



**NORA'S HOME**  
for transplant patients and  
their families

# Annual 2024 Impact Report



## Dear Nora's Home Community,

It is with great pleasure that I share my first message in our Annual Report as Executive Director of Nora's Home. In November 2024, I was deeply honored to accept this role and to join an organization whose mission and impact I admire.

I would like to extend my heartfelt thanks to **Dr. Patrick Wood**, who graciously served as Interim Executive Director until my arrival, and to our **Board of Directors** for their trust and support during this transition.

The year 2024 brought meaningful change and growth to Nora's Home. Several long-serving staff members began new chapters in their personal and professional lives—through retirement, relocation, or promotions. While we miss their daily presence, these transitions opened doors for new team members to bring fresh ideas and renewed energy to our mission.

We were thrilled to announce that **Tanja Evans**, an experienced hospitality manager and long time Nora's Home Guest Services Representative, accepted a promotion to **Operations Manager**. Also, this year we welcomed **Chandler Bertinot** as **Outreach and Events Coordinator**. Each brings unique talents and deep compassion that will help strengthen our ability to serve transplant patients and their caregivers.

As I look ahead, my primary focus is to **grow our endowment** to ensure that Nora's Home remains a haven for transplant families **in perpetuity**. Our donors have built an extraordinary legacy of generosity and love, and the most meaningful way we can honor that legacy is by securing the Home's future through expanded outreach, innovative giving opportunities, and thoughtful use of technology.

To our incredible community of supporters—**thank you**. Your belief in our mission and your unwavering kindness sustain us every day. Together, we are not only providing a place to stay but also offering hope, healing, and connection to those who need it most. I look forward to joining you as we continue this beautiful journey!

With gratitude,



**Annette Monks**

Executive Director  
Nora's Home

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# Who We Are

In 1998, Doctors Osama and Lillian Gaber established Nora's Gift Foundation in memory of their daughter Nora, who was killed in a tragic automobile accident. Nora's legacy did not end with her death. Her donated organs helped several critically ill children and fueled the creation of Nora's Home, an enduring gift to those in need.

To launch the mission of Nora's Gift Foundation (dba Nora's Home) in Houston, an inaugural gala was held in 2011. Spring boarding off the success of the gala, a successful capital campaign secured the funds necessary to finally realize the vision of building a standalone hospitality home that serves any patient from the solid organ transplant centers in the Texas Medical Center. Nora's Home opened its doors with 16 family suites in 2013.

The home has proved an invaluable resource to transplant patients and their families and quickly gained popularity after opening, developing a waiting list for families to stay. This launched a second capital campaign and planning for a phase two expansion doubling the size of the home to 32 family suites, as it stands today.

Subsequent fundraisers consisting of our annual Nora's Home Gala, Golf Classic, and Welcome Home Annual Fund continue to provide the necessary funds in supporting the transplant families staying at the home by alleviating their financial burden through the Adopt-A-Family program. This ensures no guest is ever turned away due to inability to pay.

Like any good home, a strong foundation is a must. Nora's Home would simply not be possible without the support, commitment, and endorsement from our incredible Nora's Home Family.



## Mission Statement

Nora's Home offers transplant patients and their families an affordable place to stay where they can find support and share experiences with others, in the comfort of a home-like environment.

## Vision Statement

Be the preeminent life-center offering information, resources, lodging and emotional support for organ failure and transplant patients and their families by:

Providing a **safe, welcoming and affordable** place to stay in the Texas Medical Center

Creating a **network** for fellowship, interaction, resources and emotional support

Providing **targeted education** to the unique needs of the transplant community

Remaining **financially sound** and well-funded through philanthropic resources

**Core Values essential to accomplishing our mission is always acting with:**

**Integrity**

**Compassion**

**Dedication**

**Professionalism**

**Embracing Diversity**



## Board of Directors

### OFFICERS

**A. Osama Gaber, M.D.**  
*Chairman, Founding Director*

**Matthew Giroto**  
*Treasurer*

**Lillian Gaber, M.D.**  
*Founding Director*

**J. Michael Rose**  
*Secretary*

**John Zerr**  
*Vice Chairman, Lifetime Director*

## Directors

**Imad F. Abdullah**

**Amy McCall**

**M. Waleed Gaber, Ph.D.**  
*Lifetime Director*

**Jerry Patel**

**Mark Hobeika, M.D.**

**Nancy Patel**

**Kayla Lehmann**  
*Lifetime Director*

**Ellis Tudzin**  
*Lifetime Director*

**Gabriel Loor, M.D.**

**R. Patrick Wood, M.D.**

**Arshad Matin**

**Nancy Zakhour**

## Foundation Team Members

**Annette Monks**  
Executive Director

**John Moring, CFRE**  
Director of Development

**Chandler Bertinot**  
Outreach & Events Coordinator

**Morgan Fuhriman**  
Digital Specialist

**Peggy Schroller**  
Administration

## Guest Services Team Members

**Tanja Evans**  
Operations Manager

**Carmen Alferez**  
Housekeeping Supervisor

**HOUSEKEEPERS**  
**Xiomara Zuleta**

**GUEST SERVICES**  
**Ann Arceneaux**  
**Gina Bosley Crawford**  
**Ana Garcia**  
**Gabriela Gubinelli**  
**Stacy Langhum**  
**Debbie Leung**  
**Cynthia Sosa**  
**Jaclyn Urbina**  
**LaTonya Williams**

# Impact in Numbers



## GUEST STATS (New Guests in 2024)

Patient Diagnosis\*:



### HEART

Pre-Op Transplant  
Post-Op Transplant

20  
14



### KIDNEY

Pre-Op Transplant  
Post-Op Transplant

24  
17



### LIVER

Pre-Op Transplant  
Post-Op Transplant

28  
23



### LUNG

Pre-Op Transplant  
Post-Op Transplant

28  
24



### PANCREAS

Pre-Op Transplant  
Post-Op Transplant

0  
1



### KIDNEY/PANCREAS

Pre-Op Transplant  
Post-Op Transplant

1  
3

LVAD BRIDGE TO HEART TRANSPLANT

6

LIVING DONOR TESTING-POST-OP

4

\*Some patients might be counted in multiple diagnoses.



## GENDER

Male  
Female

54%  
46%



## AGE

0-17 years  
18-24 years  
25-60 years  
61 + years

5%  
3%  
46%  
46%



## ETHNICITY

Black  
Hispanic  
White  
Native Hawaiian or  
other Pacific Islander  
Native American or North Alaskan  
Middle Eastern or North African  
Asian

16%  
24%  
58%  
0%  
0%  
1%  
1%



## GUESTS TRAVELED FROM

States  
Countries

41  
7



## GUEST STAYS

Average Length of Stay  
Our Longest Stay was

4 nights  
116 nights



## HOME STATS (All Guests in 2024)

New Guests Served

165

Total Guests

514

Nights Stayed

8,871

Adopt-A-Family Funds Awarded

\$421,794

Nights of Stay Awarded through  
the Adopt-A-Family Program

8,157

Average Occupancy Rate

74.8%

Distance Guests Traveled

30 to 3,892 miles

Saved in Hotel Fees

\$364,245

for our Guests

Operating Cost per Room  
per Night

\$75.00

Average Guest Paid per Night

\$35.85

Number of Volunteers

440

Volunteer Hours Served

1,913

Number of Volunteer Chef of  
the Day Meals Served

1,165



## CUMULATIVE STATS 2013-2024

Number of Guests Served

1,955

Nights Stayed

69,467

Adopt-A-Family Awarded

\$3,450,279

Number of Meals Served

15,284

## TRANSPLANT CENTERS

Hospital Partners

5

Baylor St. Luke's Medical Center

HCA Houston Healthcare

Houston Methodist

Memorial Hermann

Texas Children's Hospital



## GUEST SPOTLIGHT

# Claudia

Age	60
Hometown	Plaquemine, LA
Transplant Type	Double Lung
Hospital	Houston Methodist Hospital
Caregiver	My Friend, Frances

## Transplant Journey

I was diagnosed a long time ago, but it took a while for me to be added to any transplant list. In 2009, I began my first set of evaluations. I'm from Louisiana, but I had to go to Alabama for my first set of evaluations because of Hurricane Katrina. Once I got there, they told me, "I wasn't sick enough", and they sent me back to Louisiana. From then on, I did my yearly pulmonary exams. By 2019, the hospital began doing evaluations to determine if I was eligible for a transplant and this continued into 2020 and 2021.

In May 2022, they told me everything was "ready," but in June 2022, another test found that my antibodies were too strong. I couldn't be listed. In June 2023, they recommended I come to Houston Methodist. The first appointment available was in October. By December, I was told that I was eligible to be listed—but I had to either live in Houston or live within two hours of the city. On December 14, I arrived in Houston with my mom, Astoria, and best friend, Frances. Finally, on December 29, 2023, I was added to the list and am still waiting.

### What would you say to someone who is considering becoming an organ donor?

I would encourage them to look at organ donation in a positive light. As an organ donor, you are giving someone the greatest gift—being able to continue life. A lot of people have this misconception that being a donor cuts your life short. This is not the case. Being a donor is a positive thing, it only helps those who really need it, and it can change their life.

### What do you enjoy most about Nora's Home? Is there a favorite memory?

I found Nora's Home through Houston Methodist, and I was drawn to Nora's Home immediately. The entire setup of Nora's Home, and the activities they provide residents, is amazing. My mother and friend are very social people. I wanted them to have things to do and people to talk to, and Nora's Home seemed like a great fit.

I enjoy the peace of Nora's Home the most. As soon as you walk in, you feel this peace wash over you. You know that here you are wanted, and everything around you is to make you feel as comfortable as possible. My favorite space at Nora's Home is the library.

### What would you say to the donors who support Nora's Home with financial donations?

I would tell them that their money is being well spent. Everything in Nora's Home is intentional, with the goal of making sure all of the guests feel comfortable. As a resident, you are never asked or feel pressured to pay for more than you can afford—and we know that gift is thanks to the Nora's Home donors.

I would tell them, "Thank you". It's thanks to their generosity that I've been able to meet these amazing people. It's been wonderful to talk to others who understand what I'm going through and bond over our shared experiences.

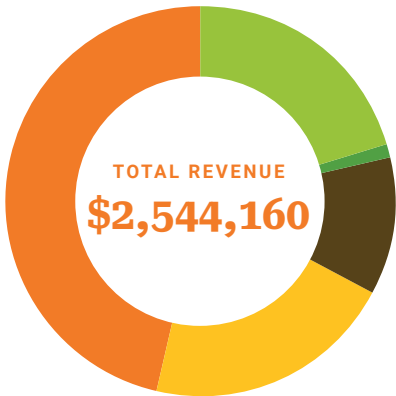
# Financial Report

## Expenses



Transplant Patient Housing Program	\$1,009,091
Management and General	\$524,631
Fundraising	\$69,369

## Revenue



Contributions of Financial Assets - without restrictions	\$522,604
Contributions of Financial Assets - with donor restrictions	\$21,863
Program Service Revenue	\$295,113
Gala Revenue, net	\$531,061
Net Investment Return	\$1,173,519

## Statement of Functional Expenses

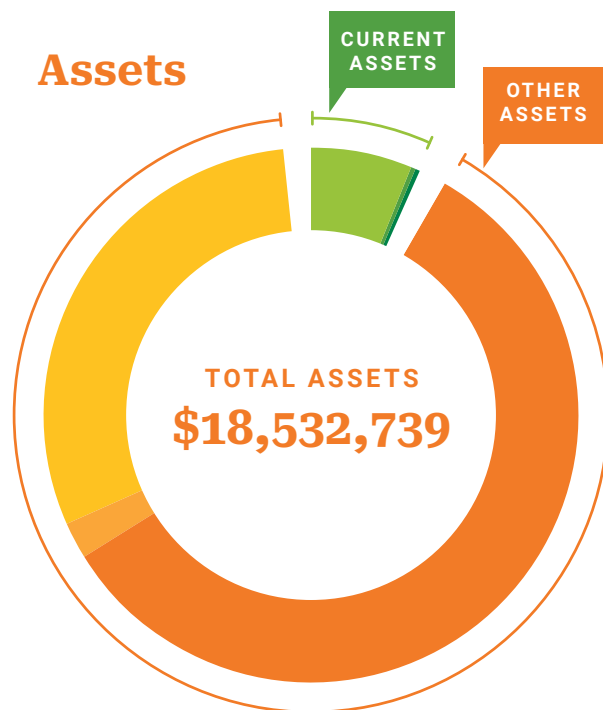
PROGRAM SERVICES		SUPPORT SERVICES			
	TRANSPLANT PATIENT HOUSING PROGRAM	MANAGEMENT AND GENERAL	FUNDRAISING	TOTAL SUPPORT SERVICES	TOTAL
Salaries and Wages	\$412,650	\$261,689	\$368	\$262,057	\$674,707
Utilities	\$131,358	—	—	—	\$131,358
Lease	\$23,696	—	—	—	\$23,696
Other Occupancy	\$103,210	—	—	—	\$103,210
Depreciation	\$239,133	—	—	—	\$239,133
Professional Fees and Services	—	\$175,078	—	\$175,078	\$175,078
Advertising and Promotion	—	\$28,137	—	\$28,137	\$28,137
Insurance	\$61,036	\$15,474	—	\$15,474	\$76,510
Supplies and Other	\$38,008	\$44,253	\$69,001	\$113,254	\$151,262
Total Expense Included in the Expense Section on the Statement of Activities	\$1,009,091	\$524,631	\$69,369	\$594,000	\$1,603,091

## Liabilities

LIABILITIES	
Accounts Payable	\$9,749
Refundable Advances	\$72,500
Deferred Revenue	\$23,975
Accrued Expenses	\$11,482
<b>Total Liabilities</b>	<b>\$117,706</b>

NET ASSETS	
WITHOUT DONOR RESTRICTIONS	
Undesignated	\$6,037,165
Designated by Board for Endowment	\$6,641,422
Designated by Board for Adopt-A-Family	\$189,623
<b>Total Net Assets without Donor Restrictions</b>	<b>\$12,868,210</b>
WITH DONOR RESTRICTIONS	
Purpose Restrictions	\$80,850
Time-restricted for Future Periods	\$465,973
Restricted for use in Endowment	\$5,000,000
<b>Total Net Assets with Donor Restrictions</b>	<b>\$5,546,823</b>
<b>Total Net Assets</b>	<b>\$18,415,033</b>
<b>Total Liabilities and Net Assets</b>	<b>\$18,532,739</b>

## Assets



Cash and Cash Equivalents	\$1,211,731
Contributions Receivable	\$29,295
Prepaid Expenses	\$68,649
Long-term Investments	\$11,072,477
Contributions Receivable, net	\$436,678
Property and Equipment, net	\$5,713,909

## Five Year Snapshot | 2020-2024

	2024	2023	2022	2021	2020
INCOME					
<b>Total Income*</b>	\$2,544,160	\$2,684,314	\$7,179,552	\$1,625,131	\$1,121,679
EXPENSES					
<b>Transplant Patient Housing Program</b>	\$1,009,091	\$1,088,226	\$1,047,809	\$904,542	\$880,959
<b>Management and General</b>	\$524,631	\$381,138	\$285,429	\$256,712	\$305,307
<b>Fundraising</b>	\$69,369	\$247,814	\$247,476	\$194,529	\$126,944
	2023	2023	2022	2021	2020
<b>Total Income*</b>	\$2,544,160	\$2,684,314	\$7,179,552	\$1,625,131	\$1,121,679
<b>Total Expenses</b>	\$1,603,091	\$1,717,178	\$1,580,714	\$1,355,783	\$1,313,210
<b>Net Assets**</b>	\$18,415,033	\$17,473,964	\$16,506,828	\$10,907,990	\$10,638,642

\*Inclusive of donor-restricted and unrestricted funds, contributions of financial and non-financial assets, and PPP loan forgiveness

\*\*Net Assets at end of year

# Fundraising Report

## Welcome Home Annual Fund Top Donors



### CHAMPION FOR LIFE

Astros Foundation  
Build Them Up Foundation  
LifeGift  
Jackie & John Verity

### OPEN DOOR BENEFACTOR

5Point Credit Union  
Angelique & Kenneth Barber  
Cathy & Tom Cooney  
Goldman Sachs Philanthropy Fund  
Roger Medors  
Drs. Disha & Ashish Saharia  
The Vaughn Foundation

### HOME HEROES

Diamonds In the Rough  
Enterprise Mobility Foundation  
Organ Recovery Systems  
The U.S. Physical Therapy

### HEARTS OF HOUSTON

Gwen & Richard Bedell  
Cynthia & David Capron  
Neva & John Dawson  
Donna Wernecke Elementary  
Jane Erskine  
Gladis & Gerald Frye  
Anita & Dr. Antonio Gotto  
Nancy Haight  
Heart Exchange Support Group Inc.  
Laura & Dr. Mark Hobeika  
Marian & Robert Horne  
Huff Family Foundation  
Lonnie & Mark Humphries  
Drs. Swarna & Rammurti Kamble  
Ellen & Dr. Ron Kerman  
Deborah & George Mallory  
Linda McCormack  
Jamie & David Oliver, Jr.  
J'anne & Jeffrey Rawson  
The Robert R. and Kay M. Onstead Foundation  
Rotary International Pasadena  
Becky & Joffrey Schufreider  
Melanie Trent  
Gerald Yingst  
Susan Zatopek

### NORA'S NEIGHBORS

William Barmore  
Eileen & Randy Bell  
Bertha & David Cabello  
Cindy Raimond Properties  
Tracy & Robert Coker  
Mohamed Defrawi  
Reese Evans  
Kenneth G. & Janet M. Follansbee  
Kay & The Honorable Ewing Werlein, Jr.  
Sonia Kotb  
Claudia Levis  
Janet & Gary Mead  
Natalie & David Older  
Katie & Dr. Samir Patel  
Megan & Creed Poore  
Una & Dr. Eamonn Quigley  
TC Energy  
Stewart Wilson  
Susan Zatopek

### COMMUNITY CORNERSTONE

Carolyn & Geoffrey Drushel  
Daniel Fraga  
Cynthia Harper  
Mary Jenkins  
Louis Jupe  
Patsy & Dan McMillen  
Laetitia & Brian McMullin  
Dr. Hisham M.F. Sherif  
Clayton Trier  
Vivian Turner

## Sunflower Club Donors



Lynn Blair  
Jewel Oye Engerman  
Jennifer & Rodney Herrington  
Aaron Matthews  
Linda & Terry Moore  
Carla Welty



11th Annual Nora's Home Golf Classic

# 11th Annual Nora's Home Golf Classic Sponsors



## PRESENTING SPONSOR

Satterfield & Pontikes Construction, Inc.

## TITLE SPONSOR

Houston Interiors

## PLATINUM SPONSOR

GRAITEC Software Company

## GOLD SPONSOR

Applied Finishes, Inc.  
Bond Formwork Systems  
Diversified Thermal  
Houston Methodist J Walter  
Transplant Center  
Jomar Electrical Contractors, Inc.

## SILVER SPONSOR

ACE Services  
Allied Fire Protection  
Allied Truss LLC  
AVAdex  
Backwater Fence  
Bowen, Miclette & Britt  
Cemex  
Cokinos/Young  
Houston Coatings of Texas  
Locke Lord

## PUTTING CONTEST SPONSOR

Architectural Image Systems  
CDW

## SWAG SPONSOR

Top Tier Branding

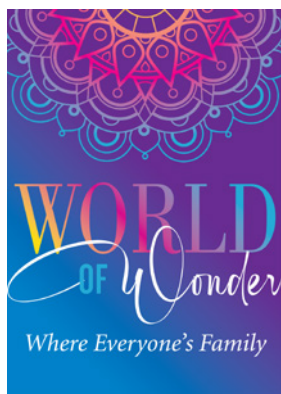
## COOK TENT

Dehumidification Technologies LP  
Gulf Coast Railings

## BEVERAGE CARTS

Hart Plumbing  
Himmels Architectural Door & Hardware

# 2024 Gala | World of Wonder



## LANGUAGE OF LOVE

LifeGift  
C.James and Carole Walter Looke Family  
Walter Oil & Gas Corporation

## SYMBOLS OF GIVING

Shazma & Arshad Matin  
CHI Farouk Systems  
Texas Children's Hospital  
Tasnim & Dr. Mohamed Vadva

## STANDARDS OF KINDNESS

Shahzad Bashir Family Foundation  
Drs. Lillian & Osama Gaber  
Sanofi Genzyme Solid Organ Transplant  
Paula & Rusty Walter  
Westwood Health

## VALUES OF VIRTUE

Lloyd & Susie Cunningham  
Houston Methodist JC Walter  
Transplant Center  
Houston Methodist  
Million Air  
Dianne & Ellis Tudzin  
Drs. Sandra Hurtado & Ashish Saharia

## BELIEFS OF HOPE

Baylor St. Lukes  
Ben Bono Family  
Caldwell Companies  
J. Cole & Carla Dawson  
Dril Quip Inc.  
Eastham Enterprises  
Dr. Joseph Galati  
Liver Specialists of Texas  
Gilead Sciences  
Nick & Vicki Massad  
Judy & Ron Giroto  
Goldman Sachs  
Mark & Laura Hobeika  
Houston Kidney Consultants  
Karen & Dr. Howard Huang  
Caroline & Eddie Kuntz  
The Living Bank  
The Matin Family Charitable Fund  
Nasruddin & Farida Rupani  
atterfield & Pontikes Construction  
Roberta & Lee Schwartz  
Cartha & Nameer Siddiqui  
Ronnie & Krista Smith  
John & Stephanie Smither Visionary Fund  
Caren & John Steffes/Forvis  
Ann & Karl Stern  
Takeda  
The Transplant Center at Memorial Hermann  
Texas Medical Center  
Christine & David Underwood  
UT Health Houston School of Public Health  
Kathleen & Dr. Pat Wood  
Maria & John Zerr  
Dr. Stephanie Yi & Terry Padden

## PRINTING SPONSOR

Veloxis Pharmaceuticals

## VALET SPONSOR

Anonymous

## PHOTO BOOTH SPONSOR

National Kidney Registry

## PARTY FAVOR SPONSOR

Eddie & Chinhui Allen

# How You Can Help



## Donate

Every donation, no matter the amount, made to Nora's Home helps guests and their families. Donations support the operations of the home from supplies needed to providing a night's stay through our Adopt-A-Family program. To make a one-time donation, or to join the monthly giving Sunflower Club, scan the QR code or visit [norashome.org/donate](https://norashome.org/donate). Donations are 100% tax deductible to the full extent of the law.



## Volunteer

All of our volunteers are an essential part of our home! We have opportunities for individuals and families, as well as groups from your church and workplace that can fit your schedule and interests. Learn more about how you can be a part of Nora's Home by scanning the QR code or visit [norashome.org/get-involved/volunteer/](https://norashome.org/get-involved/volunteer/).



## Supplies

Our home has 32 guest suites and requires many supplies to run smoothly. Pantry items, kitchen utensils, and cleaning supplies are just a few of the items you can help provide to the families we serve. Our wish list is available on our website and a link to our Amazon page. You can view the list at [norashome.org/get-involved/wish-list/](https://norashome.org/get-involved/wish-list/).



**NORA'S HOME**  
for transplant patients and  
their families



## GUEST SPOTLIGHT

# Josiah

Age	8
Hometown	Lytle, TX
Transplant Type	Kidney & Liver
Hospital	Texas Children's Hospital
Caregiver	Mom & Dad

## Transplant Journey

Josiah was diagnosed with ARPKD (Autosomal Recessive Polycystic Kidney Disease) at birth and his parents were told he would need a transplant eventually as the disease would progress until his kidneys and liver would fail completely. It wasn't until he turned 4 years old that his health really started to decline, and they started talking about transplant with his doctors.

They transferred his care over to Texas Children's Hospital (TCH) because their national ranking and experience with dual-organ transplants. His medical team at TCH was able to get him stronger for transplant and kept him stable for two years until the time that he was listed at 6 years old in August of 2023 for both a kidney and liver. Five days later, they got the call of a potential match and, two days after that, on August 28, Josiah received his transplant. After some complications post-op, Josiah was finally discharged 36 days after surgery in October. Since then, his parents shared he's thriving, "special thanks to our donor and their gift of life."

### What is the first thing you wanted to do after receiving your transplant?

Josiah wanted to eat everything and try new foods, play with his toys and spend time with his sister and family, who he missed so much. He loves spending time with family and friends, having movie nights or watching shows about his favorite superhero Spider-Man, playing games at the arcade and enjoys playing soccer with his friends.

### What is something so special about Josiah that y'all just love about him?

And what does he love to do for fun? He has been our inspiration through this entire journey, he's such a brave, resilient boy who never gives up and keeps on fighting, no matter how hard the fight has gotten, he always keeps a big smile on his face and prays his way through the hard times.

### What are the hopes for Josiah?

Our hope for Josiah is to live a long, happy, and healthy life. For him to get older and share his testimony with others—that there is always light at the end of the tunnel. We hope for him to share his faith and strength through it all.

### What would you say to your donor?

It's hard to put into words how thankful we are for their selfless gift, but we hope that they can find some peace and comfort in knowing that they changed Josiah's life and given him a second chance at life, and he'll never take it for granted.

### What would you say to someone who is considering becoming an organ donor?

We say to do it. After seeing the amazing gift our son got from a complete stranger and the feeling it brought us and seeing the transformation it gave him, is a feeling that will never grow old. A decision like that impacts not only the recipient but their families. It gives them a new level of hope. After being on the side that received that hope, we feel it's our duty to return that when given the opportunity.

### What was your favorite thing to do at Nora's Home?

Josiah's favorite thing to do at Nora's was play games, watch tv, and he also really loved the arts and crafts area! He could spend all day there coloring and drawing!

### What would you say to the supporters of Noras' Home?

We would say that we are all one big family. The people/families we met throughout our journey from Noras were truly supportive and loving. They definitely gave us a sense of comfort. It's a great place to be when times feel hard because everyone is just so friendly and welcoming to one another. It was our home away from home!

## Patient Profile

Pre-  
Evaluation



Pre-  
Transplant



Waiting For  
The Call



Immediate  
Post-Op



Post-  
Transplant  
Follow-up



20  
24