



Pioneer Valley

**Habitat for Humanity®**

**annual report  
FY2025**

**July 1, 2024 - June 30, 2025**

# highlights

## Homes, homeowners, and land acquisition

- Sold three homes on Burt's Pit Road in Northampton and one home in Greenfield to first-time homebuyers
- Volunteers raised walls and worked year-round to complete a home on Petty Plain Road in Greenfield and a home on Woodland Drive in Northampton
- A family was selected for a two-bedroom adaptable home in Greenfield on Birch Street, with construction expected to begin in summer 2025
- PVHH worked on land search, pre-acquisition tasks for identified sites and pre-development tasks for sites we own



## Fundraisers

- The 12th Annual Gingerbread Build saw over 50 teams participate and raised a record-breaking \$27,000 to help build real homes
- The FEAST for Habitat was better than ever, and raised over \$37,000 and featured our third food & drink contest and online auction
- A collaborative fundraiser with Gateway Fiber and Progression Brewing of Northampton brought *Hops for Homes*, a custom IPA, to Progression's counters during the month of June, with all sales benefiting PV Habitat
- Steve's Sugar Shack, Aubuchon Hardware, and the Northampton Scrabble Club hosted fundraising events to benefit PV Habitat



## Other initiatives

- PVHH's Diversity, Equity, & Inclusion committee hosted a film screening and continues to work towards the goals laid out in the Racial Equity Strategic Plan, connecting issues of racial and social injustice to historic barriers to affordable housing
- Celebrated the life and legacy of President Jimmy Carter with a temporary memorial installation in downtown Northampton



# fiscal report

## Statement of financial position

ASSETS	FY25	FY24
Cash	\$918,681	\$789,511
Contributions & grants	116,855	13,740
Mortgages receivable, net	613,967	663,429
Investment in properties	424,233	902,159
Property & equipment, net	27,768	34,148
Other assets	42,122	45,864
<b>Total assets</b>	<b>\$2,143,626</b>	<b>\$2,448,852</b>
<hr/>		
LIABILITIES AND NET ASSETS		
Accounts payable	\$40,397	\$63,533
Accrued expenses	28,866	24,823
Notes payable	74,045	98,030
Other liabilities	1,000	2,001
<b>Total liabilities</b>	<b>\$144,309</b>	<b>\$188,387</b>
Unrestricted net assets	\$1,963,618	\$2,224,765
Restricted net assets	\$35,700	\$35,700
<b>Total net assets</b>	<b>\$1,999,318</b>	<b>\$2,260,465</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$2,143,626</b>	<b>\$2,448,852</b>



## Income & Expenses

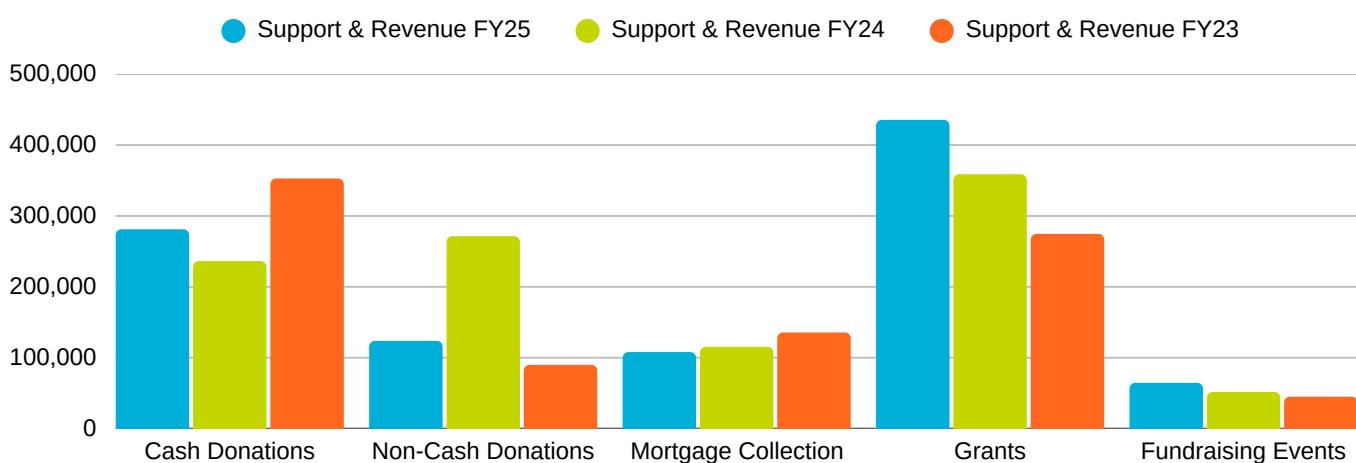
**Total Support & Revenue** **\$1,036,185**

**Total Expenses** **\$1,297,333**

**CHANGE IN NET ASSETS** **\$(261,148)**



## Sources of Revenue



# be a good neighbor

Dear Habitat Community –

I feel very fortunate to live in western Massachusetts in community with my neighbors. Neighbors are a funny thing, we mostly don't get to pick them. We choose a house or a region and take a chance. Sometimes those neighbors become lifelong friends, sometimes just a person you smile and wave at now and then.

Habitat homeowners are no different – picked in a lottery after a long application – they take a chance on putting down roots. Taking on the highs and lows of homeownership surrounded by neighbors not of their choosing.

Thank you, Habitat, for taking on the challenge of being a good neighbor, by picking up a hammer, joining a committee or making a donation. Your act of generosity is part of creating the welcoming, diverse neighborhoods we need.

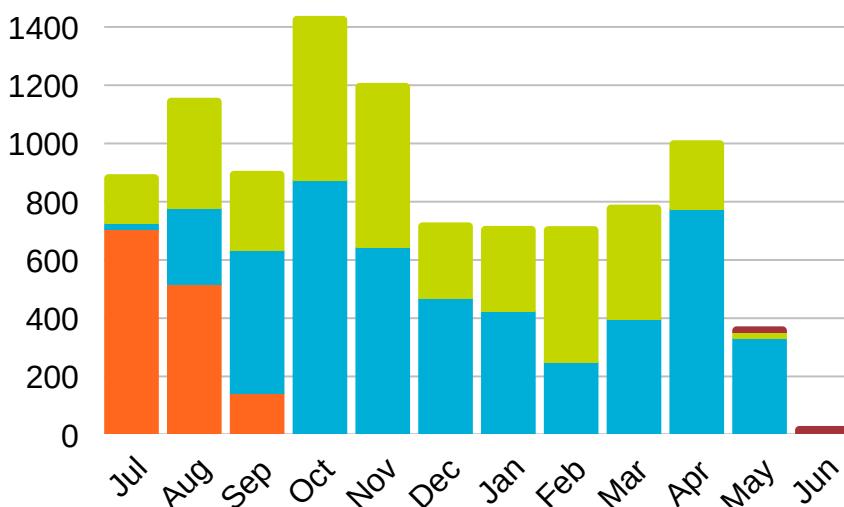
In gratitude,



Megan McDonough, Executive Director

## volunteers

**9,722** hours spent by volunteers building six different homes at four different sites



**33** build days at **VBF** in **Northampton**

**92** build days at **Petty Plain Road** in **Greenfield**

**85** build days at **Woodland Drive** in **Northampton**

**2** build days at **Birch Street** in **Greenfield**

# community engagement

## Board of Directors

Zan Bross  
Kathy Caputo  
Tom Crossman  
Nour Elkhattaby-Strauch  
Peter Graham  
Jim Hickey  
Darcy Johnson  
MaryAnne Kuroczko  
Mariah Kurtz  
Seth Lawrence-Slavas  
Ashley Layne  
William Levine  
Muthoni Magua  
Rob Steinberg  
Holly Young

## Orientation Leaders

Nancy Bair  
Tom Jones  
Mariah Kurtz  
Kathleen Miller

## Finance Committee

Janet Bush  
Aaron Cook  
Muthoni Magua  
Matthew Sherwood  
Christine Speek

**Diversity, Equity, & Inclusion**

Jane Andresen  
Peter Graham  
Tom Jones  
Amelia Mosley  
Holly Young

## Site Squad

Christine Aubrey  
Zan Bross  
Anna Cook  
Bill Lattrell  
Dani McKahn

## Building Committee

Bruce Coldham  
David Dunn  
Anthony Hill  
John Hoffman  
Tom Jones  
Walt Kohler  
Lisa Laprade  
William M. Levine  
Billy Pennington  
Gary Snyder  
Rob Steinberg  
Jim Van Natta  
Robert Wijnhoven

## Landscape Committee

Allison Bonvie  
Susan Bragg  
Nathaniel Card  
Roxanne Finn  
Shelby Lee  
Sharon Weinberger  
Christina Wichert



## Build Teams

Mike Duffy  
David Dunn  
Robert Englehardt  
Anthony Hill  
John Hoffman  
Walt Kohler  
Mariah Kurtz  
Lisa Laprade  
Donovan Lee  
William Levine  
Ron Lucassen  
Martin Omasta  
Billy Pennington  
David Pozar  
Josh Rosenblatt  
Lindsay Schnarr  
Gary Snyder  
Rob Steinberg  
Jim Van Natta  
Jonathan Woodbridge

## FEAST Committee

Mary Averill  
Nancy Bair  
Tracey Eller  
Beth Graham  
Lyn Heady  
MaryAnne Kuroczko  
Peter Langlois  
Kristina Mose  
Libon  
Katharine Nelson  
Jocelyn O'Shea  
Colleen Osten  
Billy Pennington  
Lucia Spiro  
Pam Stobierski  
Jenn Therkelsen  
Gina Whalen



## Office & Marketing

Beth Graham  
Kenneth Carpenter  
Lyn Heady  
Anastasia Honny  
Lucia Spiro

## Safety Committee

Anthony Hill  
Walt Kohler  
William Levine  
Billy Pennington  
Rob Steinberg

## Hospitality

Aaron Cook  
Rhonda Fine  
Mary Beth Meade  
Lucia Spiro  
Sharon Weinberger  
Carol Wood

## Family Support

Nancy Bair  
Aaron Cook  
Donna Cuipylo  
Nour Elkhattaby  
Strauch  
Sheila Klem  
MaryAnne Kuroczko  
Lucia Spiro  
Tim Watkins  
Cathy Whitely  
Christina Wichert  
Carol Wood

## Family Selection

Fidela Blank  
Kathy Caputo  
Corey Carvalho  
Caryl Connor  
Dawn Harrington  
Darcy Johnson  
Katya Krasnova  
MaryAnne Kuroczko  
Lucia Spiro  
Nicole Sanford  
Lucia Spiro  
Carol Wood

# community support

## Golden Hammer donors

Anonymous (3)  
Mari-Jon Adams  
Chris Aubrey  
Benjamin Barnes  
Thomas Bassett &  
Beverly Shaw  
Beverly Bates &  
Christine Connors  
Lindsay Berry  
Tara Brewster  
Zan Bross  
Kathleen Caputo  
Joe Carr  
Dorothy Cresswell  
Sarah & Roy Darling  
Lynn DiTullio  
Mike Duffy  
John Ebbets  
Georgia Edmunds  
Kathy Fleming  
Sarah Fowler  
Jeffrey Galbraith  
Bridget Goggins  
Kathy Goos & Barry  
Werth  
Beth & Peter Graham  
Gavin Grant & Kelly  
Link  
Philip & Jane Hall  
Charles Hampshire  
Christine Hannon  
Sherrill Harbison  
Anthony Hill &  
Carlene Riccelli  
John & Kate Hoffman  
Heather & John  
Hornik  
Edith L. Hunsberger  
Elizabeth Irving  
Jenna Kakimoto &  
Matthew Meunier  
Nina Koch  
Walt & Wendy Kohler  
MaryAnne Kuroczko

## In kind donors \$500+

Amy Landry  
Chouteau and  
William Levine  
Suzanne Love  
Margaret Lucey &  
Bill Noel  
Lisa & Tilman Lukas  
Muthoni Magua  
Mary & Paul  
McDonough  
Megan McDonough &  
Adam Grandin  
Dani and Denise  
McKahn  
Stacy Metzger  
Sharon Moulton  
Betsy & David Mullins  
David & Katharine  
Nelson  
Barry & Ellen Nigrosh  
Joan O'Brien  
Larry O'Connor  
Keegan & Wilson  
Pyle  
Richard Rubin &  
Colleen Currie  
Peter Shea  
Christine & John  
Speek  
Lucia Spiro  
Rob Steinberg &  
Claudia Phillips  
Claude Tellier & Ruth  
Hazzard  
Jim & Reina Van  
Natta  
Frances Volkmann  
Cynthia Wade  
Jim & Jane Wald  
James Williams  
Diane Wojcik  
Betty Lynne Wolfson  
Carol Wood

Amherst Women's Club  
B. Alpha Construction LLC  
Beyond Landscape, LLC  
Blue Moon Trio  
Chevy's Construction  
Cowls Building Supply  
Daniel F. Graves  
Esselon Cafe  
Gateway Fiber  
Greater Springfield HFH  
Hampton Flooring Center  
Hamshaw Lumber  
Jones Whitsett Architects  
Levolor  
Mathews Brothers  
Melnik Law Offices  
Norseman AV

Northampton Arts Council  
John Pucci and Mary Bates  
PV Squared  
Timothy Reilly  
Renew Window Cleaning  
River Valley Co-Op  
Riverbend Design, LLC  
rk Miles  
Sexton Roofing & Siding  
Smith Vocational &  
Agricultural High School  
Smithsonian Cafe &  
Chowderhouse  
Valley Home Improvement  
Jim and Reina VanNatta  
Whirlpool



## Cars for Homes vehicle donors

Frank Aronson  
Clara Barnhart  
Sean Barry  
Mitchell Bauer  
Joseph Bergman  
Anthony Caldanaro  
Maryelen Calderwood  
John Cavacco  
Benjamin Conrick  
Jessie Davey Mallo  
Zara Dowling  
Kimberly Drake  
Shawn Finn  
Mike Galaburri  
Andrew Gemmill  
Yves Georges  
Debra Gilkes  
Doron Goldman  
Sidney Gomez

Nathan Gousy  
Matthew Grillo  
Patrick Harvey  
Christine Hood  
Barbara Hunting  
Brian Ingledue  
Carmen Junno  
Natalie Kelahan  
Mary Kiely  
David King  
Andrew Klanderud  
Jerry Koch  
Gonzalez  
Robert Laprade  
Kristyn Lier  
Suzanne Love  
Nancy Marek  
Tracy Marton  
Ingrid Outschoorn

Kelly Ragan  
John Reily  
Guy Rosin  
Jackson Saul  
William Sawyer  
William Sayre  
Susan Scuefele  
Benjamin  
Seagrave  
Nick Seamon  
Christina Sekaer  
Paul Sherry  
Nancy Simons  
Anna Sloan  
Gertrude Smith  
Kathleen Sward  
Allison Wall  
Virginia Warner  
Regina Watts

## Donors \$500+

Anonymous (13)  
Rebecca Allen  
Ann Gish  
Lois Ansett  
Applied Mortgage  
William Ashley  
Jeanne & Harden Ballantine  
bankESB  
Sanford & Elizabeth Belden  
Bement School  
MaryBeth Bridgeman  
Broad Brook Coalition  
Janet & Booker Bush  
Nancy Campbell  
Charlesbank Homes Foundation  
Chicago Community Foundation  
City of Greenfield CPC  
City of Northampton CPC  
Karin Clough  
Coldwell Banker Community  
Realtors  
Brett Constantine  
Aaron & Brenda Cook  
Creating Healthier Communities  
Curran & Keegan Financial  
Martha and Frank Cutting  
Delap Real Estate  
Elise Dennis  
Eric Derman  
Dietz & Company Architects  
Lori Divine-Hudson  
Peter and Stacy Duggan  
Edwards Church  
Peter Engel  
Aline & Henry Euler  
Federal Home Loan Bank of Boston  
Beverly Fenning  
First Churches of Northampton  
First Cong. Church, Amherst  
First Cong. Church, South Hadley  
Florence Bank  
Melody Foti  
Cheryl Fox  
Franklin First Fed. Credit Union  
Chris Frantz-Dale  
Freedom Credit Union  
Carl Geupel and Jane Vanpee

Thomas Giles  
Mark and Gail Gilmore  
Greenfield & Northampton  
Cooperative Bank  
Greenfield Savings Bank  
Lyn Heady  
Julia Held & Thomas Martin  
Joseph Holmes  
Jack Hornor & Ron Skinn  
Integrity Development &  
Construction  
Jean & Will Jeffries  
B. Kana  
Keiter Corporation, Inc.  
Pamela Klem & Thomas Dubin  
Jeffrey Korff & Shelley Steuer  
Sharyn Kovalesky  
Kuhn Riddle Architects  
Legacy Counsellors, P.C.  
Claudia Levin  
Conrad Liebenow  
Linda & Richard Lopatka  
Jennifer & Richard Lotstein  
Elizabeth Lucas  
Robert Ludwig  
Bo Mack  
Mass Save  
MA Clean Energy Center  
MA Mortgage Bankers Fdn  
Jeffrey Mazur & Jackie Rosenbloom  
Donna McCallum  
Ann McEwen & David Thomson  
Doris & Donald Mcleod  
Cynthia & David Morrell



Sharon Moulton  
Robert A. Nesher  
Alan Jody Nishman  
Megan O'Brien  
Daniel Olshansky & Nancy Garlock  
PeoplesBank  
Victoria Pillard  
Marilyn Poindexter  
David & Nancy Ratner  
George & Kim Revoir  
Riverbend Animal Hospital  
Bill Ruh  
Saint-Gobain Corporation Fdn.  
Woody Sherman  
Judith Souweine  
Barry Steeves & Rosemary  
Schmidt  
Mark Sullivan  
Ralph & Vicki Tate  
UMass Amherst Habitat Chapter  
UMass Five College Credit Union  
Unitarian Society of Northampton &  
Florence  
United Way of Central &  
Northeastern Connecticut  
Valley Home Improvement  
Valley Housing Consultants  
Vermont Energy Investment Corp.  
Tim Watkins & Donna Cuipylo  
Western MA Heating, Cooling &  
Plumbing  
Westhampton Cong. Church  
Clyde Wilcox  
Wright Builders





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## PVHH Staff

Amy Landry,  
Director of Resource Dev.  
Billy Pennington, Interim  
Construction Coordinator  
D'ahnee Lorenzo, Community  
Engagement Coordinator  
Eric Sussman,  
Construction Coordinator  
Jess Flohr,  
Operations Manager  
Julie Choi, Construction  
Coordinator  
Megan McDonough,  
Executive Director

## Interns

Rena Marthaler  
Paige McGettrick  
Nour Abdulmajid  
Manuela Klenner Valencia  
Maya Kirch