



HopeVillageChippewaFalls.org

VILLAGE

SHELTERING
MENTORING
EDUCATING



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What a year it has been! Time seems to zoom by, and over the past 12 months, we've seen lives changed, obstacles overcome, and goals achieved - all thanks to an incredible team of volunteers who pour their hearts into this community. Their commitment, passion, and stick-to-it-iveness are the heartbeat of Hope Village, and I'm continually inspired by their generosity and determination.

As you read through this report, you'll see the impact of their efforts - the milestones reached, the challenges tackled, and the exciting plans ahead. While we recognize many of the leaders

who help steer this work, countless others play vital roles behind the scenes. They are the Difference Makers who bring our mission to life.

I've always thought of Hope Village as a piece of the puzzle in solving homelessness. But over time, I've come to realize we aren't just any piece - we're the edge pieces, the framework that holds everything together. To our guests, Hope Village is more than just shelter; it's a place of stability, support, and hope. It's a community of people who believe in something bigger than themselves. Every moving piece, every helping hand, brings us closer to our vision, and I can't wait to see what the next year holds.



We welcomed Pauline Spiegel to our staff this fall, and in just a short time, she has made a big impact at Hope Village. Organized and efficient, she has been refining our processes; and we'll continue to see the benefits of her contributions throughout 2025.



Annual Retreat

As we entered 2025, we reflected on our progress at the annual retreat in January. We revisited the goals set in 2024, celebrating achievements while identifying areas for continued focus:

- ◇ Refining and strengthening our policies and procedures.
- ◇ Involving our guests in decision-making and future development.
- ◇ Evaluating our tiny house occupancy rates to determine future housing needs.

GOALS ACHIEVED IN 2024—APPLAUD YOURSELVES!

- ◇ Completed the \$2.7 million Capital Campaign.
- ◇ Submitted a grant for the first 10 affordable housing units.
- ◇ Broke ground on Phase One of affordable housing by year-end.
- ◇ Created a new promotional video for future presentations.
- ◇ Developed a strategy for Executive Director succession (long-term and emergency).
- ◇ Focused on recruiting new, younger volunteers while retaining existing ones.



2025 GOALS (SEE ANNUAL MEETING MINUTES FOR FULL LIST)

- ◇ **Prepare for affordable housing operations:** Develop policies for promotion, leasing, and management of the units.
- ◇ **Develop promotional materials** in collaboration with our Promo Team and UW-EC students.
- ◇ **Assess staffing needs**, considering both paid positions and volunteers through SCSEP.
- ◇ **Explore the potential for a paid grant writer** if additional property conversions are pursued.
- ◇ **Submit a second ARP grant** to fund the next 10 affordable housing units at Hope Village.
- ◇ **Develop a long-term maintenance plan** for Hope Village assets.

Tiny House Impact in 2024

Tiny houses in operation: 11
Households served: 26 (totaling 55 individuals)
Nights of shelter provided: 3,314 - the highest number since our inception
Motel voucher equivalency for 2024: \$265,120
Total motel voucher equivalency since inception: \$ 1,280,480

Looking Ahead to 2025

ARP UNITS 1-10

Our first 10 affordable housing units will be **ready for occupancy by July 1, 2025**. We are finalizing requirements with the state for the **Expanded Coordinated Entry System** and lease language. Our **Tenant Selection Plan, Housing Application, and Lease** will be completed by April.

INDIANHEAD MOTEL CONVERSION

CLOSING SET FOR MARCH 31, 2025.

Additional funding efforts will continue to **complete the renovation by year-end**. Once finished, the project will provide **27 ground-floor efficiency apartments**. The **Chippewa County Housing Authority** will partner with us to administer CDBG funding.

ARP UNITS 11-20

Ruth will be writing a second grant for the next 10 affordable housing units.
Goal: Submit by **June 1**, secure funding by **August 1**.

Board Updates

We will see a slight change in our board composition as **Tiffany Wogahn steps away for a well-deserved break**, and we **welcome Mark Birrittella** to the team.

As we move forward, let's stay committed to our mission:

"In collaboration with community partners, provide short-term and longer-term housing alternatives and services to people experiencing homelessness in Chippewa County."

Thank YOU! Without this amazing board and group of volunteers – we couldn't do what we do.

Because of you I have confidence that whatever it takes – we will figure it out together!
Here's to another year of progress, impact, and community!





TEAM MEMBERS

Mike Cohoon, Executive Director; Dick Hebert, Board President Ken Froelich, Past President: Ruth Rosenow, Board Secretary; Dave Schaller, President-Elect; Greg Misfeldt, Board Treasurer

WHAT DOES YOUR TEAM DO?

The Executive Committee met most months, one week prior to the board meeting. The meetings mostly involved discussing and determining pertinent issues, information and decision making to present to the Hope Village Board. The Executive Committee once again provided advice and support to the Executive Director. As in past years, the Executive Committee provided leadership, guidance and oversight to Hope Village and played a key role in driving the organization's success and ensured decisions that were made by the board and staff aligned with the mission, vision and goals. The Executive Committee members included the Board President, President Elect, Past President, Secretary, Treasurer, and Executive Director.

2024 ACCOMPLISHMENTS

What a Year!! The Executive Committee along with the rest of the Hope Village Board, staff and volunteers had an extremely productive and successful year. The efforts and positive results by the entire Hope Village organization this year not only will add much needed affordable housing to our community but also provide income that will financially sustain Hope Village in the future. Below are just a few of the major accomplishments.

- ◇ Held a productive Board Retreat on Saturday, January 4, 2025.
- ◇ Completed a 2023 audit.
- ◇ Reached our \$2.7 million Welcome Home Capital Campaign Fundraising Goal.
- ◇ Accepted a grant obtained by the High School Green Team of \$178,000 to provide solar panels at Hope Village.
- ◇ Received an ARP Grant of \$2.5M to fully fund the construction of ten affordable housing units. When finished, the project includes one six-plex with two-bedroom and three-bedroom units and two duplexes with one-bedroom units.
- ◇ Planned and held a groundbreaking event at Hope Village on August 26 to celebrate receiving the PSC Solar Panel and ARP Grants and reaching the Welcome Home Capital Campaign Fundraising Goal.
- ◇ Hired Pauline Spiegel to fill the newly created Assistant to the Director position with funds obtained from the ARP Grant.
- ◇ Closed on March 31 to purchase the Indianhead Motel. This property will provide 27 affordable housing as early as January of 2026. The process included securing a special use permit from the City of Chippewa Falls and getting approval from Chippewa County to accept the grant.
- ◇ Starting drafting the policies and procedures to manage and operate the soon to be occupied affordable housing units.



Capital Campaign Report

TEAM MEMBERS

Team Lead: Co-Chairs - Dick Hebert, Mark Broses, Kim Broses, Mark Reams

Team Members: Mark Broses, Kim Broses, Mark Reams, Mike Cohoon, Chris Maslonkowski, Pat Kreitlow, Beth Arneberg, Pauline Spiegel, and Dick Hebert

WHAT DOES YOUR TEAM DO?

The campaign volunteers send out monthly pledge payment reminders. They will also keep the campaign financial spreadsheet updated and send thank you letters for pledge payments.

2024 ACCOMPLISHMENTS

The Welcome Home Capital Campaign reached the \$2.7 million goal in the early part of 2025 due to the hard work and dedication of our volunteers. There was a groundbreaking event on Monday, August 26, at Hope Village to celebrate meeting the campaign goal. Hope Village received over \$723,000 in campaign pledges in 2024.



2025 GOALS

The campaign volunteers will continue to send out monthly pledge payment reminders. They will also keep the campaign financial spreadsheet updated.

TEAM STORY - Making a Difference in the Lives of Our Guests

Welcome Capital Campaign is providing the matching funds to build 28 affordable housing units and a multi-purpose building. The campaign contributions have paid off the community center mortgage and will provide much need playground equipment. There are several Capital Campaign volunteers who are continuing to serve our organization in other roles. The Welcome Home Capital Campaign has served as a marketing tool to tell our story and make the public more aware of the services we are providing. This has allowed our organization to secure more volunteers and contributions to improve the lives of our guests.

Promotion and Outreach Team

TEAM MEMBERS

Mark Birrittella, Mike Cohoon, Melinda Derks, Ashley Anderson, Jenna Jandrt, Tiffany Wogahn, Diane Bergquist, Alaine Sonnentag, Bonnie Phillips

WHAT DOES YOUR TEAM DO?

Our team promotes various events and fundraisers involving Hope Village. Promotional items and mailings are also done through us. In January of 2025 we will begin working with UWEC business students on ways to better communicate with community members and raise interest and awareness in our affordable housing.

2024 ACCOMPLISHMENTS

We had another busy and exciting year. Things are growing and changing so quickly for Hope Village and it's exciting to share with our community members. We promoted several events such as the Savers Clothing Drive, A "Quarters For A Cause" fundraiser, and a Golf Outing fundraiser. Our volunteer Tami, who helps with sales, hosted sales in her shed and invited Hope Village to have a space. All proceeds from our booth came directly to us from donated items. Mike and others continued to present to various organizations discussing what Hope Village does and how we're now moving towards affordable housing solutions



2025 GOALS

The Promotion and Outreach Team have been contacted by the mentor group to ask if we'd help interview past guests and find out how valuable it was to have a mentor walk alongside them. This will be shown in mentor training/recruitment and also to show the community how we offer support to our guests.

We'll be shifting focus towards our affordable housing versus the tiny homes. We'll be letting folks know about the housing we are building on site and the remodel of the Indianhead Motel which will have efficiency apartments.



Fundraising Team

TEAM MEMBERS

Team Lead: Mike Cohoon

Team Members: Chris Maslonkowski, Laura Baalrud, Pat Kreitlow, Sara Bratanich, Ashley Anderson, Amanda Schmidt, Scott Greenseth, Jack Rokser, Dick Hebert, Roger Liddell, Sandi McClausland, Bonnie Gullickson, Mark Dundore, Dawn Bye, Tonya Stelter, Katie Warner

WHAT DOES YOUR TEAM DO?

The Fundraising Team organizes two major annual fundraisers: the Quarter Auction in the winter and the Golf Scramble in the summer. Each event has its own dedicated volunteer group.

Beyond these, we coordinate beneficiary fundraisers and the End-of-Year (EOY) Fund Drive. Beneficiary fundraisers are hosted by outside organizations to support Hope Village - like Hope Village Night with the Chippewa Steel hockey team. The End of Year Fund Drive, held each fall, includes a mailed appeal to approximately 1,500 past contributors.

2024 ACCOMPLISHMENTS

In 2024, we welcomed new volunteers, with event leads bringing in friends to support our efforts.

Financially, we raised \$58,696, which included:

- ◇ **\$28,000** from the Quarter Auction
- ◇ **\$12,000** from the Golf Scramble
- ◇ **\$18,000** from the End of Year letter and beneficiary events



2025 GOALS

In 2025, we aim to recruit more volunteers to distribute the workload and bring fresh ideas. We plan to build on last year's success by holding the Quarter Auction, Golf Scramble, and End of Year Fund Drive again - each team is eager to surpass last year's results.

TEAM STORY - Making a Difference in the Lives of Our Guests

The Fundraising Team provides **critical financial resources** that support guests in real, tangible ways. Because these funds are undesignated, they can be used **where they are needed most**, including direct guest support and general operating expenses.

Special Recognition to Five Standout Team Members

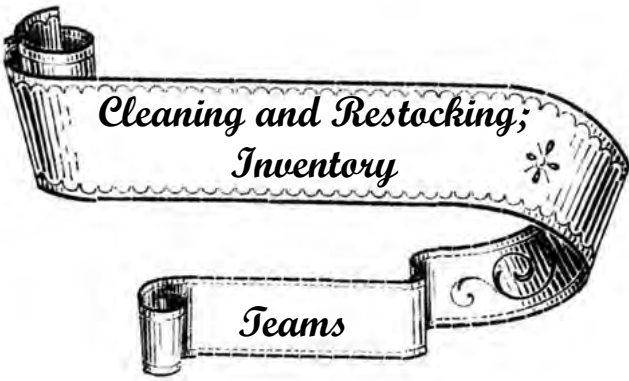
Chris Maslonkowski and her team for a strong End of Year Donation campaign.

Sara Bratanich and her team for a fun and successful Quarter Auction.

Scott Greenseth and Jack Rokser for bringing in 80 golfers for our Golf Scramble.

Katie Warner for organizing multiple benefit events with outside groups.

Their dedication makes our fundraising efforts stronger, and their impact is felt by every guest at Hope Village.



CLEANING & RESTOCKING TEAM MEMBERS

Team Lead: Lynn Musser

Team Members: Char Agnew, TJ Atkins, Des Blair, Dina Brennan, Sara Bratanich, Kim Broses, Sue Brown, Nell Carlson, Jen Davis, Tina Dreger, Heidi Eustice, Ethan Faschingbauer, Dan and Nancy Frank, Chery Furst, Anna Goebel, Becky Grivette, Mary Kaiser, Mary Hodowanic, Lois Jacobson, Caden Joergens, Marcia Kyes, Carrie Leis, Jennifer Luther, Stacey Meinen, Jan Melberg, Lisa Merrell, Eric Olson, Evie Passow, Wanda Patrie, Rolanda Rada, Elizabeth Pukrop, Autumn Renner, Bethany Rhodes, Kari Roshell, Linda Rosin, Beth Rowan, Michelle Russell, Traci Schoonover, Barb Stevens, Andrea Strand, Marki and Kirri Struensee, Nancy Walker, Laura Warrick, Jessica Wojcik

WHAT DOES YOUR TEAM DO?

Our team cleans and restocks the tiny homes as needed. That cleaning includes washing the bedding and linens, as well as cleaning the dishes, appliances, etc. that are removed when a guest departs. A separate arm of our team, the Inventory team led by Megan Ryba, sorts and cleans donations and puts them into stock, as well as tracks which items need replenishing. The items are then added to the Amazon Wishlist and/or purchased when necessary.

CLEANING AND RESTOCKING TEAM 2024 ACCOMPLISHMENTS

Our team cleaned and restocked the tiny homes 20 times in 2024, utilizing 16 different volunteers. This was always done in a timely manner so that new guests never had to be kept waiting. We continue to have a solid, dependable pool of volunteers. We held our annual meeting on June 3 to welcome and train new volunteers and as a refresher for our experienced volunteers.

CLEANING AND RESTOCKING TEAM 2025 GOALS

- ◇ Revisit guests' needs related to stocking the tiny homes and adjust accordingly.
- ◇ Train additional volunteers to assist the Inventory team.
- ◇ Hold our annual meeting for training and communication purposes.

CLEANING AND RESTOCKING TEAM STORY

Making a Difference in the Lives of Our Guests

One of our volunteers, who spends a lot of time at the Community Center, has provided guests with an item from our inventory that may have been missed when the house was restocked. She also recently helped a guest make up the bed in her tiny home when she was unable to do it herself.

INVENTORY TEAM MEMBERS

Team Lead: Megan Ryba

Team Members: Evie Passow



WHAT DOES YOUR TEAM DO?

Obtain, clean, sort, and manage items to be used in restocking Tiny Homes between guests. This includes shopping, sorting through donations, managing the Amazon Wishlist, and returning emails/calls to persons wishing to donate. We work closely with the Cleaning and Restocking Team to create efficient processes to set them up for success, such as with the Restock Totes.

INVENTORY TEAM 2024 ACCOMPLISHMENTS

- ◇ Restock Tote process is solidified and seems to be going well, with minor adaptations.
- ◇ Thanks to Evie, donations and cleaning of items is done in a timely manner.

INVENTORY TEAM 2025 GOALS

- ◇ Create connections with donors to better aid in obtaining particular items on an ongoing basis.
- ◇ Create a better process of tracking inventory, to better anticipate needs.



TEAM MEMBERS

Katie Warner, Peggy Olevson, Ember Sammon, and Dave Zschernitz

WHAT DOES YOUR TEAM DO?

Initially meet and interview guests. Research the parameters of guest 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.

2024 ACCOMPLISHMENTS

- ◇ Created connections with property managers, landlords, and Chippewa County Housing Authority.
- ◇ Built relationships with secured permanent stable housing for seven families.

2025 GOALS

- ◇ Update and maintain Chippewa County landlords and Property Management Companies.
- ◇ Continue building relationships with local landlords and property management companies. Lower the amount of days a household is in a Hope Village tiny house from 149 days to 145 days.
- ◇ Lower the current rate of 69 percent of our guests leasing up to 65 percent. Provide budgeting education for tiny home guests.
- ◇ Help our guest become the best possible rental candidates that they can become. Match our households up with a property owner to secure permanent housing.



TEAM MEMBERS

Lynette Hupfer and Tami Bowe

WHAT DOES YOUR TEAM DO?

We receive donations and go to estate sales to do picks. We clean, repair, price or tag, and then photograph them to take to Sold4U (online auction) at Loyal, or else hold thrift sales.



2024 ACCOMPLISHMENTS

We concluded having bi-monthly sales at Sold4U in Hallie in August and then began taking items to the online sale at Loyal. We also held some spring/summer sales and raised \$13,195.78 in 2024.

2025 GOALS

We will continue to receive donations and expect to make good use of the future space allotment and covered trailer for transporting and temporary storage of collected items.

TEAM STORY - Making a Difference in the Lives of Our Guests

This is also an opportunity for the community to donate to, or purchase things from our sales, knowing that they are now a part of helping Hope Village. It also gives us a privilege to visit with many people and share the successes of Hope Village.



TEAM MEMBERS

Team Lead: Gayle Klitzke

Team Members: Shirley Froelich, Patty Frederick, Jenn Barrett, Mike Cohoon

WHAT DOES YOUR TEAM DO?

The Mentor Team trains mentors. Quarterly, we plan meetings to provide education and support to mentors.

2024 ACCOMPLISHMENTS

Eight team meetings; offered a group mentor training plus local training; scheduled Rent Smart and attended with Hope Village guests; two mentor gatherings learning about adult trauma and mentor appreciation; one gathering in December to make gifts for each house; planned an “end of summer” picnic to strengthen relationships between guests and mentors; acknowledge the kindness and time mentors spend volunteering for Hope Village.

2025 GOALS

Four mentor gatherings; training additional mentors; update mentor list; schedule Rent Smart; five mentor team meetings, plan an “end of summer” picnic; acknowledge the kindness and time mentors spend volunteering.

TEAM STORY - Making a Difference in the Lives of Our Guests

Our mentors attend weekly goal setting meetings with the Outreach Office navigators. Throughout the week, mentors encourage guests to accomplish their goals. Mentors are active listeners and often find ways to spend time with their mentees.



Community Center Staffing Team

TEAM MEMBERS

Team Lead: Theresa Meinen

Team Members: We currently have a team of approximately 115 Community Center staffing volunteers.

WHAT DOES YOUR TEAM DO?

Community Center staffing allows the Community Center to be open for our guests to use when the Director and Director’s Assistant are not in the office.

2024 ACCOMPLISHMENTS

Signed up and trained 17 new volunteers. Distributed Community Center guidelines. The Director’s Assistant started sending weekly emails asking for help during critical time periods - this has been a huge help!

2025 GOALS

The Director and Director’s Assistant will use Sign-up Genius to indicate when they will be in the office. This will help prioritize staffing levels. We are working on new reports that will help determine how many of our Community Center volunteers are active.

TEAM STORY - Making a Difference in the Lives of Our Guests

Having the Community Center open more often allows guests to use showers before/after school and work. They are able to use the kitchen facilities to make meals. It also enables children a bit of open space where they can play, watch television, and do homework.

Building & Maintenance Team

TEAM MEMBERS

Team Lead: Ken Froelich

Team Members: Robert Fish, Dave Zschernitz, Many VolunTERS

WHAT DOES YOUR TEAM DO?

General repairs and improvements to existing building and grounds, supervision of volunteer workgroups and individuals at Hope Village.

2024 ACCOMPLISHMENTS

General upkeep on Hope Village property and equipment (lawn and snow removal equipment). _Repair/replace AC units as needed, painting and repairing tiny homes, upgraded porches, new steps, railings, staining porches, Replaced gutters and downspouts on west side of community center. General repairs as needed to tiny houses when guests move out.

2025 GOALS

Insulate floors of tiny houses, add skirting to each of the tiny houses, continue to upgrade porches with railings on porches and steps, maintain exterior and interior of all Tiny Houses. Add new Rain Gutters on front of Community Center.

TEAM STORY - Making a Difference in the Lives of Our Guests

All our volunteers generally go out of their way to make accommodations for our guests if they as for or need something to make their lives better.



Volunteer Team

TEAM MEMBERS

Team Members: Nine AMAZING volunteer team members:
TJ, Theresa M, Mary Lee O, Kari L, Chris M, Robert F

WHAT DOES YOUR TEAM DO?

Responsibilities: Communicates with our volunteers, supports our Team Leaders, and manage Group Volunteer events.

2024 ACCOMPLISHMENTS

Implemented a process to engage “group volunteers” with tasks that are best completed by a group of people.

2025 GOALS

Actively engage more volunteers in volunteering with Hope Village. Promote group volunteer opportunities to businesses, churches and sports team groups.



We so appreciate our volunteers. Thank YOU!

Grant Writing Team

TEAM MEMBERS

13 AMAZING grant writing team members: Joan B, Elizabeth B, Janelle C, Anna G, Lisa L, Chris M, Jessica B, Gail P, Jennifer R, Ruth R, Linda R, Jennifer S, Sherlee S

WHAT DOES YOUR TEAM DO?

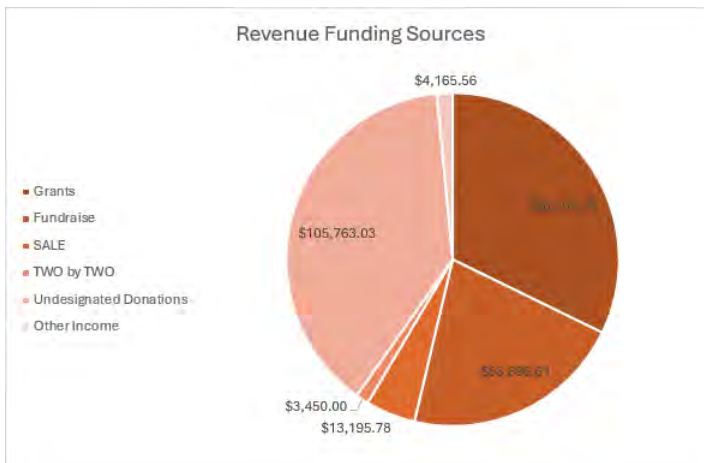
Responsibilities: Writing grants to support the Hope Village Operational and Special Project costs. Operational costs include salaries, utilities, guest support. Special project costs include auto repairs, security cameras, etc.

2024 ACCOMPLISHMENTS

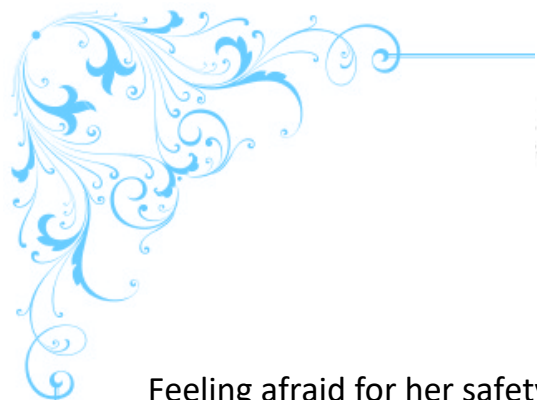
We successfully secured \$88,108.96 dollars in grant funding.

2025 GOALS

Secure \$75,000.00 in operational and project grant funds.



We are most grateful to the foundations, organizations, churches, and businesses that support Hope Village and our sheltering program.



Ann's Story

Feeling afraid for her safety and that of her two young children, Ann made the courageous decision to leave her husband and their home. Unsure of where to turn, she sought refuge at a domestic abuse shelter in Eau Claire, where she stayed for eight days. Reflecting on the experience, she shared, "A domestic abuse shelter is not the most stable environment for children."

A family friend suggested Hope Village in Chippewa Falls as a better option. Ann reached out to Jenn, from the Hope Village Intake team, who quickly arranged for her and her children to move into a tiny house at Hope Village.

Determined to maintain some stability for her children, Ann continued working full-time while living at Hope Village. To avoid further disruption, she drove her children to their school daily instead of transferring them. Meanwhile, she obtained a restraining order against her husband, "It was a tough decision," Ann said, "but I knew it was the best option for me and my children."

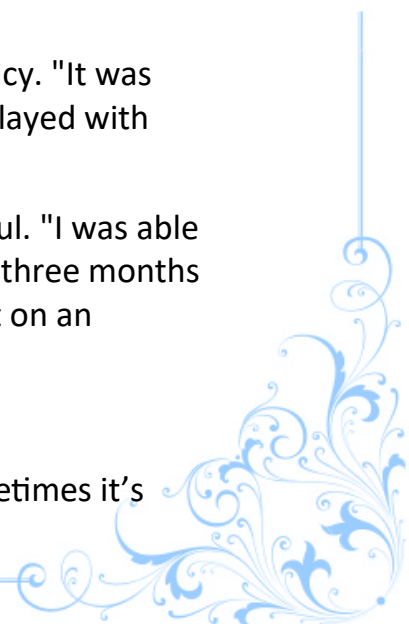
Living in the tiny house brought Ann a sense of safety and privacy. "Here in the Tiny House, I felt safe and protected," she shared. "Mike, Jenn, and the mentors, Cathy and Carla were incredibly supportive. They went out of their way to make us feel comfortable and ensured we had everyday essentials like shampoo and toothpaste."

Life at Hope Village also gave her children a sense of normalcy. "It was great living here because the kids made close friends they played with daily," Ann said. "It made life feel more normal."

Ann found the weekly meetings with Jenn particularly helpful. "I was able to set financial goals and save money," she explained. After three months at Hope Village, Ann had saved enough for a down payment on an apartment.

Ann wanted to share her story to inspire others, saying:

"Homelessness has different faces, shapes, and colors. Sometimes it's everyday people who just need a little extra help."





Taylor's Story

Taylor had just graduated one semester early from Chippewa Falls high school. Being new to Hope Village and a shy, quiet person, it was very overwhelming and stressful for Taylor to come to Hope Village by herself. Taylor had just turned 18 and found herself on her own with no place to live. "I know I'm 18, but I am just a kid."

Taylor already had a part-time job working with special needs children when she got moved into her tiny house. But to get an apartment, she needs to work full-time, so one of her goals is to get a full-time job instead of the part-time job that she has.

Not having a driver's license is one of Taylor's biggest challenges and one of her biggest goals. Taylor, to get to her job and back would often use vouchers or taxi's, and most of the time one of her mentors, Rolanda. And on some occasions would have to walk the long walk back to Hope Village.

Taylor has a love for animals, especially cats. And when she was young Taylor had 12 cats at one point, she also has had dogs, pigs, goats, two turtles, and more than a couple fish in separate times. One Thing Taylor struggles with is not being able to have her cat in her tiny house. Not being able to have animals at the tiny house is one thing Taylor doesn't quite like about the tiny house program, but other than that Taylor says, "It is great living here with all these nice and caring people."

Something that did surprise Taylor when she first got to Hope Village was how nice and friendly the people were to her. They all said that if she needed help with anything that they would be there to help her and guide her, which was new and amazing to her.

This summer Taylor was able to connect with her birth dad and his family and she hopes to keep the connection and communication with him and his family.

Taylor's aim is to have her own apartment somewhere in Chippewa or Eau Claire, get her driver's licenses, save money for a car, and work a full-time job. She is nervous, excited and anxious about everything but she says, "I believe that everything will work out just fine."