

Here are the 2023 Homebuilders



Ingrid Ramirez

My name is Ingrid Ramírez. I have lived in Kearney for eight years. I am a mom to two beautiful children, my 11 year old daughter and my 14 year old son. They really enjoy doing sports, and we really like to go watch their games. I spend time with them watching TV, going for walks or going fishing.

I found out about Habitat at the exact right moment. You all have been a light for me in a moment of darkness, and I am happy to have the opportunity to get to know all of you and to be part of Habitat. I am excited for this building season to see how a

dream begins from only the

that comes with the construction process of the house that my kids will grow up in. I am very grateful to God and to you all for being a part of the blessings that have come into my life. Thank you!

ground and becomes a completed home for my kids. I also am looking forward to all

Justine Gabbert

My name is Justine Gabbert. I have two sons. Ethan, who is turning 16 just in time to help build and Jaxton, who recently turned 5. I work at The UPS Store. My hobbies include genealogy, thrift shopping, crafting, and walks in nature.

I first learned of Habitat for Humanity through my youngest son's dad. He used to volunteer and invited me to join. We always enjoyed the friendly smiles and sense of community on the build site. A close friend had me print out a couple of applications and urged me to apply. It turned out to be a life changing suggestion.

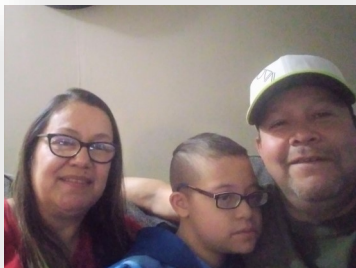
I'm most excited to finally have a place to call my own. I'm grateful for all the help and support that will help turn this house into a home.



Maria Aguayo and Leopoldo Moya

Hello, we are the Moya Aguayo family. We are originally from Jalisco, Mexico. We immigrated to the United States 34 years ago, looking for a better life. We lived in Los Angeles for 12 years and currently live in Lexington, NE. For 22 years, we have always dreamed of having a house, but we don't qualify for a loan with the salary we earn. We have worked at Bayer for five years in Kearney, We learned about Habitat for Humanity from some people who also received a house. In our free time we like fishing and working in our garden. We also enjoy taking our son to the park.

What excites us the most about the construction of our house is that thanks to God and Habitat for Humanity, we will work on building our home and helping build the houses of the other people selected just like us.



Meet the 2022 Homeowners



Lu Racine & nephew Kelly



Amanda Sedam & son Rylan



Elle Zimniak & Natalie

The standing committee reports on this page and the insert are from the Annual Meeting held in February 2023. Some have been updated and expanded. We hope that you will enjoy following along on a Habitat for Humanity journey in Kearney, Nebraska.



Patrick Waltemath takes over the helm

Patrick Waltemath

Looking Back at 2022— Last year marked 30 years of Habitat for Humanity in the community with 94 houses/homes built in Kearney.

Looking Forward at 2023— This is our 31st year of KAHfH. We are unique due to our all volunteer board/leadership. Qualifying families continues to be challenging – balancing income, debt, and ability to provide sweat equity hours. Affordable Housing (owning or renting) is no longer affordable to many families due to increases in the cost of land, materials, and labor.

The ripple effect of what we do is without end.

*Providing simple, decent, affordable shelter.
Providing opportunities for families to build wealth.
Providing a safe place for children to learn and grow.
Providing a safety net of friends and neighbors.*

Our shared passion for serving God and other people is how our affiliate has grown by leaps and bounds over the past 30 years. I am confident that the passion of this organization will take us through the next thirty.

It was a very good year.....2022

Jerry Marlatt

Building— This has been another good year for the Building Committee. We completed three homes that were dedicated before the end of 2022. We have another foundation in the ground to start the building season for 2023. This always gives us a great boost for the next year. Our thanks to a very dedicated Building Committee that works every Tuesday, Thursday and Saturday. We also thank the many other volunteers that have provided help as we have built these houses.

Our building committee consists of: Jerry Marlatt and Tracy Broeker, co-Chairmen; Ken Mumm, Randall Heckmann, Marshall Everett, Darrell Tepley, Rodger and Kay Payne, Keith Lindvall, Mike Fox, Dudley Friskopp, Steve Walters. Paul Jackson, Roger Hoffman, Fred Kempf, Bill Wright, Phil Kommers, Sandy Dondlinger, Dennis Sandrock, Ron Janssen and Delbert Sindt.

Our first workday for 2023 is April 1st. No Joke ...
As you know Mother Nature had other plans.



Valuable team member moves on

Patrick Waltemath

Public Relations/Volunteer Coordinator—Special Report— The public relations committee faced some changes in 2022 with the resignation of Cindy Hayes who moved to Omaha to be near her family. Cindy played an important role on the board in this area. She had developed the most amazing skills and expertise, along with her contacts, Cindy had incredible resources and she was very active on the work site building relationships with our local volunteer groups.

We are always exploring new avenues for reaching potential homebuyers, volunteers and financial partners. People are using different methods for getting their news and information these days. Social media has been replacing tv news, newspapers, and the like. We have been using Facebook more and I anticipate us moving to other platforms as well in the future. Homeowner Lindsay (Elle) Zimniak did an incredible job of capturing the three homebuilders in 2022 with amazing TikTok videos.

If you could step into the role of Public Relations chair please help us out. There are other people filling in that know what needs to be done so they can help. Writing "Press Releases" is a big part of this job.

Pastor John wears many hats for Habitat

Pastor John Gosswein

Volunteer Coordinator— As an organization that operates strictly through the work of volunteers, we are so grateful for those that chose to show up again and again to support Habitat and our homebuyers.

Church Relations—This past year, energy was spent in trying to gather the email and phone contacts of the 50+ faith communities just in Kearney. There were several visits that were made to local congregations and clubs, sharing a 5–8-minute presentation on Kearney Area Habitat history.

We also had a Tuesday gathering meant to bring together the clergy and church workers at the Habitat worksite this summer. Although we had only 8 present, there was good discussion and connections made.

One exciting new project for the 2023 year is to develop (with the help and expertise of homeowner Elle Zimniak) a 'commercial' series about the work of Habitat for local congregations that can be used in worship settings or on Facebook.

We need more Homeowner Applicants

Bill Wright

Family Selection— In the past year there were 90 contacts from various sources routed to the Family Selection Committee. These inquiries were questions regarding the process of purchasing a Habitat home as well as several inquiries for home repairs, immediate housing and other concerns. .

Approximately 80% of our inquiries are from our website and email. The remainder are by telephone. Forty six credit reports were obtained from potential applicants in 21-22. From this group 16 full applications were sent out. We had three closings in 2022.

Currently we have two applicants that are approved to start construction in 2023 with one pending approval (now done). We are also seeking applicants for the 2024 build season and hope to have three applicants approved by November.

The FSC members include: Kati Osterbuhr, Bill Wright, Patrick Waltemath, Marshall Everitt and Julie Adams. This has been a team effort this year as we have had some changes in the committee from 2022. Emily Ridgeway who has been serving as our affiliate's loans qualified loan originator (QLO) has been replaced by Daniel Leathers (QLO).

I want to thank all the committee members who have served on this committee. Your dedication to KAHfH is greatly appreciated.

Families are our Priority

Kathy Everitt

Family Support—The Family Support Committee had a year of growth. We expanded our committee to four people and divided up the responsibilities. Our committee work was a group effort and provided more points of contact for the families and support partners.

Our committee organized the homeowner manual meeting, the financial classes, the lawn care meetings and finally the collection of sweat equity hours throughout the build season. We also help find support partners for each of the homeowner families. These support partners come from the Kearney community and help work on the build site, attend meetings with the homeowners and also pray with and for the homeowners during the process. We would especially like to thank Melissa Ott, Rebecca Hermance, and Allen Krohn for their time and work with the Habitat homeowners this year.

Our homeowners, their support partners and their family and friends completed a total of 1,550 sweat equity hours for the 2022 build season. That is 350 hours over the required amount..

We look forward to working with the new families and support partners for 2023.

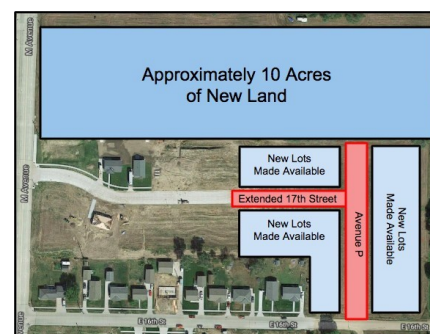
Getting ready for the next 20 years or so

Phil Kommers/Ken Mumm

Site Development Committee— We retired the 30-year old lawn tractor/mower (Ken is excited) and are using the "new one" exclusively for lawns, weeds and landscaping work.

The current outlot could use some "remodeling" and we have contacted Amanda Hegg at Rowe Sanctuary for some ideas for natural grass/flower development. More bushes will be added in the spring to the lot line south of the new development to fill in the gaps of lost bushes. The 2023 homes will be laid out on Avenue P with room for an additional 6 homes there.

Projects for 2023 include adding trees on the north side of the development. Maybe YOU would like to sponsor a tree. Then we will need to start work on future site development on that northern portion of our land. This diagram shows the original land purchase.





Funds to help build a home

Margaret Messbarger

Fundraising Committee— We have four committee members: Blaine Drozd, Mel Wiens, Drew Wagner and Margaret Messbarger who have worked to communicate with our donors, apply for grants and plan for the future.

With immense gratitude, we'll highlight some of the funding that provides the backbone of this ministry. Our Carpenter's Club members are individuals who give annually providing funding for each home that is built. Some of these Club members have given annually to this ministry for the entire 30 years that our affiliate has existed. Our Carpenter's Club members provided 28 percent of our funding this past year.

Several churches regularly take up collections to support Habitat. Some of these churches have given monthly to this ministry for the entire thirty years that our affiliate has existed, and I want to say a special thank you to those churches for their unwavering support, as they are a strong backbone of this ministry. The churches that have sustained this ministry this past year are St. James Catholic Church, First United Methodist Church, Thrivent Ministry, First Lutheran Church, First Church of God, First Presbyterian church and the Newman Center Apostolate. We are very grateful for the continuous support these churches provide. These churches provided 18 percent of the of our funding this past year.

Several Foundations provided grants to help fund the cost of building homes this past year. Those grants came from Wells Fargo, First National Bank, Parker-Hannifin Employee Grants and Bank of the West. We also received a donation from the SpartanNash Foundation through our area Family Fresh grocery stores collections. Other local businesses also give to our ministry and we are very grateful for their support. These grants and business donations provided 34 percent of our funding this past year.

This past year, hundreds of individuals have donated to this ministry either directly, as memorials or through the *Give Where You Live* community campaign. These individual donations provided 20 percent of our funding this past year.

The fundraising committee submits our report in gratitude for all those who support this ministry.

Feeding the flock & taking their picture

Bonnie Mumm

Hospitality—The Hospitality Committee is blessed to have four teams that facilitated 30 Saturday morning coffee and roll breaks and noon lunches in 2022.

I want to give special thanks to Rita Lindvall who very efficiently contacted volunteer groups to serve the lunches. Whether in cold days in April and May, November and December or in the heat of July and August, our hosts were at right there at Elane's Food Shack welcoming our volunteers and making them comfortable at the site.

In addition, the committee organized and hosted three dedications in November and December this year. The Hospitality Hosts for 2022 were: Sister Catherine Bones and the St James men and women, Sue Broeker, Angela Connett, Carol Dawes, Beth Forbess, Judy Gosswein, Rita Lindvall, Sheryl Willis and Bonnie Mumm.

Thank you also to the following vendors who donated to the Hospitality Committee: Culligan Water, Daylight Donuts, McDonalds South, Complete Music, and Yellow Van Cleaning. Bruce Furniture, Kearney Women of Today and Kearney Literacy Council provided gifts to the homeowners at dedication time.

Photography—Thanks and recognition should be given to the photographers who were also on site every Saturday and then at dedications documenting the builds for the families: Carolyn Menke, Cindy Walker, Becky Walline and Lori Schulte. These ladies are great at capturing the families as they work on their houses and all the volunteers that help those homebuyers. I so appreciate their creativity and thank them for their help in making photo albums and a social media presence possible. Special thanks to Bonnie who puts together these albums that are presented at dedications. She also takes pictures during the week.

[Thanks to Walgreens and Walmart who donate all the prints for these albums,](#)

Recognition should also be given to: Barbara Clark who maintains our storage accounts for photos and our Facebook presence and Julie Adams who keeps current pictures and build information on our website: habitat.kearney.net



Progress Report for the 2023 Build Season

Every week during the build season someone (usually Bonnie) sends Barbara a report of the weeks work including Saturday known as Volunteer Day. The pictures that were taken are placed in a storage area so that Barbara and Julie can access them. Barbara tries to post every weekday on Facebook (Kearney Habitat for Humanity) and Instagram and Julie posts to the website. (habitat.kearney.net)

You are invited to visit either social media location to keep up with the process of building three houses that become homes when they are dedicated.

The first official day of the 2023 Build Season was cancelled due to a snow forecast. On April 7th Dandee Concrete poured the foundation for our first house of the 2023 Build Season - #95 which will be for Ingrid Ramirez and her two sons. The 2nd Saturday in April was the day before Easter so there was no work.

The first Saturday work day was April 15th and after a beautiful week of weather we had rain so,,,,,, Donuts and Devotions led by Carolyn Biehl was held in the warehouse Meeting Room. At the build site volunteers delivered the outer walls for Ingrid's house to the foundation. Then they filled and packed the sand on the second foundation which the Building Committee had prepared in the first three months of 2023. That house is being built for Justine Gabbert and her two sons. It was very cold, and wet and slippery, so the crew moved back to the warehouse where they spent the morning building the interior walls for Justine's house. At noon the First United Methodist Friendship Class provided lunch. —Report from *Bonnie Mumm*

Saturday, April 22nd was a blustery but sunny morning as volunteers gathered to put up the walls of Ingrid Ramirez's future home. Special thanks to the UNK Big Event volunteers (members of the Student Athletic Advisory Committee--SAAC) who were awesome. Extra hands are always welcome when walls are going up. Thank you to St. Luke's Episcopal Church for providing lunch and to Lacey of St. James Catholic Church for providing devotions and serving lunch. — Report from *Cindy Walker*

Saturday, April 29th was the last build day for the month of April and you can see it on the website.

A legacy lives on

Judy Fisher

Wilcox Scholarship Committee— Through the generosity of a former dedicated Habitat supporter Elane Wilcox, scholarships are available for the homeowners and their families. Elane was the first Hospitality Chairman for KAHfH,

When Elane passed away in 2010 she bequeathed money to the KAHfH organization to use at their discretion. Because of her love of education and the fact that she had been a teacher, the Board decided to take part of this money to use for scholarships for the homeowners and their families who have indicated an interest in furthering their education. Since the Fall of 2013, seventy-five scholarships totaling \$37,199 have helped over 20 homeowners and their families with furthering their educational goals. Recipients have used this scholarship money to attend various schools of higher education such as UNK, UNO, Central CC in Kearney, Hastings and McCook, Joseph School of Beauty and Southeast Community College to name a few. One homeowner used the scholarship money to take ESL classes to improve her English so she would be better prepared to find employment.

KAHfH hopes to continue to be able to assist our homeowners and their families in improving their lives by furthering their education.

Anyone wishing to donate to the Scholarship Fund may do so by sending that donation to KAHfH with Scholarship designation noted.

2023 Kearney Area Habitat for Humanity Board & Committee Chairs

Patrick Waltemath President
Kati Osterbuhr Vice President
Charlie Pickens. Treasurer
Keith Lindvall. Ass't Treasurer
Beth Forbess Secretary

Committees

Jerry Marlatt Building
Tracy Broeker Building
John Gosswein Church
 Relations/Volunteer Coordinator
Kathy Everitt. Family Nurture
Judy Fisher Scholarship
Bill Wright Family Selection
Margaret Messbarger.
 Fund Raising
Bonnie Mumm Hospitality
Deb Hansen Finance
Phil Kommers & Ken Mumm
 Site Development

*Barbara Clark & Julie Adams are
 filling in on Public Relations until
 we can find a chairman.
 How about YOU*

SPRING/SUMMER 2023

Kearney Area

Habitat for Humanity

1815 First Avenue

Kearney, NE 68847

Thanks

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LIPS Print Service



Check the website and Facebook and Twitter for current information habitat.kearney.net

Cans for Habitat

You can put them (secured in bags please) in the cage box on the north side of the Habitat building at 1815 1st Avenue.

You can take cans and other aluminum items to Anderson Wrecking on Avenue M and ask them to put your donation on the KAHfH account.

OR, if you have a place with a lot of cans, our "can man" Charlie will come and pick them up. Just call 234-6030 and leave a message for him.

Habitat Want/Need List

There are things that make work easier for our dedicated volunteers and a small enclosed trailer is one of them.

Electrical supplies are accumulating and are currently stored in the warehouse, where they are not accessible, or in the houses, which means tripping over them or moving them time and again. If stored in a trailer we could have ready access as well as a way to easily move them from and to the warehouse.

If you or someone you know has one you would be willing to donate or sell for a reasonable amount please contact Keith Lindvall at 308-237-3173 or Ken Mumm at 308-440-2105.

Address changes & Other Business

Call 234-6030 (office)

kahfh@yahoo.com

Requests for changes can be left on the answering machine. Leave a clear, concise message so that Julie can get back to you ASAP. **Or send via email BEST WAY** **YOU CAN request an email copy of the newsletter in color**

Kearney Area Habitat for Humanity † 1815 First Avenue, Kearney, NE 68847 † 308-234-6030 (office)