

NeighborWorks Green Bay

Our Mission: Engage community to strengthen neighborhoods, improve lives, enhance neighborhood character, promote home ownership, and provide housing choices.

Together We're Building a Better Green Bay! 2013 Report

Clients Served

- 608 Households served with Housing Counseling & Education Services
- 85.8% were Low Income (below 80% of Area Median Income)
- 30.9% were Very Low Income (below 50% of Area Median Income)

Homeownership & Housing Renovation

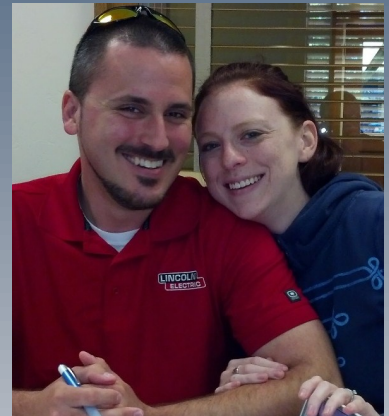
- 283 Prospective Buyers completed Homebuyer Education Classes (Best Year Ever!)
- 123 Families purchased homes
- 56 Buyers received \$273,627 in loans to make their purchases more affordable
- Three families purchased homes renovated by NeighborWorks Green Bay in 2013
- Twenty-four additional units renovated for rental occupancy or sale in 2014

Post Purchase Services

- 105 received counseling to prevent foreclosure
- 16 Homeowners brought mortgages current or refinanced debt
- 24 Homeowners completed a mortgage modification
- Dozens are still receiving foreclosure related counseling
- 87 homeowners sought counsel regarding Home Equity Conversion Mortgages
- 42 homeowners obtained a Home Equity Conversion (Reverse) Mortgage



1128-1130 Day Street, two of more than 25 units renovated by NeighborWorks Green Bay in 2013.



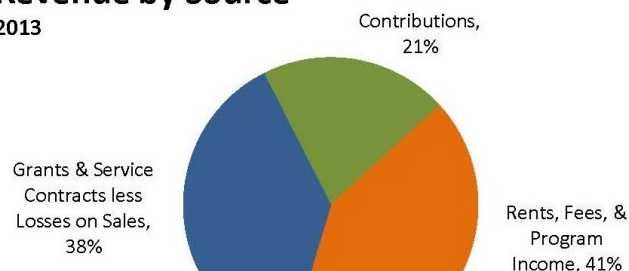
First-Time Homebuyers Jason & Elizabeth were one of 123 families to purchase homes in 2013 with our assistance.

Finances

2013 Balance Sheet

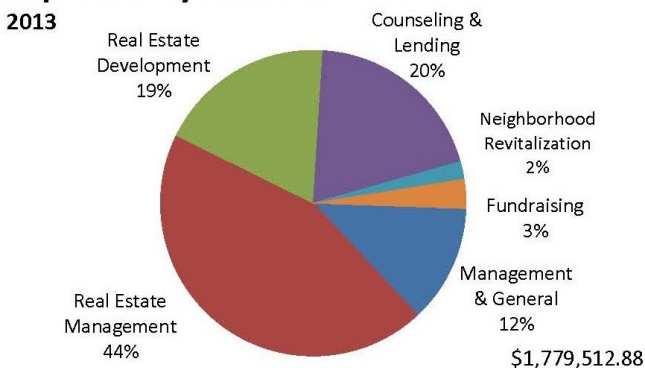
Total Assets: \$12,872,537.83
 Total Liabilities: \$ 5,381,971.29
 Total Net Assets: \$ 7,490,566.54

Revenue by Source 2013



\$2,122,251.45

Expenses by Business Line 2013



\$1,779,512.88

2013 Cash Flow

Cash Beginning: \$ 722,708
 Cash Ending: \$ 719,321
 Change in Cash (\$ 3,387)

Each year, NeighborWorks Green Bay counsels and educates hundreds of area families to promote and preserve homeownership

Our housing renovation efforts have saved dozens of area homes and reversed decades of neglect and disinvestment.

Through our affordable rental program, 150 area families have clean, safe, and decent housing.

Our economic impact has been measured at \$9-11 million annually. Our activity sustains 78 area jobs on an annual basis.

Projects & Programs

Together We're Building a Better Green Bay!

Education & Counseling

- **Pre-Purchase Education.** Homebuyer Education classes at our Jackson Street Homeownership Center cover the real estate and lending processes in detail. Participants must develop a household budget plan as part of the course.
- **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 their first home. Our counseling programs are certified by the US Department of Housing and Urban Development.
- **Post-Purchase Counseling.** To help families avoid credit pitfalls once they purchase, we offer workshops on budgeting, refinancing, home maintenance, and more. We are a certified Home Equity Conversion Mortgage counselor.
- **Foreclosure Prevention Counseling.** Our counselors help homeowners to develop an action plan to avoid foreclosure or help them to limit the damage to their credit and smooth the transition to renting or purchasing a less expensive house.



Lending

- **Down Payment and Closing Cost Assistance Loans.** We create opportunities for homeownership by offering deferred payment, no-interest second mortgage loans, as well as some forgivable loans, funded by a variety of sources. Loans of \$3,000, \$5,000, \$7,500, or more may be obtained depending on need and other factors. To qualify, borrowers must complete homebuyer education and meet program guidelines.
- **Gap Financing Loans.** To increase the affordability of newly renovated downtown properties, NeighborWorks Green Bay may offer deferred payment, no-interest second mortgage loans up to \$24,999 to qualified low-income buyers.
- **Housing Choice Voucher Homeownership Option Loans.** We work with the Brown County Housing Authority and ICS to help some of the area's lowest income families achieve their homeownership dreams.



Development

- **Housing Renovation & New Construction for Working Families.** We develop or renovate as many as 25 dwellings every year. We operate affordable rental housing for working families and we seek to preserve quality housing stock. Whether owner or renter-occupied, NeighborWorks Green Bay projects provide quality housing for working families and enhance neighborhood stability.
- **Adopt-A-Home® Program.** We are a proud partner of the Adopt-A-Home® Program of single-family renovation and resale. This program brings donor resources to bear on aging or dilapidated housing stock with goals to reduce density, increase homeownership, create mixed-income neighborhoods, and encourage neighborhood activism by homebuyers.
- **Office/Retail Commercial Space.** We offer high quality office space at our Chicago & Jackson location to commercial and nonprofit tenants and space exclusively for nonprofits at our Adams Square location (an Associated Bank / NeighborWorks Green Bay Collaboration). Our tenants include, E-Hub, Ahead Staffing, Helping Hands Caregivers, the United Way of Brown County, and Girl Scouts of the Northwestern Great Lakes.

