



Habitat
for Humanity®
of Greenville County



As I reflect on the last two years—a period during which I had the profound honor of serving as your Board Chair—my heart is filled with immense gratitude. I am incredibly thankful for the unwavering dedication of our extraordinary team, the strategic guidance of our committed Board of Directors, the enduring spirit of our community, and the strength of our partnerships. Most importantly, I am inspired by the resilience and aspirations of the families we serve.

Your remarkable generosity and participation have been the bedrock of our impact. In 2024, this enabled Habitat for Humanity Greenville County to touch the lives of 34 families through new home construction and vital home preservation efforts. As we continue this important work, we are dedicated to expanding our reach and deepening our roots within the community.

Now, in my new role as CEO, I have an even deeper appreciation for your commitment and partnership. Everything we have accomplished, and all the lives we have touched, would simply not be possible without your loyalty and dedication to helping others achieve the dream of homeownership.

I encourage you to continue partnering with us, to watch our evolution unfold, and to join us as we build homes, communities, and most powerfully, hope, together.

With deepest gratitude,

LaTonya V. Phillips

President & CEO

Habitat for Humanity, Greenville County



CAUGHT IN THE MIDDLE.

You'd be hard-pressed to find a lovelier, more gracious person than Ms. Gwen. Having worked for over 40 years and saving as much as she could, Ms. Gwen thought housing would be the last thing she'd need to worry about. But it wasn't.

A renter in Greenville, Ms. Gwen saw rents skyrocket as Greenville's popularity increased dramatically. Even though new apartments were sprouting up like weeds, for someone with limited savings and a fixed income like Ms. Gwen, the rents were just out of reach. Indeed, she was trapped in that middle space where she had too much income (just barely) for subsidized senior housing but not enough to afford the new market rates that were taking effect in Greenville. Or as Ms. Gwen put it, "My income was a little too high for senior housing and a lot too little for a regular apartment."

Having come across an article about Habitat for Humanity of Greenville County, Ms. Gwen called and inquired about the requirements. Feeling comfortable that she fit the bill, she applied in February of 2022. After a nervous wait, Ms. Gwen was called in for an interview. And then, a few months later, she was approved.

The process, as she described it, was long and rigorous, but understandably so.

"The classes taught me about banking, financial planning, credit, maintaining the home, all very helpful information. It was a tough but needful process," Ms. Gwen stated, and the folks at Habitat come along with you during the process to help you every step of the way. They want you to succeed."

In November of 2023, at 70 years of age, Ms. Gwen moved into her brand new Habitat house.

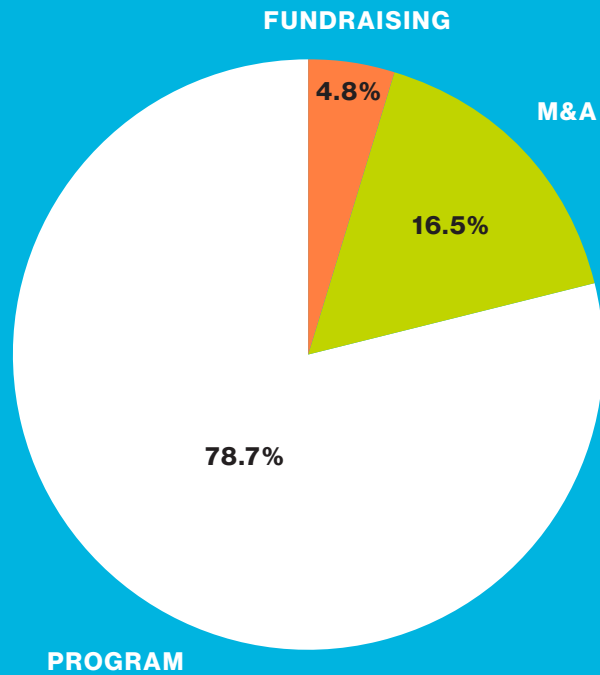
"I love it," she says. I now have a sense of accomplishment, stability and I'm not worried about that dreaded envelop in the mail telling me that my rent has increased."

For Ms. Gwen and so many others like her, Habitat eliminated a fear and replaced it with a foundation, both literal and figurative.

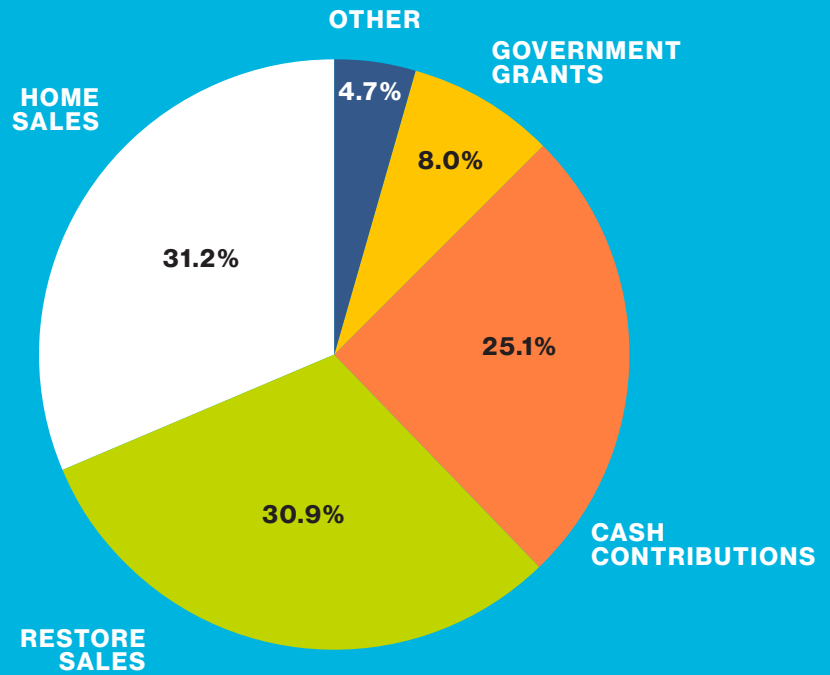
Perhaps Ms. Gwen sums it up best when she says, "Now I feel like I'm a part of a community. And to me, the staff at Habitat isn't just staff...they're friends."

FISCAL YEAR 2024

EXPENSES



REVENUE SOURCES



FY24 AUDITOR STATEMENT

FISCAL YEAR 2024

13 COMPLETED HOMES

21 COMPLETED HOME PRESERVATION PROJECTS

92 APPLICANT/
ORIENTATION HOURS

236 HOMEBUYER
EDUCATION
CLASS HOURS



Dear Dedicated Volunteer,

As we close out our 2023-2024 service year, we want to extend our deepest gratitude to you for your incredible generosity and unwavering commitment. It is because of you—our dedicated volunteers—that we're able to turn the dream of homeownership into a reality for local families.

Your impact this year was nothing short of extraordinary. A total of **2,186 volunteers** like you came together, contributing over **21,000 hours** of your time, talents, and gifts. This incredible donation of labor is valued at more than **\$655,000**, and it represents so much more than a number—it represents hope, stability, and a new beginning.

Your hands-on work, whether swinging a hammer, painting a wall, or serving on a committee, has helped us build more than just homes; you have built a stronger, more vibrant community. You've laid the foundation for families to thrive, children to succeed in school, and for our neighborhoods to be places of opportunity for everyone.

On behalf of the entire team and the families whose lives you've touched, thank you. Your commitment is the bedrock of our organization and the heart of our mission. We are deeply grateful for your spirit, your hard work, and your belief in a world where everyone has a decent place to live.

We look forward to building with you again soon.

With sincere gratitude,

LaTonya V. Phillips

FISCAL YEAR **2024**

2,186

UNIQUE VOLUNTEERS

21,042

TOTAL VOLUNTEER HOURS

\$655,668

TOTAL \$ VALUE
OF DONATED LABOR

WE'RE GRATEFUL TO OUR PARTNERS.



STAFF

Monroe Free, *President & CEO*

John Lattimore, *CPO*

Jennifer Faner, *COO*

Joseph Fields, *VP of Equity*

Gail Peay, *VP of Strategic Initiatives*

Don Lewis, *VP of Finance*

Mark Steenback, *CRO*

Dani Rodriguez, *Mortgage Coordinator*

Yasha Rodriguez, *Grant Funding Manager*

Wendy Westmoreland, *Director of HR*

Elaine Bouse, *Director of Accounting*

Noel Brooks, *Director of Development*

**Taylor Summey,
*ReStore Engagement and Marketing Coordinator***

**Stephanie Aflaro,
*Director of Community & Homeowner Engagement***

Jasmine Martin, *Family Services Coordinator*

Tre'Dessa Smalls, *Family Service Coordinator*

Katie Thorne, *Accounting Specialist*

Jennifer Lathrop, *Volunteer Manager*

Nick Center, *Volunteer Coordinator*

Hannah Wickline, *Volunteer Coordinator*

Jessica Powell, *Development Associate*

**Alexandra Halthen,
*Events and Corporate Development Manager***

Julia Levi, *Major Gifts Officer*

Anthony Cox, *Land Development Manager*

Kim VanAlstine, *Materials Coordinator*

Todd Gilstrap, *Home Preservation Project Manager*

Mitchell Grant, *Construction Site Superintendent*

Chris Henry, *Construction Site Superintendent*

Tim Adams, *Construction Site Superintendent*

Tim Getchell, *Home Preservation Project Manager*

Todd Wright, *Home Preservation Site Superintendent*

Julie Jester, *Director of Retail Operations*

Ben Barron, *Director of Operations - Laurens*

Colin Martin, *Fleet Manager*

Brad Nivens, *Fleet Staff*

Davario Holley, *Fleet Staff*

Jamie Southerlin, *Fleet Staff*

Queen Johnson, *Inventory Team Lead*

Monte Labash, *Taylor's ReStore Manager*

Jane Campos, *Taylor's ReStore Assistant Manager*

Nancy Sullivan, *Taylor's ReStore Staff*

Earle Bluff, *Taylor's ReStore Staff*

Dawn Baker, *Taylor's ReStore Staff*

Ian Chevere, *Taylor's ReStore Staff*

Matthew Wargo, *Taylor's ReStore Staff*

Desiree Sturdevant, *Taylor's ReStore Staff*

Thomasina Foster, *Taylor's ReStore Staff*

Jessica Zundel, *Woodruff Road ReStore Manager*

Kelly Dockery, *Woodruff Road ReStore Staff*

Shamari Strigler, *Woodruff Road ReStore Staff*

Thomas Chappell, *Woodruff Road ReStore Staff*

BOARD FY2024

LaTonya Phillips, *Chair*

Rich Hagins, *Vice Chair*

Whitney Hanna, *Secretary*

**Beth Paul,
*Finance Committee Chair***

**Sterling Ivey III,
*Monitoring Committee Chair***

Samuel Erwin

Julio Hernandez

David Mitchell

Jackie Jones

Robert Colas

Sonya Goosby

Jammie King

Windell Rogers

Lavonne Thompson

Laura Caligan-Gilliam

Henry Gallivan, Jr.

FOR THE GOOD OF OUR HOME.

Greenville County has become one of the most desirable and acclaimed places to live in our country. And with that renown comes higher housing costs. It's simply becoming more difficult for working class people to afford housing here. Thankfully, local governments and organizations are recognizing this problem and wrestling with ways to address it.

In the meantime, applications are pouring in, and it's critical that donations and volunteer hours do the same. We are poised and prepared as best we can for what is to come. But as the need for what we offer expands, so do our needs. We will continue to ask this great and good community for their time and treasure in order to provide deserving local families with a place to call home. We look forward to working with this caring community as we help build homes that change lives for the better.

