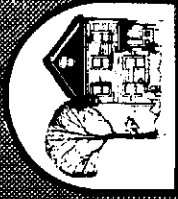


HOUSING PARTNERSHIP

of the fox cities, inc.

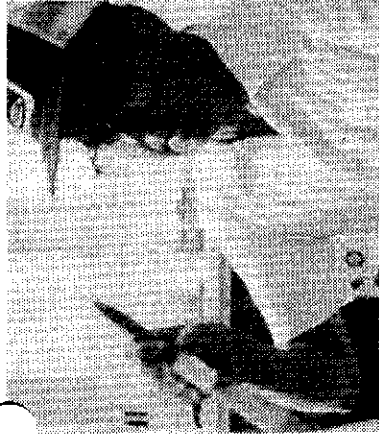


Volume 3

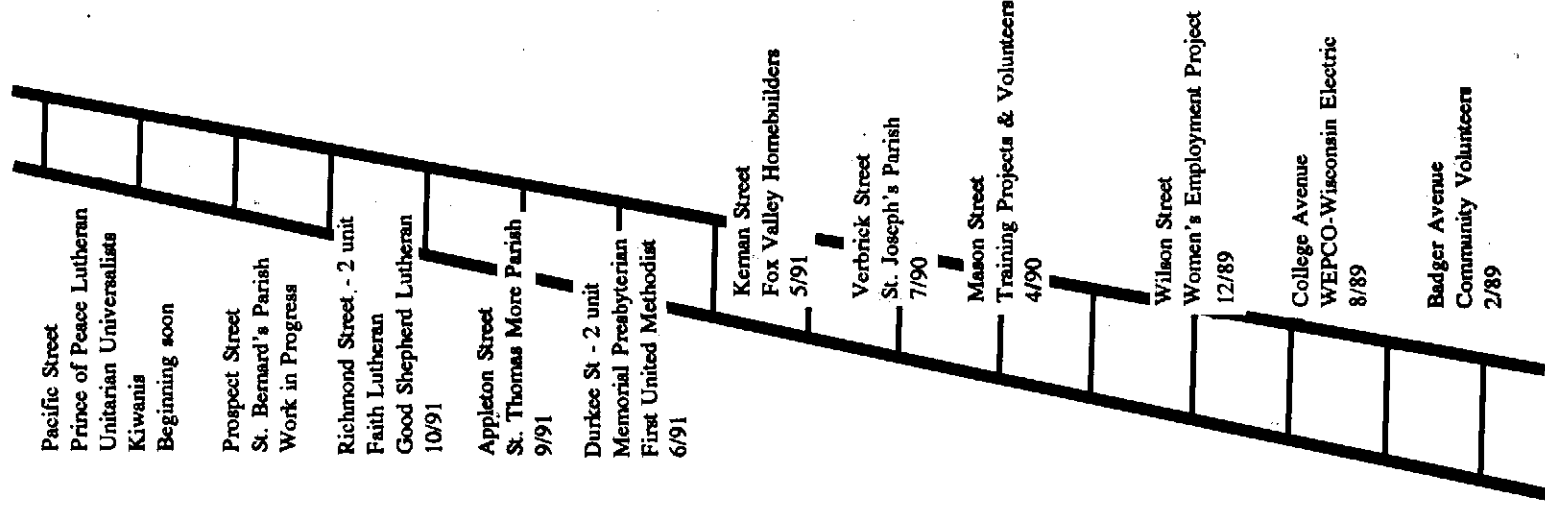
December, 1991

CHURCHES PUT THEIR FAITH INTO ACTION

In October 1990, the Housing Partnership approached St. Thomas More about adopting a house. Between October and February the parish embraced the idea and, with the assistance of the Housing Partnership, developed a committee structure to organize the volunteers. More than 100 parishioners have volunteered time and talents (including wonderful lunches) on this project. Actual rehab work started early in February and was completed in September of 1991.



The house on North Appleton Street was basically a sound structure but needed extensive updating, repairs, and repainting. Fortunately, the wooden floors and trim were in excellent condition. Most of the first two months involved tearing out the old and preparing for the finish work. The furnace, the wiring, the roof and some windows and wall surfaces had to be replaced. Wherever possible, though, the existing materials or recycled materials donated to the



Housing Partnership were used. For example, the old kitchen cabinets were incorporated into the new design. Although licensed contractors needed to do some of the work, volunteers working together accomplished a lot with a little guidance from the crew chiefs. Some of us even learned new skills. A friendly debate over whether the claw foot bath tub should stay led to a decision that a modern tub and shower would be more functional for a family with children. The



kitchen was relatively small and presented one of our biggest challenges because our budget did not permit relocating doors. Our final design provides ample counter space and an eating area for four or five people.

St. Thomas More volunteers feel good about their involvement with the Housing Partnership. Not only did we make new friends and see our labors result in a real home for a happy family but were able to put our principles into practice.

Jim Fourness



VOLUNTEER SPOTLIGHT

Bob Miller and Jack Blair are two retired Appleton Papers employees who started working with the Housing Partnership on the Durkee Street house, were actively involved in creating the kitchen at the Appleton street house and are now working on our current project. We salute their continued commitment.



YOUTH SHARE TIME AND SKILLS

Two youth groups shared their skills this summer to help complete two single family homes under development by The Housing Partnership. The Columbia Program, a youth employment and work experience program sponsored by the Appleton Area School District, and the Youth Association for Retarded Citizens and Young Life combined efforts to sponsor 12 high school age youth who spent the summer months working on homes with The Housing Partnership. The youth helped build two garages, painted house trim, did finish masonry work and spent a week gutting one of the homes. Chris Weaver and Chuck Boldt of The Housing Partnership and Lance Anderson and Lori Lakes of OARC/Young Life provided daily supervision and support. The program provides hands-on work experience for youth who may have an interest in the building trades and in general home improvement and maintenance. This is the second summer of involvement for both groups and The Housing Partnership and the Columbia Program are now sponsoring a year-round work experience program for high school students.



A SPECIAL THANK YOU

The Housing Partnership received an early Christmas present this month when both the Appleton and Kimberly K-mart stores donated large amounts of paint. We were pleased and gratified that K-mart thought of us when the paint became available due to a management decision to change the lines they would carry. The donation will make a real contribution toward reducing our rehab costs.



WISH LIST

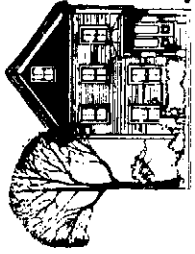
Our most urgent current need is for heated warehouse space to store donated building materials and supplies.

Our office is in need of a typewriter, and 2 drawer file cabinets.

Our rehab work would be greatly helped by a high quality circular saw, a good saber saw and an electric carpet stapler.

HOMEBUYERS' CLINIC

During November, The Housing Partnership conducted the first in a series of four informational sessions for first time homebuyers. Organized by volunteer Berta Churchill, the clinic was attended by about 10 interested applicants for homes. The first session covered basic information about The Housing Partnership, what it can do for applicants and a guest appearance by an applicant who now owns one of our homes. The second session dealt with mortgages and included a guest appearance by a mortgage banker. The mortgage loan process is often a mystery to the first time buyer. Upkeep of property was the focus of the third session, with information about what maintenance costs to expect and how to find help. Setting goals and formulating spending plans was the agenda of the final session. Plans are to repeat this cycle of clinics once each quarter. The second cycle of clinics is scheduled for Wednesday evenings at 7:00 on the 5th, 12th, 19th and 26th of February. If you are interested in attending, please call our office to register.



The Housing Partnership of the fox cities, inc.

December, 1991

Dear Friends:

Last month I had the pleasure of taking part in the closing on one of our single family homes. The large home had been just completed with hundreds of hours of volunteer labor. The new owners had also contributed many hours of their own "sweat equity" on the home and had the opportunity to choose many of the finishing touches they wanted for their house. The finished product - this family's new home - is a beautiful three bedroom house, completely renovated and energy efficient.

Despite the anxiety of signing mortgage papers, recording documents and coping with the complexities of closing statements, home ownership was finally a reality for this family. They had saved for the down payment, they had worked hard on the house, and now the reality began to take shape. The home was theirs, with all its responsibilities and all its joys.

At the end of the closing, the family looked at us and sincerely said that they never thought that they would be able to own their own home - for their children and themselves. The Housing Partnership, and people like you, made this dream come true for them. They left the closing smiling and confident, ready to load the moving van.

One house at a time, one family helped each time. We're now about to complete our twelfth home. Each one makes a huge difference to the family we serve. Each one makes an improvement in its neighborhood, and in turn, improves the whole community. These one-at-a-time improvements add up to making housing affordable to families who would not be able to own a home, or to have a decent and affordable rental unit.

Our work depends upon local support. This support has come to us in many ways - in tax deductible financial contributions, in contributions of volunteer time and talents, in sharing rehab supplies and materials. As you consider your contributions for the coming year, we hope you will think of our work and the very tangible results your help can produce.

Our best wishes to you during this holiday season and 1992!

Sincerely,

Mary Walsh Curry

Mary Walsh Curry
President, The Board of Directors

P.O. BOX 5101 • APPLETON • WISCONSIN 54913 • 414 731-6644

a non-profit housing development corporation

BUILDING HOMES and BUILDING AN ORGANIZATION

FROM THE DIRECTOR'S WORKBENCH

For the last two years The Housing Partnership has sponsored an appreciation picnic for volunteers who have been involved with our organization. It's a chance for people working on separate houses to meet one another, to share a few memories and to reflect on the major accomplishments they have made happen. For each of these two short years I'm amazed at the number of hands which have been involved, the diversity each represents and the commitment they bring. For each hand involved, there's a tangible result. Without these hands and the purpose moving them, we would not have reached the twelfth unit we are now working on. Each of them represent a new block in the foundation, a plank in the flooring and the longevity of a strong frame.

1991 was a year of growth and evolution for The Housing Partnership, thanks to the generous support of so many individuals and

organizations and an active and dedicated Board of Directors.

OWNERSHIP AND AFFORDABLE RENTAL

We have continued our original focus on the development of single family homes. Families who had struggled to afford their own home have realized the dream. They now pay mortgages, property taxes and save for maintenance and improvements on their own homes. A series of home-buyer clinics sponsored by The Housing Partnership helps prepare new owners for the realities of homeownership. The new owners now live in sound and energy efficient homes which contribute to the strength of our neighborhoods. 1991 also saw the development of affordable rental housing for families not yet ready for homeownership. Our first rental project - a dilapidated duplex - now is home for two large families. The once vacant and dreary building has been transformed into two large, updated apartments serving families who were having a tough time finding and affording decent housing.

ADOPT A HOUSE

Adopting a house means that a group contributes volunteers. If your church or company would like to adopt a house and can make a three to five month commitment of time and talents, please call 731-6644 so that we can share more about this opportunity and our "volunteer model". Individual volunteers are always welcome on any project. You do not have to be part of the adopting group.

NEXT WEEK'S PLANS

WEEK OF 2-15

REMOVE KITCHEN FLOORING

PULL WIRING

FINALIZE KITCHEN LAYOUT

FINISH BATHROOM LAYOUT

REMOVE BATH WINDOW

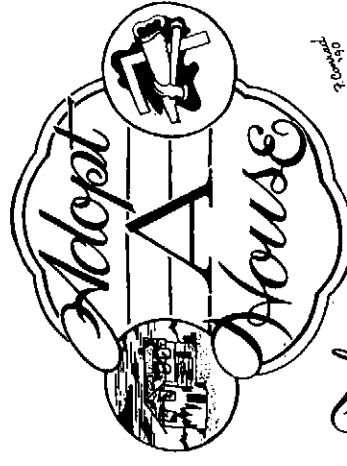
BASEMENT WINDOWS

REPLACE TREES BLOCK

HOUSING FOR HOMELESS

1991 witnessed the development of the first transitional housing for homeless families in the Fox Cities. Initiated by a Task Force convened by the Community Foundation and the Appleton Housing Authority, this program coordinates the work of many organizations and provides for a joint venture between The Housing Partnership and the Salvation Army. This new effort provides short-term shelter and assistance to families who have no housing resources, with The Housing Partnership developing the housing and the Salvation Army providing supportive services to the families. The program provides the stability needed to assist homeless families get back on their feet and move toward self-sufficiency. The picnic was more than a celebration of another year of involvement. The many hands who have contributed to The Housing Partnership have done far more than build houses. They have also helped build the structure and direction of our organization, pushing us to refine our initial efforts and to expand our work into new and untested areas.

Jim Wenner



The HOUSING PARTNERSHIP.

The Housing Partnership's volunteer Board is composed of active and involved members. Each member serves on one of four working committees: **Family Selection:** outreach, selection and support to home occupants; **Property Selection:** review and selection of properties; **Resource Development:** community awareness, volunteer development and fund-raising; **Strategic Planning:** long range goal setting and direction.

Cheryl Barnes

Cablevision of the Fox Cities

James A. Baumbach, *Secretary*

Water Technologies Worldwide, Inc.

Joyce R. Bayer

Mutual Savings Bank

James Bork

AAL

Doris Cobb

Outagamie County Housing Authority

Mary Walsh Curry, *President*

Fox Valley Technical College

William H. Geenen, *Treasurer*

Air Wisconsin

Peter Hensler, *Vice-President*

Great Midwest Savings and Loan

James N. Miron

McCarty, Curry, Wydeven, Peeters
& Riester

Kenneth Podell, *Past President*

AAL

M.J. Wurster

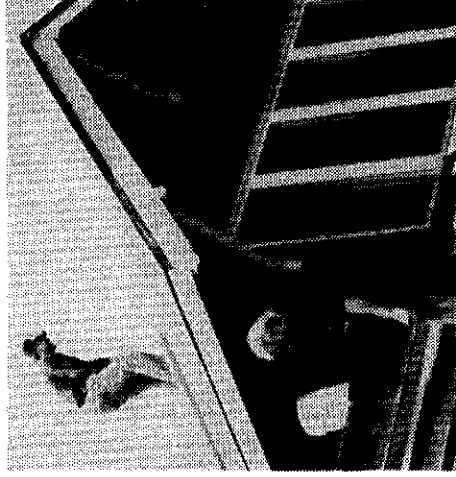
STAFF

James M. Wenner,
Executive Director

Margaret Gibas, *Office Manager*
Chris Weaver, *Rehab Manager*
Charles Boldt, *Rehab Manager*

VOLUNTEER OPPORTUNITIES

We are working all day every Saturday and during the day on Wednesdays and Thursdays at current house sites. Call us at 731-6644 for location and times. If you have special skills, let us know what they are, but general labor help is always welcome. Add your name to our volunteer mailing list and we will keep you updated on current needs and the status of our projects.



SPEAKERS BUREAU

Our Speaker's Bureau is available to tell the Housing Partnership story to groups of all sizes. If your church, civic organization, professional association friends or neighbors would like to learn more about the organization, please call MJ Wurster (738-0695) or Jim Wenner (731-6644).



The Housing Partnership

of The Fox Cities, Inc.
P.O. BOX 5101 • APPLETON, WI 54913 • 414/731-6644
a non-profit housing development corporation

NON PROFIT ORG.
U.S. POSTAGE
PAID
Appleton, WI
PERMIT NO. 107