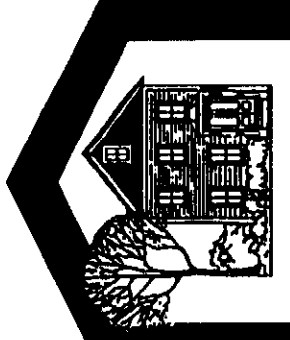


The Housing Partnership of the fox cities, inc.



ST. JOSEPH'S PARISH AND THE HOUSING PARTNERSHIP COMBINING FORCES TO CREATE AFFORDABLE HOUSING

Community Partnerships can work. A large three-story vacant building waiting for a new use. A downtown Appleton Parish with a vision for the building and a commitment to the community. A non-profit housing organization with experience in rental rehab and operations. Put these elements together and the end product will be a completely renovated building well-suited for the creation of eight large units of affordable housing.

Over the summer, members of Appleton's St. Joseph's Parish and The Housing Partnership have been developing a plan to convert the once St. Joseph's convent building into housing for families on very low incomes. The roles of the parties will be spelled out in a mutual agreement defining our working relationship. Some of the key elements include: The Parish leasing the property to The Housing Partnership; the Parish providing private contributions and in-kind donations to assist in the rehab work; The Housing Partnership securing public and private grants to cover the

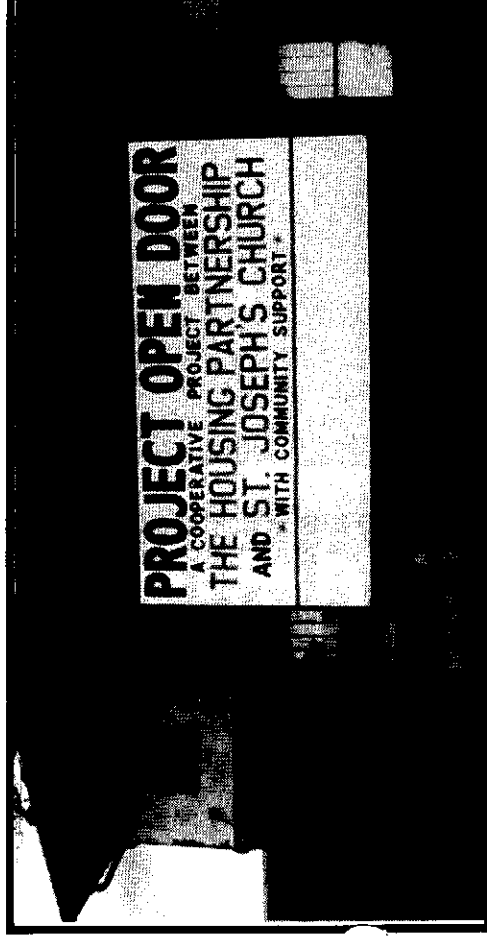
rehab cost and ongoing operational expense; the Parish and The Housing Partnership providing a program of supportive services for residents, aimed at increasing their ability to move into regular housing and improving their chances of being independent, with parishioners serving as mentors to families living in these apartments. Upon completion of the project, The Housing Partnership will manage the day to day operations of the program and the property, with regular involvement and assistance from the Parish.

For the last several months, members of the Parish volunteered time to remove sections of the interior of the building and architectural plans for the new layout and design of the units were completed. The hard work of continuing to raise the needed funds goes on, with encouraging early results. We hope to see rehabilitation work begin in the next 60-90 days with a completely renovated building serving a very real need in our community.

ANNUAL MEETING HONORS VOLUNTEERS

The Annual Meeting of the Board of The Housing Partnership was held on October 19th at the home we are completing at 721 Nicolet Blvd in Neenah. Because our weekday work crews in Appleton and Neenah have been so important to us in making progress on our work, they were invited to the Annual Meeting as a recognition of their contribution. It was an opportunity for the two crews to meet each other and for members of our Board to express their appreciation. Roger Bramm, Mike Bushman, Dave Coons, Bill Robinson, and Jack Renner worked on the Nicolet house for a couple of days a week since February. Norbert Rotzenberg has also been involved in the work on several houses in Appleton. Jack Blair, Bob Brown, Ken Ligare, Juanita Makaroff, Bob Miller, Pete Mohr, Jack Schwaller, and Howard Whitehead have been regular workers at Appleton houses for several years. Many of them give two full days a week to our projects and we have come to rely on their participation.

Fr. John Zickert of Holy Name Parish-Kimberly and Sue Detienne of Appleton were newly elected to the Board this year. Jim Miron will assume the office of President, succeeding Peter Hensler. Jim Baumbach will be Vice-President. Bill Geenen and Joyce Bayer will continue in their roles as Treasurer and Secretary, respectively. Past President Mary Walsh Curry and Cheryl Barnes will be leaving the board this year. We thank them for their years of service.



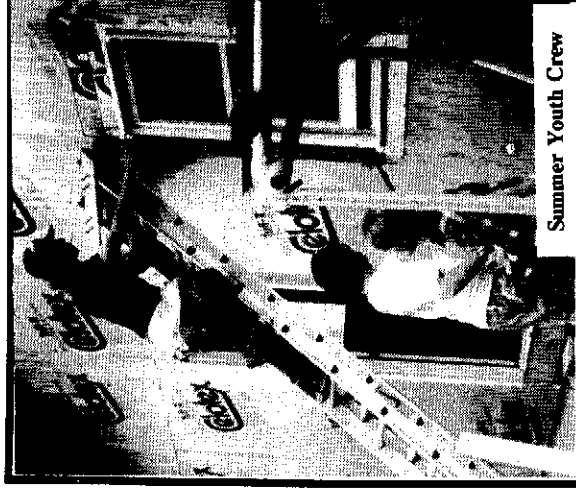
SUMMER YOUTH PROGRAM

Youth participation in The Housing Partnership's summer work projects was expanded this year by a grant from the Community Foundation to fund a Youth Supervisor position. Chris Van Veghel worked with us in the Columbia youth work experience program while in high school. Chris was hired on a fulltime basis to supervise youth crews over the summer and will remain with us on a part time basis during the school year while attending FVTC. John Woehrer is also a '93 high school graduate and a former worker, and was hired with Columbia Program funds to supervise summer Columbia participants. Columbia program participants benefitted from training in specific carpentry and rehab skills which reinforced the math and reading tutoring supplied as part of the program. These at risk students have all remained in school which is one of the goals of the program. The self esteem and satisfaction gained from seeing tangible results of their work, along with their increased ability to work as part of a team will greatly enhance their future employability.

YOUTH PROGRAM SUPPORTED BY GRANTS FROM:

The Community Foundation
Bemis-Curwood
Menasha Corp Foundation

Grants from Menasha Foundation and Bemis Curwood allowed us to make more tools available for use at our various worksites and create more hands on skill-building opportunities. Youth from Neenah and Menasha JTPA programs worked on a single family home in Neenah. YARC youth, CAP Services, Catholic



Summer Youth Crew

Youth Day, Lutheran Youth Conference Day, Winnebago County Juvenile Restitution Program, Menasha High Community Service volunteers, and Faith Lutheran youth all were sources of volunteer participation which enabled us to complete more housing and offered young people a chance to make a contribution to their community.

WISCONSIN CONSERVATION CORPS WORKS ON HOUSES

The Housing Partnership submitted a joint application for a Wisconsin Conservation Corp (WCC) work crew in cooperation with Fox



chimney and removing roofing at a home where rehab work is just beginning occupied their first days. Building a garage at a home being completed on Brewster Street finished out the week. The regular weekday help of this crew will move work along much more quickly this fall. Groups receiving WCC crews are required to provide transportation for them to various work sites. A used vehicle was purchased for this purpose with the help of the Girl Scouts and a generous contribution by Tom Boldt. The van can be used to haul both crews and materials and will become the property of The Housing Partnership at the end of the crew's year in the area.

Valley Girl Scout Council, Bubolz Nature Center and Outagamie County Weatherization Program. WCC offers unemployed youth an opportunity to earn some money and acquire job experience by assisting non-profit groups in community service. The crew of 5 youth headed by Connie Maloney began their summer working for the Girl Scouts and Bubolz Nature Center and spent some time on emergency flood relief work. On August 10 the crew joined The Housing Partnership staff and volunteers in work on several homes in Appleton. Demolishing a



WCC Paves a Walk

CHDO STATUS EXPANDS OPPORTUNITY

New Federal legislation has placed greater emphasis on non-profit housing developers, like The Housing Partnership. The new "HOME" program provides funding to State governments which in turn work with local sponsors of projects. Earlier this year, The Housing Partnership received a designation as a Community Based Housing Organization - a CHDO, one of seven groups outside of the larger urban areas to receive this status. "It means that our track record to date has been formally recognized outside of our community and new opportunities to develop housing can result", according to Peter Hensler, Housing Partnership Board President. Jim Wenner, Director, added that: "this designation presents some very real possibilities to leverage the very generous local support we have received with additional funding resources from the State to increase our ability to produce housing." Along with this designation, The Housing Partnership has received technical assistance from The Wisconsin Partnership for Housing Development focusing on financing and managing more complex projects. The Housing Partnership Board and Staff are now developing plans for projects, including the St. Joseph's Convent and expanded duplex renovations, which will be submitted for funding review in the next few weeks.

The HOME program is one of the few new federal housing funding initiatives in many years and it opens doors to new community partnerships. Bill Geenen, Board Treasurer who attended a statewide meeting on HOME, said: "Your continued financial and volunteer support of our efforts is critical -- it's what has brought us to where we are and it's even more important in helping us to secure these new resources to meet our local needs."

Duralam Corporation celebrated 25 years of doing business in the Fox Valley by adopting a Housing Partnership rehabilitation project aimed at making home ownership possible for a first time low income buyer. Employees participated as volunteers in many capacities, from those with licensed electrical and plumbing skills, to those who spent the time gutting the home and getting it ready for a complete rehab and an addition. President Marv Schneider spearheaded the effort by motivating employees and by spending many hours of his own time on the project. He also inspired the involvement of members of his New London United Methodist Church. Besides a sizable financial contribution to the rehab cost, Duralam also donated concrete for the driveway and garage slab. The house located on East Brewster Street in Appleton now has a 12 x 22 foot addition and a new garage. It has been completely reroofed and resided and super insulated with the effort of volunteers and Columbia Youth Program participants. All new plumbing, wiring, heating and drywall were

installed. YARC youth, AAL volunteers and a Habitat for Humanity crew from DuPage County, Illinois all put in some time at this house. The family selected to purchase this home also put some sweat equity into the project. We would like to thank Duralam for their involvement in making this house into an attractive, affordable home.

Special gratitude goes to the following Duralam employees and others who each spent over 20 hours at work on this house:

From Duralam: Our special retired crew:

Mark Becker	Jack Blair
John Brzozonski	Bob Brown
Jeff Jones	Bob Miller
Mark Krueger	Jack Schwaller
Russel Lynch	Howard Whitehead
Mary Schneider	And:
Paul Schwermin	Steve Shepard
Tom Van Handel	John Hise

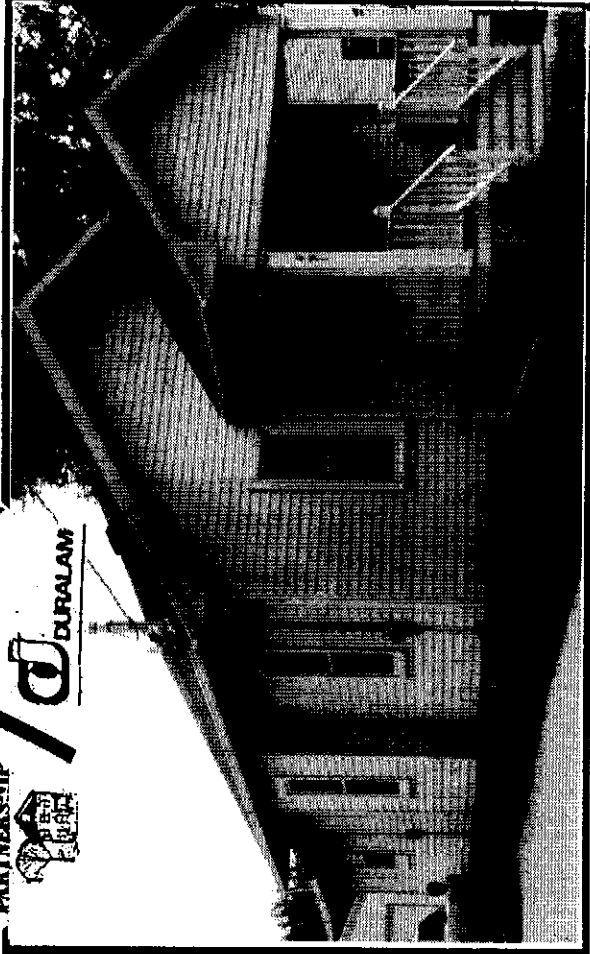
**WORKING TOGETHER
WE CAN MAKE A DIFFERENCE
THANK YOU!**

WORKING TOGETHER

THE HOUSING PARTNERSHIP



DURALAM

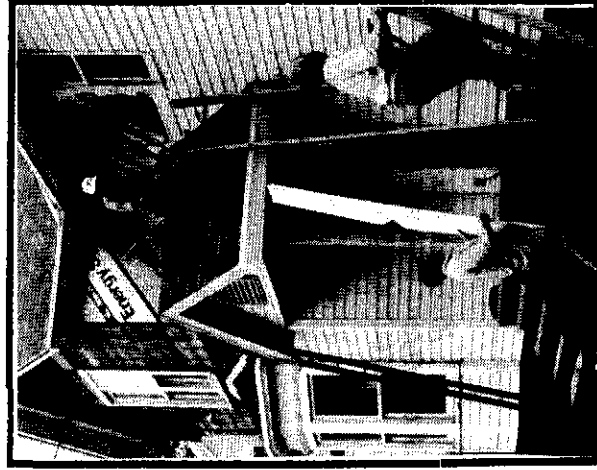


CURRENT PROJECTS

St. Mary Parish has adopted a large single family home on West Fifth Street in Appleton and has been providing volunteers to remove the roof and siding and clean up the large lot. This older home has lots of character but needs complete updating of plumbing, heating, wiring and insulation and a new kitchen and bath to make it a comfortable home. Thanks to Town and Country Electric for volunteering their employees time to wire this house when they were not needed on other jobs.

The duplex on Pacific Street should be finished within the next month or two. These two bedroom units are intended for use as transitional housing for homeless families. Columbia Program youth and our revered crew of retirees have done most of the work on this house. Jack Blair, Bob Brown, Bob Miller, Jack Schwaller and Howard Whitehead work together on Tuesdays and Wednesdays providing help we can count on. They have been doing this for years and really feel like a permanent part of the agency. We can't possibly thank them enough for their dedication.

A family has been selected to purchase the house on Nicolet Boulevard and we expect they will be able to move in during the next



Pacific Street



Brewster Street

month. Mike Bushman, Dave Coons, Bill Robinson, and Jack Renner have been truly dedicated volunteers during the work on this house. Neenah/Menasha JTPA program youth also worked during the summer and Winnebago County Restitution Program youth have been regulars at the house. St. Margaret Mary Parish and 1st Presbyterian Church members also provided some valuable help.

We will begin working on a duplex on Winnebago Street as soon as some of these other projects are finished. A sponsor for this project is still needed.

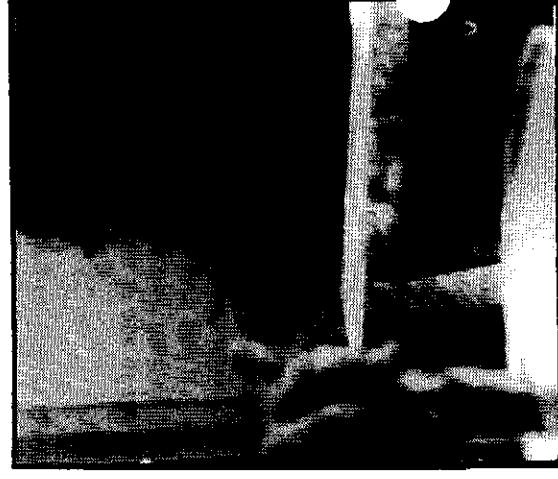
A Neenah house owned by LaSalle Clinic and offered on long term lease for use as transitional housing needs to be cleaned up and readied for occupancy. Our first LaSalle house has already been in use for almost a year.

Work is soon to begin on the St. Joseph's Convent Project.

Support and volunteers from businesses and church groups, time donated by individual volunteers, "sweat equity" from potential homeowners, youth training community service programs all are part of the total equation that makes affordable housing possible. Call today to find out how and when you could help.

FAMILY PROFILE Nicolet House

Steve and Lori and their three children, ages 7-13, had been looking for a home for over two years. Enrolled in Advocap's program, they were looking for a home large enough for their family that they could buy. Everything they found that was suitable and in their price range was either a duplex and occupied and therefore not allowed because of displacement issues, or was snapped up before they could have a chance at it. Advocap's Director suggested they contact The Housing Partnership and submit an application. When the Family Selection Committee considered applicants for the house, Steve and Lori were already involved as volunteers. They had also participated in Advocap's training on personal financial management and real estate financing and were pre-screened as eligible for a mortgage of an adequate size for this house. Family Committee members interviewed the family in their home and learned that they took excellent care of the apartment they were renting. As soon as Steve and Lori were selected to purchase the home they began spending many hours at the house heavily involved in drywall sanding, and finishing. Their energy has been an inspiration to the staff. It's rewarding to help a family who is enthusiastic about pitching in and getting involved.



Lori at work

THANK YOU TO OUR CONTRIBUTORS

INKIND DONATIONS

Bank One
Ted & Jan Besta
Tom Beyer
Bob Braco
Dennis Cherry
Ted & Donna Christie
David Coles
Raymon & Linda Darling
Ed DeBraal
Mary DeBruin
Lee & Leota Ester
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Town & Country Electric
Tom Stoeger-Laydwall Floors
Tri-Co Excavating
Susan Toussaint
Jim & Katy Votava
John Vukos
Robert L. Wilson

FINANCIAL SUPPORT

1st Congregational Church
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Francis & JoAnn Ebben
Jim Fourness
Vaughn Gehrt
John & Jean Harkins
Thomas Lehr
Georgie Madison
Adele Melchert
Paul Quimby
Richard Redman
Elizabeth Schneider
Barney & Carol Schroeder
Jay Wilkinson

STAFF NEWS

Kue Ye Xiong began volunteering at one of our rehabilitation projects, after being displaced by a fire and while living in a Housing Partnership transitional apartment. Kue Ye participated in the work at several of our projects, and demonstrated that he was capable and industrious. The Housing Partnership's growing number of low income and transitional apartments need regular maintenance and attention and Mr. Xiong was hired on a part time basis to meet those needs. Although tenants are encouraged and expected to do routine interior and exterior maintenance tasks, and repairs requiring special equipment or expertise need to be dealt with by someone with experience. We are very happy to have Kue Ye's help with these tasks.

HAPPY ANNIVERSARY

Don Boche has been with HP as Rehabilitation Manager for one year. Supervising volunteers and youth crews to produce quality, economical housing is a complex task and Don's experience with his own construction business brings a lot of valuable skills to The Housing Partnership projects. It's hard to imagine how we got along without him.



Chris Van Veghel, Don Boche

RETIRED? LOOKING FOR - EXERCISE? NEW FRIENDS? MEANINGFUL THINGS TO DO?

Join our regular weekday crew Tuesdays thru Saturdays and help us create affordable housing. Bring your building skills, learn new ones, or just pitch in wherever you are comfortable. Our retired crew usually works Tuesdays and Wednesdays, but we welcome you any day between the hours of 8:00 and 4:30.

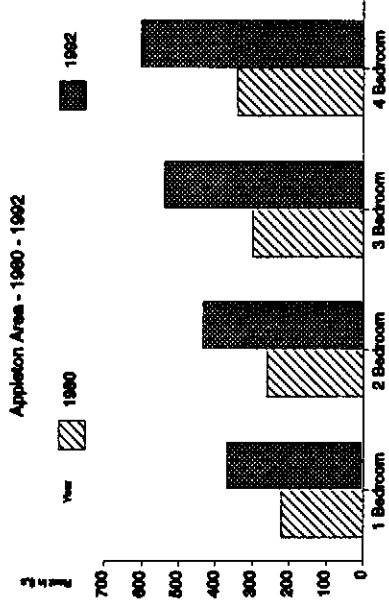
Call our office at 731-6644 to find out where we are working. We need you.



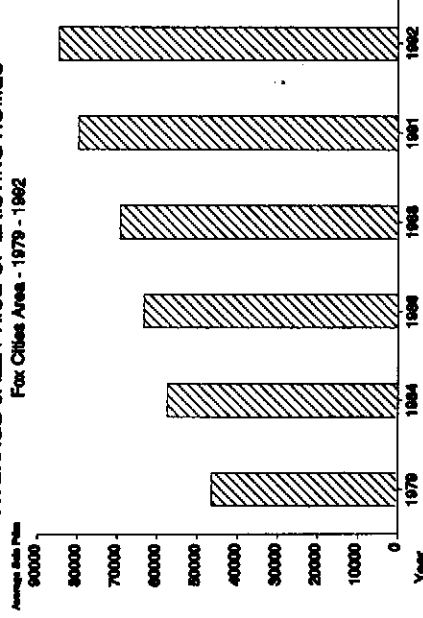
AFFORDABLE RENTAL UNITS

Rent costs have increased greatly in the last 10 years and families on limited income have great difficulty finding something they can afford with adequate space and in decent condition. The Housing Partnership has completed 4 rental units for large low income families where the rent charged will never exceed 25% of the family's income. In addition, 5 units are managed as transitional housing for homeless where families may live for up to 18 months while involved in education or other programs to prepare them for employment and enable them to provide for their families.

INCREASES IN HUD FAIR MARKET RENTS



AVERAGE SALE PRICE OF EXISTING HOMES



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Staff

James M. Wenner	Executive Director
Donald N. Boche	Rehabilitation Manager
Margaret Gibas	Office Manager
Kue Ye Xiong	Maintenance Assistant
Chris Van Veghel	Rehabilitation Assistant



The Housing Partnership

of The Fox Cities, Inc.

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