



ANNUAL REPORT

Fiscal Year 2025



MISSION & VALUES

Habitat Oakland's mission has a hyper-local focus with a world vision which engages donors, homeowners, neighbors, and volunteers working together to build better living environments.

Our Mission

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

Our Vision

A world where everyone has a decent place to live.

Our Goal

At Habitat Oakland, we are proud of the impact we've had and want to do more. We have served over 2,100 individuals and are on a trajectory of strategic growth that aims to reach 2,264 individuals by the end of 2026.



LETTER FROM LEADERSHIP

Dear Friends and Supporters,

As we reflect on 2025 and look ahead to 2026, there is much to celebrate. Yet one moment stands out as a powerful testament to the work we do—and to the lasting impact of home. That moment came when we honored one of our homeowners of more than 20 years at our 2025 Blueprints & Blue Jeans Gala. Barbara Richard had paid off her mortgage, a milestone worth celebrating. When Barbara first received the keys to her home, she was also given a small, palm-sized heart—a symbol of the care that built her home and the love that welcomed her into the Habitat family.

When our team recently visited Barbara, she quietly opened her hand—and there it was: the heart, still with her after all these years. It was one of those rare moments that captures the essence of Habitat, speaking without words to stability, dignity, and the meaning of home.

Another moment this year also bears mention. At our Habitat family holiday celebration, gifts are exchanged, stories shared, and laughter fills the room. The spirit of Habitat is alive there.

What our families may not always realize—and what I want to say clearly—is that they are a gift to us. They offer love, hope, and resilience, and remind us of the transformative power of homeownership. They are the heart of our Habitat community. That is what this work is about, and it is a privilege to do it together.

The impact of Habitat's work is lasting. It reaches beyond a single year and will be felt for generations. Thank you for being part of this mission. Your support makes this work possible, and we are deeply grateful.



With Gratitude,

A handwritten signature in black ink that reads "Michele Hodges". The signature is written in a cursive, flowing style.

Michele Hodges

Executive Director, CEO
Habitat for Humanity of Oakland County

YEAR IN REVIEW

April 1 | Power of Home match campaign sponsored by Consumers Energy and Women Build Member Luncheon

April 19 | Earth Day Clean Up with students from Oakland University

May 8 | Southfield Groundbreaking on Duplex 4

May 15/16 | Rock the Block improved 20 properties and one community park in Royal Oak

July 17 | Rock the Block, co-planned with the Elam family, in Pontiac, improved 16 properties

Aug 14 | Rock the Block Southfield improved 12 properties

September 18-19 | Rock the Block Hazel Park, co-planned with Mi-Gen, served 13 members of the LGBTQ+ community

October 13 | Rock the Block, co-planned with Vibe Credit Union, served 16 Pontiac residents

October 24 | The 13th annual Fall Gala celebrated Habitat Oakland's 30 year anniversary and raised over \$167,000

December 12 | Habitat Partner Family Holiday Party supported 55 families and nearly 100 children through our Adopt-a-Family program



2025 IMPACT

2,264 goal for individuals served by 2026

2,100+ individuals served to date



new housing units constructed



critical home repair projects



housing units planned in partnership with Southfield



individuals coached in mortgage readiness & financial health



properties improved with landscaping and blight removal

PROGRAMS



1 | Affordable Homeownership



2 | Critical Home Repair



3 | Neighborhood Revitalization



4 | Habitat University



5 | Community



6 | ReStores



7 | Women Build





1 | AFFORDABLE HOME OWNERSHIP

Habitat Oakland offers a homeownership program that helps people move from sub-standard housing to newly built or renovated, energy efficient and affordable homes.

Homeowners must demonstrate need, have the ability to pay an affordable mortgage, and dedicate 200 hours of sweat equity.

1



new duplex unit in Southfield

3



single family units in Pontiac





2 | CRITICAL HOME REPAIR

Oakland County, in partnership with Habitat Oakland, has established a program to provide grants for home repairs within eligible census tracts in Pontiac. The program offers a variety of home improvements, helping homeowners to repair and replace roofs, heating systems, plumbing, water heaters, electrical hazards, windows, doors, decks, and porches, as well as a variety of other home upgrades.

Since the inception of "Roofs, Ramps, and Repairs," our focus has grown. A significant portion of our efforts have been dedicated to energy-efficient upgrades through a partnership with MSHDA, ensuring homes are safer, more comfortable, and sustainable. These upgrades include furnace and water tank replacements, insulation installation, and electrical improvements that bring homes up to current code standards.

112 
homes repaired

40 
percent of repairs benefitted the senior population



repairs were completed on both traditional and manufactured homes



3 | NEIGHBORHOOD REVITALIZATION

Habitat Oakland hosts hands-on community events, known as **Rock the Block**, that bring homeowners, volunteers, and sponsors together to roll up their sleeves and make a visible difference. Through exterior home cleanups that improve safety and curb appeal, volunteer teams are deployed for a full day of service to targeted neighborhoods through the spring, summer, and fall.

Rock the Block is the cornerstone of our Neighborhood Revitalization efforts, uniting municipal partners and community leaders to spark neighborhood pride and create lasting change.

In 2025, Habitat Oakland expanded to Royal Oak to assist older adult homeowners and to Hazel Park for LGBTQ+ older adults. The season was rounded out in Pontiac, made even more impactful through the collaboration of the Elam Family and Vibe Credit Union.

73 
families served

4 
communities served

- Pontiac
- Southfield
- Hazel Park
- Royal Oak





4 | HABITAT UNIVERSITY

Habitat Oakland offers financial counseling for prospective homebuyers or anyone seeking to improve their financial health. Through one-on-one sessions with a HUD-certified Housing and Financial Coach, individuals can improve their credit score, reduce debt, increase savings, and build a foundation for a healthy financial future.

In 2025, we offered the following courses:

- Pre-Purchase Support
- Post Purchase Support
- Foreclosure Prevention
- General Financial Coaching:
 - Budget Review
 - Credit Building
 - Debt Counseling



5 | COMMUNITY

The Beloved Community Coalition is entering its fourth year of building a communal table and linking arms with other Pontiac-based nonprofits. Undeniably, we are stronger together, and it is our goal to build a strong continuum of care so that no individual or household ever accesses a closed door.

While beginning with the dream of sharing volunteers and supporting each other's events, the Beloved Community Coalition has blossomed into a movement whose spirit has impacted every facet of how we seek to show up in the community.

Membership in the Beloved Community Coalition has grown to include Honor Community Health and the Literature Circle Society. Together, with nine other organizations, we have worked on new construction, completed exterior repairs, cleaned up yards, celebrated Earth Day, dressed up and handed out Halloween candy, handed out Thanksgiving meals, attended groundbreakings and ribbon cuttings, and hosted a team from Habitat for Humanity International to witness all this collaboration at work!





6 | RESTORES

The Habitat Oakland ReStores are non-profit home improvement stores and donation centers that offer new and gently used furniture, home accessories, building materials, and appliances to the public at significantly reduced prices, all in support of our mission.

Located in Waterford and Southfield, the proceeds from sales at our ReStores are reinvested into the affiliate, helping to sustain essential Habitat programming and services.

2 

ReStore locations

\$2 

million in revenue generated



7 | WOMEN BUILD

Since 2014, Habitat Oakland **Women Build** volunteers have come together annually to build or rehab a home through volunteerism, fundraising, and teamwork. Homeownership is now a reality for partner families in Madison Heights, Southfield, Oak Park, and Pontiac. **Women Build** efforts provide the opportunity for women to take a proactive step in serving their communities.

Women Build opportunities are available throughout the year and any woman who wants to learn how to build and construct a home is invited to participate. No experience is necessary. Volunteers work under the guidance of construction professionals, and also alongside other volunteers and future Habitat homeowners.

13 
home builds supported

\$1.3 

million approx. in revenue raised since 2014



VOLUNTEERS

At Habitat Oakland, volunteers and impact go hand-in-hand because the incredible people who come out and build, repair, clean, stock shelves, and complete special projects are the backbone of every program and operation.

In 2025, 1,358 volunteers contributed 20,667 hours. With each volunteer hour valued at \$32.87, that is a remarkable \$679,324 of in-kind talent and time donated to addressing affordable housing.



20,667
hours volunteered

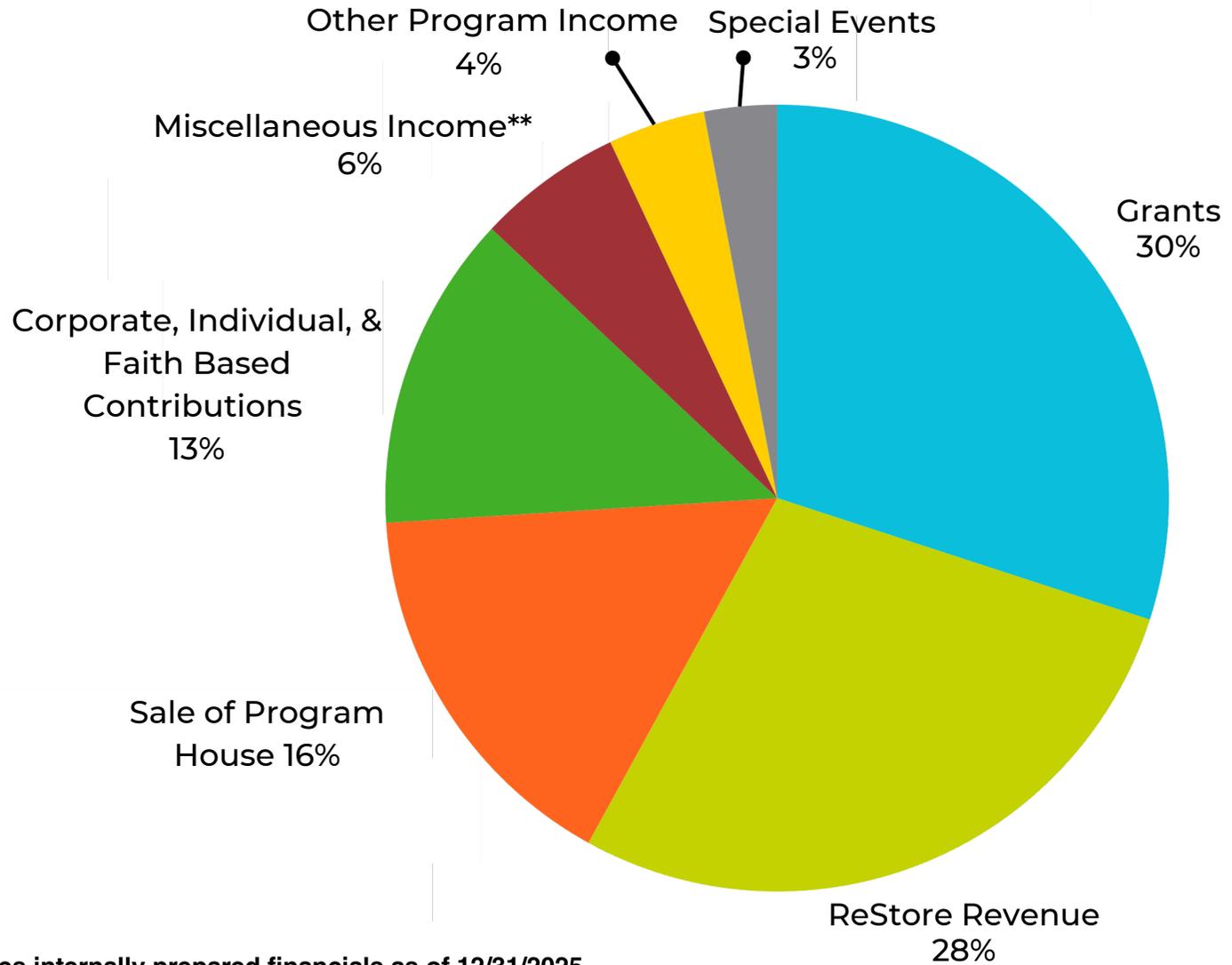


1,358
volunteers



FINANCIALS*

2025 Revenue: \$7,494,680



* This table references internally prepared financials as of 12/31/2025.

** Miscellaneous income is interest/dividend income, realized gains on investments, rental income and non-program income.

SUPPORTERS

Abiding Presence Lutheran Church
Ally Financial Inc.
Amazon
Ann Pettersson-Power Charitable Gift Fund
APTIV
Bagley Family Charitable Foundation
Bank of America Charitable Foundation
Bank of Ann Arbor
Berkshire Hathaway HomeServices Kee Realty
Birmingham Senior Men's Club Foundation
Brodsky Charitable Foundation
Burkhardt Family Fund
Butcher & Butcher Construction Co., Inc.
Changing Places Moving
Charitable and Educational Foundation of the HBA
ChoiceOne Bank
Christ the Redeemer Catholic Church
Cisco
Cislo Title Company
City of Royal Oak
CK Diggs
Clarkston Community Church
CLEARResult
Comerica Bank Foundation
Community Foundation for Southeast Michigan
Congregational Church of Birmingham - United Church of Christ
Conrad A. Calvano Sr. Charitable Fund
Consumers Energy
Cummins - Meritor Inc
David W. Elliott Memorial Foundation
Devlin Law PLLC
Dobrusin Law Firm,. P.C.
Doeren Mayhew CPA's and Advisors
Doherty/Scott Charitable Fund
DuPont
Dykowski Foundation
Eathorne Family Impact Fund
Eppert Family Foundation Fund
Eunice And Milton H Ring Foundation
F & M Bank
First Community Bank
First Merchants Bank
Flagstar Bank
Forester Foundation
Gene and Lucy Schoener Charitable Fund
Genesee Cut Stone & Marble Co
Googasian Family Foundation
Grady Family Charitable Fund
Greater Works INC
Greig and Mary Patton Charitable Fund
Groundworks
Habitat for Humanity International (HFHI)
Habitat for Humanity of Michigan
HBA of SE Michigan
Henkel
Henniges Automotive
Henry Ford Health System
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ICare of Michigan
Immanuel Congregational United Church of Christ
J Paul and Nancy W Carey Foundation
James and Karen Martin Family Fund
Jeannine and Keith Moreland Fund
Jeff and Ann Moss Charitable Giving Account
John and Iris Lokar Family Foundation
Junior League of Birmingham
Lake Michigan Credit Union
Mackay Family Giving Fund
Magna Electronics/Magna International
Maguire Kumon Donor Advised Fund
Michael & Joanne Tepper Evola Family Fund
Mihalich Charitable Foundation
MSHDA

SUPPORTERS-Continued

MSU Federal CreditUnion
Myers Family Foundation
Natural Way, Inc
Nissan North America
Norman and Margaret Schmidt Charitable Fund
North Congregational Church
Notarantonio Family Giving Fund
Notre Dame Preparatory And Marist Academy
Novelis
Oakland County Treasurer's Office
OHM Advisors
Orchard Lake Community Church Presbyterian
Partner Engineering and Science Inc
Paul and Sarah Alcala Charitable Fund
Paul and Susan Burback Charitable Fund
Piston Group
Plunkett Cooney Attorneys & Counselors At Law
PNC Bank
PNC Foundation
Pontiac Ceiling & Partition Co. LLC
Pulte Group, Inc.
Rajendra/Pratibha Modi Family Foundation
RCL Gift Fund
Real Estate East LC
Richard and Karen Macleod Charitable Lead Trust
Rob & Angie Dutkiewicz Donor Advised Fund
Robert Bosch LLC
Rocher Family Fund
Rochester Rotary Charities, Inc.
Sam's Club Auburn Hills 4778
Serra Family Foundation
Sheetz
Siatczynski Family Charitable Fund
Slavik Building and Development, LLC
Southfield Nonprofit Housing Corporation
St Paul's United Methodist Church
St. Irenaeus Catholic Church
Stefko Charitable Donor Fund
Stringer Family Fund
Tamaroff Motors
Tapper's Diamonds & Fine Jewelry
The Ascend Foundation
The Eric and Amy Davidson Foundation
The Foley and Fredendall Charitable Fund
The Huntington Foundation
The James Miles Family
The Khandwala Family Foundation
The Steve and Rachel Antone Fund
Thrivent Choice
Totty's Properties LLC
Trevarrow, Inc.
Trusted Fraternal Life
Tvarla Real Estate
Unilock Michigan, Inc.
United Way for Southeastern Michigan
United Wholesale Mortgage (UWM)
United Women in Faith
Van Horn Concrete
Vehicle Science Corp.
Vibe Credit Union
Walmart Store #6454
Waterford Bank
Wayne & Beverly Jackson Foundation
Wolverine Contactors Inc.
Womens Council of Realtors -
Birmingham/Bloomfield Chapter
Women's Life Chapter 864
Wood Family Charitable Fund

INDIVIDUAL DONORS

Nisha and Jason Andronic

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B. A. Calvin

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Gerald and Ciara Carvey

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Claire Sorenson Devlin and

Adam Devlin

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Juanita Evans

Billie Fair

Todd and Joann Fox

Aaron and Carolyn

Frankel

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Carol Hermann

Adam Hinton

Mary Holleran

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Jas and Rashi Jeyasingh

Kara and Sergio Lividini

Deborah Meesseman

Laura Miehl

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Cemone Moy

Christa Murphy

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Skonieczny

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CARS FOR HOMES DONORS

Lauren Alder
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John Barnes
Joel Beaulieu and Wren
Hack Beaulieu
Deidre Boyd
Katherine Boyle
Nicolette Brueger
Ray Buchanan
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Osman Butt

Nancy Ceravolo
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Marc, Manya and Timothy De Zwaan
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Mitzie and Jason Dumas
John Einselen
Robert Fachnie
Paul Grant
Grace Hardenbrook
Anita and John Hartmus
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Sarah Hepler
Baoquan Huang
Gregory Hundiak
Jeffrey Joseph
Hans Kaiser
Lucy Kapur
Chris Kase
Maria Kaupas
Thomas Kavanagh
Christine Kernen
Jordan Kershner
Terry Kilbride
Peter Klain
Sriram Konkipud
Patricia Lahar

CARS FOR HOMES DONORS-Continued

Lawrence Lesniak
Kenneth Lingerfelt
Xing Ping Lin
Lisa Long
Derrick Lopez
Shiyong Lu
Willie McGee
Aaron Meadows
Alexandria Morales
Douglas Mullin
Akshay Narayan
Margery Obed
Saravanan Paramasivam
Dinh Pham

Maggie Phillips
Delrita Pilcher
Adam Ploski
David Ravid
Robert Rankey
Hannah Reeves
Recovery Cleaners
Tiffany Ruff
Arthur Samuels
Clay Shaver
Maciej Siwik
Ruth Smith
Gerald Snook
Michael Spears

Rosetta Spubbs
Sarah Stanley
Lauren Statzer
Cheryl St Pierre
Paula Stiefvater
John Takacs
Deborah Tierney
Edmund Ura
Marc Villella
William Welby
David Zande
Quinn Zeagler
Tian Zhou
Janice Zorn

LEADERSHIP TEAM

Michele Hodges Executive Director, CEO

Claire Devlin

Chief Financial Officer

Scott Milliken

Chief Operations Officer

Jody Skonieczny EdD, CFRE

Chief Advancement Officer

Micah Jordan

Director of Partner and Community Programs

Bridget McCarville

Director of Development and Marketing

Matt Reynolds

Director of ReStores

HONOREES

Core Volunteers

Barbara Richards

Homeowner of the Year

Jeremy Carpenter

Volunteer of the Year

Michigan State Housing Development Authority

Community Builder of the Year

Andre Drewery

ReStore Volunteer of the Year

LOOKING AHEAD

As we move into 2026, Habitat for Humanity of Oakland County remains focused and determined in the face of a challenging housing market. We are intentionally concentrating our resources where they will have the greatest impact—prioritizing programs and partnerships that help families remain safely housed and build long-term stability.

Keeping people in their homes is at the heart of this work. Through critical home repairs, financial counseling, and homeowner support, we are helping families weather economic uncertainty and avoid displacement while preserving the affordability of their homes.

At the same time, Habitat’s work extends beyond building houses. We continue to partner with local leaders, policymakers, and housing advocates to advance innovative and practical approaches to affordable housing. By working collaboratively, we are helping shape solutions that respond to today’s realities and strengthen our community for the future. With your continued support, Habitat will remain a steady force for housing stability and opportunity, ensuring safe, affordable housing remains within reach.



2025 BOARD OF DIRECTORS

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Jill Sklar, Out-going President | Michigan Medicine
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Cemone Moy, Secretary | General Dynamics Land Systems
Chaz Rzewnicki, Treasurer | Vibe Credit Union
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Habitat
for Humanity®
of Oakland County

150 Osmun
Pontiac, MI 48342

248-338-1843
habitatoakland.org



BIRMINGHAM SENIOR MEN'S CLUB & FOUNDATION

2025 IMPACT REPORT

- Birmingham Senior Men's Club Foundation's **\$5,000 contribution in 2025** directly supported the construction of a new single-family home on Ferry Street in Pontiac, Michigan.
- Senior Men's Club members **contributed essential volunteer labor, completing the exterior siding project** ahead of winter conditions.
- In addition to the \$5000 grant from the foundation, your volunteer labor was combined for **at least 66 hours and at least \$2169.42** in monetary value.

What's Next? - Stay tuned for a spring volunteer opportunity!

