



FY25

July 1, 2024 - June 30, 2025

ANNUAL REPORT

Building stronger families
and communities through
affordable homebuilding and
critical home repair.



From the Executive Director:



As I complete my first year as Executive Director, I reflect on this year of transition and transformation.

For the first time in our history, we maintained activity at multiple construction sites. We are proud to have completed and sold 808 Jerusalem Road in Cohasset in FY25, with the second unit (810) ready for sale just a couple months later. In Easton, we continue to watch the walls rise at 26 Pocquanticut Ave. and eagerly await its completion in spring 2026.

In addition to new construction, South Shore Habitat continues to explore new avenues towards addressing housing needs. Our Critical Home Repair program provides services to qualified seniors and veterans, keeping them safely in their homes. In Abington, we also purchased 871 Plymouth Street, a rehab that will be completed next spring - our first rehab property in many years!

Efforts at community outreach continue with public engagements, networking, and we welcome ever-increasing numbers of volunteers. There is something for everyone at South Shore Habitat. Whether you want to swing a hammer at a construction site, serve on a committee, or help with community events, we welcome you and your contributions.

At South Shore Habitat, we don't just build homes, we build community. Thank you for your support.



A stylized blue ink signature of Erin McGough.

Erin McGough
Executive Director

71

Homes Built or In Progress

32

Communities Served

39

Critical Home Repairs

3

Homes Under Construction

2

Families Welcomed Home

*As of September 15, 2025

FY25 BOARD OF DIRECTORS

Robert O'Neill, President
Executive Director, Brigham & Women's Harbor Medical Associates | Retired

Richard Halverson, Vice President
Real Estate Development/Construction Executive | Retired

Terry Green, Secretary
Management Consultant | Retired

Antonette Davis, Treasurer
Director of Loan Servicing and Automated Lending, South Shore Bank

Kimberly Bielan
Principal, Moriarty Bielan & Malloy LLC

Kati Brigham
Partner, Vice President, Newmark

Jack Conlin
Assistant Project Manager, Callahan Construction

Rudy Dajie
Business Executive and Investor

Mark Everett
Financial Advisor, Diversified Financial

Michael Falotico
Co-Owner, Moor Realty

Peter Grape
Cardiologist | Retired

Tracy Harvard
SVP, Residential Lending, Dedham Savings

Brian Hayes
Vice President, Commercial Lines, Quincy Mutual Group

Frank Kelly
Project Executive, JM Electrical Company

Elizabeth Lyons
South Shore Habitat for Humanity Executive Director | Retired

Glenn Tattrie
John Hancock | Retired



MISSION STATEMENT

Together we build strength, stability and self-reliance through shelter by partnering with families in need of affordable housing.



Serving More Families

Our homes are much more than just shelter...



Erin L., Cohasset Homeowner

At South Shore Habitat for Humanity, every volunteer hour and dollar donated helps deliver programs and services that make a difference right here in our community.

Here's how:

Homebuilding & Rehab Program

South Shore Habitat builds or rehabs energy efficient, affordable homes with volunteer labor and donations of money and materials. We sell the homes to our family partners well below the market value with affordable mortgages. Homeowners put in up to 250 hours of sweat equity by building homes, or volunteering in the community, and attending financial classes.

Critical Home Repair

South Shore Habitat's Critical Home Repair program combines repairs and modifications for low to moderate income seniors and veterans, giving them the opportunity to remain safely and securely in their homes while creating an environment where they can maintain a healthy lifestyle and live independently.



Volunteers



Volunteer Impact

1,047

Volunteer Sign Ups in FY25

8,046

Volunteer hours in FY25

\$329,644

Volunteer impact value

Every helping hand... makes a difference

Our mission depends on the hard work of volunteers. Whether it is swinging a hammer on a build site, or serving on a committee, volunteers are critical to every part of our mission to ensure everyone has the opportunity for safe, affordable housing.

This year, more than 1,000 volunteers signed up to donate their time and talent to help build two affordable homes in Cohasset and one in Easton, while many others served on committees, provided support in the office, and offered expertise by serving on the Board of Directors.

We are grateful for the compassion and dedication that helps hardworking families build brighter futures.

It is our hope that you will join us in this spirit of partnership.



Thank you to our donors!

* Indicates an In Kind Gift

Over \$50K

- Town of Cohasset*
- The Flatley Foundation
- Town of Abington
Affordable Housing Trust
- Libra Foundation Inc.
- Town of Abington
Community Preservation
Committee
- Charlesbank Homes
Foundation
- Ed Roche
- Dennis McCafferty
- Mass Housing

\$10K to \$50K

- IBEW Local 103*
- Wasted* PBC*
- IKEA*
- Hingham Lumber*
- South Shore Elder Services
- Moor Realty Group
- Saquish Foundation
- Goddard Health Services
- Lea Schneider
- United Church of Christ of
Norwell
- Habitat for Humanity
International
- Grace E. Brooks Trust
- Dan Rice
- Pershing A BNY Mellon Co.
- Fleet Link Inc.
- Susan M. Taylor
- Saint-Gobain

\$5K to \$10K

- Wilkinson Companies*
- Brian Marble and Sons*
- Viola Roofing*
- Cape Cod Lumber*
- Webb*
- Schneider Electric*
- AARP Foundation
- Kenneth & Barbara
Buntrock
- North Easton Savings Bank
- Michael O'Horo
- Law Offices of Lipsey &
Clifford, P.C.
- Callahan Construction
- Dedham Savings
- John Spurr
- Newmark
- Travelers Foundation
- Abington Bank
- Rockland Trust
- The Hamilton Company
Charitable Foundation
- Shawn Kinney
- Chris Carey
- The Robert F. Stoico /
FIRSTFED Charitable
Foundation
- Town Fair Tire Foundation
- Baker Family Foundation
- Joan O'Donnell
- South Shore Bank

\$1k to \$5K

- Dream Projects Home
Improvement Inc.*
- Snow and Jones, Inc.*
- Granite City Electric Supply
Company*
- George Washington Toma*
- Levolor*
- GAF*
- Bellew Tile and Marble*
- John Drew
- Joseph Keohan
- Sunrun
- RG & Anne Vanderweil
- Massachusetts Mortgage
Bankers Foundation
- Thomas P. Holland
- Craig Ellis
- Michael Silver
- Quincy Credit Union
- TF Andrew
- Andrew Taccini
- Anderson Insulation
- Hannon Electric Inc.
- Moriarty, Bielan & Malloy LLC
- John & Nancy Donovan
- Avalon Bay Communities, Inc.
- Rudy Dajie
- Bluestone Bank Charitable
Foundation
- MountainOne Bank
- Voya Financial

\$1k to \$5K cont.

- Terry Green
- Walsh Construction
- Allison Duffy
- John Larkin
- Federal Home Loan Bank of Boston
- Steven Cooperman
- Marjorie Hew
- Kevin Jensen
- Nancy Goodman
- Brian MacDonald
- Callahan Construction Managers
- John Galvin
- Richard D. Marden
- Boston Interiors
- Matthew Kodama
- SW Electric
- Winbrook
- Strategic Spaces
- Fernandes Masonry
- Surus Development
- Optiline Enterprises
- Joel Foss
- JM Electrical Co.
- Gail Fortin
- Dennis Cronin
- Drew Vogel
- Susan Genest
- Coldwell Banker Realty Cares Foundation
- Sue Curtis
- Main Street Architects
- Wilkinson Companies
- Thomasine Kennedy
- Bridget K. Thomsen
- Anderson Fuel
- Phillips Brooks House
- Stifel Investment Services
- Lawton Welding
- Select Demo Services
- Energy One America
- Charles Hubbard
- Marshfield United Methodist Church
- Accessible Living LLC
- BMW of Norwood
- Peter Irons
- David Grimm
- Alfred Labbe
- Christine Barraford
- Alex Nesson
- Steve R. Hayes
- Christopher White
- Barbara Livesey
- Haworth Furniture
- At Work Collaborative
- Michael Falotico
- William Reid
- Gerard & Joan Hegarty
- Mary Hagearty
- Yassine Bennoui
- Cindy Matheison
- Baker Testing
- William Brack
- Sheila Grove
- Katharine Peterson
- John & Mary Reagan
- Patricia Mahoney
- James Morehouse
- Timothy Lacroix
- Mary Pottle
- Quincy Point Congregational
- William Reardon
- Marchionne Insurance
- GenCon Service
- Vermont Mutual Insurance
- Carol Lazarus
- South Shore Economic Development Corp.
- Lawrence & Melanie Carlson
- Thomas O'Donnell
- Blake E. Stuart
- David Gallagher
- Nancy Wilber
- Edward Fidrocki
- Susan Rutgerson
- Carolyn Trygggestad
- Brian Gorman
- Adam H. Naylor
- Kwailan Luxanne Lai
- Robert Macdonald
- Robert Romero
- Louise Donovan
- Maureen White
- Clair Carlson
- Nicholas Campagna
- Ted Galeota
- Anne Kavin

We also had many donors who gave between \$1 and \$1,000. Although we cannot list everyone by name, all donations are deeply appreciated.

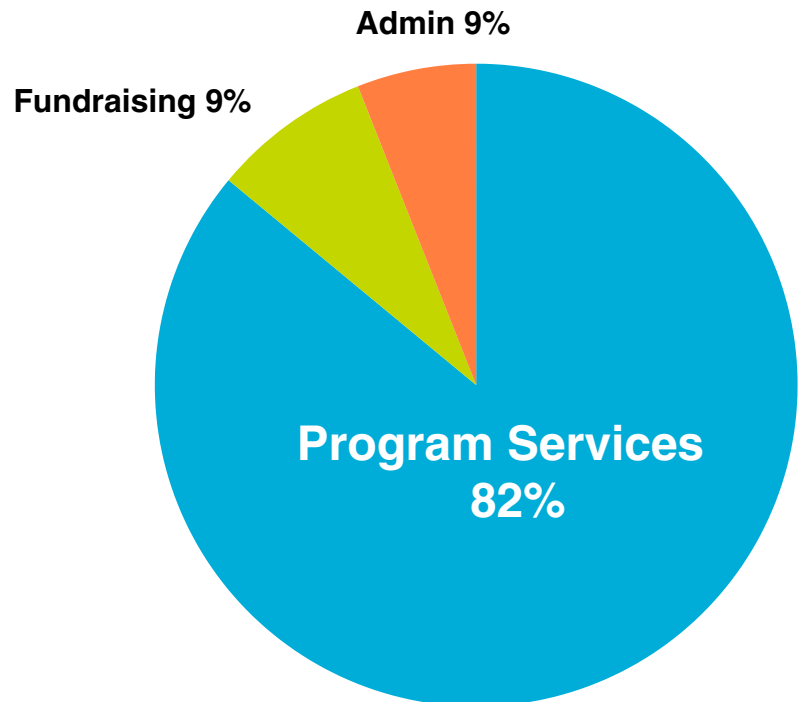
*We strive for accuracy and deeply apologize for any omissions or errors.
Please contact our office so we have the opportunity to correct our records.*

Audited Year-End Financials

82%

of every dollar
raised went directly
to supporting our
programs

At South Shore Habitat we take pride in our fiscal responsibility. Through careful management of our administrative and fundraising costs, you can be assured that your dollars are being spent wisely.



Revenue

Contributions, Grants, Events	\$1,376,080
Donated goods, services and property	\$252,026
Home sales	\$260,000
Other income	\$105,715
Total Revenues	\$1,993,821

Expenses

Program Services Home Construction, Critical Home Repair, Homebuyer Support, Volunteer Programs & Global Support	\$1,332,382
Admin	\$149,112
Fundraising	\$145,958
Total Expenses	\$1,627,452

Platinum
Transparency
2025

Candid.





WAYS TO HELP

Volunteer

- Events
- Build With Us
- Volunteer in the Office
- Serve on a Committee

Donate

- In-kind Donations
- Cash/Stock Donations/Matching Corporate Gifts
- Cars, Boats and RV's to our Cars for Homes Program

Become a Corporate Partner

- Golfing For Habitat
- Women Build
- Gingerbread Build

SSHH Staff

Erin McGough
Executive Director

Sheri Green
Construction Project Manager

Joe Sousa
Director of Development

Natalie Campanella
Community Engagement Coordinator

Paris Bollinger
Property Development Manager

Tony Keeley
Site Supervisor

Bill Twomey
Site Supervisor

Carolyn Reynolds
Bookkeeper

Pat Harold
Critical Home Repair
Coordinator

June Cruz
Grant Manager



southshore habitat



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