



2023 Annual Report

together *we* work



A record year because...

together *We* work

Habitat Omaha had a record-setting year and you were a big part of it! Together, we served 1986 families through various programs and services. Some families purchased their first home in our new development, Bluestem Prairie. We helped other families preserve their current homes through our Home Repair Program, ensuring that families would continue having a safe place to thrive.

Other families needed our help in a different way. More than 150 homeowners attended one of our events focused on the Transfer of Deed on Death. These events helped to ensure that a person's biggest asset, their home, is appropriately transferred to the next generation. These events helped secure a total of \$26.5 million in generational wealth.

But Habitat Omaha isn't just about the numbers; it's about the people. When we come together and do good in our community, it helps all of us. Our donors, volunteers, and families all come together for the greater good of mankind.

This work reminds me how much we have accomplished. Sometimes the analytical part of me wonders how. But my heart knows how: it is the intangible...the spirit in all of us...our collective faith, our belief in humanity, the act of coming together to do more than would be possible alone. Together, we're building stronger families and better neighborhoods that make our community a place where everyone can thrive.

Thank you,

Amanda Brewer

Amanda Brewer
CEO, Habitat for Humanity of Omaha

Amanda Brewer, CEO, expressing gratitude at the 2023 Women's Power Luncheon.

Cover Photo: New homeowners cutting the ribbon with Mayor Jean Stothert and Senator Justin Wayne at the Bluestem Dedication in August 2023.



Together we work... with our families to become homeowners

For Gjornae owning her first home has been a journey of more than a year, but it has been a lifetime goal. She said, “I am a lifelong learner, but in school, they don’t teach you about establishing and maintaining credit. I didn’t know how to maintain my credit cards.”

A little over a year ago and working at a job she loves, Gjornae heard about Habitat for Humanity of Omaha’s Bluestem Development. She reached out to Habitat Omaha and qualified for homeownership counseling. After attending classes, her long homeownership journey didn’t seem dreamlike anymore. It was becoming a reality.

“Habitat gave me the tools,” Gjornae said. Literally. “During my sweat equity (Individual Habitat homeowners are required to contribute up to 200 hours of sweat equity), I learned how to use a nail gun and other tools.”

The thrill of homeownership “feels wonderful,” Gjornae said. “I’m happy about the generational wealth it is building. It’s all about stabilizing myself, making something mine, and passing it down to my own kids or nephews.”

Gjornae (new Habitat homeowner) and family, listening to Senator Justin Wayne before her Vernon Circle home dedication.

together *we* work



Sue, ReStore volunteer, greeting customers in the Market.



Together we work... to build community

At the ReStore, Sue often works in the Market, a place where you find upcycled, handmade décor, art, and goods from local vendors. Sue, a volunteer and vendor, loves helping people find unique things. “It’s so rewarding,” Sue says of volunteering at the Habitat ReStore, where she’s been volunteering for two and a half years. “We help keep the place looking nice, fix things that may otherwise go to the dump, and help people find unique things,” she says.

Habitat Omaha’s two ReStore locations take a variety of donations to sell, with the proceeds supporting Habitat’s work. Thanks to Sue and all the volunteers who help make our work possible, contributing valuable time and energy to help build homes, revitalize neighborhoods, and connect people to products.

“Everybody can do something for society to make it a better place,” Sue says. “And I love being dedicated to something that I know is helping others. On top of that, the ReStore is a little community, which I am grateful for.”

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Tara, Habitat homeowner, completing the Transfer on Death Deed paperwork.



Together we work... to preserve homes for the next generation

Peace of mind is something attainable through planning and preparation. The Transfer on Death Deed (TODD) event provided a homeowner, Tara, the opportunity to do just that. Tara knows homeownership is the key to a family's financial future. The TODD events help ensure the proper transfer of homes to the next generation of a family. In 2023 alone, with the help of partners, Habitat Omaha served 150 families through the events, securing \$26.5 million in wealth.

Tara was one of those families and she couldn't be happier as evidenced by her own words.

"My experience here today was wonderful. To have a transfer on death deed in place, it helps me to avoid anything that could come up in probate after I'm gone—because they can't ask me any questions after I'm gone. I want my family to benefit from my property that I worked so hard to attain. It's an asset that's available to them...I would tell people to get on down here as soon as they can because it is so helpful."

together *we* work



Tara, Habitat home repair client, reviewing repair details with Ken, Area Director.



Together we work... to extend homeowner services to a five-county area

For Tara, a single mother's primary duty is to her children. Many times, and in Tara's case, expenses associated with home repairs take second place. She took care of her children's needs first, and her investment paid off, as her children were thriving in life. However, her Sarpy County home in Bellevue was not faring as well.

She had damage to her front porch from a 2017 tornado that wasn't covered by insurance, and her wooden lap siding was rotting and falling off. She also had a backyard tree threatening further damage to her home and a deck that needed minor repairs.

Tara learned about Habitat Omaha's Home Repair program. The program helps qualified families receive a no-interest loan to spread the expense over multiple years. The program's purpose is to help families maintain their homes, keep neighborhoods vibrant and protect affordable housing communities.

"I loved when I met with Habitat. Those guys were with me through the whole process," Tara's home is back to being the same great home she worked hard to purchase for herself and her kids, but with an added benefit, she said. "To be able to do those things to my home gave me peace of mind."

together *we* work



25 homes renovated to preserve affordable housing

42,554 volunteer hours served

Total homes closed with an affordable mortgage loan **84**

92 deconstruction projects completed that saved 1,800 tons from the landfill

Number of children who have moved into a new home and now have a safe place to thrive

183



215,000

total items sold through the ReStores in Omaha, saving tons of reusable items from the landfill

130

home repairs completed on owner-occupied homes

39 new homes built

Our 2023 Highlights

Number of families that became mortgage-ready through Home Journey housing counseling action plans **161**



150

families served through Transfer of Deed on Death Clinics (TODD), ensuring the proper transfer of homes to the next generation

99 families served through Rock the Block events



419

families served through Home Journey housing counseling action plans

\$26.5 million

in generational wealth secured through Transfer of Deed on Death Clinics (TODD)



Value of volunteer time

\$1.2 million

104

energy efficient repairs and improvements completed

Number of volunteers **7,626**

0 homes given away for free

Our Habitat Omaha Leadership

Leadership Team

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Chief Executive Officer

John Haske
Chief Development Officer

Christine Tjelmeland
Chief Financial Officer

Erin Johnson
Human Resources Director

Drew Lier
Construction Director

Lacey Studnicka
Program Director

Ken Mar
Area Director Burt, Cass, Sarpy and Washington Counties

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the Treasury

State

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Nebraska Investment Finance
Authority (NIFA)

Nebraska Department of
Environment and Energy (NDEE)

Nebraska Environmental Trust
(NET)

Municipalities

City of Omaha

City of Bellevue

Our 2023 Volunteers

Volunteers

100+

Weston Dietsch

1,000+ Hours

Lee Kathol

Alex Smith

Randy Wiese

Ruth Huntley

Jerry Heinrichs

500+

Jeffrey Konen

Jerry Murphy

Perigan Clutter

Gary Luedke

Pete Coburn

Susan Christensen

Marcia Stone

Kent Johnson

Joe Christensen

Don Tabor

Tim Arndt

250+

Brad Birkholtz

Gene Ferrell

Anne Carroll

Norma Fletcher

Mark Kennedy

Jarom Smith

Karen Rudolph

Melanie Ciecior

Lorna Rodenbiker

Ghaleb Suleiman

D Lorraine

Jonathan Wilson

Mark ODell

John Andreasen

Diane Flynn

David Crouse

Lucy Shepard

Jerry Ramaekers

Mark Coffin

Rolley Bennett

Pat Heinrichs

Mary Cihal

David Porter

Steven Bottum

Julie Omer

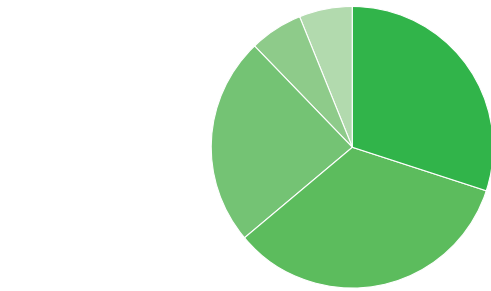
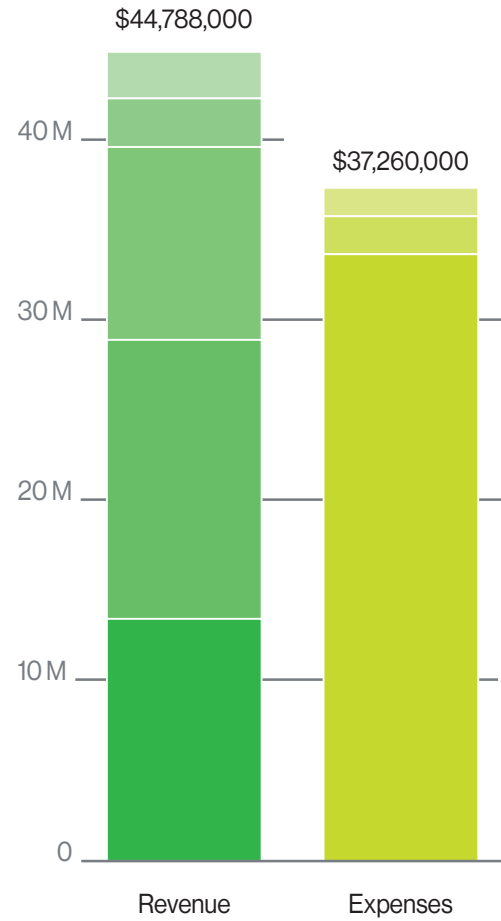
Nicole Lockhart

Jim Amerine

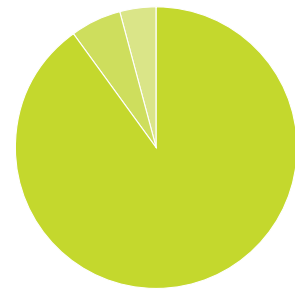
Steve Ochsner

Geoff Tripp

Our 2023 Financials



Revenue Sources:
 Fundraising activities **30%**
 Homeownership and repair programs **34%**
 Grants **24%**
 ReStore sales **6%**
 Investment and other income **6%**
Total Revenue \$44,788,000



Operating Expenses:
 Program Services **90%**
 Management & General **6%**
 Fundraising **4%**
Total Expenses: \$37,260,000

Our 2023 Donors

Thank you for your continued support of our mission. Our shared belief that everyone deserves a decent place to live makes all of this possible.

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 Anonymous
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Fern Wolfe
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587 donors gave
\$1-99 for a total of
\$25,205



A Giving Community

Thank you to the **1,454** donors who round out our giving community. Every donation is important, and this year's total for gifts from \$1 - \$999 is

\$231,506

742 donors gave
\$100-499 for a total of

\$133,852

125 donors gave
\$500-999 for a total of

\$72,449

A new resource to build strength, stability, and self-reliance

For almost 40 years, Habitat Omaha has been supporting our neighbors to achieve strength and independence through homeownership. No matter who we are or where we come from, we all deserve to have a decent life and to feel strong and stable. Now you can help families for years to come build a stable place to call home.

Planned Giving is charitable giving that plays a role in your overall financial and estate plans. It provides Habitat Omaha with lasting mission support and can provide you with tax advantages. Many of these gifts are simple to plan and cost you nothing during your lifetime.

Explore the options for giving, including **Planned Giving**



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Habitat
for Humanity®
of Omaha

Why Habitat for Humanity of Omaha?

Founded in 1984, Habitat for Humanity of Omaha builds and renovates homes, repairs existing houses and takes down blighted structures in a five-county area, including Burt, Cass, Douglas, Sarpy and Washington counties. Habitat works with industrious individuals and families to acquire the access, skills and financial education to become mortgage ready and to be successful homeowners. Future homeowners complete up to 200 hours of sweat equity. In 2023, through the Home Journey program, Habitat Omaha served over 400 families in action plan development and mortgage readiness. Another priority is working with Habitat affiliates across the state to advocate for better laws and systems. **Through shelter, we empower.**

1229 Millwork Ave., Suite 301, Omaha, NE 68102

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