



Lancaster Lebanon
Habitat
for Humanity®

ANNUAL REPORT

JULY 1, 2024 — JUNE 30, 2025



A Future
Habitat for Humanity
Home!



Lancaster Lebanon
Habitat
for Humanity®

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GLOBAL MISSION

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

LOCAL MISSION

A community where homeownership never feels out of reach

A Message from Our Leadership

You helped create six new homeowner families in fiscal year 2025.

On behalf of those families, we cannot thank you enough—but allow us to try. Thank you for your gifts, your prayers, and your time. To every volunteer who showed up on the build sites, worked in ReStore, or served on a committee: your support and dedication makes this mission possible.

This past year was a strong one, and we are deeply grateful. At the same time, the funds raised through the Open Doors 30 Homes for 30 Families Building Campaign will quickly be depleted over the next several months, and ongoing fundraising remains essential. The Open Doors initiative was designed to supplement—not replace—our annual giving to allow us to increase our homebuilding capacity by 50 percent in today's challenging housing and construction market. We still have 16 homes to complete; as of this writing, all but eight are already under construction.

ReStore also completed its first full year at its new 1061 Manheim Pike location. While utilities and operating costs were slightly higher than expected, the store still generated a strong net contribution of nearly \$350,000—which is twice the support our previous location was able to provide. These funds directly advance land development and construction, helping more families move toward stability.



**With the help of a NEW LOCATION,
ReStore has gained twice the support from the previous location!**

Looking ahead, Lancaster Lebanon Habitat celebrates its 40th anniversary in 2026. We are excited to mark this milestone by reflecting on the families we've partnered with, the journeys they're on today, and the remarkable ways our community has come together to build homes, hope, and opportunity.

We are also setting our sights on the next 40 years. As part of our strategic planning, we have defined an ambitious local vision—shared with you on this page. Achieving it begins with deeper education and engagement for volunteers, donors, and elected officials about the barriers to affordable housing and the solutions we can pursue together.

Thanks to you, lives are being transformed and with your continued support, we will expand our impact and break the cycle of poverty for families by providing affordable homeownership. We look forward to continuing to work side by side with you in 2026.

PHIL HESS
Chair of the Board

ANDREW SZALAY
President & CEO

A Look Back, Fiscal Year 2025

It was a remarkable year for Habitat. We completed the fundraising portion of Open Doors—our 5-year, \$4 million building campaign—and exceeded our goal by \$300,000. We made six new homeowners, and our program and ReStore teams settled into our new home on Manheim Pike.

Opened Homebuyer Applications

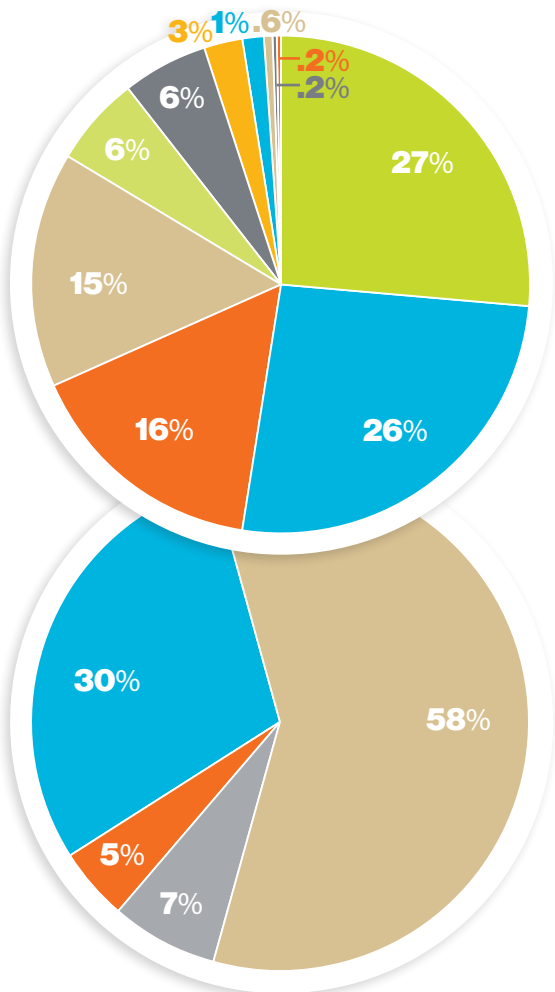
In May, applications opened for homeownership opportunities in Lebanon County. We received 97 completed applications over the one-week period. Income and debt are still being verified for many applicants, and two have become future homebuyers.

More Construction and Six New Homeowners

We completed construction on six homes in the City of Lancaster and Columbia, and we turned over the keys and deeds to six new homeowners. In addition, we started construction on three rehabs in Lebanon, continued work on one Lebanon new-build, and began foundation work for five new-build homes in Columbia. Combined, 272 volunteers contributed 4,056 hours on our construction sites.

ReStore, One Year at 1061

ReStore generated nearly \$2 million in revenue to provide unrestricted funds for site development prior to fundraising and help keep home goods affordable for our shoppers. And 434 volunteers provided 11,326 hours of receiving donations, processing, stocking, and customer service.



INCOME

6%	Building Campaign.....	\$ 444,024
27%	ReStore Sales w/ Sale of Scrap.....	1,978,947
.2%	ReStore Contributions	16,770
26%	ReStore Gifts in Kind.....	1,939,613.45
15%	Sales to Homeowners	1,142,000.00
16%	Contributions	1,169,189
6%	Grants.....	409,311
.2%	Gifts in Kind.....	11,816
3%	Mortgage Discount Amortization.....	185,983
1%	Special Events/Other.....	97,393
.6%	Other Income including Investments	45,298
	Total Income	\$ 7,440,349

EXPENSES

30%	Program Expenses.....	\$ 1,649,773
58%	ReStore Expenses.....	3,221,450
7%	Operating Expenses.....	392,991
5%	Fundraising.....	207,239
	Total Expenses	\$ 5,512,296
	Net Income	\$ 1,928,053

A Look Forward to 2026



913 WHEATLAND

We plan to break ground on our first “vertical” construction project, an eight-unit condo building on a former UPMC Medical Campus parking lot, in late spring and settle homeowners there in early 2027. The project will provide two one-bedroom homes, two two-bedroom homes, two three-bedroom homes, and two four-bedroom homes, all for an affordable mortgage in a location that previously did not have any homes on it. We also want to express our appreciation to UPMC and the City of Lancaster for their partnership and opportunity to build this unique design for our Habitat affiliate.



LINDEN

For the first time, Lancaster Lebanon Habitat is using modular construction techniques to build faster and more efficiently at our five-home Linden Street Build across from the Turkey Hill Experience. Volunteers will be installing siding, windows, doors, and working on interior framing and finishing. All five of these homes have matched Habitat Homebuyers, and we look forward to settling them by 2026..



40 YEARS

Lancaster Lebanon
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CELEBRATING 40 YEARS OF SERVICE

Lancaster Lebanon Habitat for Humanity was established October 1, 1986, and we will celebrate the organization's roots, history, and accomplishments over the last 40 years in 2026. We plan to reflect on previous projects, our homeowners, volunteers, and partners, and see where our homeowners are today. In addition, we will also be considering ways to expand our impact in the next 40 years. The Board recently adopted an audacious goal to strive for well into the future: A community where homeownership never feels out of reach.

ACQUISITIONS

To help meet the demand for affordable homes, Habitat will be seeking houses to rehab and lots to build on in both Lebanon and Lancaster Counties. Volunteers with construction, development, and real estate backgrounds will help staff secure these opportunities.

