



# 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>

## 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>

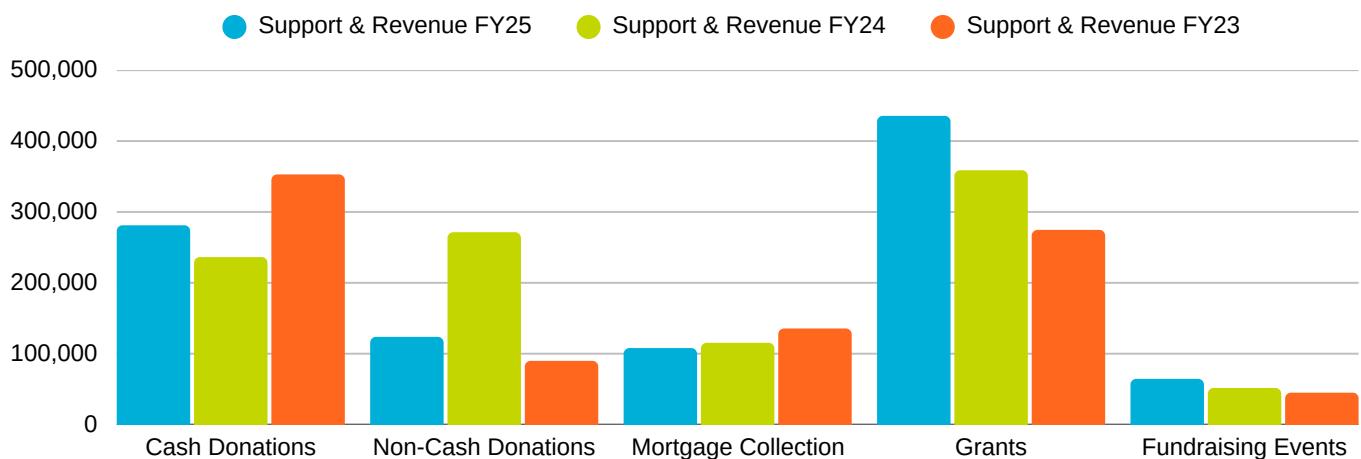


## Income & Expenses

<b>Total Support &amp; Revenue</b>	<b>\$1,036,185</b>
<b>Total Expenses</b>	<b>\$1,297,333</b>
<b>CHANGE IN NET ASSETS</b>	<b>\$(261,148)</b>



## 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.

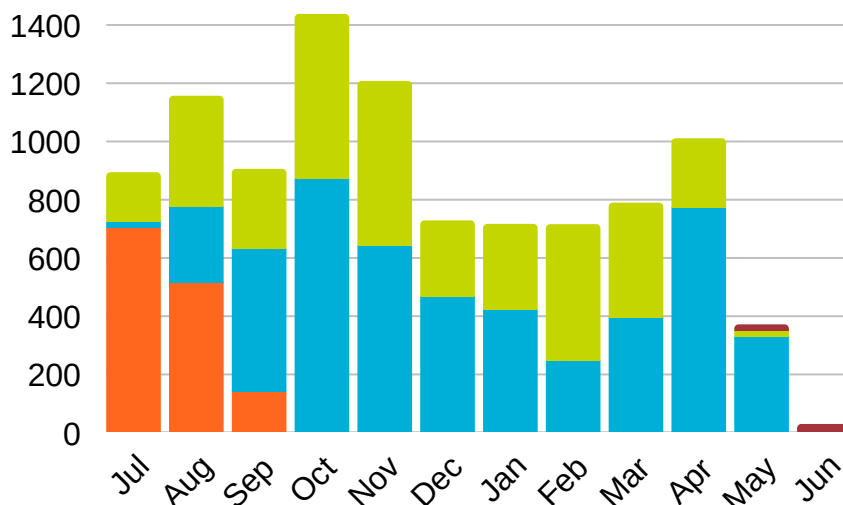
In gratitude,



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 Cuipyllo  
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  
Nicole Sanford  
Lucia Spiro  
Carol Wood

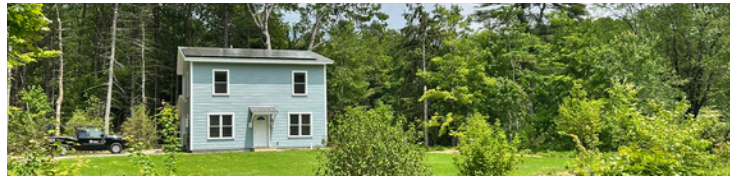
# community support

## Golden Hammer donors

Anonymous (3)	Amy Landry
Mari-Jon Adams	Chouteau and
Chris Aubrey	William Levine
Benjamin Barnes	Suzanne Love
Thomas Bassett &	Margaret Lucey &
Beverly Shaw	Bill Noel
Beverly Bates &	Lisa & Tilman Lukas
Christine Connors	Muthoni Magua
Lindsay Berry	Mary & Paul
Tara Brewster	McDonough
Zan Bross	Megan McDonough &
Kathleen Caputo	Adam Grandin
Joe Carr	Dani and Denise
Dorothy Cresswell	McKahn
Sarah & Roy Darling	Stacy Metzger
Lynn DiTullio	Sharon Moulton
Mike Duffy	Betsy & David Mullins
John Ebbets	David & Katharine
Georgia Edmunds	Nelson
Kathy Fleming	Barry & Ellen Nigrosh
Sarah Fowler	Joan O'Brien
Jeffrey Galbraith	Larry O'Connor
Bridget Goggins	Keegan & Wilson
Kathy Goos & Barry	Pyle
Werth	Richard Rubin &
Beth & Peter Graham	Colleen Currie
Gavin Grant & Kelly	Peter Shea
Link	Christine & John
Philip & Jane Hall	Speak
Charles Hampshire	Lucia Spiro
Christine Hannon	Rob Steinberg &
Sherrill Harbison	Claudia Phillips
Anthony Hill &	Claude Tellier & Ruth
Carlene Riccelli	Hazzard
John & Kate Hoffman	Jim & Reina Van
Heather & John	Natta
Hornik	Frances Volkmann
Edith L. Hunsberger	Cynthia Wade
Elizabeth Irving	Jim & Jane Wald
Jenna Kakimoto &	James Williams
Matthew Meunier	Diane Wojcik
Nina Koch	Betty Lynne Wolfson
Walt & Wendy Kohler	Carol Wood
MaryAnne Kuroczko	

## In kind donors \$500+

Amherst Women's Club	Northampton Arts Council
B. Alpha Construction LLC	John Pucci and Mary Bates
Beyond Landscape, LLC	PV Squared
Blue Moon Trio	Timothy Reilly
Chevy's Construction	Renew Window Cleaning
Cowls Building Supply	River Valley Co-Op
Daniel F. Graves	Riverbend Design, LLC
Esselon Cafe	rk Miles
Gateway Fiber	Sexton Roofing & Siding
Greater Springfield HFH	Smith Vocational &
Hampton Flooring Center	Agricultural High School
Hamshaw Lumber	Smithsonian Cafe &
Jones Whitsett Architects	Chowderhouse
Levolor	Valley Home Improvement
Mathews Brothers	Jim and Reina VanNatta
Melnik Law Offices	Whirlpool
Norseman AV	



## Cars for Homes vehicle donors

Frank Aronson	Nathan Gousy	Kelly Ragan
Clara Barnhart	Matthew Grillo	John Reily
Sean Barry	Patrick Harvey	Guy Rosin
Mitchell Bauer	Christine Hood	Jackson Saul
Joseph Bergman	Barbara Hunting	William Sawyer
Anthony Caldanaro	Brian Ingledue	William Sayre
Maryelen Calderwood	Carmen Junno	Susan Scuefele
John Cavacco	Natalie Kelahan	Benjamin
Benjamin Conrick	Mary Kiely	Seagrave
Jessie Davey Mallo	David King	Nick Seamon
Zara Dowling	Andrew Klanderud	Christina Sekaer
Kimberly Drake	Jerry Koch	Paul Sherry
Shawn Finn	Gonzalez	Nancy Simons
Mike Galaburri	Robert Laprade	Anna Sloan
Andrew Gemmill	Kristyn Lier	Gertrude Smith
Yves Georges	Suzanne Love	Kathleen Sward
Debra Gilkes	Nancy Marek	Allison Wall
Doron Goldman	Tracy Marton	Virginia Warner
Sidney Gomez	Ingrid Outschoorn	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 Bridegam

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. Neshier

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 Cuiplyo

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