



1984 habitat for humanity of omaha annual report 2024

still going

celebrating 40 years of building community



Don't stop believing:

Amanda Brewer,
CEO, with the
Habitat Omaha staff.

it takes all of us

Dear Friends,

As we celebrate our 40th anniversary, I find myself reflecting on the extraordinary journey we've taken together. Over the decades, we have turned challenges into opportunities, built homes—and hope—and most importantly, strengthened the foundation of our community. Together.

This year has been particularly special because Habitat Omaha was ranked the #1 Habitat Affiliate in the United States, based upon families served. I only mention this recognition because it belongs to every volunteer, donor, partner and homeowner who shares their gifts with us.

That's the power of collaboration and our shared belief that together, we can create lasting change.

since 1984, habitat
omaha has served
over 6,000 families
and partnered with
1,050 families through
homeownership
opportunities.
that's a pretty good
start, but we're
not done yet.

The families we serve engage with Habitat Omaha through many different programs, and you will read about many of them in this report. For me, being on a build site or working during a Rock the Block event – those demonstrate the essence of who we are. It's incredible to see how much work and pride people put in, and it never ceases to amaze me. These are small examples to some but not to me; if we all do our part, we can make a big difference.

As we look ahead, the state of the affordable housing market, with labor and supply shortages, may test us, yet we remain determined, with faith in our people and community. At the same time, we've deepened our advocacy efforts and continue to build relationships with leaders at the state and federal level to champion policies that expand access to affordable homeownership.

Thank you for being a part of the story of Habitat for Humanity of Omaha. I invite you to be a part of this work so together we can build a better future over the next 40 years.

With gratitude,

Amanda Brewer

Amanda Brewer, CEO

one dream and 40 years ago

habitat for humanity
of omaha started
with one woman
and her dream.



The year was 1984. Think about it for a minute: No cell phones. No social media. Desktop computers were not commonplace. The internet was in its infancy. In the middle of it all was 24-year-old Mary Lyons, who wanted to start a Habitat for Humanity chapter in the city of Omaha.

It started thanks to only her faith and a handful of community leaders.

At the time, she worked as an executive assistant making \$13,000 a year at a job she enjoyed. But in order to make Habitat work in Omaha, she went all in, quitting her job and moving back in with her parents.

Determined visionary: Back in 1984, Mary Lyons-Carmona pursued a bold dream. The result is 40 years of impact (and counting) on the city of Omaha.

"Often, we think we can't do things because we don't have the money or the skills, so it doesn't make sense to some people to try. Well, I had faith, belief and confidence in the people around me to help make this work," she says.

One of those people who helped was Mary's late husband, Bill. The two met each other on a first date at the legendary Green Onion. Bill, who was legally blind when they met, was an inspiration in his own right. He did not let a visual impairment stop him from working at Metropolitan Community College nor helping build Habitat houses. She says it was hard to find time to be social and go on dates at the time because she was so busy with her Habitat work. But she quickly learned Bill had an associates degree in accounting, which caught her attention, as



Work being done on the first Habitat Omaha home build, located at 3711 Spencer Street

**started in 1984,
it took two years to
complete and build the
first new construction
habitat omaha home.
in 2024, we built more
than 40 new homes.**

she had been working on a grant for Habitat at the time. When he showed interest in all the talking she did about Habitat, the rest became history, as they say.

After Mary and Bill were married in 1985, their honeymoon plans surprised no one who knew Mary.

The two went to Americus, Georgia, where Habitat for Humanity first started in 1976, to volunteer for a full month. As newlyweds, the couple shared living quarters with hundreds of other volunteers. They received \$30/week in a grocery stipend, and they spent their days building homes—and relationships. Mary says it was very much manual labor.

After returning to Omaha, they bought their first house and started a family. Mary's pay was upgraded

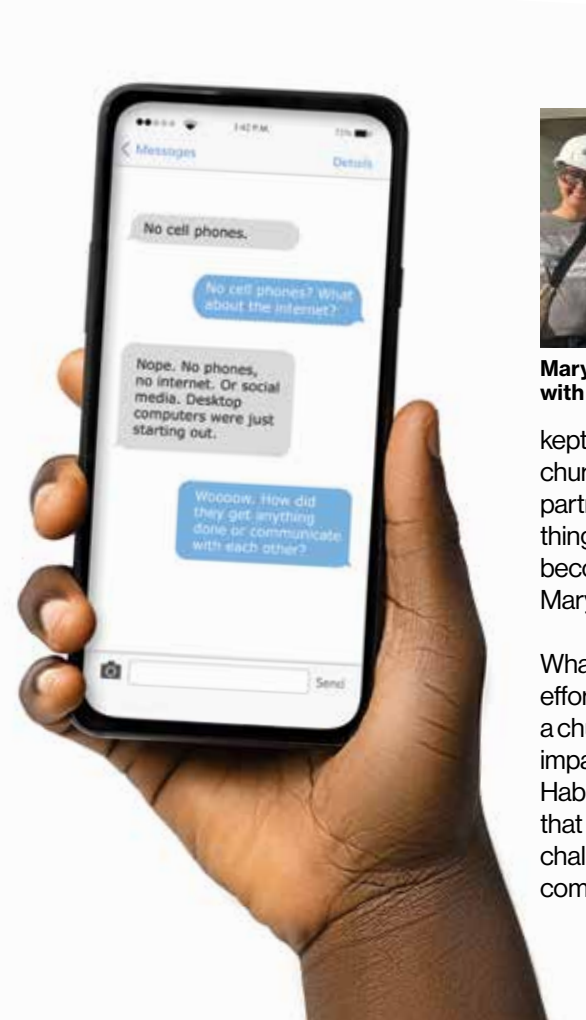
“if you want to lift yourself up,
lift up someone else.”

— Booker T. Washington

to \$200 per month as she worked to build Habitat. While building the first-ever Habitat Omaha house, which turned into a two-year-long construction process, the organization still stayed true to the mission. Back then, that meant existing homeowners could apply to receive assistance through a handyman program. Today, homeowners can enjoy this same benefit through the Home Repair Program.

Forty years later, Mary's legacy lives on in the multiple generations of families who have lived in Habitat homes throughout Omaha. Because of her example, many members of Mary's family, including her daughter, nephews and grandsons, have since worked on Habitat Omaha builds.

“The math never seemed like it was going to work out, but we built a strong board of directors and we



Mary, center, volunteering at a build with her family members.

kept making connections with churches, suppliers and other partners in the community to keep things moving, and it has really become ingrained in Omaha now,” Mary says.

What she started as a grassroots effort, with a handful of volunteers in a church basement, has led to more impact than even she envisioned. Habitat Omaha's history shows that when we unite to tackle local challenges, we create stronger communities and lasting change.

40 years of advocating for homeowners

We believe in the power of a community where people can afford to live where they work. When we help community members build wealth through homeownership, that strengthens Omaha and the entire surrounding area. That's why for 40 years, Habitat Omaha has delivered real solutions for working families, moving beyond talking about problems into lasting impact.

Fairer Taxes, Stronger Neighborhoods

One of our major advocacy victories last year protects homeowners who agree to keep their homes affordable for future buyers. Now, they'll pay property taxes on what they can actually sell their home for, not the unrestricted future market rate. This keeps tax bills affordable and helps families stay in their homes. And keeping



Tara Evans, Habitat Omaha homeowner, speaks at Legislative Day at the State Capitol on behalf of affordable housing.

families in place means fewer disruptions, deeper roots and more stable lives.

From Insights to Impact

Habitat Omaha, along with our Habitat Nebraska Affiliates, met with 37 state senators. Building relationships with senators, as well as business leaders and community members, is key to

advocacy efforts. Working with these groups across our state help us gain expertise. When we bring these insights to lawmakers, we help shift the conversation from charity to equity – and toward more long-term solutions. Real change happens when we listen, learn and lead together. As the sign says in our office, “It takes all of us.”

core programs

More than just building houses:

Home Journey Program: The personalized Home Journey program guides individuals and families to become mortgage ready through education, one-on-one support and post-purchase resources to help them build strength and stability through affordable homeownership.

Home Repair: Our Home Repair program offers critical updates like exterior repairs, plumbing and accessibility updates that preserve dignity and keep homeowners in their homes.

Transfer on Death Deed Events: The Transfer on Death Deed (TODD) events offer free guidance and resources to help homeowners legally designate who inherits their property, protecting the investment of their home for future generations.

Neighborhood Revitalization - Rock the Block: Rock the Block events are all about neighbors helping neighbors. Several times per year, dozens of volunteers converge on a block to help with various minor exterior repairs and beautification projects.

Volunteer Program: Volunteers help with projects on construction sites, at the Habitat ReStore, in the office, during special events and more.



everyone deserves a safe and secure place to call home

Everyone deserves a safe and secure place to call home. That's our vision — one you help us make possible for more families each year.

Habitat Omaha is reimagining the possibilities for more affordable housing in our community. Through the years, we've learned it takes more than building a house. We're building communities.

A Habitat home can:

- Provide a foundation for strength, offering a secure environment for families to be themselves and enjoy everyday moments together
- Bring stability, ensuring that children and families have a consistent place to grow, learn and put down roots



Lam and family at their house dedication.

- Foster self-reliance and improve outcomes by giving individuals and families confidence, resources and skills in both construction and financial education

And the impact extends across five counties: Douglas, Sarpy, Burt, Washington and Cass.

We build single-family homes in a variety of neighborhoods. All of

Since 1984:

- 66 total mortgages have been paid in full

In 2024:

- 437 families received Home Journey counseling action plans
- 239 home repairs completed on owner-occupied homes

did you know?



Also in 2024:

- 212 families served through TODD events, ensuring the transfer of homes to the next generation
- 110 families served through Rock the Block events
- 6,959 people volunteered on Habitat Omaha build sites, offices and ReStores

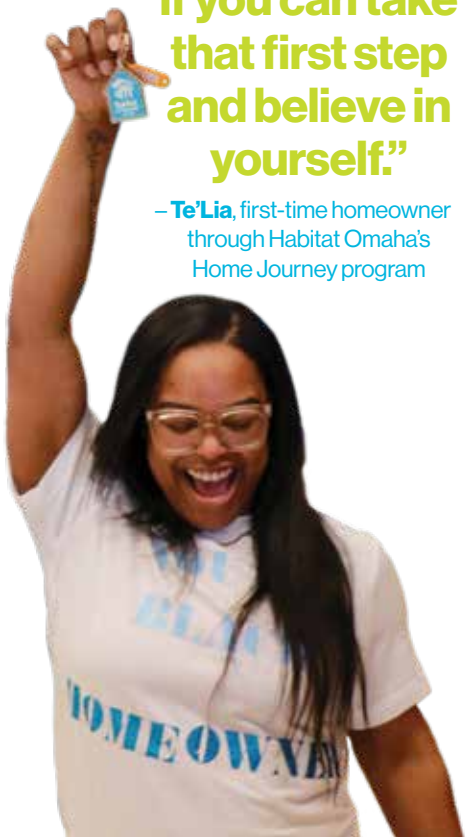
our houses are built with quality materials and designed to be energy-efficient and sustainable. Homeowners review available floor plans, and we work closely with each family to ensure their new home meets their needs and preferences.

Beyond new builds, Habitat Omaha's lending program has evolved over the years to help families become mortgage ready and purchase homes on the open market, as well as make repairs to keep families in their existing homes.

Building and repairing homes is crucial, but it's only part of the solution. We are advocates for affordable housing, and we work on policy changes locally and nationwide.

“it’s a no-brainer if you can take that first step and believe in yourself.”

— **Te’Lia**, first-time homeowner through Habitat Omaha’s Home Journey program



The biggest advocacy win in 2024 was the passing of LB 1217. This allows homeowners with a declarative long-term affordability covenant to pay property taxes on the lower of either the resale value of their home or the assessor’s valuation.

“This is a HUGE win for our homebuyers and our community,” said Amanda Brewer, CEO. “We succeeded in working with lawmakers and this came within four months of our board passing a long-term affordability covenant.”

In the last year, we also formed a new Habitat Voices in Action Advocacy Group. Homeowners gather to learn about issues affecting our community and how to get involved in legislation to affect positive change.

2024 financials



*In 2023, the organization received American Rescue Plan Act (ARPA) funds that were recorded as deferred revenue. These funds were recognized as revenue in 2024 to support our programs during the year. Additionally, in 2024, the organization received a significant grant from the Middle-Income Workforce Housing Fund (MWHF) designated for future home mortgage financing.

Revenue Sources:

Fundraising activities	23%
Homeownership and Home Repair Programs	33%
Grants	29%
ReStore Sales	5%
Investment and Other Income	10%
Total Revenue:	\$51,697,584

Operating Expenses:

Program Sources	90%
Management and General	6%
Fundraising	4%
Total Expenses:	\$41,109,480



of every dollar goes to building more houses

1984 at a glance

1/2
of a home completed (it took two years to finish the first one)

0
home repairs*

\$0
in generational wealth secured through Transfer on Death Deed events (TODD)*

0
homes given away for free

0
total items sold through the ReStore*

0
tons of reusable items saved from the landfill*

0
families mortgage-ready*

*Program not available in 1984

2024 at a glance

85
homes built, renovated and closed

239
home repairs

\$40.2 m
in generational wealth secured through Transfer on Death Deed events (TODD)

0
homes given away for free

227,779
total items sold through the ReStore

1,919
tons of reusable items saved from the landfill

437
families received Home Journey counseling action plans

a new home for habitat omaha

This year marked our first year in our new office space. Thanks to a generous agreement with the prior tenant, we now call a beautiful space inside Millwork Commons our home (see below).

It's a significant milestone, considering Habitat Omaha's humble start began from a home office, a church basement and a firehouse, oh my!



One of Habitat Omaha's first office spaces was in the basement of Pearl Memorial Methodist Church at 2319 Ogden in North Omaha. Volunteers gathered here to discuss future plans. The first Executive Director's desk was a card table.

1985



The Habitat Omaha office moved from Pearl Memorial Methodist Church to a house in North Omaha in 1993. The home was later renovated and sold to a Habitat Omaha family. The Executive Director garnered a bedroom for an office. The accountant worked on a card table in the kitchen. The copy machine was perched on a table over the bathtub. There was a garage of sorts for the construction staff. Eventually the organization outgrew this space.

1993



In 1997, the Habitat Omaha office moved from the house office to an old, retired fire station purchased from the City of Omaha for \$1! The fire station, at 2204 Ames Avenue, was built in 1930. After many volunteers scrubbed and re-worked the space, there was finally a large warehouse space for trucks and equipment as well as plenty of office space. Eventually Habitat Omaha outgrew this space.

1997



In 2000, the Habitat Omaha office and warehouse moved to a much newer office and warehouse combination building. The new building, at 1701 N. 24th Street, thrilled the construction staff and office staff with about three times as much space. No one used a card table for a desk, most people worked in cubes and a few people enjoyed offices. The copier, well, several copiers now, had their own corners. Each Habitat truck had its own parking space with easy in and out access. Eventually we outgrew this office space, too.

2000

2023

In 2023, the Habitat Omaha office moved to a leased space at 1229 Millwork Avenue. The building at 1701 N. 24th Street is still owned by Habitat Omaha and the warehouse part is well used by construction staff. The majority of the office space, however, is now leased out to others.

Habitat Omaha's new office space in Millworks Commons is home to more than 100 staff and volunteers. Now the staff and volunteers have plenty of space to work, collaborate and plan for the future with clients.

The entire 2,300-square-foot third floor of the Ashton Building, previously occupied by Flywheel, including all of the office furniture, was generously donated to Habitat Omaha to help further the mission.

It's a bright and beautiful space that doubles the size of the prior building and allows us to better serve employees, volunteers, homeowners and other community partners.



five counties, one mission

Douglas County

Bluestem Prairie: Located at 51st and Sorensen, Bluestem Prairie offers affordable homeownership opportunities for families of various sizes, ages and incomes. The Villas at Bluestem were designed with active adults and empty nesters in mind, offering 10 villas and 10 cottages. The first phase of new homes are expected to be complete by the end of 2025. Myott Park, inside Bluestem, included a new playground, pickleball and basketball courts and many more amenities when it opened in 2025. Phase 2 will add 64 new homes by 2026.

Capriana: Located at 210th and Emmet streets in Elkhorn, Capriana is a mixed-income development with 11 single-family homes in a neighborhood that includes high-end apartminiums.

Watson Place: Coming in 2026, this new development will be near 24th & Corby Streets, thanks to a partnership with Housing Growth Partners (HGP). This will be a brand new neighborhood full of affordable and high-quality homes designed to help families build stability and generational wealth.

Sarpy County

Tallgrass: Habitat will bring 30 new single family homes to the Oak Leaf Development in Papillion, with the plan to build six homes per year beginning in 2025. The entire

development includes 35 acres of full-service mixed use properties, including apartments and retail.

More Than New Homes: Habitat Omaha staff also work with homeowners to provide zero-interest loans to repair and rehab existing homes across Douglas and Sarpy Counties, including Bellevue.

Washington County

West Valley: Habitat Omaha plans to build 10 single-family homes in Blair during the next five years in the West Valley neighborhood near the former Dana College campus. Several of these homes were completed in 2024.

Burt and Cass Counties

Variety in all we do: In partnership with Three Rivers Housing Development Corporation, Habitat Omaha offers affordable home repair services to residents of Washington and Burt counties for services such as furnace, air conditioning and water heater repairs. Cass County homeowners—not just Habitat homeowners—also qualify for qualifying home repair services.

Quality Homes, Regional Impact

Our houses are built with quality materials and designed to be energy efficient and sustainable. We work with each family to ensure their new home meets their needs. Floor plans are available for prospective homeowners to view and choose from as part of the process.



40 years of hope

"They treat people right."

That was the sentiment shared by Jerry and Pat Heinrichs, who have been volunteers for Habitat Omaha for decades.

Jerry, who co-founded Investors Realty, Inc., has worked in commercial real estate for more than 50 years. With this expertise, he helped build 28 houses, secure 175 lots for build sites and select and negotiate Habitat Omaha's various office spaces. In fact, one of Habitat Omaha's early headquarters was inside an old firehouse, which Jerry says he helped purchase from the City of Omaha for \$1!

His wife, Pat, was inspired to get involved a few years after Jerry began volunteering. An educator by trade, she brought her heart for helping others to Habitat Omaha's



"we had to bring our own tools to those early builds, but our crew was always well-run and focused."

build sites. For years, Pat helped sustain volunteers at build sites by organizing and preparing meals. She now continues to lend her skills to the mission at the Habitat Omaha ReStore, dedicating her time to organizing supplies and donations nearly every week.

The two were a part of a group called Faithful Builders, a coalition of volunteers from several area churches. The Faithful Builders

partnered with Habitat Omaha to construct 26 new homes. Turns out, they didn't just construct homes, but built friendships along the way.

"There was a lot of laughing," says Pat. "It was fun to work with friends, and we also got compliments about our construction work, especially drywall work," says Jerry. "We had to bring our own tools to those early builds, but our crew was always well-run and focused."



Keep hope alive:

Jerry and Pat Heinrichs have spent decades building homes, friendships and a legacy rooted in service.



40 years of stability



Ready and stable:

Laurna Hoss stands outside her home, where a new furnace, installed through Habitat Omaha's Home Repair program, brought warmth and peace of mind.

Laurna Hoss loves her home in Old Towne Bellevue, which she bought 25 years ago.

But a few years ago, her furnace, also purchased 25 years ago, began to falter. Heat was hard to come by; it was working at 70% efficiency, and her house would not get warmer than 65 degrees.

She got by using a space heater for a while, and then she was introduced to Habitat Omaha's Home Repair program. It was around that time when her neighborhood was part of Habitat Omaha's Rock the Block neighborhood revitalization effort. Several volunteers, with a lot of energy, as she remembers it, converged upon her house to help paint the foundation. As they talked, they also shared she could get help with other projects through the Home Repair program.

"I'm happy habitat omaha is here to help people. they are conscientious of the people in the community,"

Laurna followed Habitat on Facebook and visited the ReStore on many occasions, so she was familiar with and trusted the organization.

"I reached out and submitted my application for a no-interest loan to help complete some home projects," said Laurna. "Someone then came to my house in person to do an evaluation, and it only took about a month or less from that first contact until installation of the new furnace."

That was in March 2024. According to Laurna, her home now feels safer—and warmer. And she still finds time to wander the ReStore for items that she can use in future projects, like her bathroom revamp, which she wants to work on next.

"I'm happy Habitat is here to help people. They are conscientious of the people in the community, I've seen that."

Habitat Omaha first expanded its Home Repair program into Sarpy County in March 2024. You don't have to own a Habitat home to qualify for home repairs. Beyond HVAC projects, the organization can help homeowners with roof repairs, windows, doors, plumbing, electrical system upgrades, tree trimming and other exterior updates. Learn more at habitatomaha.org/home-repair.

40 years of futures



Back in 1999, Traci Payne was a young, busy parent of a two-year-old, living in an Omaha apartment complex.

But I wanted my son to grow up and have a fenced-in yard and his own room in our own house," said Traci.

That's when her friend referred her to Habitat for Humanity of Omaha. She was so excited when she heard she was approved to become a Habitat Omaha homeowner. Soon, she was spending her weekends putting in sweat equity and using tools she never had before.

Traci remembered the day she and her son moved into their Habitat home.

"It was a nice day in October, after seven months of hard work. Lots of

"i wanted my son to grow up and have a fenced-in yard and his own room in our own house."

people came over and said a prayer over the house, which was nice. I am thankful I stuck with it."

In the 26 years since, Traci has made updates to the house, near 44th & Decatur Streets. She loves her house and her neighborhood. Her son, now grown with his own apartment, still lives close by and visits.

"One fun feature of the house that stands out is that we built raised garden beds and have been able

to grow so many different things," she said.

Traci now tells people that Habitat Omaha is a blessing. "It's just a good thing."

"I'm glad I was able to provide my son with a home that belonged to us. We didn't have to share walls or a parking lot with anyone else. Homeownership had a great impact on us."

Some advice for potential Habitat homeowners from Traci: "Whatever decisions you've made in the past with your finances, credit, your money, you can still have a chance. Be mindful of how you spend your money, pay bills on time, and Habitat can help you transition into homeownership. This is something required of all Habitat homeowners."



Bring it on home:

Traci Payne celebrates 26 years in her Habitat Omaha home, where she raised her son, paid off her mortgage and continues to enjoy her neighborhood.



Gotta have faith:

As a founding member of the Faithful Builders Coalition, Danna Plummer is proud of her decades of volunteer work, helping lay the foundation for brighter futures.

40 years of faith



**“it’s not only houses –
it’s home repair,
mortgage readiness
classes, demolition
services, the restore
and more.”**

For Danna Plummer, it all started in the upper level hallway inside St. James/Seton Catholic School. The year was 1994, and her friend Beth invited her to an information meeting about Habitat for Humanity of Omaha. Forty years later, Danna continues her involvement with Habitat Omaha.

That first meeting helped form what became known as the Faithful Builders Coalition. It was a group of volunteers from 11 different Omaha churches who worked together to build one house per year.

“When the houses were complete and the kids ran around showing you their bedrooms, you could tell they were so proud to show off their own space. It’s an amazing feeling to be a part of that and witness the beginning of their bright future,” she says.

Danna fondly remembers the very first house the Coalition built near 35th and Erskine Streets.

“It was the peak of summer, very hot. We were outside painting, gnats were everywhere and flying into the paint. I almost thought we’d have to sand it and start over, but we found a way through.”

The Faithful Builders’ work went beyond building new homes.

Each participating church raised approximately \$10,000-15,000 per year to help toward Habitat Omaha’s mission. In 2024, Danna’s home parish, St. Elizabeth Ann Seton Catholic Church, part of the same parish family as St. James Catholic Church, together raised \$30,000!

When she looks back on all the years of service, Danna says the word that comes to mind is: proud.

“Habitat Omaha is growing and meeting new needs. It’s not only houses – it’s home repair, mortgage readiness classes, demolition services, the ReStore and more. It’s not just northeast Omaha anymore. The organization’s impact is much more broad, serving a whole lot more people.”

habitat omaha
2024 leadership team

Amanda Brewer
Chief Executive Officer

Christine Tjelmeland
Chief Financial Officer

Drew Lier
Chief Construction Officer

John Haske
Chief Development Officer

Tracie McPherson
Chief Communications Officer

Lacey Studnicka
Chief Program Officer

Erin Johnson
Director of Human Resources

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

Janneane Gerot
Director of Strategy and Planning

habitat omaha
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Board Chair

Susan Thaden
Vice Chair

Jamie Gutierrez
Secretary

Teri Mercer
Treasurer

Luper Akough

Anthony Ashby

Sally Christensen

Melissa Crawford

Mark Doyle

Cydney Franklin

Dr. Cynthia Gooch-Grayson

Adrian Hernandez

Tim Kudron

Katie Luther

Jacquelyn Morrison

Gustavo Oberto

Dan Patterson

Mark Rodgers

Jaison Samuel

Scott Siegert

Lucas Weatherly

Julian Young

habitat omaha
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Maranda Adams

Nate Dodge

W. Gary Gates

Fred Hunzeker

Steve Martin

Mike Moylan

Tyler Owen

Sandy Parker

Rick Russell

Jim Timmerman

Lyn Ziegenbein

40 years of strengthening communities

We don't do this work alone.

Habitat Omaha has over 140 staff members, a supportive Board of Directors and Advisory Board, active Friends and Young Professional Groups and countless other dedicated advocates and volunteers throughout the community.

It takes all of us
thank you to our 2024 supporters

We can build homes and hope because of you. Your generosity is the foundation of our mission. We celebrate this 40th year milestone with gratitude for every contribution that has made this journey possible.

2024 donors

\$1,000,000+
Federal Home Loan Bank of Topeka
Lozier Foundation
William and Ruth Scott Family Foundation

\$999,999-\$500,000
Anonymous
Robert B. Daugherty Foundation
Ethel and Harley Urbain

\$499,999-\$250,000
Anonymous
Anonymous
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Peter Kiewit Foundation
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U.S. Bank Foundation
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\$249,999-\$100,000
Anonymous
Anonymous
Anonymous
Ellen Shafer and Joseph Brenner
Buildertrend
FNBO
Claire M. Hubbard Foundation
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Omaha Electric Services, Inc
OPPD
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\$99,999-\$50,000
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Jodie Mackintosh
Olsson
Omaha Community Foundation
Kelley and Edward Prosser
Pyramid Roofing
The Scoular Foundation
Taylor Made Home Solutions
Viterra
Wells Fargo Foundation
Kathy and Randy Wiesen

\$24,999-\$10,000
American National Bank
Anonymous
Bank of America Charitable Foundation
BMO Financial Group

James Bowen
Esther and Daniel Brabec
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BTR Contracting
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C.E. Heaney, Jr.
Heider Family Foundation
Jenny and Joe Heieck
Gilbert M. And Martha H. Hitchcock
Foundation
Home Depot Foundation
Maria and Dean Jacobsen
Courtney and Matt Kreifels
Kutak Rock, LLP
La Loma Roofing
Susan and Gale Larsen
McKinnis, Inc.
Teri and Matt Mercer
Kris Minckler
Sigrid and Mike Moylan
Shirley and Dan Neary
Northern Natural Gas
Rita and Donald Otis
Pacific Life Foundation
Renee Pape
Pearson's Inc
Pella Windows & Doors
Charles Schwab
St. Wenceslaus Catholic Church
Streck
Sudbeck Homes
Charles True
Turner Construction Company
Union Pacific Corporation
Carolyn and John Wagner
CL Werner Foundation
Wild Willy's Fireworks, LLC
WoodmenLife

\$9,999-\$5,000
550 Mile March Foundation
Anonymous
Bank of America
Clifton B. and Anne Stuart Batchelder
Foundation
Bridges Trust

Burlington Capital Foundation
Centris Federal Credit Union
Combined Federal Employee Campaign
Dodge Cares, Inc.
L. Javier Fernandez
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Danielle and Jeff Gordman
Grace Evangelical Lutheran Church
GraceHill Church
Great Plains Tree Care
Carey and Brian Hamilton
Tonia and Tim Hassinger
HD Utilities and Grading
HDR, Inc.
Pat and Jerry Heinrichs
Home Matters Construction
Kelly and Dan Houghton



New 2024 homeowner Makida and Family

Ruth and Virgil Johnson
Kiewit
Kiewit Gives - Employee Fund
Stephanie and Jack Koraleski
Wende and John Kotouc
KPMG
La Vista Community Foundation
Pat and Lou Lamberty
Lamp Rynearson and Associates
Lincoln Financial Group
Lutheran Church of the Master
Deborah Macdonald
McCarthy Capital Corporation
Loretta McGowan
Nebraska Civic Engagement Table

Omaha Pain Physicians
Marie and James Otis
Pinnacle Bank - Sarpy
Christy and Michael Piti
Presbyterian Church of the Cross
Rejoice! Lutheran Church
Robert Herman Storz Foundation
Marcia and Mark Shirk
Marc Silva
Jane and Brian Smith, Jr.
St. Michael Lutheran Church
Tenaska, Inc.
The Ash Grove Charitable Foundation
The Lund Company
Thrivent Financial
Titanium HVAC Contractors LLC
United Republic Bank
USG Foundation
Veridian Credit Union
Westwood Community Church
Tara and Brian Woolfolk

\$4,999-\$2,500

Anonymous
Anonymus
Arbor Bank
Arvada Wealth
Bankers Trust Company
Susan Beeghly
Pam and Richard Berry
Black Power Redevelopers
Blair Freeman Group
Bland Cares Foundation
Bluestone Development
Julie Brunner
Christy and Don Carpino
Paul Caudill
Karen and Tom Cote
Creighton University
CSG International
Rose and Robert Decker
Doll Construction
First United Methodist Church
of Springfield
Fiserv
Five Nines
Four Points Federal Credit Union
Lawrence Friend
Janneane and Jeremy Gerot
Kathleen Grant
Groundworks
Marlene and John Haske
Ashley and Clark Horgan
Cassie and Ryan Iwansky
Adam Kuenning
George Lozier

Luna Construx
Lutz & Company, PC
Pat and Jim Marion
Lareesa Wolfenbarger and John McCarty
Joan and Tim McGill
Methodist Women's Hospital
Metonic Real Estate Solutions
Midwest Storage Solutions
Miller Electric Company
Penny and Frank Mitchell
Sheri Muckey
Liz and R. J. Neary
Nebraska Housing Developers Association
Nebraska Medicine
Omaha Steaks
Osaic Foundation
Physicians Mutual
Danna Plummer
PML Construction, Inc.
Marcia Quade
Christine and Brian Reilly
Edward and Linda Robinson
Charitable Trust
Peg and Jim Schneider
Charles Schwab Foundation
Shamrock Development, Inc.
Amy and Al Siemek
St. Andrew's United Methodist Church
St. Paul's Lutheran Church
Storage Concepts
Kathleen and Robert Swanda, Jr.
Marcia and Ed Thiele
United Way of the Midlands
University of Nebraska Foundation
Valmont Industries, Inc.
Werner Enterprises, Inc.
West Gate Bank
Molly and Curt Witzenburg
Woocky Renovations, Inc.

\$2,499-\$1,000

Anonymous
ABC Supply
ACG Nebraska
Elli and John Aesoph
Ambassador Title Services
Russell Anderson
Anna Applegate
Matthew Armbruster
Jane Austgen
Bonnie and John Austin
Baer Foundation
Baird Holm LLP
Atira Barnett
Nancy and George Behringer
Marcie and Eric Bergquist

Sharon and Fred Beschorner
Eleanor and Larry Biederman
Paula and Matt Boggust
Gary Bohn
Kirsten and Erik Booth
Steven Bottum
Sara and Matt Boyd
Mark Bresley
Bridges Trust Gives
Mark Bristol
Terri and Tim Burke
Pam and Brad Burklund
Patricia Rae Callone
Cari Sommer Charitable Fund
Mary Lyons-Carmona and
Michael Carmona
Casa Cano Roofing & Exteriors, LLC
Lucille and John Catalano
Sally and Seth Christensen
Christensen Lumber Co.
Cobalt Credit Union - Sarpy
Commonwealth Electric Company
Patricia and Bob Cronin
D.A. Davidson & Co.
Linda Daugherty
Maureen and Josh Devereaux
Carolyn and Dave Diamond
Gloria Dinsdale
Ana Maria and Rafael Dorador
Connie Engelbart
Joan and Melvin Engler
Robert C. Ertz
Kathy and Chuck Evans
Ginny and Joe Feeney

Janet and Thomas Ferlic, MD
First Central Congregational UCC
First Lutheran Church
First Star Recycling
Sheryl and Matt Fitzgerald
Tracy and Greg Frerichs
Jane Frey
Diane and Ronald Fucinaro
Kathleen and Jim Gade
Melanie and Glen Gahan
Michael Gerdes
Mary and Adrian Goettl
Grunwald Mechanical Contractors
and Engineers
Debbie and Russel Hallberg
Daniel Hamann
Christine and Fritz Hammans
Jacquelyn and Roger Harned
Laurie and Eric Harvey
Stacey and Phil Haussler
Alex Hawkins
Felica and Nate Hazuka
Elaine Heath
Susan and Buck Heim
Mary Herzberg
Nick Himer
Lynne and John Holdenried
Winnie Holm
Hoppe Development
Hub International-SilverStone
Lauren and Mike Hupp
Immanuel Evangelical Lutheran Church
Immanuel Vision Foundation
Investors Realty, Inc.

Rahul Jalali
Kathy and Mike Jedlicka
Leann and Norman Jernigan
Noreen Johnson
JP Morgan Chase
Connie and James Karasek
Cindy Kastens
KB Building Services
Kari and Dan Kinsella
Sara and Tim Koch
Wendy and Terry Lacey
Donna Langel
Linda Lavelly
Anne Laws
Gertrude Lazure
Lifespring Church
Amy and Steve Lindsay
John Lindsay
Laurie and Eric Ludwig
Mailbox Mayhem Omaha
Lisa and Ken Mar
Shirley Simons and Bob May
Karen and Michael McCreery
Gretchen and Jack McGill
MCL Construction
Andrea and Dennis McMahon
John Melingagio
Mike Mendlick
Midwest Quality Insulation
Daniel Miller
Morning Star Lutheran
Mindy and Bob Morrissey
Leisha Moxness
Nelnet, Inc.
Sue and Kelly Nicklin
Dawn and Thomas O'Brien
Kathryn and Joseph O'Connor
Denise and Christopher Olson
Kathy Johann Onnen

Mary and Richard Parrish
Joyce and John Passarelli
Kira and Dan Patterson
Sarita and Wayne Penka
Lynn and Brad Perry
Frances and Andrew Petersen
Patti and Tom Peterson
Haleigh Petznick
Yuliy Pisetsky
Presbyterian Church of the Master
Nancy and Daniel Pridal
RAKA Rentals
Kitty and John Ransom
Deb and Neal Ratzlaff
Jan and Dave Richardson
Lisa and Dennis Ritter
Mark Rodgers
Jill and Travis Rons
Rhonda and Michael Rosenthal
Roger Roubal
Melissa and John Schembari
Ethan Seagren
Security National Bank
Shelly Taylor and Emeric Sethi
Patricia Smith
Spirit of Faith Church
St. John Vianney Catholic
St. Luke United Methodist Church
St. Timothy's Lutheran Church
Janette and Alan Stanek
Eileen Stark
Sue and Nick Steier
Step Group, Inc.
Kristine Stienike
Melvin Sudbeck
Debra and Jeff Suing
Margaret Thoendel
Beverly and Alfred Thomsen
Betsy Timmerman

Titanium Fire Sprinkler Company
Susan and Jim Tracy
Trinity United Methodist Church
Sheila and Thomas Trueblood
Travis Tyler
Union Pacific Corporation
Giveplus Program
Vicky and Robert Vandervort
Margarita Wanek
Washington County Community Foundation
Water's Edge United Methodist Church
Whiting-Turner Contracting Company
Caren and Mark Woodruff
Woods & Aitken, LLP
Jean and David Wooten
Mary and Roger Wozny
Ryan Zulkowski

in honor of

Roe Battershell
Alicia and Mike Battershell
Julie Fritz
Scott Stevens
The Harding-Newman Family
Nicholas Newman
Stephen Holeman
Stephanie Holeman
Connie Kollasch
Janelle Perez
Chris Lund
Joyce Palmer
Mike Miller
Kim Kronschnabel
The Newman Family
Nicholas Newman
Dave Rossman
Emily Penner
Connie Ryan
Jenny and Rik Bonness
Carol and Howard Hahn
St. Vincent de Paul -
Carpenters Crew Faith Affiliation
Sherry Nohl

in memory of

President Jimmy Carter
Nancy Irvine
Maryann Rossi
David Daughton
Rosella Squires
Rex Earl, Sr.
Anna Drvol
Ray Garcia
Jessica Campagna
Patricia Heaton
Patricia Heaton
Charlie D. Hill, Jr.
Cynthia Hadsell
Carla Sandeline Hyde
Sarah Rushton
Skip Kemmerle
Jodie Mackintosh
Craig McVea
Kristine McVea
Jennifer Miller
Janet and Tom Miller
Kris Minkler
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Diane Chappell
Kerry and Paul DeLuca
Mia and Thomas McGinn, MD
Rudy Mudra
Sandy and Howard Neuhaus
Steve Neesman
Betsy and Robert Nelson
Rick Onken
Susan and Douglas Gollehon
Patti Honz
Kathy and William Kizer
Nancy and Harold Meadows
Laurie and Paul Meyers
Lois Peterson
Danna Plummer
Sharron Potadle
Janet Bradbury
Kristen Nelson
James Prouty
Beverly and Alfred Thomsen
Delores and Robert Rice
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Ron Schaad
Joyce and Troy Luster
John and Maxine Schnepf
Mary Dickerson
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Kenneth Spatz
Kathleen and Robert Harris
Steve Stafford
Trish and Mark Wangler
Lyle E. Strom
Beverly and Alfred Thomsen
Jerry
Russell Anderson
Jerry Wilbur
Theresa and John R. Farmer



New 2024 homeowner Juan and Family

a giving community

Thank you to the 1,775 donors who round out our giving community. Every donation is important, and this year's total for gifts from **\$1 - \$999** is **\$254,791**:

- 851 donors gave **\$1-99** for a total of **\$32,075**
- 780 donors gave **\$100 - 499** for a total of **\$138,730**
- 144 donors gave **\$500 - 999** for a total of **\$83,986**

We graciously thank those who have included Habitat for Humanity of Omaha in their estate planning:

Anonymous
Anonymous
Anonymous
Anonymous
Anonymous
Heather Rachelle Bey
Cyndi Bosker
Amanda and Kelly Brewer
Marjorie and Don Browsers
Dorothy Burkhalter
Anne and Jim Carroll
Kyla and Arthur Clark
Dusty Cook
Mary and Jim Czyz
Sheryl and Matt Fitzgerald
Karen Ganzlin
Sara Greiner
C.E. Heaney, Jr
Elaine M. Heath
Pat and Jerry Heinrichs
Garrett Hendrickson
Mary Hill
Dawn and Vincent Jorn
LeAnn and Justin Kassube
Pat and Lou Lamberty
Peggy Liewer
Roseann and Gene Lilla

Lisa and Ken Mar
John Thomas McCoy
Mona McGregor
Janet and Tom Miller
Shirley and Dan Neary
James Netusil
Elizabeth Osborn
Jan and David Richardson
Peg and Jim Schneider
Alan and Amy Siemek
Beverly and Alfred Thomsen
Hailee and Alex Turner
Mark and Trish Wangler
Stephanie Wernig
Frank Wolfe

In Memoriam

Lorraine Hahn
Wilma and Bob Hauptman
Patricia Heaton
Berthajean Mary Johnson
Ruth Kruse
Sheri Muckey
Peter Ogaard
Renee Pape
Beverly Sibbernsen
Ethel and Harley Urbain
Darrel Voegler

making a difference

In 2008, Karen Ganzlin moved to Omaha to work for TD Ameritrade, now called Charles Schwab. Retired and living elsewhere, Karen says she enjoyed her time at TD Ameritrade.

As one of the city's largest employers, the company's commitment to its community dates back decades.

During her 17 years at TD Ameritrade, Karen helped alongside other volunteers from her workplace to build 14 homes. She says Habitat Omaha's mission aligns well with her own mission and purpose to help others.

"I had two favorite days of the year. One was our annual recognition gala when we celebrated the meaningful work of our employees, and the other was the day each year when I got to hand a family the keys to their new Habitat Omaha home," said Karen.

Through the years, she has extended her relationship with Habitat Omaha beyond building homes. Karen has served in a variety of roles on the board of directors.

Today, Karen is one of a growing number of our supporters who choose to leave part of their legacy to the organization.

Karen wishes to help Habitat Omaha build 10 new homes per year. Her estate plan is all about creating an impact that will ripple through generations.

"I want to use my financial resources to make a difference for causes important to me. I know this is a place where my money will go to good use. What I like about Habitat for Humanity is that it's a hand-up, not a handout; you're giving somebody a jump start," she said.



Karen Ganzlin

500+ Hours

Susan Christensen
Jarom Smith

250+ Hours

Christopher Cardenas
Pat Heinrichs
Ruth Huntley
Laura Rocha
Lorna Rodenbiker

100+ Hours

Jim Amerine
John Andreasen
Bryan Bates
Brad Birkholtz
Steven Bottum
Dorothy Burkhalter
Anne Carroll
Timothy Carter

Ricardo Castro-Hernandez
Joel Christensen
Melanie Ciecior
Mary Cihal
Jerry Cornett
Chad Dinsmoor
Shalynn Durham
Norma Fletcher
Diane Flynn
Cassidy Hale
Ruth Huntley
Lee Kathol
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Shayne Krull
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Kris Minckler
Shelly Mixan
Jerry Murphy
Elijah Nomiyama
Steve Ochsner
Mark O'Dell
Brad Perry
Christian Pol Figueroa
Jerry Ramaekers
Jeffrey Rottenberg
Karen Rudolph
Dale Seyl
Alex Smith
Justin Smith
Chris Stites
Marcia Stone
Don Tabor
Geoff Tripp
Elijah VonWeyhe



habitat omaha
2024 lending partners

AAA
Access Bank
American National Bank
Arbor Bank
Availa Bank
Centris Federal Credit Union
Cobalt Credit Union
Core Bank
Dayspring Bank
Dundee Bank
Enterprise Bank
First Citizens Bank
First Interstate Bank
First National Bank of Omaha
First Westroads Bank
Frontier Bank
i3 Bank
Liberty First Credit Union
Midstates Bank
Mutual First FCU
Northwest Bank
Pinnacle Bank
Premier Bank
Security National Bank
TS Bank
Union Bank & Trust
Veridian Credit Union
West Gate Bank -
Commercial Lending

habitat omaha
2024 institutional partners

Federal Government
Office of Congressman Don Bacon,
District 2
US Department of the Treasury-
Community Development Financial
Institutions Fund (CDFI)
US Department of Housing and Urban
Development (HUD)

State Government
Nebraska Department of Economic
Development (NDED)
Nebraska Investment Finance
Authority (NIFA)
Nebraska Environmental
Trust (NET)

Municipalities
City of Bellevue



**Making History Together:
Habitat Omaha's First-
Ever Giving Day 2024**

Habitat Omaha promoted its first 24 Hours of Giving campaign on June 5-6. The campaign aimed to acquire new donors and re-engage existing donors. In addition to a digital campaign, the giving day included an opportunity for Habitat Omaha staff to build excitement and momentum to meet our goal of \$100,000. Matching gifts were also used to encourage supporters to join the campaign.

The campaign exceeded expectations, raising \$158,792 in donations from 979 donors. This included 189 new donors, 375 existing supporters and 416 contributions made through Habitat ReStore, highlighting the broad community engagement and the campaign's overall success.

plan today, strengthen tomorrow



New 2024 homeowner Maria and Family

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

Every gift builds
strength—explore
ways to give.



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.



scan now to support and grow our
local communities for 40 more years



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