

2023 Annual Report



Greater Fox Cities Area
Habitat
for Humanity®

Through Shelter, We Empower.



“

We are forever grateful for this opportunity and all the hard work and generosity that has gone into our home. Thank you to everyone who helped make our dreams come true!

– THE FARMER FAMILY



From the President & CEO



As we begin 2024 with ambitious goals ahead, we reflect on 2023 and all the lives we were able to impact. Today, the importance of a safe and stable home has never been more evident, and we remain steadfast in our commitment to building a world where every family has a decent place to call home.

Looking ahead, we have more on our plates than ever, but we are eager to continue the work that your support allows us to pursue. When we see another child living in a secure and stable environment, or another neighborhood strengthened through our Rock the Block program, it reinforces our resolve to continue on.

Thanks to your support, we have the privilege of changing the lives of Fox Cities families for years to come. When we work side-by-side with our Partner Families, we give them the tools to be successful homeowners.

Because of you, Fox Cities Habitat was able to positively impact:

- 19** families who can now say their dream of homeownership came true
- 67** families through our Home Repair, Rock the Block, and Lead Safe Homes programs
- 9** families in developing countries around the world through our tithing program
- 179** children in the Fox Cities homes that can study, play, have sleepovers, and know that they have as safe environment

On behalf of Greater Fox Cities Area Habitat for Humanity, I want to extend a heartfelt thanks to our donors, volunteers, Board of Directors, Senior Crew, staff, committee members, and, above all, our Habitat families who entrusted us with assisting them in building strength, stability, and self-reliance.

Blessings and peace,

A handwritten signature in black ink that reads "John Weyenberg". The signature is fluid and cursive.

John Weyenberg
President/CEO

Our Mission

Seeking to put God's love into action, Habitat for Humanity brings people together to build homes, communities, and hope.

Our Philosophy

BUILD

Volunteers and family partners build and repair homes with donated materials and labor.

FINANCE

Families pay for their homes or home repairs with affordable financing terms. Habitat receives no profit from the sale and the homeowner pays no interest.

REINVEST

All mortgage and loan payments are reinvested into Habitat programs to help more families.

Imagine a world where everyone has a decent place to live.



Our Programs



HOMEBUYER PROGRAM

Our Homebuyer program makes the dream of ownership possible for many Fox Cities families. A safe, affordable home empowers a family to invest in a secure future for themselves and their children. It allows qualified, low income, hardworking people to purchase a home with a 0% interest mortgage loan.



ROCK THE BLOCK

Rock the Block is a multi-day event that kicks off Habitat's Neighborhood Revitalization efforts in targeted communities. Habitat brings together residents, municipalities and community partners to complete exterior home repairs for low income homeowners and community projects to improve and beautify the neighborhood surrounding the homes.



HOME REPAIR PROGRAM

The Home Repair program provides reputable and affordable home repair solutions to low income homeowners so that the family's health, safety, and well-being is enhanced. These services may also alleviate serious safety risks and code violations.



HABITAT RESTORE

Appleton Habitat ReStore is a nonprofit home improvement store and donation center that sells new and gently used furniture, appliances, home accessories, building materials, and more. The proceeds from these sales directly fund Fox Cities Habitat's mission.



ALMOST HOME

The Almost Home program helps people become eligible for our Homebuyer program. Case managers prepare buyers for ownership with financial education, guidance and resources to qualify.



GLOBAL HOMEBUILDING

Habitat for Humanity's vision is a world where everyone has a decent place to live. Fox Cities Habitat partners with developing countries to provide financial and volunteer resources desperately needed to improve their housing conditions.



RENTAL PROGRAM

Habitat's Rental program creates a unique, temporary housing solution for families in the Almost Home program. Habitat purchases blighted properties and rehabilitates them into safe, decent and affordable rental properties.

The need for affordable housing:

1 in 9 households in Wisconsin spend half or more of their income on housing.

There is a shortage of over 126,000 affordable rentals available for extremely low-income families in Wisconsin.

There is a 3 to 5 year wait for subsidized housing in the Fox Cities.*

*Source: (2023). Out of Reach. National Low Income Housing Coalition.

Why affordable housing matters:

Habitat for Humanity knows that a decent, affordable place to live can create a situation where homeowners save more, invest in education, pursue opportunity, and have more financial stability.

Affordable housing creates diverse communities, builds equity, reduces inequality, and ensures that people with different incomes can have safe and stable homes, ultimately improving overall well-being and decreasing homelessness.



What is Habitat's role in addressing affordable housing in the Fox Cities?

Fox Cities Habitat is a leader in providing innovative housing solutions to address the needs specific to low-income families in our community.

- For families interested in becoming homeowners: Habitat's Homebuyer, Almost Home, and Rental programs.
- For current homeowners needing critical home preservation and repair services: Habitat's Home Repair program and Rock the Block.
- For vulnerable neighborhoods and communities— distressed properties in need of some TLC: Rock the Block.
- For the entire community: Appleton Habitat ReStore.

Lives touched in 2023 by Fox Cities Habitat

1,541

volunteers helped on Fox Cities Habitat build sites, at the Appleton Habitat ReStore, and behind the scenes

19

Homebuyer families can now say their dream of owning a safe, affordable home of their own has come true



"I believe in the mission of ReStore and really enjoy partnering with families to assist them in providing affordable housing, furnishings, and to listen to their stories. The other volunteers, donors, and staff are awesome - their caring attitudes are infectious in the best way!"

— RICH GARMAN



As a single mom, Dawn felt that homeownership was a dream that would never come true. With the support of Habitat and a lot of hard work, she is ecstatic to have a place to call home.

The definition of home is different for everyone. Dawn stated, "For me, home is where you place your heart, and I'm happy to place my heart in a Habitat home!"

67

families were impacted by Fox Cities Habitat's Home Repair programs, including critical home repair, Rock the Block, and Lead Safe Home programs

179

children in Fox Cities Habitat homes can study, play, have sleepovers, and know that they have a safe environment

1.15M

pounds of usable materials diverted from the landfills by Appleton Habitat ReStore

9

families in developing countries around the world have had opportunities to build a better life because of Fox Cities Habitat's financial and volunteer support

Dorothy celebrated a major milestone this year - she made the last payment on her Habitat home!

Dorothy's home was built in New London in 2007

for her and her four children. Dorothy faced many challenges in her past, and she stated that because of the help from friends and Fox Cities Habitat staff, she was able to get through those challenges and still continue to achieve her dream of having a place to call her own.

Dorothy stated, "Habitat for Humanity has taught me that I can ask for help without feeling shame about where I've been, because it's where I'm going that really matters."

To hear more of her story, scan the QR code!



How Opportunities Open

Every family who purchases a home from Habitat for Humanity must meet certain requirements.

1

SHOW A NEED

Each potential homebuyer is facing some sort of inadequate living condition. Whether it's unaffordable rent, homelessness, living in a home in disrepair or a home that is inaccessible for a family member with disabilities, each family who comes to Greater Fox Cities Area Habitat for Humanity demonstrates a need for adequate housing.

2

CAN PAY BACK A LOAN

Although Habitat for Humanity homes are zero interest loans, a family is still required to make payments on that loan. Home ownership requires a mortgage, and families who receive help from Habitat for Humanity are receiving an opportunity to achieve something they couldn't do otherwise. Families work with Habitat staff to make sure they can make monthly payments before construction begins.

3

IS WILLING TO WORK FOR THE HOME

Habitat for Humanity homes are not a handout. Families must help in the construction process and are expected to put in 200 to 400 hours of labor to help build their home, build other Habitat family homes, learn how to take care of their home through workshops, volunteer at our ReStore, and do community service outside of Habitat. This way families learn how their home is constructed and how to fix or repair parts of their home once they are living there.

Building Communities Together



Meet 2024 Homebuyer, Maya, and her daughter Mirabella!

Maya and Mirabella have faced many challenges throughout the last couple of years. After going through an unexpected divorce, Maya found herself in the position of needing to find a new job that could support her family.

For Maya, the decision to apply for a Habitat home was deeply rooted in her desire to provide a safe and stable environment for her daughter. She wanted Mirabella to have a space where she could thrive, grow, build lasting memories, and, most of all, be a kid. Maya always had the desire to give Mirabella a place where she could fully embrace being herself.

They will be moving into their home in 2024. Together, Maya and Mirabella look forward to having movie nights, playing many board games together, hosting friends and family, having sleepovers, and cooking in their new kitchen. Maya is endlessly grateful for the opportunity to partner with Habitat, and for all the wonderful people she has met along the way.

"I think there's a misconception that you just get a free home, and you don't. You work hard, you partner, you make friendships, you learn skills, you put your heart into the community, and they give it right back to you." - Maya, 2024 Homebuyer

To hear more of their story, scan the QR code!



Building Communities Together



Statistics showing positive impact after Rock the Block in Menasha - reported by Tim Styka, Retired City of Menasha Police Chief

▼ **78%**
Runaways

▼ **58%**
Drugs

▼ **29%**
Juvenile complaints

▼ **75%**
Domestic violence

▼ **58%**
Ordinance violations

▼ **18%**
General theft

▼ **67%**
Truancy

▼ **43%**
Property damage and parking complaints

Yolanda has owned her home on Doty Island for the past 13 years. Her home needed a variety of repairs, from a leak in her basement to porches that were in such poor condition that it was unsafe for anyone to walk on. Yolanda is ecstatic and relieved that Rock the Block was able to provide a long-term solution to the water issue in her basement, and that she can now sit on her porch without the fear of her (or her guests) falling through.

Yolanda stated, "When I saw the Fox Cities Habitat Rock the Block program was coming to my neighborhood, and found out that I had been accepted, it was a huge weight lifted off my shoulders. It's great to know that if you need help, people in the community will be more than willing to help you out. They take time out of their busy days and schedules just to help out a neighbor. It's amazing."

To watch a recap of the 2023 Doty Island Rock the Block, scan the QR code!





Dunham Family

Lead Safe Homes Program

When the Dunhams moved into their home, they realized there was lead in the paint on their walls. They quickly realized that it was a large expense to remove it, and that it could be a dangerous project if not managed properly.

After working with the Lead Safe Homes Program, they can feel safe in their home and not worry about their home negatively affecting their health. The family stated that it feels joyful to know that that's not their project anymore.

To read more about their story, scan the QR code!



Mueller Family

Homebuyer Program

Steffanie and her kids have wanted their own home for as long as they can remember. They struggled to find a home that was safe, affordable, and that could fit their family.

Thanks to Habitat, they now have a home where they can celebrate the holidays, have their own rooms, and invite friends and family over whenever they'd like. They are so grateful for their experience and the support they felt along the way.

"To me, home is where we can make long, happy, good memories. Home is happiness, love, caring, and joy."

—STEFFANIE MUELLER



Jacki and McKaylee

Homebuyer Program

Jacki applied to Fox Cities Habitat because she wanted to have a safe, affordable, and secure place for her and her daughter - a place where they could live and not just survive. Now that they have a place to call their own, Jacki and McKaylee are excited to pursue their education and job goals.

"A home to me is a warm, safe place to be. Where family can gather and memories can be made. A safe place where there is no judgment or restrictions. A home is a place we can be ourselves."

—JACKI

Help Habitat make the #CostOfHome something we all can afford

In Wisconsin, 1 in 9 households spend half or more of their income on housing.



Housing costs have reached their highest levels in years, while the supply of homes for sale has reached a new record low— the shortage being even greater for lower-priced homes. “Cost-burdened” refers to households that spend 30% or more of their income on housing expenses while “severely cost-burdened” households spend 50% or more. This financial strain affects low-income households’ ability to cover basic needs for a successful household such as food, healthcare, utilities, education, and more. It can lead to constant stress, limited savings, and increased risks of housing instability. Households that find themselves in these situations have a difficult time bouncing back from unexpected life events. The importance of advocating for home affordability and stability has never been greater.

**\$20.32/hour or
\$42,265 annually**

Wage required to afford fair market rent for a two-bedroom apartment in Wisconsin (\$1,056), working 40 hours per week.

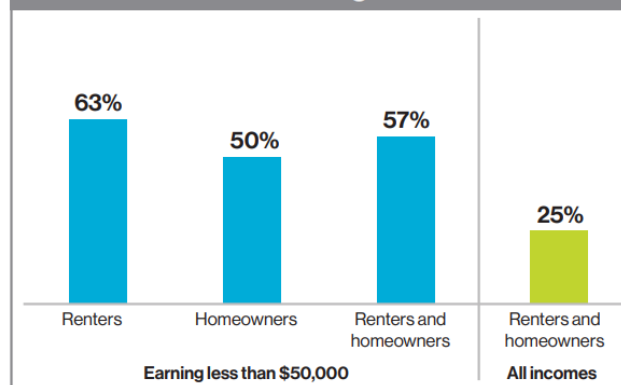
(State minimum wage: \$7.25/hour or \$15,080 annually)

Source: https://nlihc.org/sites/default/files/oor/Wisconsin_2023_OOR.pdf

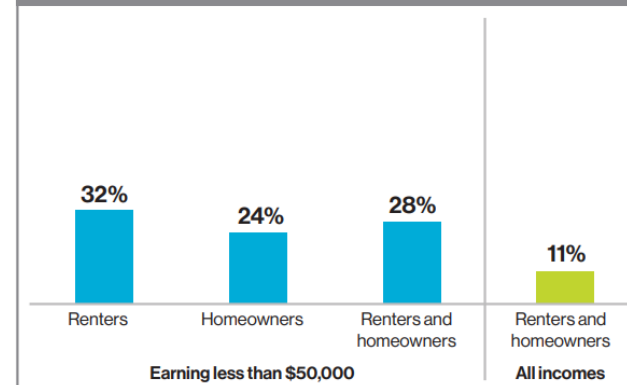
-126,726

Shortage of affordable and available households for extremely low-income renters in Wisconsin.

Share of households paying over 30% of their income on housing¹



Share of households paying over 50% of their income on housing¹



Celebrating 30 Years



In 2023, we celebrated 30 years of Greater Fox Cities Area Habitat for Humanity. We had the opportunity to sit down with two of our longest-tenured volunteers, Jim Parker and Bill Devine, to hear their stories and celebrate Fox Cities Habitat's 30 year anniversary. Bill and Jim have volunteered alongside each other for decades, and have seen Fox Cities Habitat transform and grow immensely. These gentlemen have undoubtedly turned their volunteering into a labor of love.

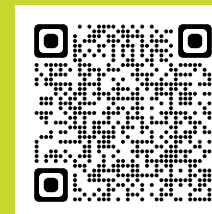
Jim started volunteering with us 30 years ago and is one of the founding members of the Construction Manual Committee, was part of the foundation of our Senior Crew, and has been an active volunteer on our construction sites. Bill started volunteering with us about 25 years ago and is on the Marketing Committee, ReStore Committee, and helps with many projects throughout the organization. Bill and Jim have seen Fox

Cities Habitat grow exponentially from two staff members in a closet at the local Goodwill, to an affiliate with over 40 employees and over 1,400 volunteers.

Because of the dedication of our staff and volunteers, Fox Cities Habitat has been able to make a significant impact over the last 30 years. Together, we have helped over 1,000 people in our community earn safe and affordable homes, revitalized 20 neighborhoods in the Greater Fox Valley through our Rock the Block program, have helped over 100 families received affordable repairs through our Home Repair program, and have diverted 12.2 million pounds from our landfills because of our ReStore. Our volunteers have put in over 1,000,000 hours in order to make these accomplishments happen.

The impact we've made is directly because of committed volunteers like Jim and Bill. Thank you both, and all volunteers, for the endless time, energy, and support you have given to this organization.

To read more and watch their interview, scan the QR code!



Make a Difference—Volunteer!

Your skills can help our organization provide affordable housing solutions for deserving families in the community.

- Construction
- ReStore
- Rock the Block
- Meal Providers
- Logistics
- Office Work
- And more!

To learn more about volunteering, visit FoxCitiesHabitat.org/volunteer

Thank you to our donors and sponsors!

\$100,000+



\$75,000 - \$99,999



\$50,000 - \$74,999



\$25,000 - \$49,999



Basic Needs Giving Partnership*
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*within the Community Foundation for the Fox Valley Region

** a division of Garden and Pet

All effort has been made to ensure accuracy. We apologize for any errors or omissions.

Contact Amy McGowan, Development Director | 920-378-8613 AmyM@FoxCitiesHabitat.org

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 JC Taylor^

Bob and Kay Templin
 Terry and Ruth Tessier
 Ron and Karen Toshner
 Gene and Linda Trombley
 Underhill Hartlein Family
 Fund*
 Jeff Van Brundt Charitable
 Gift Fund*%
 Paul and Char Van Vreede
 Nathan and Holly
 Van Zeeland Family
 Foundation*%
 Michael and Stephanie
 Vrabec Family Fund*
 Wallace Family Foundation
 Bob and Jackie Weber
 Jack and Sue Welhouse
 Rose Welhouse
 Mike and Peggy Weller
 John and Barbara Wenig
 John and Jennifer
 Weyenberg
 Warren and Nancy Whitton
 Allan J. and Marvel A.
 Williamson Fund*
 David and JoEllen
 Wollangk
 Charles and Judy Zarnoth
 Richard and Karen Ziegert
 Terry Ziegler
 James and Sherry Zwicky

*within the Community Foundation for the Fox Valley Region

**within the Chilton Area Community Foundation

***within the Brillion Area Family of Funds

*% C/O Fidelity

*# C/O The Catholic Foundation for the Diocese of Green Bay, Inc.

^ deceased

All effort has been made to ensure accuracy. We apologize for any errors or omissions. Contact Amy McGowan, Development Director | 920-378-8613
 AmyM@FoxCitiesHabitat.org

Board of Directors

Chairperson

Kathi Seifert | Owner & President, Katapult

Vice-Chairperson

TJ Minnehan | President, Bank of Kaukauna

Treasurer

Charlie Goff | General Partner, NEW Capital Management

Secretary

Dr. Sabrina Robins | Chief Operating Officer, Abaxent

Board of Directors Members

Stacey Bartlett | Director of Accounting & Controller, J. J. Keller & Associates

Jen Bauer | Senior Vice President of Marketing & Culture, Miron Construction

Kevin Beauchamp | President, Galloway Company

Rayon Brown | Executive Director for Diversity, Equity, and Inclusion/Chief Diversity Officer,
Fox Valley Technical College

Marissa Downs | Principal, Mosaic Property Ventures

Brian Episcopo | Senior Pastor, Appleton Alliance Church

Gina Glover | Career Coach & Speaker, Gina Connects, LLC

Mike Kalinowski | Retired Manager of Supply Chain Analysis, Kimberly Clark

Sheng Lee Yang | Executive Director, Us 2 Behavioral Health Care

Mary Lornson | Senior Vice President of Lending, Community First Credit Union

Dave Van Lieshout | Owner/Attorney, Van Lieshout Law Office

Jackie Weber | Retired VP Member Engagement & Growth, Thrivent Financial

Mike Weller | CEO, Mike Weller & Associates, LLC

James Williams | President, U.S. Lubricants, U.S. Venture

Thank you to the Board Members who concluded their Board service this year:

Rob Underhill | Retired, Kimberly Clark

STATEMENT OF FINANCIAL POSITION ⁽¹⁾

AS OF JUNE 30, 2023

ASSETS

| | |
|--|--------------|
| Cash and Cash Equivalents | \$ 1,827,029 |
| Certificates of Deposit | \$ 301,688 |
| Accounts Receivable | \$ 12,114 |
| Contributions and Grants Receivable | \$ 220,126 |
| Prepaid Expenses | \$ 73,062 |
| Inventories | \$ 3,712,386 |
| Property and Equipment, net | \$ 3,061,118 |
| Operating Right-of-Use Assets | \$ 96,686 |
| Investments | \$ 48,950 |
| Investments Held by The Community Foundation | \$ 6,660,422 |
| Mortgage Loans Receivable | \$ 1,231,304 |
| Rental Properties | \$ 934,677 |

Total Assets \$ 18,179,562

LIABILITIES AND NET ASSETS

| | |
|---------------------------------------|--------------|
| Operating Lease Liabilities | \$ 96,686 |
| Accounts Payable and Accrued Expenses | \$ 539,635 |
| Mortgage Escrows | \$ 240,167 |
| Refundable Advances | \$ 635,396 |
| Deferred Revenue | \$ 49,487 |
| Notes Payable | \$ 2,782,611 |

Total Liabilities \$ 4,343,982

NET ASSETS

| | |
|----------------------------|---------------|
| Without Donor Restrictions | \$ 12,457,022 |
| With Donor Restrictions | \$ 1,378,558 |

Total Net Assets \$ 13,385,580

Total Liabilities and Net Assets \$ 18,179,562

Financial Information

STATEMENT OF ACTIVITIES ⁽¹⁾ FOR THE 12 MONTHS ENDED JUNE 30, 2023

SUPPORT AND OTHER REVENUE

| | |
|--|----------------------|
| Contributions and Grants | \$ 4,496,453 |
| Contributed Nonfinancial Assets | \$ 1,381,101 |
| Sales to Homebuyers and Home Repair Services | \$ 2,406,080 |
| Mortgage Loan Discount Amortization | \$ 125,246 |
| ReStore Sales | \$ 1,290,568 |
| Return on Investments | \$ 331,576 |
| Investment and Interest Income | \$ 46,022 |
| Gain on Extinguishment of Note Payable | \$ 447,816 |
| Gain on Sale of Mortgage Loans Receivable | \$ 1,326,236 |
| Gain on Second Mortgages | \$ 32,938 |
| Rent Income | \$ 95,208 |
| Other Income | \$ 99,221 |
| Total Support and Other Revenue | \$ 12,078,465 |

EXPENSES

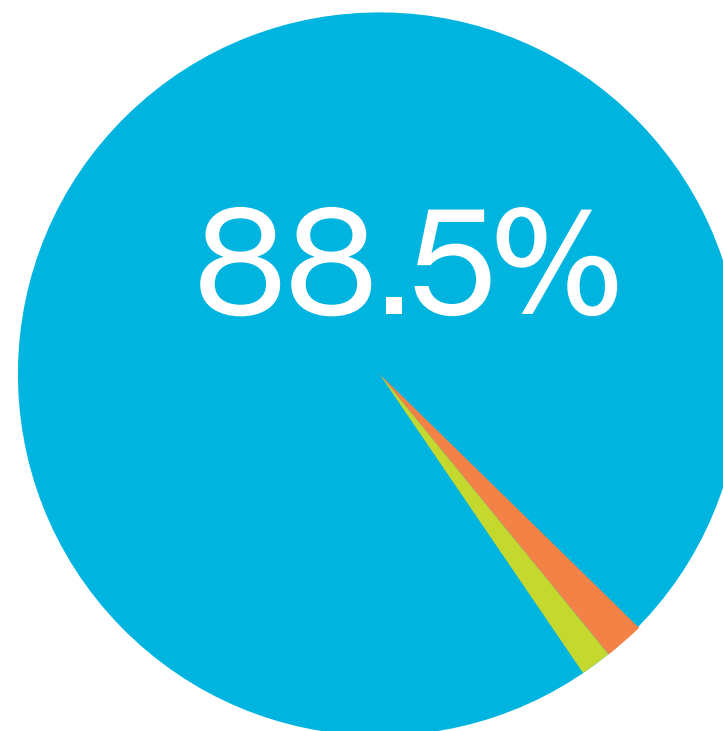
| | |
|------------------------|----------------------|
| Program Expenses | |
| Housing | \$ 7,616,417 |
| ReStore | \$ 2,318,904 |
| Management and General | \$ 765,625 |
| Fundraising | \$ 531,037 |
| Total Expenses | \$ 11,231,983 |

Change in Net Assets **\$ 846,482**

Net Assets - Beginning of Year **\$ 12,989,098**

NET ASSETS - END OF YEAR **\$ 13,835,580**

How much of a dollar donation goes towards our programs?



88.5% Program Expenses
6.8% Administrative Expenses
4.7% Fundraising Expenses

⁽¹⁾ Greater Fox Cities Area Habitat for Humanity Inc.'s auditors have expressed an unqualified opinion on the June 30, 2023 financial statements. Those financial statements include associated notes that are essential to understanding the information presented herein. The full set of statements and notes is available on Greater Fox Cities Area Habitat for Humanity Inc.'s website www.foxcitieshabitat.org/financial-disclosure.



Thank you!



Greater Fox Cities Area
Habitat
for Humanity®

Connect with us!



Platinum
Transparency
2023

Candid.

Charity
Navigator



+ FOUR-STAR +