



**REVITALIZE
MILWAUKEE**

2018 Annual Report



Dear Friend of Revitalize Milwaukee,

We had an exceptional 2018 as we helped more families than ever before, continuing our work as the largest provider of free home repairs in Southeast Wisconsin.

We are proud of our staff, board, volunteers, partners and donors that propelled us to a year full of new accomplishments and incredible stories. Some highlights from the year include:

- Our team processed 3,750 calls and assisted 646 low-income individuals stay safely in their homes. A total of 2,663 repairs were completed, ranging from replacing a water heater to building wheelchair ramps.
- We offered clients comprehensive services, partnering and coordinating with other local service providers to make over 400 referrals. We searched for services beyond housing that our homeowners would qualify for and then made a direct referral with coordinated follow-up to make sure services were provided.

Thank you for standing with us as we made a difference in the lives of low-income seniors, veterans and individuals with disabilities while building a stronger community.

Your partner in changing lives,



Lynnea Katz-Petted
CEO



Who We Are:

Revitalize Milwaukee transforms communities by providing FREE, critical home repairs and comprehensive services to low-income veterans, seniors and people with disabilities. Our impact extends beyond the individuals served to revitalizing and stabilizing vulnerable neighborhoods. Home by home, block by block, entire communities are transformed.



Populations Served:

- Elderly (69%)
- Veterans (18%)
- People living with a disability (40%)

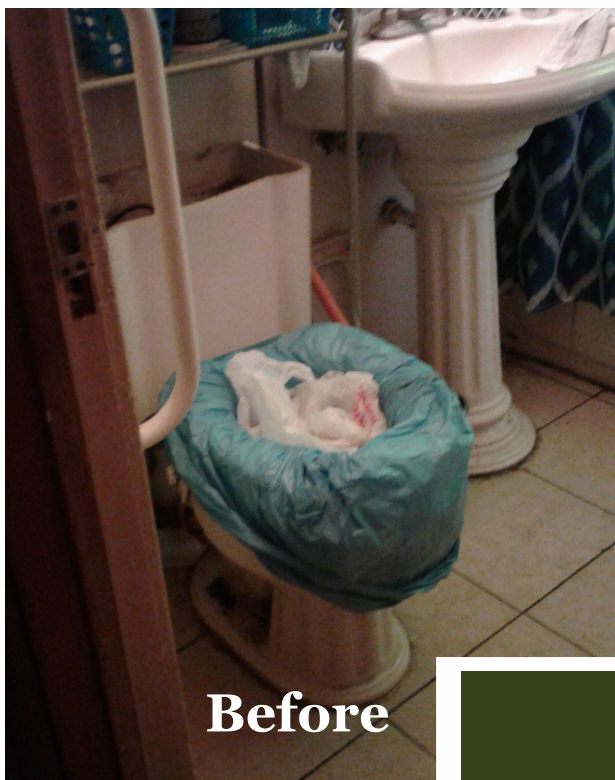
*Homeowners may be included in more than one category

Our **Major** Projects:

- Comprehensive Services Addressing Housing Needs
- Emergency Repairs (<48 hours)
- Critical and Accessibility Repairs (<30 days)
- Corporate/Special Event Days (year round)

Since 2000:

- **\$16.5+ million** invested in the community
- **9,700+** volunteer hours
- **14,109** individual home repairs
- **2,439** individual homes renovated
- **110** neighborhoods revitalized
- **50+** community partners referred to



Before



After

**OUR
IMPACT**



Before



After

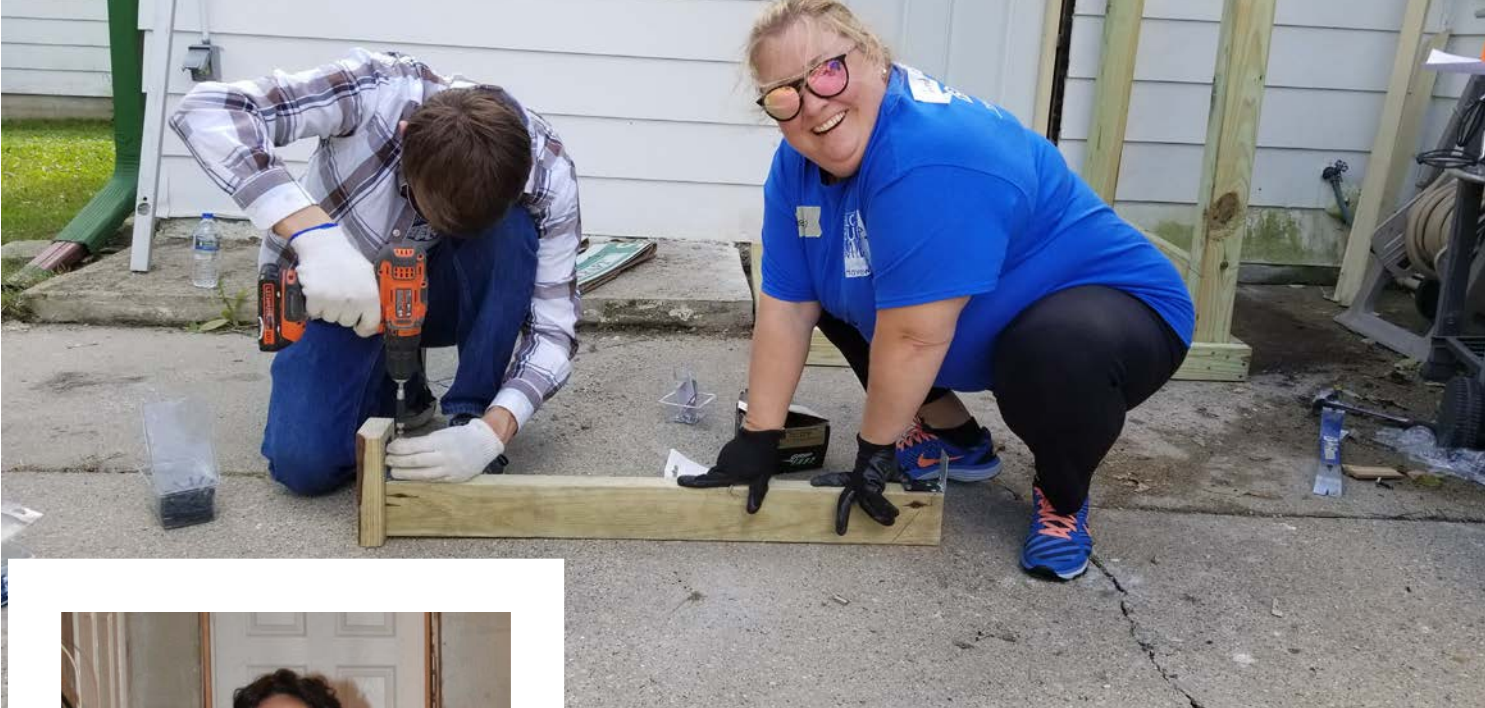


**REVITALIZE
MILWAUKEE**



55

<48 Hour
Emergency
Repairs



CHANGING LIVES...

There are certain home amenities the average person takes for granted. Turning on the shower, having hot water, a flushing toilet and a functional kitchen sink are just some of the essential needs some homeowners are living without.

Every day, we encounter these problems and make it our mission to make these critical repairs that allow homeowners to remain in their homes.

The repairs performed by our year-round Critical Repair program are completed or supervised by experienced licensed contractors to ensure the quality and care the homeowner deserves.

“YOU NOT ONLY CHANGED MY HOUSE, YOU CHANGED MY LIFE”

-MARIA H.

Maria was in need of immediate repairs and we were there to do them.



359

Individual Homes Renovated

As the largest provider of free home repair services in Southeast Wisconsin, we performed over **2,663** individual repairs at **359** different homes, of which **55** were 24-48 hour emergency repairs. On average, we completed **7** repairs in each home. We are honored to serve our community's most vulnerable citizens.



Before



After



REVITALIZE
MILWAUKEE



492

Accessibility
Modifications
Completed




“THANK YOU RM FOR FIXING OUR HOUSE AND MAKING IT SAFER”
-ROSALINDA & JOSE

Rosalinda and Jose have been in their neighborhood for over 60 years and tell great stories **about** how it has changed.

SAVING LIVES...

Imagine the simple task of going outside to get some fresh air becoming impossible, or the act of going downstairs to do laundry becoming a death trap. This is a reality for the homeowners we serve.

According to the CDC, fall-related injuries are the leading cause of death in seniors. Accessibility modifications are the preventative measures RM takes to avoid these tragic falls of our loved ones and our elderly neighbors. These modifications include wheel chair ramps, handrails, grab bars, non-skid tape for stairs and other repairs that made homes more accessible for our most vulnerable neighbors.



420
Home Visits & Occupational Therapist Assessments

We completed over **492** accessibility modifications. One of the greatest problems we see during our home visits is the lack of accessibility and safety for seniors and people with disabilities.



255
Block Build
Volunteers



“I NEVER HAD ANY OTHER HELP, ALL MY LIFE, ...AND I AM GRATEFUL FOR RM”

-KATIE

Katie walked by her home every day as it was being built not knowing she would own it.

REBUILDING HOMES...

Block Build is how it all started for Revitalize Milwaukee in 2000. In only two days, many lives are changed and the local community grows stronger.

As we work to revitalize Milwaukee communities, we also work hard to provide a positive volunteer experience for our sponsors, volunteers and community partners. The result of year-long planning, evaluating, training and organizing is a lasting impact and life-changing experience for our volunteers and the homeowners we help.



311

Block Build
Home Repairs

For Block Build MKE 2018, RM united a diverse group of over **255** volunteers and corporate sponsors to repair **10** individual homes and revitalize Milwaukee neighborhoods.

Every project was unique. Once deployed, we did everything from painting and yard cleanup to skilled plumbing, electrical and flooring repairs.



2404

Volunteer
Hours



WORKING TOGETHER...

VOLUNTEERS

Our volunteers are a diverse group of individuals from the community who give their time and their talent to our mission of revitalizing homes and our community.

WORKFORCE DEVELOPMENT

We have maintained relationships with local contractors by providing quarterly contractor breakfasts. We also partner with community organizations to foster job skills, sustainable employment and business development among youth and adults.

“...PEOPLE BUILD TOGETHER FOR THOSE THAT DON’T HAVE THE OPPORTUNITY”

-MARTIN & JULIA

Martin was so excited **about** his new floor **that** he couldn’t stop sweeping it.



15
**Local,
Licensed,
Insured**
Contractors
Hired

Our volunteers and contractors are the muscle behind our mission. Without them, we would be unable to serve our homeowners. Volunteer hours equated to an annual value of **\$190,802**.

We provided over **15** area contractors with local work and sustainable wages.

Donors

Adele Lindstrom

Alice Wilson

Alissa Peeters

Allison DeVan

Allison Pauly

American Family Insurance

American Friction Welding

Anchit Menawat

Andrea Polinske

Andy Krumholz

Anick & Associates

Anonymous

Anthony Utphall

Associated Bank

Bader Philanthropies, Inc.

Barenz Builders, Inc.

Becky Wright

Ben Klenke

Ben Rangel

Bennett Sherman

Berghammer Construction

Bill & Dee Kellner

Bill Kopka

Bill Walsh

BMO Harris Bank

Bob Ferriday

Boswell Book Company

Brad Dagen

Bruce Edwards

Bruce Elliott

Caralyn Court

Catch-22 Creative

Celaneese Landon

Cellene Byrne

Chad Hoffman

Chip Wright

Chris Digiovanni

Christin Cleaver

City of Milwaukee-CDBG

Claire & James Harris

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Dan & Janet Brophey

Dan Jessup

Dan Schwind

Dan Woods

Dave & Chris Schulz

David & Diane Wolfson

David Dowd

David Mihalovich

David Pike

Dean & Debbie Zemel

Denise Wooten

Direct Supply Foundation

Doug Marx

Eisen Fox & Co

Eppstein Uhen Architects

Forest County Potawatomi Foundation

Froedtert & Medical College of Wisconsin

Gary & Deb Ebert

George & Pat Mueller

Gerald & Suzanne Petted

Gerald Bongard

Glaser Business Law, LLC

Great Midwest Bank

Greater Milwaukee Foundation - Cletus & Olive/
Ramaker Family

Gwyn Wheeler

Harriet Pedersen

Havenwoods Economic Development Corporation

Herb Kohl Philanthropies

Horner Plumbing

International Brotherhood of Electrical Workers

J.H. Findorff & Son Inc.

James Gulddan

Jasmin Hernandez

Jean DiMotto



99%

Of Funding
Comes From
Private Sources

Jeff & Carolyn Solie
 Jen Ray
 Jennifer & Blake Adams
 Jennifer Strande
 Jill Weiss
 Joe & Savanna Hofstetter
 John Birdsall
 John Halechko
 John Krause
 Johnson Bank
 Joseph & Vera Zilber Family Foundation
 JP Cullen & Sons
 Julie Bloy
 Julie Bonnell
 Julie Smith
 Karen Von Rueden
 Karl Johnson
 Kathryn Berger
 Kevin Garske
 Kevin O'Leary
 Kim Voss
 Kristin Potter
 Kristine Cleary
 Kyle Hagge
 Laurie Coleman
 Leona Knobloch
 Lippert Flooring and Tile
 Lisa Barwinski
 Maria Hoffman
 Marie & Lewin Millard
 Marie Kopka
 Mary Binder
 Melanie Varin
 Melissa Wilichowski
 Merilou Gonzales
 Metropolitan Builders Association
 Community Council
 Michael Mueller

Next Electric
 Nick Harris
 Paul Petted
 Phyllis King
 Pieper Power
 Ponte Giulio USA
 PPG Industries, Inc
 Reinhart Boerner Van Deuren s.c.
 Renee Thimm
 Rick Spaulding
 Rod and Kim Weekley
 Ronny Barenz
 Russell & Marna Peterson
 Sherwin Williams
 Skyline of Milwaukee, LLC
 Sofia Ismaili
 Spring City Electric
 Stephen G. Franks
 Steve Schuettke
 Steve Smith
 Steven Glaser
 Sue Heeley
 Sue Tomchek
 Susan Lemke
 The Lynde and Harry Bradley Foundation
 The Retirement Research Foundation
 The Ros Foundation
 Tracy Reichert
 Tri City National Bank
 Vicki Deutsch
 Virginia Stoffel
 Wasserman & Associates (Daniel Wasserman)
 WaterStone Bank
 We Energies
 Welcome Home Design
 WHEDA Foundation
 Wintrust Financial Corp.

THANK YOU TO OUR SUPPORTERS

Thank You!



4:1

Leverage Ratio
For Each
Dollar Donated

Average Homeowner Stats:

- Lived in their home for **26.5** years
- Age is **68** years
- Income is **\$1,592**/ Month

62% of households were headed by women

In-Kind Donors

2018 BOARD OF DIRECTORS

President

Rick Spaulding
Pieper Electric

Vice President

Bradley Dagen
Dagen Law Office

Treasurer

Marie Milliard, CPA
Baker Tilly

Secretary

Steve Glaser
Glaser Business Law LLC

MEMBERS AT LARGE

Dee Kellner

Johnson Level & Tool

Vi Hawkins

Volunteer Extraordinaire

Daniel Jessup

JLL

Scott Kubicki

Skyline of Milwaukee

Daniel Schwind

Town Bank

Matthew Tadisch

Selzer-Ornst Construction

Daniel Woods

Associated Bank

CEO

Lynnea Katz-Petted

Above Par Golf Carts

All Star Rentals

Bliffert Lumber & Hardware

Cousins Subs

Einsteins Bagels

Feeding America

Great Lakes Imaging

Journey House

Jumping Beans Tent

Kitchens by Design

Landre Photography

Lisbon Storm, Screen & Door

Milwaukee Forestry

Milwaukee House of Corrections

Monsen Trucking & Topsoil

Music on the Move

National Warehouse

Pete's Fruit Market

Pieper Electric

Port-A-Johns, Inc.

Sazama Design Build Remodel

Self Storage on Wheels

Sherwin Williams

Silverwater Productions Video

Stano Landscaping

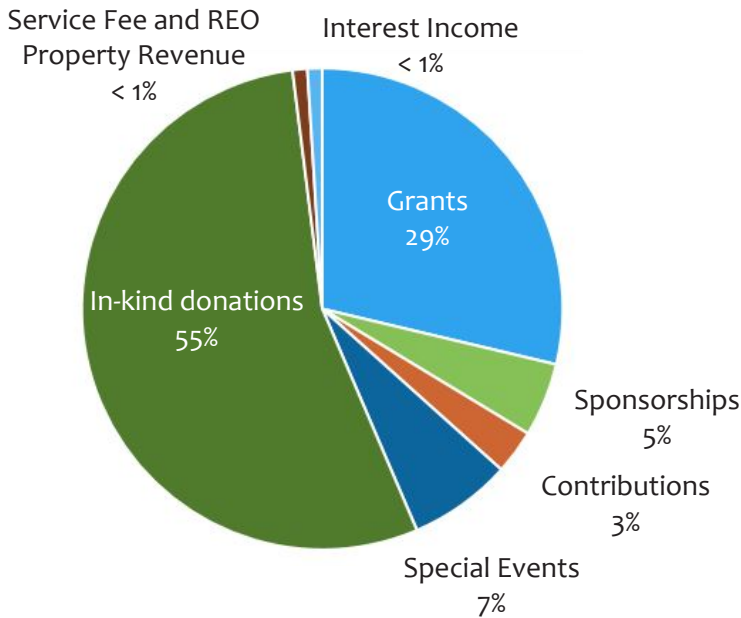
TopLine Results Consulting

Wilma's Smokehouse

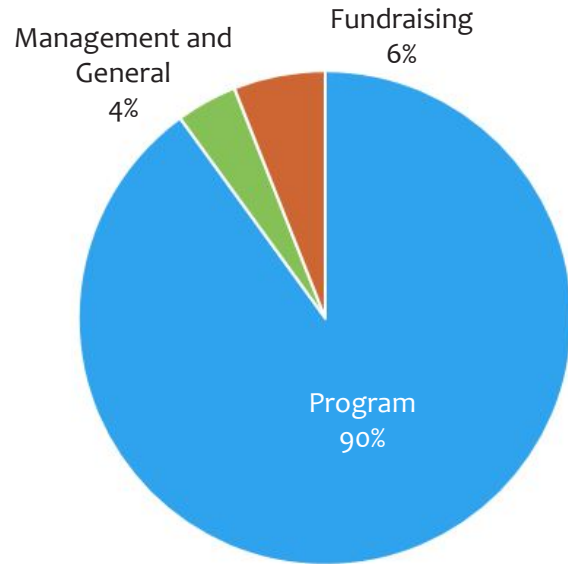
Wisconsin Club

Thank You!

Revenue and Support



Expenses



REVENUE & SUPPORT

Grants	\$292,870
Sponsorships	\$55,094
Contributions	\$24,654
Special Events	\$68,260
In-kind Donations	\$549,562
Service Fee and REO Property Revenue	\$4,039
Interest Income	\$1
TOTAL-	\$994,480

EXPENSES

Program	\$1,074,870
Management and General	\$44,418
Fundraising	\$80,185
TOTAL-	\$1,199,473

Excess of Revenues Over (Under) Expenses and Losses	(\$204,993)
Net Assets, Beginning of Year	\$1,370,518
Net Assets, End of Year	\$1,165,525



Multi-year grants are reported in full the first grant year, potentially portraying a deficit in subsequent years. In 2018, we had \$392,500 worth of multi-year grants disbursed that are not shown due to standard nonprofit accounting principles.

PROGRAMS

CRITICAL REPAIRS

Throughout the year, we complete repairs necessary to enable homeowners to remain in their homes. These repairs are critical in preventing deferred maintenance which creates larger problems in the future. Some examples of essential repairs might include carpentry, door and lock repair, porch repair, updating electrical items, minor plumbing repairs, and installation of smoke and carbon monoxide detectors.

EMERGENCY REPAIRS

From time to time, we all find ourselves with plumbing problems, furnace issues, or even an electrical problem. Most of the time, we are able to fix the problem ourselves, call a friend to help, or hire a professional to do the job that has either put our home or health at risk. The clients we serve have these challenges coupled with the complication of being low-income elderly, veterans and/or living with a disability. These unsafe and potentially harmful situations come to light during home visits that occur year-round. Our Emergency Repair program is the only free repair service offered in the county and is designed to help our most vulnerable homeowners address these urgent needs.

COMPREHENSIVE SERVICES

We have partnerships with diverse organizations and businesses that share the same goal of keeping vulnerable homeowners in a safe environment. As collaborating agencies, we provide homeowners with the tools they need to ensure their continuous contributions to the neighborhoods they live in. Some of the agencies who help us meet our goals are health and community organizations such as Milwaukee Department of Aging and Layton Boulevard West Neighbors.

BLOCK BUILD MKE

Each year, corporations and volunteers work on 20-30 homes owned by low-income elderly, veterans, and/or those living with a disability. Over 750 volunteers donate their skills and sweat equity to complete numerous repairs, accessibility updates and overall cleanup. Materials, supplies and professional services are frequently donated to ensure that all homeowners are left with a safe and healthy environment.

CHORE SERVICES

The Chore Services program was designed to fill the void of a trusted resource to help seniors maintain their homes. Chore Service is an extension of both our Free Repair and Fee for Service programs. It broadens our typical scope of work to include handymen or other chore services seniors might need help with. These items, such as changing batteries in smoke detectors, replacing an expired light bulb or flipping a mattress become difficult for the aging homeowners, and if not taken care of, can make the home unsafe. At this time, there is no trusted resource to call to complete these tasks.

ACCESSIBILITY MODIFICATIONS

To meet the goal of creating a safe environment for elderly and disabled homeowners, we purchase and install specialty products. These products modify appliances and other basic household fixtures that frequently present a challenge to operate for homeowners who have physical limitations. Items commonly installed or constructed are medical assistive devices, ramps, door levers, walk-in showers, handrails, grab bars in bathrooms or a washer-dryer unit installed on the main floor of a home. The products we need are specialized and therefore expensive. We work with our partners to acquire these products and have them properly installed by professionals.

REO HOME SALES

We rehabilitate foreclosed and donated homes for community revitalization. By doing this, we are able to transition real estate owned (REO) property into safe and affordable homes, provide job creation and sustainable wages to local contractors, add to the city's tax base, and return revenue to our operating fund which allows us to continue our mission of providing FREE home repairs to those in need.

FEE FOR SERVICE

The Fee for Service program is designed to build on our mission and existing expertise in home repair and accessibility modifications. The program will subsidize our work to provide emergency repairs to those who cannot afford them via income increase from repair jobs done for those who can. Fees will be charged on a sliding scale based on annual income and ability to pay.

Supported by: 

To learn more about how you can help, visit www.freehomerepairs.org

Contact us directly:

Lynnea Katz-Petted, CEO

Phone: 414.312.7531

Email: lynnea@rtmilwaukee.org

Revitalize Milwaukee

700 W. Virginia Street, Suite 306
Milwaukee, WI 53204



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