

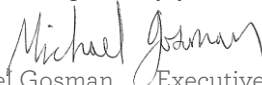
ACTS IN ACTION

ACTS HOUSING

2018 VOL. 1

Dear Friends,

Now that the snow has melted and ice has thawed, I am looking forward to warmer weather – and a busy home buying season. Seeing the sun for the first time (in what feels like ages) is energizing, and I can feel the energy around the office here at ACTS. We are energized to engage with the community through the launch of new volunteer opportunities and hosting our first-ever Open House for past and present ACTS homeowners. We are energized by the 13 homeowners who have already bought homes with ACTS this year, and we are energized by your support of our work. So thank you, and I hope you enjoy this update. Sincerely,


Michael Gosman, Executive Director

TRUDY'S COMMITMENT

Once a homebuyer attends an ACTS orientation and pays for their credit pull; they meet with ACTS' counseling department to assess their financial fitness for homeownership.

They either will work with the counseling team further to get a preapproval from an ACTS bank partner or they will receive a financial action plan with steps to take that will get them ready and schedule check-ins with the department as they complete those steps.



Trudy and her partner hold up the keys to their new home

Trudy had been working on her financial action plan with the counseling department for over three years. She completed the counseling process with Maria Santos, ACTS' Director of Homebuyer Counseling.

It was a proud day for Trudy on Feb. 23 when she closed on her home.

Perhaps a little emotional, too.

When she finished signing the papers she gave her loan officer, Cindy Higgins of Great Midwest Bank, and her ACTS realtor Tess Wynn each a hug.

"It feels good," she said of her purchase. *"Tess was a lot of strength for me. She gave me confidence that I was going to find something."*

Tess wishes Trudy the best as she makes the transition from homebuyer to homeowner.

"My hope for her is that she has a place that she can truly customize and have something that's reliable for her and her children," Wynn said.

Trudy, a Certified Nursing Assistant, saw a total of eight homes and found a gem in a \$78,000 two-unit, five-bedroom home in the Burnham Park neighborhood on Milwaukee's South Side.

She is hoping it will act as a gathering place for her seven children and seven grandchildren.

Although she could have moved in immediately after her closing, Trudy, who rented previously, is waiting until her lease is up next month to move in.

"Maybe once I move in I'll have some champagne," Trudy said.

HOT PROPERTY

PRICE: \$14,100*

*PROPERTY REQUIRES REHABILITATION

BED: 3

BATH: 1

FOR MORE INFORMATION CALL TESS WYNN 414-737-2426



UNLEASHING THE POWER OF COMMUNITY: ACTS & STAND TOGETHER

An emerging, innovative philanthropic model is: venture philanthropy. In short, venture philanthropy is the merging of venture capital finance and philanthropic generosity. One organization that does venture philanthropy, and does it well, is Stand Together. The mission of Stand Together is to, “Unleash the power of community to solve our country’s toughest problems and help people improve their lives.” Stand Together is using this new philanthropic model to improve the effectiveness and build capacity of grassroots organizations, like ACTS Housing.

According to Nick D’Antonio – Director of Strategic Partnerships – Stand Together utilizes a venture philanthropy model in order to, “provide both human and financial capital support to our partners so they have the tools necessary to reach their full market potential.”



Nick D’Antonio, Director of Strategic Partnerships, Stand Together

An additional benefit to this model is that Stand Together has the opportunity to build, “A large network of community leaders and individuals from across the country who are eager to collaborate, share stories and best practices” D’Antonio explained.

When asked why Stand Together selected ACTS as one of their first Catalysts, D’Antonio responded, “ACTS represents an innovative and unique solution helping to transform the lives of the citizens of Milwaukee. The empowerment of homeownership aligns with Stand Together’s core values, and the impact has been made vividly clear.”

ACTS’ partnership with Stand Together has been enlightening, challenging, and transformational. We are grateful for the myriad ways Stand Together has been supportive and looking forward to see the greater impact that will inevitably result.

2017 ACTS HOUSING IMPACT REPORT

123

Home Sales

97%

Of ACTS loans were current

40

Foreclosures Reclaimed

\$8.5M +

Invested into the City by ACTS homeowners

WELCOME BASKETS & VOLUNTEERING WITH ACTS!



ACTS Housing recently launched some new Volunteer initiatives! Such as packing welcome baskets (including household items, gift cards, cookbooks and more) for new ACTS homeowners. Special thanks to Irgens and the Milwaukee Bucks for being the first companies to make welcome baskets, and Mary Jo for helping with all the coordination!

Are you interested in participating? Email Mary Jo at volunteer@actshousing.org, or call 414-727-0016



MEET THE ACTS TEAM: PRIYA BHATIA, DIRECTOR OF LENDING & REHAB

Priya Bhatia, Director of Lending and Rehab, sees links between her past careers and her work at ACTS Housing. The strongest link has been empowering families to achieve their American dream.

The former immigration attorney has a B.A. from Northwestern University and a Law Degree from the University of Chicago. Previously, she worked with families to obtain their visas and says it's similar to families purchasing their first home.

"I would help them navigate what can be a very intimidating process with an end result that makes a real impact on their lives," she said of her time working in immigration. *"I see parallels between that and what ACTS does."*

She decided to make a career change when she learned about ACTS and felt inspired to help families in a different way, *"I was very impressed with ACTS and excited about the mission,"* she said.

As Director of Lending and Rehab, Priya oversees the operations of the rehab counseling team and the operations of ACTS Housing's affiliate nonprofit ACTS Lending.

Priya explained that she values how ACTS creates opportunities for others to succeed by providing education whether it be financial or on how to rehabilitate a foreclosure. Priya can relate to that as well, having done her own home rehab. Although she worked with a general contractor, she still had a ton of questions and had to do a lot of research.

"I find a lot of value in our rehab counselors and their advising homeowners to get the job done efficiently, safely and in the right order," she said.

In the end, watching the incredible hard work that goes into the homeowner rehab process is what makes her job worthwhile.

"It's inspiring to see the families at ACTS create homes for themselves by putting in a lot of sweat equity."



OUR SINCERE THANKS TO ALL WHO PROVIDED SIGNIFICANT SUPPORT FOR ACTS HOUSING IN THE FOURTH QUARTER OF 2017

Anonymous Donors (6)
Nancy and Vaughn Allen
JoAnne Anton



*Simon and his family
close on their new home!*

Peggy Armstrong
James Bauman and Candace Moore
Natalie Beckwith
Pratik Patel and Priya Bhatia
Bert Bilsky
Donna and Mike Brady

Bob and June Braun
Kelsey Palmer Brenn and Nathan Brenn
Marybeth Budisch
Doyle Butkiewicz
Brenda Campbell
Venus Coates
Daniel and Paige Conley
Fred and Amy Croen
Curt and Sue Culver
Jean DiMotto
Alice Hanson-Drew and Mike Drew
Karen Duke
Sandy and Tom Dunst
Erik and Vanessa Eisenmann
Ethan Elser
Florence Steinberger and Andrew Feiring
Leah Fiasca

Reenie and Daniel Fluyeras
Anthony Franda
Michael Fruin
Kristen and Tod Gagliano
Marianne Soldavini and Gary Giombi
Michael and Gillian Gosman
John and Peggy Griffith
Michael and Sharon Grinker
Doris and Ed Heiser
Rob & Barrie Henken
Jason Herried
Maren Hofmann-Larsen
William Hotz
Mary Alice and Bill Houghton
Patrick Howell
Dawn Hutchison-Weiss

Mark Irgens
JoEllen Janiszewski
Kadie and Steve Jelenchick
Elizabeth and Scott Jonas
Sofia Jonas



*ACTS volunteers write
thank yous to donors*

Mary and Tedd Kellner
Thomas Keppeler
Cindy and Thomas Kilkenny
Jim and Elizabeth Lange

OUR SINCERE THANKS TO ALL WHO PROVIDED SIGNIFICANT SUPPORT FOR ACTS HOUSING IN THE FOURTH QUARTER OF 2017 (CONT)

Marlene and George Lange
Autumn Latimore
Emilia and Chris Layden



The ACTS Team at a Home Sale event

Lindsey Tauber and Samuel Leichtling
John and Kathy Linnen
Steve and Ricka Long
Michael Mack
Brian and Mary Kathryn Malaney
John and Judy Malaney
Aspen Antonio and Kevin Malaney
Sean Malaney
Jon Mariano
Catherine Matkke
John McDonald
Dan McKinley
Joy and Eric Meier
Susan Mischler
Rebecca and Bob Moczulewski
George Mosher
Heather and Greg Nelson

Michael and Donna Nicholson
Patrick Nowak
Laura and Dave Pauli
Suphansa Phetvisay
Clare Reardon
Patrick and Lori Rorabeck
Kathy and Stephen Rothe
Meagan Porter and Andrew Ruehl
Kevin Schalk
Jim and Susan Sedgwick
Roxanne Shears
Deanna Singh
Andrew and Meghan Slocum
Charles Hardy and Simone Smith
Christine Smyth
Gerald and Shirley Stanke
Barbara Stein
Allison Doyle Steinhafel and Andrew Steinhafel
Jennifer and Jon Stillman
Rebecca and Adam Stoner
Caitlin Taylor
Charles Trainer
Ed Treis
Julia Uihlein
Jennifer Uttke
Benjamin Wagner
Michael and Sarah Weiss

John and Sarah Weitzer
Woody Welch
Kim Wynn
Josh Yamat
Jerrica Zaric
Michael and Andrea Zimmerman
Associated Bank
Badger Meter Foundation
Barbara & John Trimble Family Foundation, Inc.
BMO Harris Bank
Brady Corporation Foundation
Brewers Community Foundation
Charter Manufacturing Foundation
Cudahy Foundation
Elmbrook Rotary Foundation
Felss Rotaform
Foley & Lardner
Francie L Silverman Foundation
Greater Milwaukee Foundation
Gustav & Gladys Kindt Foundation
Hammes Company
Holton Foundations
Huntington Bank
Jonco Industries

Kasdorf Family Charitable Trust
Lubar Family Foundation
The Lynde and Harry Bradley Foundation
National Insurance Services
Owen Financial Corporation
Peck Foundation
PS Capital Partners, LLC
Ray & Kay Eckstein Charitable Trust
Schoenleber Foundation
Secure Fire & Safety, LLC
The Trustmark Foundation
Thrivent Financial
US Bank Foundation
Wells Fargo Housing Foundation
Windermere Wealth Advisors, LLC



ACTS Homeowner and Real Estate Agent Jenean

ACTS Housing's mission is empowerment through homeownership.

ACTS Housing's vision is to create vibrant Milwaukee neighborhoods through homeownership.



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



Real Estate Services - ACTS' licensed realtors represent families in the purchase of affordable central-city homes.



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



ACTS HOUSING

2414 W. Vliet Street Milwaukee, WI 53205

www.actshousing.org

acts@actshousing.org • [@actshousing](https://www.facebook.com/actshousing) • [fb.com/actshousing](https://www.facebook.com/actshousing)