

2023-24
annual report

Building Momentum

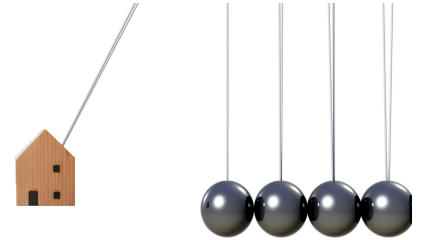


Habitat
for Humanity[®]
of Douglas County
Minnesota

Building Momentum

American actress Peggy Wood said, “Commitment is the ignitor of momentum.” **At Habitat, we are committed to building a world where everyone has a decent place to live.** That commitment starts right here in Douglas County.

Through building and improving homes, our programs provide stability, independence, confidence, and momentum for each homeowner. This forward progress ripples through the entire family – to the child who improves in school, the homeowner who pays off student loans earlier, to the pride in being able to take care of themselves – and eventually continues in to the community. **Homeownership builds momentum.** When you build momentum, you gain the energy and determination to think bigger, reach higher, and achieve more. You become a force for change.



FY 23-24 was a year of building momentum for our affiliate:

- We completed 22 Aging in Place projects, the most in the seven-year history of the program.
- We closed on a 25-acre parcel of land on which to build 42 homes over the next 8-10 years.
- We partnered with the City of Alexandria and the Alexandria Area Economic Development Council to attain TIF financing for the Summer Meadows development, **the first affordable housing development in Alexandria since 2002.**
- We renewed our partnership with Alexandria Technical and Community College, providing the carpentry students with hands-on experience building a home, while allowing Habitat to place another hard-working family in an affordable home.

Your continued support has propelled us forward to build momentum and dream bigger. This annual report shares highlights from the past fiscal year, a year when momentum was built to achieve greater goals over the next five years.

We thank you and invite you to **join us in being a force for change.**



Lori Anderson
Executive Director

Lori Anderson



Tony Loosbrock
Board Chair

Tony Loosbrock



Momentum Gained



Affordable Homeownership

Habitat homeowners help build their homes alongside volunteers and then purchase the home with an affordable mortgage. Each homeowner is selected based on established criteria: need for housing, ability to pay, willingness to partner, and lived/worked in Douglas County for the prior 12 months.



Courtney was approved into the homeownership program in November 2022. “I was motivated to apply because I was tired of being in situations where I had to worry about whether my family would be able to stay living in the same place, I wanted stability.” She closed on her home in January 2024. Now, Courtney says, “Home is my sanctuary.”



Anthony was approved into the homeownership program in January 2023. “I learned about Habitat from my work. I applied because I wanted to build a better life for my family.” He closed on his home in January 2024. Now, Anthony shares, “My biggest blessing is more independence and responsibility, a home and a yard of which I can be proud.”



Jackie was approved into the homeownership program in November 2022. “My son was my reason for applying. I wanted him to grow up in a good living situation because we have lived in some scary places.” She closed on her home in March 2024. Now, Jackie radiates, “My home is my peace. I am happy.”



Andrew was approved into the homeownership program in January 2023. “I heard about Habitat from a friend. I applied because I wanted to better myself and pursue my future.” He closed on his home in April 2024. Now, Andrew comments, “My life has changed so much. I have my own space and kitchen to cook my award-winning chicken chili.”



Aging in Place

Aging in Place provides affordable repairs for ages 62+ focusing on improving safety, accessibility, and/or other minor repairs in the home allowing homeowners to remain living independently.

This past year, Habitat completed the most Aging in Place Projects ever - 22!

Top project requests in FY 2023-2024:

- grab bars
- walk-in showers
- updating smoke detectors
- tub cut-outs/handrails

Habitat has a partnership with the American Red Cross to provide **new smoke detectors** for our Aging in Place homeowners to bring homes up to code!

“Thank you for making our home so much safer for us. My favorite is the railing going downstairs. I use it every day! I feel so much safer. I also love the railing in the garage by the steps. I always hated using them because of my fear of falling. Your work is excellent.”



Historic Development

When the opportunity to purchase a parcel of land on which to build 42 homes over the next ten years occurred, Habitat was determined to make the dream of an affordable housing community a reality.

Through partnership, collaboration, and support from the City of Alexandria, the Alexandria Area Economic Development Commission, USDA Rural Development, and the vision of former Board Director Tom Klemenhagen (see p. 13) as well as the entire Habitat Board and team, Summer Meadows was made possible.

As the first affordable housing development in Alexandria since 2003 serving homeowners earning 80% or below of the area median income for Douglas County, the Summer Meadows development will play a vital role in providing critically needed affordable housing options.

Located at the intersections of Scenic Heights Rd and Seasons Dr in Alexandria, the neighborhood is adjacent to the established Summer Meadows Park. Sidewalks on both sides of the tree-lined street will enhance the interconnectedness of the neighborhood and allow easy access to bike trails.

Homes in the development will be two-, three-, and four-bedrooms according to household size using five different house plans. Homes will be built slab-on-grade with in-floor heat to optimize energy-efficiency.

On July 9, 2024, the community gathered to celebrate the Ground Blessing. Habitat homeowner and Board Director Jenna Hill shared, “My family has been in our home for two years and we are still in awe. Habitat has impacted our lives now and forever. Without this community believing in Habitat’s mission, I wouldn’t be standing here today to tell you all thank you.”



Habitat Board & Team at site of Summer Meadows Development, Nov 2023



Summer Meadows Ground Blessing, July 9, 2024



3D rendering of Summer Meadows Development

Visit our website for more information:
hfdouglascounty.org/get-housing-help/summer-meadows.html



Volunteer

By the #s:

11,203
volunteer
hours

6,990
construction
hours

2,471
ReStore
hours

1,742
all other
hours

Independent Sector identifies the value of each volunteer hour at \$34.47, which means our volunteers shared **\$386,167** of time with Habitat. **Thank you!**



**Team
Build**



**Cardinal
Build**



**Faith
Build**



**Legends
Build**



**Women
Build**



Volunteer

Volunteers are a vital part of our mission, and we have a variety of opportunities from the build site, to program support, to the ReStore. We are grateful to the **782 volunteers in FY23-24!** We also recognize the following individuals who achieved milestones this past year.

400+ hours

Michael Kivisto
Les Kuehl
Eric Stenborg

300-399 hours

Mike Drellack
Ed Hagel
Randy Resley
Dick Welder

200-299 hours

Diane Bovee
Donna Thoennes

100-199 hours

Phil Aslagson
Bob Dokken
Judy Gallus
Ron Gallus
Dennis Gronholz
Jeff Hohn
Elaine Larson
Tony Loosbrock
Ron Lyman
Dave Murphy
Emma Paulson
Faith Odland
Lauren Revering
Marc Schumacher
Brantly Scott
Bob Timm
Gary Zavadil

50-99 hours

Dave Anderson
Sandy Benson
Brian Berg
Dakota Christopherson
Brayden Fiala
Al Hansen
Tod Hoaby
Dennis Jones
Mike Kellen
Angie Krebs
Tim Madson
Dorinda Magnus
Bill Perrin
Greg Stehn
Bob Upton
Hannah Zehringer
Brooke Zabel



“The whole experience was amazing! Every one is so patient explaining tasks. I enjoyed learning new skills while building a home for a family. Seeing what a wonderful community we have and how teamwork multiplies success, along with the homebuyer excitement warmed my heart.” -2023 volunteer



ReStore

By the #s:

3,019
donations

\$416,551
sales

480
pick-ups

272
tons saved
from the
landfill

UPCYCLE
ReSale
Challenge



DECA Students held the first Upcycle ReSale Challenge. People selected an item from the ReStore, upcycled it, then entered it into a silent auction. The most creative went to the dresser turned dog station (above).



The ReStore celebrated 10 years of helping build affordable housing in Douglas County with special sales, an open house, and a celebration for ReStore Manager Bob Voltz, who retired after leading the ReStore for 10 years.



Mission Partners

We thank all who have given of their time and investments to help realize our vision of a world where everyone has a decent place to live. Your commitment propels our mission forward.

Team Build Partners

3M

Aagard

Alexandria Industries

Alexandria Motors

Alomere Health

American Family Insurance

American Solutions for Business

Amy Christopherson Insurance Agency

Bethany on the Lake

Consolidated Equipment Group, LLC

Diamond Buick GMC

Edina Realty Foundation

First Western Bank & Trust

Hubbard Radio (KIKV-FM & KULO-FM)

Knute Nelson Walker Methodist

Massman Companies

Pemberton Law Firm

Ryan Witte State Farm Insurance

Van Ahn & Company

Church Partners

Bethesda Lutheran Church

Calvary Lutheran Church, Alexandria

Fahlun Lutheran Church

Faith Lutheran Church, Evansville

First Congregational United Church of Christ

First Lutheran Church, Alexandria

Fron Lutheran Church

Grace Lutheran Church

Immaculate Conception Catholic Church

Kensington Lutheran Church LCMC

Lake Community Church

New Life Christian Church

St. Nicholas Catholic Church of Belle River

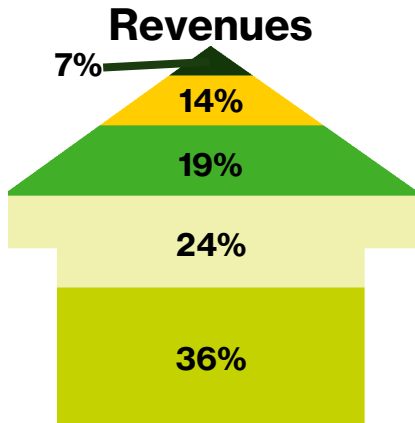
Salem-Sauk Valley Lutheran Church

Shalom Lutheran Church

The Church of St. Mary's

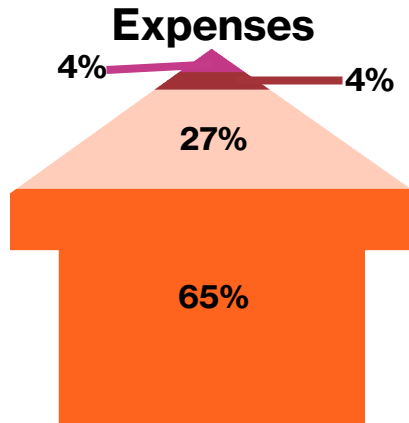


Financials



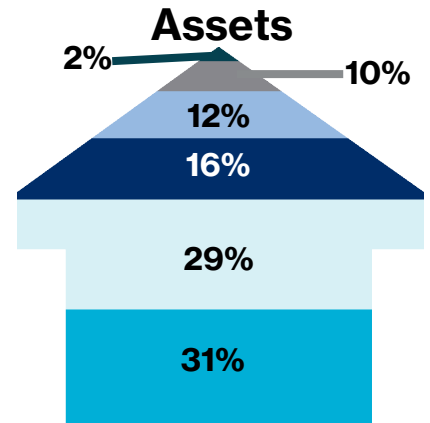
Total Revenue:
\$2,908,634

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



Total Expenses:
\$2,747,495

- Affordable Housing
- ReStore
- Management & General
- Fundraising



Total Assets:
\$4,140,952

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



Jeff Hohn
Board Treasurer

“Your generosity has far reaching effects. We thank you personally and collectively for all that you have done to further the mission of Habitat for Humanity in our community.”

92¢
of every dollar goes directly to the mission

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 hfhdouglascounty.org/about-us/publications-financial-accountability.



Other Highlights

Oct



Thank you to the community who voted Habitat for Humanity of Douglas County as the Best Non-Profit in the Lakes Area!

Jan

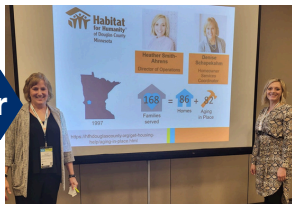


Lori Anderson celebrated her 20th anniversary with Habitat in January. Pictured with Lori are Habitat's founders (L to R): Bob Loucks, Ron Otterson, and Dave Anderson.



Accountability & transparency are important to us. Through review of our public disclosures, governance, financial activity and fundraising, Habitat for Humanity of Douglas County has proudly earned top seals from three rating organizations.

Mar



Denise and Heather presented at Habitat for Humanity International's (HFHI) National Conference on our Aging in Place program.



Tithe is one of the cornerstones of Habitat. Through tithing, U.S. Habitat affiliates directly support our international work. Habitat for Humanity of Douglas County received the Malachi 3:10 Award from HFHI for surpassing \$500,000 in lifetime tithe.

May



The ReStore celebrated 10 years of serving Douglas County!



Our Board & Team

Our Board

Tony Loosbrock, Chair, *Bremer Bank*
Angie Krebs, Vice Chair, *Horizon Public Health*
Jeff Hohn, Treasurer, *Massman Companies*
Rick Sansted, Secretary, *Alexandria Schools*
Brooke Zabel, Past Chair, *Knute Nelson/Walker Methodist*

Jenna Hill, *Alexandria Schools*
Scott Kluver, *Innovative Builders*
Stephanie Lucy, *Alexandria College*
Erin McCoy, *Oyster Pharma*
Kevin Taylor, *Reach Church*
Carmon Watkins, *Geneva Capital*



In Memoriam: **Tom Klemenhausen**

We honor the life and legacy of Tom, who passed away in July 2024. Tom joined the Habitat Board of Directors in 2021. His expertise on our Construction Committee, keen eye for land selection, and unwavering mentorship to our team and board were invaluable to Habitat. He spearheaded the concept of a large-scale development and led many aspects of the Summer Meadows project.

Our Team

Lori Anderson, Executive Director
Heather Smith-Ahrens, Director of Operations
Kasey Morris, Director of Development
Nicole Olson, Office Manager
Rita Strickler, Program Support Specialist
Sara Gronholz, Community Engagement Manager
Denise Schapekahn, Homeowner Services Coordinator

Aaron Johnson, Construction Manager
Tyler Hauck, Construction Coordinator
Jim Gareis, ReStore Manager
Erin Keaffaber, ReStore Assistant Manager
Rick Wagner, ReStore Associate
Marc Schumacher, ReStore Associate
Tony Dahlberg, ReStore Associate
Brenden Thornsberry, ReStore Associate

Habitat Board &
Team Build Day
May 31, 2024



Building Forward

Thanks to your dedicated support of our mission to build momentum, Habitat for Humanity of Douglas County looks forward to **building forward in FY24-25**. Whether you are a volunteer, donor, community partner, advocate, ReStore shopper, or neighbor -- you power our mission to build homes, communities, and hope. **Thank you!**

2024-2028 Strategic Plan:



FY 25-26 Goal: 5 new homes + 25 Aging in Place projects = 30 families served



Tony Loosbrock
Board Chair

“Like a home provides a strong foundation for success, Habitat for Humanity of Douglas County has a strong foundation to build upon. Our focus on the future, as demonstrated in this strategic plan, provides a sense of pride in how we can continue to strengthen this community. With the continued support of our amazing community, we will further our mission and deepen our positive impact in the communities we serve.”



At Habitat, we build:

confidence
safety
resilience
independence
hope
community
safety
healthier homes
futures
joy
family
financial freedom
stability
peace of mind
empowerment
purpose
people
opportunity
lives

and
homes.



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Habitat
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of Douglas County
Minnesota



EQUAL HOUSING
OPPORTUNITY

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