



# TOGETHER, WE'RE BUILDING THE STORY



Annual Report FY23

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**St. Croix Valley Habitat for Humanity**  
749 Ryan Drive  
**Hudson, WI 54016**  
715-350-8575

# BOARD OF DIRECTORS & STAFF

## EXECUTIVE COMMITTEE

**Gary Zifko**  
Board President , Kraus-Anderson

**Gina Moe-Knutson**  
Board Vice President, WESTconsin Realty

**Michael Steblay**  
Board Treasurer, Renewal by Andersen

**Mike Stearney**  
Board Secretary, Retired, UW Green Bay

**Joel Skinner**  
Board Immediate Past President , Skinner & Assoc.

## BOARD MEMBERS

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Retired, Imation

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Wells-Fargo

**Gina Moe-Knudsen**  
WESTconsin Realty

**John Lestock**  
Our Savior's Lutheran

**Dan Murray**  
Rodli, Beskar, Neuhaus, Murray + Pletcher, S.C.

**Wendy Robson**  
Magic Wendy

**Lisa Smith**  
WestCAP

**Melissa Steiner**  
Twin Cities Habitat for Humanity

**Clark Schroder**  
Retired, Ashland County

**Aaron Sundeen**  
Derrick Companies

**Jon Whitcomb**  
MetroEast Commercial Real Estate

**Chris Wong**  
Renewal by Andersen

## STAFF

**Kristie Smith**  
Executive Director

**Dave Christensen**  
Construction Manager

**Sheila McAlpine**  
ReStore Store Manager

**Barb Mlinar**  
ReStore Store Manager

**Kailey Nourse**  
Resource Development

**Jessie Timme**  
Volunteer Coordinator

**Our volunteer Board of Directors is charged with long-term planning and governance, policy oversight, strategic development, financial management , fundraising and community engagement.**

# YEAR IN REVIEW

Hello. As a member of the SCVHFH board of directors since 2018, I've seen this organization recover from some challenges and grow in many ways as we continue to focus our mission on helping people with a safe, affordable place to call home. Our Fiscal Year 2023, which ended June 30, 2023, continued in this tradition. As the world worked to return to life adjusted by the pandemic, housing costs continued a sharp incline and our Habitat affiliate worked to further our connections in Western Wisconsin.

Workforce housing as a concept garnered increased attention and local, state and national governments joined economic development partners, chambers of commerce, developers and builders in a new, collaborative focus on the growing disparities between those who can and those who can't afford a home in this economy. Along with the more than 10 applicants for each of the two homes we built in New Richmond in FY23, we received numerous calls for housing help each week, including one from a middle school student sitting with her school counselor, trying to come up with a solution for permanent housing for her family.

Our community responded. Thanks to a significant grant from Fred C. and Katherine B. Andersen Foundation, we were able to purchase land right next door to the Middle School in Ellsworth, expanding our footprint further south in Pierce County. Support from individuals, businesses and the philanthropic community meant we could increase our building capacity and grow our ReStore. And an anonymous donor called to say they were donating their home to us to help us do more work in the affordable housing arena. We are humbled and thankful.

Yours in this partnership,

**Gary Zifko, Kraus-Anderson**

*Board President, St. Croix Valley Habitat for Humanity*

**Our rural communities in Pierce and St. Croix Counties are experiencing unprecedented growth and rise in home prices, challenging an already stressed supply of housing stock.**

As part of the 16-County, Twin Cities Metro Area, our area median home sales price is the same or greater than some of the wealthiest suburbs of Minneapolis and St. Paul (MN). Salaries can't keep up, causing more people to become housing burdened, or unable to maintain a healthy income balance between housing costs and other basic needs

## Wisconsin Housing Statistics FY23

- In Wisconsin, **1 in 8 households** spends more than half of their income on housing.
- Wisconsin **property value increased 13.8% in 2022**, surpassing the 2006 record of a 9.6% increase - driving affordability further out of reach for many.
- **23% of households in St. Croix County and 29% in Pierce County** struggle to afford basic needs, especially when trying to keep up with inflation.
- Median home sales price is **\$340,000 in St. Croix County and \$290,000 in Pierce County** (2022, Wisconsin Realtors Assoc.)
- A 2022 *"Healthier Together"* study in Pierce & St. Croix Counties identified that **up to 61% of residents** in parts of these counties can't make ends meet, with a particular housing cost burden on seniors.

## Since 1996...Serving Pierce & St. Croix Counties

Habitat believes no one should pay more than 30% of their income on housing.

- Since 1996, our Habitat affiliate has helped more than 72 families with a safe, affordable place to live, learn and become contributing members of our communities.
- We partner with hard-working, low-income earners who will pay an affordable mortgage for the home they eventually purchase.
- Our homebuyers must have a need for safe, affordable shelter.
- Each homebuyer is required to contribute sweat equity on the building or repair of their home.
- Through a second, Habitat-supported, forgivable mortgage, families are able to afford a home, which they purchase at a fair-market value, helping build generational wealth through their home's appreciation.



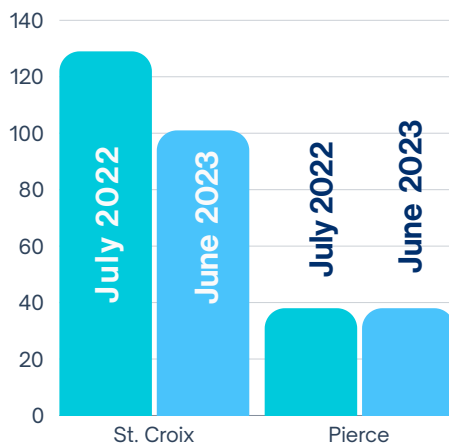
# FY 23

## JULY 2022-JUNE 2023

### MARKET INSIGHTS

#### MARKET FY 23

The housing market in Pierce & St. Croix Counties in FY23 continued to tighten, with fewer homes available and median sales price continuing to climb from the fiscal year start to end.



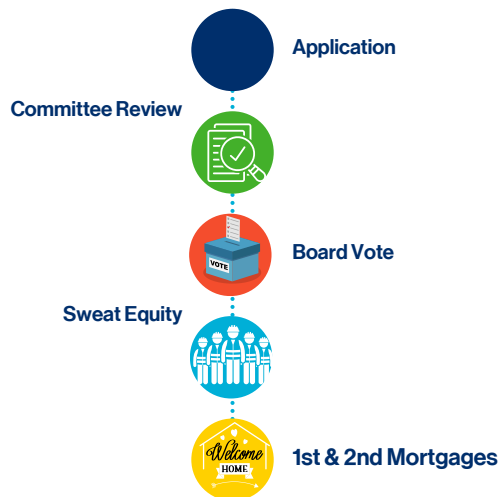
#### MEDIAN HOME SALES PRICE

Pierce & St. Croix Counties (SCVHFH General Service Area) are part of the Twin Cities (MN) real estate market.



#### THE ROAD HOME

The partnership process to become a Habitat homeowner.



#### SCVHFH ReStore



ReStore welcomes donations of everything from bamboo cabinets and pink storage carts on wheels to brackets, clamps, bed frames and antique furniture. All proceeds go right back into the work we do.



1st full year:  
3 part-time staff



1,587  
transactions



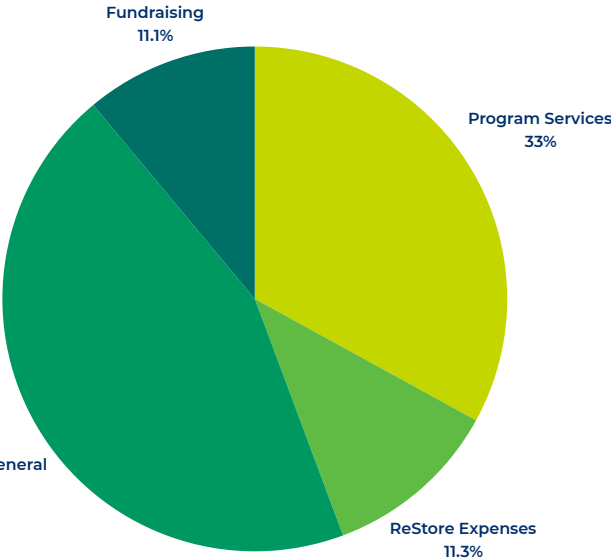
\$63,215  
net sales

# FISCAL SUMMARY

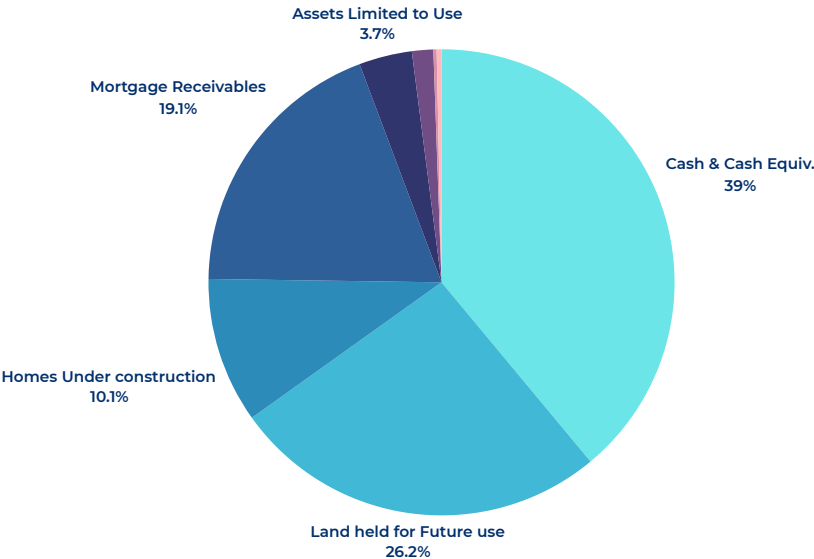
## FY2023 FINANCIAL STATEMENTS

Audit performed by Johnson, Block & Co., and approved by the board of directors November 20, 2023

Expenses



Total Assets



**Total Expenses: \$662,418**

- Management & General \$295,639
- Program Services \$218,517
- ReStore Expenses \$75,033
- Fundraising \$73,229

**Total Assets: \$1,468,122**

- Cash and Cash Equivalents \$571,751
- Mortgage Receivables \$279,582
- Land Held for Future Use \$384,015
- Homes Under Construction \$148,239
- Assets Limited to Use \$54,008
- A Brush w/Kindness Receivables \$4,918
- Property & Equipment \$21,698
- Security Deposits \$3,300

## FINANCIAL GIFTS

### Foundations and Grants

Andersen Corporate Foundation

Andersen Corporation

Edina Realty Foundation

Fred C. and Katherine B. Andersen Foundation

Hugh J. Andersen Foundation

Otto Bremer Trust

PepsiCo Charities/Aid Foundation

RCU Foundation

Renaissance Charitable Foundation

Sonnentag Foundaton

St. Croix Valley Foundation

Week's Family Foundation



## INDIVIDUAL DONORS

Berglund	B. & D.	DeMaggio	Rachael	Hannack	Gina
Andrews	Kate	Deport	Jean-Luke	Hanson	William or Delpha
Andrews	John	Derks	Brenda	Hanson	Bruce
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Buechner	Tara	Gall	Steve	Kobs	Sarah
Burbach	Michael	Garigiola	B.	Kobs	Jesse
Byker	Betsy	Garske	Jacque	Koch	Carah
Canfield	Jon	Gavin	N.	Kosse	Melissa
Canfield	Kari	Gear	Peder	Kosse	Matt
Castro	Al	Giese	William	Kragness	Scott
Caya	Nancy	Gnatzig	Bill	lampcov Fahey	Jodie
Christensen	Nancy	Goebel	Brian	Larson	Curtis & Sandra
Christensen	Becky	Goff	Elizabeth	Larson	Curt
Christensen	Dave	Goff	Steve	Larson	Larry
Cichy	Lisa	Grambow	David	Larson	Margaret
Clymer	J & J	Green	David	Larson	Jenny
Collins	Anne	Gremore	Marie	LeStock	John
Collins	Josh	Gremore	Jay	Linder	Dennis & Lynn
Connors	Jean	Grinstead	Joe	Lindquist	Ryma
Conway	Katie	Hackworthy	Nicholas	Loberg	Amy
Corrigan	Joni	Hallberg	Charlie	Logelin	Heather
Cudd	Doug	Hallberg	Stephanie	Loughney	Mark
Curran	Robert	Halvorson	Kristy	Ludwig Krause	Jenelle

## INDIVIDUAL DONORS

Mager	Debi	Phernetton	Candi	Skogstad	Caitlin
Magnus	Rosa	Piepgas	Marti	Smith	Lisa
Maki	Jeff	Ploeger	Kristy	Smith	Kathie
Malaney	Daniel	Postma	Dylan	Smith	Tammy
Manion	Brian	Power	Tim	Smith	Kristie
Manion	Valerie	Ramos	Ron	Snell	Ryan
Masloski	Dan	Reis	D.	Sobottka	Kaydi
Mason	Erin	Rinta	Steve & Cheryl	Sobottka	Cory
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Mathison	I.	Roberts	Chuck	Spetcher	LuAnne
Mcardle	Kevin	Robey	Monica	Stearney	Michael
Melby	Sarah	Robson	Wendy	Stebly	Seri
Melby	Chris	Rochon	Amber	Stebly	Ella
Meyer	Steven	Rochon	Dave	Stebly	Mike
Miller	Jim	Roeder	Susan	Steiner	Melissa
Moe-Knutson	Gina	Roggeman	Leanne	Steiner	Luke
Moore	Dale	Rosenberg	Joy	Steward	N.
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Morrow	Jerry	Rudquist	Douglas	Stonehouse	Sam
Mueller	K.	Russ	Michael	Sullivan	Emily
Murray	Dan	Russell	Matt	Sundeen	Aaron
Murray	Lori	Ryan	Casey	Sutrick	Cigi
Nelsen	Ginny	Ryan	Jordyn	Sutrick	Justin
Nelson	Barbara	Sabelko	Steve	Tangen	Daniel & Mrs
Nelson	Kurt	Schendel	Erika	Taylor	Arline
Nelson	Donna	Schmeichen	Ann	Taylor	Karen
Nelson	Pam	Schroeder	Clark	Tenner	Arlene
Nerbonne	John & Evalyn	Schultz	Ernie	Thoreson	Jennifer
Nichols	Kelly	Schulz	Christy	Timme	Jessie
Nielsen	Johan	Schulz	Michael	Tuve	Malcom & Mary
Norum	Traci	Schulz	Samantha	Van Winkle	C.
Obermueller	Ken	Schulze	Joel	Vandenberg	Dakota
Olson	Karen	Schulze	Sharon	Vandersteen	Bette
Olson	Robert	Seebach	A.	Walton	Lexi
Olson	Terry & Steven	Seebach	Richard	Weekes	Monica
Olson	Jill	Senn	Gary	Weiss	Chris
Onkka	John	Severson	Jason	Weiss	Vickey
Oseby	Jeff	Shafer	G.	Wessel	Bambi
Ostlund	Adam	Sieracki	Mark	Whitcomb	Jon
Otwell	Maureen	Sievers	Renee	Whitney	Nicholas & Laura
Pala	Magdalena	Sievers	Roger	Wiemerslage	Sheila
Pavitova	Maia	Sikorski	Jon	Williams	John and Chaundra
Pavlis	Roger	Sjoberck	Michelle	Witzel	David & Doris
Pavlis	Karen	Skaggs	Cheryl	Worrell	Deirdre
Pepera	Tim	Skendzel	Sasha	Yoerg	Frederick
Peterson	Dean	Skinner	Carol	Zifko	Gary
Peterson	Hana	Skinner	Joel	Zifko	Grace

## IN-KIND CONTRIBUTIONS

3 Schweet Sisters	Kwik Trip, Inc	Russ Korpela
ABC Supply Co. Inc - St. Paul	Larson	Salon Five-O
Blooms for Happiness	Lift Bridge Brewing	Schroeder
Boardman Bypass	Made From Scratch	St. Croix Baking Company
Brown	Magic Wendy	St. Croix County Abstract & Title Co.
Brueske's Breads	Mason Jar Marketing	St. Croix Lanes
Buddy's Bakery	Melby	Striker Brands
Cady Cheese Factory & Shop	Mon Petit Cheri	Superior Carpet Cleaning
Champs Sports Bar & Grill	Nilssen's Foods - Baldwin	Superior Street Baking
Concrete Flooring Solutions	Nilssen's Foods - Ellsworth	Sweet Beet Bakery
Dan Murray	Nina's Coffee Cafe	Sweet B's Bakery
Dorothy Ann Bakery and Cafe	Nootz & Oz's Pub	Sweet Creations by Sarah
Ellsworth Cooperative Creamery	Nothing Bundt Cakes	Tattersall Distilling
Family Fresh River Falls	OneCause	Ted Blank Luxury Travel & Adventure
Fladaboe Advancement	Perkins - Hudson	The Moe's Sell Homes
Fleet Farm	Pillar Bank	The Next Stop Bar & Grill
Frosted Haven	PTACEK'S IGA	The Phipps Center for the Arts
Hair Lounge	Radisson River Falls	Urban Olive & Vine
Hanisch Bakery	Ready Randy's	Valley Companies
Hudson Grand Garages	Richard	West Wind Supper Club
Jerry's County Market	River Falls Ace Hardware	Willow Medspa & Fitness
Keys Cafe	Rooster's Roadhouse	
Knoke's Chocolates & Nuts	Royal Credit Union	
Krumm Exteriors		



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