



Quarterly Impact Update

Winter 2025

Meet the Falzone Family

For Johnny and Carli Falzone, home has always been about love, faith, and community. But right now, their growing family is facing a challenge. They are living in a cramped one-bedroom, one-bathroom home, struggling to find an affordable place to call their own in South Florida's soaring housing market.

Johnny, a dedicated Youth and Young Adults Pastor at Riverside Church, pours his heart into guiding and uplifting young people. Carli, a devoted stay-at-home mom, cares for their 6-month-old while nurturing the foundation of their family. Their dream is to raise their children in a safe, stable home within the same Broward County community that shaped their own childhoods.

"Family is made up of the people you love, serve, care for, and provide for; the ones who stand beside you through life's highs and lows," Johnny shares. That deep sense of belonging is what drives them to plant roots in a place they can finally call their own.

For the Falzones, homeownership is about creating a space where their children can grow with stability, where they can continue giving back to their community, and where they can open their doors to others.

“**Having a home of our own means being more established where we live, raising our family in a loving space that provides consistency, and having the privilege to host and bless others.**”

- Johnny

Did You Know ...



92%
of
NEW HOMEOWNERS
report
IMPROVED HEALTH



81%
are comfortable
with their children
SPENDING TIME OUTSIDE



25%
more likely to
GRADUATE HIGH SCHOOL
and twice as likely to acquire
POST-SECONDARY EDUCATION



2025 CEO Build

Uniting Business Leaders for Affordable Workforce Housing

Housing affordability remains one of the most pressing issues across the United States. Habitat for Humanity of Broward's CEO Build initiative aims to bring together top business leaders to address this challenge by actively participating in home construction projects. The 2025 CEO Build has drawn executives from various industries, reinforcing corporate leadership's role in creating stronger communities.



“ Building alongside these determined families is a powerful reminder of what’s possible when a community comes together. Access to affordable homeownership can transform lives, and we’re proud to support Habitat for Humanity in making it a reality for more hard-working families. We encourage other companies to get involved—because together, we can create stronger futures.”

- Brent Burns

Board of Directors, JM Family Enterprises



CEO Build By the Numbers

The CEO Build program provides an opportunity for C-suite executives and industry leaders to step out of their boardrooms and into construction sites, working side-by-side with future homeowners. These initiatives not only raise awareness about the housing crisis but also generate vital funding and support for Habitat Broward's mission of affordable workforce housing for all. By engaging in this hands-on experience, business leaders gain a deeper understanding of the barriers these families must overcome on their path to homeownership.



Q&A Nancy Robin

Habitat Broward CEO and Executive Director

Nancy Robin took the helm at Habitat Broward in 2016 and quickly got to work leading the organization through a rapid period of growth. Habitat Broward's breakneck pace of home building earned its place among the top 25 largest Habitat home producers in the nation and it now ranks in the top 3% of all Habitat for Humanity's 1200 U.S. affiliates.

Robin's passion for economic empowerment has been evident throughout her career, which included leading South Florida financial institutions with billion dollar portfolios, including two decades as President of BankAtlantic.



Q: How does the current South Florida housing ecosystem impact the region's economic growth, workforce retention, and long-term community sustainability?

A: Skyrocketing housing costs strain household budgets, reducing disposable income for local spending, which affects small businesses and the broader economy. High costs also make it challenging to attract and retain talent, as workers, especially in essential sectors like healthcare, education, and public safety, struggle to afford living near their workplaces. This leads to longer commutes, decreased productivity, and workforce shortages. Additionally, housing instability undermines community cohesion, educational outcomes, and health. Addressing these challenges requires strategic investments in affordable workforce housing to create resilient, thriving communities.

Q: What is your call to action for the business community in South Florida?

A: My call to action is simple: Join us in making homeownership a reality for families in our community. Whether you're a business leader, community member, or advocate for change, there are many ways to support Habitat Broward's mission. You can get involved through home sponsorships, volunteer builds, fundraising efforts, and donations of goods. Together, we can create stronger, more stable neighborhoods and help families build a foundation for generational wealth. Let's work hand in hand to ensure that more hardworking families have the opportunity to achieve their dream of homeownership.

“ We're deeply grateful for the unwavering support of our local business community. Their generosity and hands-on involvement are making a real difference in the lives of hardworking families. Together, we're building a stronger, more equitable future.”

-Nancy Robin
CEO and Executive Director of
Habitat for Humanity of Broward



“ The CEO Build is a powerful reminder of what can be achieved when leaders unite for a common purpose. It's more than building homes—it's about building hope and a foundation for families to thrive. Seeing the pride and gratitude of families taking a step closer to their dream of homeownership is a moment that stays with you. It's a privilege to be part of something that creates such lasting impact in our community.”

-Keith Koenig
Chairman of CITY Furniture

The Habitat Model



Habitat Broward is not a hand-out, it is a hand up for hard-working families seeking the American dream of homeownership. The path to Habitat homeownership is not easy, but those who persevere are rewarded with an affordable mortgage and homeownership-proven to dramatically change life outcomes.

Here is how the process works:

- 1 Eligibility**
Eligible families exhibit real need and meet income guidelines.
- 2 Application**
Families complete a formal application, background check and home visit.
- 3 Education**
Applicants attend 12 months of financial literacy and life skills education.
- 4 Sweat Equity**
Families work onsite building homes and invest a minimum of 300 hours of sweat equity.
- 5 Down Payment**
Future homeowners make a down payment of \$2,000 and stake their claim to their future home.
- 6 Mortgage**
Mortgage applications are prepared and processed for approval.
- 7 MOVING DAY**
Families close on homes with an AFFORDABLE mortgage kept to 30% of household income, including insurance.

Ways to Give Every gift is used to make homeownership a reality for our families.

Safe, decent and affordable shelter is the foundation upon which every one of us depends.



Give a gift, change lives.



Sponsorships

Your company, civic group, church or other organization can become a sponsor and support our mission.



Planned Giving

Plan the most meaningful gift through your will, living trust, retirement plan, or insurance assets.



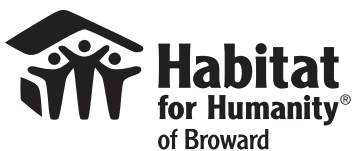
Donate Assets

We welcome donations of stocks, houses, vacant land, condos, art collections, interest in businesses, and more.



Household Items

Donate lightly used furniture, appliances, lighting fixtures, or other home improvement materials.



For more information contact:
Denyse Peterson at 954-396-3030, Ext. 212
888 NW 62nd Street, 2nd Floor
Fort Lauderdale, FL 33309

habitatbroward.org    



Team Builds

Your company and colleagues can give back to our community through our team builds.



Cars for Homes™

Donate automobiles, trucks, boats, RVs, motorcycles, and other vehicles – and we'll pick it up!