

Community Strong

*Bridging community needs with
affordable workforce housing*

ANNUAL REPORT 2024

**Help us bring hope
to our neighbors.**

Hope Village - Tiny Housing Alternatives Inc.

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DIRECTORS REPORT – MIKE COHOON

Another wonderful year of blessings has passed; they do seem to pass by quickly. Some amazing things took place during the past 12 months, accomplished by a group of amazing volunteers who have poured their hearts and souls into this organization. I am humbled to

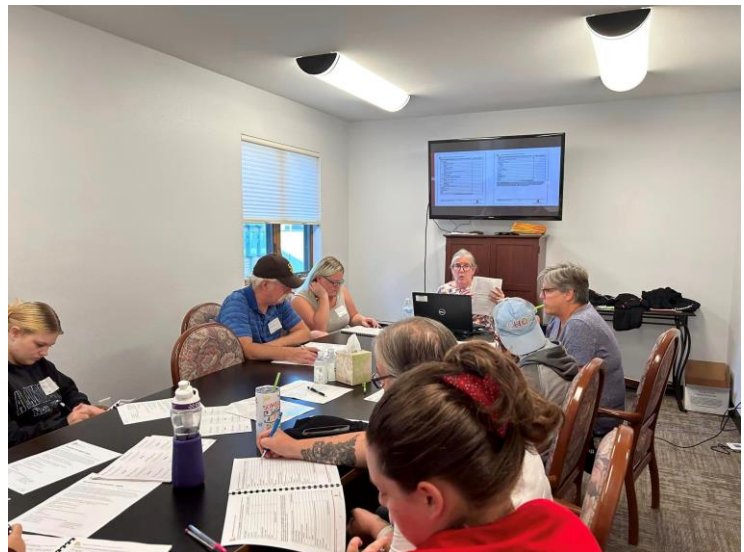


work with such a dedicated group of men and women. Throughout the pages of this report, you will hear of their accomplishments; you will see many of the names of those who have led our teams and some of their core members. Know that there are many more who have played important roles in changing lives, even if they are not explicitly mentioned.

In the following pages, each of our teams will share a bit about what they do, what they have accomplished in the last 12 months, and what they have planned for the next twelve. You will get a glimpse into the crazy puzzle we call Hope Village - it has many moving parts, all organized and carried out by an utterly amazing group of volunteers.

Annual Retreat

As we move into 2024, we discussed several things at our annual retreat in January. We recapped the goals we set and met at our 2023 retreat; we will continue to fine-tune our policies and procedures in the coming year. We will continue to look for ways to keep our guests involved in the decision-making process, including the process for our affordable housing phase. We will review our tiny house occupancy rates to determine when or if additional houses are needed or if any need replacing as they age.



Our 2024 Goals

- Finish the \$2.7 million Capital Campaign
- Write and submit multiple grants for the construction of the first ten affordable housing units.
- Start construction of phase one of the affordable housing units by year-end.
- Develop a new video promoting Hope Village to be used for future presentations.
- Develop a strategy and plan for Executive Director succession both long-term and emergency.
- Recruit new, young volunteers and retain current volunteers.



Breakout Sessions

Hope Village Property Review

Review of Hope Village Property: The importance of an ongoing review of the use of village property to include a scheduled maintenance plan, appearance of the entire property to keep it looking cohesive, and space issues, as we may need room equipment storage in the future. A discussion was held on whether some items planned for the current property could be placed off-property to make the village less crowded.

Future Staffing Needs:

Discussion included hiring a part-time Director of Operations for 20 hours per week to support the Director and fulfill three roles in partnership with the Executive Director: Associate

Director, Volunteer Coordinator, and Property Manager. The primary skill set required for this position would be "people skills," with other skills trainable on the job. Grants would be pursued to fund this position, with an estimated salary of \$25/hr.

Tiny Housing Numbers:

In 2023, we housed twenty-seven households totaling sixty-four individuals, including students and infants, marking our highest numbers since inception. Our tiny houses were occupied for 2,779 nights, providing 7,724 shelter nights or the equivalent of \$222,320.00 in motel voucher funding. Since inception, our motel voucher equivalency total is \$1,015,360.00. The average stay decreased to 146 days, with nearly 70% of individuals transitioning into permanent housing.

HOPE VILLAGE TINY HOUSE UTILIZATION SUMMARY- (Through 2/29/24)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	Totals	
Tiny Houses Available	1	3	5	6	8	9	10	11	10		
# New Guest Households	1	6	10	10	12	15	16	19	4	93	9 are current guest Households
# Carry over HHs from Previous Yr	0	0	2	2	4	6	10	8	8		
Total Households Served in a year	1	6	12	12	16	21	26	27	12		
# New People	1	7	13	13	26	27	28	49	9	173	18 people currently being housed
# Carry over People	0	0	2	3	4	15	19	15	19		
Total People Served in a year	1	7	15	16	30	42	47	64	28		
# Nights Tiny Houses Occupied	121	418	1,287	1,148	2,039	2,206	2,694	2,779	499	13,191	All guests through 2/29/24
# Nights all people sheltered	121	422	1,392	1,412	3,797	4,194	4,853	7,724	1,137	25,052	
Hotel Savings (TH nights X \$80)	\$9,680	\$33,440	\$102,960	\$91,840	\$163,120	\$176,480	\$215,520	\$222,320	\$39,920	\$1,055,280	All guests through 2/29/24
# Households who secured permanent Housing when they exited	1 of 1	3 of 5	10 of 15	15 of 22	21 of 33	28 of 44	43/66	56/81	58/84		Guests who exited to permanent Housing

Board Members:

In 2023, some board members departed while new ones, including Greg Misfeldt, Jasmine Larkowski, Tim Easker, and Dave Schaller, joined. More introductions of new board members will occur at this meeting.

Moving Forward:

Let us continue to remember our mission to guide guests to stable housing using a program of sheltering, mentoring, and educating. Creating a community free from homelessness.

Respectfully,

Mike Cohoon

EXECUTIVE COMMITTEE

Summary

The executive committee advises and prioritizes issues for board members to manage. It provides leadership, guidance, and oversight to Hope Village, plays a key role in driving the organization's success, and ensures decisions made align with the mission, vision, and goals. The committee also supports and advises the Executive Director. The committee is comprised of the President, President Elect, Past President, Secretary, Treasurer, and the Executive Director.

A major change in financial operations included contracting for bookkeeping services which had been provided on a volunteer basis. Accounting work for Hope Village increased due to the success of the capital campaign and became much more financial work than could be expected to be completed by a volunteer. The increased funding also affected the requirements of the agency's audits. Identifying a company willing to do an audit was difficult and expensive, but Hope Village was able to secure an auditor to meet the IRS



deadlines. The auditing firm has indicated they are willing to continue to conduct an audit for 2023 and possibly 2024. Audits are essential so that Hope Village can continue to apply for public and private grants, all of which require an agency to be audited annually. The executive committee also collaborated with the bookkeeper and treasurer to maximize assets and investments.

The executive committee was able to identify new board members as some board member's terms ended. The composition of the board is important to provide the expertise necessary to

enable Hope Village to meet its mission, have a balanced perspective, and meet the Community Housing Development Organization status. Four new board members were welcomed during the last year, maintaining our board membership at twelve.

Hope Village grew in the number of tiny houses available and also in the development of affordable housing. These activities required additional policies and procedures for authorization of activities. The executive committee drafted policies and procedures that would clarify the roles of the Director and committees. Several updates to the By-Laws were introduced and adopted. The executive committee served as the spokes people with the City of Chippewa Falls in obtaining permits and authorization for the new development.

Two new committees were started including Housing Search and Fund Raising. Identifying strong leaders and committee members is an ongoing challenge but essential to Hope Village's success. The executive committee participates in Chippewa Falls chamber events as a way to keep the community aware of Hope Village's name and needs.

CAPITAL CAMPAIGN REPORT

Team Members:

Dick Hebert, Mark Broses, Mike Cohoon, Chris Maslonkowski, Pat Kreitlow, Beth Arneberg, Pauline Spiegel & Dick Hebert

To assure stability and longevity of the organization Hope Village's business plan seeks multiple and diverse sources of revenue. The days in between meetings are spent identifying and meeting with potential donors and applying for grants earmarked for a campaign contribution.

2023 Accomplishments:

Looking back on previous past summary reports, on 1/10/23 the campaign received one hundred pledges in the amount of \$2,120,687.17, reaching 78% of the \$2.7 goal. Hope Village had received \$782,825.18 in contributions by that date. Fast forward to 12/12/23, the campaign received 171 pledges, in the amount of \$2,327,896.06, reaching 86% of campaign goal. During that twelve-month time period our volunteers secured seventy-one additional pledges totaling \$207,208.89.

2024 Goals:

Campaign volunteers also supported the creation and mailing of the end of year giving letter. This effort generated over \$11,000 supporting either operations or the capital campaign.

The capital campaign volunteers have all agreed to continue the work to meet our \$2.7M goal. This will be accomplished by continuing to identify and solicit new contributors and apply for grants.



PROMO AND OUTREACH TEAM

Team Members:

Mark Birrittella, Mike Cohoon, Melinda Derks, Jenna Jandrt, Tiffany Wogahn, Diane Bergquist, Alaine Sonnentag, Bonnie Phillips, Jasmine Larkowski, Dave Schaller, Ruth Rosenow

The Promo teams markets various events and fundraisers involving Hope Village. Promotional items and mailings are also done through us.

2023 Accomplishments:

We were very busy last year: Hope Village ran an ad in the Chamber Member Memo for two months last summer that was designed by Jesse. We promoted several events such as the Saver's Clothing Drive, a jazz event hosted by Northwestern Bank benefiting



us, had a tiny at the WWIB Anniversary party with donations coming to HV as well. Tiffany and Alaine updated the new brochure focusing more on workforce housing since that is our next step. There were many presentations given by Mike and others to various interested organizations discussing what HV does.

2024 Goals:

One of our main goals is to prepare a video (and maybe literature) explaining what HV offers to community members in need.

We do so much more than put a roof over someone's head. That in itself is huge but leaves out so much. While not worrying about where they are going to sleep, people can focus on job security, health struggles, or saving money for their own apartment. Whatever their hurdle is

they can focus on and get help from our mentors AND other local resources. We truly offer wrap around services to help get people on their feet and we want to let our community members know that!

FUNDRAISING AND GRANT-WRITING

The Hope Village business plan requires a diverse source of revenue. Program funding includes undesignated donations (business and private donations), Federal and State grants, foundation grants, community grants, interest income, and fundraising activities. Our 2023 fundraising and grant-writing activities combined accounted for 58% of Hope Village revenue.

Fundraising:



Our fundraising activities included planning for our 1st Annual Quarter Auction Event, a multitude of beneficiary events and receipt of memorials and gifts. Our fundraising team consists of six individuals and includes an additional forty-five support volunteers. Our 2023 accomplishments included a focus on beneficiary events: (Skate for a Cause, ChiHi 5K Run, etc.), a Clothing Drive, and

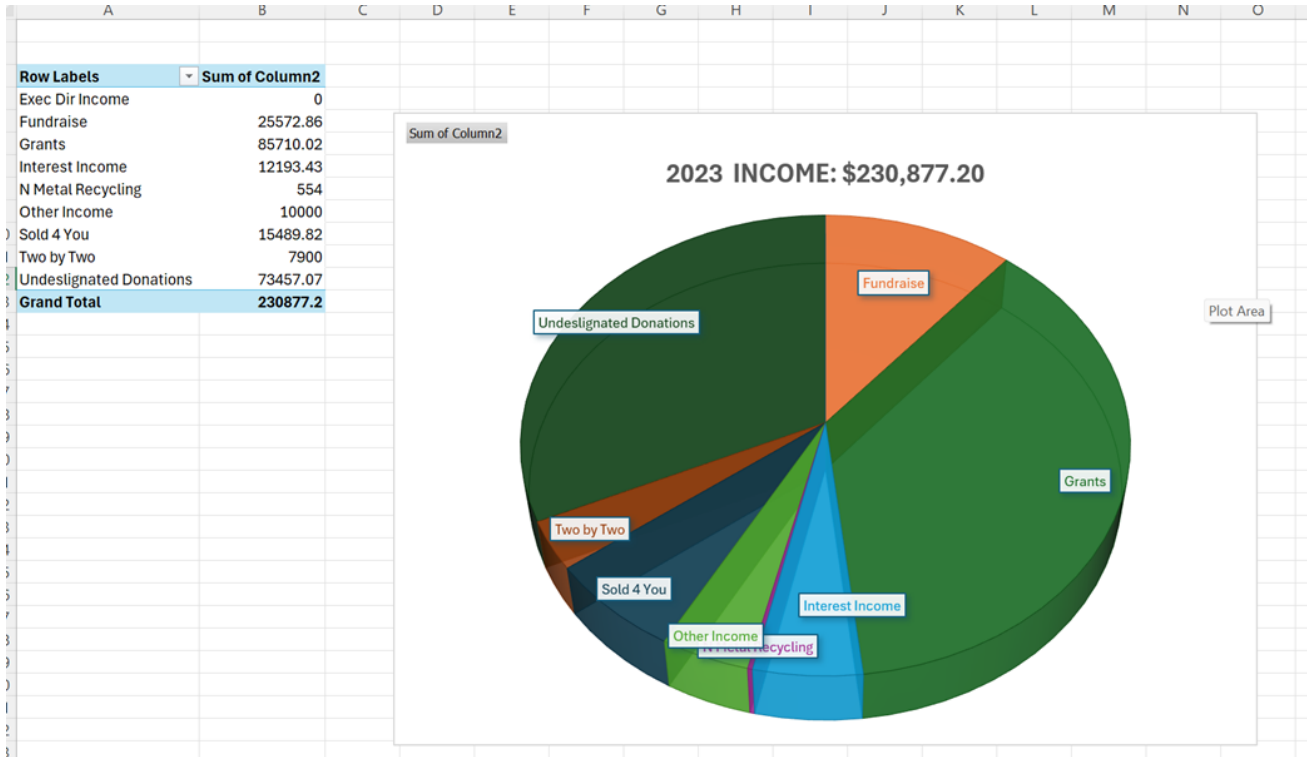
Country Jam. *Our 2023 fundraising efforts accounted for 21% of our revenue.*

Our 2024 fundraise goals include hosting our 1st Annual Quarter Auction Event on February 3rd, a golf outing on July 29th as well as continuing to optimize our on-line Sold-4-U efforts.



Grant Writing:

Our 2023 grant-writing efforts included: local grants and foundations (Community Foundation of Chippewa County, Central Lutheran Church, Rutledge Charities), grants from foundations in the State of Wisconsin (Green Bay Packers), federal grant agencies (Emergency Food and Shelter) and regional grants (Nordson Corporation and United Way of Greater Chippewa Valley). Our team consists of *seven volunteers whose grant-writing efforts accounted for 37% of our 2023 revenue.*



Another key was grants from Xcel Energy.

Our 2024 grant-writing goals include actively seeking \$75,000.00 in funding to support our operational, salary and “special project” initiatives.

ONLINE SALES TEAM

Team Members:

Lynette Hupfer, Tami Bowe, Ruth & Rich Olson, Beth Kirby

The Online Sales Team was created to sell donated items through Sold4U Auctions. Sold4U donates their space and provides Hope Village access to their website to sell items donated to Hope Village.

In 2023 we generated an amount of \$15490. Our biggest accomplishment is that we have continued as a reliable volunteer group along with our continued working with Sold 4 U.



There is a potential to increase donations and contributions, although 2 to 3 volunteers would be needed to help in this area. With our sales being reduced by half, we need more sales revenue such as direct online sales. We continue to look for good quality donations which include sporting goods, man cave items, collectibles, jewelry, coins, good condition furniture, (that does not weigh a lot) and tools.



MENTOR TEAM

Team Members:

Jennifer Barrett, Patty Frederick, Shirley Froelich, Gayle Klitzke + 21 mentors who completed required paperwork.

The mentor team trains mentors and offers opportunities to learn ways to support and better meet the needs of Hope Village guests.

2023 Accomplishments:

- Appreciation dinner for mentors with Ken Hood presenting “Compassionate Curiosity.”
- Book study/discussion of the book “Evicted.”
- Crockpot cooking class taught by Jeanne Walsh.
- Mentor Gathering to learn about the housing search process presented by Katie Warner.
- Arranged for guests to attend Rent Smart class facilitated by Jeanne Walsh.
- Mentor Holiday Gathering to make and wrap gifts for HV guests.



2024 Goals:

- Offer Rent Smart and Budgeting classes to HV guests.
- Provide training for new mentors.
- Host a mentor/guest event.
- Plan 2 Mentor Gatherings and secure speakers for each event.
- Plan Holiday Gathering making gifts for guests.



VOLUNTEER ORGANIZATION TEAM

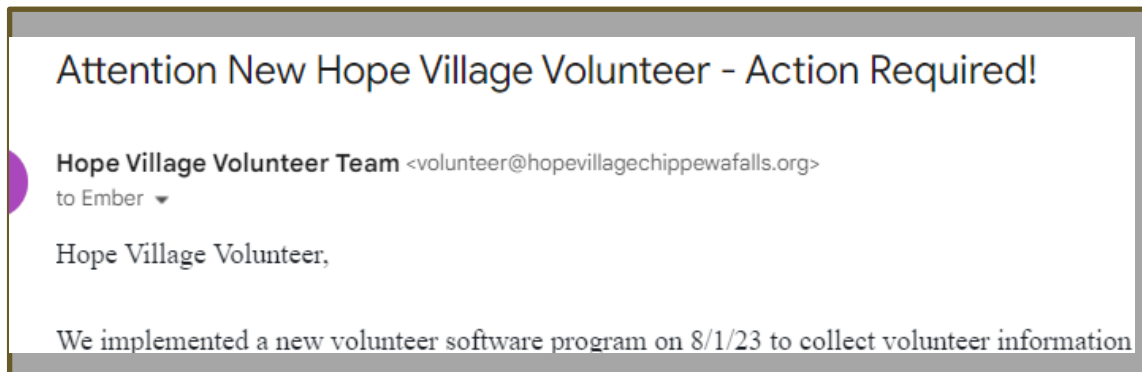
Team Members:

Teresa Meinen, Mary Olson, Kari Leis, and Chris Maslonkowski

What does your team do? Helps the Hope Village Team leads identify and engage their respective group volunteers in volunteer activities. Our team also answers general volunteer questions.

2023 Accomplishments:

Implemented a Hope Village Volunteer process, to include a software program, to capture Volunteer information and conduct background checks ensuring the safety of Hope Village and our guests.



2024 Goals:

Implement a process to track volunteer hours and ensure Community Center security.

Additional info you want to share: We are grateful to our more than two hundred active volunteers for generously sharing their time and talents with Hope Village.

AFFORDABLE HOUSING TEAM

Team Members:

Ken Froelich, Jessica Oleson Bue, Ruth Rosenow, Pat Spidle, Bill Musser, Mark Broses

The team works with Evolve architectural firm, Focus on Energy, and the Green Team to design our rental units in a manner that is aesthetically pleasing, cost effective and energy efficient. Our goal is to create a living environment that is comfortable and affordable.

2023 Accomplishments:

We have worked with Evolve Architectural firm designing our 6 plex units and the duplexes. We put together bid packets for the units and put those packets out for bids toward the end of 2023. We received four bids in return and then reviewed those bids, awarding the bid to Rocket Construction. Ruth and Jessica have been pulling together the information needed to submit grants for ARP (American Rescue Plan) funding and RHD (Rental Housing Development) funding. Our work with Focus on Energy has helped us to maximize the energy efficiency of the units that we will be developing. We have been collaborating with the Green Team from Chippewa Falls Sr High School to obtain bids for a solar array that will sit on the roof of the Community Center and will include an additional ground mount system that will cover the energy usage of the Center and the ten tiny houses.



2024 Goals:

Ruth, Jessica, and Mike will be submitting the ARP and RHD grant applications in March and June with hopes of securing the funding for at least the first 6 plex and two duplexes and possibly the second 6 plex and second set of duplexes. The Green Team will be submitting a number of grants to cover the cost of the solar array. The main grant will be the PSC-EIGP

(Public Service Commission of Wisconsin Energy Innovation Grant Program). We would like to see ground broken and construction started by late summer of 2024 with construction completed on the first ten units within 12 months for both the rental units and the solar components. Because of our coordination with the Green Team, we are in a better position to add solar to our duplexes and to our community center, this will fit in well with the grant applications since the grants encourage "green" concepts in building materials, appliances, heating/cooling systems.

Additional info you want to share: The team is looking forward to the development of these first units during 2024 and the future development of the remaining units over the next few years. This is an amazing team of people with a wide variety of experience that has served us well over the last 2 years. We want to thank each member of the team for their commitment.



HOUSING SEARCH TEAM

Team Members:

Rich Oldroyd, Katie Warner, Peggy Olevson, and Dave Zschernitz



What does your team do? Initially meet and interview guests. Research the parameters of guest(s) housing vouchers. Utilize landlord lists to call and research online for rentals. Teach guests communication/professional skills to build relationships with e.g., Housing Authority and other supportive community programs.

2023 Accomplishments:

Created connections with Property managers, landlords, and Chippewa County Housing Authority. Built relationships with Secured permanent stable housing for three families.

2024 Goals:

Update and maintain Chippewa County landlords and Property Management Companies.
 Continue building relationships with local landlords and property management companies.
 Lower the number of days a household is in a HV tiny house from 149 days to 145 days.
 Lower the current rate of 69% of our guests leasing up to 65%.

Provide budgeting education for tiny home guests. Help our guests become the best possible rental candidates that they can become. Match our households up with a property owner to secure permanent housing.

CONSTRUCTION AND MAINTENANCE TEAM

Team Members:

Ken Froelich, Dave Zschernitz and sixty-four other Team Members.

What does your team do? Construction of tiny houses, Maintenance of Tiny Houses, Community Center, and upkeep of Hope Village grounds. We facilitate larger projects with local contractors, taking care of plumbing, heating and electrical.



2023 Accomplishments:

Moved the last 3 Tiny Houses from Chippewa Valley Bible Church and Trinity Lutheran Church to Hope Village in the Spring of 2023. Fabrication/construction of new decks/stairs/railings for several tiny houses. We have hosted several community work groups as they volunteer for their organizations “Day of Caring’ events. Completed an ongoing list of maintenance projects/tasks that involved the Community Center and grounds.

2024 Goals:

Continue to identify projects in the village that need our attention. Keep current list of new and ongoing projects for Tiny Houses and Community Center. We will be moving in and setting up a new Tiny House that was built at Spectrum Industries into Hope Village. Also, we will be moving tiny house #4 to Chippewa Valley Bible Church.

We will continue to involve community members and organizations to assist in projects and maintain the integrity of Hope Village.

CLEANING/STOCKING/LAUNDRY TEAM

Team Members:

Lynn Musser - Cleaning & Restocking Lead;

Megan Ryba - Inventory Lead;

We have 39 Active and Approved Volunteers.

What does your team do? We clean & restock the Tiny Homes as Needed. Track, organize and clean inventory for restocking. Laundry (bedding, towels, etc.)



2023 Accomplishments:

- Reevaluation and refinement of processes leading to establishment of an Inventory team with a team lead, working in coordination with Cleaning & Restocking.
- Reorganization of volunteer list leading to a large, active group of volunteers.
- Training meeting for new volunteers.
- Purchase and installation of a large capacity washer and dryer.

2024 Goals:

- Hold another training meeting in spring/summer for all the new volunteers.
- Continue to streamline our processes and support our volunteers.

COMMUNITY CENTER STAFFING TEAM

Team Members:

Team Lead - Theresa Meinen and 116 Community Center Staffers approved for staffing in our KeepNTrack System.

What does your team do? Our team staffs the Community Center between 6AM and 10Pm 7 days per week so that the guests can access the different areas of the center for their use. This allows them to shower, use the kitchen, do their laundry, use the computer rooms, and just have a bit more space to hang out in.

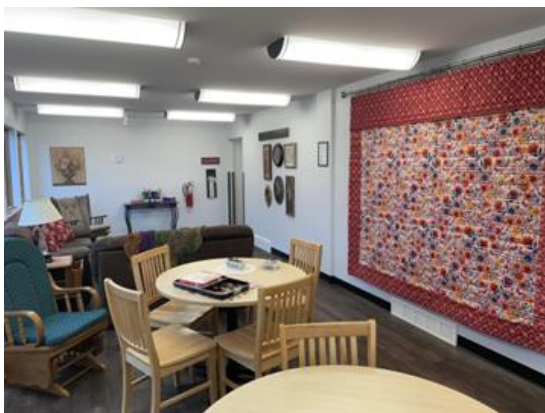
2023 Accomplishments:

We approved 116 volunteers to staff the Community Center in the KeepNTrack system. This added a level of safety and security for our guests and volunteers. We improved the ease of volunteering and signing up for volunteer hours with the new Sign-Up Genius Tool that we subscribe to.



2024 Goals:

Continue to recruit new team members each month with the goal of a 60% fill rate for available staffing hours each month.



Additional Information: It would be extremely helpful if the teams or board members using the Community Center for their meetings could input their meeting times into Sign Up Genius, so we know we are not in need of additional volunteers during those same times. It can be confusing for a newer volunteer, volunteering to staff the building when they see five other people are already at the building.

RESIDENT STORY

Ember's Story:

Meet Ember, a single mom taking care of her four-year-old son Bubba. They lived with her father, Rusty, for a while but ended up homeless with no place to stay. Because they were behind on rent payments, the three were asked to leave their home with the big backyard. Rusty says the landlord had always been particularly good and would help when we got behind on paying, but the time came when the landlord could not do it anymore.

Ember, Bubba, and Rusty lived in a hotel room for a week, not knowing what to do next. Both say the hotel room was still better than being in the streets. We met Jen, who saved us by getting us into Hope Village.



Rusty, a retired vet, (He worked in the meat department of a grocery store for over 20 years) mentions having the biggest tiny house here. It so happened that the builder of the biggest tiny house for Hope Village was a vet, too. The builder asked that whoever stayed in the house be a vet whenever possible. Rusty and

Ember say they are so thankful to be here and even in the biggest tiny house, too.

The bathrooms for the residents are open on the outside of the main building at night. Rusty chuckles, explaining that in the middle of the chilly night, getting to the bathroom can make for an exciting trip back and forth.

Ember and Rusty are on the housing list, hoping to find a place to live soon. Rusty is looking for senior living. Wearing his Packer shirt, Rusty declares he is a lifelong Packer fan. He shares the story of when he was eleven years old watching the Packer 'Ice Bowl' game with

his father. It was especially cold, -13 below, and an extremely windy day, and he remembers it well while walking to his grandfather's home to watch the Packer game.

Ember says it is hard on my son not having a backyard space to run and play in. She is looking for a two-bedroom apartment, ensuring it has plenty of room and a backyard for Bubba to play in. Ember said she was happy she could find half-time school for Bubba, who loves people and is a talker. She says it works out great because Bubba can get on the bus right at Hope Village.

Ember and Rusty say it is a miracle we are here, and we appreciate the mentors and all the help getting back on our feet. They have been working with the Hope Village Housing Search team of Peggy and David looking for an apartment that will fit their needs and their budget. The Housing Search team is pleased to pass on the news that Ember and Bubba have recently found a nice apartment and that Rusty will be moving into a place before the end of March. Oh, and Rusty did not stay retired long, he is back working behind the meat counter at a local grocery store.