

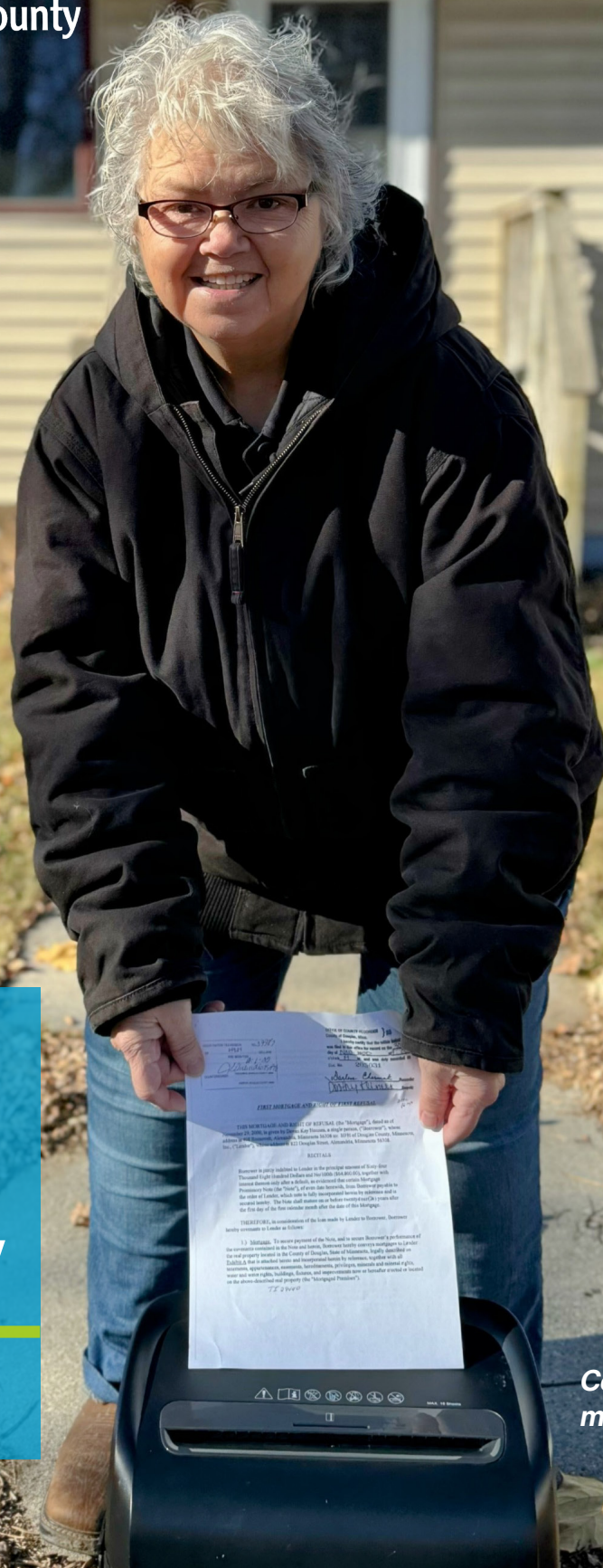


**Habitat**  
for Humanity®  
of Douglas County  
Minnesota

together,  
we build  
opportunity

FY 2024-25  
Annual Report

Celebrating being  
mortgage-free!





# Building Together



## 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.

## Our values:

Courage • Accountability • Humility

As we reflect on the past year, we are filled with deep gratitude and pride for the remarkable journey we have shared. This year marks the 28th anniversary of Habitat for Humanity of Douglas County, a milestone made possible by your unwavering support.

Thanks to you, this year stands out as one of exceptional progress, marked by meaningful accomplishments that continue to propel our mission forward:

- We celebrated with homeowner Devan as she made her final mortgage payment. Her story was especially moving, her home became a place of safety not only for her family, but for countless children who lovingly called her "Mama D."
- Board member and homeowner Jenna Hill, along with Lori Anderson, represented our community in Washington, D.C., advocating for affordable housing at Habitat on the Hill.
- Our annual Hard Hat events raised critical funds to support our mission.
- We broke ground on the Summer Meadows development, expanding our capacity to serve more families.
- We partnered with our 200th family since 1997, a powerful testament to the impact of our work.
- Habitat received a Four-Star rating from Charity Navigator and the GuideStar Platinum Seal of Transparency, the highest level of recognition for accountability and openness.
- Our team participated in the Jimmy and Rosalynn Carter Work Project in St. Paul.
- After more than two decades of leadership, Lori Anderson announced her plans to retire. "It has been the honor of a lifetime to serve alongside such a dedicated team and community. Together, we've built more than homes, we've built hope, opportunity, and lasting change. I'm proud of the visionary work we've accomplished, and I'm confident that Habitat's future is bright under the leadership of Christine Reilly, our new Executive Director."

We are deeply thankful for your continued support through your time, talent, and treasure.

In partnership,

**Lori Anderson**  
Executive Director

**Angie Krebs**  
Board Chair



Since 1997, your support has contributed to

**94 + 117 = 211 in 6**

homes built  
or improved

Aging in Place  
projects completed

families in safe,  
stable housing

communities



## Affordable Homeownership

**6**

homes sold last year



9 adults and 14 kids in stable housing



## Aging in Place Program

**25**

projects  
completed



Top projects:

ramps, grab bars, and updating smoke detectors



## Volunteers

**726**

volunteers



**11,232**

volunteer hours



## ReStore

**2,688**

donations



**10,754**

items sold

together,  
we build impact



# Building the Future

Habitat for Humanity of Douglas County broke ground on Summer Meadows, the first affordable housing development in Alexandria since 2002 and the largest project in the history of the organization.

Located adjacent to Summer Meadows Park, the development will provide land for 42 affordable, single-family homes to be built over the next several years.

This project was made possible through the strong partnerships with the City of Alexandria, the Alexandria Area Economic Development Commission, USDA Rural Development, and the leadership of Habitat's board and team. Homes will be sold to households earning at or below 80% of the area median income, ensuring that more local families have access to safe, affordable housing. Infrastructure, including new road, sewer, water, and boulevard trees, have been installed and construction of the first homes began spring 2025. The past year has been full of milestones and highlights!



July 9, 2024:  
Ground Blessing



July 10, 2024:  
Site prep began



August 28, 2024:  
Site progress



October 9, 2024:  
Paving of new  
road - Seasons Dr



April 14, 2025:  
First wall tipped up  
on the first home in  
Summer Meadows



May 28, 2025:  
Site visit from  
MN Habitat affiliates



Fall 2025:  
First home completed



August 2025:  
Site visit from  
Senator Tina Smith



# Strengthening Foundations



## Affordable Homeownership

Through this program, qualified homebuyers partner with Habitat and community volunteers to help build their own affordable homes by putting in sweat equity and purchasing their homes with an affordable mortgage.

Homebuyers qualify by demonstrating their need for a Habitat house, their ability to pay for the house, a willingness to accomplish their sweat equity hours and other requirements, and have lived or worked in Douglas County, MN for the previous 12 months.

**FY partner homeowners** →



## Aging in Place Program

Through this program, qualified homeowners experience a home assessment by an Occupational Therapist and a Certified Aging in Place Specialist. Homeowners review recommendations to improve the safety, accessibility, or energy-efficiency, then decide which items to have completed by the Habitat's Construction team.

Homeowners qualify by living in their home full-time, having current homeowners insurance, having the ability to repay the affordable loan, are age 62+ (or have a medical condition), and have lived or worked in Douglas County, MN for the previous 12 months.



**100<sup>th</sup> Aging in Place project!** →



← **200<sup>th</sup> family served by our affiliate!**

## Top projects last year:



**Installing walk-in showers**



**Updating smoke detectors**



**Adding grab bars**



# Volunteers

## Faith Build (Church) Sponsors

Calvary Church  
Church for the Harvest  
Grace Lutheran (Brandon)  
Faith Lutheran (Evansville)  
First Lutheran  
Immaculate Conception (Osakis)  
New Life Christian Church  
St. Nicholas (Belle River)  
Salem-Sauk Valley Lutheran  
Shalom Church  
The Church of St. Mary

## Small Group Sponsors

Alexandria Newcomers  
Flab-U-Less-Y Gals  
We Are Family

## Business Build Sponsors

3M  
Aagard  
Alexandria Industries  
Alexandria Motors  
Alomere Health  
American Solutions for Business  
Amy Christopherson State Farm Insurance Agency  
Bethany on the Lake  
Diamond Buick GMC  
Douglas Machine Foundation  
Geneva Capital  
Greater Alexandria Area Association of Realtors®  
Hubbard Broadcasting - KIKV  
Interstate Engineering  
Massman Companies  
Pemberton Law  
Ryan Witte State Farm Insurance Agency  
Van Ahn & Co  
Vivie



**6,877 construction hours**  
**2,383 ReStore hours**  
**1,972 program support hours**



## ReStore



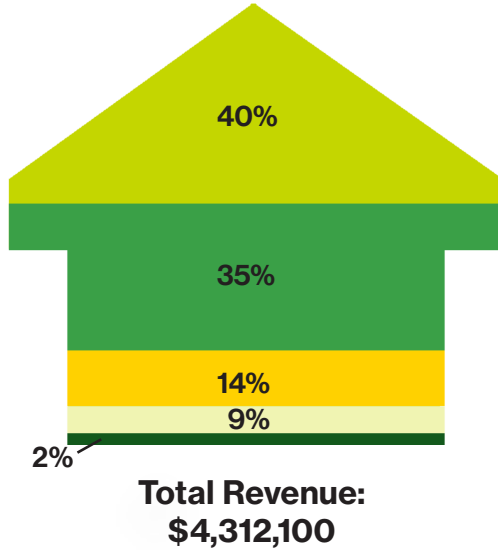
Our ReStore accepts donations and sells a constantly changing inventory of gently used furniture, appliances, and building materials at a portion of the retail price, while diverting reusable items from the landfill. Revenue generated from our store supports our organization's programs, which help more families within Douglas County in need of affordable housing or repairs. **The ReStore is open to the public!**

**Top sales categories:**  
**furniture, building materials, household items**

**255** tons saved from the landfill

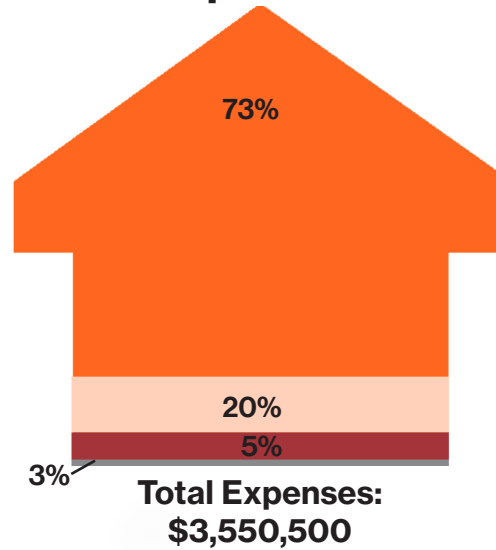
**\$124,000** contributed to support Habitat programs

## Revenue:



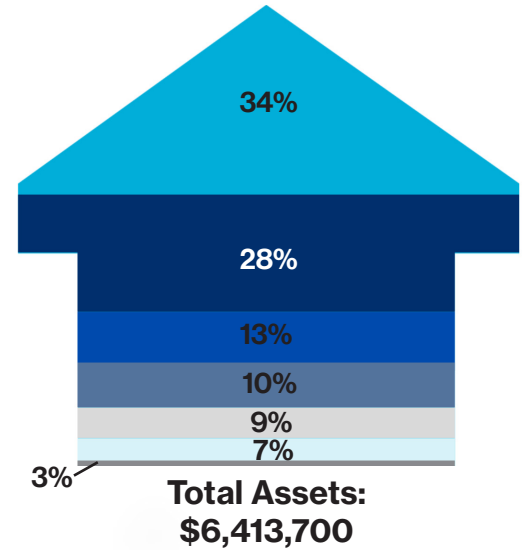
- Home Sales
- Contributions & Grants
- In-Kind Contributions
- ReStore
- Other

## Expenses:



- Affordable Housing
- ReStore
- Fundraising
- Management & General

## Assets:



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

**93 cents** of every dollar directly supports our programs!

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 supporters 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 [hfhdouglascounty.org/about-us/publications-financial-accountability](https://hfhdouglascounty.org/about-us/publications-financial-accountability)



## Together, we create a legacy.

Planned giving allows donors to include charitable gifts in their financial or estate plans, offering tax benefits while ensuring lasting support for Habitat's mission.

Learn more: [hfhdouglascounty.org/donate](https://hfhdouglascounty.org/donate)







together, we  
build the future

#### **HABITAT TEAM**

Lori Anderson (Executive Director)  
Christine Reilly (Director of Development)  
Heather Smith-Ahrens (Director of Operations)  
Denise Schapekahn (Homeowner Services Coordinator)  
Sara Gronholz (Community Engagement Manager)  
Nicole Olson (Office Manager)  
Rita Strickler (Program Support Specialist)  
Aaron Johnson (Construction Manager)  
Tyler Hauck (Construction Coordinator)  
Jim Gareis (ReStore Manager)  
Eli Starzl (ReStore Assistant Manager)  
Ron Moritz (ReStore Associate)  
Marc Schumacher (ReStore Associate)  
Brenden Thornsberry (ReStore Associate)  
Rick Wagner (ReStore Associate)

#### **HABITAT BOARD:**

Chair: Angie Krebs (Horizon Public Health)  
Vice Chair/Treasurer: Jeff Hohn (Massman Companies)  
Secretary: Rick Sansted (Alexandria Schools)  
Past Chair: Tony Loosbrock (Bremer Bank)

#### **Directors:**

Whitney Anderson (Nature Conservancy)  
Jerry Hansen (Retired/Thrivent)  
Jenna Hill (Alexandria Schools)  
Scott Kluver (Innovative Construction)  
Tim Madson (Retired/Mayo Clinic)  
Bobbi Jo Sellnow (Douglas Machine)  
Carmon Watkins (Geneva Capital)  
Janelle Wunderlich (Houston Engineering)



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[hfhdouglascounty.org](http://hfhdouglascounty.org)

