

NeighborWorks Green Bay

We solve housing challenges and build stronger communities

2021 Annual Report

Neighbors Served

- 836 households received Housing Counseling & Education services last year
- 254 households lived in our rental homes
- 78% of households served were low income (below 80% of Area Median Income)
- 40% of households served were very low income (below 50% of Area Median Income)

Homeownership & Housing Renovation

- 341 prospective buyers completed Homebuyer Education Classes last year
- 70 families purchased homes with our help
- \$28,246,456.42 invested in Greater Green Bay Neighborhoods through facilitated home purchases, our construction projects, and homeownership preservation work
- 1 family purchased a home built by NeighborWorks Green Bay
- 3 homes or apartments were acquired, renovated, or constructed for sale or rent

Post Purchase Services

- 70 Homeowners received services to help them preserve homeownership
- 41 families borrowed \$894,820 for home repairs facilitated by our inspections

Community Building & Engagement

- 282 volunteers gave time to our mission
- 695 hours were contributed, valued at \$19,835
- 9 properties (25 units) were renovated or repaired through volunteer projects

Neighborhood Association Support

- 39 Neighborhood Associations and three community-wide programs supported in four counties throughout Green Bay and the Fox Valley Region

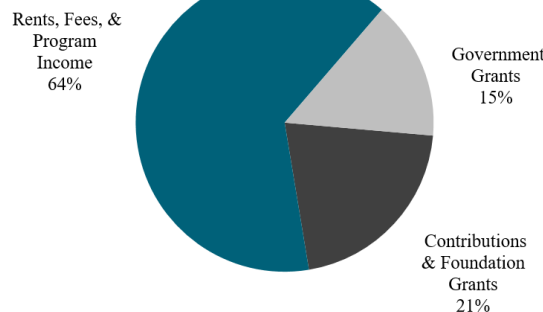
Finances

Balance Sheet – 12/31/2021

Total Assets:	\$ 21,312,800
Total Liabilities:	\$ 10,634,117
Total Net Assets:	\$ 10,678,683
Increase / (Decrease) in Net Assets from 12/31/20:	\$ 118,560

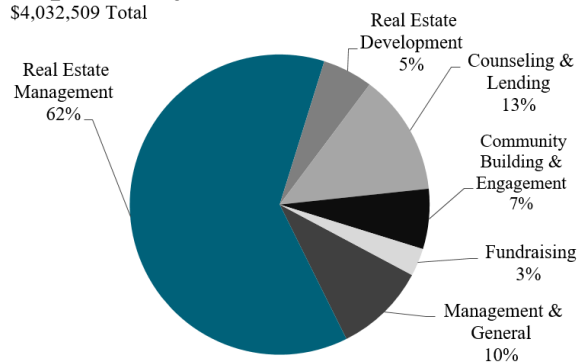
Revenue by Source - 2021

\$4,210,040 Total



Expenses by Business Line - 2021

\$4,032,509 Total



Cash Flow – 2021

Cash—Beginning of Year:	\$ 1,279,801
Net Cash from Operations:	\$ 700,233
Net Cash Used in Investing:	\$ (74,643)*
Net Cash Used Financing:	\$ (121,962)
Change in Cash:	\$ 503,628
Cash—End of Year:	\$ 1,783,429

*Real estate purchases and loans made to homebuyers.



A duplex is experiencing new life after a devastating fire. The previous owner wasn't able to invest in the repairs so NeighborWorks Green Bay purchased the property. We renovated this two-family home at 301-303 S. Quincy Street in Green Bay.



This year we completed construction of our 20th Adopt-A-Home at 1064 Shawano Ave in partnership with the City of Green Bay, Bridges youth construction program, and private donors.

The Adopt-A-Home program helps us promote economic diversity in central city neighborhoods. Our partnership with Bridges has introduced dozens of high school students to careers in construction.

NeighborWorks Green Bay is a resident-led non-profit corporation. All community residents, government agencies, and area businesses are welcome and encouraged to engage with us and our mission. Learn more at nwwgreenbay.org



GREEN BAY

Projects & Programs



We solve housing challenges and build stronger communities

Education & Counseling

- **Pre-Purchase Education.** Classes in English, Spanish, and Hmong at our Green Bay HomeOwnership Center and online prepare buyers for home shopping and discussing financing with their lender. Budgeting and financial literacy skills are covered in our longest-running program. Families of all incomes welcome!
- **Pre-Purchase Counseling.** Counseling is offered concurrently with our educational program to provide one-on-one guidance to families facing the challenges associated with buying a home. Our counseling programs and staff are certified by the US Department of Housing and Urban Development (HUD).
- **Post-Purchase Services.** After purchase, we offer certified Home Equity Conversion (Reverse) Mortgage and Foreclosure Prevention counseling. If you know someone who is struggling, encourage them to reach out to us.

Lending

- **Down Payment and Closing Cost Assistance Loans.** We support home buyers by offering loans to help with down payment and closing costs. Borrowers must complete Homebuyer Education Classes and individual counseling.
- **Owner Occupied Rehab Loans.** Qualified homeowners throughout the region can seek rehab loans for needed home repairs. We offer the HILP program in the City of Green Bay and partner with Brown County and others regionally.

Development

- **Housing Renovation & New Construction for Working Families.** We build or renovate as many as 25 dwellings every year. We operate quality rental housing that is affordable for working families and those with fixed incomes. We sell homes to families seeking to put down roots in our neighborhoods. Our housing development efforts strengthen and stabilize neighborhoods and change lives.
- **Adopt-A-Home™ Program.** The donor-financed Adopt-A-Home™ Program of single-family renovation and resale has completed 20 projects. This program helps create mixed-income neighborhoods and encourages resident engagement.
- **Office & Commercial Space.** We offer high quality office/retail space at our Chicago & Jackson location, neighborhood commercial space at Jackson & Bodart, and offices exclusively for nonprofits at our Adams Square location (a collaborative project with Associated Bank).
- **NWGB Lead.** We offer comprehensive lead assessment and clearance testing services to businesses, residents, and local governments across Wisconsin.

Community Building & Engagement

- **Good Neighbor Week.** A week of neighborhood clean-up and repair projects in partnership with Green Bay Neighborhoods.
- **Community Leadership Institute.** In partnership with Green Bay Neighborhoods, we provide resident leadership training and support grass-roots initiatives to make Greater Green Bay a better place to live.
- **Northeast Wisconsin Transformative Reinvestment Advisory Council.** Building connections to new regional partners and identifying resources to address housing and community development challenges.

Neighborhood Association Support

- **Green Bay Neighborhoods.** We provide staff support, administration, communications and marketing, and association support to Green Bay Neighborhoods.
- **Neighborhood Partners.** We help neighbors identify and mobilize their assets, connect people, and build their capacity to work together for the common good across four counties.

