

annual report FY2023

July 1, 2022 - June 30, 2023



Pioneer Valley

Habitat for Humanity®

highlights

Homes, homeowners, and land acquisition

- Sold two affordable homes in July in Pelham to first-time homebuyers, one of which marked PVHH's 50th home built in Hampshire and Franklin counties
- Completed PVHH's first build in Conway, a three-bedroom home on South Deerfield Road
- Volunteers continued work on the Broughton's Meadow Homes project - three "big enough" one-story accessible homes on Burts Pit Road in Northampton
- Families were selected and construction began on the Victoria Bismark Farm project, three new homes on Burts Pit Road in Northampton
- PVHH selected by the town of Montague to build six homes in Turners Falls, with construction expected to begin in 2024
- PVHH selected by the City of Northampton as the developer for four homes at the former Moose Lodge property
- Acquired a building lot in Greenfield and prepared to close on two lots in Pelham for future projects.

Signature fundraisers

- The 10th Annual Gingerbread Build saw 52 teams participate and raised \$17,500 to help build real homes
- The FEAST for Habitat raised a record \$26,500 and featured our first food & drink contest and online auction

Other initiatives

- PVHH's Diversity, Equity, & Inclusion committee hosted a series of discussions connecting issues of racial and social injustice to historic barriers to affordable housing
- Worked with consultant group Humans in Common to draft a Racial Equity Strategic Plan to assess current DEI initiatives and create goals to move forward
- Convened Habitat affiliates across MA to share strategies and resources for building all-electric homes through MassCEC's EmPower grant program
- Revised PVHH's staffing structure to include a new Community Engagement Coordinator position



fiscal report

Statement of financial position

ASSETS	FY23	FY22
Cash	\$893,779	\$779,035
Contributions & grants	68,968	67,748
Mortgages receivable, net	707,281	681,644
Investment in properties	936,356	1,107,387
Property & equipment, net	33,875	10,621
Other assets	40,262	27,085
Total assets	\$2,680,521	\$2,673,520
LIABILITIES AND NET ASSETS		
Accounts payable	\$48,393	\$94,347
Accrued expenses	17,167	10,925
Notes payable	150,524	183,664
Other liabilities	2,266	2,600
Total liabilities	\$218,351	\$291,536
Unrestricted net assets	\$2,438,170	\$2,357,984
Restricted net assets	\$24,000	\$24,000
Total net assets	\$2,462,170	\$2,381,984
TOTAL LIABILITIES AND NET ASSETS	\$2,680,521	\$2,673,520

Income & Expenses

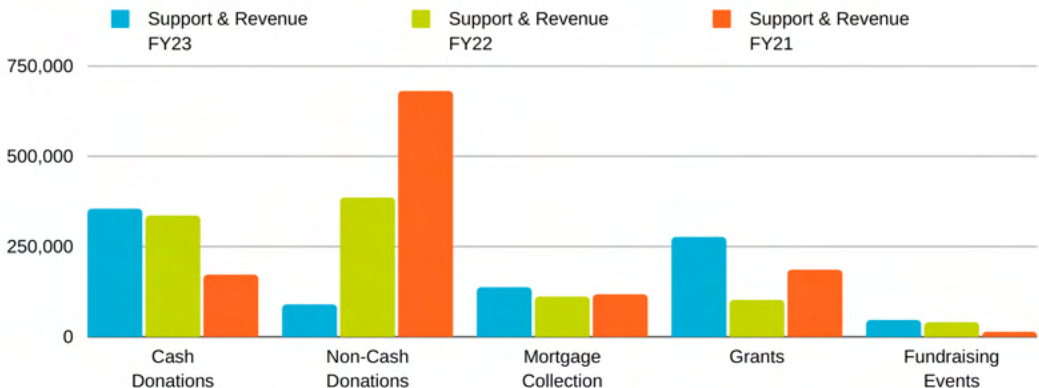
Total Support & Revenue	\$1,008,403
Total Expenses	\$928,217
CHANGE IN NET ASSETS	\$80,186

Highlights

- 169% increase in grant revenue
- 23% increase in mortgage collection, includes one deferred 2nd mortgage payoff
- 77% decrease in non-cash donations, due to no land donations in FY23
- Good cash position for FY24



Sources of Revenue



volunteers

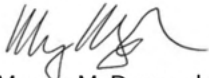
Dear Habitat Community –

What a year! While the pandemic is not over, this year saw an opportunity for us to begin again some of our in-person traditions as we ease into the new normal of a hybrid world. Our dedicated committee volunteers have found Zoom to be useful for routine meetings, but we were able to host an in person annual meeting after a two-year virtual hiatus.

We are a volunteer driven organization where volunteers on committees do real work for the organization. Whether it is family selection volunteers calling over 900 people on a notification list about homeownership opportunities or the safety committee reviewing needs for light weight scaffolding – volunteers make our organization what it is.

With 9 houses at some point in construction and 6 in the planning stages during FY23, we have a lot going on! We are now averaging 3 to 4 homes sold to first-time homebuyers each year, and are in need of additional volunteers to join our dedicated crews both on the construction sites and on committees. Come lend a hand.

In gratitude,



Meghan McDonough, Executive Director

11,775 hours spent by volunteers building nine different homes at four different sites



169 build days at **BMH** in **Northampton**

127 build days in **Conway**

5 build days at **VBF** in **Northampton**

6 build days in **Pelham**



community engagement

Board of Directors

Benjamin Barnes
Kathy Caputo
Gabrielle Caruso
Nour Elkhattaby-
Strauch
Peter Graham
Jim Hickey
Darcy Johnson
MaryAnne Kuroczko
Mariah Kurtz
Seth Lawrence-
Slavas
William M. Levine
Muthoni Magua
Matthew Sherwood
Rob Steinberg
Holly Young

Orientation Leaders

Jane Andresen
Nancy Bair
Tom Jones
Mariah Kurtz
Billy Pennington

Site Squad

Bill Ashley
Christine Aubrey
Zan Bross
Anna Cook
Carl Geupel
Bill Lattrell
Trenda Loftin
Dani McKahn

FEAST Committee

Jane Andresen
Nancy Bair
Lindsay Berry
Tracey Eller
Beth Graham
MaryAnne
Kuroczko
Peter Langlois
Katharine Nelson
Jocelyn O'Shea
Colleen Osten
Billy Pennington
Bill Sharp
Lucia Spiro
Jenn Therkelsen
Janna Ugone
Gina Whalen

Office & Marketing

Kenneth Carpenter
Beth Graham
Lyn Heady
Anastasia Honny
Lucia Spiro

Build Teams

Brien Baker
Ryan Crandall
Lynn DiTullio
David Dunn
Chris Farley
Bruce Griffin
Anthony Hill
John Hoffman
George Hollywood
Ken Jodrie
Tom Jones
Walt Kohler
Mariah Kurtz
Bill Levine
Chad Meerbergen
Marquis Nunley
Charles Roberts
Gary Snyder
Rob Steinberg
Marc Sternick
Jim Van Natta
Tom Winans
Liv Wyatt

Finance Committee

Janet Bush
Aaron Cook
Muthoni Magua
Maureen Mahar
Matthew Sherwood
Christine Speek

Family Selection

Fidela Blank
Kathy Caputo
Mark Devlin
Darcy Johnson
Katya Krasnova
MaryAnne
Kuroczko
Lucia Spiro
Carol Wood

Diversity, Equity, & Inclusion

Jane Andresen
Benjamin Barnes
Peter Graham
Tom Jones
Mariah Kurtz

Family Support

Lea Abiodun
Jane Andresen
Nancy Bair
Lindsay Berry
Aaron Cook
Donna Cuipyllo
Nour Elkhattaby-
Strauch
Sheila Klem
MaryAnne Kuroczko
Mary Beth Meade
Lucia Spiro
Betty Lynne Wolfson
Carol Wood

Building Committee

Bart Bales
Bruce Coldham
David Dunn
Anthony Hill
John Hoffman
Tom Jones
Walt Kohler
Gary Snyder
Marc Sternick
Rob Steinberg
Jim Van Natta
Jonathan Woolley

Safety Committee

Anthony Hill
Bill Levine
Billy Pennington
Rob Steinberg

Hospitality

Theresa Ahrens
Aaron Cook
Linda Fortune
Betty Lynne
Wolfson
Carol Wood



community support

Golden Hammer monthly donors

Anonymous (3)
Mari-Jon Adams
Chris Aubrey
Benjamin Barnes
Beverly Bates &
Christine Connors
Lindsay Berry
Tara Brewster
Kathleen Caputo
Dorothy Cresswell
Colleen Currie &
Richard Rubin
Sarah & Roy Darling
Mike Duffy
John Ebbets
Kathy Fleming
Jeffrey Galbraith
Bridget Goggins
Kathy Goos & Barry
Werth
Beth & Peter Graham
Gavin Grant & Kelly Link
Philip & Jane Hall
Christine Hannon
John & Kate Hoffman
Heather & John Hornik
Edith L. Hunsberger
Elizabeth Irving
Jenna Kakimoto &
Matthew Meunier
Nina Koch
Walt & Wendy Kohler
MaryAnne Kuroczko
Amy Landry

Chouteau & William
Levine
Suzanne Love
Margaret Lucey &
Bill Noel
Lisa & Tilman Lukas
Peggy MacLeod
Muthoni Magua
Mary & Paul McDonough
Megan McDonough &
Adam Grandin
Ann McEwen &
David Thomson
Stacy Metzger
Sharon Moulton
Betsy & David Mullins
David & Katharine Nelson
Barry & Ellen Nigrosh
Joan O'Brien
Keegan & Wilson Pyle
Peter Shea
Christine & John Speek
Lucia Spiro
Rob Steinberg
Claude Tellier & Ruth
Hazzard
Jim & Reina Van Natta
Frances Volkmann
Cynthia Wade
Jim & Jane Wald
Diane Wojcik
Betty Lynne Wolfson
Carol Wood

In kind donors \$500+

B. Alpha Construction LLC
Blue Moon Trio
Cowls Building Supplu
Esselon Cafe
Eversource
Daniel F. Graves
Green Miles Lipton LLP
City of Greenfield
Habitat for Humanity Int'l
Kuhn Riddle Architects
Levolor
Lyndon Tree Care
Mobile Mini
Norseman AV

Northampton Arts Council
Kevin O'Brien
PV Squared
Timothy Reilly
Renew Window Cleaning
River Valley Co-Op
Riverbend Design LLC
Smithsonian Cafe &
Chowderhouse
Whately Inn
Whirlpool
Wright Builders
WRSI 99.3 The River
Yale Locks



Cars for Homes vehicle donors

Evan Abelson
Bonnie Asselin
Brien Baker
Robert Benedetto
Nathan Brown
Brian Cook
Craig's Doors
Amy Fowler
Gavin Grant
Nathan Heard
Margaret Heinle
Elaine Holder
Holmberg & Howe
Emily Holmberg
Andres Juarez
Sally Krash

John Levine
Michael McClurg
Angela McCubbin
Shirley Ostendard
David Popkin
Pandora Redwin
Susan Rees
John Reid
Steven Richards
Mary Savarese
Garrett Sawyer
Alexandra Schmidt
Corey Ulman
Christina Weston-Smith
Andrew White
Rian You



Donors \$500+

Anonymous (6)

Lois Ansett

William Ashley

bankESB

Sanford & Elizabeth Belden

Bement School

Benevity Community Impact
Fund

Boston Foundation

MaryBeth Bridegam

Broad Brook Coalition

Janet & Booker Bush

Roland Carantit

Charlemont Federated Church

Chicago Community Foundation

Jay & Kianna Clarke

Aaron & Brenda Cook

Brett Constantine

Town of Conway

Martha & Frank Cutting

D.A. Sullivan & Sons, Inc.

Delap Real Estate

Eric Derman

Dietz & Company Architects

Lori Divine-Hudson

Edwards Church

Peter Engel

Aline & Henry Euler

Bob Fazzi & Diana Buckley

First Cong. Church,

Southampton

First Cong. Church,

South Hadley

Florence Bank

Melody Foti

Cheryl Fox

Freedom Credit Union

Thomas Giles

Greenfield Savings Bank

Carl Guepel & Janie Vanpee

Hampshire Power Corporation

Lyn Heady

Anthony Hill & Carlene Riccelli

Jack Horner & Ron Skinn

Integrity Development &

Construction

Will & Jean Jeffries

Keiter Builders, Inc.

Keller Williams Pioneer Valley

Pamela Klem & Thomas Dubin

Sharyn Kovalesky

Legacy Counsellors, P.C.

Lesley Leonhardt

Liebert Wealth Management

Local Energy Advocates

Linda & Richard Lopatka

Jennifer & Richard Lotstein

Tilman & Lisa Lukas

Julie Macrae

Susan Macrae & Eric Broadbent

Mass Save

Massachusetts Clean Energy

Center

Massachusetts Service Alliance

Margaret McClamroch

Libby & Spike McLarty

Doris & Donald McLeod

Kay & Charles Moran

Cynthia & David Morrell

Ness Oleson Trust

City of Northampton

Northampton Vision Specialists

Nutter, McClennen, & Fish, LLP

PeoplesBank

David & Nancy Ratner

Riverbend Animal Hospital

Bill Ruh

Saint-Gobain Corporation

Foundation

Beverly Shaw & Thomas

Bassett

Smith College

South Cong. Church, Amherst

Lucia Spiro

Robert Steinberg

Diane Steingart & Jonathan

Woodbridge

Ralph & Vicki Tate

UMass Amherst Habitat

Chapter

UMass Five College Credit

Union

Valley Home Improvement

Valley Housing Consultants

Jim & Reina Van Natta





Pioneer Valley
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for Humanity®

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Construction Coordinator

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Izzy Healy
Becca Shay
Kayla Sit
Andrew Stankiewicz
Hongjia Yang

