

# NeighborWorks Green Bay

We solve housing challenges and build stronger communities

## 2023 Annual Report

### Neighbors Served

- 677 households received Housing Counseling & Education services last year
- 251 households lived in our rental homes
- 57% of households served were low income (below 80% of Area Median Income)
- 17% of households served were very low income (below 50% of Area Median Income)

### Homeownership & Housing Renovation

- 318 prospective buyers completed Homebuyer Education Classes last year
- 104 families purchased homes with our help
- \$26,399,938 invested in Greater Green Bay Neighborhoods through facilitated home purchases, our construction projects, and homeownership preservation work
- 2 families purchased a home built by NeighborWorks Green Bay
- 4 homes or apartments were acquired, renovated, or constructed for sale or rent

### Post Purchase Services

- 27 homeowners received services to help them preserve homeownership
- 58 families borrowed \$1,286,213 for home repairs facilitated by our inspections

### Community Building & Engagement

- 294 volunteers gave time to our mission
- 1,728 volunteer hours were contributed, valued at \$54,966
- 17 properties (33 units) were renovated or repaired through volunteer projects

### Neighborhood Association Support

- 34 Neighborhood Associations and 8 community-wide programs were supported in four counties throughout Green Bay and the Fox Valley region

### Finances

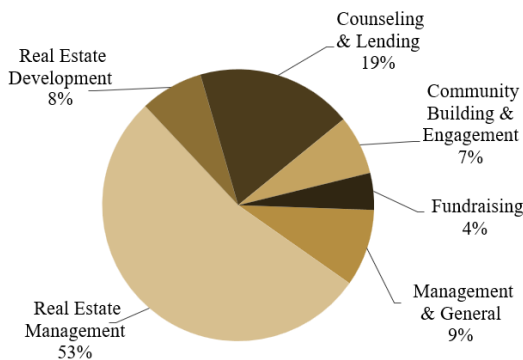
#### Balance Sheet – 12/31/2023

Total Assets:	\$ 20,316,834
Total Liabilities:	\$ 10,798,225
Total Net Assets:	\$ 9,518,609
Net Operating Income	\$ 327,448
Other Gains (Losses)	\$ (992,444)
Change in Net Assets 2023:	\$ (664,996)*

\*Includes \$873K of non-cash book loss for 815 Chicago.

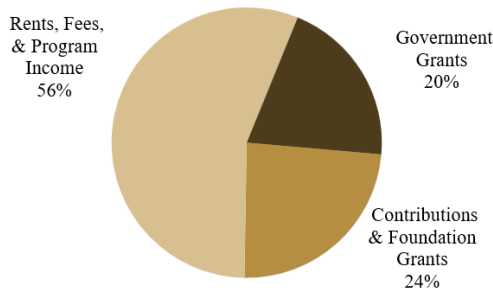
#### Expenses by Business Line - 2023

\$5,087,818 Total



#### Revenue by Source - 2023

\$5,415,266 Total



#### Cash Flow – 2023

Cash—Beginning of Year:	\$ 1,522,218
Net Cash from Operations:	\$ 769,223
Net Cash Used in Investing:	\$ (470,862)*
Net Cash Used Financing:	\$ (42,456)
Change in Cash:	\$ 255,905
Cash—End of Year:	\$ 1,778,123

\*Real estate purchases and loans made to homebuyers.



Over 41 years, NeighborWorks Green Bay has educated and counseled 21,021 households, helped 3,869 families purchase homes, built or improved 461 dwelling units, and leveraged modest resources and community gifts into \$595 million of investment in homes and neighborhoods!



This year we completed construction of our 22nd Adopt-A-Home™ at 421 4th Street in partnership with the City of Green Bay, Bridges Construction and Renovation program, local contractors, 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 [nwgrenbay.org](http://nwgrenbay.org)



# Projects & Programs

## We solve housing challenges and build stronger communities

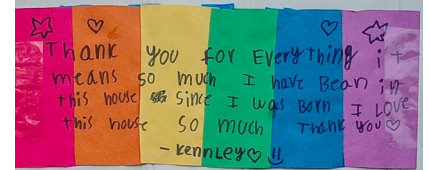
### Education & Counseling

- **Pre-Purchase Education.** Classes are offered online through an interactive webinar or self-paced course with Spanish and Hmong translation available. Education prepares buyers for successful homeownership and discussing financing with their lender. Budgeting and financial literacy skills are covered in our longest-running program. Individuals and 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 U.S. 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 22 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.



### Community Building & Engagement

- **Good Neighbor Week.** A week of neighborhood clean-up and repair projects in partnership with Green Bay Neighborhoods, and the City of Green Bay.
- **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.

