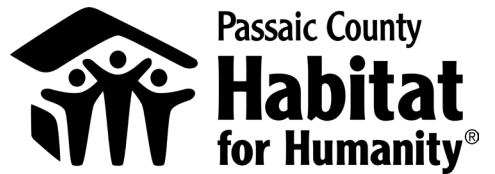




FY2023

# Annual Report



Passaic County  
**Habitat**  
for Humanity®

Fiscal Year 2023  
JULY 1, 2022 - JUNE 30, 2023

## board of directors

### Officers:

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Senior Program Officer, Real Estate Programs,  
New Jersey Economic Development Authority

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User Support Specialist II, University Hospital

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Former Executive Director,  
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Corporate Governance & Culture, Columbia Bank

*Inge Spungen*  
Executive Director, Paterson Alliance

*Derya Taskin*  
CFO, Taskin Bakery & CEO, DSC Consulting, LLC

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### 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.

## letter from the board president

Over the better part of the past decade, I've had a front-row seat to the work Paterson Habitat for Humanity has done. We've made a tremendous impact in the City of Paterson but the Board felt like we could do more. Our 40 & Beyond Strategic Plan identified the need to serve the whole of Passaic County because we know the need for quality, affordable homes does not stop at a municipal boundary.

Since the start of 2023, we have been doing business as Passaic County Habitat for Humanity. As we prepare to celebrate our 40th Anniversary in 2024, we're excited to continue working in Paterson and expand our reach to the County beyond.

This change sets the organization up to continue building on nearly 40 years of work developing homes, communities, and hope. We will actively seek out opportunities in Passaic County's 15 other communities and we envision more creative partnerships like the one we have with the City of Passaic and the Albert Lawson Memorial VFW. We are intentional in forging partnerships and relationships not only with local officials but with neighbors and community institutions. A successful Habitat project becomes a part of the fabric of a community and blends seamlessly into the diverse communities that make Passaic County and New Jersey a great place to call home.

Our 2023 fiscal year may have been our most productive yet. In the pages ahead, you'll read about the dedication of six new homes, the completion of two resident-driven neighborhood revitalization plans, the launch of a county-wide home repair program, and many other accomplishments.

It has certainly been a busy year for the Habitat staff. In addition to the accomplishments above, 12 additional homes started construction in fiscal year 2023 and will be completed in the months ahead. We have begun to plan for our next projects in Paterson's Northside and in the city's Rosa Parks Neighborhood. Having celebrated our 10-year anniversary at the ReStore in fiscal year 2023, we are also looking toward the future to grow its impact.

This organization continues to be blessed with tremendous support. 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.

From a grateful and gratified Board Chair, Thank You, each of you, for coming together to make fiscal year 2023 successful and helping us plan for 40 & Beyond!

Yours in Habitat,



Giancarlo Di Lonardo



**Giancarlo  
Di Lonardo**

*Board President*  
January 1, 2022  
to December 31, 2023

## year in review

### Clinton Street Park Groundbreaking

On September 9, 2022, we were joined by Paterson Mayor Andre Sayegh several dignitaries and representatives from Wells Fargo to celebrate the groundbreaking of the future Clinton Street Park, a project that will transform a vacant lot into a vibrant community green space in Paterson's Northside neighborhood.

The site, located at 63-95 Clinton Street, Paterson will feature a flexible court with an interactive water feature, a variety of seating, swings, pavement games and space for events, an open lawn for picnics and informal gatherings, green space for a variety of sports, a terraced garden which will host outdoor performances and a street-level plaza with game tables and seating.

During the ceremony, we launched our Northside Critical Repair Program, a new program offering assistance to eligible homeowners who need critical repairs on their homes in Paterson's Northside Neighborhood.

Following the groundbreaking, we hosted a community block party for neighborhood families with resources from local organizations including a food truck, ice cream cart, school supply giveaways, and activities for children. The block party was generously funded by our corporate friends at Wells Fargo.



### Northside Critical Repair Program

On September 9, 2022, we launched our Northside Critical Repair Program, an exciting new initiative aiding eligible homeowners in Paterson's Northside who need critical home repairs.

Through this program, critical home systems that impact health and safety are repaired, replaced, or built for families who could not otherwise afford them. Critical home repairs include repairing or replacing roofing, siding, windows, heating, air conditioning, plumbing, and electrical systems, or providing accessibility accommodations, such as wheelchair ramps.

Eight applicants were approved for the first round of repairs in Paterson's Northside neighborhood. Eligible applicants will receive repairs valued at up to \$15,000 each, at no cost to them. The critical repairs are funded through the Neighborhood Revitalization Tax Credit (NRTC) program.

## year in review

### Gala Celebration: Paterson & Beyond

On September 22, 2022, supporters from across the state gathered at the Westmount Country Club for an incredibly special evening. Together we honored Railroad Construction Co., Inc. (RCC) with the Millard Fuller Award. The philanthropic spirit at RCC is part of the company fabric and is written into the company charter. The spirit permeates throughout the team at RCC as they generously volunteer their own time and resources to many causes. We are extremely grateful for RCC's continued support and dedication to the Paterson community.



We also shared the story of Mustapha and Haja, Habitat homeowners on Clinton Street in Paterson. Throughout the evening our mission remained the focus as we raised funds to continue our work of building safe, stable, and affordable homes in our local community. We were excited to end the evening on a high note with the announcement of our brand refresh and name change to Passaic County Habitat for Humanity.



### Brand Refresh and Name Change

On January 1, 2023, we were thrilled to announce that Paterson Habitat for Humanity changed its name to Passaic County Habitat for Humanity. The change came out of an extensive strategic planning process involving staff, a community of our supporters, and our Board of Directors, which led to the creation of our Fiscal Year 2021-2025 Strategic Plan, "40 & Beyond". The need for affordable places to call home is greater than it has been in a generation.



In addition to our work in Paterson, our ReStore has been located in Wayne for the past 10 years. Building on previous collaborative development efforts in the City of Passaic, we are currently building our first solo development project outside of Paterson, the redevelopment of the Albert Lawson Memorial VFW Post. Which will provide a new home for the VFW Post 10117 and four affordable homeownership opportunities.

When families thrive in their community, that community reflects that same growth and strength. Our name change is a conduit for more partnerships, resulting in a greater impact.

## Passaic County Critical Repair Program

On May 1, 2023, our Critical Repair Program expanded to several municipalities in Passaic County with funds provided by the Passaic County Board of Commissioners. The program was available to homeowners of low-moderate income in Haledon, North Haledon, Prospect Park, Ringwood, and West Milford. Through the first round of this program, we will serve 10 applicants with critical repairs. This is just one of the many ways we are supporting the communities we serve in varied ways. Not only are we building new homes in Passaic County, but we are also helping existing homeowners remain safely in their homes.

## Five Home Dedications: 142-150 Governor Street, Paterson

On June 10, 2023, five families celebrated new beginnings at the dedication of their new Habitat homes on Governor Street in Paterson. Community members, volunteers, donors, sponsors, staff, and local leaders were invited to this special Home Dedication Ceremony at 150 Governor Street to cheer on five families as they became homeowners and thank the many people and partners who have helped bring these homes to life.

Future homeowner Eliu shared a few words on the vital role a home plays in raising a family. “The emotion I have today is to smile, to laugh, and to cry because of this achievement. Thank you very much!”

Paige, the daughter of future Homeowner Ana, expressed her gratitude to everyone who had a hand in making her family’s dream come true. “Before Habitat I dreamed of having a home with a backyard and my own room. Thanks to my mom and Habitat my dream is coming true.”





For the past ten years, the Passaic County Habitat ReStore in Wayne has sold new and gently used building materials, appliances, and home furnishings at discounted prices. The ReStore is a solution for turning donations from generous and environmentally concerned individuals and corporations into funds to build homes in Passaic County.

Donations Dropped Off		Donations Picked Up		Volunteer Visits		Pounds Diverted from Landfills	
FY23	<b>752</b>	FY23	<b>664</b>	FY23	<b>864</b>	FY23	<b>1.6m</b>
Since 2012	<b>7,000</b>	Since 2012	<b>15,375</b>	Since 2012	<b>13,380</b>	Since 2012	<b>13.9m</b>






### Thank you to our ReStore Partners:

- Artistic Tile
- Minaris
- Dobco Inc.
- Power Home Remodeling
- Getinge
- Tribeca Stone
- Kuiken Brothers Company, Inc.
- Villa & House
- Lighting Emporium
- William Paterson University



## individual donors

We are thankful to all of you - our community of caring, dedicated supporters. Thanks to your tireless efforts and generous contributions, you've invested in the future of hundreds of families across Passaic County.

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

Anonymous  
Estate of Marie Macioci

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

Alfonso Daloisio  
Craig and Pamela Goldman

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

Barbara Fernstrom  
James and Kathleen O'Brien  
James and Linda Ransom

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

Nathaniel and Elizabeth Carr  
Cars for Homes, Habitat for Humanity Intl.

### **\$10,000 - \$14,999**

Kathleen Griffith  
Charles and Nancy McGrath

### **\$5,000 - \$9,999**

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Evelyn Berry  
Adam and Lynn Blumenthal  
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### \$600,000 - \$800,000

City of Passaic  
 NJ Department of Community Affairs - NRTC

### \$100,000 - \$300,000

Henry & Marilyn Taub Foundation

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

Bank of America  
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 Railroad Construction Company, Inc.  
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### \$25,000 - \$49,999

ADP Inc.  
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### in honor of

#### **Wayne Angelbeck**

- Thomas DeVita

#### **Wayne Angelbeck & Mary Meakem**

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#### **David Nicholson**

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- Pamela Biggs

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- Fauridys M. Roque

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- William and Jayne Niemann

#### **The Northside Community**

- Giancarlo Di Lonardo and Alexandra Shinert

#### **John & Olivia Voellmicke**

- B. Thomas and Susan Voellmicke

## tribute gifts

### in memory of

#### **Phillips G. Avery**

- Sarah Avery
- David and Inge Spungen

#### **Patricia Brennan**

- Brian and Theresa Brennan

#### **Peter J. Brovarone**

- Stephen and Elizabeth Brovarone
- Thomas and Susan Brovarone

#### **Marlene Burton**

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#### **Alyza Sophia Ruiz**

- Pedro and Doris Ruiz

#### **Rev. Stanley VanderKlay**

- Barbara Vander Klay

#### **Jose "Willie" Vargas**

- Andrew Garcia

# financial report\*

At Passaic County 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 programs. We thank you for all that you have done to further the mission of Passaic County Habitat.

## Assets

Cash and cash equivalents	\$4,003,229
Mortgage receivables, net	\$961,448
Investments (endowment)	\$3,301,659
Receivables and deposits	\$145,321
Prepaid expenses	\$46,496
Construction & real estate inventory	\$9,174,285
ReStore inventory	\$154,156
Property and equipment, net	\$321,566
Investment in joint ventures	\$10,060,918
Other Assets	\$1,135,292
<b>Total Assets</b>	<b>\$29,304,369</b>

## Liabilities

### Liabilities

Accounts payable & accrued expenses	\$288,398
Deferred revenue	\$781,576
Escrow	\$63,095
Lines of credit	\$1,000,000
Notes payable	\$15,824,045
<b>Total liabilities</b>	<b>\$17,957,115</b>

### Net assets

Without donor restrictions	\$11,268,388
With donor restrictions	\$78,866
<b>Total Net Assets</b>	<b>\$11,347,254</b>
<b>Total Liabilities &amp; Net Assets</b>	<b>\$29,304,369</b>

## Revenue

Contributions & private support	\$1,901,068
Donations in-kind	\$15,632
Government Grants	\$1,446,922
Sale of houses	(\$226,520)
ReStore sales	\$1,233,251
Other income	\$679,089
<b>Total Revenue</b>	<b>\$5,049,443</b>

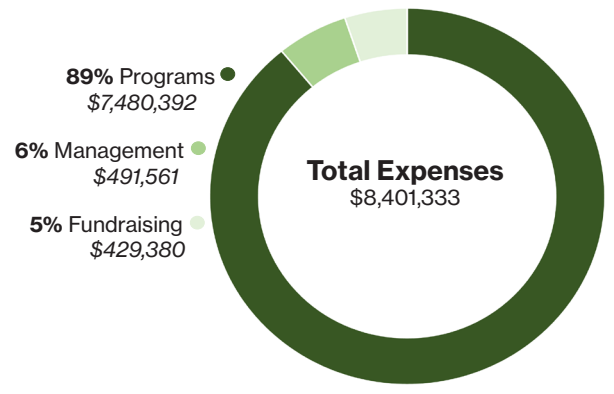
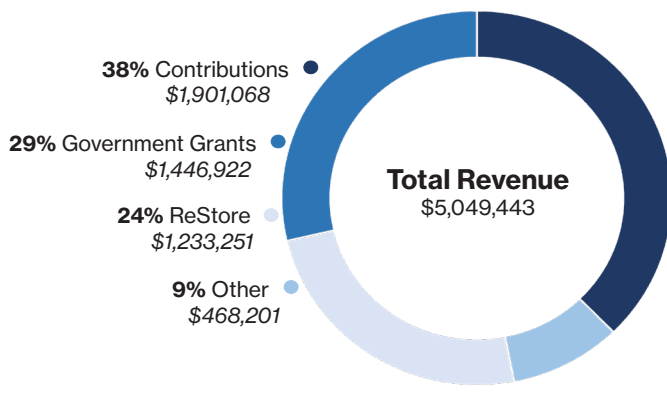
## Expenses

### Program services

Housing & community engagement**	\$6,287,550
ReStore	\$1,192,842
<b>Total program services</b>	<b>\$7,480,392</b>

### Supporting services

Management & general	\$491,561
Fundraising	\$429,380
<b>Total supporting services</b>	<b>\$920,941</b>
<b>Total Expenses</b>	<b>\$8,401,333</b>



## gifts in kind

John and Debra Algera  
Board and Brush, Ramsey  
Cannizzo Household  
John and Linda Carney  
Cielo's Floral Design, Passaic  
Downes Tree Service, Inc.  
Joan Fenn  
Garden State Dance Arts, North Haledon  
Gertrude Hawk Chocolate  
Danielle Grosso  
Kitchen and Beer Bar, Haskell  
Krause Homemade Candies, Paterson  
Movado  
Deborah Murphy  
National Building Supply, Bellville  
New York Giants  
New York Jets  
New York Knicks  
New York Mets  
New York Yankees  
John and Ruth Plucinski  
Railroad Construction Co., Inc.  
Rita's Floral Touch, Bethel  
Sanducci's Trattoria, River Edge  
Kathryn and Joseph Schmidt  
Schneider Electric USA, Inc.  
David and Inge Spungen  
The Museum of Modern Art  
Towncraft Housewares, Glen Rock  
Ulrich Inc.  
United Site Services, Dallas TX  
Cecelia Ventrice  
Vermont Teddy Bear Company  
Kachana Wilder  
Will's Climate Comfort LLC, Prospect Park  
WPIX – Pix11

## passaic county habitat staff

*Scott Millard*, Chief Executive Officer  
*Ashley Biggs*, Chief Programs & Admin. Officer

### **Administration & Operations**

*Stephanie Hickman*, Vol. Engagement  
& Special Projects Manager

*Doris Ruiz*, Office Manager

*Sara L. Ruiz*, Comm. & Marketing Manager

*Lenworth Wilson*, Data Analyst

### **Finance Department**

*Eliana Garces*, Director of Finance

*Wenster Rodriguez*, Senior Accountant

### **Homeowner Services**

*Lydia Ramos*, Director of Homeowner Services

### **Community Development**

*Stephen Kehayes*, Director of Community Projects

*Sasha Lowery*, Community Development Manager

### **Resource Development**

*Phillip Keefe*, Director of Advancement

*Helen Vrontikis*, Advancement Associate

### **Construction Department**

*Rob Alvarado*, Director of Construction

*Felix Rodriguez*, Property Manager

*Diomedes Vargas*, Construction Project Manager

*Beni Combs*, Construction Project Coordinator

*Bernard Combs*, Site Supervisor

*Alan Morales*, Site Supervisor

*Justin Rivera*, Property Management Foreman

*Adelis Ramos*, Site Foreman

*Niem Dumas*, Site Foreman

*Guillermo Polanco*, Construction Laborer

### **Passaic County Habitat ReStore**

*Walt FitzPatrick*, Director of ReStore

*James "Jimmy" Motsay*, Associate Director

*Vera Jacimovic*, Assistant Manager  
& Store Operations

*Jenn Briggs*, Cashier

*George Panico*, ReStore Associate & Donation  
Ambassador

*Barrett Thompson*, Donations Fleet Supervisor

*Antonio Mitchell*, Donation Ambassador



146 N. 1st St., Paterson  
(973) 595-6868  
@passaiccountyhfh  
habitatpc.org



415 Hamburg Tpk., Wayne  
(973) 782-6996  
@PassaicCountyReStore  
restorepc.org



Passaic County  
**Habitat**  
for Humanity<sup>®</sup>

PO Box 2585  
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**ReStore**  
Passaic County Habitat for Humanity

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Wayne, NJ 07470  
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[restorepc.org](http://restorepc.org)