

News & Events
Spring 2005



Housing Partnership OF THE FOX CITIES

Planning Continues For Wire Works Apartments

The Appleton Wire Works building was constructed in 1895, and until the mid-1990's, the building was home to state-of-the-art wire looms which created manufacturing systems used in the paper industry. The Housing Partnership intends to reconstruct this building to create 25 units of housing, including one-, two-, and three-bedroom units. This development will make use of a valuable historic building, located in a quiet, convenient neighborhood. The building itself will provide a buffer between the residential area to the south, and more industrial buildings to the north. The City of Appleton is supportive, investing \$1.3M of the \$2.6M renovation cost to see this area revitalized.

We are currently finalizing plans for the development of the building. This first "pre-development" phase is a busy one. We are completing the environmental studies necessary to determine where soil cleanup is necessary -- typical of any industrial re-use project. We are also finalizing our site plans, balancing our desire to maintain historic features with modern family needs. And, we are determining project costs and identifying funding sources. The next phase will be the preparation of the building for construction. This will include the demolition of some newer interior buildings, in



We Wish For:

Cleaning Supplies

Coming from homelessness, our families need the basic necessities to help keep their new homes spic and span:

- *Laundry Baskets
- *Detergent *Brooms
- *Mops *Buckets
- *All-purpose cleaners
- *Sponges *Toilet brushes
- *Degreasers

Painting Supplies

We cannot use leftover paint, but we are always in need of:

- * 9" Roller Covers
- *Drop Cloths
- (including old bedspreads and sheets)
- * Nylon Brushes *Buckets

Household Items:

- * Twin Beds * Dressers
- * Lawnmowers *
- Vacuums
- ** Washers/Dryers

Storage and delivery availability may limit the items we are able to accept. Thank you, for understanding.

order to make room for a courtyard, recreation space, and parking. Plans have also been made for Housing Partnership office space, training and workshop rooms, and conference space.

Importantly, the units located in the Wire Works Apartments are designed to be affordable to families of a *variety* of income levels and needs:

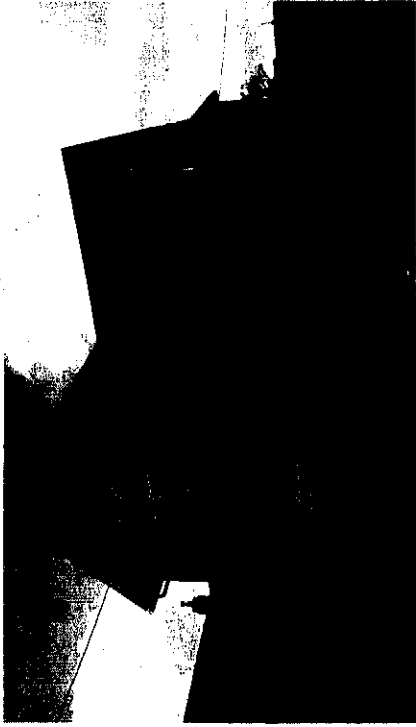
☞ **Six units** are designated for permanent supportive housing; housing for those with a physical, mental, or cognitive disability requiring long-term support;

☞ **Nine units** will be available to any family with income less than 80% of County Median Income (CMD), approximately \$47,000 for a family of four; and

☞ **Ten units** will be reserved for families whose incomes are less than 60% of CMI. Their rents will be subsidized by the Housing Partnership and other sources.

This project could not have gotten off the ground were it not for the determination of our own board of directors and Steve Gries of Gries Architectural Group. In addition, we gratefully received support from Appleton Alderperson Earl Brooker and fellow city council members, and many staff members at the City of Appleton. In addition to the City of Appleton's financial support, funding has also been secured through the Federal Continuum of Care Program, and the State HOME Program. Financing will be provided by Thrivent Financial Bank. While there are still many hurdles to overcome before the project begins in earnest, we are hopeful that very soon you'll see construction happening at this long neglected site.

SNAPSHOTS: A Look at What's Happening



We're just completing the finishing touches at **236 Kaukauna Street, Menasha**. This duplex features two, three-bedroom units.

OPEN HOUSE

236 Kaukauna Street, Menasha
Thursday, June 23
4:30 p.m. to 6:00 p.m.

Directions available on our website: www.housing-partnership.org

At Right: The home at 325 Center Street, Neenah was just purchased. The duplex will be renovated back to a single family home.



Above: Renovations are in full swing at **226 S. Morrison Street, Appleton**. Youth groups and members of **Memorial Presbyterian** and **Trinity Lutheran** churches have already cleaned out and gutted the interior of this former Salvation Army homeless shelter. When complete, it will feature two very large units. Affordable housing for large families is difficult to find.

Howard Whitehead ~ Giles Wittig ~
Mike Murray ~ Karl Blahnik ~ Chris Wise
~ Juanita Makaroff ~ Scott "Buzz" Hiller
~ Tom Oudenhoven ~ Les Balster ~
Jack Schwaller ~ Paul Schwermi
~ Wayne Yoder ~ Jim Spaay ~ John Bell

Join Our Honorary Crew ... You'll Be In Good Company!

*For more details about this crew and other
volunteer opportunities,
check out our website at
www.housing-partnership.org
or call Kerry at 731-6644*

~ Karl Stadler ~ Jim Endlich ~ Rich Erickson
~ Ran Famum ~ Howard Hardesty ~ Ken
Ligare ~ Pete Mohr ~
Ed Schmidt ~ John Stutz ~ Jamie Wilke ~
Charlotte Swanton ~ Bill Polikow ~



Housing Partnership of the Fox Cities Annual Report 2004

Statement of Activities:

Income:

Grants (Public/Private)	\$553,938
Contributions	\$ 57,057
Property Income (Rental)	\$200,321
Fundraising/Other	\$ 40,763

Total Income

\$852,079

Expenses:

Personnel, Volunteer Support & Subcontractors	\$272,782
Other Costs	\$174,555

Total Expenses

\$447,337

Capitalized Construction Expenses \$665,327

Statement of Financial Position:

Assets:

	(Audited) 2003	(Audited) 2004
Cash & Cash Equivalents	\$ 45,490	\$ 50,948
Property Under Construction	\$ 285,713	\$1,152,989
Property Assets	\$1,725,702	\$1,933,604
Endowment	\$ 32,110	\$ 49,441
Total Assets	\$2,089,017	\$2,986,982

Liabilities:

Current Liabilities	\$ 33,457	\$ 49,075
Long-Term Liabilities	\$ 473,878	\$ 951,483
Capital	\$1,581,682	\$1,986,424
Total Liabilities	\$2,089,017	\$2,986,982

Families Served: 57

Individuals Served: 209

Average Annual Household Income: \$11,634

Average Monthly Rent Payment : \$251

Completed Housing Unit Renovations To Date: 74

Donors

\$5,000+

Community First Credit Union
 Thrivent Financial for Lutherans
 Thrivent Financial Bank
 Menasha Utilities
 The Guardian Life Insurance
 Doug & Carla Salmon Foundation

\$250 - \$999

Jack & Lillian Renner
 Tom & Andrea Tatlock
 James Fourness
 John Bennett Family Foundation
 Steve Winter
 Tim & Susan May
 Howard & Mary Whitehead
 Dan Balliet & Janet Carlson
 Paperfest
 Coldwell Banker -The Real Estate Group

\$1,000 - \$4,999

Century 21/First Realty
 Gries Architectural Group
 Valley Home Builders Association
 Memorial Presbyterian Church
 Alcoa Foundation - Presto Products
 Winnebago Presbytery
 Appleton
 Citizens Bank
 Anchor Bank
 Realtors Association of Northeast WI
 Guaranty Bank

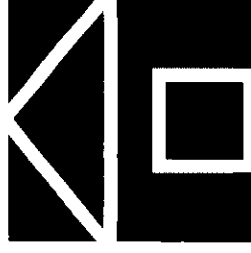
To \$250

Anonymous Donors, and
 Sheridan & Georgie Lou Huss
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 Paul & Velda Quimby
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 May Department Stores
 (Marshall Fields)
 Secura Insurance
 Violet Bailin
 First United Methodist Church
 Doug & Kathy Freeman

☪ In-kind Contributors ☪

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Suzanne VanEinkwert	Lou Ann Corazzani	Diane Barkmeier
John Edwards	Pat Shaw	Window World
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Fox Valley Symphony	Alan Parmenter	David & Sue Schini
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John Edwards	Don & Tammy Wollersheim	Ellen Braatz
Candace Kriner	Janice & Rick Suittala	Patty Reiff
The Boldt Company	Fox Valley CheeseCake	Dick Meyers Photo



Please remember the Housing Partnership
in your giving plan.

To make a contribution

to the

Housing Partnership Endowment Fund,

send your check to:

Community Foundation
for the Fox Valley Region, Inc.

Attn: Housing Partnership Endowment Fund
P.O. Box 563

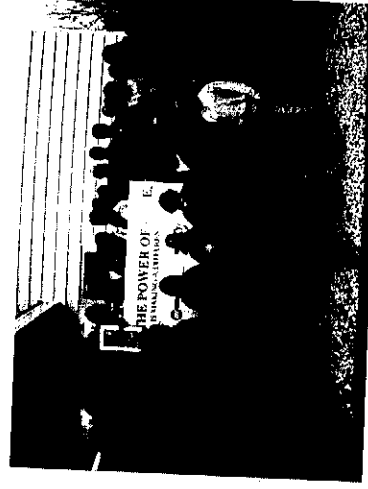
Appleton, WI 54912-0563

2005 endowment contributions (to \$10,000) will be matched by the
Doug & Carla Salmon Foundation. Your gift will go twice as far!

Volunteer Groups Represent Schools, Churches, Businesses

Memorial Presbyterian Church
St. Bernadette Youth & Adults
Trinity Lutheran Church
Appleton Fox Cities Kiwanis
St. Edward Youth
Freedom HS Nat'l Honor Soc.
Affinity Health System
Miller Electric Mfg.
St. Nicholas Youth
JanSport, Inc.
Kimberly-Clark
Jewelers Mutual Insurance
Community First Credit Union
Lawrence University
Presto Products
Thrivent Financial Bank
Menasha HS
United Way Youth
Advanced Physical Therapy

Appleton East Nat'l Honor Soc.
Valley New School
Crane Engineering Sales
Jim's Plumbing
Appleton
First Presbyterian, Neenah
St. Bernard Youth
United Methodist Churches
M&I Bank
Oshkosh Correctional DACC
St. John, Little Chute
HP Honorary Crew



Tom the Director Executive Director, Katherine Kamp

The Housing Partnership Board of Directors has just finished updating our Business and Strategic Plan for the next five year period, setting ambitious goals that focus our efforts on affordable housing development.

Completing the strategic plan, we had a continued need for affordable housing in our community. We are a growing and thriving area and all benefit from the economic growth that we experience. But, we are also seeing a fundamental restructuring of our economy - with a shift from manufacturing to service jobs. Service jobs typically pay less, so fewer of those newly employed are

making less and need some short-term assistance with housing while they are getting started.

With our strategic plan, *the Housing Partnership reaffirmed our commitment to providing quality affordable housing to families in our community.* We will continue to serve those families making less than 50 percent of the county median income with our transitional and affordable housing programs. Our goal is to create enough housing so that we have 90 rental units by the end of the decade, including 24 transitional and permanent supportive housing units.

This goal is particularly ambitious since we will be losing eight Open Door Apartment units this year, so we must replace those units before we can even start! We will achieve our objectives by (1) continuing to renovate single family homes and duplexes throughout the Fox Cities; (2) completing the reconstruction of the old Appleton Wire Works building; and (3) working with Harbor House to develop six units of transitional housing for victims of domestic violence.

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Housing Partnership

OF THE FOX CITIES

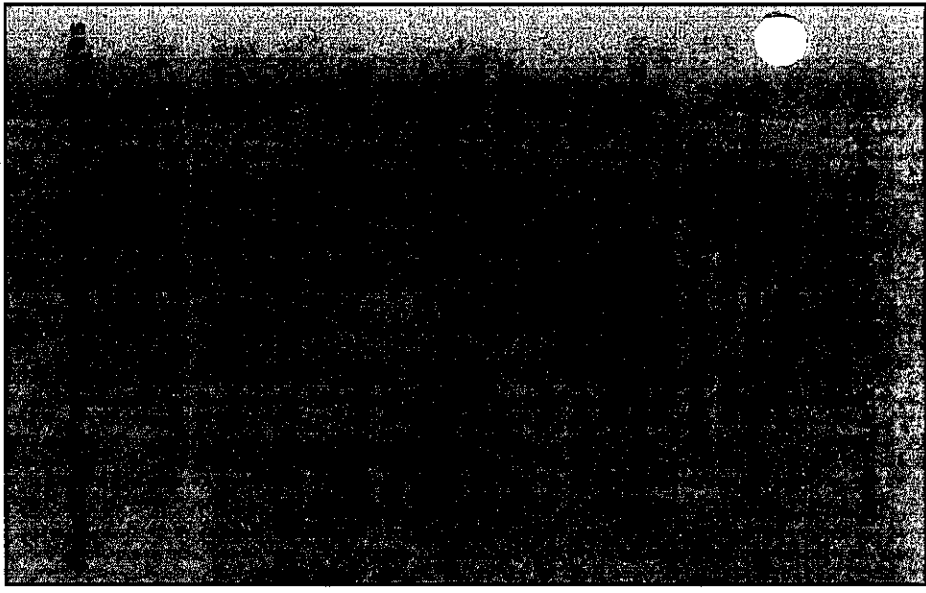
"IMPROVING OUR NEIGHBORHOODS...ONE HOUSE AT A TIME"

611 N. Morrison Street
P.O. Box 5101
Appleton, WI 54912-5101

Phone: 920.731.6644
Fax: 920.731.7087

Visit the Housing Partnership
on the web!
www.housing-partnership.org

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From the Director (continued from page 3)

We also reaffirmed our commitment to providing quality programs. Therefore, we have asked for an evaluation of our transitional housing program, which will be completed this summer. When complete, this study will provide information on how we can improve our programming and better serve those who need extra help to be successful in maintaining permanent housing. Using this information, we will develop a method to measure the outcomes of our rental programs.

This is essential so that we use community and government resources wisely.

We feel confident that we can achieve our goals -- because we live in a generous community where many donate their time, talent, and resources to making our community a better place to live. We are fortunate to have talented staff and volunteers who believe in what the Housing Partnership does, and do their part to make it happen.