

2019

ANNUAL REPORT

BUILDING FUTURES THROUGH HOUSING



mission:

We partner to build safe housing for Minnesotans in need.

vision:

To end homelessness in Minnesota.

our core value:

Every individual has worth and human dignity and deserves the basic provision of shelter as a necessity of life.



HOUSING FIRST
MINNESOTA FOUNDATION

HomeAid
Twin Cities







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**Pastor Nick Dyrud, Emmaus Lutheran Church and Dennis Medo
at House of Hope Key Ceremony**



LETTER FROM THE PRESIDENT

A YEAR OF NEW OPPORTUNITIES

2019 was a year of building infrastructure and expanding partnership efforts for the Housing First Minnesota Foundation. With a new name, brand, and strategic direction, Housing First Minnesota Foundation propels forward with our work of building futures through housing. With change comes new opportunities to lead with the intentions of sustaining the organization, expanding partnerships in the community, and selecting projects that will have a lasting impact of serving the housing needs of Minnesotans now and in the future.

The momentum surrounding our community build projects presented opportunities to share our partnership model with various city officials, council members, and staffers. I was impressed with local government responses toward the thought of building housing for Minnesotans who are experiencing homelessness in their communities through a land donation.

I have learned firsthand that land acquired at no cost comes with several challenges. I witnessed what builders go through when trying to develop new projects, such as environmental testing, variances, platting, and inspection requirements. Thank you to Lennar, Mega Remodel, and Cardinal Remodeling, their subcontractors, and our supporters who demonstrated their commitment to donate their time and resources to complete Foundation projects.

In May, the board of directors and staff held the first of many strategic planning sessions. These convenings provided valuable opportunities to 1) Identify the organization's strengths and challenges, 2) Review our mission, vision, and core competencies, and 3) Discuss our project selection processes and methods to elevate the profile of the Foundation. As a result, the board of directors approved a new plan, identity, and procedures—setting the Foundation's direction for the next three years and beyond. It has been a privilege to serve as president and work with such talented and passionate leaders, partners, and staff. Thank you to the board and committee members for their tireless work toward our goal to eradicate homelessness in Minnesota. Thank you, Donnie and Shelly for keeping the Foundation on point in 2019 and Housing First Minnesota staff for their help and support. We appreciate City of Bloomington Housing and Redevelopment Authority (HRA) for donating land used to construct housing for veterans. I will end with a special thanks to Housing First Minnesota members for supporting our industry foundation.



Dennis Medo

Housing First Minnesota Foundation
Board President

2020–2023 STRATEGIC PLAN

objective 1

Select appropriate construction projects to ensure that a positive outcome is derived

objective 2

Ensure financial viability

objective 3

Recruit passion for our cause of eliminating homelessness

objective 4

Elevate the profile within the industry

objective 5

Ensure sound leadership and adhere to compliance





WITH YOUR HELP, THIS IS WHAT WE ACCOMPLISHED IN 2019:

- Completed two community build projects valued at \$557,509, saving shelter providers 87% in constructions expenses
- Constructed transitional housing for veterans experiencing homelessness with our Housing for Heroes: Bloomington project
- Renovated Family Recovery Housing for mothers participating in chemical dependency programming
- Awarded \$20,000 in scholarships to 12 students pursuing an education in residential construction trades
- Approved a new three-year strategic plan with a renewed mission and vision, and identity
- Acquired land donation from the Bloomington Housing and Redevelopment Authority
- Coordinated efforts to secure land donation in Bloomington, North St. Paul, and Brooklyn Center
- Achieved the Charities Review Council's seal of approval as a viable charitable organization
- Hosted the first Becoming a Build Partner Breakfast event





OUR HEARTS AT WORK

2

Community
Build Projects

4,352 ft²

of Dignified Transitional
Housing in the Community

2

Build Partners

6

Shelter Beds Added or Preserved

63

Trade Partners

\$557,509

Total Construction Market Value

\$417,369

In-Kind Donations of Discounted Labor, Materials, and Land

\$487,757

Construction Cost Savings

87%

Overall Expense Savings to Service Organizations



OUR PROJECTS



BEFORE

AFTER

HOUSING FOR HEROES: BLOOMINGTON

Our Foundation secured land from the City of Bloomington HRA to construct a new home for veterans experiencing homelessness and to provide them with a dignified place to live. The Minnesota Assistance Council for Veterans (MACV) will own a new 4-bedroom residence, provide veterans with case management services, and work with them to regain confidence and self-sufficiency. Lennar leveraged relationships with their trade partners to construct the house within 100 days.

MISSION: MACV seeks to end veteran homelessness in Minnesota by providing housing, employment, and legal services.

LOCATION: Bloomington, MN

RENOVATED ft²: 3,552

PROJECT VALUES: \$481,331 | \$240,973 In-Kind Donations and Funding | 87% Construction Savings

SAVINGS TO SERVICE ORGANIZATION: \$420,751

CLIENTS SERVED / BEDS ADDED: 4

WORK PERFORMED: Construction of new transitional housing residence

NUMBER OF TRADE PARTNERS: 41

SCHEDULED DEDICATION DATE: March 2020

SERVICE PROVIDER:



BUILD PARTNER:

LENNAR®

FAMILY RECOVERY HOUSING

Our Foundation partnered with Avivo to renovate a basement apartment that was once used for storage and in dire need of repair. The 1-bedroom unit was turned into a 2-bedroom apartment with a new floor plan to include bathroom, kitchen, cabinetry, lighting, flooring, trim, and paint. The new space increased Avivo's capacity to serve more mothers and children. We hope the new space now serves as an environment where mothers can heal and nurture their children.

MISSION: Avivo increases well-being through recovery, employment, and career advancement.

LOCATION: Minneapolis, MN

RENOVATED ft²: 900

PROJECT VALUE: \$76,179 | \$50,909 In-Kind Donations and Funding | 88% Construction Savings

SAVINGS TO SERVICE ORGANIZATION: \$67,007

SHELTER BEDS ADDED / PRESERVED: 2

WORK PERFORMED: Renovation of a basement

NUMBER OF TRADE PARTNERS: 22

SCHEDULED DEDICATION DATE: April 2020

SERVICE PROVIDER:



BUILD PARTNERS:

mega REMODEL

CARDINAL
remodeling 

LIFE YOU'VE
DREAMED OF.
LESS IN THE
ADVERSITY.
UP LEARNING.
IMAGINATION
OR POSSIBLE.
THE BEAUTY
AROUNDS YOU.
WHERE YOU
M, BUT NEVER
HT OF WHERE
RE GOING.



BEFORE

AFTER



EXPOSING TALENT TO A FUTURE IN THE HOMEBUILDING TRADES

Since 2014, Housing First Minnesota Foundation has provided financial support to Minnesotans pursuing an education in residential construction. This year, we are honored to award \$20,000 to 12 deserving recipients to help further their education and career goals within the residential homebuilding industry to include carpentry, HVAC, electrical, plumbing, and other trades. Our goals are to promote construction-related trades as a viable career option and attract new talent into the homebuilding industry. With a mix of backgrounds and interests in the trades, these 12 dedicated students are showing how bright and promising the future is for the construction industry.

12

Students pursuing an education in residential construction trades

\$20K

In scholarships awarded in 2019

9

Colleges and universities attended

\$84K

In scholarships awarded to 33 students since 2014



It started with a coffee table in one of her woodworking classes at her high school—it was then Delanie knew she wanted to build things with her hands. "I absolutely fell in love with building things...and the pure joy of seeing the end results." Post-graduate plans include finding employment at a great homebuilding company and to one day own a homebuilding/interior design business.

Delanie LaFave
2019 Scholarship Recipient



Participation in sports, volunteering and working 15-20 hours a week at multiple jobs, all while maintaining a high level of academic achievements has provided Hudson with a strong work ethic. "Doing what I enjoy keeps me motivated . . . I am confident that I will continue this high level of work ethic into my future education and career in Minnesota."

Hudson Neumann
2019 Scholarship Recipient

SCHOLARSHIP RECIPIENTS

Delanie LaFave

Carpentry
Alexandria Technical Community College

Luke Rogers

Residential Construction Management
Dunwoody College of Technology

Nathan Litzau

Electrician – Residential
Ridgewater College

Eva Sharot

Construction Management – Residential
Minnesota State University Mankato

Derek Lockwood

Electrical Construction
Northwest College

Brandon Sloniker

Construction Management – Residential
Construction
University of Minnesota Twin Cities

Juwle Nagbe

Building and Construction Technology –
Residential Construction
North Dakota State College of Science

Chase Stock

Construction Management –
Project Management
Dunwoody College of Technology

Breanna Nava

Construction Management – Residential
Minnesota State University Mankato

Dallin Swanson

Electrical Technology
St. Paul College

Hudson Neumann

HVAC and Refrigeration Technology
Dakota County Technical College

Allen Walock

Construction Management – Electrical
Construction
Dunwoody College of Technology

2019 AUDITED FINANCIALS

THANK YOU FOR INVESTING IN US!

ASSETS

Cash and equivalents	116,810
Accounts receivable	985
Prepaid expenses	9,677
Property and equipment, net	-
Investments	834,575
Other assets	157,019
Total Assets	\$1,281,687

LIABILITIES

Accounts payable	4,972
Accrued liabilities	211,809
Total Liabilities	\$216,781

NET ASSETS

Without donor restrictions	1,046,944
With donor restrictions	17,962
Total net assets	1,064,906
Total Net Assets	\$1,281,687

SUPPORT & REVENUE

Contributions	90,922
In-kind contributions	165,111
Fundraising events	227,947
Home tour events & sponsorships	186,422
Other	13,157
Total Revenue	\$683,559

EXPENSES

Construction projects	319,613
Grants & scholarships	19,467
Support services	300,615
Total Expenses	\$639,695

OPERATING CHANGE IN NET ASSETS 43,864

Non-operating income (loss)	162,812
Total Change in Net Assets	206,676

55

Completed projects
since Inception

4

Homes for heroes
projects completed

\$100,000

In scholarships awarded
since 2014

YOUR SUPPORT AND PARTICIPATION AT OUR EVENTS MAKES AN INCREDIBLE DIFFERENCE.

As a generous donor, your partnership creates tangible solutions for those experiencing homelessness and pursuing an education in the construction-related trades. Thank you for your support!

WHAT'S NEW?

Our Foundation will continue to invest in our communities by transforming shelter facilities and increasing shelter capacity to serve the needs of Minnesotans who are experiencing homelessness. 2020 marks the 25th anniversary of the Foundation, and we are proud of our accomplishments building futures through housing.

WITH YOUR SUPPORT, WE WILL COMPLETE THE FOLLOWING COMMUNITY BUILD PROJECTS IN THE PIPELINE:

- Construct Housing for Heroes projects in North St. Paul and North Minneapolis
- Expand and renovate housing for people with severe disabilities in Plymouth
- Renovate additional Family Recovery Housing in Minneapolis
- Acquire land donation from the City of North St. Paul located near Veterans Park



BOARD OF DIRECTORS

Dennis Medo

President

Jody Kern

Vice President
Wells Fargo Home Mortgage

Kathy Greiner

Secretary
Rebuilding Together Twin Cities

Paul Roeckner

Treasurer
Lyman Roofing & Siding

Stephen Roche

Past President
Showcase Renovations, Inc.

Richard Berg

Member At Large
Contract Interiors, Inc.

Melissa Engler

Director
US Bank Home Mortgage

Jim Fuschetto

Director
ABC Millwork & Cabinetry

Kate Hamilton

Director
Custom One Homes

Pat Hegseth

Director
Scherer Bros. Lumber Co.

Meg Jaeger

Director
Mega Remodel

Jodie Unger

Director
Coldwell Banker Burnet - Wayzata

Mike Murtaugh

Director
Business Essentials

Lynne Jensen-Nelson

Director
Conversion-omics

Tom Wiener

Director
Cardinal Homebuilders, Inc.



COMMITTEES

OUR COMMITTEES PROVIDE VALUABLE FEEDBACK AND RECOMMENDATIONS TO OUR BOARD OF DIRECTORS SO THAT THEY CAN MAKE THE BEST POLICY DECISIONS ON BEHALF OF THE FOUNDATION

Dream Home Selection Committee

Executive Committee

Gala Planning Committee

Nominating Committee

Foundation Golf Open Committee

Project Committee

HEARTS IN HOUSING AWARD

The annual Hearts in Housing Gala brings more than 450 builders, remodelers, trade associates, and supporters together for an evening of inspiration and industry giving. The Build Partner Award and Hearts in Housing Award were presented to companies and individuals for their participation on projects, overall dedication, and volunteer services to advance the work of the Foundation.

AWARD RECIPIENTS

HEARTS IN HOUSING AWARD

Recognizes an individual or company who has gone above and beyond to support the efforts of the Foundation



Bob Bennett
Retiree
Lyman Companies



Mark (Mac) McGaffey
Homes by Tradition, LLC

BUILD PARTNER AWARD

Presented to Build Partners who oversee community build projects

CARDINAL REMODELING

LENNAR

MEGA REMODEL





HEARTS IN HOUSING GALA

THE FOUNDATION'S GALA CONTINUES TO BE AN IMPORTANT FUNDRAISER FOR THE FOUNDATION TO CONNECT AND ENGAGE WITH ITS BUILDERS, ASSOCIATES, DONORS, AND SUPPORTERS.



THANK YOU,

Housing First Minnesota Foundation Supporters!

As a generous Housing First Minnesota Foundation Supporter, you are the difference between homelessness and housing for Minnesotans, Thank You!

2019 CONTRIBUTORS

FRIEND

GIVE LEVEL \$250 & UNDER

Adam Bury
Amazon Smiles
Annette Reagan
Bob & Mary Jo Bennett
Brian Block
Bruce Wenger
Caroline Moynihan
Cherie Monson
Chiharu & Chris Miller
Chris & Sara Jessen
Chris Wilcox
Courtney Ferreira
Dan Bergstrom
Dave Peterson
David McCarthy
Dean & Molly Kruchten
Dennis Kelly
Donnie Brown
Ethan Kinseth
Heather Griffis
Heidi Anderson
Hope Benefits
James Slaikeu
Jeff & Sara Karlstrom
Jeff Gaffney
Jill Surine
Joel Dehnel
John & Kari Oldenkamp
Jon Lovald
Joseph Braun
Justin Petersen
Karl & Patty Tauscher
Kasey Kollross
Kate Hamilton
Katherine Piva
Kathy Griener
Ken Oetjen
Kharen Serra
Kristin Reinitz
Kristina Mahler
Lauren St. Martin
Lauri & Martin Malm

Leah Peterson
Lynne Jensen- Nelson
Mac McGaffey
Mark Shaefer
Marla Abstetar
Matt & Jessica Blum
Matt & Tina Loskota
Megan Rach
Michael Baptist
Michael Karlstrud
Michael Schlagel
Mike & Liz Murtaugh
Mike Engelhaupt
Mitchell Wood
Nancy Scott
Neal Loidolt
Nicole Coon
Nils Hagstrom
Pat Schumacher
Paul & Brenda Roecker
Phillip Connolly
Refresh Properties, LLC
Richard Berg
Ronald Cardinal
Ryan Golz
Sarah Morrisette
Seth Paddock
Shelly Barrett
Sue Costley
Summergate Development, LLC
Tim Berg
Trace & Tracey Mills
Trey Gladney

SUPPORTER

GIVE LEVEL \$250-\$499

Andrew & Nickie Wiatrak
Andrew Larson
Angela Warner
Brett Remme
Brian Robbins
Brian Van Abel
Darcy Flinn
Dennis & Carol Medo
Jami Helvick
Janice Meyer
Janna Conant
Jeffrey Jones
Jim Fuschetto
John & Mary Jo Zirbes
John Bennett
Kelly Matter
Mary & Bob Michels
Melissa Engler

Michelle Bostrom
Nate Smith
Rachel & Steve Goebel
Scott Jenewein
Stephen Yoch

DREAM MAKER

GIVE LEVEL \$500-\$999

Adam Checketts
Andy Theirl
Doug Blum
Jamie Elliott
Jennifer & Marty McAlpin
JL Schwieters Bldg. Supply/ Const., Inc.
Jody Kern
Joe & Stacy Shimanski
Jolynn Johnson
Karen Filloon
Kelly & Chris Contreras
Kohler
L Merriam
Southview Design
Timothy Hassett
Tom Alexander
Tunde Shonoiki
Vinge Tile & Stone
Warners' Stelian Appliance
Xcel Energy, MN Gas Business Dev.

HOUSING HERO

GIVE LEVEL \$1,000-\$4,999

Adam Checketts
Adam Berg
American Legion Post 566
Anonymous
Bruce Lanners
Cardinal Homebuilders
Celeste Schumacher
Council Wealth Management, Inc.
David Siegel
David Weekley Homes
DPIS Builder Services
Emser Tile
Fireside Hearth & Home
Herregan Distributors
Homes by Tradition, LLC.
James Hardie Building Products
Jason Johnson
Jeanne & Jim Myers
Jeff & Lori Firkus
John Rask
Katie Scherber
Lake Country Builders

Lampert Lumber
 Land Title, Inc.
 Larkin Hoffman
 LP Building Solutions
 Lyman Lumber Co.
 Metropolitan Hardwood Floors
 Minnesota Association of Realtors
 Mohawk Industries
 Nick Hackworthy
 Pella Windows & Doors
 Premier Bank
 RHC Flooring
 Richard Berg
 Robert Thomas Homes, Inc.
 Rumi Faizer
 Scherer Bros. Lumber Co.
 Shaughnessy Flooring
 Shaw/Stewart Lumber Co.
 Solid.
 Stephen & Annie Roche
 Steve Havig
 Terry Marschall
 The Builders Group
 Top Floor, Inc.
 Walmart
 Wells Fargo Home Mortgage
 **Note the following companies
 were gala sponsors purchased by
 Contract Interiors, Inc.
 Engineered Flooring
 Laminate Flooring Specialists
 Lennar
 Shaw industries
 Leggett & Platt

LIFE-CHANGER

GIVE LEVEL \$5,000-\$9,999

Ann & Bill Burgess
 Anonymous
 Creative Homes
 Daltille Stone Center
 Felhaber Larson
 Florstar & Armstrong
 FocalPoint Flooring Cabinets & Design
 Gary Kraemer
 Jimmy Setiawan
 Pulte Homes of Minnesota, LLC.
 Sunny & Justin Bowman
 Twin Cities Closet Company
 Urban Floor

COMMUNITY BUILDER

GIVE LEVEL \$10,000+

Bank of America
 Contract Interiors Inc.
 Dakota County Lumber Co.
 HomeAid America, Inc.
 Housing First Minnesota

IN-KIND CONTRIBUTORS

ABC Cabinetry
 ABC Millwork
 Abdallah Candies & Gifts
 Action Overhead Door

Adam Berg
 Advanced Auto Parts
 All Inc.
 Alside
 Artful Living Magazine
 Automated Building Comp.- Millwork
 & Cabinetry
 Housing First Minnesota
 Blake Meier
 Bloomington HRA
 Bob & Mary Jo Bennett
 Broders' Cucina Halcina
 Brushmasters
 Buffalo Wild Wings- Roseville
 Bug-Bee Hive Resort
 Builders Club
 Cambria
 Cardinal Homebuilders
 Cardinal Remodeling
 Carpentry Contractors Corp.
 Chanhassen Dinner Theater
 Collins Electric
 Contract Interiors
 Contract Interiors, Inc.
 Creative Lighting
 Cundy Santine and Associates
 Architects
 D.R. Horton, Inc.- Minnesota
 Dale Studios
 Deck & Basement Company
 Donnie Brown
 Doug Blum
 Drews Industries
 DSM Excavating Company Inc.
 Elander Mechanical
 ESW
 Felhaber Larson
 Ferguson
 Focal Point Flooring
 Fox 9
 Frank Murphy Premier Fashions
 General Electric
 Golden Nugget- Minnetonka
 Gotcha Covered Window Treatments
 Grandma's Restaurant Company
 Granite Tops
 Greenleaf
 Hampton Companies
 Hampton Companies
 Harkraft
 Haugo Technical
 Hayfield
 Hilton Minneapolis/ Bloomington
 History Theatre
 Home Depot
 iFly Indoor Skydiving- MPLS
 In-Focus Systems
 Installed Building Solutions II, LLC
 Intercontinental St. Paul Riverfront
 J.L. White Co., Inc.
 Jensen's Food & Cocktails
 Jeske Electric
 John & Mary Jo Zirbes
 Jon Coty
 Kohler
 Kohler
 Kowalski's Market
 Kowsary Turf
 LaCanne Paving
 Lake Elmo Inn
 Lampert Lumber

Legends Golf Course
 Lennar
 Lennar
 Leons Countertops
 Liquor Boy
 Lyman Lumber Co.
 Lyman Lumber Co.
 Lyman Roofing & Siding
 Lyman/ABC
 Lyman/LP/Truss Joist
 Lynne Jensen- Nelson
 M/I Homes
 Mall of America
 Manor Concrete
 MarketShare Masters
 MCI Paint & Drywall
 Mega Homes
 Mega Remodeling
 Metro Home Insulation
 Midwest Landscapes
 Minnesota Lynx
 Minnesota Rusco
 Minnesota Wild
 Mystic Lake Center
 New Spaces
 North Oaks Golf Club
 On Site Companies
 Ordway Performing Arts
 Padilla
 Palma Plumbing
 Penguin Insulation
 Pet Stuff
 Phase Electric
 Pioneer Engineering
 Pizza Luce- Hopkins
 Prestwick Golf Course
 Pro Drywall & Painting, Inc.
 Pro Drywall & Painting, Inc.
 Pulte Homes of Minnesota, LLC.
 Quality Dave Drywall
 RA Marketing Results
 Republic Services
 Richard Berg
 RJ Arrigoni
 RMB Construction
 Robert & Carole Opdyke
 Ruttger's Resort
 Scoles Construction Co., Inc.
 Sen Yai Sen Lek
 Sherry Perra
 Snuffy's Malt Shop- Edina
 St. Paul Saints
 Superior Flooring
 Tavern 4 & 5
 The Builders Group
 The Royal Golf Club
 The Tile Shop
 Tieman
 Trace & Tracey Mills
 Visit Saint Paul
 W.A. Frost
 Warners' Stellan Appliance
 Water Doctors
 Waterproofing Inc
 WCCO
 WDGY- FM 92.1, FM 103.7 FM107.1HD2
 Westwood Professional Services, Inc.
 White Bear Country Inn
 Wood From the Hood
 Woodhouse Day Spa- Maple Grove



DONNIE BROWN:

Foundation Manager

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