



**ANNUAL**

**REPORT**

**FY 2025**

**Past. Possibility. Progress.**

# Letter from the CEO



Dear Friends,

This past year marked a profound milestone for Habitat for Humanity New York City and Westchester County: our 40th Anniversary. It's a moment to reflect, to celebrate, and most importantly, to recommit ourselves to the mission that has guided us for four decades – building homes, hope, and opportunity for families across our region.

As I complete my first year as CEO, I am filled with deep gratitude. Gratitude for the legacy I've inherited, for the passionate team I now lead, and for the thousands of families whose lives have been transformed through the power of home. I also carry with me a personal understanding of what that transformation means. Growing up in Jackson Heights, Queens, in a working-class immigrant family, I experienced firsthand how access to stable housing can change the trajectory of a life. It's not just about shelter – it's about dignity, stability, and the chance to dream bigger.

Since our founding in 1984 – when President Jimmy Carter picked up a hammer in the Lower East Side – we've built more than homes. We've built communities. We've built futures. And today, we stand at a turning point: honoring our past while boldly shaping what comes next.

The housing crisis we face is urgent and complex. Vacancy rates are at historic lows, rents are soaring, and far too many New Yorkers are being priced out of the neighborhoods they helped build. Teachers, healthcare workers, delivery drivers – our neighbors who keep our city running – deserve a permanent place here. And our work has evolved accordingly.

We are expanding our model to meet the moment. In addition to building and partnering on single- and multi-family developments, we're preserving existing housing, offering technical assistance, low-interest financing, and critical home repairs. We're scaling our impact – serving over 2,200 families and households this past year alone.

But we cannot do this alone. We need a coalition – one that brings together public, private, and community partners around a shared purpose. Habitat is uniquely positioned to lead this charge, to convene diverse voices, and to find common-sense solutions that lift all boats.

This is a moment for innovation. For collaboration. For audacity.

To every donor, advocate, and supporter – your commitment fuels our mission. Thank you for harnessing your belief in the power of home to help shape the skyline, the neighborhoods, and the futures of generations of New Yorkers to come.

**Sabrina Lippman**  
Chief Executive Officer  
Habitat for Humanity New York City and Westchester County



# Celebrating 40 Years Of Impact



## 1984

Habitat NYC is founded on the Lower East Side. President Jimmy Carter and First Lady Rosalynn Carter are invited to volunteer on the first Habitat NYC project, and arrive with a bus full of volunteers, beginning the first Carter Work Project.



## 1993

Mascot Flats and Homesteaders are completed – 47 hardworking NYC families become first-time homeowners.

## 2000

Jimmy and Rosalynn Carter return to NYC for a Carter Work Project, including the 100,000th Habitat for Humanity home.



## 2005

First affiliate advocacy program is established in NYC, expanding our impact into policy and systems change, and leading to advocacy growth across the world.



## 2011

Lumber milled from the Rockefeller Center Christmas tree is used for cabinetry in Brooklyn homes.

## 2012

In the aftermath of Hurricane Sandy, Habitat NYC launches the Critical Home Repair program, which will go on to help hundreds of families across Brooklyn, Queens and Staten Island.

## 2017

In an effort to stop the loss of existing affordable housing, Habitat NYC launches our Housing Preservation Program.

Habitat NYC co-founds Interboro Community Land Trust (CLT), designed to ensure permanent affordability of housing built on CLT land.



## 2020

In response to COVID-19, we deploy our ReStore trucks to pick up groceries and meals, feeding 6,000+ New Yorkers a week.



## 2021

We hold a virtual ribbon-cutting ceremony for Sydney House. At 57 units, it's the largest single-structure multi-family Habitat for Humanity development in the world.

We expand our mission beyond the five boroughs, rebranding as Habitat NYC and Westchester.



## 2022

Construction begins on Habitat Net Zero, 16 newly constructed and rehabilitated homes across Southeast Queens. These energy-efficient modular homes will be the first new construction properties on the Interboro CLT.



## 1980s

## 1990s

## 2000s

## 2010s

## 2020s



## 1987

Habitat NYC's second project, Homesteaders, begins across the street from Mascot Flats.



## 1997

Habitat NYC begins work on a single-family home in Queens, our first project outside of Manhattan.



## 2004

Habitat NYC builds an entire block of homes on East 150th Street in the Bronx.



## 2009

Atlantic Avenue Residents Condominiums open – the world's largest, greenest Habitat for Humanity project at the time.



Habitat NYC launches A Brush with Kindness to revitalize community centers around the city.



## 2013

Habitat NYC celebrates 30 years with a third Carter Work Project. Jimmy and Rosalynn Carter visit Mascot Flats, which remains affordable to this day.

## 2015

The Habitat NYC ReStore opens in Woodside, Queens.



## 2019

The Habitat NYC Community Fund is officially launched, providing those who need it most with access to financing.



## 2023

We launch our Aging in Place program to help senior homeowners continue living safely and independently in their homes.

We launch our Plus One ADU (Accessory Dwelling Unit) program to help homeowners create/legalize accessory apartments.

In response to severe flooding, we provide flood relief assistance to Rockland and Westchester County homeowners who need emergency repairs.



The new flagship Habitat NYC and Westchester ReStore opens in Yonkers, Westchester County.

## 2024

We break ground on Stevenson Commons in the Bronx, a milestone project that includes nearly 1,000 affordable homeownership and rental units.



Construction begins on Mosaic, 42 affordable housing cooperative units across central Brooklyn.

We celebrate our 40th Anniversary at our 2024 Habitat House Party, 40 Years of Foundations for the Future.

## 2025

Our 40th Anniversary celebrations continue with our inaugural Annual Golf Outing.



## Habitat House Party

Our 2024 Habitat House Party, *40 Years of Foundations for the Future*, was a spectacular celebration. For 40 years, we have laid foundations – both pouring concrete for the structural stability of our housing developments, and forging opportunities for the generational stability of our communities. From the iconic Gotham Hall ballroom, our host – media personality, entrepreneur, and philanthropist, Angela Yee – spoke to her personal passion for housing access, and we celebrated our honorees, Speaker Adrienne Adams, Ron D. Franklin, Cesarina Fabián, and Wells Fargo. Our CEO, Sabrina Lippman, called for broad coalitions and diverse housing solutions to see “all New York households achieve

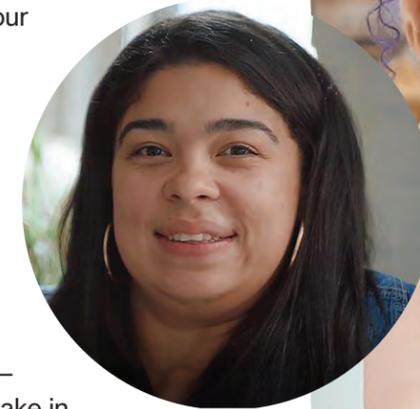
housing security and stability by accessing homeownership with enduring affordability that fortifies our communities for generations to come.”

Throughout the evening, our 400 guests heard moving stories from homeowners spanning our 40-year history of building homes and hope. We enjoyed an energizing opening performance by Industrial Rhythm, special appearance from Grupo de Carnaval los Tuares, and a high-energy After Party with DJ Mary Mac. The night fueled our ambition to expand our impact and advance bold housing solutions for the next 40 years and beyond.

## IMPACT STORY

### Amy V.

FOR AMY V., a Habitat homeowner from our second-ever development, Homesteaders, homeownership was a springboard for security, growth, and opportunity that would shape her family for generations. Amy immigrated from Colombia to New York City in the 1980s, a registered nurse determined to establish a foothold for herself and her daughter, Aura. Through connecting with a local HDFC, Amy spent six years laboring to renovate her building – investing sweat equity in exchange for a stake in her future. Her home on the Lower East Side became the anchor for her journey, and she became a pillar of the Lower East Side community.



“I saw the opportunity not only to build a place to live, but to be who I am – an activist,” Amy recalls. Alongside her neighbors on the Lower East Side, Amy helped establish schools, gardens, and community centers. She spearheaded the creation of the alternative school system on the Lower East Side, which today serves families citywide. Stable housing provided the foundation for these community transformations, and her journey ultimately inspired her daughter Aura to invest in and protect their neighborhood as well. “I think it is my big contribution to raise a beautiful child who is also an activist – she’s the district leader in our community, earned her master’s from Columbia School of Social Work, and became a dedicated social worker.” Aura’s passion for housing advocacy led her to serve on the board of the Cooper Square Community Land Trust (CLT) – New York City’s first CLT – where she worked to preserve affordability and quality of life for her community. Amy beams with pride at Aura’s commitment to continuing this legacy of service. “And I think Habitat for Humanity played a very important role in that.”

When Aura’s son Nico was born, the family was able to rent an additional apartment in the Homesteaders building. “I felt safe here and knew who I was living with – it was like a big family,” Aura says. Growing up in the home his grandmother helped build, Nico experienced a sense of security, peace, and belonging.

For Amy and her family, partnering with Habitat has meant much more just a housing solution – it has been a catalyst for multigenerational growth, flourishing, and community investment. “Partnering with Habitat is an opportunity for families to have quality of life, to have a home – a foundation where you can raise your children and grandchildren,” says Aura. Their journey is a testament to the enduring impact of safe, affordable, stable homeownership – not just for one family, but for entire communities.



## Annual Golf Outing

In May, we hosted our inaugural Annual Golf Outing. The stunning cherry blossoms at Scarsdale Golf Club were the perfect backdrop for our guests, including NBA Charlotte Hornets' Taj Gibson, who joined us on the green.

During our evening program, we were honored to hear from Marie M., one of our Aging in Place homeowners,

and her daughter-in-law Linnie, who shared about the vital upgrades that enabled Marie to continue living securely in her home and even host her family for the holidays. We enjoyed a spirited live auction and presented awards for tournament winners across the golf course, pickleball courts, and bowling alley. We hope this will be the start of a new "tradition unlike any other."

## IMPACT STORY

## Marie M.



**WE WERE TOUCHED TO RECEIVE** the following letter from Marie M., who participated in our Aging in Place (AIP) program. AIP provides home assessments and repair assistance that supports seniors in continuing to live with dignity and independence and remain safely in their homes.

*April 14, 2025*

*Dear Habitat NYC and Westchester,*

*I am writing this letter to express my sincere gratitude for the excellent work your team performed on the bathroom rehabilitation project at my home. The improvements are truly remarkable, and I am incredibly grateful for the care and attention to detail that went into this project. The renovation of my bathroom has allowed me to maneuver much better, and I adore the design and decor.*

*Your team was amazing. They completed the project just days before Thanksgiving, and I was able to unveil the newly renovated space to my family and friends. Your team was nothing short of professional and adept during the entire process.*

*The outcome has exceeded my expectations, and I am now enjoying a comfortable and safe space to call my bathroom. I've lived in my home for over forty plus years and the new bathroom space adds to the charm of my home.*

*I would also like to thank the staff/team for their hard work and professionalism throughout the process. Their dedication and expertise made a real difference.*

*Thank you again for everything. I am truly grateful for your services. You have been a blessing to me and my family, and I pray you will continue to be of service to those in need.*

*God Bless,*

*Marie M.*

# HONORING President Jimmy Carter's Legacy

*In Memory of President Jimmy Carter, 1924 - 2024*

Our CEO, Sabrina Lippman, was tremendously honored and deeply grateful for the opportunity to represent Habitat for Humanity New York City and Westchester County at President Jimmy Carter's funeral, alongside Don K., a Habitat homeowner from Mascot Flats – our first-ever development and inaugural Jimmy and Rosalynn Carter Work Project. The Carters worked on Don's home back in 1984, and he hosted them in that very apartment 30 years later at a retrospective reception. And in January, in a poignant full-circle moment, Don bid President Carter a final farewell at the Capitol.

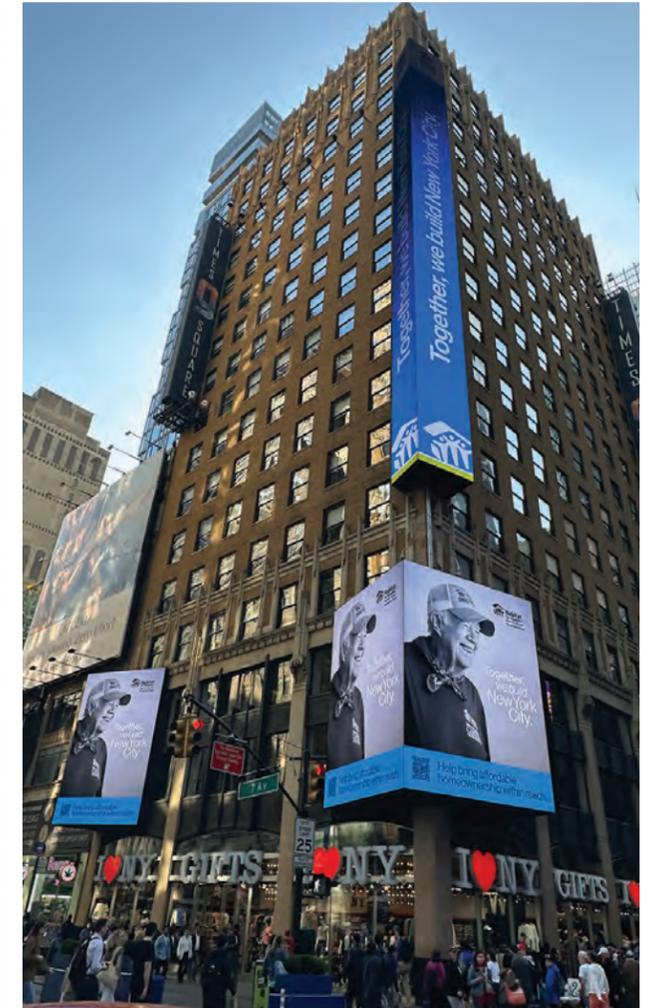
President Carter's profound belief in the power of service and his unwavering commitment to building a better world have left an indelible mark on this organization. His hands-on leadership and dedication remind us of the transformative impact of our work and the responsibility we carry to continue his legacy.

It is humbling to honor his life among so many who have been inspired by his vision and values. As we reflect on his extraordinary contributions, let us recommit to building homes, communities, and hope with the same passion and perseverance that defined his life.

Thank you to our incredible community for the role each of you plays in carrying this mission forward. Thank you for your outpouring of support and celebration of a life well-built at our memorial activations – the tribute site at Mascot Flats on the Lower East Side, and the door-signings at our ReStore locations in Queens and Yonkers. The Habitat family lost a tireless champion, but his legacy will endure – through every home he helped build and every home our organization continues to build across New York, the nation, and the world.



We were thrilled to receive gift-in-kind media placements, including bus shelters throughout the city and, most exciting of all, billboards in the heart of Times Square. These displays featured our recently departed champion of affordable housing, President Jimmy Carter.





## Advocacy

In FY25, our advocacy efforts built coalitions who helped pass history-making policies that promote housing access for all. Your involvement was crucial in these victories, and we are excited to build on this momentum.

- Habitat NYC and Westchester was an active member and participant in the citywide coalition to pass the **City of Yes for Housing Opportunity** zoning text amendment – the most pro-housing plan in New York City history – marking a monumental milestone for housing in our city. Over the next 15 years, the zoning reforms that comprise City of Yes will allow for the creation of more than 80,000 units of desperately needed housing across the five boroughs. Coupled with the City and State's \$5 billion investment in housing and infrastructure thanks to the City Council's City for All agenda, these new homes will go a long way toward combatting the housing crisis.
- **The Affordable Housing Retention Act (AHRA)** – our top advocacy priority for the past two years – was signed into law in the New York State budget. It creates a path to preserve affordable rental housing while expanding access to homeownership. AHRA allows tenants in qualifying buildings to purchase their homes

and opens the door for nonprofits like Habitat to own and steward permanently affordable housing. Habitat's ability to build coalitions across nonprofit, private, and public sectors was critical in getting this across the finish line.

- We launched our new advocacy action tool, Quorum, designed to turn complex policies into simple, actionable steps. Through local, state, and federal campaigns, Habitat advocates can now engage easily and effectively. This tool is vital for revitalizing our grassroots advocacy network, increasing advocate involvement, and equipping supporters to mobilize and amplify our collective impact on lawmakers shaping housing policy.
- Habitat helped guide and support a small group of lawyers and community land trust advocates in a collective effort to advance the implementation of the CLT model in New York City. This quiet but successful effort supported the City's internal decision-makers in understanding the legal framework of the split-deed housing structure that separates land from improvements, clearing the bureaucratic barriers to successfully implementing the structure across the City's relevant affordable housing portfolio.

## IMPACT STORY

### Lynn D.



ON A SUMMER SUNDAY DRIVE IN 1959, Lynn D.'s parents made a wrong turn. That wrong turn ultimately led them to putting a \$5 deposit down on a new home in Rockland County, NY. Built after Lynn's father returned from World War II and married her mother, a courageous French nurse midwife, the home has been the heart of her family for years. Lynn now shares the home with her son, Hunter.

But for many years, their family legacy was under threat.

Due to worsening storms and aging infrastructure, Lynn's basement flooded regularly. "Anytime it rained, the hair on the back of my neck would stand up," she recalls. "I'd be awake all night, checking the basement every hour." The damage was relentless – freezers ruined, heating systems destroyed, and the foundation compromised. Even with a sump pump and battery backup, power outages left her and Hunter sweeping water by hand, night after night.

Determined to protect their home, Lynn took action. She saw a newspaper ad about Habitat NYC and Westchester's Flood Relief program and applied. What followed was a year-long collaboration – Lynn, Hunter, and Habitat working side by side to preserve the home's integrity and future.

It was Habitat's largest Flood Relief preservation project, involving six contractors and extensive repairs: new French drains, soil remediation, basement waterproofing, and a generator installation. Lynn coordinated schedules, managed vendors, and ensured every detail was addressed. "I'm a very organized person," she says. "And with Habitat's support, I was able to keep everything moving." Hunter, too, played a vital role. "He was my wingman," Lynn says proudly. "He can add assistant general contractor to his resume." Diagnosed with autism at 18 months, Hunter thrives on routine and familiarity. Lynn shares that saving their home "gives me a sense of security in my heart, knowing that he will have a place to stay. He can be independent."

Many of the repairs may be hidden behind walls and beneath the soil, but their impact is deeply felt. "Now, when it rains, I don't panic. I have peace of mind," Lynn says. The entire experience wasn't just about fixing a house. It was about honoring her parents, protecting her son's future, and reclaiming her own sense of safety and pride. "With Habitat's help, I am set up for success – I'm grateful, and I'm honored to be able to continue our family legacy."

## DISASTER RESPONSE

In 2024, Habitat NYC and Westchester responded to the needs of homeowners in Westchester and Rockland counties who were severely impacted by the July 2023 floods. Through the AHC Flood Assistance Program, families could access grants of up to \$50,000 to support damage repairs and make their homes safe and livable once again. One of the homeowners we were privileged to partner with was Lynn D.

# The ReStore



# Volunteers



## IMPACT STATS

	 SALES	 TRANSACTIONS	 TONS DIVERTED FROM LANDFILL	 DONATION PICK UPS	 TOTAL ITEMS PICKED UP
Queens ReStore	\$365,070	5,979	237	251	2,178
Yonkers ReStore	\$569,651	6,182	285	491	5,323

## Thank You for Ten Years of Community and Customers

AFTER A REMARKABLE DECADE OF OPERATION, our Habitat NYC and Westchester ReStore in Woodside, Queens, closed its doors in May. Since 2015, the store has been a pillar of the community, with unwavering support from customers, donors, and partners fueling its success. Despite recent challenges facing the retail sector, the dedication of our community ensured that our shop consistently excelled. With an average of \$160 in sales per square foot annually, it stood as one of the top-performing ReStores nationwide – recognized repeatedly as best in class, a testament to its remarkable impact despite a modest footprint.

The decision to close the Queens location and streamline operations reflects our team's commitment to greater efficiency and enhanced customer service throughout the region.

“While it is always difficult to close a chapter, we are immensely proud of the impact our ReStore has had in our community. Over the past decade, we’ve formed deeply meaningful connections and partnerships that have bolstered our mission. The support from our community has been exceptional, and we are excited to continue building on this foundation to advance Habitat’s work through our Yonkers location and online,” said Sabrina Lippman, CEO, Habitat for Humanity New York City and Westchester County.

In October, our flagship Yonkers store celebrated its first anniversary with live music, a cookout, and a busy sales day. The festivities welcomed Yonkers Mayor Mike Spano, NY State Senator Andrea Stewart-Cousins, Councilwoman Deana Renee Norman-Robinson, and the News12 team. The Yonkers ReStore is surpassing expectations, rapidly gaining a reputation as a premier thrifting destination in the region.



VOLUNTEERS REMAIN A COMMITTED FORCE behind our mission, lending their time and talents across build sites, events, and office initiatives. We are grateful for the dedication of individuals, companies, and faith and community groups, whose meaningful involvement fosters a culture of purpose and helps strengthen resilient, thriving neighborhoods throughout New York. Notably, the revitalization of our office volunteer program contributed to a new post-pandemic high for collective volunteer hours, reflecting the renewed energy and dedication of our volunteer community.





## Global Village

- In November 2024, we led a Global Village build trip to El Salvador. In San Francisco Gotera, the capital of the Morazán department, we worked on the foundations of a home to create additional living space for Bernita and her extended family of 13. The team learned about the country's devastating civil war, and the ongoing efforts of communities to rebuild their lives and identities. Moved by the resilience and spirit of the Salvadoran people, our work extended beyond improving living conditions: it deepened cross-cultural understanding and highlighted the powerful role of family and belonging in a place shaped by both hardship and hope.
- In March 2025, we returned to the Dominican Republic for a Global Village build trip, joining Hábitat Dominicana in laying the foundations for safe, healthy homes for nine families. This effort was part of the Habitat Latin America and Caribbean region's 100,000 Floors to Play On initiative. Together, we mixed and poured cement, painted walls, and were delighted by a heartfelt reunion with families we had worked alongside during our 2023 build. Witnessing the continued growth and flourishing of these families was deeply moving. One particularly touching moment involved reconnecting with a homeowner who, at the time, had just built a new home while navigating personal challenges after his father's passing. To see him reunited with his wife – now expecting twins – and thriving was an unforgettable reminder of the lasting impact of our work.



# Vyse Ave

One of our newest developments, located at 1703 Vyse Avenue in the Bronx, embodies Habitat's ongoing efforts to provide pathways to homeownership for New York families. This undertaking involves the complete rehabilitation of a dilapidated two-family building, which will be reimaged into a modern duplex that offers a unique homeownership opportunity. The future homeowners will reside in one unit, while renting out the other, enabling them to build equity, financial stability, and self-reliance. The revitalization of this home will be made possible through the dedicated efforts of our volunteer construction teams, illustrating the powerful impact of community collaboration.



## CDFI

In FY25, the Habitat NYC Community Fund **closed three loans totaling \$709,999, impacting 28 units of housing and 63 individuals and families.** As a certified Community Development Finance Institution (CDFI), the Fund remains dedicated to extending credit to communities with limited access to traditional financial resources. This year's achievements reflect the Fund's ongoing commitment to advancing affordable housing and strengthening neighborhoods throughout our region.

Looking ahead, we aspire to support a greater number of Habitat for Humanity affiliates, enabling them to enhance their local impact through flexible financing solutions delivered when they are most needed. Our future initiatives include expanding our lending to encompass new property types – such as the anticipated first loan to a Mitchell-Lama building – and increasing our presence in upstate New York. By continuing to grow our pipeline and pursuing new opportunities, we aim to further our mission of fostering sustainable homeownership and vibrant communities for years to come.

## IMPACT STORY

# Steuben County Habitat for Humanity

IN MARCH 2021, THE HABITAT NYC COMMUNITY FUND provided a \$105,000 loan to Steuben County Habitat for Humanity to support their home building efforts. The funds were used to cover the balance of the acquisition cost of a modular home, as well as some associated hard and soft costs. A homebuyer was ready to purchase the home, but the cash crunch made the completion of the house impossible without a loan from the Community Fund. The loan would be repaid by the home sale proceeds to Steuben Habitat. These flexible terms were developed to give the organization sufficient time to make necessary renovations to the property and then sell it, without the pressure of making loan repayments.

In May 2023, the Community Fund provided a second loan to Steuben Habitat. Steuben Habitat used a portion of the loan to re-purchase a home it previously sold to a Habitat homeowner, allowing the home to be resold to another low- to moderate-income family. The existing Habitat homeowner, who had resided in her home for approximately 10 years, contacted Steuben Habitat with the express wish of having her home resold at an affordable rate. Steuben Habitat used a portion of the loan proceeds to buy out the equity of the current homeowner, with the remaining balance going toward capital improvements to the home. "This loan will enable us to preserve an affordable homeownership opportunity and offer to another family a path to building home equity, and to the generational benefits that go with it," said Steven Daniels, executive director, Steuben Habitat.

In early 2025, the property became home to a new Habitat homeowner, Barb, and her daughter Penny. Barb had worked towards her homeownership dream for years. She completed credit repair classes and at one time was eligible for a home loan but then chose to pursue another dream: starting her own business. This delayed homeownership, as she needed to be in business for two consecutive years before qualifying for a loan. But finally, the timing aligned, and Barb and Penny moved into their new home in May.

At their home dedication, Barb spoke about her deep gratitude for the opportunity – she was amazed by all the help received, both in renovating and financing their home. "We are very excited and thankful," Barb said. "This is my first home, and it means so much to both of us."

The Fund's continued partnership with Steuben Habitat is an exciting example of how the Fund can continue increasing our impact and footprint. In late-2024, the Fund made a third loan to Steuben Habitat, allowing them to build a single-family modular home.



# Supporter Snapshot

 **11,949**  
Total number of donors

 **7,905**  
Number of new donors

 **\$5,691,249**  
Total gifts (\$)

 **23,299**  
Total number of gifts

 **\$9,985**  
Matching gifts

 **\$258,605**  
Cars for Homes

 **\$198,129**  
Gifts in kind

 **\$86,936**  
Bequests

# FY2025 Financials

(July 1, 2024 – June 30, 2025)

ASSETS	
Cash and cash equivalents	\$ 5,230,389
Receivables	\$ 5,493,859
Other assets	\$ 2,853,013
Projects under development, net	\$ 20,294,702
<b>Total assets</b>	<b>\$33,871,963</b>

REVENUE	
Contributions	\$ 5,840,107
Contributions in kind	\$ 1,026,042
Government grants	\$ 25,000
Sale of housing units	\$ 745,363
ReStore	\$ 926,814
Other income, net	\$ 1,870,271
<b>Total revenue</b>	<b>\$10,433,597</b>

LIABILITIES AND NET ASSETS	
Total liabilities	\$ 25,951,249
Total net assets	\$ 7,920,714
<b>Total liabilities and net assets</b>	<b>\$33,871,963</b>

EXPENSES	
<b>Program services</b>	
Cost of housing units sold	\$ 381,636
Other program services	\$ 6,894,251
<b>Supporting services</b>	
Management and general	\$ 1,164,194
Fundraising	\$ 1,465,740
<b>Total expenses</b>	<b>\$ 9,905,821</b>

HABITAT FOR HUMANITY NEW YORK CITY COMMUNITY FUND	
Total assets	\$ 5,377,530
Total liabilities	\$ 1,752,359
Total net assets	\$ 3,625,171
Total support and revenue	\$ 428,222
Total expenses	\$ 568,952

## BOARD OF DIRECTORS

### Habitat NYC and Westchester Executive Committee

#### Chair

Anthony Montalto  
*Jaros Baum & Bolles*

#### Vice-Chair

Diana Reyna  
*Diana Reyna Strategic Consulting*

#### Secretary

Marian Zucker  
*Retired*

#### Treasurer

Brian Smalley  
*Apple Bank*

#### Member at large

Peter J. Murray  
*Dolphin Property Services, LLC*

### Members

Lizette A. Cantres, *Retired Attorney*

Farid Cardozo, *Group PMX, LLC*

Dena Faccio, *Voya Financial*

Rev. Deirdre Fisher-Kemp,  
*New York State Affordable  
Housing Corporation*

Ron D. Franklin,  
*Proskauer Rose LLP*

David Garner, *Barclays*

Rick Gropper,  
*Camber Property Group*

Marc Heinrich,  
*Office of Mayor of New York City*

Adam Hellegers,  
*L+M Development Partners*

William "Bill" S. Kogan, *Leech Tishman  
Robinson Brog, PLLC (resigned Jan 2025)*

Brian S. Lichter,  
*Davis Polk & Wardwell LLP*

Christine McGuinness,  
*ArentFox Schiff*

Marie Moreno, *OrangeBank & Trust  
(resigned Oct 2024)*

Kenneth Morrison,  
*Lemor Realty Corporation*

Doug Morse, *North Lake Capital*

Sean Sasso, *Coast at Compass*

Daniella Schlisser, *Brown Harris Stevens  
(resigned Sept 2024)*

Claudia Schrader,  
*Kingsborough Community College*

Mai Shiver,  
*TIAA (resigned Sept 2024)*

Kirsten Sibia, *Dattner Architects*

David Stein, *Adobe*

## REAL ESTATE COUNCIL

### Co-Chairs

John Isaacs, *CBRE, Inc.*

Doug Morse, *North Lake Capital*

### Members

Jonathon Blackwell,  
*WatermanCLARK*

Helena Durst,  
*The Durst Organization*

Bess Freedman,  
*Brown Harris Stevens*

Josh Glick, *Vornado Realty Trust*

Miriam Harris, *Priya Living*

Susan Hewitt,  
*Cheshire Group LLC*

Jonathan Iger,  
*Sage Realty Corporation*

Tonye Jack,  
*Highline Construction Group*

Will Matthews, *City National Bank*

Anthony Montalto,  
*Jaros, Baum & Bolles*

Kenneth Morrison,  
*Lemor Development Group LLC*

Jacob and Daniel Rad,  
*Radson Development*

Max Rayetsky, *Meltzer, Lippe,  
Goldstein & Breitstone, LLP*

Brenda Rosen, *Breaking Ground*

Ben Shavolian,  
*Shelter Rock Builders LLC*

Beatrice Sibblies,  
*Village Harlem +  
BOS Development*

## LEADERSHIP COUNCIL

### Chair

Christine McGuinness,  
*ArentFox Schiff LLP*

Michael Anagnos,  
*SK Capital Partners*

Chris Bennett, *S&P Global*

Emily Bergl, *Actor*

Assemblywoman  
Rodneyse Bichotte,  
*New York State Assembly*

Liz Blake, *Habitat for Humanity  
International (Retired)*

Les Bluestone,  
*Blue Sea Development*

Contessa Brewer, *MSNBC*

Erica Buckley, *Nixon Peabody*

Amy Carlson, *Actor*

Matt Galligan, *CIT*

Pastor Zidde Hamatheite,  
*Wayside Baptist Church*

Charlie Hammerman,  
*Disability Opportunity Fund*

Carmen Hughes,  
*Edelweisse Consulting*

Karim Hutson,  
*Genesis Companies*

John Isaacs, *CBRE, Inc.*

Blair Lichter, *Attorney*

Stefanos J. Marcopoulos,  
*American Express*

Pastor Gilford T. Monroe,  
*Mt. Zion Church of God 7th Day*

Lee Olesky, *Tradeweb Markets*

Erika Parkins, *B Capital*

Martha Parrish, *MVP & Company*

Richard Roberts,  
*Red Stone Equity Partners*

## WOMEN BUILD COUNCIL

Dara E. Udo M.D., MPH

Jyothi Grama

## BOARD OF DIRECTORS

Habitat NYC Community Fund  
Brian Hsu, *Goldstein Hall*

Tibita Kaneene,  
*Mizuho Bank*

Amir Kirkwood,  
*Justice Climate Fund*

Christine McGuinness,  
*ArentFox Schiff*

Fr. Stephen Mimnaugh, OFM,  
*Franciscan friar,  
St. Bonaventure University*

Christie Peale, *The Center for  
NYC Neighborhoods*

Osaze Rimany, *Morgan Stanley*

Mark Streb, *Neighborhood  
Preservation Coalition*

Marian Zucker, *Retired*

## HYP BOARD

Daniel A. Allen

Angelina Fung

Caroline Guirgis

Malcolm Hoffman

Adrian Hui

Nadia Khan

Andrew Lent

Eleanor Liu

Parachi Masown

Claire Schneiderman

Alexis Wallace

Alexis L. Zhao

# Our Supporters

Habitat NYC and Westchester's work would not be possible without the steadfast support of our affordable housing champions.

We gratefully acknowledge the individuals and organizations who have made gifts between July 1, 2024 - June 30, 2025. Their financial generosity continues to build a more just housing future for families across our region.

## \$1,000,000+

Anonymous

## \$500,000+

The Citi Foundation

## \$100,000+

John D. Gilliam and  
Deane A. Gilliam

Peter and Peg D'Angelo

Taxpayers for an Affordable  
New York

Tradeweb Markets Inc.

Wells Fargo

## \$50,000+

City National Bank

Con Edison

Greystar Worldwide, LLC

Lug Life, LLC DBA The Junkluggers

Squarepoint

The Bank of America Charitable  
Foundation

The Morse Family Foundation, Inc.

Vital Projects Fund, Inc.

Watches of Switzerland Group  
USA Inc.

## \$25,000+

Anonymous

Astound Business Solutions

Caryn Seidman Becker

Diana Reyna and  
Petronio Hernandez Jr.

Equity Residential

Estate of Lois Kirschenbaum

Enterprise Mobility

Insight Venture Management, LLC

Lenora M. Egli

McKinnon Family Foundation

NYS Commissioner  
of Taxation & Finance

Petro Heat

Proskauer Rose, LLP

Robert A.M. Stern Architects, LLP

SitusAMC

Sony Corporation of America

The Brodsky Organization

US Bank Foundation

Voya Foundation

Walentas Foundation LTD

WSP Global Inc.

Zegar Family Fund

## \$10,000+

400 Capital Management, LLC

Adam P. Hellegers

Adolph & Ruth Schnurmacher  
Foundation, Inc.

Adobe Inc.

Anthony M. Montalto, Jr. and  
Caitlin McMillan

Apple Bank For Savings

AXIS Reinsurance Company

BankUnited

Barclays

Brian S. Lichter and  
Blair A. Lichter

Capital Group Private  
Client Services

Carol C. Johnson

Christine A. McGuinness

Cozen O'Connor Foundation

Dattner Architects

David A. Terveen

David Ginzberg and  
Shirley Ginzberg

Estate of Gary S. Klerman

Estate of Sheila W. Creasy

Fidelity National  
Title Insurance Co

Geula Solomon

GIC Real Estate Inc.

Goldstein Hall, PLLC

Group PMX, LLC

Habitat For Humanity  
International, Inc.

Herbert Waldren

Hilton Grand Vacations

Hope For New York

Hunter PR

Infor

Jaros Baum & Bolles

Joan Reicherter

Joseph Naftali

King Street  
Capital Management, L.P.

Larry L. Luing  
Family Foundation Inc.

Leslie J. Lane and  
Alan Vorchheimer

London Fischer, LLP

Marc W. Heinrich

Martin Granger

Matthew Chung

Mega Contracting Group, LLC

Monique M. Regard

Morrison & Foerster

Mr. Henry G. Petermann

Nergesh N. Tejani

Nixon Peabody, LLP

Peter J. Murray

Philip A. Lentz

Pretium Partners, LLC

Prosperity Home Mortgage, LLC

Ron and Olga Franklin

Sherwin-Williams

Sun Pharmaceuticals  
Industries, Inc.

Taro Pharmaceuticals USA

The Estate of Charles Scalera, Jr.

The Jeff Hunter Charitable Trust

Trace3

Urban Atelier Group

Valley National Bank

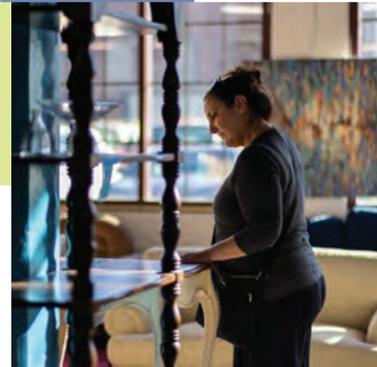
Victoria Pasquale

## \$5,000+

ADE Group	Gil-Bar Industries, Inc.	Peter H. Darrow and Katharine P. Darrow
Alysse Bezahler	Gurhan New York, Inc.	Pritchard Industries
Amelie M. Lipman	Helen W. Kornblau	Priscilla N. Matouk
Amy P. Berkowitz and Ken Berkowitz	HIGHMARK, Building Efficiency	Ramon Rodriguez
Andrew J. Feldman	Howard Williamson	Richard Firestone
Annie L. Torres	JDP Mechanical, Inc.	Robert & Arnold Hoffman Foundation
Arthur J. Gallagher & Co.	Joan M. Cavalero	Robert Fales
Barbara A. Abeles	John Wing	Robert Kalsow-Ramos
Bruce Buschel	JDP Mechanical, Inc.	Sara Safford
Cadenza Ventures Management Company, LLC	Katherine Cattanach and David Garner	Suzanne M. Halbardier
Chao Pan	Lemor Development Group	Team Electric Inc.
Consigli Construction Co., Inc.	Laura and Scott Malkin	The Bank of New York Mellon
Corinna Da Fonseca Wollheim	Lincoln Hernandez	The Durst Organization
David Garner and Katherine Cattanach	Marc Weaver	The Edith MacGuire Charitable Trust
David R. Stein and Arielle Feiden	Maria K. McKenna and Thomas Beaujour	The Everset
Diane Russ	Martha Parrish	The Esther Simon Charitable Trust
Dime Community Bank	Maryellen Borello Kerzner and Paul A. Kerzner	The Harold & Mimi Steinberg Charitable Trust
Denivaldo G. Dasilva and Sabrina Vasquez-Dasilva	Matt Fleischer Black	The M&T Charitable Foundation
Douglas and Claudia Morse	Meenakshi Bhuvaneshwar	The Rudolph Saracco Revocable Trust
East West Bank	Mr. John S. Isaacs	Trinity Consultants
Ellen G. K. Rubin	New Light Baptist Church	Virginia Brody
Elizabeth Crespo	Oaktree Solutions	Weston M. Hicks and Ann L. Hicks
Federal Home Loan Bank of New York	One Point Of Light Foundation Inc.	
Flatlands Reformed Church	Patricia A. Johnson	
	Patricia Bisset	

## LEGACY GIFT SOCIETY

<i>*new members in FY25</i>	Eric Richard Guy	Patricia Ann Blunt
Anonymous Donors	Eugene Panczenko	Robin Kittrell
Antigone Cesareo Pressley	Gary S. Klerman	Rudolph Saracco
Berenice Gutierrez	Ginnet Orjuela	Sheila W. Creasy
Cedrick Clinton	Jill J. Holder	Vera J. Gordon
Charles Scalera, Jr.	Jeffrey Scott Spence	Virginia Giselle Loperena
Deborah Drakes	Lisa Ann Harris	Wendy Leigh Curtis
Dennis Fitzpatrick	Lois Kirschenbaum	Yukie Y. Gordon
Diane M. Hopsia	Lylianna Nazario	





**Now is the moment – your commitment fuels our mission.**

Sign up today and stay informed about our latest programs and impact: [habitatnycwc.org/subscribe](https://habitatnycwc.org/subscribe)

Act now: make a tax-deductible gift and help build a future where all New Yorkers have access to safe, decent, affordable housing.

Visit [habitatnycwc.org/donate](https://habitatnycwc.org/donate)

**Your support matters.**

Join us in advancing housing solutions and sustainable communities across our region.

[habitatnycwc.org](https://habitatnycwc.org)

 [habitat-for-humanity-nyc-wc](https://www.linkedin.com/company/habitat-for-humanity-nyc-wc)

 [habitat.nyc.wc](https://www.facebook.com/habitat.nyc.wc)

 [habitatnyc\\_wc](https://www.instagram.com/habitatnyc_wc)

 [habitatnycwc](https://twitter.com/habitatnycwc)

