SHED

Sustainable Housing & Equitable Development



2025 Impact Report

LETTER FROM OUR BOARD CHAIR



Dear SHED Supporter,

In 2020, we embarked on an ambitious strategic plan to expand SHED's mission and build a foundation for long-term sustainability. Two key goals of that plan were to construct and sell a new affordable home in the 3rd Ward and to hire full-time staff. I am happy to report that both became realities in 2025, marking an important step forward in our commitment to housing equity in University City.

In October, a first-time University City buyer closed on our newly completed home on Crest Avenue. What began as a vacant lot is now a place to put down roots and build a future in the 3rd Ward. University City High School students also had a hand in building the deck through our Youth Career Development Program, earning a paycheck while gaining valuable construction experience and exploring a potential career in the trades.

Equally exciting, we welcomed Joel Pugh as our first *full-time* executive director, thanks to a generous capacity-building grant from InvestSTL. His experience in planning and community development will help us strengthen our programs, deepen neighborhood relationships, and guide SHED's continued growth. We couldn't be more pleased to have Joel leading our efforts.

Even as we celebrate these new milestones, our commitment to helping neighbors maintain their property remains at the heart of SHED's work. This year, our Fall Work Days brought together 121 volunteers to assist 20 U-City homeowners, while our Housing Fair and four-part Homeownership Education Series equipped residents with practical tools to buy, maintain, and protect their homes.

I am proud of what we accomplished together this year and am grateful to the volunteers, donors, partners, and board members who made it possible. Your generosity helps longtime residents remain in their homes and creates new opportunities for families across the 3rd Ward. As we look ahead, I hope you will continue to join us in building a stronger University City.

With gratitude,

Mimi Taylor-Hendrix

Mimi Taylor-Hendrix
Board Chair

OUR MISSION

SHED (Sustainable Housing & Equitable Development) strengthens housing equity for low-to-moderate-income residents of University City by providing home maintenance and repairs, building quality affordable housing, and supporting home ownership.

ABOUT US

SHED is a resident-driven, community-based 501(c)(3) nonprofit dedicated to advancing housing equity for low-to-moderate-income residents in University City. Founded in 2009 by Don Stuerke, SHED began by offering minor exterior home repairs for those seniors, veterans, and individuals with disabilities he met while delivering Meals on Wheels. Since then, SHED volunteers have repaired more than 600 homes in University City's Ward 3.

In recent years, SHED's mission has grown. While still providing home maintenance, SHED now partners with local nonprofits, businesses, banks, credit unions, faith-based organizations, academic institutions, and city government to build affordable housing, offer education on homebuying and ownership, and create career pathways in the skilled trades for local high school students.

SHED
SUSTAINABLE HOUSING & EQUITABLE DEVELOPMENT

OUR PROGRAMS



Volunteer Home Maintenance Program

The Volunteer Home Maintenance Program has been the bedrock of SHED since the organization's inception over 16 years ago. Through this program, SHED coordinates and leads teams of volunteers who assist residents with exterior home maintenance, including painting, yard work, and repairs.



Home Rehab Program

The Home Rehab Program builds on SHED's efforts to preserve existing homes by offering more extensive exterior and interior rehabilitation and maintenance. The program also engages high school students in trade programs, giving them hands-on experience in construction and landscaping.



Youth Career Development Program

The Youth Career Development Program strives to develop career paths for University City High School students by offering tracks in the construction and landscaping trades, including in-class, volunteer, and paid employment opportunities.



Home Building Program

Through our Home Building Program, SHED purchases vacant lots in the 3rd Ward and builds single-family homes that are sold to first-time buyers with low to moderate incomes. Its goal is to add value and stability to the neighborhood and the city.



Home Buyer Education Program

The Home Buyer Education Program educates those planning to purchase a home, providing essential information about the buying process and available assistance programs. It also covers topics for current homeowners such as maintenance and estate planning.

2025 HIGHLIGHTS: SHED IN ACTION



01 Fall Work Days Draw Strong Turnout

This year's Fall Work Days saw an incredible 121 volunteers contribute 289 hours of service at 20 University City homes. Church groups, students, businesses, and community partners all joined forces to support their neighbors. In addition, students from WashU Student Life and the Catholic Student Center helped clear our Bartmer Avenue lot—the future home of SHED's second new affordable house for low-to-moderate-income families.

02 Empowering Homeowners

SHED's Homeownership Education Series offered four interactive sessions in 2025, covering key topics such as budgeting, estate planning, appraisals and inspections, and ways to increase your home's value. Local experts Tim Vickers, Rachel Waterman, Gail Brown (pictured right), and others shared practical guidance to help prospective and current homeowners make informed decisions and protect their investments.





03 Building Skills—and a Deck

Our Youth Career Development Program took a big step forward this year as University City High School students designed and built a beautiful deck for SHED's new Crest Avenue home (see page 5). Working alongside Program Coordinator and SHED board member Stephen Wurst, students earned a paycheck, gained hands-on carpentry experience, and explored rewarding careers in the trades while making a lasting impact in our community.

04 Opening Doors to Opportunity

In April, SHED successfully hosted its second annual Housing Fair at Refresh Community Church. It was an informative morning filled with expert-led sessions, practical tips, and actionable resources covering everything from improving your credit score and smart home upgrades to home-buying programs and building long-term wealth. Attendees connected with local lenders, received a free credit report, and learned how to grow their home's value.



SHED's First Home Brings Affordable Housing to U-City

We're excited to share that this year SHED officially completed and sold its first newly constructed home in University City—a major milestone for our Home Building Program.



What began last year as a vacant lot on Crest Avenue in the 3rd Ward is now a beautiful, energy-efficient single-family home with 1,378 square feet of living space, three bedrooms, 1.5 baths, modern amenities, and a basement. Sold to a first-time buyer in October, this project marks a significant new chapter in SHED's mission to strengthen neighborhood stability and expand access to affordable housing in our community.

Thank you to everyone who joined us along the way—from groundbreaking to open house—and to our incredible partners, including Great Southern Bank and the St. Louis County Department of Human Services, whose support made this endeavor possible.

Affordable homes like this not only add value to the neighborhood but also help families build wealth and put down lasting roots in University City. We've already purchased our second lot on Bartmer Avenue, so stay tuned as SHED continues to expand this important program.













OUR VALUED PARTNERS

Thank you to all of the partners, sponsors, and volunteers who contribute to our mission and help make our work possible—we sincerely appreciate your continued support.

Community Partners

Community Builders Network
St. Louis County Department of Human Services
St. Louis Home Repair Network
The City of University City
The School District of University City
U City in Bloom
Washington University in St. Louis

Faith-Based Partners

Bethel Lutheran
Christ the King Catholic Church
Grace United Methodist Church
Our Lady of Lourdes Catholic Church
Trinity Presbyterian Church
Wydown United Church

2025 SHED Champions

SHED was proud to recognize the following individuals and organizations at our 2025 annual community meeting:

InvestSTL
In appreciation of their commitment to the continued strategic development of SHED.

Cindy Thierry of Janet McAfee Real Estate
In recognition of her role in developing the Homeownership Education Series.

University City Public Works Directors Mirela Celaj and Stetson Hairston
In recognition of the University City Public Works Department's support of SHED's Days of Service.

Volunteers Paul and Doug Durham
In appreciation of their continued support for University City's seniors, individuals with disabilities, and veterans on behalf of SHED.

Warren and Sharon Danzinger
Longtime supporters, honored for their continued financial support.



THANK YOU TO OUR 2025 SPONSORS AND SUPPORTERS

LION LEVEL

INVEST STL

ENTERPRISE BANK & TRUST

Crescent Plumbing Supply

usbank

GOLD LEVEL

Commerce Bank

St. Louis Community Credit Union

GREAT SOUTHERN BANK

SILVER LEVEL

Associated Bank

Wydown United Church

CARROLLTON BANK

Sterling

Simmons Bank

BRONZE LEVEL

BK
BROWN - KORTKAMP
REALTY COMPANY

Grace
UNITED METHODIST CHURCH

FCB BANKS

Washington University in St. Louis

OUR LEADERSHIP TEAM

SHED Names Joel Pugh Executive Director

Fulfilling a key objective of our strategic plan, SHED hired Joel Pugh as the organization's first *full-time* Executive Director. It's a major milestone for the organization—16 years in the works—and one that was made possible thanks to a generous capacity-building grant from InvestSTL.

Joel brings a wealth of experience in city planning, community and economic development, and grant management to the role. Most recently, he served as City Planner for the City of Webster Groves and previously held positions with the City of Ferguson and BioSTL, a St. Louis-based nonprofit, where he provided grant management support. He also oversaw a portfolio of funds for local municipalities and nonprofits as a Community Development Block Grant Specialist with St. Louis County.

"Joel comes to us with valuable planning experience and a strong background working with varying demographics and nonprofits," said Mimi Taylor-Hendrix, SHED's Board Chair. "His past work with St. Louis County will be invaluable as SHED continues to expand its efforts to increase the stability and vitality of the 3rd Ward in University City by building and rehabbing homes."



"SHED sits at an awesome intersection of providing a great resource to the community and a helpful outlet for those wanting to make an impact."
—Joel Pugh

Board of Directors

Executive Committee

Mimi Taylor-Hendrix, Chair
Retired

Reginald Scott, Vice Chair
Washington University in St. Louis

Chris Flood, Treasurer
Three Rivers Community Action

Members

James Bartley
Charlie B. Renovations & Design Company

Dr. Susan Hill
School District of University City

Dr. Samuel Martin
School District of University City

Cleo Miller
McCormack Baron Companies

Sylvia Morris
Retired

Victor Pichon
Retired, Internal Revenue Service

Mike Reid
Freedom Community Center

Stephen Wurst
Retired, School District of University City

Rich Wymore
Retired, Farm Credit Services of Omaha

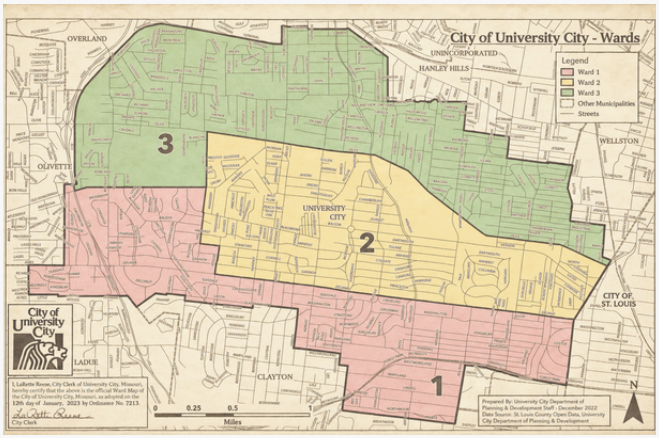
OUR IMPACT

Since 2009

642
Residents Assisted

2,428
Volunteers

7,044
Volunteer Hours



3rd Ward Neighborhood Characteristics

$56.2K Median Household Income
13.6% Individuals in Poverty

65% African American Residents
32% Over 55 Years Old

38.1% Renters (22% average for city)
90% Homes Over 50 Years Old

ABOUT WARD 3

The 3rd Ward includes the neighborhoods in University City situated north of Olive Boulevard. These neighborhoods have a long history of providing the area's working and middle-class families with affordable homes. A high percentage (65%) of the neighborhood's residents are African-American. In recent years, single-family homes in Ward 3 have been purchased by investors and converted into rentals, leaving fewer opportunities for families to buy and invest in their future. In addition, the area's aging housing stock often requires significant repairs, adding to the overall cost of buying a home and putting homeownership further out of reach for many families. SHED works to create and maintain quality affordable housing and homeownership opportunities in the 3rd Ward. With strategic investment and community engagement, this neighborhood can remain affordable while continuing to grow and thrive.

HOW TO GET INVOLVED

- Donate
- Volunteer
- Sign Up for Email Updates
- Join the Board of Directors
- Join a Committee
- Join the Community Advisory Group

To donate, volunteer, or share ideas, please visit us at **shedstl.org** or contact **info@shedstl.org.**

SHED

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