

ACTS IN ACTION

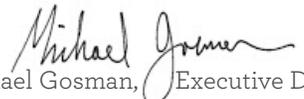


WINTER 2016

Dear Friends,

When I take a step back to look at the big picture of 2015 - 120 families supported in home ownership, 65 rehabs completed, 34 mortgage loans made - all of the time our team spends counseling, preparing documents, working to get the best deal for their families, I get a bit exhausted. But it is all worth it if it means that families like the Lees are now successful in home ownership. We're already hard at work in 2016 and looking forward to what this year will bring. Thank you for allowing us to do this work,

Sincerely,


Michael Gosman, Executive Director

THE LEE FAMILY'S HOSPITALITY By Becky Stoner, ACTS Housing Staff

Witnessing a family's success reminds us why we do this work.

When visiting the Lee's home, I couldn't help but notice the beautifully stained, winding staircase and detailed, polished handrail when I first entered the house. It is an exceptionally crafted staircase, in an exceptionally beautiful front room. Newly stained floors, furniture neatly arranged and welcoming, an open floor plan leading into the kitchen. On this particular day—and I imagine many others—the fragrant kitchen aromas were incredible. ACTS realtor Blia was by the stove helping Phua, Phua's daughter, and their friend Linda finish preparing a couple big pots of soup full of leafy green vegetables.



Rev. Wang Chao Lee, wife Phua and son Yohan - photo courtesy of the Neighborhood News Service

Reverend Lee had invited the ACTS team for lunch as a thank you for supporting him with the purchase and rehab of his home, and to show us all they had accomplished in reclaiming this once vacant, vandalized foreclosure. During lunch, Rev. Lee explained why the spindles on the staircase were mismatched, although not one of us had noticed. He said they had bargain-shopped for replacement spindles, and couldn't find a matched set. They frequented thrift stores and discount furniture stores for most of their furniture. He pointed to a beautiful hutch cabinet in the kitchen and proudly explained that it had cost only a few hundred dollars. After some elbow grease and re-staining, it looked like it cost two thousand.



Before (Left) After (Right): The Lee's Kitchen

After eating more homemade egg rolls than I care to admit, I accompanied members of the ACTS team and the Lee family to the living room to see a before-during-and-after slide show that Rev. Lee had put together. He explained how he worked with members of his church, friends, and family to do the necessary demolition and repairs.

As I sunk into their comfortable couch, chuckling at pictures of teenagers with sledge hammers, I was reminded of the homes I grew up in. I come from a family of pastors, and I learned very early that a pastor's home is practically a community center with an open door. If anyone has mastered hospitality, it's a good pastor.

Continued on Next Page

HOT PROPERTY

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Price: \$15,000

Bed: 4 Bath: 2

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Rev Lee, Phua and their family exemplify true hospitality. They took on a project and invited the community to participate in it. They built a home for their children to rest and play in, for their friends and church members to congregate and pray in--a home with a kitchen big enough to feed a dozen ACTS team members that day, and surely countless other friends in days to come.



Before (Left) After (Right): The Lee's Upstairs Bathroom

The Lees demonstrate that owning a home is bigger than completing a real estate transaction, bigger than countless rehab projects and pinching pennies - a home holds the potential to nourish families, bring people of all types around the table, and ultimately, heal communities. Helping families like the ever hospitable Lees is exactly why ACTS Housing exists, and that family shows us all what home ownership can do.

ers and partnering with other agencies,” she said. “When banks tightened lending practices, ACTS raised money for a loan fund. When the number of city-owned foreclosures spiked, ACTS partnered with the City of Milwaukee to sell tax-foreclosed properties. The organization’s staff, board, and supporters continuously work to improve its services so that more families can benefit from affordable homeownership.”

KEY SUPPORTER SPOTLIGHT: ZILBER FAMILY FOUNDATION



The Zilber Family Foundation is dedicated to enhancing the well-being of individuals, families and neighborhoods.

In ACTS Housing, the Foundation is supporting a non-profit that works to achieve all three of those goals.

“ACTS Housing offers the opportunity for low-income families to build wealth through affordable homeownership, and contributes to neighborhood improvement and stability by transforming, blighted, foreclosed homes,” said Gina Stilp, senior program officer for the Zilber Family Foundation. *“In 2012, when the Foundation made its first grant to ACTS, Milwaukee’s central city neighborhoods were struggling to address the foreclosure crisis. ACTS was one of the few organizations selling foreclosed homes that others deemed beyond repair.”*

After supporting ACTS for three years, Stilp appreciates the organization’s agility.

“They have a distinct ability to turn challenges into opportunities by seeking advice from a range of stakehold-

ers and partnering with other agencies,” she said. “When banks tightened lending practices, ACTS raised money for a loan fund. When the number of city-owned foreclosures spiked, ACTS partnered with the City of Milwaukee to sell tax-foreclosed properties. The organization’s staff, board, and supporters continuously work to improve its services so that more families can benefit from affordable homeownership.”

Since 2008, the Zilber Neighborhood Initiative has awarded more than \$30 million to fund community plans to revitalize neighborhoods and support programs that benefit residents of Lindsay Heights, Clarke Square, Layton Park, Burnham Park, and Silver City.

Michael Gosman, ACTS executive director, said support from the Zilber Family Foundation is essential.

“Gina and the Zilber Family Foundation have taken the time to understand our program in a robust way,” he said. *“We are honored that as they have come to understand our model they have seen it as an important tool for the foundation to achieve its neighborhood goals.”*

2015 IMPACT REPORT

65
Rehab Jobs Managed

120
Sales

\$438
Avg. Monthly Housing
Burden

281
Families Counseled

OUR SINCERE THANKS TO THE FOLLOWING ORGANIZATIONS AND INDIVIDUALS WHO HAVE PROVIDED SIGNIFICANT SUPPORT FOR ACTS HOUSING OVER THE LAST QUARTER

Allison Doyle Steinhafel	Daryl Diesing & Marcia Rimai	Johnson Bank	Peck Foundation, Milwaukee LTD
Andi & Mike Zimmerman	David and Julia Uihlein Charitable Foundation	Jon Donahue	Robert & Sarah Jansen
Andrew & Meghan Slocum	Deanna Singh	Kadie & Steve Jelenchick	St. Luke Congregation
ANON Charitable Trust	Eric & Joy Meier	Kaztex Foundation	St. William Parish
Associated Bank	Ethan & Candice Elser	Kevin Malaney	Stephen & Kathy Rothe
Barbara Stein	Francie Luke Silverman Foundation	Kevin Schalk	Susan Mischler
Becky & Adam Stoner	Fred Gosman	Lubar Family Foundation	The Kelben Foundation
Bert & Marlene Bilsky	George & Julie Mosher	Margaret Keehn	Tom Gauthier
BMO Harris Bank	Gustav and Gladys Kindt Foundation	Mary Worm Donovan	Urban Economic Development Association (UEDA)
Charles Trainer	Houghton Family Charitable Giving Fund	Mike Fruin	Wells Fargo Team Member Volunteer Program
Cindy & Tom Kilkenny	John & Kathy Linnen	Natalie Beckwith	Woody Welch
Clare Reardon		Nancy & Steve Einhorn	Zilber Family Foundation
Croen Foundation, Inc.		Pam Evason	
Daniel Brenton		Pat & Kayvon Safavi	

MEET THE ACTS TEAM: FRANK CUMBERBATCH

By Bob Gosman, ACTS Volunteer

The year before new program manager Frank Cumberbatch entertained the idea of joining ACTS Housing, he attended a bus tour. ACTS leads bus tours several times a year for people to see houses ACTS families own, and discover more about how the organization helps transform neighborhoods.

“We went to an unfinished property and my first thought was that there is no way that a family will end up living there,” he said. “Then we went to another house and I saw what the finished product looked like. It was just miraculous. I thought it was just perfect what they were doing. Then, we went back to the home office and met Father Dennis Lewis and he was so inspirational in his commitment to ACTS and the families it serves.”

The next year, Cumberbatch, an entrepreneur who has worked at City Hall and has extensive experience throughout the real estate space, stumbled upon a job

description for program manager at ACTS. *“It was a chance to apply all of what I’ve learned over the years and make a tremendous impact for families in the city,”* he said. In just a few short months, Cumberbatch has done just that.



“Frank is extremely talented at managing development projects and his commitment to the City of Milwaukee, its families and its neighborhoods is apparent each day,” said Michael Gosman, ACTS Housing’s executive director.

It’s no surprise that Cumberbatch has started fast. After growing up in Trinidad, he moved to the U.S. to attend the University of Wisconsin

Oshkosh. He still holds the school’s record in the 400-meter dash.

“I came from a foreign country just like many of the families we serve,” Cumberbatch said. *“My entire life and work journey has brought me full circle to do this work at ACTS.”*



ACTS HOUSING

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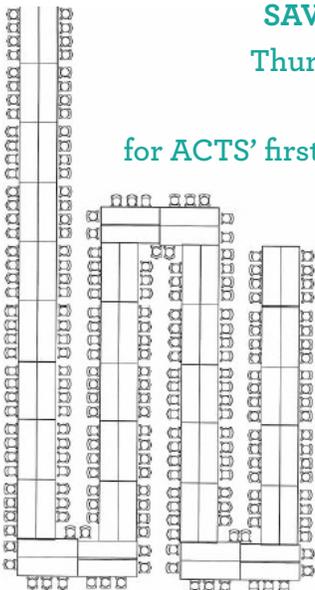
ACTS Longest Neighborhood Table!

SAVE THE DATE!

Thursday, Sep 22nd

5:30 pm

for ACTS' first ever fundraising event.



Join us at the table

Meet Milwaukee neighbors
and sample food from ACTS
neighborhoods

Check out www.actshousing.org
closer to the event for
more details and to register

Email Becky: rstoner@actshousing.org
for more
information.

Sponsor a few feet of our table!

Contact Becky for more information: 414-727-0016

While we have not changed our focus, we've updated the text of our Mission & Vision

OUR MISSION:

**Empowerment through
home ownership.**

OUR VISION:

**To create vibrant
Milwaukee
neighborhoods through
home ownership.**

