

Greetings!

We've got some great features in this edition of *ACTS in Action*, including the announcement of an exciting new partnership with the City of Milwaukee. I'd also like to congratulate Carl, as he was named one of the Milwaukee Business Journal's 40 Under 40, an award that honors Milwaukee's up-and-coming leaders. You can read more about his award at the link below. Way to go Carl!

<http://j.mp/Carl40>



Michael Gosman, Assistant Director

Homeowner profile: Aliza Scott

Aliza Scott could only think of one way to celebrate when she officially became the owner of a city-tax foreclosed duplex at 425-27 N. 33rd St.

"I had to dance," she said.

And why not? For less than she was paying in rent, Scott had just realized her dream of owning her own home.

"I don't have to worry about landlords anymore; I've got a place to call my own," she said. "I can come and go as I please. It's my domain. We got our own dog (Daisy) for the kids, and they can enjoy playing in the backyard. We can have the grandkids over. There are so many advantages."

Scott credited ACTS Housing's Constance Alberts for helping her with home buyer counseling and navigating what can be a long and confusing process; she also praised the work of home specialist Mary Leach-Sumlin.

"It was a great experience because they are with you step by step and they keep your eye on the prize,"

Scott said. "There are other programs but they don't give you the time of day like ACTS does. Mary took me from house to house and

I would have been lost without Constance. She kept me on blast. I think the world of them."

Scott works two-full time jobs to support her family. When she does have a free moment, you can usually find her at a store looking for a new item to complement her new home.

"My house still needs some work but I love it from top to bottom," she said.

"There are other programs but they don't give you the time of day like ACTS does."



Hot Property

3002 West Juneau Avenue

\$3500 - Large duplex, 5 bedrooms / 2 bathrooms, great neighborhood, grant and loan resources may be available

For info call Blia Cha at 414-933-2547



A Note from the Executive Director



It is hard to spend much time complaining about the polar vortex when you have such exciting news to share.

On February 20, ACTS Housing

announced a one-year contract with the City of Milwaukee for up to \$50,000 to provide home ownership counseling services to tenants of tax foreclosed properties.

Home ownership counseling has always been one of our hallmarks and it is gratifying to see a growing belief in the role it can play in preparing people to be successful home owners.

“As part of the Mayor’s Strong Neighborhoods Initiative, the City of Milwaukee is excited to partner with ACTS Housing to help tenants of city tax foreclosures transition from renters to owners,” Mayor Tom Barrett said. “Home ownership counseling is an important part of the solution to helping turn foreclosed properties back to the city tax roles. ACTS has a strong track record and we are excited about this robust partnership.”

ACTS’ specific role in the city’s Tenant Transition to Ownership Project will be to provide guidance for prospective home owners to help them repair credit, learn basic home maintenance skills, establish a household budget and understand the responsibilities of homeownership.

In addition, this contract gave us the opportunity to expand our talented team of Housing Counselors. We are thrilled to welcome Corretta Herring, a community advocate professional with more than 10 years of credit counseling experience.

Corretta – the first in her family to graduate college and become a homeowner -- shares our vision that tax-foreclosed properties are not an

intractable problem but rather an opportunity for aspiring homeowners.

“The City of Milwaukee is excited to partner with ACTS Housing to help tenants of city tax foreclosures transition from renters to owners”

-Mayor Tom Barrett

A handwritten signature in black ink that reads "Carl Quindel".

Carl Quindel, Executive Director

Production Report: Since January 2012

259
SALES

105
REHAB JOBS MANAGED

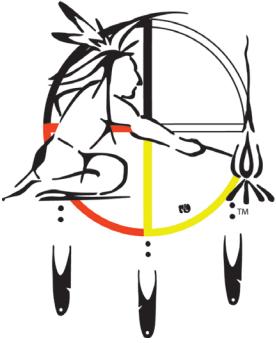
\$465
MONTHLY HOUSING BURDEN

Our sincere thanks to the following organizations and individuals who have provided significant support for ACTS Housing over the last quarter:

- BMO Harris Bank
- The Catholic Faith Community of St. William
- Einhorn Family Foundation
- George and Julia Mosher Foundation
- Nancy Allen
- Ron Grzywinski
- Pam Hahlbeck
- Mary Houghton
- Clare Reardon
- David and Julia Uihlein
- John Worm

Partner Spotlight: Forest County Potawatomi Foundation

Forest County Potawatomi FOUNDATION



The cornerstone of the Forest County Potawatomi Foundation is the Circle of Life, a demonstration of the Potawatomi tribe's reverence for all living things and the belief that they are a self-reliant and self-determined nation of people. The Potawatomi people have witnessed young and old struggle against poverty and

believe that some well-timed support can unleash the will to make a better life.

No wonder then that the Foundation is such a loyal and staunch supporter of ACTS Housing.

"There are so many homes and properties that are vandalized and vacant," said Kaye Garcia, the Foundation's executive director. "There's a huge benefit to being able

to teach people to be responsible home owners, and ACTS helps families who are interested in owning their own home every step of the way. These families may never have owned anything before and they can take great pride in home ownership. This not only benefits the family but the other homeowners around them and the community."

The Potawatomi people have witnessed young and old struggle against poverty and believe that some well-timed support can unleash the will to make a better life.

Garcia also likes the way ACTS Housing partners with families throughout the city.

"They don't just serve a certain group; they're able to help a huge, diverse group of people," she said.

The Foundation was born in 1999 and to date has proudly contributed more than \$30 million to charitable causes in Forest County and in the Greater Milwaukee area.

In addition to leading the Foundation, Garcia is quite active in the community. She has served on a number of community boards such as the Friends of Hank Aaron State Trail, the American Indian Council of Milwaukee, the Native American Tourism of Wisconsin and the First Nations Women in Leadership Committee.

Meet the ACTS team: Constance Alberts, Homebuyer Counseling

Constance Alberts can sum up her job succinctly.

"I help people become home owners," said Alberts, the satisfaction ringing through her compassionate voice.

Alberts joined ACTS in 2008 and manages its Housing Counseling program. For Alberts, the rewards of helping people realize the dream of homeownership are as large as her job description is concise.

Alberts walks prospective home owners through every step of the home buying process.

"There's no cookie cutter approach," she said. "I work with the individual and we focus on what they need to become a home owner. The thing I enjoy most is when families make decisions that make the most sense for their situation."

Alberts said that she enjoys each meeting with aspiring homebuyers.

"I like talking about financial literacy because you're not

just teaching a person in front of you, you're potentially influencing a whole group of people you might never meet," she said.

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She looks at the purchase of a house as the starting point – not the endpoint – of a family's financial journey.

"There needs to be a (permanent) shift in how they conduct personal finances or they will experience similar issues that they did before," she said.

There are times Alberts' advice goes above and beyond what is expected.

"Once I was talking to a mom who didn't have a lot of time to cook and I told her to start using a crock-pot," she said with a smile. "Just dump everything in at once and it's a meal you don't have to worry about."

Added executive director Carl Quindel: "Constance is a leader's leader. Her rapport with each family is remarkable."

Our Mission

ACTS Housing's mission is to promote affordable homeownership opportunities that fosters a low-income family's ability to be self-empowered, thereby reducing community blight, neighborhood deterioration, and poverty.

Our Vision

ACTS Housing's vision is that each block inside the church neighborhoods we serve is made up of at least 60% homeowners who are self-empowered.

Our Services



Homebuyer Counseling - One-on-one, HUD approved homebuyer counseling for individuals interested in developing a personalized homeownership road map.



Neighborhood Housing - ACTS' licensed realtors represent families in the purchase of affordable central-city homes.



Vacant Home Sales - Rehab management staff represents families during coordination and execution of rehab plans, with a focus on the reclamation of vandalized foreclosures.



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