



**Habitat**  
for Humanity®  
of New Castle County

# ANNUAL REPORT

# 2025



 [www.habitatncc.org](http://www.habitatncc.org)

 1920 Hutton St.,  
Wilmington, DE 19802



GUIDESTAR



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## Our Vision

A world where everyone has a decent place to live.

## Our Mission

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

## Our Principles

Demonstrate the love of Jesus Christ.

Focus on shelter.

Advocate for affordable housing.

Promote dignity and hope.

Support sustainable and transformative development.





# CEO's Message

Dear HFH Community,

As you are aware, there is a major housing crisis in our community and across the country. Delaware is short over 20,000 units of affordable rental units. This problem didn't just happen overnight, it has been decades in the making thanks to a combination of Land Use and zoning restrictions, inadequate investment in below market housing, and a lack of will to provide different housing across the housing continuum. This has left different housing segments, from homeless beds to starter homes, woefully short of the need.

Habitat for Humanity operates just below the market, providing an opportunity for ready homebuyers to enter homeownership through our unique partnership which includes 0% mortgages and volunteer & homebuyer labor. Thanks to all of you, our supporters and homebuyers alike, we have created 315 new homeowners in nearly 40 years (12 in 2025).

We are compelled by our mission to build homes, community and hope, to respond to those we serve, plus those who aren't ready yet to be homebuyers but still need affordable housing. In the past two years we have piloted two new initiatives that are helping us produce more affordable housing for more people.

Due to the financial constraints of the high cost of rental housing there are many who cannot qualify yet for HFH New Castle County's 0% mortgage. We have added a step towards homeownership called Almost Home, which is a rent to own program. Those who qualify for this step right below homeownership can rent from HFHNCC for up to 2 years while improving their credit to then buy one of our new homes. We have four clients in the Almost Home program right now, with one client about to graduate to our Sankofa Place project in June-July. Three more homes are under construction, and we look forward to more graduates and new clients using this step to homeownership.

In 2025, we launched another new initiative, utilizing our ability and expertise as a general contractor to offer our services to other non-profits. Our first foray into this new opportunity was with Sunday Breakfast Mission, (mission helps those in homelessness), where they hired us to renovate two homes for their new group home project (8-10 people housed). Since then, Urban Promise (an urban, Christian school) has contracted us, to renovate a building to house their staff. We look forward to more opportunities with other non-profits to increase the supply of affordable housing across the housing continuum.

In grateful partnership,



Kevin L. Smith  
Chief Executive Officer

# Board President's Message

A home is the foundation for everything that follows.

Dear Community,

As we reflect on the past year, I am profoundly grateful for the unwavering support of our Habitat family. The progress we made in New Castle County was only possible because of our community partners, corporate sponsors, elected and civic leaders, donors, volunteers, staff, and most importantly our determined and inspiring homeowners. Together, we strengthened neighborhoods, fostered stability, and expanded access to affordable homeownership across our county.



The need remains urgent. Families here are working hard, yet the cost of housing continues to outpace wages. As ever, we remain committed to working with partnership with our partners and hard-working individuals and families who desire to become homeowners. Our program is unique in how it sees each new home buyer as a partner, one who offers their time and talent (300 hours of sweat equity) and sees you, our community partner, in what you want to offer (time, talent, treasure) to this mission.

We know that for anyone to be a successful homeowner, they need to be prepared for all that homeownership brings with it. That is why 70 hours of their sweat equity is devoted to training in financial acumen, construction and home maintenance and civic engagement/neighborliness. What we do is more than building homes, it is building and investing in people and communities.

As we reflect on all that we have accomplished in 2025, we are also looking forward to 2026 and beyond. That is why in 2026, we are embarking on a new Strategic Plan for the next 3-5 years. Along with the desire to provide more housing for those in need, we also have to navigate the many variables in the economic and political worlds as we look to the future. We hope we can count on you and your support as we chart a course through all these challenges and opportunities.

With your partnership, we can meet the moment for families in New Castle County.

With heartfelt gratitude,

A handwritten signature in blue ink that reads "Jason".

Jason Patton  
President, Board of Directors  
Habitat for Humanity of New Castle County



# 2025 Board of Directors

The Habitat for Humanity Board of Directors is a committed group of community leaders and professionals who volunteer their time, expertise, and resources to guide the organization's mission of safe, affordable housing.

They provide strategic leadership by setting policy, ensuring financial stewardship, supporting fundraising, and hiring and evaluating the CEO. Members serve staggered terms to balance continuity with fresh perspectives, strengthening governance and partnerships.

Through their service, the Board safeguards Habitat's vision and impact in the local community while aligning with Habitat for Humanity International's mission and goals.

## Officers

**Jason Patton**

**President**

*Managing Director, Head of  
Consumer Banking, Greater PA  
Region  
JP Morgan Chase*

Dionna Sargent

**Vice-President**

*Vice President and Tri-State  
Area Market Leader  
Cinnaire*

**James "Jim" Gandolfo**

**Treasurer**

*Retired  
PNC Bank*

**Vernita Dorsey**

**Secretary**

*Senior Vice President  
Director of Community Strategy  
WSFS*

## Members

Joel Amin Jr.

William "Bill" J. Grasso III

Schlonn Hawkins

John C. Krukiel

Matthew "Matt" Ninan

Monica Robinson

Alejandro Ruiz-Esquide

Dennis Salter

Jay Sonecha

Rhonda Stanford

Ed Tarlov

Joseph J. Walters

Starr Wilson

# 2025 Leadership Team



**KEVIN L. SMITH**

CEO



**GINA BRADSON**

DIRECTOR OF FINANCE



**KATHI BARBER**

DIRECTOR OF DEVELOPMENT



**STEPHANIE PETERSEN**

DIR OF CONSTRUCTION



**ROBERT REDDEN-HUFF**

DIR OF PROGRAMS



**RICK PETERSON**

DIR OF RESTORES

## Staff



# Our Impact in 2025

January 1 – December 31



## Building & Expanding Homeownership

### **2** Almost Home Opportunities

Helping families transition from rental to homeownership

### **12** New Homes

## Neighborhood Revitalization

### **2** Rock the Block Clean Up Events

## Promoting Health & Safety at Home

### **103** Home Health Assessments

Identifying hazards and recommending improvements for safer, healthier, more energy-efficient homes.


## Delivering Critical Home Repairs

### **249** Repairs Completed

**156** City of Wilmington  
(All for homeowners 62+)

**13** ChristianaCare partnership  
(All for homeowners 62+)

**30** FHLB Pittsburgh  
(29 for homeowners 62+ & 1 Veteran)

 With your support, we are building stronger foundations—  
one home, one neighborhood, and one family at a time.



# Volunteer Impact



In 2025, volunteers were the heartbeat of Habitat for Humanity of New Castle County. From swinging hammers to sorting donations, from committee work to neighborhood revitalization events, our volunteers gave their time, skills, and compassion to help us build strength, stability, and self-reliance through shelter.

VOLUNTEER IMPACT	
Volunteer Category	Hours Contributed
 Construction Regulars	6,158.9
 Committee Volunteers	86.5
 Individual Build	383.3
 ReStore Groups	339.2
 Middletown ReStore	1,183
 Prices Corner ReStore	2,163.5
 Rock the Block	347
 Team Builds	4,356.8
 Headquarters Office	840.5
<b>GRAND TOTAL: 15,858 HOURS</b>	

## Value of Volunteers

According to the Independent Sector, the value of volunteer time in Delaware is \$32.21/hour.

**Habitat  
Volunteers  
Value  
\$510,786.00**

## More Than Numbers

This isn't just about hours, it's about homes repaired, families supported, and communities strengthened. Every volunteer hour is an act of generosity that helps us keep costs low, redirect resources to where they're needed most, and ultimately serve more neighbors in need of safe, affordable housing.

From all of us at Habitat NCC, thank you. Your hands, hearts, and dedication make our mission possible.



# Advocacy

**February 11-13, 2025**

In February, 400 housing advocates from across the nation converged in Washington, D.C., for Habitat on the Hill 2025, Habitat for Humanity's annual legislative conference. This year's theme, **"Voices in Action, Building Toward Our Vision,"** emphasizes the power of collective advocacy and grassroots action in addressing the nation's housing challenges.



During these meetings, advocates urged lawmakers to support key housing programs, including:

- The Self-Help Homeownership Opportunity Program (SHOP)
- The HOME Investment Partnerships Program (HOME)
- The USDA Section 502 Direct Loan Program
- The Neighborhood Homes Investment Act

The warm and bipartisan response from congressional leaders reflected a growing recognition of the urgent need to address the housing crisis in communities across the country.

## Building Advocacy Skills and Momentum

Beyond direct engagement with lawmakers, the conference provided attendees with tools and strategies to strengthen their local advocacy work. Through interactive workshops, expert panels, and valuable networking opportunities, participants explored:

- Successful policy strategies at the local, state, and federal levels
- Best practices for advancing racial equity in housing
- Innovative approaches to tackling housing challenges in diverse communities

The event fostered a powerful sense of unity among housing advocates and leaders. With renewed energy and stronger connections, attendees returned home ready to turn momentum into action and to continue building a future where everyone has a decent place to live.

# Homeownership Program

## *A Place to Grow: Azianah's Story*

In 2024, Azianah M. and her young daughter were sharing a single bedroom in a crowded home with Azianah's mother, stepfather, and brother. While they were surrounded by family, space was limited, and Azianah longed for something more, a place where she and her daughter could grow, learn, and build a future of their own. Her daughter, now three years old, was full of curiosity and energy, and Azianah dreamed of giving her a home where she could play, sleep peacefully, and one day have a room of her own..



That changed when Azianah was accepted into the Habitat for Humanity of New Castle County homeownership program. Through the program, she completed financial education classes, invested sweat equity hours, and prepared for the responsibilities of owning a home, each step bringing her closer to the peace and joy she envisioned.

Today, Azianah and her little girl are proud homeowners at Bennett Point I, a new Habitat community on Wilmington's East Side. What was once an empty lot is now a place filled with hope, new beginnings, and families building brighter futures.

For Azianah, receiving the keys to her home meant more than just having a place to live. It meant stability, independence, and the opportunity to create lasting memories with her daughter; bedtime stories in their own home, a safe place to play, and the peace of knowing they have a strong foundation for the future.

***"I wanted something better for my daughter," Azianah shared. "Now we have a home where we can grow."***

Azianah's story is a powerful reminder that affordable homeownership transforms lives not just for today, but for generations to come. And for one little girl, it means having a place to call home.

# Homeownership Program

## A Place to Finally Call Home: Miketia “Tia”’s Journey

For as long as she can remember, home was never a place, it was a question mark. Born in Haiti, Tia came to the United States at age 11 and grew up in constant transition. Her family moved frequently at one point, 12 times in a single year, never able to settle or feel at peace. Stability was something she longed for, not something she knew. But Tia refused to let that define her future.

Determined to create a different life, she stayed focused on one dream: a permanent, peaceful place to call home. After years of hard work, she made a fresh start in Delaware in 2020 and now works as a Street Supervisor with DART. When a coworker encouraged her to apply to Habitat for Humanity of New Castle County, she took a leap of faith, and everything changed.

From the moment she was accepted, Tia felt overwhelming gratitude and hope. Through Habitat’s homebuyer classes, she gained the knowledge to build lasting stability. Through sweat equity, she found something just as powerful community. Working alongside volunteers, she built friendships, learned new skills, and felt pride in every step of the journey.

By her side through it all are her two dogs, Ollie and Pumpkin, her constant companions and comfort through life’s uncertainty. The thought of giving them a safe yard and a place to truly belong makes this moment even more meaningful.

For Tia, homeownership means stability, security, and peace. It means a fresh start. Today, she stands on the threshold of that dream, ready to give back and help others find the same hope.

***“Thank you a million times! I hope all of you are blessed the same way you've blessed me.”***



# Homeownership Program

## Dedication Ceremony Bennett Point II



Just a couple of years ago, the 900 block of Bennett Street on Wilmington’s East Side was little more than an empty lot but on March 24, 2025, it was filled with celebration, pride, and new beginnings. Habitat for Humanity of New Castle County hosted the Bennett Point II Dedication Ceremony, welcoming four more of twelve planned homes in this exciting new development. Four proud new homeowners Tia, Sabrina, Desired, and Sheona received the keys to their homes from Senator Chris Coons representative Andrew Dinsmore, Congresswoman Sarah McBride, and Delaware State Housing Authority Director Matthew Heckles. The event was a joyful reminder of the power of perseverance and partnership.

This incredible milestone is a true testament to what happens when hard-working families, dedicated partners, and generous supporters come together. We are deeply grateful to the sponsors and funders who made Bennett Point possible, including Congressional Directed Spending (FY22), City of Wilmington ARPA funds, the Downtown Development District, DSHA’s Strong Neighborhoods Housing Fund, Energize Delaware, New Ecology, the Welfare Foundation, City of Wilmington HOME, Crystal Trust, Newark United Methodist Church, and DuPont. Habitat NCC CEO Kevin Smith summed it up best: “It’s a continuation of our commitment to the East Side and to families, so they can have not just a simple, decent place to live, but a simple, decent community as well.” These high-efficiency homes are more than just buildings they’re a foundation for brighter futures.

# Almost Home

In 2024, Habitat for Humanity of New Castle County launched Almost Home, a rent-to-homeownership program designed for families who are close to qualifying for homeownership but need additional time to strengthen their financial readiness. The program provides stable, affordable rental housing paired with personalized coaching and supportive resources, allowing families to build credit, reduce debt, and develop the financial foundation needed for long-term success.

Almost Home creates a bridge between renting and owning offering stability today while preparing families for sustainable homeownership tomorrow. Though still a young initiative, the program already reflects Habitat NCC's commitment to meeting families where they are and creating flexible pathways forward.

## Program Progress & Growth

- FY25: Two Almost Home opportunities created
- FY26: Three new opportunities planned as demand continues to grow
- FY26: Four units family-occupied
- FY26: One family expected to transition from rental to Habitat's Homeownership Program

Almost Home embodies resilience, growth, and hope ensuring that even through life's ups and downs, committed families remain only one step away from achieving homeownership.



## Almost Home Program Snapshot

Temporarily rent a HFHNCC-owned home while working toward homeownership.

### Eligibility:

- 💰 Income within HUD guidelines
- 🏠 Credit score  $\geq$  580 (all bureaus)
- 📊 Debt-to-income  $\leq$  20%
- ⚠️ Delinquent debt  $\leq$  \$3,000

Applicants must first apply to the Homeownership Program and be denied at the full application stage.

### Learn more:

[HabitatNCC.org/our-programs/homeownership](https://HabitatNCC.org/our-programs/homeownership)

# Critical Repairs Program

## ChristianaCare Grant Award Jan. 1



Habitat for Humanity of New Castle County (Habitat NCC) and ChristianaCare have partnered **AGAIN** to support patients recently released from ChristianaCare who are returning home but need critical repairs and safety modifications.

Thanks to the generosity of ChristianaCare, this vital grant-funded initiative of \$100,000 provides essential home improvements for **15 patients**, such as ramp installations, bathroom modifications, and structural repairs that enhance safety, mobility, and overall well-being.

For older adults, this partnership is life-changing, allowing them to age in place with dignity and independence while reducing the risk of falls and hospital re-admissions.

Without this crucial support, many seniors would face unsafe living conditions or be forced to leave their homes.

This collaboration underscores ChristianaCare's deep commitment to community health and demonstrates how strategic partnerships can make a lasting impact on the lives of vulnerable residents in New Castle County.

# Critical Repairs Program

*Brewington  
Family*



*Community  
in Action*

At Habitat for Humanity of New Castle County, we don't just repair houses, we restore safety, dignity, and hope. The Brewington family's journey is a powerful example. An elderly, deeply faithful couple living in the home where Mr. Brewington was born, along with their nephew, had been quietly struggling with worsening conditions and nowhere to turn until a simple flyer, shared through a local daycare, connected them to HFHNCC.

What began as a modest repair project quickly revealed urgent and dangerous conditions, including a failing roof, broken windows, and a hazardous electrical system that posed a serious fire risk. As work began, our team and partner contractors refused to walk away. Through collaboration and determination, we secured additional funding and fully rewired the home, ensuring the family's safety. Along the way, unexpected challenges arose, but each was met with compassion and swift action from dedicated community partners.

Contractors and local businesses stepped forward in extraordinary ways providing pest treatment, replacing essential furniture, and installing new carpeting often at no cost. These acts of generosity were not requested; they were inspired. Time and again, partners told us, "We can't leave this family like this." What started as a \$12,000 repair grew into more than \$47,000 in improvements, made possible through HFHNCC programs, the Federal Home Loan Bank of Pittsburgh, Delaware State Housing Authority, and the unwavering support of our community.

Today, the Brewingtons' porch light shines as a symbol of safety restored and a community united. Their story reflects what's possible when compassion meets action, but it also reminds us that many families are still waiting. With greater support, we can say "yes" more often continuing to build not just homes, but a stronger, more caring community for all.

# Neighborhood Revitalization Program

## DNREC Press Conference September 25

HABITAT NCC extended heartfelt thanks to the Delaware Department of Natural Resources and Environmental Control (DNREC) for their generous support and belief in the vision of Edgemoor Gardens residents. The success of this revitalization effort was celebrated at a press conference on September 25 at the Edgemoor Gardens Community Center, where community members, local leaders, and project partners gathered to reflect on the transformation that took place. This event highlighted the power of collaboration and recognized the impact that strong partnerships can have in strengthening neighborhoods and uplifting communities.

The partnership between HABITAT NCC and DNREC resulted in a series of meaningful, community-led improvements throughout Edgemoor Gardens. With the \$25,000 grant from DNREC, HABITAT NCC organized and executed several projects that revitalized the Edgemoor Gardens Community Center and its surroundings. These included the installation of six new garden beds, the planting of a pollinator garden, the construction of a Free Book Exchange House, the creation of a new mural, and the replacement of signage. Volunteers also cleaned and organized the community center's shed and conducted trash collection across 10 blocks, helping to create a cleaner, more inviting neighborhood.

This collaboration stood as a powerful example of how local partnerships can promote environmental justice and support community-driven change. HABITAT NCC's Neighborhood Revitalization program was built around the voices and needs of the community, and DNREC's investment made it possible to bring those visions to life. Together, the organizations empowered residents, improved public spaces, and fostered a renewed sense of pride and ownership in Edgemoor Gardens.



# ReStores Impact



Habitat for Humanity ReStore ReStore  
*Your support makes a difference!*

**ReStore by the Numbers:**

- ReStore Sales **OVER \$3M**
- Net Profit **OVER \$160,000**
- 6,700** Donations LAST YEAR

## Make An Impact

shop & donate to the Restore



### equity & security

Your contribution provides a brighter future for our families.



### health

Home builds health – and YOU make that happen.



### environment

When you buy or donate, you're keeping items from heading to a landfill.



### community

Proceeds from our ReStores help build and preserve homes locally.

## Habitat ReStore Wilmington

3312 Seminole Avenue  
Wilmington, DE 19808  
Tel (302) 652-5181  
restoredonations@habitatncc.org

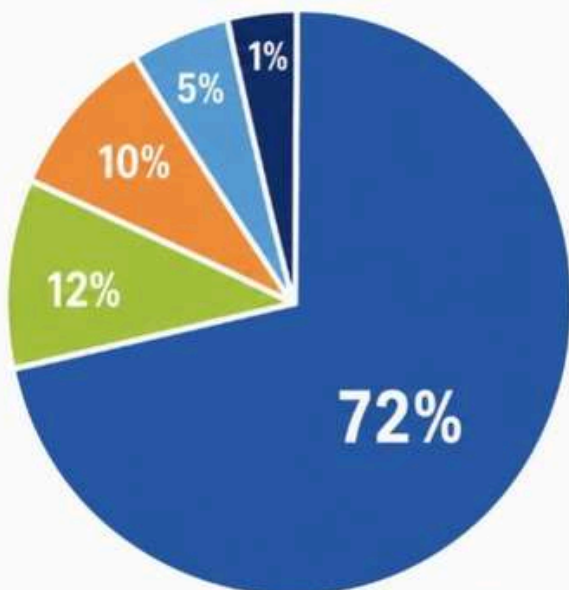
## Habitat ReStore Middletown

600 N. Broad Street  
Middletown, DE 19709  
Tel (302) 449-1414  
restoredonations@habitatncc.org

# 2025 Sources of Funding

## FUNDING SOURCE BREAKDOWN

*Building Hope. Changing Lives. Together.*



TOTAL CASH REVENUE = 100%

### DETAILED BREAKDOWN

	<b>GOVERNMENT &amp; INSTITUTIONAL FUNDING – 72%</b>	<ul style="list-style-type: none"> <li>Government 45%</li> <li>Foundations 27%</li> </ul>
	<b>CORPORATE PARTNERSHIPS – 12%</b>	<ul style="list-style-type: none"> <li>Banks 8%</li> <li>Businesses 4%</li> </ul>
	<b>INDIVIDUAL &amp; COMMUNITY SUPPORT – 10%</b>	<ul style="list-style-type: none"> <li>Individuals 8%</li> <li>Churches 2%</li> </ul>
	<b>FUNDRAISING EVENTS – 5%</b> \$75,000	<ul style="list-style-type: none"> <li>Fundraising Events 5%</li> </ul>
	<b>OTHER SOURCES – 1%</b>	<ul style="list-style-type: none"> <li>Organizations (nonprofit / memorial associations) 1%</li> <li>Bequests 0%</li> <li>Indirect 0%</li> </ul>

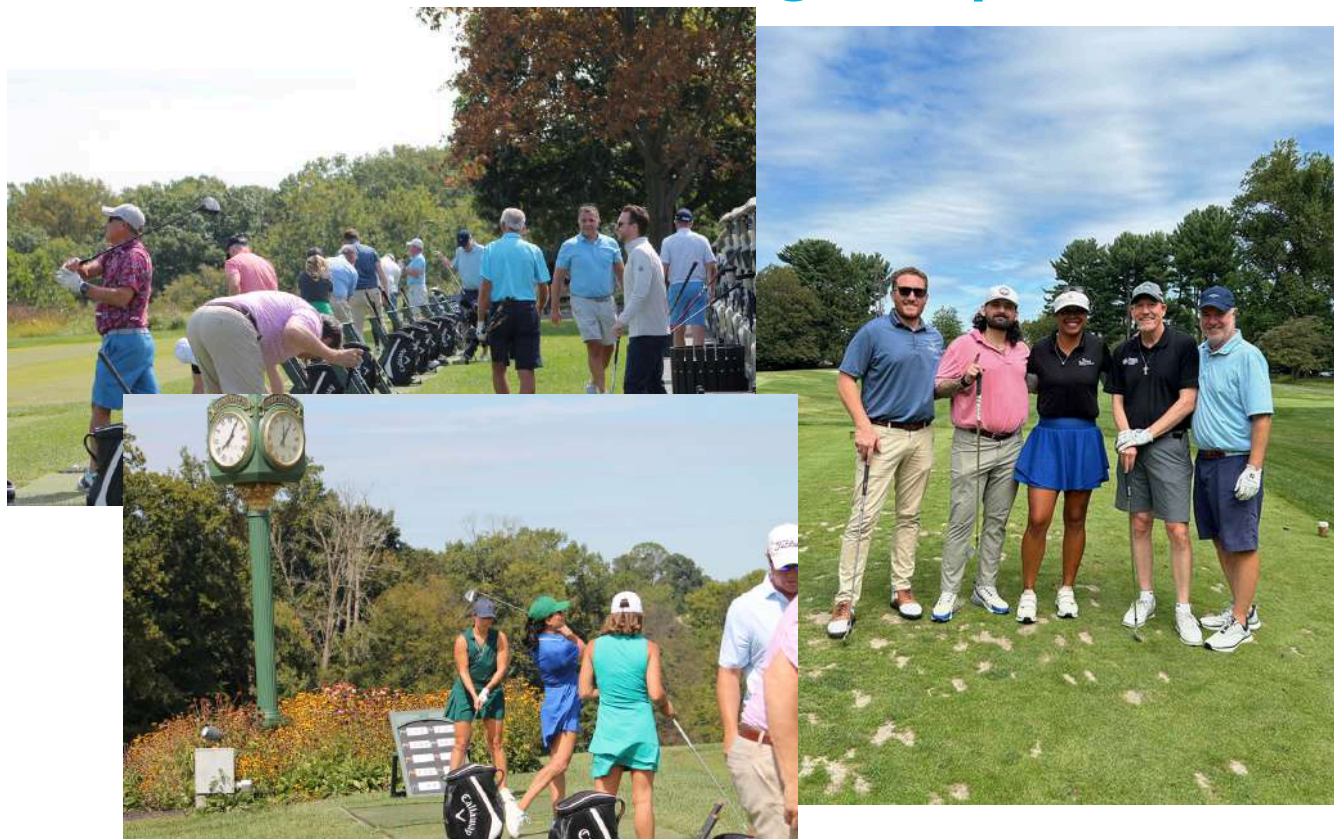
# Annual Breakfast June 5

Habitat for Humanity of New Castle County's Annual Breakfast was a huge success! Thanks to our sponsors, attendees, volunteers, and community members, Habitat NCC raised \$25,000. The event was held on June 5th at the DuPont Country Club, bringing together supporters, volunteers, and community members for an inspiring morning. A highlight of the program was a moving panel discussion featuring recipients of our Homeownership and Critical Repairs Programs.

These individuals shared personal stories of perseverance, deep gratitude, and the profound impact that Habitat NCC and its generous supporters have had on their lives. Also joining the panel was one of Habitat NCC's long-time volunteers, who spoke about the joy of giving back, the importance of community involvement, and the fulfillment that comes from sharing one's skills to support others. Their combined voices served as a powerful reminder of our mission: building strength, stability, and self-reliance through homeownership and critical home repairs.



# Annual Golf Outing September 11



On September 11<sup>th</sup>, we welcomed 120 golfers at Hartefeld National for Habitat NCC's 27th Annual Golf Outing, all coming together to raise funds for affordable housing. While enjoying a beautiful day on the course, guests shared their love for Habitat NCC and our mission. A huge thank you to our incredible golfers, generous sponsors, and the team at Hartefeld National for making this event such a success! With your support, we raised close to \$44,000, helping to create brighter futures and stronger communities. **We can't wait to see you again on September 10, 2026.**



# See the Mission in Action

For many, the impact of Habitat for Humanity of New Castle County is best understood not by numbers on a page, but by stepping into the neighborhoods where change is happening. That is why we offer an invitation to join us on a special journey our Wilmington site tours, personally led by CEO Kevin Smith.

These tours are more than a walk through construction sites. They are stories brought to life. Over the course of an hour, Kevin guides guests past homes that are in progress and those that are already filled with laughter, love, and stability. With each stop, he shares the history behind the walls stories of families who dreamed of a safe, affordable place to call home, of volunteers who poured their energy and skill into building hope, and of partners who believed in the power of community.

Kevin's passion for Habitat's mission shines through every detail. Guests don't just see bricks and mortar; they witness the ripple effect of affordable housing how one home can strengthen a family, stabilize a block, and transform a neighborhood. Along the way, questions are welcomed, conversations unfold, and future possibilities are explored.

Whether you are a longtime supporter, a curious neighbor, or someone discovering Habitat for the first time, these tours provide a rare opportunity to connect deeply with the heart of our work. They remind us all that housing is not just about shelter it is about dignity, opportunity, and lasting change.

Space is limited, and each tour offers an intimate setting to experience Habitat's mission in action. To reserve your place or learn more, please contact Tara Quinn at [development@habitatncc.org](mailto:development@habitatncc.org)



# Hear the Mission in Action

At Habitat for Humanity of New Castle County, we believe that Housing Opens Possibilities Everywhere (H.O.P.E.). Now, we're bringing that message to you in a new way with our monthly podcast, H.O.P.E.

The H.O.P.E. podcast offers listeners a front-row seat to the impact of Habitat's work in New Castle County. Each episode highlights powerful stories of families, volunteers, and partners who are helping us build homes, strengthen communities, and create lasting hope.

New episodes are released on the 15th of every month and are available on all major streaming platforms. Whether you're a long-time supporter or just discovering our mission, the H.O.P.E. podcast is your chance to hear Habitat's work in action and explore how affordable housing transforms lives.



 **H.O.P.E.**  
*Housing Opens Possibilities Everywhere*

-  New episode every 15th of the month
-  Available on all major platforms
-  Real stories of families, volunteers & partners
-  Discover how Habitat builds homes, communities, and hope

Listen on:





# Independent Auditor's Report

Conducted by Belfint, Lyons & Shuman, P.A.

**HABITAT FOR HUMANITY OF NEW CASTLE COUNTY, INC.**  
**STATEMENTS OF FINANCIAL POSITION**  
**JUNE 30, 2025 AND 2024**

**ASSETS**

	<u>2025</u>	<u>2024</u>
<b>CURRENT ASSETS</b>		
Cash and Cash Equivalents	\$ 222,258	\$ 1,670,637
Accounts Receivable	58,921	34,780
Pledges and Grants Receivable	1,404,567	995,422
Prepaid Expenses	47,272	8,540
Inventory	204,902	162,348
Other Investments	1,163,725	1,262,327
Non-Interest-Bearing Mortgages Receivable (Current Portion)	475,386	409,670
<b>TOTAL CURRENT ASSETS</b>	<u>3,577,031</u>	<u>4,543,724</u>
<b>MORTGAGES RECEIVABLE (NET OF CURRENT PORTION)</b>		
Non-Interest-Bearing Mortgages Receivable (Net of Current Portion)	9,092,433	7,863,080
Discount on Non-Interest-Bearing Mortgages Receivable	(4,767,271)	(4,033,789)
<b>TOTAL MORTGAGES RECEIVABLE (NET OF CURRENT PORTION)</b>	<u>4,325,162</u>	<u>3,829,291</u>
<b>OTHER ASSETS</b>		
Restricted Cash	388,506	-
Investments in Endowment Fund	593,940	527,245
Construction in Progress (Net of Accrued Subsidies)	2,351,728	2,394,465
Property and Equipment Used in Operations (Net)	1,023,446	776,438
Right-of-Use Asset - Operating Leases	784,214	1,056,356
Security Deposits	22,874	22,874
Other Receivables	165,620	-
Investment in New Markets Tax Credit LLCs	1,358,745	-
<b>TOTAL OTHER ASSETS</b>	<u>6,689,073</u>	<u>4,777,378</u>
<b>TOTAL ASSETS</b>	<u>\$ 14,591,266</u>	<u>\$ 13,150,393</u>
<b>LIABILITIES AND NET ASSETS</b>		
<b>CURRENT LIABILITIES</b>		
Accounts Payable	\$ 163,970	\$ 318,943
Accrued Expenses	61,036	20,716
Deferred Revenue	2,185	103
Refundable Advances	175,189	-
Current Maturities of Operating Lease Liabilities	282,263	272,142
<b>TOTAL CURRENT LIABILITIES</b>	<u>684,643</u>	<u>611,904</u>
<b>OTHER LIABILITIES</b>		
Notes Payable, (Net) - New Markets Tax Credit LLCs	1,687,552	-
Operating Lease Liabilities, Net of Current Maturities	501,951	784,214
<b>TOTAL OTHER LIABILITIES</b>	<u>2,189,503</u>	<u>-</u>
<b>TOTAL LIABILITIES</b>	<u>2,874,146</u>	<u>1,396,118</u>
<b>NET ASSETS</b>		
Without Donor Restrictions	11,461,509	10,967,778
With Donor Restrictions	255,611	786,497
<b>TOTAL NET ASSETS</b>	<u>11,717,120</u>	<u>11,754,275</u>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<u>\$ 14,591,266</u>	<u>\$ 13,150,393</u>

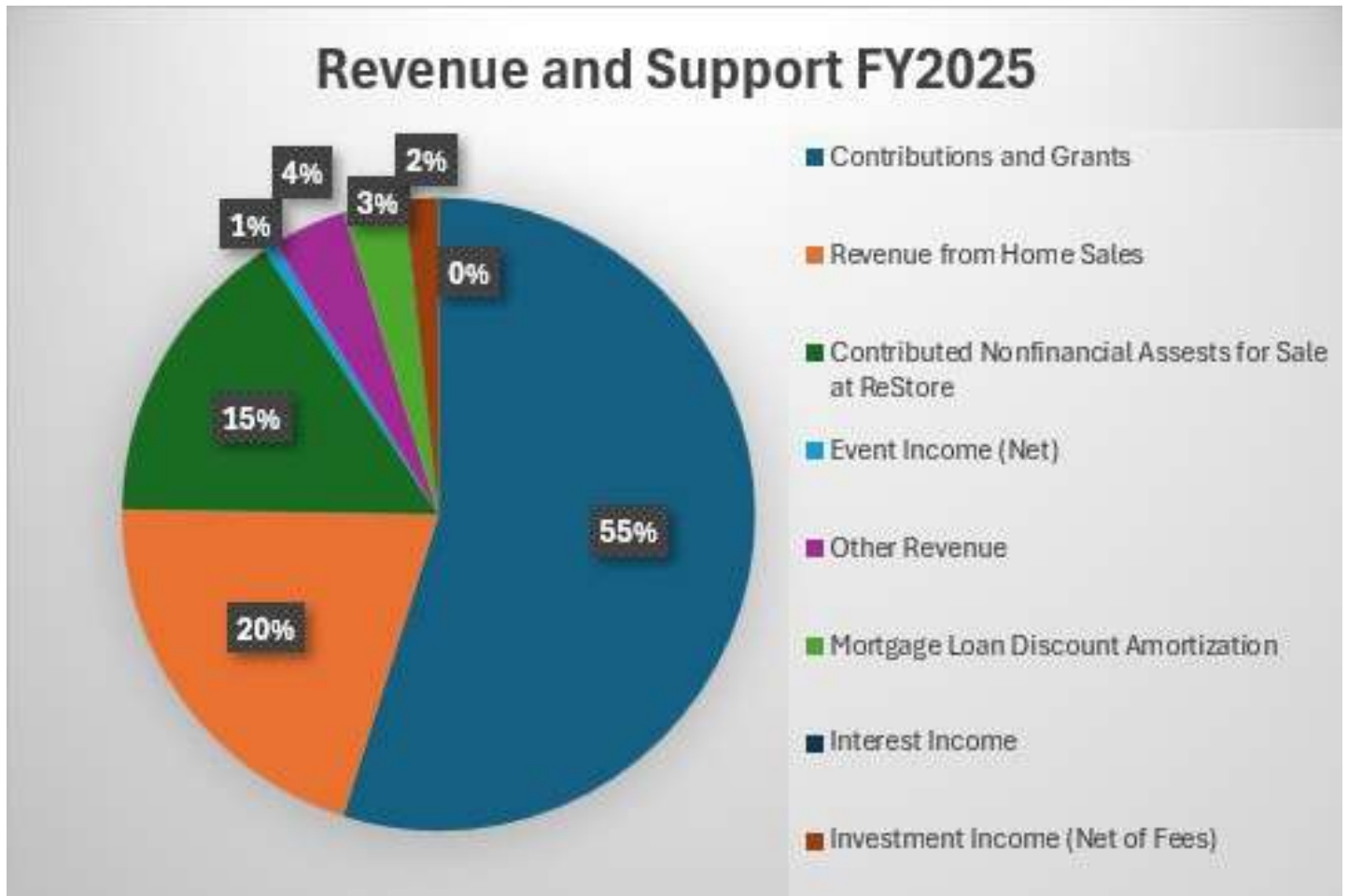
(Excerpt from the audit letter to the Board of Directors, Habitat for Humanity of New Castle County) "We have audited the accompanying financial statements of Habitat for Humanity of New Castle County, Inc. (a nonprofit organization), which comprise the statements of financial position as of June 30, 2025 and 2024, and the related statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements."

# Independent Auditor's Report

**HABITAT FOR HUMANITY OF NEW CASTLE COUNTY, INC.**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED JUNE 30, 2025**

	2025		
	<u>Without Donor Restrictions</u>	<u>With Donor Restrictions</u>	<u>Total</u>
<b>SUPPORT AND REVENUE</b>			
Contributions and Grants	\$ 5,068,201	\$ 332,000	\$ 5,400,201
Revenue from Home Sales	2,004,344	-	2,004,344
Contributed Nonfinancial Assets for Sale at ReStore	1,523,840	-	1,523,840
Merchandise and ReStore Revenues	1,641,835	-	1,641,835
Less: Merchandise and Cost of Goods Sold	(1,641,318)	-	(1,641,318)
Contributions of Property for Program Activities	260,646	-	260,646
Contributions of Equipment for Use in Operations	17,045	-	17,045
Event Income	107,795	-	107,795
Less: Event Expenses	(45,806)	-	(45,806)
Other Program Revenue	453,785	-	453,785
Loss on Disposal of Property	(81,796)	-	(81,796)
Mortgage Loan Discount Amortization	304,577	-	304,577
Interest Income	6,624	-	6,624
Investment Income (Net of Fees)	165,683	-	165,683
	<u>9,785,455</u>	<u>332,000</u>	<u>10,117,455</u>
Net Assets Released from Restrictions	<u>862,886</u>	<u>(862,886)</u>	<u>-</u>
<b>TOTAL SUPPORT AND REVENUE</b>	<u>10,648,341</u>	<u>(530,886)</u>	<u>10,117,455</u>
<b>EXPENSES</b>			
Program Services (92%)	9,321,183	-	9,321,183
Supporting Services			
Management and General (5%)	478,519	-	478,519
Fundraising (3%)	354,908	-	354,908
<b>TOTAL EXPENSES</b>	<u>10,154,610</u>	<u>-</u>	<u>10,154,610</u>
<b>CHANGE IN NET ASSETS</b>	493,731	(530,886)	(37,155)
<b>NET ASSETS - Beginning of Year</b>	<u>10,967,778</u>	<u>786,497</u>	<u>11,754,275</u>
<b>NET ASSETS - End of Year</b>	<u>\$ 11,461,509</u>	<u>\$ 255,611</u>	<u>\$ 11,717,120</u>

# Revenue

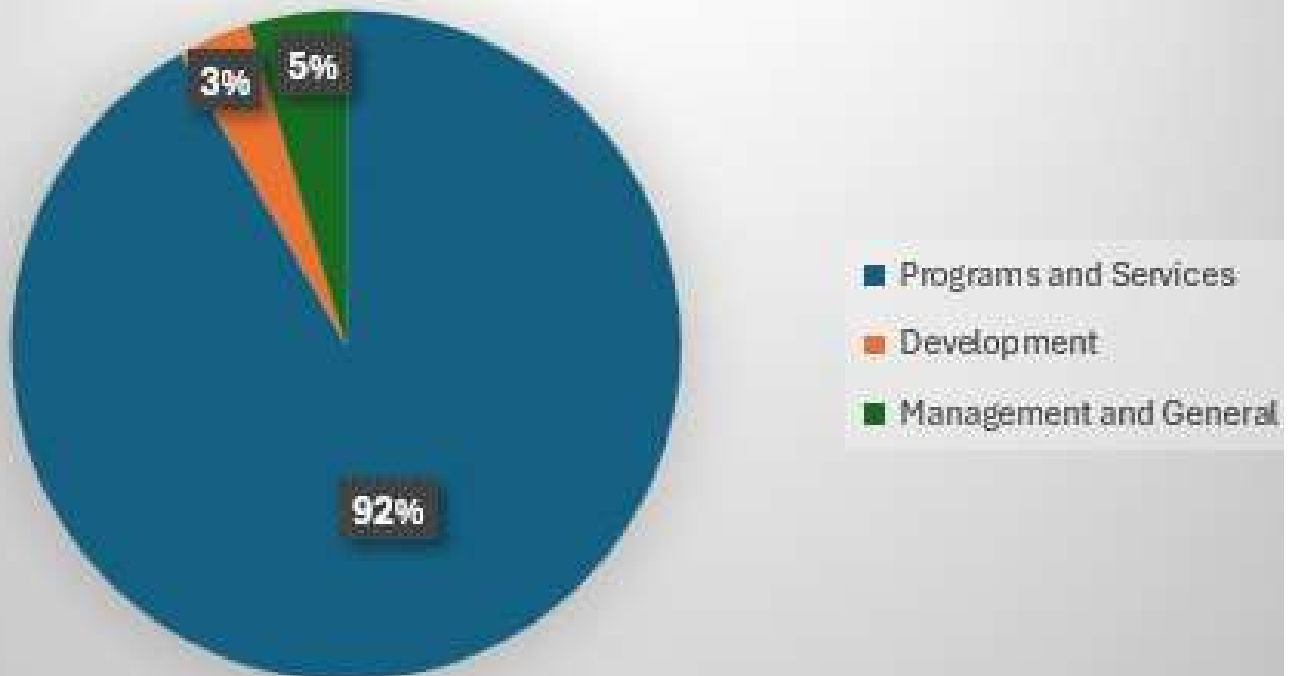


# Expenses



**At Habitat NCC, every \$1 = 92¢ directly empowering families through safe housing and vital services.**

## Expenses FY2025



# Gratitude



# Thank You

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 CHESTER COUNTY  
**community**  
FOUNDATION



  
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 **Incyte**

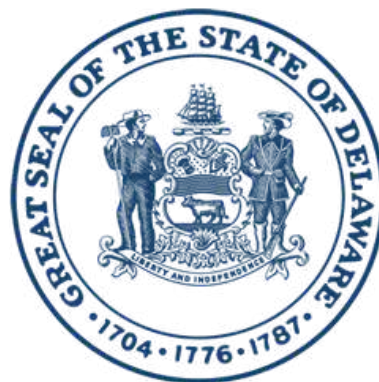
**SOLVE**  
**ON.**

# Thank You

*The Laffey-McHugh  
Foundation*

**LONGWOOD** *foundation*

**M&T Bank**



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# Together, we can build a stronger New Castle County



Your gifts of time, talent, and treasure make safe, affordable housing possible for families across New Castle County. Join us by donating, volunteering, and supporting Habitat for Humanity of New Castle County and help create homes, stability, and stronger communities.



Make A Gift To Habitat For Humanity of New Castle County Today

Give Today



Habitat for Humanity of New Castle County  
1920 Hutton Street  
Wilmington, DE 19802

Tel 302-652-0365  
Fax 302-652-1006

Volunteer inquiries: [volunteer@habitatncc.org](mailto:volunteer@habitatncc.org)  
Repair inquiries: [repairs@habitatncc.org](mailto:repairs@habitatncc.org)  
ReStore donation inquiries: [restoredonations@habitatncc.org](mailto:restoredonations@habitatncc.org)  
Other inquiries: [info@habitatncc.org](mailto:info@habitatncc.org)

Hours: Monday-Friday 8:00am-4:00pm

[info@habitatncc.org](mailto:info@habitatncc.org)

- Give
- Volunteer
- ReStores
- Our Programs



- Who We Are
- Calendar
- News
- Contact
- Privacy Policy
- Careers

Volunteer



Habitat ReStore Wilmington  
3312 Seminole Avenue  
Wilmington, DE 19808  
Tel 302-652-5181  
[restoredonations@habitatncc.org](mailto:restoredonations@habitatncc.org)  
Hours: Tuesday-Saturday 10:00am - 5:00pm

Habitat ReStore Middletown  
600 N. Broad Street  
Middletown, DE 19709  
Tel 302-449-1414  
[restoredonations@habitatncc.org](mailto:restoredonations@habitatncc.org)  
Hours: Wednesday-Saturday 10:00am - 5:00pm

