

2022

A photograph of several construction workers wearing hard hats and safety glasses, working together to build a wooden wall. One worker in the foreground is using a hammer to drive a nail into a wooden plank. The background shows more workers and green foliage.

Building momentum

2022 Annual Report



Northern Ocean
Habitat
for Humanity®

NorthernOceanHabitat.org



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Our Mission: Seeking to put God's love into action, Northern Ocean Habitat for Humanity brings people together to build homes, communities and hope.

Our vision is a simple one:
**a world where everyone has a
decent place to live.**

It's simple, but it is not easy. To put this vision in motion, we will need to work together to tackle the housing crisis in northern Ocean County.

It seems like all of us can share a story about someone we know who is affected by the lack of affordable housing – whether a neighbor, a family member, your child's teacher, or an essential worker whom we depend upon every day. I can tell you, from my perspective, that for everyone we do know about, there are many others we don't even hear about. As this need for housing continues to increase, it is imperative that we continue to innovate housing solutions for everyone in our communities, using the resources that we have and the ones that are presented to us. This year, we stepped out of our comfort zone and negotiated a gift of a modular home, orchestrating its physical move across the county onto a donated plot of land. It took a village, but now a single mother and her two daughters have a warm and safe place to rest their heads at night.

Solving the crisis of housing in Ocean County is much more involved than just building new homes; it is also preserving the affordable homes that we have. Through our Home Preservation/Critical Repair Program, we make the home repairs and modifications needed to help families remain in their own homes, preserving their standard of living and helping maintain their livelihoods. Proud homeowners cultivate stronger neighborhoods and strong neighborhoods create thriving communities, thus maintaining, right here in Ocean County, the "beautiful mosaic" Jimmy Carter once spoke of "where every person is an individual and where we can harness our common effort when we have the inspiration and the mechanism by which our lives can be more meaningful." ¹

Habitat is built on community. It's the people, the coalition of "difference makers" that continue to drive us forward. We need everyone to be part of the solution. We are the nexus, not only for our programs but for the many hands and hearts that come together to provide that "hand up".

Our donors, our volunteers; you are the driving force who make our work possible. The following pages of our annual report celebrate our work and the accomplishments that we have been able to do together. As we build momentum for our work in 2023, we look to our supporters and donors to help us build more and serve more.



Kristine Novakowski
Kristine Novakowski
Executive Director,
Northern Ocean Habitat for Humanity

1. Jimmy Carter, Remarks on Human Rights at Notre Dame University in South Bend, Indiana October 10, 1976. Online by Gerhard Peters and John T. Woolley, The American Presidency. Project <https://www.presidency.ucsb.edu/node/347568>

Putting into
Motion
the action of moving



VOLUNTEER



12,399
volunteer hours

**2022 PROGRAMS
OVERVIEW**



87
individuals served



230+
volunteers



29
homes repaired



150+
student volunteers



10
Brush with Kindness
projects



Icons: house, tools, speech bubble, etc.

Motivation

driving force behind an action



Critical Home Repair Program



“**We are so very excited to have been given this opportunity by Northern Ocean Habitat along with the help of All County Exteriors.**
This will be the first fall that we will be able to open all the windows in our house, and in the winter, we won't have to cover our old drafty windows with plastic.”

– Gregg and Althea

Gregg and Althea

When they purchased their house over 30 years ago, it was abandoned and condemned Gregg and Althea put their life savings and hundreds of hours into the house to make it livable for their family, transforming it into a beautiful, loving home. However, as the years went by, they could not keep up with necessary repairs because of physical and financial hardships. The thought of having to sell their home was devastating. They were motivated to keep their home where their grandchildren often visited and enjoyed the holidays with them. Gregg and Althea were determined to find a way to get the repairs their home needed, so they called Habitat. Through our critical home repair program, we completed the plumbing, electrical, and other work their home required and even replaced all 21 windows!

Weatherization Program

Keith and Barbara

Keith and Barbara contacted us looking for assistance with a leaking roof. After review by our Homeowner Services Committee, our construction team and volunteers responded by not only replacing the roof, but also repairing their kitchen floor and ceiling as well. Now, Keith, Barbara - and their beloved puppy, Jackson - feel safer and more comfortable in their home.

“**The roof improved our lives so much. It's been a weight off our minds.**”

– Keith and Barbara

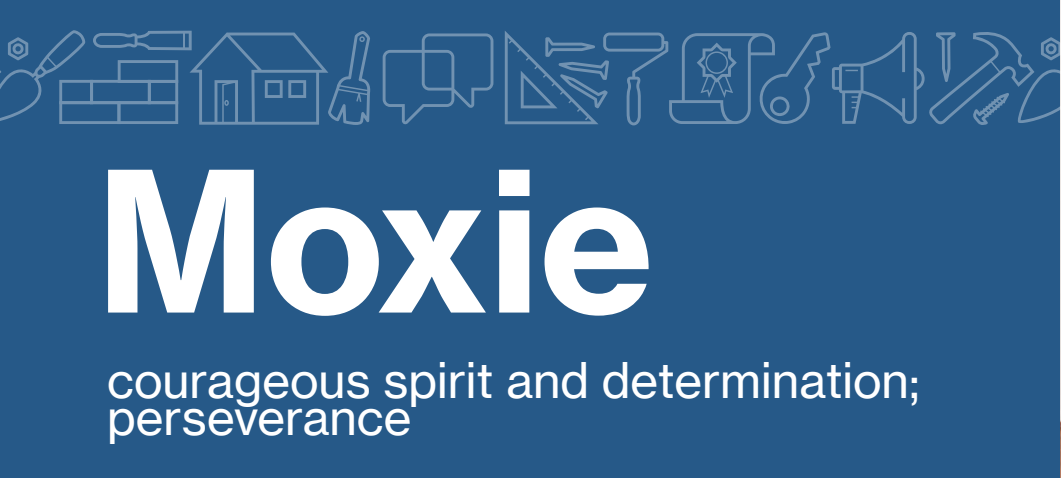


Robert

When he first bought his home, Robert was very handy and he took pride in his ability to customize it, so much so that his living room looks like a log cabin inside. Today, however, Robert is disabled and lives on a fixed income. Over the years, his original windows began to let out the heat and air conditioning, increasing his utility costs. Mold started to form because of how the elements were coming in during storms and the way the water sat in the frames of the windows. This became a major concern, especially since Robert needs to be on oxygen 24/7. The stress of his increasing utility bills, his health, and his inability to financially maintain his home, which was slowly going into disarray, was

taking a toll on him. Robert learned about our critical home repair program from our flyer which he found in his neighborhood community center. Robert is grateful for Habitat's repair program as he lacked the physical or financial means to replace each of the 13 windows in his home.





Homeownership Program



Diana's Story

When Diana's daughters were born three months early in July 2016, she didn't know the challenges she would face in raising them, but she was ready to fight for them. Diana's daughters were diagnosed with Spastic Quadriplegic Cerebral Palsy at 18 months old. Despite the challenges that come with caring for children with special needs, Diana is an unwavering advocate for her girls, ensuring that they receive the medical and educational support they need. She works hard to provide for her family and to give her daughters the best life possible. Partnering with Habitat for Humanity is now a key part of her journey as she seeks to become the new owner of a home in Manchester, N.J., one that requires numerous ADA-compliant modifications, such as ramp installations, an accessible shower, and a sensory-friendly playroom – all necessary to enable her daughters to grow up and thrive in a safe and supportive home. Not only is Diana's story unique, but so is her home build. Her home is a modular one, once located in Normandy Beach, N.J., privately donated by a family who wished to give the home to a good cause rather than tear it down. Separately, the Gorcey Family donated a plot of land 25 miles away that was just the right fit for the home, so we transported the entire house across the county. When our partner families show up with moxie, we're motivated to respond in kind!

We are beyond grateful for the support of the Habitat family. You made it possible for us to achieve our dream of having a home. A place where my unique children with unique abilities can thrive.

– Diana



Having our own home will impact our lives in such a positive way.

It will give us a sense of relief, stability, and reassurance. We will grow closer, having our own space to create new family traditions and memories.

– John and Maryrose



This still does not feel real. Thank you so much for giving us this chance.

– John and Maryrose

John and Maryrose's Story

Maryrose is no stranger to adversity. After she was diagnosed with a brain tumor at age 19, the trajectory of her life changed. She fought through her medical treatments for years but was able to return to school to become a medical aide, married her husband, John, and soon after welcomed their little boy into the world. However, due to complications at birth, their son needed medical care. The home savings that John and Maryrose had been working so hard for were used to pay for their son's medical bills. Their dream of homeownership soon became out of reach. Then, a friend introduced them to Habitat. After partnering with us, John and his father worked off the "sweat equity" on their home every week – often on John's only day off. The determination and perseverance of John and Maryrose, their friends, and family, together with Habitat, brought their dream of home ownership back within reach. Today, they are creating more memories and traditions in their new home.



Mobilization

organizing for collective action



Veteran Build

Our Veteran Build initiative provides home repair and volunteer opportunities to U.S. veterans, military service members and their families. As part of this program, the Army unit at the Joint Base McGuire-Dix-Lakehurst volunteered with two major critical home repair projects: one to replace 10 windows in a Jackson home and another to replace 19 windows in Toms River. This regiment of 20 volunteers mobilized to help our neighbors in need and made a lasting impact on our community.

Women Build

Our Women Build week provides the opportunity for women to take a proactive step in serving their communities. Our goal is to empower women to help families build strength, stability, and independence. Any woman who wants to learn is invited to join us. No experience is necessary. Volunteers work under the guidance of our construction professionals and also alongside other volunteers and future Habitat homeowners. This is a rewarding experience for all involved and improves the community that we share.



As a professional woman who has worked in the financial industry throughout my career,
I have built many strong and lasting relationships many with individuals who are just as passionate as I am when it comes to giving back to our neighbors. As a dedicated volunteer of Habitat for Humanity Women's Build projects for several years, I am truly blessed to have the unique opportunity to inspire others to join me in contributing to our communities in such a meaningful way.

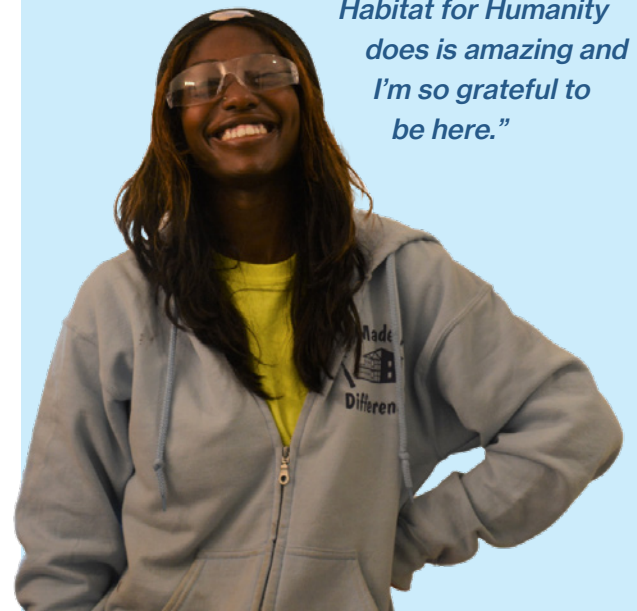
– April Huchko
Senior Vice President, Chief Retail Officer
First Commerce Bank

Volunteer Highlight

Quaderha was attending High School North when staff from Northern Ocean Habitat for Humanity came to visit and share a presentation about the importance of volunteering and the impact of all the work they were doing at the time. This was in 2012 during Hurricane Sandy and Northern Ocean Habitat quickly mobilized to rehab 60 damaged homes. That's what made her want to volunteer, and the mission always stuck with her.

Quaderha started getting more involved and started incorporating volunteerism in her life. *"Volunteering has opened my eyes to a lot of things. Meeting other volunteers and hearing about their mission trips makes you realize how much we don't know about the world. This world is so expansive; it's been very enlightening."* Q later started volunteering with our construction team on a weekly basis. *"The work that Northern*

Habitat for Humanity does is amazing and I'm so grateful to be here."



Habitat Campus Chapter

A campus chapter is a group of students who are passionate about helping people build better lives for themselves and are ready to take the next step to lead the charge at their school to help fulfill Habitat's mission. On Giving Tuesday, several Donovan Catholic High School students volunteered to build two garden beds for our friends at the Arc, Ocean County Chapter. Through a collaborative grant with the Ocean County 4-H and funding by State Farm, the students were taught how to plan and plant the beds. Our construction volunteers, Bob and Arnie, showed the students how to build them with hands-on experience.





Momentum

increasing forward motion



ReStore

Northern Ocean Habitat's ReStore has been in operation for over two decades, and our 15,000-square-foot location on Route 37 just celebrated its 5th anniversary this year. The ReStore has a diverse mix of volunteers from retirees to teens and provides affordable home items and furniture to our local community. It also serves as a community hub for information about local resources and programs. Our ReStore is our main engine financially supporting our home builds and critical repair programs.



RESTORE



800

tons were diverted from the landfill with ReStore donations



2800+

ReStore sales transactions per month



7800+

donations to the ReStore

Habitat's community of donors and partners is growing, and we feel the momentum building into 2023!

Our 2022 Donors

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OCTVS
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WJRZ 100.1
Woodhaven Lumber and Millwork





Momentum

(continued)



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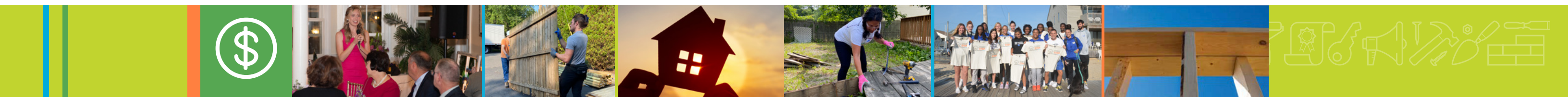
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Chesla Wechsler
Wells Fargo
Marla and Richard Williams
Zaksons Furniture
Laura Zientek





Together we can transform the lives of families.

Volunteer at our ReStore, our build projects, or our repair projects as a group or individually.
Donate to help fund our next home build or repair project or donate items to our ReStore.
Attend a fundraising event to spread awareness and support our organization.

2022 Annual Report

NorthernOceanHabitat.org



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