



Sea Island

Habitat
for Humanity®



FY2025

Annual Report

July 1, 2024 - June 30, 2025

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A NOTE FROM OUR EXECUTIVE DIRECTOR

Dear Friends and Supporters,

This year, something remarkable happened – and you made it possible.

With your support, we surpassed our \$4 million capital campaign goal to fund Sweetgrass Preserve, a new 50-home affordable neighborhood on Johns Island. This bold vision, once a dream, is becoming a reality. Because of you, fifty families will soon have the opportunity to build a future in a safe, stable, and affordable home.

But that's not the only progress we're celebrating. While we planned for the future, we never stopped showing up in the present. In fact, we've broken ground on multiple homes this year and continue to welcome new Habitat homeowners into our growing community. Every home is a promise fulfilled, and each one reflects the dedication of our staff, volunteers, and supporters who believe in the power of home.

At the same time, our Critical Home Repair Program has become a vital lifeline for longtime residents, especially seniors and those living on heirs' property. This year alone, we've completed over 100 repairs, restoring roofs, replacing windows, and building accessibility ramps – preserving generational homes and keeping families safe where they already live. What began as a small program has grown into one of our strongest tools for housing preservation and equity.

As we approach our 50th anniversary in 2028, we're not slowing down – we're building faster, smarter, and more equitably. From neighborhood-scale developments to urgent repairs, Sea Island Habitat for Humanity is meeting the moment with compassion, innovation, and an unwavering commitment to our community.

Every hour you volunteer, every donation you give, every voice that spreads our mission – it all matters. You are the reason we continue to grow our impact and deliver on the promise of affordable housing for all.

Thank you for being part of this journey. Let's keep building – together.

With gratitude,

John E. Rhoden, Jr.
Executive Director



OUR LEADERS



Officers

President

Maryanne Connelly - end '24
Jack Gibbs

Vice President

Jack Gibbs - end '24
Diana Permar

Secretary

William Gruebel - end '24
Bonnie MacDonald

Treasurer

Charlotte Moran



Members

Kimberly Borts

Christopher Ibsen

Joe Muscari

Peter Conway

Gail Kavanaugh

Kimberly Perry

Eric Mack



Staff

Executive Director

John Rhoden

Controller

Cathleen Granger

ReStore Manager

Matt Justice

Director of Development

Emily Speck

Director of Construction

Alec Rovniak

WHY WE BUILD

Our Mission

Bringing people together to build affordable homes, communities, and hope.

Our Vision

A world where everyone has a decent place to live.



FINANCIAL HIGHLIGHTS

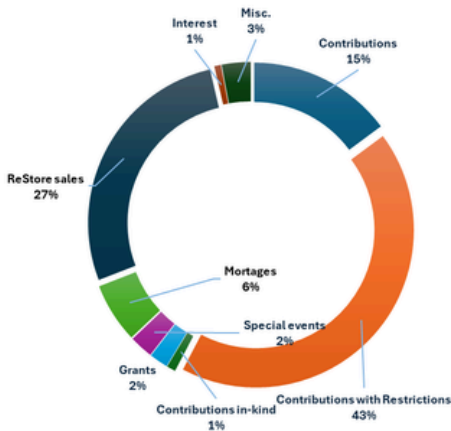
Pre-audited Statement of Activities

July 1, 2024 - June 30, 2025

Revenue and Support

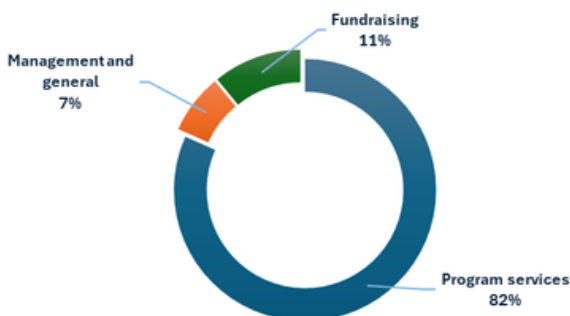
Contributions	15%	972,762
Contributions with Restrictions	43%	2,807,827
Contributions in-kind	1%	60,000
Grants	2%	125,830
Special events	2%	158,563
Mortgages	6%	403,167
ReStore sales	27%	1,785,557
Interest	1%	44,669
Misc.	3%	194,417
Total		6,552,792

*Contributions with restrictions = Capital Campaign



Expenses

Program services	2,913,983
Management and general	263,515
Fundraising	390,480
Total	3,567,978



Our impact in 2024



\$6,389,160

economic impact of Habitat's investments



\$1.76

dollars injected into the economy for every dollar invested by Habitat



\$68,526

in local and state taxes paid



64

jobs supported, generating

\$2,955,773

FRAMING OUR FUTURE

Sweetgrass Preserve



As we look back on the 2024-2025 fiscal year, the energy surrounding Sweetgrass Preserve has been nothing short of transformative. What began as a strategic vision to address the critical need for affordable housing on Johns Island has ignited into a community-wide movement. This year marked the official kickoff of our capital campaign, a bold effort to ensure that our workforce, our seniors, and our families can continue to grow deep roots in the soil of this island.

The enthusiasm for this project resonated immediately. We entered this year with a clear, ambitious objective: to raise the capital required for the neighborhood's essential infrastructure. We are elated to report that our community met this challenge with resolve. Not only did we reach our target, but we successfully exceeded our \$4 million goal.

This milestone ensures that the groundwork, the roads, utilities, and essential systems, is fully funded and moving forward. Because of this early success, we are officially on target to begin vertical construction in the second half of 2026.

Honoring Our Steering Committee

This progress would have been impossible without the tireless advocacy and strategic brilliance of our Capital Campaign Steering Committee. This dedicated group of leaders volunteered their time, networks, and expertise to champion the Sweetgrass mission. We thank you for your grit, your passion, and your unwavering belief in a more inclusive Johns Island.

*Maryanne Connelly , Paul Anuszkiewicz , Anne Bavier, Bonnie MacDonald, Chase Williston,
Christopher Ibsen, Diana Permar, Elizabeth Baker, George Covucci*



HABITAT HAPPENINGS

Pickleball Tournament



We hosted our inaugural Pickleball Tournament – an exciting new addition to our fundraising efforts that brought the community together for a day of fun and purpose. Thanks to strong participation and generous support from our sponsors, the event raised an impressive **\$18,000 to support our mission** of providing safe, affordable housing. We are especially grateful to our sponsors for making this event possible and for investing in the future of families across our area. Their partnership helped turn a day on the court into lasting impact for our community.

Women Build



This year's Women Build was a sold-out event and an extraordinary celebration of community, empowerment, and progress. With **over 250 dedicated volunteers** – including 12 future homeowners – coming together on the build site, the energy and impact were truly inspiring. The event raised an impressive **\$45,000 directly supporting our mission** to build strength, stability, and self-reliance through shelter. It continues to be one of our most impactful initiatives, showcasing the incredible power of women and allies working together to create lasting change.

Golf Tournament

Our annual Golf Tournament at Seabrook Island Club was a tremendous success, **raising over \$92,000** to support Sea Island Habitat for Humanity's mission. This year's event not only surpassed fundraising goals but also strengthened our ties with the local builder community, welcoming several new partners who share our commitment to affordable housing. The tournament provided a valuable opportunity to build relationships, grow awareness, and expand our network of supporters – all while enjoying a beautiful day on the course.



Veterans Build Days

Our Veterans Build Day program was a powerful and unifying experience, made possible through the support of a national AmeriCorps grant dedicated to honoring those who have served. The program brought veterans and their families out to the job site, offering them a hands-on opportunity to build alongside one another and support our mission of affordable housing. It was a day of service, reflection, and community, recognizing the sacrifices of our heroes while contributing to the strength and stability of local families. We are proud to honor our veterans through meaningful action and are grateful to all who participated and supported this special initiative.



THANK YOU TO OUR SUPPORTERS

Pickleball



JOHN & LESLEY HILL

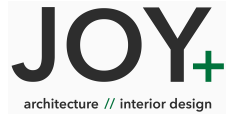


Women Build



ANN EDWARDS
ED & CHARLOTTE MORAN

NEAL & ELIZABETH BRONZO



Golf



Christine & William Sudell

Ann Edwards

Robert & Sherrie Mason



THANK YOU TO OUR SUPPORTERS

Capital Campaign

Agusta
Ain
Anuszkiewicz
Baker
Bangston
Bavier
Borts
Boswell
Carolan
Carpenter
Cline
Connelly
Upton-Constandis
Conway
Covucci

Dacey
Duncan
Edwards
Fetch
Fetter
Fisher
Gibbs
Giertz
Gulyas
Hennessy
Hill
Holschuh
Ibsen
Johnson
Johnson
Jones

Kellner
Ketner
Knightly
MacDonald
Mack
Mason
McCarthy
Moran
Morton
Muscari
O'Brien
Pagliocco
Pauls
Permar
Perry
Pilecki

Rawle
Rianhard
Richardson
Riesenberg
Rozen
Stoyer
Strobel
Tarantino
Weil
Wert
Willhoft
Williston
Wilson
Witchger
Zielinski



east west partners



wertimer + cline



STRUCTURES | ALAIR



HABITAT HOMEOWNERS

In the 2024- 2025 year, Sea Island Habitat for Humanity dedicated 2 homes with 2 more new construction homes in progress.



375

Megan



376

Thomas



Greene Way, Ravenel



Young Street, Ravenel

CRITICAL HOME REPAIR

This year, Sea Island Habitat for Humanity continued to strengthen our community through our growing Critical Home Repair Program, **servicing over 100 families** across our area. By focusing on essential exterior repairs – such as roofing, windows, and accessibility ramps – we’re helping long-time residents stay safely in their homes. One of our most impactful achievements this year was the **repair or replacement of 24 roofs**, providing much-needed protection and stability for families living in aging or weather-damaged homes. These repairs not only improve safety and quality of life but also help preserve generational homes and keep communities intact. Through this program, we are making our mission go further – ensuring that housing stability is not only built, but preserved.



20%

repairs bring
accessibility to
elderly or
disabled




20 roofs
repaired or
replaced yearly



100% at no cost to
low-income homeowner



Sea Island Habitat for Humanity's ReStore continues to thrive as a vital part of our mission, offering a wide selection of quality home goods, furniture, appliances, and building materials to the public – all at a fraction of retail prices. Thanks to generous donations, strong leadership, and our dedicated staff and volunteers, the **ReStore reached a remarkable milestone this year with \$1.8 million in sales.**

Every purchase, donation, and hour volunteered at the ReStore directly supports our efforts to build and repair homes for families in need across our community. When you support the ReStore, you're not just finding great deals – you're helping create lasting change and brighter futures for local families.



Thank you for donating to and shopping at the ReStore!
Together we raised \$1.8 million to support our mission of building affordable homes, communities and hope.



2

homes
completed

125 repairs

13 accessibility ramps
24 roofs



over **2,200**
sweat equity hours



2,714 FREE donation pick-ups

+35,000 miles traveled by our 2 delivery trucks

28 deconstructions of kitchen, baths, and more with an estimation of

84 tons of building materials diverted from landfills



60,000 +

volunteer hours

2,200+ volunteers

40+ organized groups

