE HOUSING CRISIS



## THE COST OF TEAR DOWNS



Construction waste contributes roughly 30 percent of the content in U.S. landfills.

*1 demolished home = about 35,000 pounds of debris*

## THE COST OF TEAR DOWNS



Those displaced by a lack of affordable housing aren't just disappearing.

Instead these households often find themselves living in tent communities, squatting in vacant properties or doubling and tripling up with others to save money.

## THERE HAS TO BE A BETTER WAY

These houses don't have to be tear downs.

They offer an opportunity to address other issues currently facing our nation, including a broken affordable housing system and construction-related landfill debris.



## THE UPCYCLE DIFFERENCE



Upcycle is unparalleled in the sense that it was designed solely with the end occupant in mind. Builders of Hope is committed to rebuilding America by converting devalued structures into healthy homes for working-class Americans.

## ADVANTAGES OF UPCYCLE?



### *For Occupants*

Upcycle represents an opportunity for Americans to rent long-term so that they can:

- Restore their credit ratings
- Become comfortable with the idea of owning a home again
- Possibly purchase the home when market conditions stabilize
- Avoid further disruption in their lives

## THE FINANCIAL LAYERING

The layering of financials and inventory allows BOH to create impact and spur community and economic development. We use:

- Multiple sources of inventory
- Multiple sources of capital



**Bank of America.**



## ADVANTAGES OF UPCYCLE?

### For The Environment:

This is a one-time opportunity to affect the renovation quality of thousands of aging homes and create energy efficient and healthy homes.



#### Safety & Air Quality

- *Non-carpet flooring options*
- *Low/No VOC carpet, adhesives, caulk & paint*
- *Clean ductwork*

#### Energy Efficiency

- *More efficient HVAC*
- *Insulation*
- *Low-E Window replacement/ storm windows*
- *Energy Star appliances*

## ADVANTAGES OF UPCYCLE?

### *For Communities:*

- Allows Americans to re-populate neighborhoods and create a sense of community
- Increases neighborhood safety
- Stops further decline and improves aesthetics
- Re-employs thousands of construction professionals
- Attracts additional investors to neighborhoods
- Stabilizes home prices



## THE END RESULT



Happier, healthier families.

## IT'S ALL ABOUT THE PEOPLE





[www.BuildersofHope.org](http://www.BuildersofHope.org)

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