



ACTS Housing

NCST Restoring
Neighborhoods Webinar

Michael Gosman, Executive Director

Instability of Rental Market

Milwaukee

16,000 Adults and children are evicted annually in Milwaukee¹

40 People a day

Nationally

1 in 5 of all renting households in the country spend half of their income on housing¹

Rental Prices

Have increased while incomes have not



A December eviction in Milwaukee, The New Yorker

¹ Desmond, Matthew. *Evicted: Poverty and Profit in the American City*. New York: Penguin Random House, LLC, 2016. Print

² US Census Bureau, 2015

ACTS supports the same low income families who are unable to afford rent, in becoming stable homeowners.

Our Services



FORECLOSURE



OR PRIVATE MARKET DEAL

HOMEBUYER &
FINANCIAL
COUNSELING

NONPROFIT
REAL ESTATE
BROKERAGE

HOME REHAB
COUNSELING

MORTGAGE
LENDING

OWNER-OCCUPIED RESIDENCE



ACTS Housing: Financing



How did Ashlee, with a monthly income of \$1,430 for a family of 3, afford her dream of home ownership?

Purchase Price: \$3,500

Rehab Cost: \$20,570

Total cost: \$24,070

\$6,750 of her own cash

\$12,000 An ACTS loan

\$5,500 Financial
Counseling
Grants

\$197 IN MONTHLY SAVINGS

\$600 to rent

Vs

\$403 to own

\$2,700 In order to afford a fair market value apartment in the City of Milwaukee, a family must earn \$2,700 monthly³

HISTORIC IMPACT

1995 – 2016

142 Loans
originated

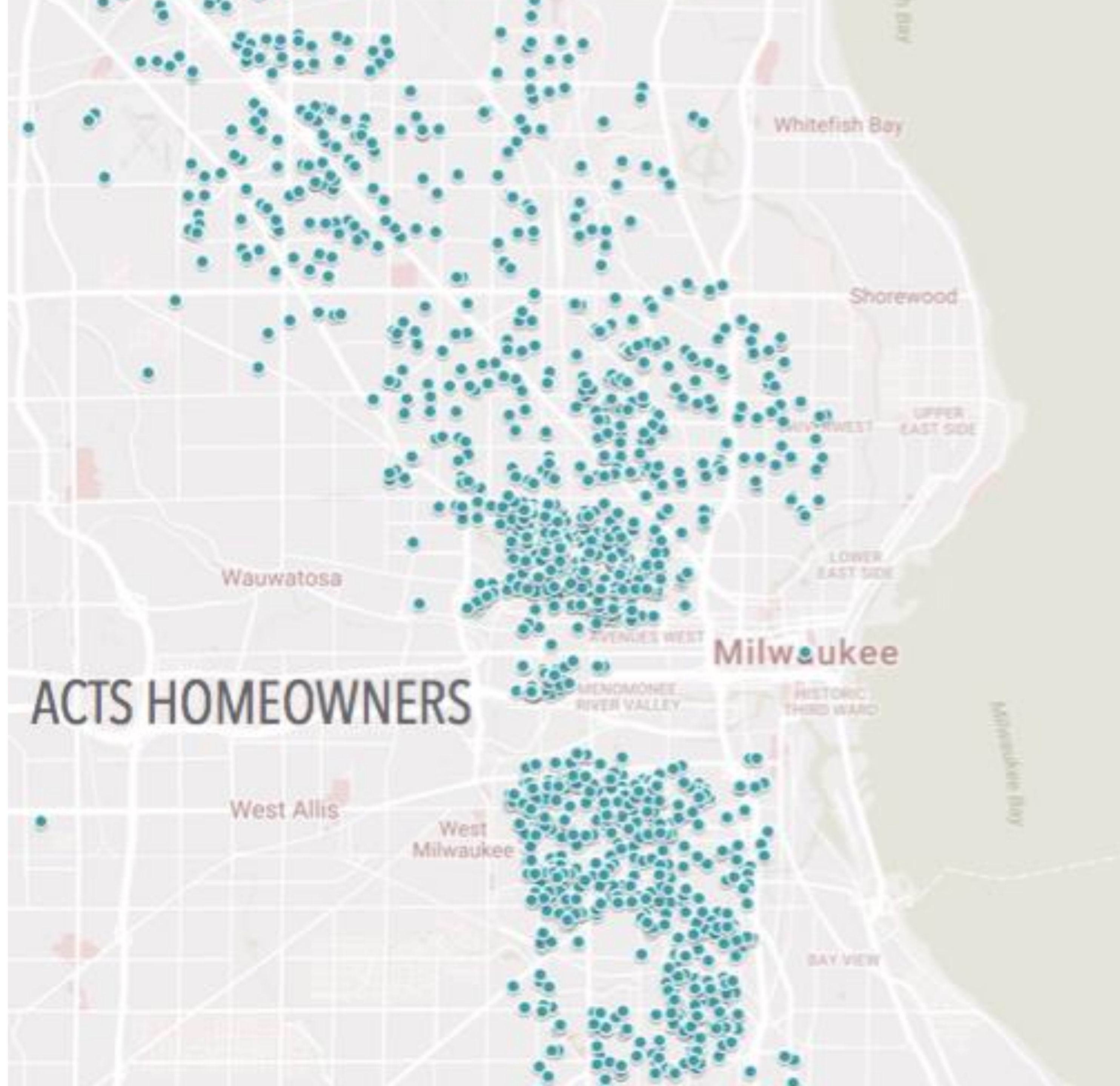
820 Foreclosed properties
reclaimed

2,290 Families supported in
becoming homeowners

\$132,597,095 Invested into the
City of Milwaukee



ACTS HOMEOWNERS



ACTS Housing: Success

Sustainability

94%

*Of ACTS Homeowners since 1992
Remain successful in their homeownership*

*“If you are a flower, you
don’t wait for the good soil.
You just grow.”*

-Blia Cha
ACTS Housing

Thank you.

