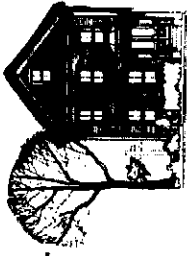


HOUSING PARTNERSHIP

of the fox cities



Volume 2, Number 1

June, 1990

ADOPT A HOUSE GAINS SPONSORS

Recent commitments by four local congregations and organizations will mean a significant expansion of Housing Partnership activity over the Summer and Fall and the addition of four more units of affordable housing to our community. Three churches - St. Joseph's Parish, Memorial Presbyterian Church and First United Methodist Church - and The Valley Builders Association, have each made a commitment to adopt one home. Members of these organizations will take part in hands-on work on the homes as well as provide materials, supplies and financing to supplement the other resources involved in the projects. The homes to be sponsored are located on both the north and south sides of Appleton, and each will require a significant time-commitment from each sponsor. As a result of these volunteer efforts, neighborhoods are improved, existing housing is upgraded and the sweat involvement of the participants will assist four families to improve their housing.

Earlier this year, members of St. Joseph's Parish created a Family Housing Fund to help develop new housing opportunities for families living on limited incomes. The Family Housing Fund is being used cooperatively with The Housing Partnership, with members of the Parish providing volunteer labor and The Housing Partnership providing overall coordination of the effort. The funds generously raised through the Church have helped purchase a 3 bedroom home on Appleton's South side. Funds are also being used to help cover the cost of materials and contracted services. A family has been selected, and family members have been involved in all phases of the work since the beginning. By late July this completely remodeled home will be owned and occupied by this family, who otherwise would not have been able to afford their own home.

LOCAL PARTNERSHIPS, LOCAL SOLUTIONS

"Upstairs, Downstairs" is the theme of a multi-family project adopted by Memorial Presbyterian Church and First United Methodist Church. This large two family unit is The Housing Partnership's first venture into rental housing, recognizing the need for affordable housing for families not yet ready or able to own their home. Memorial Presbyterian Church recently held a kick-off dinner with nearly 60 volunteers

expressing an interest in becoming involved in all areas of renovation. First United Methodist Church is in the early stages of organizing for their involvement. Work on both units will begin on June 30th with completion scheduled for late Fall.

The Valley Builders Association will take on the reconstruction and expansion of a small 2 bedroom home located near Reid Golf Course. The Builders group will be adding a third bedroom to this home as well as additional kitchen and living area, providing about 350 more square feet of living space. Donated and discounted materials and volunteer skilled labor will improve the condition of this home and make it livable and affordable for a first time buyer. The Builders Association has also provided a grant to assist in this work. Energy efficient features will hold down the cost of utilities to a minimum. Work on this unit is scheduled to begin in July with occupancy planned for the Fall.

The Housing Partnership thanks each sponsor for their support of our work.

Community Support Builds Housing

Community support has been a critical factor in the steady growth of The Housing Partnership, and that support has come in the commitment of people's time and talents and in the contributions of money and materials. The steady donations of used and new materials have stretched the resources we have to undertake rehabilitation of housing, and it has re-used valuable materials which otherwise may have been discarded or relinquished to the corners of warehouses or garages. We now have storage space where we can inventory materials and use them when appropriate. Kitchen cabinets, carpeting, plumbing fixtures, framing lumber, lighting fixtures, linoleum, doors, and many other "parts" of a house have been donated or salvaged and are recycled in our rehab work. *Volunteer involvement* helps us tackle the day to day work on the homes and provides a way in which people can contribute their skills, their time and their talents. Both of these contributions make a significant impact on holding the cost of housing down. Contributions of funds are of course equally important. Over the last six months we have seen our financial base widen in new and creative ways, reinforcing our belief that the community shares our goals surrounding affordable housing. A few examples of the broad range of support we have received include a bowl-a-thon planned and held by the Junior High class of First English Lutheran Church. The event raised over \$700, which was supplemented by AAL Branch 3850. The Infant Welfare Circle of the Kings Daughters has provided assistance and the Junior High Sunday School Class of First Congregational Church also conducted a fund-raiser. Wisconsin Natural Gas company will be providing a \$13,000 grant to undertake major energy conservation improvements on our upcoming multi-family project. AAL has pledged a grant over the next four years of \$36,000 to be used to expand our activities outside of Appleton - for property purchases and rehabilitation. Many individual, corporate and organizational contributions have been critical in maintaining our activities. The struggle to maintain and further develop community financial support is always a challenge for any non-profit group, and the need continues. We have been fortunate to be the beneficiaries of people's time, talents and contributions. We hope that trust and interest continues in our upcoming budget year!



Speakers Available

Our Speaker's Bureau is available to tell The Housing Partnership story to groups of all sizes. We now have a video presentation thanks to the help of Cheryl Barnes, Director of Public Affairs for Cablevision and a Housing Partnership Board member, and Jane Washatka-Franz, intern. As an option, we also have a slide presentation produced by Board members Jim Baumbach and Bonnie Riley. If your church, civic organization, professional association, friends or neighbors would like to learn about The Housing Partnership, please call M.J. Wurster (738-0695) or Jim Wenner (731-6644) to schedule a time.

Thanks To A Key Volunteer

The Housing Partnership extends a special thanks to Mr. Norbert Rotzenberg, retired carpenter and craftsman, and a twenty-year resident of the Valley, for contributing his time and extensive carpentry skills over the last two years on each of the homes we have worked on. Mr. Rotzenberg first learned of The Housing Partnership through an open house we held prior to beginning work on our first home. Norbert has built and installed kitchen and bath cabinets, framed walls, trimmed doors and windows, installed new windows and helped with many other finish carpentry projects. Mr. Rotzenberg exemplifies the meaning of the word volunteer and strongly supports the work of The Housing Partnership. His contributions of time and talent have allowed us to produce quality housing while holding down the cost for our occupants. According to Mr. Rotzenberg, who also commits time to St. Joseph's Food Program, "... there are alot of people in need of affordable housing, more than you think." We extend many thanks to Norbert Rotzenberg for the difference he has made to the lives of people in the Fox Cities.

New Board Nominated

Changes in the membership of The Housing Partnership Board of Directors will occur at the upcoming annual meeting on June 20th. Nominations for new Board Officers include Kenneth Podell, Attorney with AAL, for President of the Board; Mary Walsh Curry, Fox Valley Technical College as Vice-President; Richard C. Swanson, Administrator of The Heritage as Treasurer; and James A. Baumbach, Water Technologies Worldwide, as Secretary. New Board members nominated include Joyce R. Bayer, Branch Manager of Mutual Savings Bank, and William H. Geenen, Vice President, Air Wisconsin. Retiring Board members include Charter President Michael E. Mirkes of WEPCO, Bruce J. Reines of Fox Valley Builders Supply, and Rev. J. Christian Quello of First English Lutheran Church.

Annual Meeting Set

Charles M. Hill, Sr., Executive Vice-President of The Federal Home Loan Bank Board of Chicago will be the keynote speaker at The Housing Partnership's Annual meeting on June 20th. In his current position, Mr. Hill has spearheaded the Federal Home Loan Bank Board's Community Reinvestment and Affordable Housing effort. Mr. Hill is familiar with housing efforts in Wisconsin, having served under three Wisconsin Governors, including an appointment as Secretary of the Department of Local Affairs and Development. Mr. Hill will address the issue of housing needs and new financial opportunities for local lenders to develop new markets in housing. With the development of the local mortgage loan rates committed by six local banks (see Issue 1), Mr. Hill's comments should be timely.

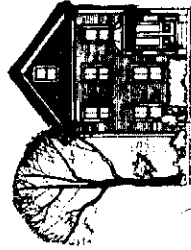
City Funding Benefits Partnership

The Housing Partnership is the recipient of a 1990 Community Development Block Grant from the City of Appleton. The grant will allow us to supplement our current single family housing ownership program with an expanded emphasis on a lease/purchase program or rental housing. In addition, the grant will assist us expand our support system to occupants of lease/purchase or rental housing in such areas as financial and mortgage counseling, resident management, home maintenance and budget counseling. The Housing Partnership has already utilized part of this grant to purchase a large two-family unit. Funding for the rehabilitation of this unit will be secured from other sources and major progress has already been made in packaging the needed rehab funding. (see story on page 1).



The Housing Partnership

of the fox cities, inc.



I want to volunteer !

Count me in for:

- _____ A tax-deductible donation of \$ _____
- _____ A pledge of \$ _____ every _____
- _____ A donation of time. I'm interested in helping with: _____

_____ A donation of building materials or tools such as: _____
Other: _____

I'll help spread the word by:

- _____ Arranging for a speaker's bureau presentation to: _____
- _____ Recruiting families to purchase homes, providing purchase counseling

Name _____

Address _____

Zip _____

Phone _____

The Housing Partnership's volunteer Board is composed of active and involved members. Each member serves on one of three 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.

1989 - 1990 Board of Directors

Cheryl Barnes
Cablevision of the Fox Cities
Resource Development Committee

Michael Mirkes, Past President
Wisconsin Electric
Property Selection Committee

Richard C. Swanson, Treasurer
The Heritage
Resource Development Committee

James A. Baumbach
Worldwide Water Technologies, Inc.
Family Selection Committee

Kenneth Podell, Vice-President
AAL
Chair, Property Selection Committee

M. J. Wurster
Chair, Resource Development Comm.

James Bork, President
AAL

Rev. J. Christian Quello
First English Lutheran Church
Resource Development Committee

Staff:
James M. Wenner, Ex. Dir.
Richard Runge, Training Supervisor

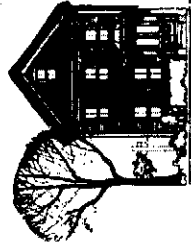
Mary Walsh Curry
Fox Valley Technical College
Chair, Family Selection Committee

Bruce J. Reines
Fox Valley Builders Supply, Inc.
Property Selection Committee

Past Board Members:
Robert S. Chase, Jr.
Susan Dale-Hall
Stanley Holcomb
Dawn Washatka
Kong Chee Xiong

Peter Hensler
Great Midwest Savings & Loan
Family Selection Committee

Bonnie Riley, Secretary
The Parkside
Family Selection Committee



The Housing Partnership of the Fox cities, inc.

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Housing Opportunities
For People in Need