

WHY DO WE BUILD?

BUILDING A BETTER LIFE

BUILT FOR MORE

Creating homes where
life can truly begin.

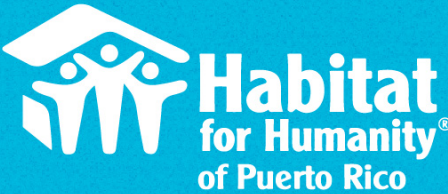
2024

ANNUAL REPORT



Habitat
for Humanity®
of Puerto Rico

🌐 habitatpr.org



INDEX

Message from the President of the Board of Directors	1
Message from the Executive Director	2
Who We Are	3
2024 Impact in Communities Through Our Programs	5
Homeownership Program	8
Women Build Puerto Rico	11
Volunteering	14
Donors	16
Financial Summary	17
Where we are headed	18





Message from President of the Board of Directors

In 2024, Habitat for Humanity of Puerto Rico made significant strides in advancing its mission by strengthening community partnerships, developing new housing opportunities, and identifying innovative fundraising initiatives to help us reach more families in need across the island.

Joining the Board of Directors has been a deeply meaningful experience. I have been committed to contributing with solutions-driven mindset, leading conversations around new project models and helping to integrate practical, community-centered approaches.

We are especially grateful to our committed board members, including Manuel del Llovio Gorritz who joined us this year. Our board members bring expertise from diverse industries such as banking, finance, public relations, law, construction, among others. Their knowledge and passion help shape a stronger, more innovative organization.

As we continue working toward a Puerto Rico where everyone has a safe and affordable place to live, we invite you to remain engaged, collaborate, and stand with us as an ally in this important work. Together, we're building much more than houses, we're building hope, opportunity, and stronger communities.

Carmen Pagán Ortiz



Karla Peña

**Habitat for Humanity of Puerto Rico,
Executive Director**

In Puerto Rico, access to a decent, affordable home should not be a privilege, it should be everyone's right. Having a home means stability, security and hope. Our mission is to transform and expand access to housing across the island, and in 2024 we had the honor of walking 7 families through the path to their first home. Our role is crucial: influencing the affordable-housing ecosystem in Puerto Rico and creating the conditions that allow families who would otherwise have no chance at homeownership to secure a place of their own. What we do, not only opens the door to permanent housing; it also improves living conditions and quality of life, creating a positive impact that will be felt for generations, one home at a time.

Affordable housing is essential to Puerto Rico's social and economic progress. It directly affects stability, health, education, well-being and upward mobility for thousands of families. A safe, stable home is more than a physical space; it is the foundation from which people can build secure lives, pursue better educational and job opportunities, accumulate wealth and ultimately achieve a higher quality of life.

Housing costs continue to rise while household incomes do not keep pace, leaving many families increasingly insecure about where they live.

From an economic standpoint, limited access to affordable housing is a barrier to sustainable development: it lowers labor productivity, raises public-health and social-service costs, and hampers Puerto Rico's ability to attract and retain local talent, among other critical effects.

Prioritizing affordable housing is not just a matter of social justice; it is a strategic cornerstone for inclusive, resilient economic growth in Puerto Rico.

Board of Directors

Carmen M. Pagán Ortiz	Dennis González Ramos
Juan José Román Jiménez	María Cecilia Lloréns Infanzón
Eduardo J. Pardo Vega	Teruca Rullán Álvarez
Jorge A. Morales Cordero	Carlos Martínez Martínez
Edrick Touma Taveras	Judith N. Monrouzeau López
Carmen Rocafort Sein	Manuel de Llovio Gorritz



Who We Are

At Habitat for Humanity of Puerto Rico, we believe that a safe, stable, and affordable home is the foundation for building strong families and resilient communities. Since our founding, we have worked to create meaningful change by providing individuals and families with the opportunity to achieve stability, self-sufficiency, and a better quality of life through access to affordable housing and specialized capacity-building programs.

We recognize that a home is more than just four walls and a roof — it's where futures are shaped, dreams are built, and dignity is restored. Every family deserves the chance to live in a secure and healthy environment, and through our efforts, we aim to make that a reality for more people in Puerto Rico.

Our Vision

A Puerto Rico where every person has a decent, safe, and affordable place to call home.

Our Mission

At Habitat for Humanity of Puerto Rico, we help individuals and families achieve stability, self-sufficiency, and the opportunity for a better future through affordable housing.



Our Services during this year

Homeownership Program

Helping families become first-time homeowners through affordable financing and comprehensive support.

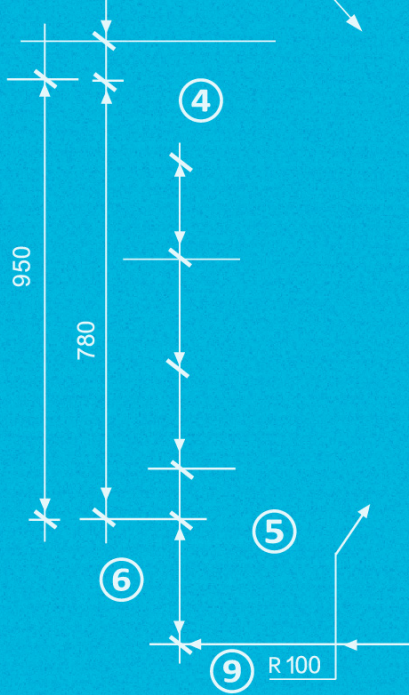
Home Repair Program

Assisting low-income homeowners to repair, rebuild, and preserve their homes after natural disasters or ongoing deterioration.

Capacity Building

Offering training, education, and resources that empower families and communities to break the cycle of poverty and build sustainable futures.

At Habitat for Humanity of Puerto Rico, we are committed to investing in our people, strengthening our communities, and building hope — one home, one family, and one neighborhood at a time.



Housing Costs Increase



Housing Situation in **Puerto Rico**

For the year 2024, the Affordable Housing Index published by Estudios Técnicos Inc. once again reflected a clear, unbroken downward trend in overall housing affordability across Puerto Rico. The data confirm that, at prevailing income levels, most consumers still earn too little to purchase a home priced at today's average market cost. Taken together, the weakening index values, the persistent rise in property prices, the acute shortage of reasonably priced housing units, and the continued escalation in construction expenses combine to create a multifaceted—and deeply troubling—landscape. This environment poses particularly severe challenges for households in the low- to middle-income brackets who aspire to become homeowners, underscoring just how difficult it has become to turn that aspiration into reality.

Average **home prices**
increased by

25%

from \$179,649 in Q1 2023 to
\$224,484 in Q1 2024.



New home prices rose

36%

from \$262,301 in Q1 2023 to
\$357,492 in Q1 2024.



Used home prices increased

24%

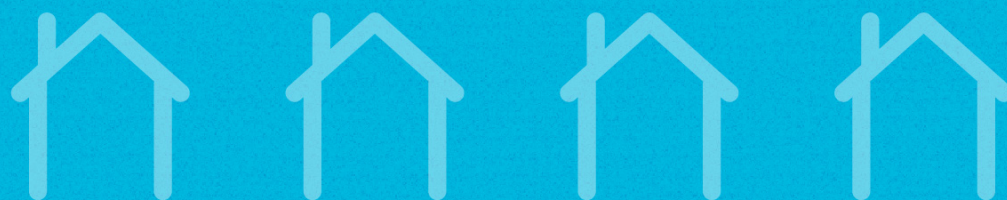
from \$173,114 to \$214,304.



Mortgage interest rate hikes have
contributed to a **decline in home sales** from

3,326 units

in Q1 2021 to **2,255 units** in Q1 2024.





How Habitat Responds

Through our comprehensive Homeownership Program, we open the door for a growing number of individuals and families to attain the security and pride that come with owning a home—making the uninterrupted continuation of our initiatives across Puerto Rico absolutely vital.

To achieve this, we forge purposeful partnerships with financial institutions, community-based organizations, and multiple tiers of government, working hand in hand to devise and implement pragmatic, long-lasting solutions that directly address housing needs on the island.

At the same time, we champion public awareness of Puerto Rico's deepening housing crisis and actively advocate for policies that expand access to truly affordable housing, ensuring that every resident—especially those most vulnerable—has a fair opportunity to build a stable, dignified future.

Homeownership Program

At Habitat for Humanity of Puerto Rico, our overarching mission is to **cultivate strength, stability, and lasting self-sufficiency** within our communities by expanding tangible pathways to affordable homeownership. We focus on serving individuals and families whose incomes fall within the low- to moderate-income range. When these prospective homeowners meet our eligibility criteria and secure approval for a Habitat mortgage, they can enter into a dynamic partnership with us to transform their long-held dream of owning a home into a concrete reality.

To participate in our Homeownership Program, applicants must:

- 1 Demonstrate an authentic need for adequate housing**—whether due to overcrowding, unsafe living conditions, or an unsustainable rental cost burden.
- 2 Show capacity to repay a mortgage offered at 0% interest**, thereby ensuring long-term affordability and financial sustainability.
- 3 Commit to partnering actively with Habitat for Humanity of Puerto Rico**, a collaboration that typically includes completing “sweat-equity” volunteer hours and engaging in financial-literacy or homeowner-readiness workshops.



During the most recent year, Habitat Puerto Rico accelerated the path to homeownership by **supporting families enrolled in the Puerto Rico Department of Housing's R3 Program** (Repair, Reconstruction, and Relocation). This strategic collaboration broadened access to safe, affordable housing and increased the number of R3-registered households able to secure a home of their own, reinforcing our commitment to opening more doors—literally and figuratively—for families across the island.

Homeownership Program Impact



2024 Impact

7 families

from the Municipalities of Bayamón, Santa Isabel, Salinas, Guayama, Fajardo, and Rio Grande and including 13 individuals.

This year, over 25 mortgage closings

were completed for selected families, 10 of which were in collaboration with participants of the Department of Housing's R3 Program. This program assists individuals whose homes were rendered uninhabitable due to Hurricanes Irma and María.



Women Build Puerto Rico

The Women Build Puerto Rico program is an initiative that aims to **train and empower women** by teaching them basic home repair skills. Through hands-on workshops, participants gain essential knowledge that strengthens their independence and self-confidence.

Impact

In collaboration with Hogar Ruth,

20 women received training in basic repair workshops.

These sessions covered fundamental skills in electricity and plumbing, essential tools for improving their homes and reinforcing their self-sufficiency.



Capacity Building

Through a robust series of capacity-building training programs, Habitat for Humanity of Puerto Rico provides aspiring homeowners with the knowledge and confidence they need to thrive. Participants attend hands-on, instructor-led workshops that cover budgeting, credit management, and long-term financial planning—skills that underpin successful homeownership. In addition, we deliver basic home-maintenance training, teaching everything from routine repairs to preventive care, so families can safeguard their investment and foster a safe, healthy living environment. These educational sessions, along with other tailored topics, lay the groundwork for lasting stability and self-sufficiency.

Homebuyer Education Program

We offer an end-to-end learning pathway that guides selected families through every stage of the purchasing journey:

Financial Education Courses

Pre and Post Purchase Guidance

Home Maintenance Training

By combining rigorous financial instruction with practical maintenance know-how, we prepare families and individuals to become responsible, sustainable homeowners—building personal equity while strengthening neighborhoods across Puerto Rico.



Impact

80+ hours of training

Support for over **46** families

1,458 services provided, including benefit applications, referrals, home visits, and closing process support.

Playhouse School Program

As part of the pilot program,

13 students from **Colegio San Ignacio de Loyola**

participated in a unique educational experience. Their objective was to develop a project focused on learning skills and knowledge about the need for affordable housing in Puerto Rico. As a result, the students designed and built a playhouse for the children of Nuestra Escuela in Loíza, applying what they learned in carpentry, finance, plumbing, and electricity workshops. They also carried out a fundraising strategy.



Volunteering

Building a Better Future Together

Volunteering is an essential part of Habitat for Humanity of Puerto Rico. Thanks to the commitment of individuals and companies, we can provide service days and receive donations.

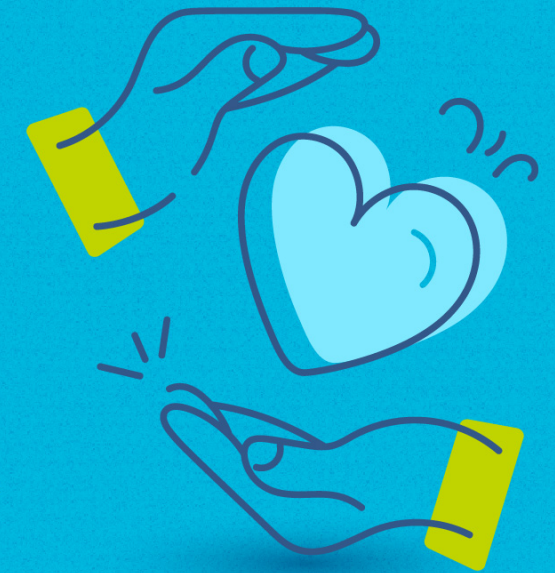
This year,

211 volunteers

contributed a total of

1,703 hours

hours of service, supporting construction, rehabilitation, and community events.



Corporate Volunteering

Corporate partners such as; Liberty Foundation, Puerto Rico Public Relations Association, Toñito Auto Sales, Popular Auto, Amazon Web Services, Trailer Bridge, and Anderson Trucking Services provided support through volunteer activities that strengthened our mission.



Event Volunteering

In addition to work on our homes, **51 volunteers** played a key role in executing events such as the PR Open, Rally for Puerto Rico Golf Tournament, and our community booth at Plaza Las Americas. The commitment of our volunteers is essential to continue building Puerto Rico with greater housing opportunities.

Thank you for being part of the change!

Sweat Equity Program

Through this initiative, selected families contribute volunteer hours to rehabilitate their future home or assist other families. This year, **13 families** completed their sweat equity hours.



Sucess Story

My daughter and I used to live in a house made of wood and zinc, which **lost its entire roof due to Hurricane Maria.**

This then caused a chain reaction that damaged the floor, and after several rains over the years, things only got worse. The Department of Housing informed us that the house was uninhabitable and that we needed to relocate.

We learned about Habitat Puerto Rico and began the process to get a home with them. When we found out we had been selected, we cried together, we were so happy and grateful for this great achievement for us. Being able to offer my daughter a beautiful concrete home **brings me happiness and peace of mind.**

We no longer have to look for a shelter or go to someone else's house during weather emergencies here, we will be safe and at peace.

NORMA

Beneficiary of our Partner Family, Homeownership Program



Donors

Partners

We gratefully acknowledge donors whose significant support this fiscal year has made it possible for more families to access safe and affordable housing.

- Academia Maria Reina
American Bar Association
America's Charities
Baldwin School
Betances Professional Services
Brokerage Services
Charities Aid Foundation of America
- Colegio San Ignacio de Loyola
Comisión Especial de Fondos Legislativos
Departamento de Vivienda de Puerto Rico
Estrella Home LLC
Federal Home Loan Bank NY
Fidelity Charitables
First Bank
- Fundación Plaza Las Americas
Give Lively Foundation
Home Depot
Mid Island Association
Pasha Hawaii Holdings
PGA Tour Charities
Popular Auto
- Schwab Charitable
Sonia Langefels
Supermercados Amigo
The 20/22 Foundation Inc
The Starbucks Foundation
Ukogf Foundation
Your Cause

Individuals

- Badrdin Pernas
Barbara S Hansen
Ben Liao
Beth Bates
Bruce Stamski
Celeste Keele
Christopher Piatt
Christpher York
- Cynthia Morales
Delfin Reyes
Florencio Saez
Frank Gadams
Gladysbeth Alvarez Aviles
Hari Surapaneni
Isabel Nadal
Jacqueline Ballester
- James Holloway
Jennifer Shepard
Joan Kirchheimer
Joelle Fletcher
John Biagas
John Sapp
John Thomason
Josue Brainin
- Kazumoto Niki
Liana Colón
Mark Woodward
Maximilian Fiege
Paul Clip
Penny Sanford
Raquel Sastre
- Robert Miles
Sarah Fowler
Sean F Preiss
Tomas Jensen
Usha Surapaneni
William Coden
William Schulz

Events

Rally for Puerto Rico Tournament 2024

For the fourth time, Anderson Trucking Services and Trailer Bridge hosted the **Rally for Puerto Rico Golf Tournament**, donating 100% of the funds raised to our mission. It is an honor to have their support and commitment.

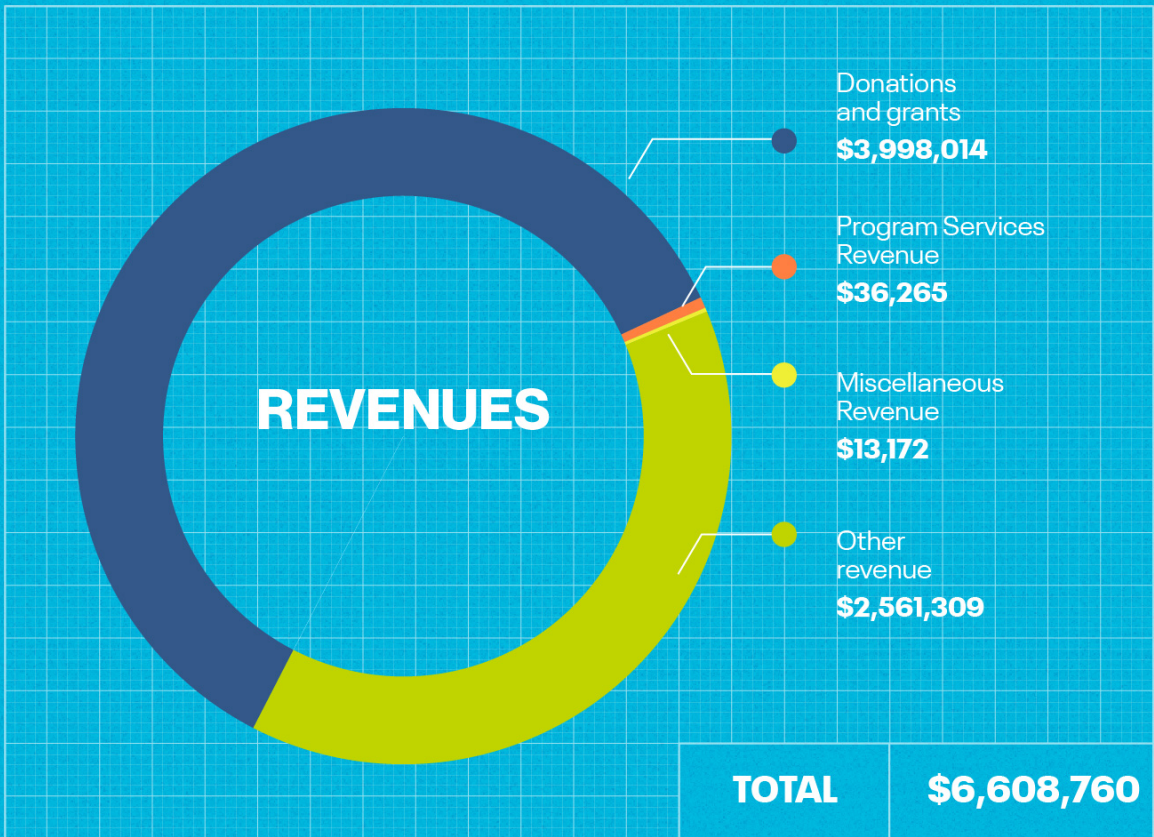
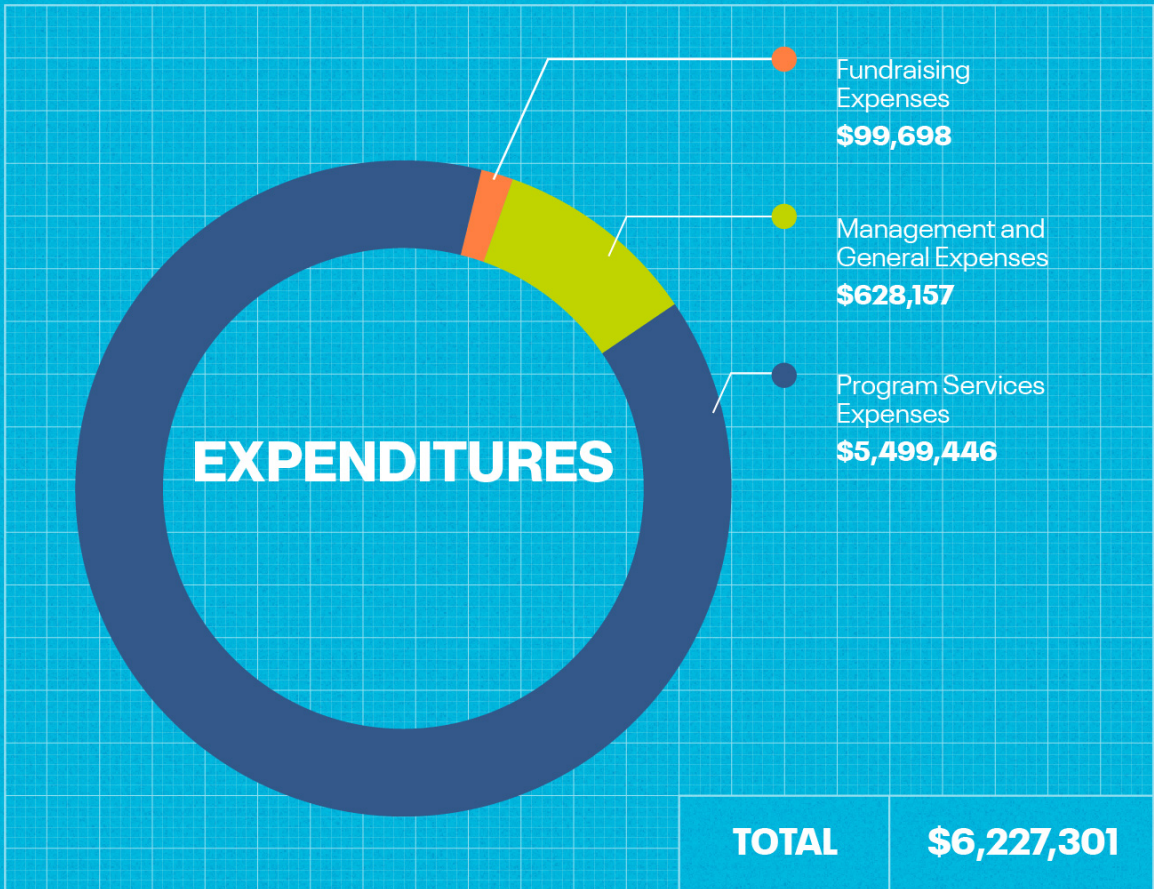


Collaborators

- Able Sales Chemicals
AJC Logistics
Allied Logistics
Anderson Trucking Services
Andy Stahl
ArcBest
Armando Troche & Assoc. Inc
Badrdin Pernas
Bird Group LLC
Brokerage Services
CargEx Freight Systems
CIB Corporation
Cummins
- Eagle Logistics
Farhood Azima
Federal Home Loan Bank NY
Flexitank
Hill Brothers
HLB Puerto Rico
International Shipping Agency
Inversiones Chévere
Island Stevedoring
James P. Galleher
JR Site Construction Corp
Julio Rodriguez US Custom Brokers
Kevane Grant Thorton
- Lanco
Mcallister Towing and Transport
Monserrate Simonet Gierbolini
Morell Cartagena & Dapena
Multipak Postal Service Inc
Nick Van Newkirk
Oscar Logistics LLC
PDL Asset Advisors
PR Logistics
Premier Logistics
Priority RoRo
Reserve Property Management
Robert Hayes
- Robert Longo
Rooms to Go
Sachs Chemical
Southeastern Freight Lines, Inc.
SSW Engineering & Construction LLC
Super Guaragao International
Super Truck Parts
TOLIC
Trailer Bridge
Trane
Trans Oceanic Life Insurance
Ultra Pure Systems
Yellowtrans

We extend our heartfelt thanks to all donors for their continued support. Every contribution, no matter the size, helps us advance our mission.

Financial Summary

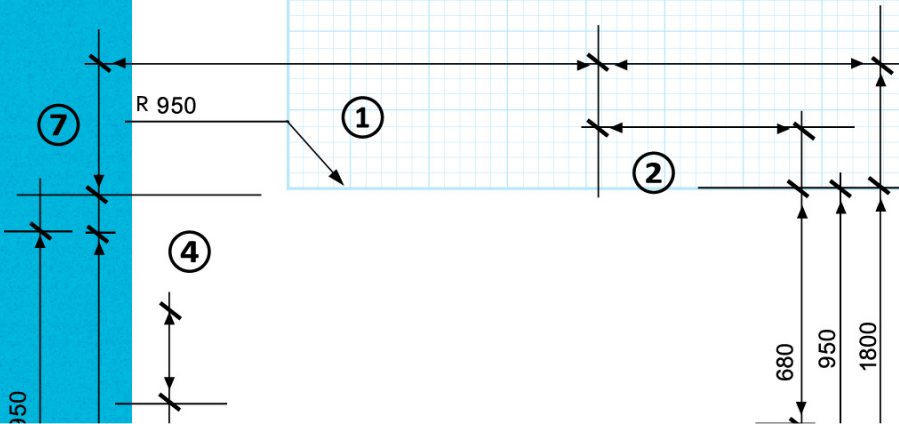


Where We Are Headed



Access to decent, affordable housing remains one of the greatest challenges facing our communities. 2024 has been a turning point for Habitat Puerto Rico, prompting deep reflection on our role, our impact and the opportunities we have to strengthen our work. Coming out of this year, we have reaffirmed our commitment to broadening housing access for families across the island.

We recognize that the need keeps growing while available resources grow scarcer. That’s why our future plans focus on increasing effectiveness and reach by prioritizing innovation, collaboration and long-lasting impact.



How can you help?



Volunteering

You can help families access adequate housing, improving their health, education and living conditions.

For more information about corporate or individual volunteering access: habitatpr.org/volunteering



Monetary Contribution

Access habitatpr.org and click on the "donate" button.



Creating homes
where life can
truly begin.

1357 Ave. Ashford,
Ste.2 PMB 135 San Juan PR
00907-1400 704

Jordán St.
San Juan PR
00909

787-368-9393

info@habitatpr.org

 habitatpr.org