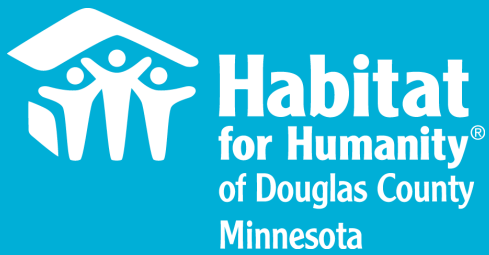


FY 2022-23 Annual Report

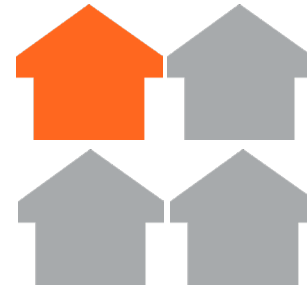


**every
person**
deserves to safely age in the
comfort of their own home

From the Executive Director & Board Chair

Our community, like many places in the world, is experiencing an increasing crisis of housing affordability. Home prices in Douglas County have risen 33% in the last year, with the median home price now over \$323,224, according to Zillow.

The lack of affordable housing does not affect everyone equally. It has the biggest consequences for those in the lower and middle income brackets.



1 in 4 Douglas County households spends more than they can afford on housing.

Affordable housing plays a critical role in strong communities. Housing that is affordable and decent reduces taxpayer expenses and boosts the local economy. Allowing older adults to age in place in their own homes reduces the taxpayer burden of supported living. Safe, affordable homes reduce public costs associated with illness and poor school performance in children. Construction and repairs of affordable housing employs local trade workers and powers local businesses.

Because of your support, Habitat for Humanity of Douglas County is a leader in providing affordable housing in Douglas County.

To achieve our vision of a world where everyone has a decent place to live, we build with hammers, with volunteers and with families. We build **affordable homes for local families to purchase**, we make **affordable repairs** to keep residents on fixed incomes in their homes, and we build **community** in the process. We build through advocacy and through partnerships, and by bringing people together to forge bonds, share their skills and share their stories.

Our work is needed now more than ever. We must continue to create community and foster opportunity for all. A world, and a local community, where everyone has a decent place to live is not only something we wish for, it is the future we build together every day.

Our mission

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

Our vision

A world where everyone has a decent place to live.



Lori Anderson

Lori Anderson
Executive Director



Brooke Zabel
Board Chair



4 new homes constructed



14 Aging in Place projects completed



1,067 sweat equity hours completed by homebuyers



6 new homebuyers approved into the homeownership program



2,792 donations to the ReStore with **\$383k** sales



755 volunteers shared **10,352** volunteer hours



\$67,327 in taxes paid by Habitat homeowners in 2022

The impact of your support - thank you!

Since 1997,

154

families have been served in Douglas County!

Homeowner Services



Brenda

Brenda's family moved into their home in November. "It's been awesome to watch my kids blossom. I've seen a sense of calm and peace settle over all of us. My kids focus on the future and how to be successful."



Valerie & Blaze

Valerie and Blaze moved into their home in December. "We love coming home to our own home. The stability this home provides for both of us is fantastic. We can sleep peacefully and not worry about our safety."



Melanie

Melanie's family moved into their home in December. "Seeing all the people come together from the community to help my dream come true was amazing. There are not enough words to express my gratitude to everyone."



Jena

Jena's family moved into their home in June. "I love it here! We've been doing really good and enjoying our house. My neighbors are amazing! We are forever grateful!"

Habitat homebuyers help build their own homes alongside volunteers, then purchase the home with an affordable mortgage. Each approved homebuyer meets the following criteria:



need for housing



ability to pay



willing to partner



live or work in Douglas County at least one year

4

families achieved their dream of owning their own home



Irene



Jan & Dick



Doug



Elaine & Wally



Mary



Carol



Beth



Linda & Robert



Keith



Ruth & Julian

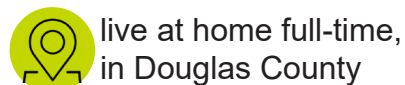
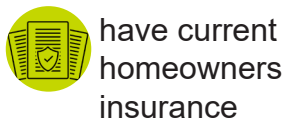
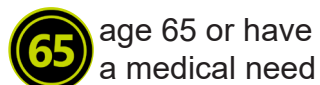


Bernadette

What is the Aging in Place program?

- Affordable repairs focus on improving the safety, accessibility, and/or other minor repairs in the home helping homeowners remain safely in their homes and maintain independence.
- Each homeowner receives a free home inspection from a Certified Aging in Place Specialist to review recommended modifications.
- Homeowners decide which project(s) will be completed. Projects often take just a few days and include modifications like ramps, grab bars, walk-in showers, and handrails.
- Homeowners repay a portion of the project as determined by their income.

Each approved Aging in Place homeowner meets the following criteria:



15
older adults
can age
safely in
their home

Volunteers

755
volunteers
shared

10,352
volunteer
hours



Faith Build

Local churches help build the home and sponsor a build day.



Cardinal Build

Alexandria Area High School students help build the home alongside volunteers.



Anniversary Build

Habitat supporters gather a group of volunteers to fundraise and help build the homes.



Anniversary Build



Did you know?

Volunteers are the heart of Habitat. Independent Sector values each volunteer hour at \$34.47, which means **our volunteers contributed \$356,833 to Habitat. Thank you!**

Thank you!

Architect

Douglas Machine Foundation

Workplace Team Builder

3M

Carpenter

Aagard

Blueprint

3M

Alexandria Industries

Alomere Health

American Family Insurance

Amy Christopherson State Farm Insurance

Bethany on the Lake

Diamond Buick GMC

Edina Realty

First Western Bank & Trust

Geneva Capital

Greater Alexandria Area Association
of REALTORS®

Henry's Foods

Hubbard Broadcasting - KIKV/KULO

Massman Companies

Pemberton Law

Quick Attach

Ryan Witte State Farm Insurance

ServPro

Van Ahn & Co.

Church Partners

Alexandria Covenant, Alexandria

Calvary Lutheran, Alexandria

Faith Lutheran, Evansville

Faith Lutheran, Miltona

First Congregational United Church of
Christ, Alexandria

First Lutheran, Alexandria

Fron Lutheran Church, Starbuck

Grace Lutheran, Brandon

Immaculate Conception Catholic, Osakis

Kensington Lutheran LCMC, Kensington

Lake Community, Alexandria

New Life Christian Church, Alexandria

Osakis Lutheran Church, Osakis

Shalom Lutheran, Alexandria

St. Mary's Catholic, Alexandria

St. Nicholas Catholic, Belle River

Sauk Valley Lutheran, Osakis



Build Partners

ReStore

 **2,792**
donations

 **\$383,000**
sales

 **447**
pick-ups

 **248**
tons saved from the landfill

.....

Top 5 sales categories:

 furniture

 doors

 appliances

 cabinets

 lighting

.....

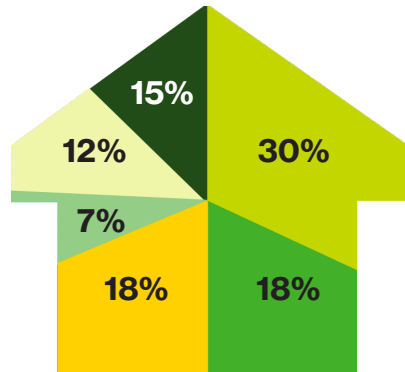
\$132,000

raised to
support
Habitat's
mission



Financials

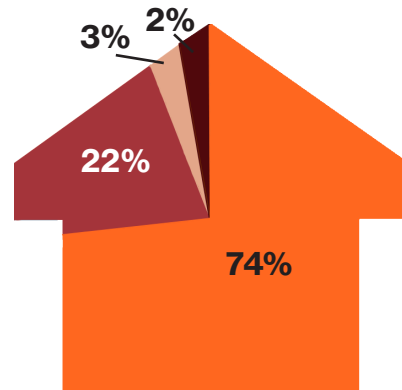
Revenues:



Total Revenue:
\$3,368,846

- Home Sales
- Contributions & Grants
- Mortgage Portfolio Transfer
- In-Kind Contributions
- ReStore
- Other

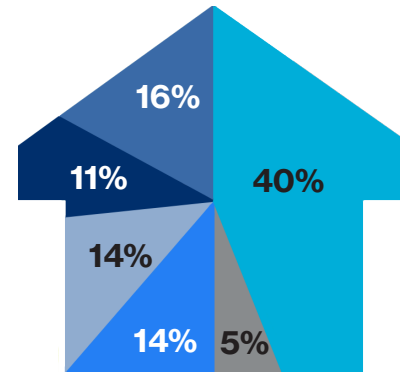
Expenses:



Total Expenses:
\$2,931,604

- Affordable Housing
- ReStore
- Management & General
- Fundraising

Assets:



Total Assets:
\$3,963,046

- Cash & Equivalents
- PP&E, Inventory
- Mortgages
- Construction in Progress
- Land Held
- Receivables



Tony Loosbrock

Tony Loosbrock
Board Vice Chair/Treasurer

- **Fiscal Accountability**
- Habitat for Humanity of Douglas County cares about being responsible and effective stewards of our donors' generosity. This means we invest donor dollars intelligently, allocating only a small percentage to overhead expenses, and leveraging those gifts for maximum impact through our housing programs. We're proud to consistently earn high ratings on Charity Navigator, America's largest independent charity evaluator.
- Habitat for Humanity of Douglas County is an active 501(c)(3) nonprofit in full compliance and in good standing with the IRS. Our EIN number is 41-1869669. Our funders include individuals, businesses, foundations, and faith organizations, and we receive grants and no-interest loans from local government sources.
- For more information, including our audited financial statements and our IRS Form 990s, visit hfdouglascounty.org/about-us/publications-financial-accountability



95¢
of every
dollar goes
directly to
the mission



Why affordable housing matters:

Habitat for Humanity knows that a decent, affordable place to live creates the conditions where homeowners save more, invest in education, pursue opportunity and have more financial stability.

Families are considered cost-burdened when they pay more than 30% of their income for housing. That cost burden makes it difficult to afford necessities such as food, transportation, education, and medical care.

Affordable homeownership provides stability and builds equity for families, helping them create a strong foundation so everyone in the family can thrive.



**1211 N Nokomis NE
Alexandria, MN**

320-762-4255

hfhdouglascounty.org

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Brooke Zabel, Chair
Tony Loosbrock, Vice Chair/Treasurer
Angie Krebs, Secretary
Jeff Hohn
Tom Klemenhagen
Scott Kluver
Stephanie Lucy
Erin McCoy
Rick Sansted
Sandy Susag
Kevin Taylor
Carmon Watkins

Habitat Team

Lori Anderson, Executive Director
Heather Smith-Ahrens, Director of Operations
Nicole Olson, Office Manager
Rita Strickler, Program Support Specialist
Denise Schapekahn, Homeowner Services Coordinator
Sara Gronholz, Community Engagement Manager
Aaron Johnson, Construction Manager
Tyler Hauck, Construction Coordinator
Bob Voltz, ReStore Manager
Mona Strege, ReStore Assistant Manager
Emil Kack & Ron Gervais, ReStore Associates

