



# Annual Report FY22

July 1, 2021 - June 30, 2022



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## About Paterson Habitat for Humanity

### Our Mission

Bring people together to build homes, communities, and hope.

### Our Vision

An equitable Greater Paterson region where all people have access to the transformational power of safe, stable, affordable housing.

During our 38-year history, we have built **285 new homes and served more than 350 families**, adding approximately \$30 million to the City of Paterson's tax rolls. Overseas, Paterson Habitat has tithed over \$1 million resulting in an array of housing solutions made possible worldwide, particularly for vulnerable populations and communities hardest hit by disaster.

# A Message from Scott

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As I reflect back on our 2022 fiscal year I am most drawn to the metaphor of planting. Construction, like farming, is a seasonal and cyclical business, however unlike farming not all of our seasons and cycles always fit neatly in a single year. Sometimes there are years of planting followed by years of harvesting.

For Paterson Habitat for Humanity fiscal year 22 was a year largely spent digging, planting, and growing projects which will be harvested in fiscal years 23 and 24. In fiscal year 22 our team literally dug dozens upon dozens of truckloads of dirt and debris out of the ground, on over a dozen building sites, in order to create the conditions necessary for a stable home to be planted. We planted foundations for ten new homes, as well as a new home for the Albert Lawson Memorial VFW post in the City of Passaic, and we tended to the growth of those homes as they rose out of the ground, while also preparing the ground to plant nine more foundations. All of this digging and planting work will lead to a bountiful harvest of new homes in fiscal years 23 and 24.

In fiscal year 22 we also began the process of diversifying the crops we plant. We continued to plant the seeds for new single family homes, while we also planted seeds for our first mixed use development, new two-family models, and two critical repair programs, which will serve Paterson's Northside as well as five other Passaic County municipalities. We look forward to harvesting desperately needed affordable housing from all of these initiatives in the years to come.

Fiscal year 22 also saw the challenges facing our communities, and our work, continue to multiply. From the ongoing effects of the Covid-19 pandemic, to supply chain issues and labor shortages, to the rapidly rising costs of housing, both the need for our work, and the costs and complexities of meeting those needs grew. In the face of these needs we were both humbled and encouraged to receive the two largest individual donations in our thirty-eight-year history. We feel these gifts are endorsements of both the results we are achieving as well as our plans for the future. Through the creation of a strategic investment fund these gifts will be used to expand our mission impact for years to come.

None of this work would be possible without the tremendous support of each person who comes together to build homes, communities, and hope with us. From our staff, to our board, to our volunteers, to our individual, faith, service, foundation, and corporate partners, each one plays a critical role in our ability to continue pursuing our vision of a world where everyone has a decent place to call home. Thank You, each of you, for coming together to make fiscal year 22 successful and helping us plant the seeds for future homes to come in the years ahead.

In partnership,

# Paterson & Beyond



## 135 Summer St., Passaic

We began fiscal year 2022 by embarking on our first solo project in the City of Passaic. On August 25, 2021, Paterson Habitat family and friends joined together with the City of Passaic, Mayor Hector Lora, and members of VFW Post 10117 at 135 Summer Street in Passaic.

As we watched the walls of the deteriorating home of the VFW Post 10117 come down, newfound hope in the community arose. Hope not only for the four families who will have their dream of homeownership realized, but hope for the veterans and auxiliary members of VFW Post 10117.

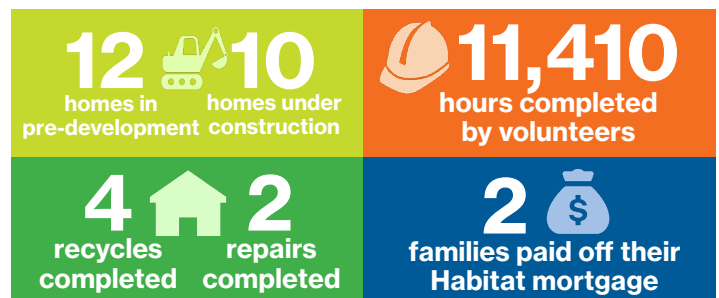
By March 2022, we were well on our way to seeing real progress when we broke ground and began the installation of the foundation for this reimagined and reconstructed home for the Albert Lawson Memorial VFW Post. The new hall will serve as a meeting place for the community, ensuring the continuation of the VFW program which supports 67 veteran members, the largest in the state. The second floor will become home to four homeowner families. This project marks many firsts for us. It is our first mixed-use project in our 38-year history and is helping us prepare for exciting future projects which are in the beginning stages of pre-development.

## 142-150 Governor St., Paterson (Governor 5)

Along with the start of a brand-new two-story mixed-use building in Passaic, we raised the walls on a new five-home development on Governor Street, in Paterson's 4th Ward in the fall of 2021.

The homes are eagerly awaited by the future owners. The past two years have added even more stress on all of our daily lives, and the certainty and safety of having your own home is a long awaited blessing to these families.

One of those families is Ana and her two children Noah and Paige. You may remember Ana's story from our Winter 2021-2022 newsletter published earlier this year. For most of her life, Ana has dealt with unresponsive landlords who ignored her pleas to fix the multitude of problems in her home. Ana and her children are currently living in one of Paterson Habitat's transitional rentals while anxiously awaiting the day Governor 5 becomes their new home.





**142-150  
Governor St.  
(Governor 5)**

When Ana purchases one of the Governor 5 homes, she will be the first in her family to own her own home. Ana says her goal is to break the cycle of poverty in her family. She believes owning her home will allow her family to have something that is theirs and will allow her to build so much more for her children's futures. Ana and the four other future homeowners of Governor 5 anticipate receiving the keys to their home in the fall of this year.

The Governor 5 homes are the first new affordable homes to be funded by the State's Affordable Housing Trust Fund in over a decade.

**A Transformational Gift**

Fiscal year 2022 was a history-making year for Paterson Habitat: we began work in the City of Passaic, our 300th new home in Paterson entered pre-development, and we received the organization's largest donation in our 38-year history.

On March 22nd, Paterson Habitat for Humanity, received a transformational gift of \$4.5 million from American author and philanthropist, MacKenzie Scott. The donation will substantially help further Paterson Habitat's vision of a Greater Paterson region where everyone has equitable access to a safe, decent and affordable place to call home.

This donation will allow us to invest more aggressively in expanding our services and mission impact across Passaic County. We are overwhelmed by the generosity of Ms. Scott and profoundly grateful she has chosen to put her faith in our ability to address the affordable housing crisis in our region.

She has sent a loud and clear message: We are worth the investment!

*Continue on page 6.*



**135 Summer Street, Passaic**

## A Transformational Gift

*Continued from page 5*

Paterson Habitat for Humanity will use this significant gift to invest in increasing our capacity and to serve more families in our community, which is currently facing an affordable housing crisis unlike any we have ever seen. In our hometown of Paterson, the price of a single buildable lot has increased more than fourfold since before the pandemic. The crisis is acute. There are not enough houses, let alone affordable units, available to meet the housing needs of our city, county, and country.

A gift of this size, especially during these challenging times, brings us renewed hope for the possibilities it creates and for the recognition it brings to the dedicated leaders, staff, and volunteers of Paterson Habitat.

Ms. Scott was not the only member of our community to confirm that the work we do is worthy of support. This past year also included a gift of over \$1 million from an active supporter of our vision who noted our mission must continue.

# Expanding our Footprint

## A New Name

Our donors are right, we and the communities we serve are worth the effort. Our mission must continue in Paterson and Beyond. To better reflect our existing scope of work, and the goals of our 40 & Beyond strategic plan, Paterson Habitat for Humanity will change its name to Passaic County Habitat for Humanity on January 1, 2023. As we expand our footprint, we must acknowledge that the affordable housing crisis is crippling families across all of Passaic County.



While much of our home building has been confined to Paterson, our ReStore has been located in Wayne for the past 10 years. Further, over the past two years, building on previous collaborative development efforts in the City of Passaic, we embarked on our first solo development project outside of Paterson, the redevelopment of the Albert Lawson Memorial VFW Post, located at 135 Summer Street.

We will leverage the experience and expertise we have developed over the past 38 years to bring our traditional volunteer-supported homebuilding efforts, and a new home preservation solution, to all of Passaic County while continuing our work in our hometown of Paterson.



Fall House Dedication 2021



Passaic Project Groundbreaking 2022



Spring House Dedication 2022

## Advisory Board Build Day 2022



# Board Members

## Advisory Board

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**Inge Spungen**  
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Collective

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CEO, DSC Consult., LLC

**Board Attorney:**  
Alexis E. Lazzara, Esq.



# Our Donors

We are thankful to all of you – our community of caring, dedicated individuals and organizations. Thanks to your tireless efforts and generous contributions, you’ve invested in the futures of hundreds of families across Passaic County.

## **\$4,000,000 - \$5,000,000**

National Philanthropic Trust

## **\$1,000,000 - \$2,000,000**

Anonymous

## **\$300,000 - \$400,000**

NJ Department of  
Community Affairs (NRTC)

## **\$50,000 - \$99,999**

Columbia Bank  
Kuiken Brothers Company, Inc.  
Marilyn Clark  
Wells Fargo Foundation

## **\$25,000 - \$49,999**

Bank of America  
James Capra and Linda Ransom  
Community Foundation of NJ  
Henry & Marilyn Taub Foundation  
James and Kathleen O’Brien  
The Fund for NJ

## **\$15,000 - \$24,999**

ADP Inc. & its Employees  
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Cars for Homes, HFHI  
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Rosemary O’Brien  
Mary Stringfield  
TD Charitable Foundation  
The John & Margaret Post  
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Foundation  
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St. Luke’s Memorial Trust  
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Valley Bank  
Visions Federal Credit Union

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Josh and Lisa Hanks  
Habitat for Humanity Intl.  
High Mountain Presbyterian  
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Scott Millard  
New Jersey’s Clean Energy  
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Sealy Mattress Company  
George and Allison Slingland  
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Ridgewood  
Thrill Hill Foundation  
Whirlpool Corporation  
Wyckoff Reformed Church

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Judith Keyes  
Kyle Kohlhepp  
Douglas Layden



Mark and Kelle Leonhard  
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Stuart Levy  
Cathy Lowden  
Stephen and Paula Mainardi  
Regina Marino  
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John McGuirk  
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Derya Taskin  
Richard and Leanne Tavoso  
Donald and Gigo Taylor  
The American Online Giving Fund  
The CORE Training Inc.  
The Starbucks Foundation  
United Givers Plan of  
Packanack Lake, Inc.  
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Versa Products Co., Inc.  
Kenneth and Maura White  
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Jane Williams Warren  
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Moira Brophy  
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Michelle Dugan  
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Racquel Mair  
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James Steinman  
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Gregor Winkel and Susan Wright  
William and Kathryn Yeomans

#### **\$200 - \$499**

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Frida Bagel  
Vincent Barra  
W. Rogers and Rebecca Benson  
Frank and Jaqueline Blesso  
Donna Brightman  
Michael and Betsy Broder  
Thomas and Susan Brovarone  
William and Patricia Byrne  
Elizabeth Cassino  
Louise Cayne  
Celeste Cellini  
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Bruce and Liz Ciccone  
Community Church of Glen Rock  
Patricia Crifo  
Lois DeGenaro  
Devyn Del Balso  
Andres Diaz and Jennifer Perez  
Thomas and Dorothy Diffendal  
Vishakha Dixit  
Lynn Dolan  
Thomas and Adrienne Donohue  
John and Karen Eckart  
Elizabeth Fearen  
Amy Ferrante-Martin  
Gregory Ficarr  
Steven and Lauren Friedman  
Judith Frisone  
Patrick and Marguerite Garzillo  
Anita Giannella  
Floyd and Phyllis Glinert  
Joe and Jeanne Goryeb  
Robert and Catherine Gritman

Rurik and Cynthia Halaby  
Wendy Hallock  
Joseph Hallock  
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Harold Hinds  
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Charles Omsberg  
William Ortiz  
Joann Outslay  
PayPal Giving Fund - Ebay  
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William Reenstra  
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Edward Solomon and  
Maria Dasilva  
Phillip Southard  
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Donald Stahl  
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Jill and Irene Sterling  
Carl Stober  
John Stroub  
Kenneth Sullivan  
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Palak Venkataraman  
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Maureen Watters  
Brent Weiss  
Marie Wormell  
Richard and Gwen Zetterlund  
Susanne Ziskis

**\$100 - \$199 (organizations only)**

Frontstream  
Givinga Foundation  
Madison Ave. CRC, Paterson  
Mutual of America  
Procida Funding & Advisors  
Rutherford Congregational  
Church  
Theta Phi Alpha Foundation  
United Reformed Church  
of Clifton

## Tribute Gifts

### In Honor of...

**Allen Maxfield**  
Frederick Maxfield

**Andy & Barbara Dunn**  
Daniel Horner and Sarah Dunn  
Cipora Schwartz

**Ashley Biggs**  
Pamela Biggs  
David and Debra Boyle

**Barbara Dunn**  
Thomas and Adrienne Donohue  
Maureen Lennon  
Joseph and Elizabeth Morley  
Cipora Schwartz  
Brent Sjaardema

**Bob Rapenske & Joanne Horak**  
Pamela Biggs

**Christa & John Reddy**  
Jay Ziffer

**Christopher B Mount**  
Alice George

**David Mowad**  
Joseph and Elizabeth Morley

**Donna Brightman**  
Andrew and Barbara Dunn  
John and Karen Del Fattore  
Elizabeth Noll

**Elizabeth "Buffy" McKay**  
Chantal Cannon  
Martin and Eleanor Gruber  
Richard and Susan Nashel  
Rosemary O'Brien

**Father's Day**  
St Catharine RCC, Glen Rock

**Fausto Roque**  
Fauridys Roque

**Gail Hackett**  
James and Linda Walters

**Garret G Nieuwenhuis**  
Anonymous

**Hedy**  
Sandra Shirk

**James Traverso**  
Luke Traverso

**Jeannie Gerdy**  
Jill Goordman

**Jill Mackey**  
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**John and Olivia Voellmicke**  
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Joseph Ponte  
Michael and Jane Reilly  
Salvatore and Joanne Stolfo  
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William and Linda DeBlock

**Linda Stanhope & Greg Lnenicka**

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**Nancy DeVries**

Ruth Brodsky

**Pam's friends, family  
& Ashley Biggs**

Pamela Biggs

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Amy Ferrante-Martin

**Paul Ramirez**

Barbara Fernstrom

**Peggy Cole**

Deborah Murphy

**Pierce Family**

William and Carol Stanhope

**Raymond Hallock**

Wendy Hallock

**Robert Ricker**

Carole Brescia

**Ruth Plucinski**

Wendy Hoffman

**Steve Kehayes**

Carolyn and John Jacoby

**Sue & Fred Garlow**

Pamela Biggs

**Sue Abraham**

Frida Bagel

**Sue Swanson**

Nan Crain

**The Northside Community**Giancarlo Di Lonardo  
and Alexandra Shinert**Wayne Angelbeck**Cipora Schwartz  
Thomas and Margaret DeVita  
MKP Capital**In Honor of Elizabeth Anderson  
& Patrick Cirenza's Wedding**

Anna-Lisa Dopirak

**In Memory of...****A. Tony L. Fairchild**Anonymous  
Pamela Biggs  
Frances Biroc  
Kathleen and Kenneth Blaha  
Rose Cain  
Noreen Cuccinello  
Joseph and Noreen DeMarco  
Andrew and Barbara Dunn  
Tiffany Emond  
Gregory Ficarr  
John and Maureen Guiney  
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Mary Burks

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Barbara Fernstrom  
Thomas and Dorothy Foley  
Anita Giannella  
Josh and Lisa Hanks  
Steve Harvey and Verne Shortell  
Jesse Heap  
High Mountain Presbyterian  
Church, Franklin Lakes  
Carolyn Hunt  
Leevi Kiil  
David and Elizabeth Owens  
Jennifer Palermo  
Richard and Yvette Rennie  
Nicholas Rossiello  
Dustin Schmidt  
Jennifer-Joy and Tom Schneider  
Kendall and Linda Smith**Harriet Carlson**

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John and Elizabeth Buffington  
Richard Cella  
John Debreceni  
Maureen Duane  
Andrew and Barbara Dunn  
Joe and Jeanne Goryeb  
George and Marcia Haupt  
Joan and Roland Howard  
Flora Johnsen  
William Leonhard  
Mark and Kelle Leonhard  
Norma Leonhard  
Daniel Meehan  
Rae Muller  
Robert and Carol Mutch  
Garret and Florence Nieuwenhuis  
Mark and Lorraine Perry  
Charles and Karen Riether

## In Memory of...

### **J Henry Leonhard (cont'd)**

Patrice Scully  
Joan Siboni  
Carl Stober  
Shawn Vacca  
Jeffrey Wainwright  
Janet Weisiger

### **Jacqueline Kutner**

Anthony and Jacqueline  
Benevento

### **James B Mathews**

Andy and Barbara Dunn

### **James K. Griffith**

John and Debra Algera  
Anonymous  
Michelle Becher  
Margaret Davies  
Peter and Irene Falco  
James Feeney  
Becca Feld  
Brian Flynn  
David Gordon  
William Henriques  
Justeen Klarmann  
Elsie Marangi  
Charles and Nancy McGrath  
Garret and Florence  
Nieuwenhuis  
Raymond Poggioli  
James and Margaret Quinlan  
Donna Roberto  
Rebecca Rubenstein  
Donna Ryan-Ruiz  
Joseph and Kathryn Schmidt  
George and Anne Skau  
John and Patti Walsh  
James Wein  
Joseph and Janice Willett

### **James LaPorte**

Michele Hoban

### **John & Beverly Rosengren**

Karl and Sarah Rosengren  
Roy Peabody and  
Martha Mangelsdorf

### **John C. Tashler**

Nancy Brown

### **Leslie "Les" Ziskis**

Lewis and Susan Dickinson  
Vishakha Dixit  
Charles and Nancy McGrath  
David and Eleanor Ostman  
Carole Schmidt  
Paul and Helen Sharar  
Donald and Margaret Shaw  
Alyssa Steinberger

### **Marie S. Macioci**

John and Kathleen Albohm

### **Mr. & Mrs. Allen Maxfield**

Harry and Barbara  
Fitzsimmons  
Claire Hothem

### **Nancy Halpert**

Costa Halpert and  
Felicia Rodis

### **Patrick Cesard**

Claude and Mary Alice  
Cesard

### **Peter Gloeggler**

Regina Gloeggler

### **Peter J. Brovarone**

Thomas and Susan  
Brovarone  
Maureen Hargadon

### **Rev. Stanley VanderKlay**

Barbara Vander Klay

### **Robert Ball**

Brad and Jeannette  
Hoogstra

### **Ronald Wohlberg**

Blanche Carney

### **Sally Ramsey**

Peter Ramsey

### **Vicki Edelman**

Richard Berg

### **Willard Reenstra**

William Reenstra

## Paterson Habitat Affiliate Staff

Scott Millard, *Chief Executive Officer*

### **Administration & Operations**

Ashley Biggs, *Chief of Staff*  
Stephanie Hickman, *Vol. Engagement  
& Special Projects Coordinator*  
Doris Ruiz, *Office Manager*  
Sara L. Ruiz, *Comm. & Marketing Manager*

### **Finance Department**

Wenster Rodriguez, *Senior Accountant*

### **Homeowner Services**

Lydia Ramos, *Director of H.O. Services*  
Alina Castro, *H.O. Services Specialist*

### **Community Development**

Stephen Kehayes, *Director of Cmty. Dev.*  
Unique Bacote, *Nbhd. Rev. Specialist*  
Aracelis Ruiz, *Nbhd. Rev. Specialist*

### **Resource Development**

Phillip Keefe, *Director of Advancement*  
Megan O'Brien, *Advancement Associate*

### **Construction Department**

Rob Alvarado, *Director of Construction*  
Felix Rodriguez, *Prop. Manager*  
Justin Rivera, *Prop. Mgmt. Foreman*  
Diomedes Vargas, *Const. Project Manager*  
Bernard Combs, *Site Supervisor*  
Alan Morales, *Site Supervisor*  
Adelis Ramos, *Site Foreman*  
Carlos Vasquez, *Site Foreman*



# Financials\*

At Paterson Habitat, we care about being responsible and effective stewards of our donors' generosity. This means we invest donor dollars intelligently, allocating only a small percentage to overhead expenses, and leveraging those gifts for maximum impact through our housing programs.

## assets

Cash and cash equivalents	\$6,579,845
Mortgage receivables, net	\$1,016,692
Receivables and deposits	\$298,372
Prepaid expenses	\$153,148
Construction & real estate inventory	\$5,315,302
ReStore inventory	\$141,019
Property and equipment, net	\$321,848
Investment in joint ventures	\$4,961,865
<b>Total Assets</b>	<b>\$18,788,093</b>

## liabilities and net assets

Liabilities	
Accounts payable & accrued expenses	\$379,393
Deferred revenue	\$308,876
Refundable advances	-
Lines of credit	-
Notes payable	\$8,528,462
<b>Total liabilities</b>	<b>\$9,216,732</b>
Net assets	
Without donor restrictions	\$9,492,611
With donor restrictions	\$78,750
<b>Total Net Assets</b>	<b>\$9,571,361</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>\$18,788,093</b>

## revenue

Contributions & private support	\$6,737,610
Donations in-kind	\$25,065
Government Grants	\$668,597
Sale of houses	-
ReStore sales	\$1,019,554
Other income	\$2,135,194
<b>Total Revenue</b>	<b>\$10,586,021</b>

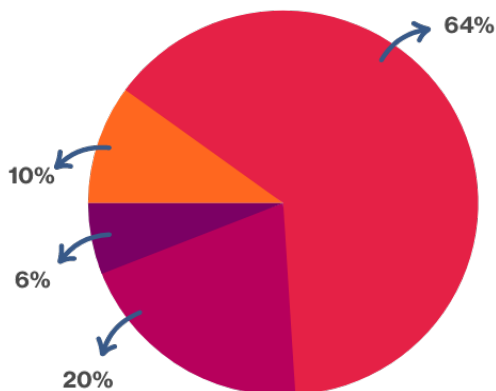
## expenses

Program services	
Housing & community engagement**	\$4,913,645
ReStore	\$1,029,500
<b>Total program services</b>	<b>\$5,943,145</b>
Supporting services	
Management & general	\$802,198
Fundraising	\$223,057
<b>Total supporting services</b>	<b>\$1,025,255</b>
<b>Total Expenses</b>	<b>\$6,968,400</b>

\*Unaudited financial statements.

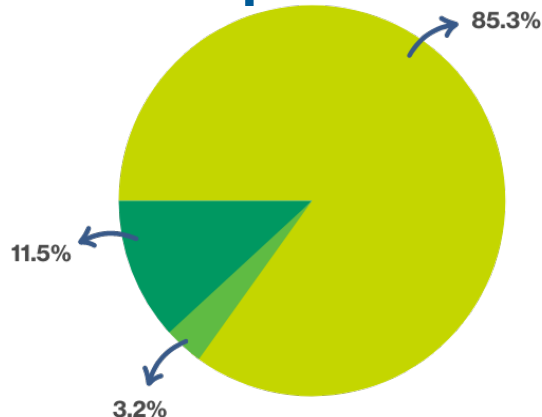
\*\*\$2,936,973 of construction costs were capitalized to Construction in Process.

## Revenue



Contributions	\$6,737,610
Other	\$2,160,259
ReStore	\$1,019,554
Government Grants	\$668,597

## Expenses



Programs	\$5,943,145
Management	\$802,198
Fundraising	\$223,057

# Paterson Habitat ReStore



One item at a time, our ReStore provides sustainable revenue for Paterson Habitat's building programs. The effects of our ReStore on the local community is far reaching and include environmental, economic, and social impacts.

Annually, hundreds of thousands of usable items are diverted from landfills when donated to the ReStore and given a second lease on life when they're sold to the general public.

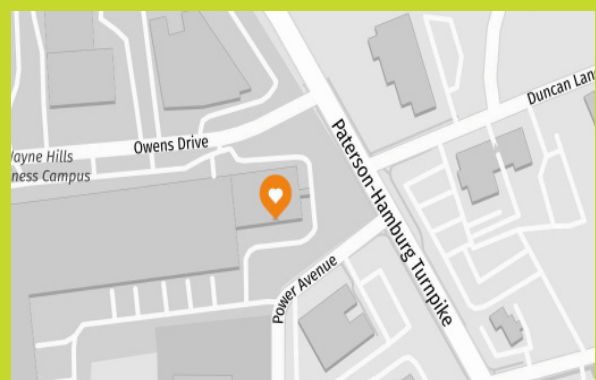
Paterson Habitat's ReStore provides the local community with an affordable source of housewares, furniture, and building supplies.

Hundreds of local residents find purpose, friendship, and fun volunteering at the ReStore.

**Whether you shop, donate, or volunteer, you help more of our neighbors improve their housing situation. Thank you!**



**415 Hamburg Turnpike, Wayne**



**Tuesday to Saturday - 10am to 6pm**



## ReStore Staff

**Walt FitzPatrick**  
Director of ReStore

**James “Jimmy” Motsay**  
ReStore Associate Director

**Sharon Cooper**  
Assistant Manager  
for Sales Floor Operations

**Sean Dobson**  
Assistant Manager  
for E-Commerce and  
Administration

**Barrett Thompson**  
Donations Fleet Supervisor

**Antonio Mitchell**  
Donation Ambassador

**George Panico**  
ReStore Associate and  
Donation Ambassador

**Jenn Briggs**  
Cashier

## Thank you to our Corporate Partners:

- ADP
- Bungalow 5
- FedEx
- Villa & Home
- Power Home Remodeling
- Rich’s Kitchens
- William Paterson

For businesses, donating to the ReStore is a great way to move discontinued or excess stock, deal with gently used returns, and show your customers that you care about the environment and our community.

# Shop. Donate. Volunteer.

## Shop

With our constantly changing inventory, prices well below retail, frequent markdowns and one-of-a-kind items, you’re sure to find something you just can’t live without. Every purchase is helping fund Paterson Habitat’s mission.



## Donate

Remodeling, cleaning out, downsizing or just getting organized? Consider donating your excess household goods and building materials to the Habitat ReStore. You’ll get the satisfaction of knowing your donations helped support local families – and didn’t end up in the landfill. And all of your donations are tax-deductible.



## Volunteer

Our ReStore is a great place to put your talents to work. We offer a multitude of volunteer opportunities geared toward individual interests and skills.



PO Box 2585  
Paterson, NJ 07509  
(973) 595-6868  
[patersonhabitat.org](http://patersonhabitat.org)



415 Hamburg Turnpike  
Wayne, NJ 07470  
(973) 782-6996  
[habitatrestorewayne.org](http://habitatrestorewayne.org)