



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 986 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. Photo courtesy of Debra S. Kaplan.
Cover Photo: New homeowners cutting the ribbon with Mayor Jean Stothert and Senator Justin Wayne at the Bluestem Dedication in August 2023.*





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



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.”

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.”

together *we* work



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

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

42,554
volunteer hours served

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

130
home repairs
completed
on owner-
occupied
homes

39 new
homes
built



215,000
total items sold through
the ReStores in Omaha,
saving tons of reusable
items from the landfill

Our 2023 Highlights

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

99 families served
through Rock
the Block events



Value of volunteer time

\$1.2
million

419

families served
through Home
Journey housing
counseling
action plans



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

\$26.5
million

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



Number of volunteers
7,626

0 homes
given away
for free

Our Habitat Omaha Leadership

Leadership Team

Amanda Brewer
Chief Executive Officer

John Haske
Chief Development Officer

Christine Tjelmeland
Chief Financial Officer

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Drew Lier
Construction Director

Lacey Studnicka
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Ken Mar
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American National Bank
Arbor Bank
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Centris Federal Credit Union
Cobalt Credit Union
Core Bank
Dundee Bank
First Interstate Bank
First National of Nebraska
First State Bank
First Westroads Bank
FNBO
Frontier Bank

i3 Bank
Lincoln Federal Savings Bank
Midstates Bank
Midwest Bank
Mutual 1st Federal Credit Union
Nebraska Investment Finance Authority
Northwest Bank
Pinnacle Bank
Premier Bank
Security First Bank
Security National Bank
TS Bank
UBT
Veridian Credit Union
Westgate Bank

Institutional Partners

Federal Government

Office of Congressman
Don Bacon, District 2
Community Development Financial
Institutions Fund (CDFI)
United States Department of
the Treasury

State

Nebraska Department of
Economic Development (NDED)
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

1,000+ Hours

Randy Wiese
500+
Perigan Clutter
Susan Christensen
Joe Christensen

250+

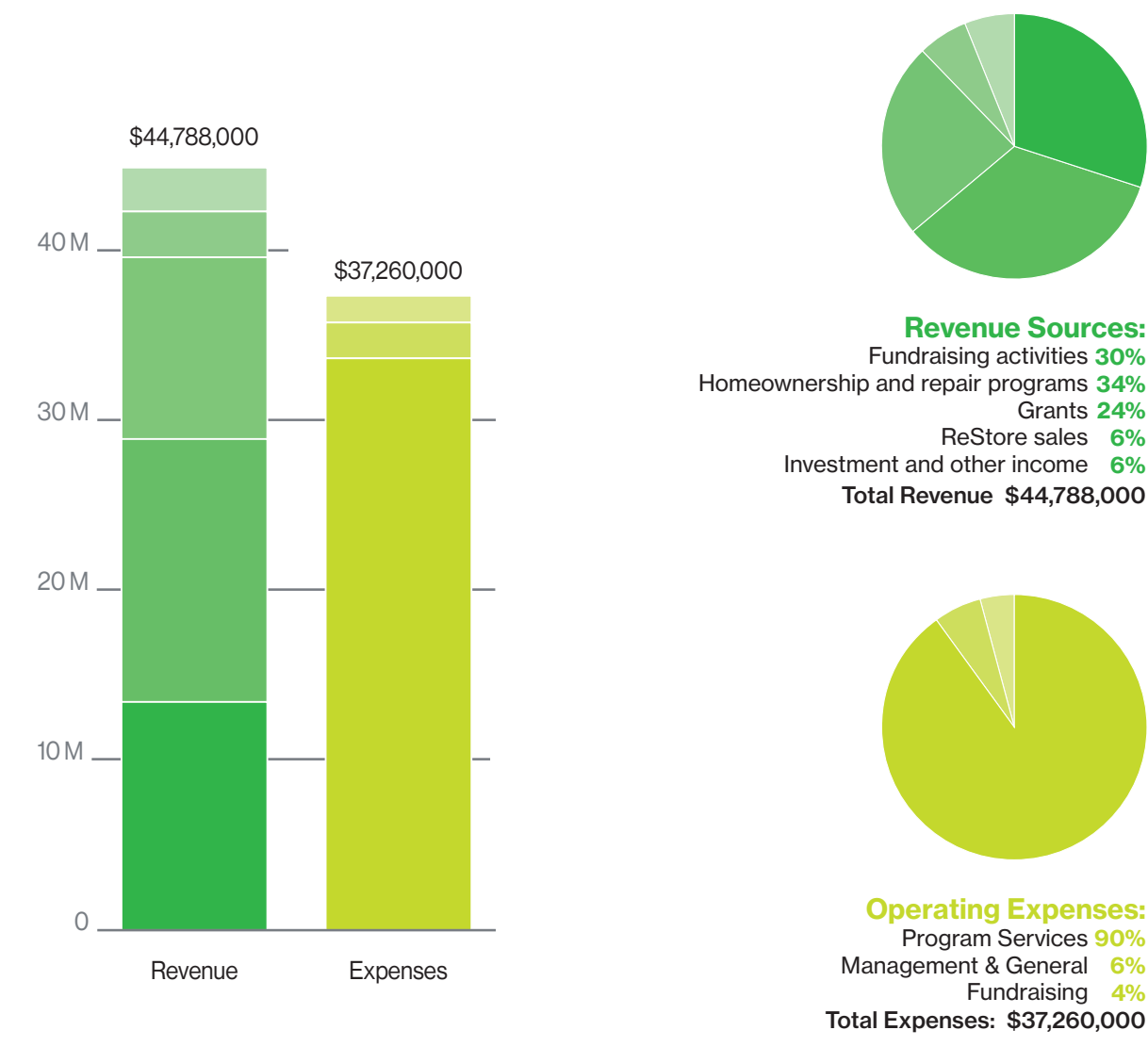
Anne Carroll
Jarom Smith
Lorna Rodenbiker
Jonathan Wilson
Diane Flynn
Jerry Ramaekers
Pat Heinrichs
Steven Bottum
Jim Amerine
Steve Ochsner
Geoff Tripp

100+

Lee Kathol
Ruth Huntley
Jeffrey Konen
Gary Luedke
Marcia Stone
Don Tabor
Brad Birkholtz
Norma Fletcher
Karen Rudolph
Ghaleb Suleiman
Mark ODell
David Crouse
Mark Coffin
Mary Cihal
Julie Omer

Weston Dietsch
Alex Smith
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Jerry Murphy
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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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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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Navigator



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