



2025-2027

strategic plan



worldwide vision

A world where everyone has a decent place to live.



our regional vision

Greater Indy Habitat for Humanity is an ecumenical Christian ministry that envisions every Indianapolis metro region resident has access to an affordable home to experience the stability, strength, and independence homeownership provides.

We see fellow Hoosiers responding to our request to come together to love their neighbor by walking alongside them to provide a hand up to achieve homeownership.

We view our work as ultimately successful when authentic transformation changes the lives of all who participate, including first-time buyers, volunteers, advocates, donors, and our entire team.



our mission

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

motivation: putting God's love into action

Each of us is called to "act justly, love mercifully, and walk humbly with our God." Habitat for Humanity seeks to be a partner and catalyst in building communities where everyone can thrive.

method: bringing people together

This is the heartbeat of our work. When the broad community is engaged in addressing the urgent need for adequate, affordable housing, we all become less vulnerable and more resilient.

impact: homes, communities and hope

Homeownership's stability provides an opportunity for wealth building and improved health and education outcomes for students and owners. Healthy households contribute to strong communities. The dignity and the pride of homeownership build hope.



worldwide principles

Support sustainable and transformational development

Demonstrate the love of Jesus Christ

Advocate for affordable housing

Promote dignity and hope

Focus on shelter



Greater Indy Habitat values

diversity and inclusiveness: We believe that everyone deserves an attainable, safe, and decent place to live and has something to contribute to building homes and helping our communities.

partnership: We weave partnership into all that we do and into everything we are. We seek to encourage, create, and sustain strong, productive partnerships emblematic of neighbor loving neighbor.

“yes, and” approach: “Yes, and” thinking is a common improvisational theater technique to get users closer to solutions. In our setting, saying “Yes” encourages people to listen and be receptive to the ideas of others. As builders, we love the concept of “and” as its about building up others.

we are in the helping business: In everything we do externally and internally, we recognize that we are here to help one another reach the productivity and aspirations we seek individually and collectively.

people over problems: Bringing people together is the heart of our mission. Solving problems is about creating the outcomes we want. We hold the people we bring together to work on problems higher than any problems we face.

how we work

A decent and affordable home is a key to better health, welfare and economic opportunity, and sustainability.

In response to the root causes of inequality in the housing ecosystem...



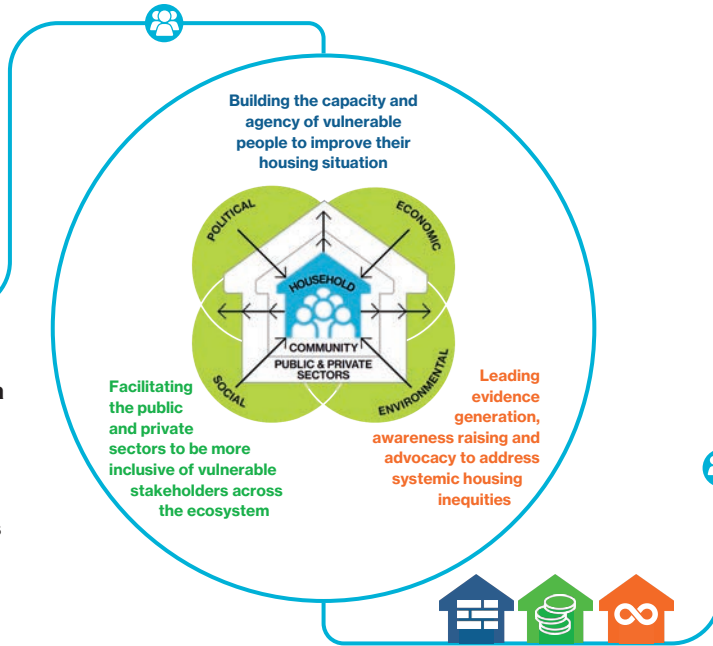
Habitat wants to support people to thrive through housing...



...by applying a **PEOPLE-CENTERED APPROACH**

Manifesting God's love by putting people and their capabilities, vulnerabilities, voices, and influence at the center of our work

...and partnering with people and the private and public sector to **REDUCE INEQUALITIES IN THE HOUSING ECOSYSTEM** by:



To ensure more people live in **ADEQUATE, AFFORDABLE AND SUSTAINABLE HOUSING**



Lending to thriving people and communities living with **DIGNITY, SECURITY AND RESILIENCE** within a stronger, more equitable housing ecosystem

our homebuyers

Between 2020 and 2022, the median sales prices of single-family homes increased an average of **31.6%** across all Indianapolis Metropolitan Planning Organization (IMPO) counties. Rent prices increased by an average of **21.2%** over that same time period. Meanwhile wages rose by **8.8%** on average.

As the affordability gap grows, homeownership gets further out of reach for many households that help our communities thrive. Habitat provides the opportunity through an affordable mortgage for these families to experience all of the benefits that homeownership affords.



teachers

veterans

food service

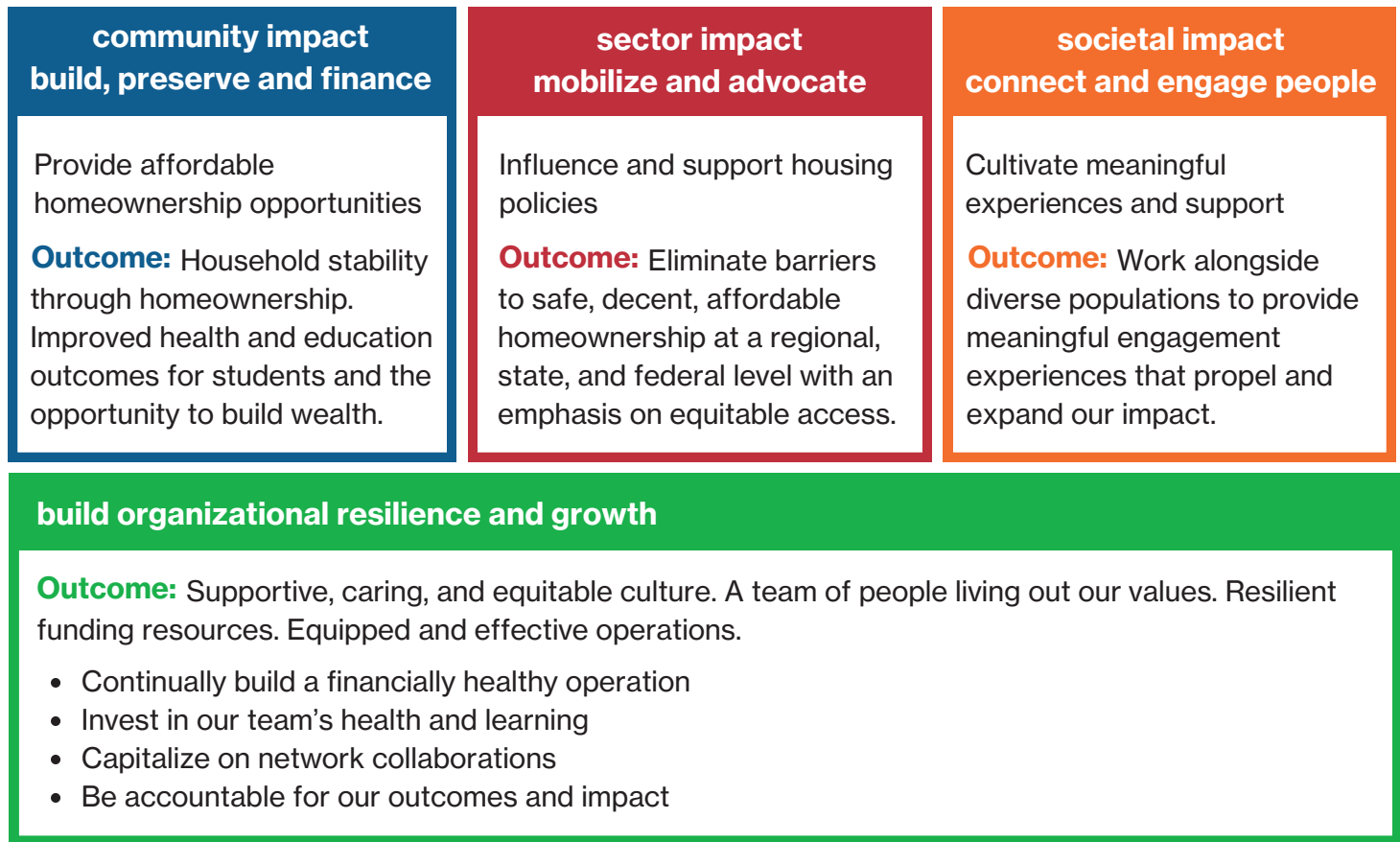
transportation

customer service

firefighters

nurses

strategic framework



strategic goals: 2025-2027

Our aspiration is to support more households by increasing our housing solutions in the Indianapolis metro region. By the end of 2027, we will impact up to 1200 individuals through our housing solutions:

600 total housing solutions



135 Homes provided regionally
125 Houses built/rehabbed and purchased
10 Mortgage-only purchases *new program*



150 Homeowner repairs completed



235 Habitat University
135 Homebuyer preparation courses completed
100 Road to Readiness households prepared to purchase *new program*



80 International homes provided

build, preserve and finance

Greater Indy Habitat for Humanity will provide equitable access to affordable homeownership through the following **strategic priorities**:

- Design and build homes (single-family and townhomes)
- Acquire and develop land in areas of opportunity for neighborhoods while continuing to invest in core neighborhoods through infill development
- Set the stage for collaborative mixed-income developments
- Provide homeowner repairs for seniors and veterans to age in place
- Expand Habitat University: We will expand our homebuyer education offerings to increase financial literacy to prepare homebuyers for long-term successful homeownership
- Launch Habitat Homeownership Finance Solutions, Inc. as a Community Development Financial Institution, CDFI
- Transition the affiliate to a Lasting Affordability approach
 - Launch tools that create affordable homes for present homebuyers while ensuring the house retains its affordability in the future
- Expand geographic service area (GSA) when opportunities arise in other counties within the Indianapolis metro region

mobilize and advocate

Engaged community members raise walls and awareness for public policy and market changes that can lead to even broader impact. We will mobilize and advocate through these **strategic priorities**:

- Bring people together to address cultural barriers impacting equitable access to homeownership
- Advocate at the local, state, and federal level to change policies and systems creating barriers to affordable homeownership
- Increase awareness and understanding of housing inequities, both historical and current

connect and engage people

Bringing people together is at the heartbeat of our mission. We will leverage our worldwide brand, national influence, and regional relationships through the following **strategic priorities:**

- Provide volunteer opportunities to allow neighbor to love their neighbor
- Bring diverse populations together to emphasize and decrease the racial ownership gaps in the Indianapolis metro region
- Leverage partnerships to benefit first-time buyers and impact communities
- Deepen relationships with our global Habitat partners in El Salvador and Kenya



build organizational growth

people:

- Recruit, train and retain diverse, mission-passionate and talented board members, staff and Tiger Team volunteers to meet goals
- Provide opportunities for training and growth

culture:

- Elevate and integrate our core values
- Review and improve culture and practices to build a healthy and resilient team

contributed revenue:

- Grow overall donor base and increase major donors
- Cultivate and retain a diverse set of sponsoring partners
- Launch first fundraising comprehensive campaign

earned revenue:

- Add ReStore locations when opportunities are available





Greater Indy
Habitat
for Humanity®

indyhabitat.org

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through
shelter we
empower



partner

advocate

donate

volunteer