



DRAFT Campaign Case Statement

Hope Village
4140 126t St.
Chippewa Falls, WI 54729

May 2022

THE woman lifted the sleeping child from her shoulder and gently laid him down in the lower bunk in the corner. Above him his older sister quietly slept after a long day playing at the park nearby. The woman quietly swept the floor and washed the dishes from their bedtime snack. After the small kitchen counter was clean, she unpackaged the new curtains laying on the table, a gift from her new mentor. The sunny yellow curtains made her smile as she hung them in place, the tiny windows of their Tiny House now awash with the setting sun.

Over the past 12 weeks her life had changed immeasurably. It was two months ago to the day she had left her husband. He had been using on and off again after many years of addiction and challenges. She knew the signs. She too had been lost to addiction when she met him. Every few weeks for the past year she would argue, cry, and beg him to stop. But he sank even further away from her and the kids. Then the warning notices about their rent had also started.

She knew in her heart she could not bear yet another eviction or more dysfunction for the growing family. She couldn't do that to the kids again. So, one night after he had gone out, she packed up their things in a few bags. And she left. Her sister had picked them up and let them stay with her for a few nights. But her sister's family had their own issues. Then she and the kids had stayed with an old co-worker for a few weeks. She knew she needed another option—something safe where she could breathe again—and figure out her next steps.

Then one day she ran into an old high school friend who went to Landmark Church. Her friend told her about the new Tiny Home village opening up over on Kennedy Road. She had heard about it, but she never thought she would need help like that. She had an associate's degree and had worked as a hotel receptionist before the kids had come along. She could get work again—maybe.

She looked at her youngest now as he slept, his toddler legs stretched out in the stroller. He had health concerns: autism, the pediatrician had told her, when he hadn't said a word by age two. He needed specialists she couldn't get to, and she couldn't afford the one childcare center in the area that could work with him. Until she could get him into daycare, or find someone who could watch him, she would not be able to work full time.

She lingered with the thought for a few minutes until something told her to pick up the phone and call her friend to ask about Hope Village.

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The Hope Village Board and Staff are grateful for the assistance of the many campaign volunteers who have worked diligently to advocate for this project.

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All campaign materials will receive graphic design treatments once community feedback and the validation process have been completed.

This draft has intentionally been printed in black and white for cost savings.

Stories of Hope throughout the document will be updated to reflect actual stories from Hope Village guests.

Mission: Guide guests to stable housing using a program of sheltering, mentoring, and educating

Vision: A community free from homelessness

Goals

- To build and maintain a small community of temporary and transitional Tiny Houses in Chippewa County
- To offer case management and mentoring for all Tiny House guests
- To remodel and maintain a community center with kitchen, laundry, showers, and severe weather shelter
- To rent and maintain affordable housing units to meet a community need and ensure sustainability

History of Hope Village

Hope Village Tiny House Alternatives Inc. was founded out of the work of the Chippewa Falls Mission Coalition, formed in 1990 in response to the increasing number of households requesting emergency housing assistance. Since its founding, the issue of homelessness has continued to be a growing problem in Chippewa County due to low housing stock and a lower-than-average median household income.

The Mission Coalition, which is composed of public and private agencies, collaborated resources and developed programs to assist families and individuals in need of housing support. When the area's only homeless shelter closed in 2014, the council knew action was needed. This was the foundation of what is known today as the Hope Village Project.



Tiny Home #1

The first Tiny House was built entirely by community members in the spring of 2016, and this marked the birth of the Hope Village Tiny House Shelter Program. With the support of many Chippewa Falls churches and community volunteers, to date the organization has grown to 10 Tiny Houses, servicing 54 unique households and 87 individuals.

The purpose of Hope Village today is to provide temporary, free, or low-cost rental housing to unsheltered individuals and families in the Chippewa Valley, alongside case management and supportive services. The goal is to ensure

that guests develop and work toward Secure Living Plan goals, which includes financial stability, health resource connection, and permanent housing. Guests can experience community and receive support efficiently, all in a new facility constructed through this project.

Hope Village supported a mother of two small children who was fleeing a domestic violence relationship. She stayed in the Tiny House with her two children for eight months. During that time, she became involved with the church and met a very nice young man. After some time, they became engaged and then got married. She became pregnant with her third and his first child and they just purchased their first house as a family.”

-Hope Village Volunteer

Why Tiny Houses?

The Tiny House Shelter Program offers a cost-effective and sustainable shelter model utilizing volunteers in a variety of ways, from construction to maintenance as well as mentors. These volunteers ensure each family has the support needed to make progress on their Secure Living Plan goals and exit to permanent housing.

Stable temporary housing is essential for families and individuals facing financial instability. When immediate needs are met — including housing and food via food pantry partners — guests have increased capacity to focus on longer-term goals of obtaining permanent housing and achieving economic independence.

The Tiny Houses are licensed by the WISDOT (Wisconsin Department of Transportation) as homemade RVs, which allows the units to be easily moved. Each Tiny House, which ranges from 8'x12' to 8'x24', has a living space, a small bathroom with a portable toilet, electric heat and air conditioning, a refrigerator, a microwave, and a portable water container. Bed number and size varies by house; homes can sleep from one to six people. Homes are furnished with tables and chairs, and stocked with a crockpot, electric skillet, and coffee maker as well as dishes, bedding, curtains, and cleaning supplies.



Tiny Home Guest

With overwhelming community support from its partners, in 2021 Hope Village purchased a property at 1825 Kennedy Road to make its expanded vision of a Tiny House and affordable housing community a reality. The benefits of this location are many, including the proximity to medical care, the Chippewa Valley Technical College, and the industrial business park, in addition to being located within the Ride Share routes. The first phase of growth of Hope Village is already underway: to renovate the building located at 1825

Kennedy Road into a community center with a shared kitchen, dining room, laundry facilities, bathrooms, showers, severe weather shelter, and the organization's office spaces. During the pandemic, when the YMCA and laundry facility closed, Hope Village had to find alternatives for guests. This created a very difficult situation which highlights the need for new shower and laundry facilities for residents and drop-in participants.

The renovation and construction activities are estimated to be completed by October 2022. The 10 Tiny Houses will then be moved onto the site. This site will improve resident access to facilities necessary for basic needs, while allowing guests to participate in the Tiny House wraparound support program.

Even with these recent projects, it is evident that Hope Village needs to expand to bring hope to dozens more families and individuals.

The Welcome Home Capital Campaign is the culmination of this doing good and doing it well, of bringing hope and security to families and individuals across the Chippewa Valley. With this ideal site and the Campaign, Hope Village can bring its vision of improved affordable housing opportunities, increased services, and enhanced community health and wellness to life. The following section provides data regarding the need for affordable housing and housing security in the Chippewa Falls area.

The Need

The County of Chippewa is now seeing levels of housing insecurity that are unparalleled since the founding of the Council on Homelessness in 1990. Increasing housing costs, lack of rental spaces, and the challenges of the pandemic have contributed to the current situation. The median income is \$59,742, lower than the state average of \$67,042.

Chippewa County has a population of 63,892 people as of the 2020 census:

- White (93.6 percent)
- Two or more races (1.6 percent)

- Black or African American (1.57 percent)
- Hispanic (1.42 percent)
- Asian (1.35 percent).

A recent increase in housing insecurity in Chippewa County

According to numbers compiled by the Chippewa County Council on Homelessness and Hunger (CCCHH), from January-December 2021, 2,685 individuals in Chippewa County sought housing stabilization services. This is a monthly average of 224, up from 99 on average per month in 2020. Of 2,685 individuals seeking services in 2021, 1,976 (an average of 165 monthly) were assisted by these local agencies. Still, 709 (an average of 59 monthly) had unmet needs. When the moratorium lifted on evictions in July there was a clear uptick in support services requests. In addition, the current housing situation has made it difficult for people with no or poor rental history to find rental properties, exacerbated as prices skyrocket out of their reach.

Under-reported homelessness

Hope Village recognizes that official numbers don't always tell the full story. Rural homelessness is often unseen. Sources through the CCCHH show that the numbers of unsheltered individuals are likely even higher, with many living in precarious housing situations where they are just one negative episode away from losing housing. Many families and individuals who are living in a housing unit may be behind in rent or facing eviction. Many more are doubled up, living with friends or relatives, putting a strain on relationships, and jeopardizing the housing for all involved due to overcrowding, sometimes against tenancy rules. Others have already lost housing and are living in their cars, camping outdoors, or "couch surfing." These individuals are underrepresented in the official numbers compiled each month, but their difficulties represent a real problem in understanding and addressing the housing crises in the community and in communities like Chippewa Falls across the country.

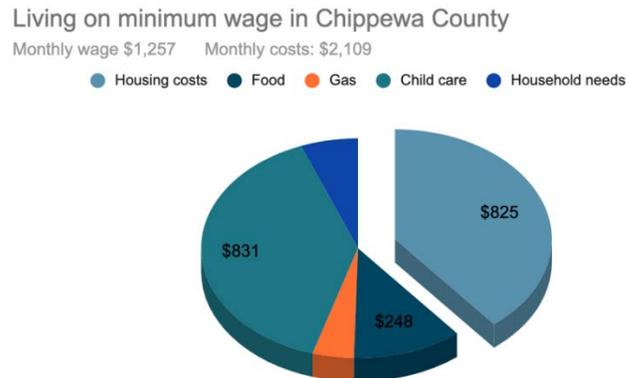
The difficulty in securing and maintaining affordable housing in our community

According to the National Alliance to End Homelessness there is a huge shortage of housing across the country. In Chippewa County this reality is evident. Affordable housing is typically defined as housing that costs no more than 30 percent of an individual's overall income. The average one-bedroom rental unit costs \$825/month (\$9900/year) in the City of Chippewa Falls. An annual household income of \$33,000/year would be required to meet the affordability standard for a one-bedroom unit.

In contrast, consider a single mother and a child trying to secure housing on a minimum wage income \$7.25/hr. at 40 hrs./week. This would equate to \$1300/month in wages (\$15,600/year). A rental unit at \$825/month would eat up 66 percent of her entire wages (at 40 hrs./week). In addition to housing costs, the mother would also need to account for other basic living costs including food (\$248/month), transportation (\$90/month), and miscellaneous items such as clothing, light bulbs, etc. (\$125/month). Total costs for a single mother could easily exceed \$2100/month (\$25,200/year). At minimum wage this would require working in excess of

60 hrs./week. One lost week of work due to her child’s illness or one blown out tire would lead to financial catastrophe.

The lack of affordable housing not only leads to a lack of accessibility for those who are currently homeless, but also enormous insecurity for those families or individuals living at or below the poverty line.



The Chippewa Valley Housing Task Force noted in its 2019 report—before the impact of the COVID-19 pandemic and resulting economic downturn—that the key drivers of rising housing costs are the result of national trends. These include building materials, labor shortages, interest rates, and lingering impacts of the lack of new construction during the recent recession. They go on to state that in fact the lack of quality housing supply impacts every range of income in the area, “Housing supply in the Chippewa Valley is insufficient to meet current need and demand in every income category and housing type. The most acute need is for quality rental housing that is affordable for persons of low-income.”

“I received a call from an elderly man who has been sleeping in his car for a few months. He had an aggressive form of cancer and was going through radiation and chemotherapy treatments; this had to be difficult while living in his car! I met with him and vetted him for a Tiny House. He was a Vietnam War veteran and helped rescue many Vietnamese onto his Navy ship. During his months at the Tiny House, we learned a lot about his life as he shared his story. We connected him with his brother in the Twin Cities. So, when he qualified for stem cell therapy for his cancer and had to go to Minneapolis for treatment, he had the support of his brother.” -Jenn Barrett, Hope Village Navigator

Increasing housing insecurity

With the waiting list for Section 8 Voucher Program taking around 10 months, many families find themselves in dire need of housing before their name reaches the top. In addition, these individuals often have a difficult time competing for rental vacancies in the open market. This is because they do not have rental references, have low credit scores, cannot come up with the security deposit or application fee, or they don't have the means to travel to complete the

application or view the unit fast enough to compete with other applicants.

Even as the urgency around pandemic relief subsidies, for many households and families the pandemic is still exacerbating these economic problems, leading to housing instability including eviction, unstable employment, and increasing vulnerability.

The United Way ALICE report for 2020 (ALICE stands for Asset Limited, Income Constrained, Employed) shows that a growing number of Wisconsin families live at or near the ALICE threshold, and that even a small increase in the cost of housing or a decrease in work hours can lead to housing instability. Thirty-three percent of Chippewa County households are at or below the ALICE threshold.

According to the CCCHH, this reality causes families to make difficult choices: Do I stay somewhere with an abusive person, so my kids and I have a roof over our heads? Will I pay my rent or my utilities this month? Do I attempt to find a homeless shelter rather than stay with someone who is likely to impact my ability to stay sober? For single parents, many may ask themselves whether they can throw a birthday party or allow their child to play a sport. Homelessness is an issue that is interconnected with all these larger societal issues.

“Becoming unsheltered is not necessarily a result of misbehavior. It can be the result of a car breaking down. All it takes is one thing going wrong and you are out of a home.”
-Curt Rohland, Hope Village Mentor, Volunteer, Tiny Home Builder

The gap between housing availability and accessibility as seen in Hope Village guests



Executive Director Mike Cohoon tours a Tiny Home.

Even if affordable housing is available, it is often not accessible to those with little or no rental history, unstable wages, or those with medical disabilities. More affordable housing units are needed to close the gap for those that need affordable housing and the number and accessibility of housing units in the community.

These kinds of situations have been plainly seen in the families and individuals served by Hope Village to date. Twenty-two percent of Hope Village’s guests have been households with children, struggling to afford the cost of childcare and unexpected

vehicle maintenance expenses, while working at low-paying service jobs. Twenty-seven percent of guests were households with a member with a disability, struggling to afford market rents and

out of pocket medical expenses on a fixed income. Of those currently on the Chippewa County Housing Authority's waitlist, 23 percent are elderly, 73 percent are female head of household, 39 percent are headed by a member with a disability, and 33 percent are families with children.

Hope Village and this Capital Campaign aim to address these needs to improve housing security, increase affordable housing and its accessibility, and end homelessness in Chippewa Falls once and for all.

[2021 Hope Village by the Numbers]

- 87 guests in total since founding in 2016, representing 54 households
- 7,519 nights of stays, saving private and publicly funded agencies approximately \$600,000 in motel vouchers
- 16 guests currently in residence
- Volunteer hours reach over 175 hours on average per month

Benefits of the Project

The potential benefits for this Welcome Home Capital Campaign to actualize the Hope Village vision are enormous—from an economic development perspective to the safety and security of children and adults. The Board of Directors believes homelessness can eventually be defeated in the area through this project, and that families, children, the elderly, and individuals can be supported toward permanent housing security and long-term economic independence. The following sections explain the benefits of the project, including improving security and safety for families in need, addressing regional poverty and economic insecurity, improving long-term outcomes for children, and economic development benefits for long term community prosperity.

Improving Security and Safety

The effects of being unsheltered are devastating for those trying to maintain employment, overcome health problems, or secure regular school attendance for their children. Without affordable, secure, and safe housing, children, families, and vulnerable people in the community will continue to be caught in this cycle.

In many communities a misunderstanding exists of those who are unsheltered. These individuals often face a culmination of health problems, job insecurity, or difficult relationships that end up leading to their unsheltered status.

"The individuals we serve work, have children struggling to stay in school, and are often active members of the community. They only have one difference between you and me, the lack of a roof over their head." -Mike Cohoon, Hope Village Executive Director

Hope Village exists to provide these families and individuals with the housing security needed to restart their lives by encouraging independence and providing connections to resources and a network of support. As volunteer mentor Kimberly Wahler noted, "It is not a handout, but a hand up."

The stigmas involved with the unsheltered, such as drug use, violence, or mental instability, are not necessarily true of the individuals and families served by Hope Village. In fact, Chippewa Falls Police Chief, Matt Kelm, has stated excellent reviews of the program. *"There have been virtually no issues with Hope Village. Essentially the Tiny Homes are a non-factor [in regards to safety concerns]. I am not concerned about people migrating to Chippewa County for these services. I see that people could have that concern, but the focus is to serve guests. We have a good track record with the Tiny Homes now. The vetting and holding of high standards will be important moving forward. I am sure it will continue under the management of the Executive Director and the Board."*

Affordable Housing to Address Poverty and Economic Insecurity

Economic stability and housing stability are intertwined. Access to stable, affordable housing is particularly important for lower-wage workers, who typically have inflexible work schedules and live paycheck to paycheck. Housing security is necessary for employability and secure wages.

An article published in *Social Problems* in 2016 by Matthew Desmond and Carl Gershenson entitled, "Housing and Employment Insecurity among the Working Poor," shows that working renters who lose their home, often because of eviction, are 11 to 22 percentage points more likely to lose their job. Precarious low-wage work with no paid leave and few protections from termination often does not provide workers with the time needed to deal with housing instability and its stressors. The authors of this study highlight the need to put housing at the center of the poverty alleviation programs.

In Chippewa County the lack of affordable housing units leads to this catch-22 for those in low-wage jobs. Competitive housing rentals will not look favorably upon unsteady employment, but secure employment is hard to maintain without stable housing. In the past five years Hope Village was able to identify affordable housing opportunities for just 63 percent of qualified applicants graduating from the Tiny House programming, simply because of difficult to access housing and low housing stock. The call for attention to housing as a precursor to ending poverty is gaining national attention, particularly as the impact of the pandemic continues in communities across the country.

Providing Security to Children to Improve Long-term Outcomes

Adults struggling with housing instability are not the only ones impacted mentally and emotionally by a housing crisis.

According to the National Alliance to End Homelessness and the American Psychological Association, homelessness can have a tremendous impact on children—their education, health, sense of safety, and overall development. Children experiencing homelessness have been shown to:

- Higher levels of emotional and behavioral problems
- Increased risk of serious health problems
- Increased experience with severe hunger
- Experience more school mobility, repeat a grade, be expelled, or drop out of school, and have lower academic performance

Housing security makes a difference in all these areas. Studies have shown that stability in the home can replace these lost months of learning quickly, and that within a year of securing stable housing, formerly unhoused children are able to move toward their classmates' academic outcomes.



Hope Village Navigator Jenn and
Tiny Home Guests

Urban Institute research shows that increasing access to housing vouchers or more affordable housing, such as the affordable homes proposed by Hope Village, to a targeted group of about 2.6 million poor, rent-burdened households with children could reduce child poverty by as much as 21 percent. (This is a bigger impact than we see by expanding transitional jobs, child support, the earned income tax credit, Supplemental Nutrition Assistance Program benefits, or increasing the minimum wage to \$10.10.)

In the long term, housing has been found, by the National Low Income Housing Coalition research, to be the key to reducing intergenerational poverty and increasing economic mobility. Their research shows that increasing access to affordable housing is the most cost-effective strategy for reducing childhood poverty and increasing economic mobility in the United States. In one study, Stanford economist Raj

Chetty found that children who moved to higher income and more stable neighborhoods saw their earnings as adults increase by approximately 31 percent. Moreover, children living in stable, affordable homes are more likely to thrive in school and have greater opportunities to learn inside and outside the classroom, leading to better future employment.

Economic Benefits to the Region

There are many economic benefits to increasing affordable housing in a community. Affordable housing creates jobs through the construction of the units as well as long-term community growth. It brings spending to local communities because workers can buy local, rather than commuting and spending money elsewhere. More housing availability increases the capacity for

local hiring, and thereby increases taxes and revenue for local governments. Affordable housing can help communities thrive.

According to the 2019 report by the Chippewa Valley Housing Task Force, "Housing is a significant impediment to current and long-term economic development in the region." In tight housing markets, particularly in rural areas, housing affordability can make it difficult to attract workers, and difficult for those employed in minimum wage jobs to compete with high housing prices. Without access to secure affordable housing, employees face further insecurity. Spending more than approximately 30 percent on housing costs per month can lead to insecurities.

Further research shows that the return on investment of affordable housing, dollar per dollar, is significant in boosting local economies by leveraging public and private resources to generate income—including resident earnings and additional local tax revenue—and supports job creation and retention. A study from the National Association of Home states that, "Building 100 affordable rental homes generate \$11.7 million in local income, \$2.2 million in taxes and other revenue for local governments, and 161 local jobs in the first year alone."

According to the National Low-Income Housing Coalition, "the shortage of affordable housing costs the American economy about \$2 trillion a year in lower wages and productivity. Without affordable housing, families have constrained opportunities to increase earnings, causing slower gross domestic product (GDP) growth. In fact, researchers estimate that the growth in GDP between 1964 and 2009 would have been 13.5 percent higher if families had better access to affordable housing. This would have led to a \$1.7 trillion increase in income or \$8,775 in additional wages per worker." Local Chippewa businesses have a vital interest in securing the success of this project, to ensure a more stable pool of employees for decades to come.

Understanding the Project

The purpose of Hope Village is to provide temporary housing to the increasing number of unsheltered individuals and families in the Chippewa Valley, while providing case management and supportive services to ensure guests develop and work toward Secure Living Plan goals including financial stability, health resource connection, and permanent housing.



Volunteer, previous Hope Village Board of Directors member, donor Larry (Melinda) Larson.

The three-phase growth project began with the building of the first Tiny House in 2016. In the past five years, Phase I was completed by building the 10 Tiny Homes located in Chippewa Falls.

Phase II funds have been secured in the amount of \$872,997 through the City of Chippewa Falls via the Community Development Block Grant (CDBG) COVID 19 Programs and is expected to be completed by December 2022. The funds will support remodeling of the community building, Tiny Home infrastructure (foundations, etc.) support for motel vouchers for families distributed by the

Career Development Center as needed, engineering and architecture design, and administration support to the Chippewa County Housing Authority. While Phase I and II of the project have allowed housing for up to 30 individuals per month, it will not meet the needs of all the nearly 60 more unsheltered individuals in the community every month. The proposed project, to be located on the site already secured, will provide affordable-rent housing to up to 28 households (representing up to 100 plus people) and up to 30 people in the Tiny Homes on site, as well as drop-in services to approximately 60 individuals per year. Phase III-A (2023-2024) and Phase III-B (2024-2027) project design details, funded through the Welcome Home Capital Campaign, will include:

- The construction of two affordable-rent duplexes in Phase III-A and three affordable-rent duplexes in Phase III-B, for a total of 10, one bedroom, handicapped accessible units
- The construction of one multi-family building in Phase III-A and two more multi-family buildings in Phase III-B, which would provide 12, two-bedroom and three-bedroom units for low-income families
- Funding to pay off the Community Center mortgage to improve Hope Village's long-term operational sustainability. The construction of a workshop for job training and leisure
- An outdoor pavilion with landscaping to encourage community gatherings for support, celebration, and playground for children housed in the units

Welcome Home Campaign Phases and Cost Breakdown

PHASE	TIMING	FEATURES	TOTAL INVESTMENT	PROJECT ED GRANTS *	\$2.7M GOAL
Phase I	2016-2021	Hope Village Property	\$35,000	Funds Secured	
		Build/remodel 10 Tiny Homes	\$85,000	Funds Secured	
Phase II CDBG Grant	2022	Community Building Remodeling	\$220,000	Funds Secured	
		Tiny Home Infrastructure	\$408,603	Funds Secured	
		Motel Vouchers	\$124,950	Funds Secured	
		Administration to Chippewa County Housing Authority	\$99,444	Funds Secured	
Phase III-A Capital Campaign	2023-2024	Community Center Mortgage	\$273,000		\$273,000
		2 Affordable-Rent Duplexes 4 units	\$435,200	\$304,640	\$130,560
		Affordable-Rent 6-Plexes 6 units	\$1,458,000	\$1,020,600	\$437,400
		Architectural/Contingencies/Site Prep/Fundraising	\$431,000		\$431,000
Phase III-B Capital Campaign	2024-2026	3 Affordable-Rent Duplexes/6 units	\$652,800	\$456,960	\$195,840
		1 Affordable-Rent 6-Plexes/6 units	\$1,458,000	\$1,020,600	\$437,400
		Landscape Community Area/Pavilion	\$150,000		\$150,000
		Playground	\$60,000		\$60,000
		Operational Contingency/Building Supply/Workshop Construction	\$200,000		\$200,000
	2027	1 Affordable-Rent 6-Plexes/6 units	\$1,458,000	\$1,020,600	\$437,400
TOTAL PHASE III-A & B WELCOME HOME CAMPAIGN			\$6,576,000	\$3,823,400	\$2,765,260

Please note, the duplexes contain one bedroom and the 6-plexes contain two and three bedrooms.

Projected grants: American Rescue Plan Act

Additional grant research/writing is ongoing. The organization anticipates securing additional private grants throughout the campaign.

The benefits of this proposed project can't be understated. Housing security through accessible affordable housing improves long term educational outcomes for children, promotes economic stability for families and individuals, assists those with health issues in the ability to receive needed medical services, and promotes community growth.

ONE of the teens walked past after finishing up a game of Frisbee on the lawn, he waved hi with a smile. His name was Noah, she had spoken to him a few times over the past week. His story felt familiar to her own.

When Noah turned 18 his stepdad had told him he was taking a job in South Dakota and Noah wasn't going to come. Noah's mom had died of cancer two years earlier. His dad had never been in the picture. And besides, Noah's stepdad had told him, you are a man now, 18, take care of yourself. But Noah wanted to be an engineer, he had plans. How could he stay in school and graduate if he had to work to support himself? Who would rent him somewhere to live anyway? He had good grades and wanted to start at the tech school in Eau Claire after graduating. He stayed with a couple of friends after his stepdad left – "couch surfing." But pretty soon his friend's parents had had enough. He had a part time job at a convenience store but it couldn't add up to enough to live on his own. He ended up in his car in the school parking lot to sleep one night, after yet another friend's mom had asked him to move on. And that was when his guidance counselor spotted him. His school counselor had been his confidante and was able to put him in touch with Mike at Hope Village.

As an 18-year-old he was able to legally stay as an adult in one of the Tiny Houses until he finished his senior year. His mentor stopped by and drove him to school several mornings a week and was helping him with college applications. One of the volunteers who was an engineer had let him job shadow a couple of times and had written his recommendation to college. In a few months he would start classes. Hope Village had intervened at a time in his life when he was sure he was out of options.

"It took a village to give me hope," he had told her with a grin.

The Process

The wraparound programming that is provided by Hope Village is just as important as the housing itself. As it is through the process of providing resources, which support their Secure Living Plan, that individuals and families are able to leave Hope Village with secure housing, employment, and health care in place.

Hope Village works through this specific process with each resident as they seek to stabilize not just their housing but also their financial stability and their health. The following process utilizes the support of multiple community partners (see partner list in Appendix) and best practices in assisting individuals experiencing homelessness or housing insecurity.

Referral

Households experiencing homelessness are identified and referred to the Tiny House Shelter Program by local agencies including local hospitals, the Chippewa Falls Police Department, Chippewa County Housing Authority, Chippewa County Human Services, the Family Support Center, Chippewa Falls Area School District, community churches, and more.

Intake

Intake is conducted by the contracted Program Navigator and includes intake paperwork, background checks, and collaboration with the Chippewa Falls Police Department for a final background check of each new guest individual or family.

Moving in

When a Tiny House is available that meets the needs of the guest individual or family, the Program Navigator coordinates with the host church and trained volunteer mentors and completes a move-in checklist with the guest individual or family.

Each guest has access to church facilities for running water, as well as a pass to the Chippewa Falls YMCA for shower facilities. In the new facility, guests will have on-site access to these amenities and will be able to experience empowerment and community in new ways through the programming. Laundry is provided in partnership with the Chippewa Falls Mission Coalitions' Lighten Your Load Ministry.

SHE had been staying at the Tiny House Village for about a month when the excitement of being on her own had started to fade and the fear set in. What had she done? Kids needed a father. Shouldn't she had tried harder to fix everything? To make him see what he was missing every time he used?

One week had been particularly bad, she had come home to the Tiny House after a job interview one night knowing that she had botched it. She had interviewed five times already and each time felt like a letdown. Her son had had a meltdown at school, she had to go and pick him up halfway through the day. And then her daughter had started running a fever. Again. When her mentor reminded her about their meeting that afternoon on a phone call she had snapped. "I can't put my son down without him whining and my daughter has a fever. I can't do this anymore. No, don't even ask. I haven't made any progress on my goals this week! The interview was terrible. The manager was rude and clearly thought I was trash. I cannot do this. I can't do it anymore!" She had hung up on her mentor. The only person who had been on her side, constantly, for such a long time. She turned around only to catch her daughter spill an entire jug of milk on the floor. "I just wanted a drink mama!"

She ran outside crying; the tears wouldn't stop. Her daughter was crying now. Her son, too. She could hear them both calling for her. But how could she be strong for them when she couldn't seem to do anything right?

Ten minutes later, still sitting on the grass in front of her Tiny House, a car pulled up in the parking lot. It was her mentor, Sondra, and her teenage daughter Jillian. Sondra came and sat down on the grass next to her. She could hear Jillian go up the steps and into the house, comforting the kids.

"What is going on?" Sondra asked softly.

"I just can't anymore. It's too much pressure. I will never be able to do this on my own. I'm not strong enough."

"But," Sondra replied, "you are doing it. You see that right?"

She looked up at Sondra, tears welling up again in her eyes. "You know, I think you are the only real friend I have ever had."

Sondra hugged her. "We can do this, you aren't alone. We are doing it together."

Program Participation.

The Secure Living Plan establishes goals needed so guests can overcome their barriers to securing permanent housing, such as low credit, lack of rental references, insufficient income, health issues, etc.

These goals include:

- Financial stability
- Access to health resources: physical, mental, social, relationship, and spiritual
- Weekly meetings with the Program Navigator and volunteer mentors to develop and ensure ongoing progress with individual goals identified

Guests identify barriers and action steps needed to achieve the Secure Living Plan and are expected to make progress to renew their weekly contract for program participation. Each guest individual or family identifies specific action steps they will take to overcome barriers and make progress toward their goals.



Tiny Home #5

Program Resources

The program provides connections to resources that help guests overcome the obstacles which contributed to their homelessness. The goal of this support is to address each issue identified in the process of creating a Secure Living Plan. Food security, employment placement, and health stabilization are important elements of this. To gain access to these resources each household is assigned one to two volunteer mentors who support and assist the guest in completing their tasks by providing transportation, guidance in completing applications, making and accompanying them to their appointments, housing searches, securing household items, etc. The mentors develop relationships with the guests and provide feedback to the Navigator. The mentors also attend the weekly meeting to cultivate communication and consistency in the SMART (specific, measurable, attainable, realistic, and timely) goal-setting process.

As Navigators and mentors work with guests, they help facilitate access to other community resources including:

- The Lighten Your Load laundry program, which provides convenient access to laundry facilities
- Agnes' Table community meal site and Barnabas Table, which provide food security support
- Rental assistance through the Housing Authority and connection to future energy assistance programs, which help guests develop a budget so they can eventually secure housing following their Tiny House stay
- Local workforce resources, which assist in securing livable wage employment
- Chippewa Falls RideShare program or other transportation services, which provide support in helping guests with transportation needs



Landmark Christian Church Pastor Brad Crocker & Tiny Home Guest

Graduation from the Program

When the guests are supported in meeting their immediate basic needs, they can focus on achieving longer-term goals, including obtaining permanent housing and achieving economic self-sufficiency whenever possible. Guests also work toward obtaining a Rent Smart Certification, which focuses on the knowledge and skills essential for a successful renting experience. The length of stay in a Tiny House varies depending on the circumstances of the household and the number of barriers they must overcome, but the average is 134 days.

Project Partnerships

To accomplish the above process, Hope Village has strong partnerships with several agencies and organizations in the area that work to secure vulnerable populations. Notable partners include the Career Development Outreach Center, the Chippewa County Council on Homelessness and Hunger, Chippewa Falls Mission Coalition, and Workforce Resource. Please see the entire list and description of these organizational partners in the Appendix.

The supportive programming available through the Tiny House Program would not be possible without hundreds of volunteers. The following section describes ways in which volunteers help the Hope Village organization and guests thrive.

The Hope Village Volunteer Team

The volunteers of Hope Village are truly the lifeblood of this work. Providing countless hours with families, constructing houses, maintaining sites, and working with us to secure the organization's growth.



Hope Village Volunteer



Hope Village Volunteers

"Currently we are supporting a single mother of three (two teenagers) in a Tiny House. She lived in a house that the landlord ended up selling and no longer rented it out. She could not find another affordable rental in time so had to move into a Tiny House. She has been there for several months and has cleaned up her credit enough that she is working on purchasing her first home with the support of Hope Village!" --Hope Village Volunteer

Volunteer Roles with Hope Village

<p>Mentors</p> <p>Two volunteer mentors are assigned for each of the 54 families served to date, which represents hundreds of donated hours.</p> <p>Typical activities include:</p> <ul style="list-style-type: none"> ● Resource for finding rides ● Befriending and mentoring ● Walking through job applications ● Providing emotional support and encouragement 	<p>Tiny House Construction</p> <p>Twelve houses constructed to date, each taking an average of 3000 volunteer hours to construct, representing hundreds of hours of time donated through support in:</p> <ul style="list-style-type: none"> ● Electrical wiring ● Building or Placement at site ● Fabrication ● Site preparation ● Interior Design
<p>Donations</p> <p>On average, around \$700 per month is donated of the following:</p> <ul style="list-style-type: none"> ● Clothing ● Furniture ● Appliances ● Household items for Tiny House residences ● Household items for moving into permanent housing 	<p>Church-based coordinators</p> <p>Volunteers at 10 church sites provide:</p> <ul style="list-style-type: none"> ● On-site support ● Logistics ● Coordinating access to full kitchen and other facilities ● Providing community connections

My name is Brian Kelley, and I serve on two committees for Hope Village: Property Search and Communications Campaign. I live in Chippewa Falls with my wife, Robin. We both attended Bruce High School in Bruce, Wisconsin. After graduation, Robin and I pursued college at the University of Wisconsin-Stout. Robin graduated with an art teaching degree, and I graduated with a degree in construction management. We married in 2002. My job took us to several places across Wisconsin and the Twin Cities in Minnesota until we arrived and called Lake Hallie our home in 2013. I am the county highway commissioner for Chippewa County where I manage a department of 75 full-time and 10 seasonal employees.

Our eldest daughter, Terra, is a freshman at Chippewa Falls High School. In my free time, I enjoy watching Terra play softball, hunting, fishing, and spending time up north on the lake. Our second daughter, Jayna, was our loving, funny, energetic, happy little girl. She loved animals and visiting the Chippewa Humane Association. She also loved being a Girl Scout and serving her community in various projects. On November 3, 2018, Jayna, along with three others in her troop, were killed in a senseless crash while

volunteering to pick up trash along a county highway near our home. Losing a child is something a parent never gets over, and we think about her every hour of every day.

After the crash, Robin and I decided to start a memorial foundation to honor Jayna and put our focus on something positive. We established the non-profit organization, Jayna Kelley Memorial Foundation. We have worked on many projects and donated to many amazing causes over the past two years, and we have many other aspirations to keep changing lives for the better in Jayna's honor. To date, the foundation has given back over \$150,000 to the community, including organizations like Hope Village, the Chippewa Humane Association, Chippewa County Foster Program, and much more. This is possible thanks to the generous support from people in our hometown and across the country. The foundation has given our family a sense of purpose.

I am a member of Chippewa Valley Bible Church, which is also where I first learned about Hope Village when our church put two Tiny Homes in their backyard. I did not realize the overwhelming need for these Tiny Homes since I did not see many people in the area who were experiencing homelessness. Hope Village put this into perspective and showed me the magnitude of this problem in our community. I felt compelled to do more to help.

I met with Hope Village's Executive Director Mike Cohoon and felt a special connection to him after learning that he also lost a daughter at a young age. His daughter, Mindie, died at the age of 12 due to cancer. I wanted to do more to help Hope Village succeed and strengthen its efforts in helping people in need. In 2020, I volunteered to serve on the Hope Village Property Search Committee to secure a permanent location for the organization's future home, which is the former dental office building located on Kennedy Road in Chippewa Falls currently under renovation. The facility will be remodeled to include a community center and house 11 Tiny Homes on the property. In addition, the Communications Campaign, which I currently serve on, will establish and launch a capital fundraising campaign to raise funds for construction and operation costs for the new site location.

After learning of the increasing transitional housing needs in the area, Robin and I wanted to build a Tiny House as a way to help the community while also doing it in Jayna's honor. A trailer that was previously used as a concession stand was donated to us. It will be remodeled to have a family-friendly Tiny House layout with a bunk area large enough for up to four people and a kitchen/dining area, living room, and covered porch. This Tiny House will be Hope Village's eleventh Tiny Home.

Anyone can become homeless at any given time. Not everyone has a family they can fall back on if their life takes a bad turn. Not everyone has enough money saved up to pay rent or buy groceries if they lose their job or get sick. The vision for Hope Village is to help people get back on their feet and equip them with the skills needed to sustain a better lifestyle. If we turn our backs on those experiencing homelessness and poverty in the community, we are not loving our neighbors the way we're supposed to. We can help break this cycle by giving people a second chance and standing alongside them in their darkest hours.

*-Brian Kelley, Chippewa Falls, WI
March 22, 2022*

Hope Village Budget 2022

INCOME (\$)		
Corporate/Church donations	20,000	
Fund Raising/Special Events	15,000	
Grants	70,377	
Interest Income	300	
Individual donations	41,893	
Projected income		147,570
EXPENSES (\$)		
Advertising and Promotion	500	
Appreciation/Volunteer Recognition	500	
Bank Fees	50	
Business Fees	100	
Capital Campaign	18,000	
Case Management	10,000	
Community Building Expense	2,000	
Direct Guest Assistance services	1,500	
Payroll Costs	32,780	
Insurance	2,500	
Mortgage (Principal/Interest)	17,880	
Office Supplies	500	
Office Equipment	1,200	
Permits & Fees	300	
Postage	110	
Printing & Copying	500	
Professional Fees	2,000	
Project services	40,000	
Real Estate Taxes	7,000	
Registration Fees	300	
Supplies	700	
Tiny Home Expenses	2,700	
Utilities	4,450	
Training	2,000	
Projected expenses		147,570

The Welcome Home Capital Campaign

Over the past decade, Hope Village has grown from a small grassroots organization supported by local churches and volunteers to an agency able to imagine ending homelessness and housing insecurity in the Chippewa Valley.

The partnerships are in place. The volunteers are eager. The programming model is proven. This campaign is truly the culmination of decades of unmet need and a desire to change the community's ability to provide housing security to the residents.

With Phase I completed and Phase II nearly complete, the organization anticipates serving 188 households experiencing homelessness from June 2021 to December 2022, including:

- 35 in the 10 Tiny Houses, located on the property.
- 68 households served through the showering and laundry facilities for those not housed on site but are currently unsheltered.
- Others seeking housing (up to 85 households) but are unable to be placed will be housed with motel vouchers, distributed by the Career Development Center.

Phase III, described in the previous table, will be completed in two sub-phases through the proposed Capital Campaign and will allow the organization to serve more than 100 additional people annually upon completion.

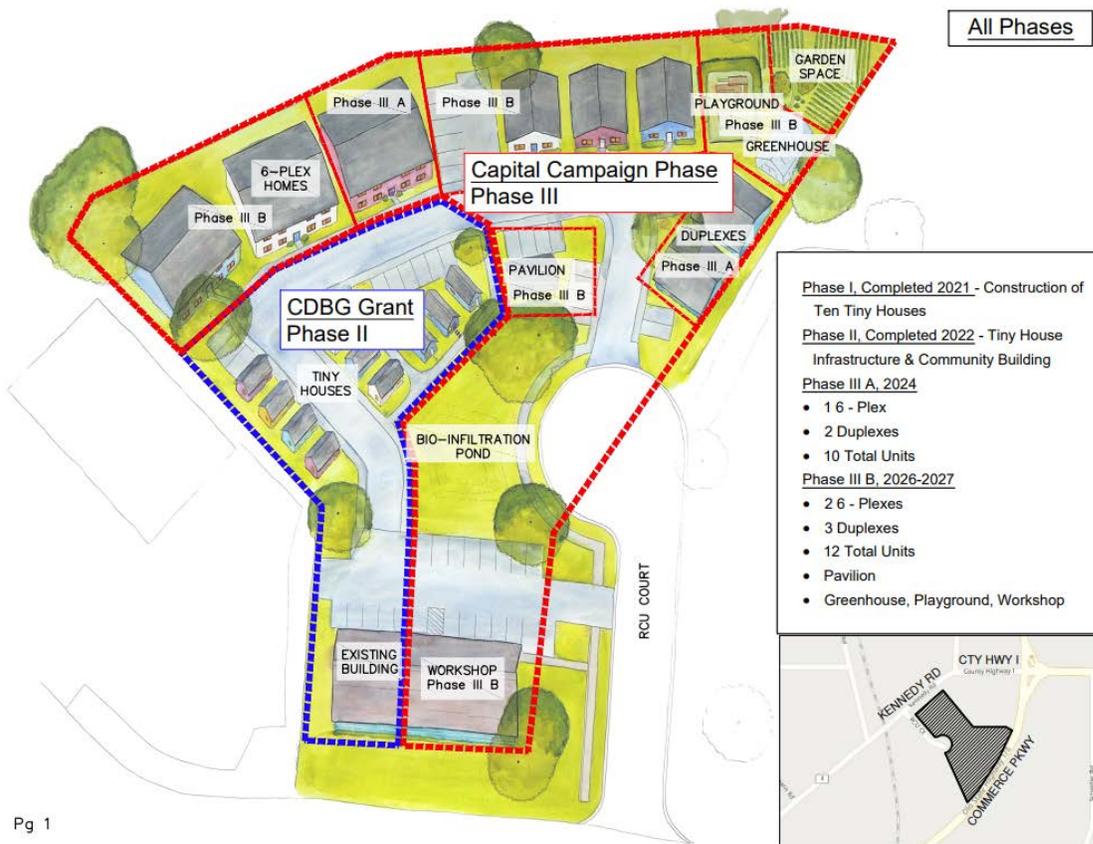
Project Design Details

Hope Village has thoughtfully prepared the proposed design alongside other service agencies, national models, and a building and landscape architect.

A planned development-conditional use permit has been secured from the City of Chippewa Falls to include the 10-year development plan on the property located at 1825 Kennedy Road, Chippewa Falls.



Tiny Home #9



Pg 1

Phase II project design details (with funding already secured) include:

- Conversion/renovation of an existing dental office building which will serve as a community center for unsheltered households, guests living in the Tiny Houses. The center would include bathrooms with showers, a shared kitchen, living room/school study space, office space, meeting rooms, severe weather shelter, and laundry facilities.
- Infrastructure to a property adjacent to the community center including a driveway, 10 concrete pads for the Tiny Houses, electrical hook ups, and sidewalks
- Installation of infrastructure to the property adjacent to the center including water, sewer, laterals, electricity, phone, and cable for the eventual construction of affordable housing units
- Motel vouchers, distributed by the Career Development Center. These would be used to house unsheltered households who cannot be housed in a Tiny House due to the full capacity, because of a larger size household, or because the household is not eligible for a Tiny House.

Phase III-A (2023-2024) project design details, funded through the Welcome Home Capital Campaign, will include:

- The construction of two affordable-rent duplexes that would provide four one-bedroom, handicapped accessible units

- The construction of one multi-family building that would provide six two-bedroom and three-bedroom units for low-income families
- Funding to pay off the Community Center Mortgage, to improve Hope Village's long-term operational sustainability
- Funding to begin planning Phase III-B with support for architectural design and site preparation

Phase III-B is projected to begin in 2024, funded through the Capital Campaign. Project design details will include:

- The construction of three affordable-rent duplexes that would provide six one-bedroom, handicapped accessible units
- The construction of two multi-family buildings that would provide six two-bedroom and three-bedroom units for low-income families.
- The construction of a workshop for job training and leisure time
- An outdoor pavilion with landscaping to encourage community gatherings for support, celebration, and spirit building.
- A playground for children housed in the units

Capital Campaign Details

Getting It Done

According to the 2019 report by the Chippewa Valley Housing Task Force, partnerships between public, private, and nonprofit entities will be a determining factor in successfully addressing the housing crisis in the region and long-term community success. This is exactly what this project entails.

Hope Village, as a nonprofit organization, is already engaging in this type of collaborative partnership, leveraging private dollars and state grants to fulfill the funding needs for the completion of the full vision. Hope Village will soon apply for certification from the State of Wisconsin as a Community Housing Development Organization (CHDO). Once certified, Hope Village will have access to Rental Housing Development (RHD) funding. Construction will be done on the buildings in stages as funds are made available. Each project completed with RHD funds from the State requires a 30 percent match. Fundraising efforts through this Capital Campaign will serve as the required matching grant to secure this funding.

Once constructed, the rental properties will provide revenue to support operations and staffing. These units would be available to any low-income person, including the general public, but also for those Tiny House guests who are not able to access open market rental units because they need to continue improving their credit score or need a reference for rental. Renting from Hope Village will provide them time to reduce these barriers and, as they move out of the Tiny Houses into the units and other individuals experiencing homelessness will be able to access the Tiny

House program.

Hope Village as a Model of Support

The proposed project reflects best practices for providing housing security and positive long-term outcomes. According to a study by the Turner Center for Housing Innovation at UC Berkeley, the following attributes lead to the most successful Tiny House communities for the unsheltered.

- Having a local entity that is willing to put in the leg work
- Support services including placement to more stable housing options if the housing is transitional
- A selection and approval process for residents
- Common buildings with shared facilities
- Access to transportation if the community is not located within the city center

The design of the Hope Village community, along with the supportive partners providing employment counseling, financial skills training, and relationships with mentors and other community members truly meets all these attributes. And, in fact, the project goes above and beyond by adding affordable housing units to the community and giving Tiny House residents the opportunity to qualify for affordable-rent housing after their Tiny House stay and the Hope Village programming leads to their own financial stabilization.

"Mentor relationships are a key factor in the success of our guests making progress to being self-sustainable. A mentee of mine shared with me that I was their first friend they've had. Our relationships are priceless and incredibly important to me."

-Gayle Klitzke, Hope Village Board President, Volunteer Mentor

As she pulled the curtains down from above the kitchen sink, she was filled with awe at how her life had changed in four months. She was proud of herself, she realized. She smiled. The curtains would go with her, she thought, to her new apartment. After four months of working with her mentor and Navigator, she had enrolled her kids in a local preschool, found a flexible job at a local bakery, and been able to save enough money to put a down payment on a car, she was even enrolling in online classes to earn a nursing degree starting in the fall. The new computer lab at the community center would be a perfect place to study.

And now. Her own place! She was glad she would still be connected to this community; she wasn't ready to give it up just yet, she knew she still needed the support of her mentor and the

Navigator to continue her progress. She also had no rental history of her own. Everything had always been in her husband's name. And she was still trying to establish a credit score, another thing she had learned had been ruined in her before life. That is how she thought of it now. Before Hope Village and After Hope Village.

She told her daughter that evening that moving really wouldn't change anything. She could still play at the playground, just like before, and she could still have her favorite babysitter, Mrs. Kazinsky, when mama had to work after school. In fact, they were now down the hall from Mrs. K! Her daughter had beamed. She was happy too. Mrs. K had become a mother to her. Helping her with the kids, taking her daughter to the park when her son wouldn't nap, offering a cup of tea and a chat after a long day.

Her mentor, Sondra, would still be in her life. She and the kids went over to Sondra's house to bake cookies and have dinner frequently.

There had been hard moments. She had realized how much of herself she had lost in trying to keep her husband in a job, keep things going. It was hard to realize that she had done that, lost connection with her family, doubted herself for those years. But she could see it more clearly now. She knew herself more. She knew what she was capable of.

At her graduation from the Tiny Homes Shelter Program, they had given her a bouquet of flowers, and everyone had said such kind things. Her Navigator would keep working with her, she knew, as she figured out classes and her career options. But now, this Tiny House, so dear to her in so many ways, would give someone else a chance, someone like her who deserved better. She would hang the curtains over her sink in her new kitchen now. As a reminder of where she had been, and all that waited for her.

Strategic Priorities

Recognizing that this growth requires sound strategic decisions and planning, the Board of Directors has recently developed the following list of Strategic Priorities for the increased capacity of the organization over the next five years of operation.

Develop a Diverse Funding System: Hope Village has established funding resources to build 10 Tiny Houses. These include donations, grant writing, and event sponsorship. The following will be undertaken in the coming two years.

Welcome Home Capital Campaign: The goal is to raise \$2.7 million dollars to initiate the development of the Hope Village property including the rental properties

Grant Writing and Fundraising: Local Charities and Foundations have been generous in supporting Hope Village. Contributors include Rutledge Charities, Central Lutheran Church,

Jacob's Well, Chippewa County Community Foundation, United Way, Casper Foundation, NW Synod, Xcel Energy, Edina Realty, 100 Women, Market & Johnson, Nordson EDI, and State and Federal grants.

Ownership of Income Producing Rental Properties: Rents at the proposed properties, to be built through the Campaign, would be kept affordable, and any surplus revenue from the rents would be used to provide the supportive services of the Navigator and ongoing costs of maintaining the Tiny Houses or the Community Center. Hope Village is working on obtaining a Community Housing Development Organization (CHDO) certification from the State of Wisconsin that would enable it to apply for grant funds for the new construction of affordable housing. This effort is in collaboration with the Chippewa County Housing Authority.

Development of an Endowment Fund: The Endowment Fund will be used to provide an annual revenue source that can be relied upon and budgeted. There are local resources for management of endowment funds if Hope Village does not manage the funds itself.

Financial Collaboration with Public and Private Organizations: Hope Village would like to increase the number of collaborative organizations that will contribute not only services for the guests we serve, but will also contribute financially for the resources and services we provide.

Expansion of Volunteer Base and Refining the Volunteer Management System: Coordinating volunteers and maintaining communication is a very large and ongoing task. Volunteer tasks include building, furnishing and restocking, cleaning, mentoring, network friends, finances, fundraising, event workers, website/Facebook management, etc.

Ways to Give

With all the ways in which the organization has capitalized on half a decade of volunteer support, donations, and frugal operational costs, we believe now is the time to bring the organization into its full capacity, recognizing the great need for affordable housing and support for the unsheltered in the community. Campaign leaders hope you will join this effort to combat the lack of affordable housing through this campaign and will consider making a gift that is personally meaningful as this project directly impacts the community we all love. We hope you will consider giving an outright pledged gift and gratefully appreciate consideration of such a gift.

Pledge Commitments

Payments on pledges can be fulfilled by cash, check, commodities, or appreciated property. Donors are advised to consult with their financial advisor if making gifts not by cash or check. Many large corporations offer employee matching gift programs. The Board of Directors encourages potential donors to check if such a program exists. This is an excellent way to increase both the size and the impact of gifts to the Welcome Home Capital Campaign.

A Pledged Gift

Your pledge may be fulfilled over three to five years on whatever schedule and by whatever method of payment best suits your planning. Contribution installments may be made twice a year. The Hope Village business office will send payment reminders for set dates. You will receive tax-deductible gift receipts for each payment made. By spreading payments out over three to five years, making a pledged gift allows you to give at your highest capacity.

An Outright Gift

An outright gift of cash is the simplest and most common way of giving. Outright gifts also include appreciated securities, bonds, or personal assets; IRA Required Minimum Disbursement (RMD); real property assigned ownership; or beneficiary status in paid life insurance with cash value (in any single form or combination). Many of these types of gifts hold specific capital gains tax advantages and deductibility for you.

Gifts of Stock

All gifts and pledges are confidential. Donors may choose to remain anonymous or to make their gifts in honor, in memory, or in recognition of specific individuals, events, or accomplishments in their lives. Donors may also choose to have their names, or the names of designated others, displayed on a plaque on a donor recognition wall.

When you are asked to give, please give generously in support of families, children, and residents in need in our community.

Appendix

Please see future operating budget following expansion in the financial rationale contact Executive Director, Mike Cohoon.

Hope Village Staff/Board Details

Mike Cohoon, Executive Director

Gayle Klitzke, President, Mentor Committee-Chair and Mentor, Retired, Student Assistance Coordinator at Chippewa Falls Middle School

Ken Froelich, Vice President, Executive Committee Building/Maintenance-Chair, Retired, Technology Educator (31 yrs.)

Carla Ingalls, Treasurer, Executive Committee and Finance, Retired, corporate accountant (26 yrs.), Associate Degree Acct., part-time acct. for eight churches/non-profit orgs.

Ruth Rosenow, Secretary, Executive Committee and Grant Writing/Fundraising, Retired, Past Executive Director of Chippewa County Housing Authority (34 yrs.), BA Social Work

Chris Brooke, Business Loan Officer, WESTconsin Credit Union

Jessica Oleson-Bue, Grant Writing/Fundraising, Executive Director, Chippewa County Housing Authority, Masters in Social Work

Chris Maslonkowski, Grant Writing/Fundraising-Chair and Mentor, Retired: Fairview Health Systems: Pharmacy Department: Director of Clinical Programs (Clear Script PBM).

Nicole Evans Estenson, Volunteer Recruitment-Chair, Data analytics and operations management.

Tiffany Wogahn, Cleaning and Restocking-Chair, Admin Assistant, First Presbyterian Church

Heather Martell, Marketing and Outreach-Chair, Legal Secretary

Gail R. Prock, Grant Writing/Fundraising, Attorney Practicing Family Law

Dick Hebert, Capital Campaign, Retired, Chippewa Falls Parks, Recreation & Forestry Director

Hope Village Timeline

2016 - Established a board of directors and by-laws

2016 - First Tiny House was constructed (spring)

2017 - Met incorporation standards with the IRS (1/25/17)

2017 - Obtained non-profit status (5/23/17)

2016-2019 - Built and stocked 10 Tiny Homes (Phase I of III phases of Hope Village Community)

2016-2019 - Gained partnership with five churches and obtained special use permits for the placement of up to 10 Tiny Houses at their locations

2019 - Developed a system for training mentors from volunteer community members

2019 - Contracted for the services of a navigator for intake, screening, and the development of the Secure Living Plans

2019 - Purchased properties in the City of Chippewa Falls to be used as a community center and the "Hope Village Community"

2020 - Obtained the funding for the development Phase II (of III phases) using a Wisconsin Community Development Block Grant received through the City of Chippewa Falls.

2021 - Prepared preliminary conceptual drawings for the community village including future construction of five duplexes (10 units) that are handicapped accessible, and three six-plex buildings (18 two-bedroom and three-bedroom units) for a total of 28 affordable rental units, workshop, playground, pavilion, and outdoor garden space

2021 - Launched a capital campaign

2021 - Provided more than 7,219 shelter nights for 54 homeless households (as of 12/31/21)

Key Partners

Chippewa Valley Housing Task Force—An affordable housing coalition working on and advocating for programs for improved and accessible housing, including the following members:

- Scott Allen, Community Development Director, City of Eau Claire – Co-Lead
- Joshua Clements, City Planner, City of Altoona – Co-Lead
- Patrick Beilfuss, Principal Planner, Cedar Corporation
- Brad Hentschel, City Planner, City of Chippewa Falls
- Seth Hudson, Senior Manager, Community & Economic Development, Cedar Corporation
- Keith Johnathan, Housing Director, City of Eau Claire; Executive Director, Eau Claire Housing Authority
- Carolyn Lovelace, Planning Assistant, City of Altoona
- Matt Michels, Senior Planner, Eau Claire County
- Brendan Pratt, Mayor, City of Altoona; Realtor, Coldwell Banker
- Scott Rogers, Governments Affairs & Workforce Director, Eau Claire Area Chamber of Commerce

Career Development Center Outreach Center—Provides intake, screening, and contracted navigator services working with Tiny House guests to develop a secure living plan that will provide permanent housing, regular income, and availability to regular health care. Coordinates the plan with the guest and coordinates the support of the volunteer mentors assigned to work with each guest.

City of Chippewa Falls—Coordination of the Community Development Block Grant that funds the renovation of the Community Center and the development of the infrastructure for the centralization of the Tiny Houses and future development of affordable rental properties. The City of Chippewa Falls Police Department provides the criminal background checks for applicant screening.

Chippewa Falls Area Unified School District—The school district provides referrals and support for high school students or families who are experiencing homelessness. The school personnel coordinate with the Navigator to assure students can engage in their education training as they and/or their family works on securing permanent housing.

Local Churches—Most Tiny Houses are located at a church site where they receive indoor facility use, kitchen use, and most importantly, support from church staff and members in acclimating to their new residence and developing hope for future housing and income.

Open-Door Clinic, Inc.—a non-profit organization that provides basic health care services and a connection to community resources to Chippewa County residents who are without a health care alternative. Tiny House guests are referred for medical care and assistance in obtaining insurance coverage.

Chippewa County Council on Homelessness and Hunger—Formed in 1990 in response to the increasing number of households requesting emergency housing assistance, the Council provides coordination among the agencies supporting unsheltered individuals and families. The Council meets monthly to maintain data that is used by member agencies to submit funding applications for housing services.

Chippewa Falls Mission Coalition—The Coalition is composed of 17 area churches and community organizations and provides Hope Village with a network for identifying volunteers and donations within days of a request or need.

Workforce Resource—This program provides the Tiny House guests with education, employment skills, and career direction for those needing assistance in obtaining employment. In addition, they coordinate at-risk young adults by involving them in housing construction programs for new construction or rehab of existing housing. The most important goals of the project are to build self-esteem and help young adults become self-sufficient. The participants in the construction program have been helping in the renovation of the Hope Village Community Center and the exterior landscaping.

The Hub—A transitional housing model made up of a community of small studio apartments that rent by the week and include case management.

The Chippewa County Housing Authority—Provides a variety of housing resources and services for low- and moderate-income households.

Family Support Center—Provides support and advocacy to survivors of domestic violence, sexual assault, child abuse, and human trafficking.

Catholic Charities—Provides a budgeting program and housing at the Sojourner House for individuals in need of housing when we are full.

The United Way—Supports agencies that work together to address the needs of unsheltered individuals and families.

Literacy Chippewa Valley—Assists adults and their families to reach their education, employment, and life goals.

Lighten Your Load laundry—A program of the Chippewa Falls Mission Coalition that provides funding for families to do their laundry four times per month.

The YMCA—Provides free showers to guests

It All Started with Churches -- Current Homes of Hope Village

#1 Landmark Christian Church: An 8x12ft. house with a double bed, this was built by congregation members from Landmark.

#2 Our Saviour's Lutheran Church: An 8x15ft. house with double bed and a single bunk, it can sleep three. Seventy-five volunteers from Trinity and Zion United Methodist Churches helped to complete the house.

#3 Trinity United Methodist Church: Donated by a family from Central Lutheran Church, this unit sleeps one person.

#4 Chippewa Valley Bible Church: An 8x15ft. house that sleeps three, with a double/single bunk set up. The house was built by the Residential Construction class at Bloomer Senior High.

#5 Trinity United Methodist Church: An 8x18ft. house, it sleeps 3 with a double/single bunk and was constructed by volunteers from Our Saviours Lutheran Church with Curt Rholand's leadership.

#6 Chippewa Valley Bible Church: An 8x20ft. house, it sleeps five with a double/single bunk and a single/single bunk. It was built with help from Christ Episcopal Church and Hope Village volunteers.

#7 Notre Dame Catholic Church: It sleeps six with three double beds, two of which are in lofts. This house was built in Florida and was remodeled by Hope Village volunteers and the maintenance crew at Notre Dame Church.

#8 Landmark: An 8x20ft. house, it sleeps five with a single/double bunk and a single/single bunk. This house was funded by the Rotary Club and built by students at Fall Creek High School and volunteers from the Rotary Club.

#9 Notre Dame Catholic Church: An 8x20ft. house, it sleeps six with two double/single bunks. This house was built from 80 percent recycled materials.

#10 Our Saviour's Lutheran Church: An 8x24 ft. house, it will eventually sleep six. This house was funded by a local AmVets organization, and a local contractor did the construction.