

Every hand makes a difference.

Talking about purpose with Serina Gaston, Habitat Bucks' new CEO.

Q

For the last 5 ½ years, you served as Executive Director of Habitat for Humanity of the Greater Harrisburg Area. What initially drew you to Habitat's mission?

A

For the past 10 years of my career, I have had the privilege of working in the nonprofit sector, where I have found great fulfillment in helping others achieve their goals. I always had a strong spirit of volunteerism and believe that giving back to the community is an important part of making a positive impact.

I also believe that homeownership is an important pathway to building long-term financial stability and wealth. Being involved in the process, from helping to build a home to celebrating its completion and dedication, is both exciting and rewarding. There is something especially meaningful about knowing that the work you do each day can help create opportunities for individuals and families to achieve the dream of homeownership. It's the kind of work that gives you a sense of purpose and allows you to feel good about what you accomplish when you go to work each day.

Q

What excites you most about joining the Habitat Bucks team?

A

This affiliate takes a very innovative and forward-thinking approach to homeownership, which is one of the things I value most about working here. I enjoy being part of an organization that is willing to take thoughtful risks, explore new ideas, and find creative ways to help more families achieve homeownership.

The culture at Habitat Bucks is equally meaningful to me. It is welcoming, collaborative, and positive, and I have truly enjoyed becoming part of the organization.



It has been a joy to come to work each day knowing that I am surrounded by people who are committed to making a difference in the lives of others.

Q

What is something you like to do for fun? What do you like about it?

A

I enjoy going to see comedy shows, bike riding, spending time with my family, as well as lifting weights. I think all of these activities give me a chance to relax, laugh, and forget about the stresses of everyday life. They are also a great way to unwind and enjoy some time with the people I love. Comedy shows specifically can offer a different perspective on everyday situations and remind us not to take life so seriously.

Q

If you could have dinner with any historical figure, who would it be and why?

A

Maya Angelou. I'm interested in her thoughts on how technology and social media have changed how we connect and share our trauma given she was a master of the written and spoken word.

Homeownership

Building Brighter Futures

How two parents' determination is creating a safer, more stable future for their children.

When talking with Gina and Kyle, it's clear that family is at the heart of everything they do. As the parents of four young children, every decision is guided by their hopes for their futures, including the sacrifices they've made to achieve homeownership.

Their current living situation limits those dreams, lacking the security that every child deserves. Despite investing in their rental, the structure remains unsafe for both them and their children.

"Safety is our biggest thing," Gina shared. "We're looking forward to the stability and routine that homeownership can provide our family."

Partnering with Habitat Bucks means so much more than buying a house. It means the long-term stability resulting from a healthy living environment, access



to a strong school district, and the closeness of their support network of family and friends. For Gina and Kyle, their years-long pursuit of homeownership is about creating a secure foundation that will help their children thrive.

Moving back to Levittown - the community where they both grew up - provides them that opportunity.

This fall, they'll return to a neighborhood that already feels welcoming, supportive, and filled with possibility, ready to build the future they envision for their children.

A Legacy Built to Empower Families

How one couple is helping to secure safe, stable, and attainable housing for more Bucks County families.

Bill and Sheila Dawe may not have started in Bucks County, but over the years they've made it their home. They hope to help other families do the same. Originally from New Jersey, they've come to cherish the open spaces, natural preserves, and welcoming neighborhoods where they've built their lives.

Bill first learned about Habitat's mission through a close friend who became involved with Habitat for Humanity of Greater Newark after retiring. Sheila later met Florence Kawoczka, Habitat Bucks' former CEO, through her work with the American Red Cross and the Family Service Association in Bucks County. The two stayed connected, and as Sheila and Bill saw the growing need for affordable homes in the area, they felt called to support Habitat Bucks' work in building and preserving safe, stable housing.

"Bucks County is a beautiful place to raise a family," Sheila shared. "But we know there are families who need just a little help to meet life's challenges. We want to be part of that."



As committed donors, Bill and Sheila want to ensure that Habitat Bucks can continue empowering families today and for generations to come. Sheila recently included Habitat Bucks in her will, designating a percentage of her net assets to support the mission while still caring for her loved ones. It's a legacy that reflects both gratitude and hope.

"To have a home makes such a difference for a family," Sheila said. "It gives them a safe foundation to grow and dream, a place to put down roots. We're glad to help make this happen."

Home Repair

One Homeowner's Path to Independence

How access to mobility repairs impacts one family's journey to strength and stability.

Originally from Philadelphia, Robert and his wife were excited to make Bucks County their home in 2024. But before they could fully settle in, their new house needed important accessibility improvements. Both the front and back entrances required ramps, the laundry room was too tight for their wheelchairs, and decreased mobility made light switches and outlets difficult to reach.

Soon after moving in, Robert had a front ramp installed, but with a limited income, the remaining modifications were out of reach. In May 2026, he contacted Habitat Bucks and connected with the Home Repair Team, who guided him through the application process. Once approved, contractors quickly got to work.

Today, the couple can safely access both entrances, giving them greater independence and peace of



mind in an emergency. Voice-activated lighting makes daily tasks easier, and the relocated washer and dryer provide enough space to maneuver comfortably.

"You have significantly improved our quality of life," Robert shared. "I'm going back to school while working full time, so having this burden lifted allows me to focus on my family. Even the most successful people need help at some point in their lives. We're really grateful."



Hammers & Ales

A fundraising event in support
of safe, affordable housing

Thursday, October 15, 2026
5:30-7:30pm

MaGerk's Langhorne
27 Summit Square Center



Tickets are \$30.
Includes 1 drink,
appetizers, and
entry to our raffle.

Presenting
Sponsor



Car Donations Build Habitat Homes



When you donate
to **Cars for Homes**,
you help Habitat
Bucks create
permanently
affordable housing
for Bucks County
families. Your gift
opens the door to
the **safety** and
stability that
accompanies
homeownership.

#CarsForHomes
habitatbucks.org/donate-a-car



/advocate/ to open the door

Alongside Habitat for Humanity International and Habitat affiliates across the country, Habitat Bucks is celebrating a historic win for housing affordability!

This summer, the **21st Century ROAD to Housing Act** became the most influential and impactful piece of housing legislation to become law in generations. Designed to increase the nation's housing supply, expand access to affordable housing, and streamline federal housing programs, this federal advocacy win is the result of unwavering bipartisan efforts to address a universal issue: attainable housing. Together, these policies can open the door to safe and stable housing for millions of Americans, including our Bucks County neighbors.

Thank you for supporting Habitat Bucks' advocacy efforts, especially those connected to the ROAD to



Housing Act! When people lift their voices, legislators are moved to act, and when legislators speak out on behalf of housing, they affirm that **everyone deserves a safe, affordable place to call home.**

Want to learn more about the 21st Century ROAD to Housing Act? Scan here!



/building change/ how one Habitat build led to long-time leadership

Mike Fallon works behind the scenes at Habitat Bucks. As our Construction Director, he coordinates construction for our Homeownership Program, finds properties suitable for new construction or rehabilitation, and designs and manages projects.

His passion for carpentry began more than 50 years ago as a Williamsport Community College student, long before the school became part of Penn State. After graduation, he took a job as a carpenter's helper and later worked for himself, coordinating his own business for ten years. In 2002, Habitat Bucks approached his business through a builder's organization to request help for a project. Mike quickly volunteered.

His first project was a townhome community in Milford Township, where he organized 26 fellow builders to build six homes in 15 days. Despite below-zero conditions, he and his team were determined to put walls up, windows in, and keep a steady pace. Now, Mike's built over 100 homes in over 20 years.

Mike understands that many families we work with know little about the process of homebuilding. He enjoys sharing valuable information about both building and maintaining property as new homeowners. "One of the best things I can do is to teach people. Knowledge is invaluable." With more than 45 years of dedication to construction, we couldn't ask for a better teacher.

“My passion for Habitat is working with families. The looks on people's faces. That's the beauty of Habitat. The best days are the groundbreaking and dedications. Working with the families throughout the whole process is why I do what I do.”

— Mike Fallon, Habitat Bucks Construction Director

