



See a Social Security Number? Say Something!
Report Privacy Problems to <https://public.resource.org/privacy>
Or call the IRS Identity Theft Hotline at 1-800-908-4490



Form 990



Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

2011

Open to Public Inspection

A For the 2011 calendar year, or tax year beginning 01-01-2011 and ending 12-31-2011

B Check if applicable

☐ Address change

☐ Name change

☐ Initial return

☐ Terminated

☐ Amended return

☐ Application pending

C Name of organization
NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC

Doing Business As
NEIGHBORWORKS GREEN BAY

Number and street (or P O box if mail is not delivered to street address)
437 S JACKSON STREET

Room/suite

City or town, state or country, and ZIP + 4
GREEN BAY, WI 54301

F Name and address of principal officer
NOEL S HALVORSEN
437 S JACKSON STREET
GREEN BAY, WI 54301

H(a) Is this a group return for affiliates?

☐ Yes ☒ No

H(b) Are all affiliates included?

☐ Yes ☐ No

If "No," attach a list (see instructions)

H(c) Group exemption number ▶

I Tax-exempt status ☒ 501(c)(3) ☐ 501(c) () ◀(insert no) ☐ 4947(a)(1) or ☐ 527

J Website: ▶ WWW.NWGREENBAY.ORG

K Form of organization ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶

L Year of formation 1982

M State of legal domicile WI

Part I

Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities STRENGTHENS NEIGHBORHOODS & IMPROVES LIVES BY REHABILITATING HOUSING, ENHANCING NEIGHBORHOOD CHARACTER AND PROMOTING AND PRESERVING HOMEOWNERSHIP																							
	2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets																							
	<table><tr><td>3</td><td>Number of voting members of the governing body (Part VI, line 1a)</td><td>3</td><td>17</td></tr><tr><td>4</td><td>Number of independent voting members of the governing body (Part VI, line 1b)</td><td>4</td><td>17</td></tr><tr><td>5</td><td>Total number of individuals employed in calendar year 2011 (Part V, line 2a)</td><td>5</td><td>10</td></tr><tr><td>6</td><td>Total number of volunteers (estimate if necessary)</td><td>6</td><td>39</td></tr><tr><td>7a</td><td>Total unrelated business revenue from Part VIII, column (C), line 12</td><td>7a</td><td>21,848</td></tr><tr><td>7b</td><td>Net unrelated business taxable income from Form 990-T, line 34</td><td>7b</td><td>-20,779</td></tr></table>	3	Number of voting members of the governing body (Part VI, line 1a)	3	17	4	Number of independent voting members of the governing body (Part VI, line 1b)	4	17	5	Total number of individuals employed in calendar year 2011 (Part V, line 2a)	5	10	6	Total number of volunteers (estimate if necessary)	6	39	7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	21,848	7b	Net unrelated business taxable income from Form 990-T, line 34	7b
3	Number of voting members of the governing body (Part VI, line 1a)	3	17																					
4	Number of independent voting members of the governing body (Part VI, line 1b)	4	17																					
5	Total number of individuals employed in calendar year 2011 (Part V, line 2a)	5	10																					
6	Total number of volunteers (estimate if necessary)	6	39																					
7a	Total unrelated business revenue from Part VIII, column (C), line 12	7a	21,848																					
7b	Net unrelated business taxable income from Form 990-T, line 34	7b	-20,779																					
Revenue	Prior Year		Current Year																					
	8	Contributions and grants (Part VIII, line 1h)	2,656,838	1,418,680																				
	9	Program service revenue (Part VIII, line 2g)	522,679	751,806																				
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	-6,105	-620,836																				
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	42,741	57,975																				
Expenses	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	3,216,153	1,607,625																				
	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	136,587	89,902																				
	14	Benefits paid to or for members (Part IX, column (A), line 4)	0	0																				
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	441,087	470,326																				
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0																				
Net Assets or Fund Balances	b	Total fundraising expenses (Part IX, column (D), line 25) ▶44,655																						
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	869,129	1,280,532																				
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	1,446,803	1,840,760																				
	19	Revenue less expenses Subtract line 18 from line 12	1,769,350	-233,135																				
	20	Total assets (Part X, line 16)	Beginning of Current Year	End of Year																				
			13,479,732	13,229,316																				
			5,280,894	5,263,613																				
			8,198,838	7,965,703																				

Part II

Signature Block

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.

Sign Here

Signature of officer

NOEL S HALVORSEN EXECUTIVE DIRECTOR

2012-10-01

Date

Paid Preparer's Use Only

Preparer's signature

DAVID L MACCOUX

Firm's name (or yours if self-employed), address, and ZIP + 4

SCHENCK SC
PO BOX 23819
GREEN BAY, WI 543053819

Date

2012-10-01

Check if self-employed ☐

Preparer's taxpayer identification number (see instructions)

P00239034

EIN ▶ 39-1173131

Phone no ▶ (920) 436-7800

May the IRS discuss this return with the preparer shown above? (see instructions)

☒ Yes ☐ No

For Paperwork Reduction Act Notice, see the separate instructions.

Cat No 11282Y

Form 990 (2011)

Part III

Statement of Program Service Accomplishments

Check if Schedule O contains a response to any question in this Part III

☐

☒

1

Briefly describe the organization's mission

NEIGHBORWORKS GREEN BAY STRENGTHENS NEIGHBORHOODS AND IMPROVES LIVES BY REHABILITATING HOUSING, ENHANCING NEIGHBORHOOD CHARACTER, AND PROMOTING AND PRESERVING HOMEOWNERSHIP IN PURSUING THIS MISSION, WE ADHERE TO THESE VALUES QUALITY CREATING NEIGHBORHOODS OF CHOICE AND ADDING VALUE TO OUR CLIENTS LIVES THROUGH A COMMITMENT TO EXCELLENCE IN PROJECTS, PROGRAMS, AND CUSTOMER SERVICES PARTNERSHIP STRENGTHENING NEIGHBORHOODS AND TRANSFORMING LIVES THROUGH CREATIVE AND EFFECTIVE COLLABORATIONS INTEGRITY PRESERVING COMMUNITY TRUST AND MAINTAINING CREDIBILITY WITH OUR PARTNERS THROUGH OPEN AND HONEST COMMUNICATION, FAIR DEALING, AND RESPECT STEWARDSHIP ATTRACTING RESOURCES AND PRODUCING RESULTS THROUGH EFFICIENT MANAGEMENT AND PRUDENT LEVERAGING OF COMMUNITY ASSETS

2

Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

☐ Yes ☒ No

If "Yes," describe these new services on Schedule O

3

Did the organization cease conducting, or make significant changes in how it conducts, any program services?

☐ Yes ☒ No

If "Yes," describe these changes on Schedule O

4

Describe the organization's program service accomplishments for each of its three largest program services, as measured by expenses Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported

4a	(Code) (Expenses \$ 273,642 including grants of \$ 88,600) (Revenue \$ 31,770)
	COUNSELING & LENDINGOBJECTIVES NEIGHBORWORKS GREEN BAY SEEKS TO PROVIDE PRE- AND POST-PURCHASE HOMEBUYER EDUCATION AND COUNSELING TO WISCONSIN FAMILIES SEEKING TO BECOME HOMEOWNERS OR SEEKING TO PRESERVE HOMEOWNERSHIP REGULAR CLASSES, ON-LINE DISTANCE EDUCATION, AND ONE-ON-ONE COUNSELING BY PHONE AND IN PERSON ENSURE BROAD ACCESS TO OUR SERVICES WE SEEK TO PREPARE FAMILIES FOR THE RISKS AND REWARDS OF HOMEOWNERSHIP AND HELP THEM TO BUILD KNOWLEDGE IN AREAS OF BUDGETING AND SAVING, UNDERSTANDING REAL ESTATE AND LENDING TERMINOLOGY, AND THE PROCESSES OF SHOPPING FOR HOMES AND LOANS OUR OBJECTIVE FOR PRE-PURCHASE CLIENTS IS THAT THEY MAKE WISE DECISIONS ABOUT HOME PURCHASES AND ULTIMATELY ACQUIRE HOUSING THAT IS WITHIN THEIR MEANS AND IS SUITABLE FOR THEIR FAMILY OUR OBJECTIVE FOR POST-PURCHASE CLIENTS IS THAT THEY UNDERSTAND THEIR FINANCIAL OBLIGATIONS WITHIN THE CONTEXT OF A HOUSEHOLD BUDGET AND THAT THEY UNDERSTAND THEIR CHOICES RELATIVE TO MAINTAINING HOMEOWNERSHIP FOR FORECLOSURE MITIGATION CLIENTS, OUR OBJECTIVE IS FOR THEM TO NOT ONLY UNDERSTAND THEIR OPTIONS, BUT FOR CLIENTS TO WEATHER THE PROCESS WITH AS MUCH DIGNITY AND AS LITTLE CREDIT DAMAGE AS POSSIBLE IN ADDITION TO OUR COUNSELING AND EDUCATION ACTIVITIES, WE ALSO MAKE DEFERRED PAYMENT, NO-INTEREST LOANS TO HOMEBUYERS TO HELP THEM CLEAR THE HURDLES TO HOMEOWNERSHIP ACHIEVEMENTS IN 2011, WE SERVED 723 CLIENTS WITH EDUCATION AND COUNSELING SERVICES OVER THE COURSE OF THE YEAR 344 WERE NEW INTAKES OF THE 190 CLIENTS WHO SOUGHT PRE-PURCHASE EDUCATION AND COUNSELING, 141 PROSPECTIVE BUYERS COMPLETED OUR HOMEBUYER EDUCATION CLASSES OF THESE, 71 PURCHASED HOMES 403 HOMEOWNERS SOUGHT HELP IN AVOIDING FORECLOSURE 64 SENIORS SOUGHT OUR COUNSEL ON HOME EQUITY CONVERSION MORTGAGES AND OTHER POST-PURCHASE ISSUES 42 BUYERS WERE ABLE TO SECURE SPECIAL SUBORDINATE FINANCING EITHER THROUGH NEIGHBORWORKS GREEN BAY, OR BECAUSE OF THEIR PARTICIPATION IN OUR PRE-PURCHASE EDUCATION WE MADE LOANS TO 33 HOMEBUYERS, EITHER WITH OUR OWN FUNDS, OR WITH DOLLARS GRANTED TO US FOR THAT PURPOSE THESE LOANS WERE LEVERAGED INTO \$3.8 MILLION OF COMMUNITY REINVESTMENT IN THE FORM OF PRIVATE BANK MORTGAGES, BUYERS' FUNDS, AND OTHER SOURCES VOLUNTEERS AREA LENDERS AND REALTORS VOLUNTEER THEIR TIME TO ADDRESS OUR PRE-AND POST-PURCHASE CLASSES THIS PARTICIPATION HELPED CLIENTS TO UNDERSTAND THE VARIETY OF SERVICES AVAILABLE IN THE COMMUNITY AND HELPED THEM TO PREPARE TO SHOP FOR AND PURCHASE HOUSING VOLUNTEERS FROM NEARLY A DOZEN AREA REAL ESTATE AGENCIES, BANKS, AND MORTGAGE COMPANIES VOLUNTEERED AT 49 SEPARATE TRAINING SESSIONS FOR THREE HOURS AT A TIME (147 HOURS TOTAL) THESE SAME VOLUNTEERS CONTRIBUTE THEIR TIME TO DISCUSSIONS OF AND PLANNING FOR NEIGHBORWORKS COUNSELING AND LENDING PROGRAMS (ROUGHLY 100 TOTAL HOURS IN 2011)

4b	(Code) (Expenses \$ 758,553 including grants of \$) (Revenue \$ 644,824)
	REAL ESTATE MANAGEMENT OBJECTIVES NEIGHBORWORKS GREEN BAY OPERATES 82 UNITS OF RENTAL HOUSING NEARLY ALL OF THESE UNITS WERE RENOVATED USING FEDERAL GRANTS, INCLUDING HOME COMMUNITY INVESTMENT PARTNERSHIP FUNDS, OR COMMUNITY DEVELOPMENT BLOCK GRANTS (CDBG) 24 OF THESE UNITS HAD PERIOD OF AFFORDABILITY RESTRICTIONS AS OF THE END OF 2011 THAT REQUIRED OCCUPANCY BY HOUSEHOLDS WITH INCOMES AT OR BELOW 60% OF AREA MEDIAN 73 OF THE 82 UNITS ARE COVERED BY A HOUSING CHOICE VOUCHER (SECTION 8) PROJECT-BASED CONTRACT THIS AGREEMENT MEANS THAT NEIGHBORWORKS GREEN BAY MAKES THOSE UNITS AVAILABLE TO VERY LOW INCOME HOUSEHOLDS (AT OR BELOW 50% AMI) NEIGHBORWORKS GREEN BAY SEEKS TO ENSURE THAT OUR COMMUNITY HAS QUALITY HOUSING CHOICES FOR HOUSEHOLDS OF VARYING SIZES, REGARDLESS OF INCOME WE ALSO SEEK TO RENOVATE RENTAL PROPERTIES IN OUR TARGET NEIGHBORHOODS AS PART OF OUR OVERALL REVITALIZATION EFFORTS ACHIEVEMENTS IN 2011 WE ACQUIRED A DUPLEX FOR RENOVATION AT 235 N ROOSEVELT THIS PROPERTY, ACQUIRED AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM, A \$2 MILLION LOCAL EFFORT FUNDED BY THE FEDERAL GOVERNMENT VIA THE STATE OF WISCONSIN WAS RENOVATED FOR ADDITION TO THE RENTAL PORTFOLIO IN 2012 IN 2011, WE RENEGOTIATED LEASE AGREEMENTS WITH NEW CONSOLIDATED MANAGEMENT AND BAY LAKE REGIONAL PLANNING COMMISSION THAT PLACE THE PLANNING AGENCY AS A SUB-LESSEE UNDER THE NEW CONSOLIDATED LEASE THIS AGREEMENT, CARRYING THE TENANCY OF THE PLANNING COMMISSION THROUGH 2013 AND THE NEW CONSOLIDATED INTO 2016 WAS EXECUTED IN JANUARY 2012 VOLUNTEERS SIX VOLUNTEERS FORM AN ASSET MANAGEMENT TEAM THAT EXAMINES THIS LINE OF BUSINESS AND DEVELOPS PLANS AND POLICIES IN 2011, THESE VOLUNTEERS (DRAWN FROM AMONG NEIGHBORHOOD RESIDENTS AND LOCAL BUSINESS PEOPLE) PROVIDED APPROXIMATELY 140 HOURS OF SERVICE

4c	(Code) (Expenses \$ 532,067 including grants of \$) (Revenue \$ 45,684)
	REAL ESTATE DEVELOPMENT OBJECTIVES NEIGHBORWORKS GREEN BAY SEEKS TO ACQUIRE AND RENOVATE HOMES FOR OWNER-OCCUPANCY IN GREEN BAY'S CENTRAL CITY NEIGHBORHOODS WE AIM TO DE-CONVERT MULTIFAMILY DWELLINGS BACK TO SINGLE FAMILY HOMES, AND STIMULATE REINVESTMENT BY OTHERS WITH OUR PROJECTS OUR PROJECTS LOWER OVERALL NEIGHBORHOOD DENSITY, ELIMINATE BLIGHT, AND INCREASE ECONOMIC DIVERSITY OUR PROJECTS MAY COUNTER DECADES OF DISINVESTMENT, EXTENDING THE LIFE OF QUALITY GREEN BAY HOMES FOR UP TO ANOTHER CENTURY OUR COMPREHENSIVE RENOVATIONS MEAN REDUCED ENERGY USE AND LOWER OPERATING AND MAINTENANCE COSTS FOR OUR BUYERS ACHIEVEMENTS NEIGHBORWORKS GREEN BAY SOLD FIVE (5) PROPERTIES IN 2011 INCLUDING FOUR HOMES RENOVATED UNDER THE NEIGHBORHOOD STABILIZATION PROGRAM A VACANT LOT AT 816 N JACKSON DONATED TO NEIGHBORWORKS GREEN BAY IN 2010 WAS SOLD IN EARLY 2011 VOLUNTEERS IN ADDITION TO THE WORK OF THE ASSET MANAGEMENT TEAM (MENTIONED UNDER REAL ESTATE MANAGEMENT, ABOVE), A DESIGN REVIEW TEAM WORKS AS AN AD HOC COMMITTEE REVIEWING AND GUIDING PROJECT SCOPE, SPECIFICATIONS, AND SELECTION OF COLORS AND FINISHES THESE FIVE VOLUNTEERS DONATED APPROXIMATELY 80 HOURS IN 2011

	(Code) (Expenses \$ 30,361 including grants of \$ 1,302) (Revenue \$)
	NEIGHBORHOOD REVITALIZATION INCLUDES A VARIETY OF ACTIVITIES RELATED TO COMMUNITY ORGANIZING, RESIDENT LEADERSHIP AND NEIGHBORHOOD BEAUTIFICATION IN 2011, NEIGHBORWORKS GREEN BAY, IN PARTNERSHIP WITH THE GREEN BAY NEIGHBORHOOD LEADERSHIP COUNCIL SUPPORTED THE WORK OF A TEAM OF RESIDENTS SEEKING TO FOSTER NEIGHBORS TEACHING NEIGHBORS A VARIETY OF HOME MAINTENANCE, HOBBY, AND OTHER SKILLS

4d	Other program services (Describe in Schedule O)
	(Expenses \$ 30,361 including grants of \$ 1,302) (Revenue \$)

4e	Total program service expenses \$ 1,594,623
----	---

Part IV

Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A. 	1	Yes
2	Is the organization required to complete Schedule B, Schedule of Contributors (see instructions)? 	2	Yes
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	3	No
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities, or have a section 501(h) election in effect during the tax year? If "Yes," complete Schedule C, Part II	4	No
5	Is the organization a section 501(c)(4), 501(c)(5), or 501(c)(6) organization that receives membership dues, assessments, or similar amounts as defined in Revenue Procedure 98-19? If "Yes," complete Schedule C, Part III	5	No
6	Did the organization maintain any donor advised funds or any similar funds or accounts for which donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I 	6	No
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas or historic structures? If "Yes," complete Schedule D, Part II 	7	No
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III 	8	No
9	Did the organization report an amount in Part X, line 21, serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV 	9	No
10	Did the organization, directly or through a related organization, hold assets in temporarily restricted endowments, permanent endowments, or quasi-endowments? If "Yes," complete Schedule D, Part V 	10	No
11	If the organization's answer to any of the following questions is 'Yes,' then complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable		
a	Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI. 	11a	Yes
b	Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII. 	11b	No
c	Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII. 	11c	Yes
d	Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX. 	11d	No
e	Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X. 	11e	No
f	Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48 (ASC 740)? If "Yes," complete Schedule D, Part X. 	11f	Yes
12a	Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI, XII, and XIII 	12a	No
b	Was the organization included in consolidated, independent audited financial statements for the tax year? If "Yes," and if the organization answered 'No' to line 12a, then completing Schedule D, Parts XI, XII, and XIII is optional 	12b	Yes
13	Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E	13	No
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a	No
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, investment, and program service activities outside the United States, or aggregate foreign investments valued at \$100,000 or more? If "Yes," complete Schedule F, Part I	14b	No
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the U S ? If "Yes," complete Schedule F, Part II and IV	15	No
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the U S ? If "Yes," complete Schedule F, Part III and IV	16	No
17	Did the organization report a total of more than \$15,000, of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I	17	No
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	18	No
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III	19	No
20a	Did the organization operate one or more hospitals? If "Yes," complete Schedule H	20a	No
b	If "Yes" to line 20a, did the organization attach its audited financial statement to this return? Note. All Form 990 filers that operated one or more hospitals must attach audited financial statements	20b	

Part IV

Checklist of Required Schedules (continued)

21	Did the organization report more than \$5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II</i>	21		No
22	Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III</i>	22	Yes	
23	Did the organization answer "Yes" to Part VII, Section A, questions 3, 4, or 5, about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J</i>	23		No
24a	Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer questions 24b-24d and complete Schedule K. If "No," go to line 25</i>	24a		No
b	Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b		
c	Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c		
d	Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d		
25a	Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I</i>	25a		No
b	Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I</i>	25b		No
26	Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? <i>If "Yes," complete Schedule L, Part II</i>	26		No
27	Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? <i>If "Yes," complete Schedule L, Part III</i>	27		No
28	Was the organization a party to a business transaction with one of the following parties? (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions)			
a	A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28a		No
b	A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV</i>	28b		No
c	An entity of which a current or former officer, director, trustee, or key employee (or a family member thereof) was an officer, director, trustee, or owner? <i>If "Yes," complete Schedule L, Part IV</i>	28c		No
29	Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M</i>	29	Yes	
30	Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M</i>	30		No
31	Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I</i>	31		No
32	Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II</i>	32		No
33	Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I</i>	33		No
34	Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1</i>	34	Yes	
35a	Is any related organization a controlled entity of the filing organization within the meaning of section 512(b)(13)?	35a		No
b	Did the organization receive any payment from or engage in any transaction with a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2</i>	35b		No
36	Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2</i>	36		No
37	Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI</i>	37		No
38	Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? Note. All Form 990 filers are required to complete Schedule O	38	Yes	

Part V Statements Regarding Other IRS Filings and Tax Compliance			
Check if Schedule O contains a response to any question in this Part V ☐			
		Yes	No
1a	Enter the number reported in Box 3 of Form 1096. Enter -0- if not applicable. .	1a	20
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable.	1b	0
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	Yes
2a	Enter the number of employees reported on Form W-3, <i>Transmittal of Wage and Tax Statements</i> filed for the calendar year ending with or within the year covered by this return.	2a	10
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file (see instructions).	2b	Yes
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year?	3a	Yes
b	If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O.	3b	Yes
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account or securities account)?	4a	No
b	If "Yes," enter the name of the foreign country: _____ See instructions for filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	No
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	No
c	If "Yes" to line 5a or 5b, did the organization file Form 8886-T?	5c	
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible?	6a	No
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b	
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	No
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	No
d	If "Yes," indicate the number of Forms 8282 filed during the year.	7d	
e	Did the organization receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	No
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	No
g	If the organization received a contribution of qualified intellectual property, did the organization file Form 8899 as required?	7g	
h	If the organization received a contribution of cars, boats, airplanes, or other vehicles, did the organization file a Form 1098-C?	7h	
8	Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?	8	
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the organization make any taxable distributions under section 4966?	9a	
b	Did the organization make a distribution to a donor, donor advisor, or related person?	9b	
10	Section 501(c)(7) organizations. Enter		
a	Initiation fees and capital contributions included on Part VIII, line 12.	10a	
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities.	10b	
11	Section 501(c)(12) organizations. Enter		
a	Gross income from members or shareholders.	11a	
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them).	11b	
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year.	12b	
13	Section 501(c)(29) qualified nonprofit health insurance issuers.		
a	Is the organization licensed to issue qualified health plans in more than one state? Note. All 501(c)(29) organizations must list in Schedule O each state in which they are licensed to issue qualified health plans, the amount of reserves required by each state, and the amount of reserves the organization allocated to each state.	13a	
b	Enter the aggregate amount of reserves the organization is required to maintain by the states in which the organization is licensed to issue qualified health plans.	13b	
c	Enter the aggregate amount of reserves on hand.	13c	
14a	Did the organization receive any payments for indoor tanning services during the tax year?	14a	No
b	If "Yes," has it filed a Form 720 to report these payments? If "No," provide an explanation in Schedule O.	14b	

Part VI

Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to lines 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.
Check if Schedule O contains a response to any question in this Part VI ☒

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body at the end of the tax year		
1a	17		
b	Enter the number of voting members included in line 1a, above, who are independent	1b	17
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2	No
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3	No
4	Did the organization make any significant changes to its governing documents since the prior Form 990 was filed?	4	No
5	Did the organization become aware during the year of a significant diversion of the organization's assets?	5	No
6	Did the organization have members or stockholders?	6	No
7a	Did the organization have members, stockholders, or other persons who had the power to elect or appoint one or more members of the governing body?	7a	No
b	Are any governance decisions of the organization reserved to (or subject to approval by) members, stockholders, or persons other than the governing body?	7b	No
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following		
a	The governing body?	8a	Yes
b	Each committee with authority to act on behalf of the governing body?	8b	Yes
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O	9	No

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Did the organization have local chapters, branches, or affiliates?	10a	No
b	If "Yes," did the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with the organization's exempt purposes?	10b	
11a	Has the organization provided a complete copy of this Form 990 to all members of its governing body before filing the form?	11a	Yes
b	Describe in Schedule O the process, if any, used by the organization to review the Form 990		
12a	Did the organization have a written conflict of interest policy? If "No," go to line 13	12a	Yes
b	Were officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	Yes
c	Did the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this was done	12c	Yes
13	Did the organization have a written whistleblower policy?	13	Yes
14	Did the organization have a written document retention and destruction policy?	14	Yes
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official	15a	Yes
b	Other officers or key employees of the organization	15b	Yes
	If "Yes," to line 15a or 15b, describe the process in Schedule O (see instructions)		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	No
b	If "Yes," did the organization follow a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and take steps to safeguard the organization's exempt status with respect to such arrangements?	16b	

Section C. Disclosure

17	List the States with which a copy of this Form 990 is required to be filed ☒ WI
18	Section 6104 requires an organization to make its Form 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you made these available. Check all that apply. ☐ Own website ☐ Another's website ☒ Upon request
19	Describe in Schedule O whether (and if so, how), the organization made its governing documents, conflict of interest policy, and financial statements available to the public. See Additional Data Table.
20	State the name, physical address, and telephone number of the person who possesses the books and records of the organization. ☒ PHYLLIS SCHMITT 437 S JACKSON STREET GREEN BAY, WI 543014933 (920) 448-3075

Part VII

Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors

Check if Schedule O contains a response to any question in this Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed Report compensation for the calendar year ending with or within the organization's tax year

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation, and **current** key employees Enter -0- in columns (D), (E), and (F) if no compensation was paid
- List all of the organization's **current** key employees, if any See instructions for definition of "key employee "
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations
- List all of the organization's **former** officers, key employees, or highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations

List persons in the following order individual trustees or directors, institutional trustees, officers, key employees, highest compensated employees, and former such persons

Check this box if neither the organization nor any related organizations compensated any current or former officer, director, or trustee

(A) Name and Title	(B) Average hours per week (describe hours for related organizations in Schedule O)	(C) Position (do not check more than one box, unless person is both an officer and a director/trustee)						(D) Reportable compensation from the organization (W- 2/1099-MISC)	(E) Reportable compensation from related organizations (W- 2/1099- MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional Trustee	Officer	Key employee	Highest compensated employee	Former			
(1) DEBRA DEHN PRESIDENT/DIRECTOR	1 00	X		X				0	0	0
(2) DAVE NENNIG TREASURER/PRESIDENT	1 00	X		X				0	0	0
(3) GERALD TYRRELL VICE PRESIDENT	1 00	X		X				0	0	0
(4) CELESTINE JEFFREYS SECRETARY	1 00	X		X				0	0	0
(5) ERIC GENRICH SECRETARY	1 00	X		X				0	0	0
(6) CHAD FRADETTE DIRECTOR/TREASURER	1 00	X		X				0	0	0
(7) KEITH PAMPERIN DIRECTOR	1 00	X						0	0	0
(8) JERRY WEIGEL DIRECTOR	1 00	X						0	0	0
(9) BRIAN WULFF DIRECTOR	1 00	X						0	0	0
(10) CHRISTOPHER M BOLAND DIRECTOR	1 00	X						0	0	0
(11) KEVIN R ROYEA DIRECTOR	1 00	X						0	0	0
(12) CRAIG R LAES DIRECTOR	1 00	X						0	0	0
(13) KEVIN KING DIRECTOR	1 00	X						0	0	0
(14) JOANNE BAMKE DIRECTOR	1 00	X						0	0	0
(15) PATRICK COSTELLO DIRECTOR	1 00	X						0	0	0
(16) BEN HEIMAN DIRECTOR	1 00	X						0	0	0
(17) GARY SIMON DIRECTOR	1 00	X						0	0	0

Part VII

1b	Sub-Total			
c	Total from continuation sheets to Part VII, Section A			
d	Total (add lines 1b and 1c)	116,323	0	18,728

2	Total number of individuals (including but not limited to those listed in Item 1) who received more than \$100,000 of reportable compensation from the organization in 2010	10
---	---	----

3	Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? <i>If "Yes," complete Schedule J for such individual</i>	3	No
4	For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? <i>If "Yes," complete Schedule J for such individual</i>	4	No
5	Did any person listed on line 1a receive or accrue compensation from any unrelated organization or individual for services rendered to the organization? <i>If "Yes," complete Schedule J for such person</i>	5	No

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. Report compensation for the calendar year ending with or within the organization's tax year.

(A) Name and business address	(B) Description of services	(C) Compensation
PAMPERIN CONSTRUCTION INC 4920 FOREST DRIVE PULASKI, WI 54612	CONSTRUCTION - REHAB PROJECTS	225,265
SHEFCHIK'S ENERGY SERVICES 2785 MANITOWOC ROAD GREEN BAY, WI 54311	CONSTRUCTION - REHAB PROJECTS	202,838
DAVID NOVITSKI-RIDGELINE HOME BUILDERS 860 MOON DRIVE GREEN BAY, WI 54313	CONSTRUCTION - REHAB PROJECTS	153,317
TEKULVE CONSTRUCTION 512 PETERS STREET LUXEMBURG, WI 54217	CONSTRUCTION - REHAB PROJECTS	105,780
2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 of compensation from the organization 4		

Part VIII

Statement of Revenue

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514	
Contributions, gifts, grants and other similar amounts	1a	Federated campaigns . . .	1a					
	b	Membership dues	1b					
	c	Fundraising events	1c					
	d	Related organizations	1d					
	e	Government grants (contributions)	1e	1,147,072				
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	271,608				
	g	Noncash contributions included in lines 1a-1f \$ 160,250						
	h	Total. Add lines 1a-1f		1,418,680				
Program Service Revenue	2a	RENTAL INCOME	Business Code 531110	666,672	644,824	21,848		
	b	PROGRAM AND FEE INCOME	611710	85,134	77,454		7,680	
	c							
	d							
	e							
	f	All other program service revenue						
	g	Total. Add lines 2a-2f		751,806				
	Other Revenue	3	Investment income (including dividends, interest and other similar amounts)		364			364
4		Income from investment of tax-exempt bond proceeds . .						
5		Royalties						
6a		Gross rents	(i) Real	(ii) Personal				
		b	Less rental expenses					
		c	Rental income or (loss)					
		d	Net rental income or (loss)					
7a		Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other				
		b	Less cost or other basis and sales expenses					
		c	Gain or (loss)					
		d	Net gain or (loss)					
8a		Gross income from fundraising events (not including \$ of contributions reported on line 1c) See Part IV, line 18	a					
b		Less direct expenses	b					
c		Net income or (loss) from fundraising events . .						
9a		Gross income from gaming activities See Part IV, line 19	a					
b		Less direct expenses	b					
c		Net income or (loss) from gaming activities . .						
10a		Gross sales of inventory, less returns and allowances	a					
b		Less cost of goods sold	b					
c		Net income or (loss) from sales of inventory . .						
	Miscellaneous Revenue	Business Code						
11a	MISCELLANEOUS INCOME	900099	57,975			57,975		
b								
c								
d	All other revenue							
e	Total. Add lines 11a-11d		57,975					
12	Total revenue. See Instructions		1,607,625	722,278	21,848	-555,181		

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns
All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D)
Check if Schedule O contains a response to any question in this Part IX

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.		(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1	Grants and other assistance to governments and organizations in the United States See Part IV, line 21	1,302	1,302		
2	Grants and other assistance to individuals in the United States See Part IV, line 22	88,600	88,600		
3	Grants and other assistance to governments, organizations, and individuals outside the United States See Part IV, lines 15 and 16				
4	Benefits paid to or for members				
5	Compensation of current officers, directors, trustees, and key employees	135,051	85,082	29,711	20,258
6	Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7	Other salaries and wages	245,908	207,081	22,313	16,514
8	Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	11,969	10,153	1,038	778
9	Other employee benefits	47,504	41,411	4,735	1,358
10	Payroll taxes	29,894	22,925	4,164	2,805
11	Fees for services (non-employees)				
a	Management	62,482	62,482		
b	Legal	163	60	103	
c	Accounting	20,233		20,233	
d	Lobbying				
e	Professional fundraising See Part IV, line 17				
f	Investment management fees				
g	Other	1,010	1,000	10	
12	Advertising and promotion	10,941	8,489	1,291	1,161
13	Office expenses	24,730	15,905	8,276	549
14	Information technology	4,913		4,913	
15	Royalties				
16	Occupancy	422,682	387,627	35,055	
17	Travel	2,508	2,408	52	48
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	14,263	6,076	7,903	284
20	Interest	298	298		
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	296,485	237,423	59,062	
23	Insurance	5,998	3,375	2,623	
24	Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24f If line 24f amount exceeds 10% of line 25, column (A) amount, list line 24f expenses on Schedule O)				
a	REPAYMENT OF GRANTS	398,711	398,711		
b	BAD DEBT	15,115	14,215		900
c					
d					
e					
f	All other expenses				
25	Total functional expenses. Add lines 1 through 24f	1,840,760	1,594,623	201,482	44,655
26	Joint costs. Check here ☒ if following SOP 98-2 (ASC 958-720) Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X

Balance Sheet

					(A)		(B)
					Beginning of year		End of year
Assets	1	Cash—non-interest-bearing			358,213	1	374,461
	2	Savings and temporary cash investments			181,084	2	208,921
	3	Pledges and grants receivable, net			620,664	3	616,079
	4	Accounts receivable, net			94,788	4	75,490
	5	Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L				5	
	6	Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B). Complete Part II of Schedule L				6	
	7	Notes and loans receivable, net				7	
	8	Inventories for sale or use			35,478	8	35,478
	9	Prepaid expenses and deferred charges			18,318	9	39,011
	10a	Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	10a	12,070,412			
	b	Less: accumulated depreciation	10b	2,059,736	10,246,012	10c	10,010,676
	11	Investments—publicly traded securities				11	
	12	Investments—other securities. See Part IV, line 11			368,101	12	367,765
	13	Investments—program-related. See Part IV, line 11			1,535,490	13	1,484,698
	14	Intangible assets				14	
	15	Other assets. See Part IV, line 11			21,584	15	16,737
16	Total assets. Add lines 1 through 15 (must equal line 34)			13,479,732	16	13,229,316	
Liabilities	17	Accounts payable and accrued expenses			142,986	17	76,356
	18	Grants payable				18	
	19	Deferred revenue			432,789	19	561,251
	20	Tax-exempt bond liabilities				20	
	21	Escrow or custodial account liability. Complete Part IV of Schedule D			43,473	21	44,657
	22	Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L				22	
	23	Secured mortgages and notes payable to unrelated third parties			4,661,646	23	4,581,349
	24	Unsecured notes and loans payable to unrelated third parties				24	
	25	Other liabilities (including federal income tax, payables to related third parties, and other liabilities not included on lines 17-24). Complete Part X of Schedule D				25	
	26	Total liabilities. Add lines 17 through 25			5,280,894	26	5,263,613
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here ☒ and complete lines 27 through 29, and lines 33 and 34.						
	27	Unrestricted net assets			3,221,289	27	3,050,749
	28	Temporarily restricted net assets			2,632,474	28	2,694,182
	29	Permanently restricted net assets			2,345,075	29	2,220,772
	Organizations that do not follow SFAS 117, check here ☐ and complete lines 30 through 34.						
	30	Capital stock or trust principal, or current funds				30	
	31	Paid-in or capital surplus, or land, building or equipment fund				31	
	32	Retained earnings, endowment, accumulated income, or other funds				32	
	33	Total net assets or fund balances			8,198,838	33	7,965,703
	34	Total liabilities and net assets/fund balances			13,479,732	34	13,229,316

Part XI Reconciliation of Net Assets

Check if Schedule O contains a response to any question in this Part XI

1	Total revenue (must equal Part VIII, column (A), line 12)	1	1,607,625
2	Total expenses (must equal Part IX, column (A), line 25)	2	1,840,760
3	Revenue less expenses Subtract line 2 from line 1	3	-233,135
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	8,198,838
5	Other changes in net assets or fund balances (explain in Schedule O)	5	0
6	Net assets or fund balances at end of year Combine lines 3, 4, and 5 (must equal Part X, line 33, column (B))	6	7,965,703

Part XII Financial Statements and Reporting

Check if Schedule O contains a response to any question in this Part XII

		Yes	No
1	Accounting method used to prepare the Form 990 ☐ Cash ☒ Accrual ☐ Other If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O		
2a	Were the organization's financial statements compiled or reviewed by an independent accountant?		No
b	Were the organization's financial statements audited by an independent accountant?	Yes	
c	If "Yes," to 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	Yes	
d	If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a separate basis, consolidated basis, or both ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separated basis		
3a	As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	Yes	
b	If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits	Yes	

SCHEDULE A
(Form 990 or 990EZ)

Department of the Treasury
Internal Revenue Service

Public Charity Status and Public Support

Complete if the organization is a section 501(c)(3) organization or a section 4947(a)(1) nonexempt charitable trust.

▶ Attach to Form 990 or Form 990-EZ. ▶ See separate instructions.

OMB No 1545-0047

2011

Open to Public
Inspection

Name of the organization NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	Employer identification number 39-1402851
--	--

Part I Reason for Public Charity Status (All organizations must complete this part.) See instructions

The organization is not a private foundation because it is (For lines 1 through 11, check only one box)

1

☐

A church, convention of churches, or association of churches **section 170(b)(1)(A)(i).**

2

☐

A school described in **section 170(b)(1)(A)(ii).** (Attach Schedule E)

3

☐

A hospital or a cooperative hospital service organization described in **section 170(b)(1)(A)(iii).**

4

☐

A medical research organization operated in conjunction with a hospital described in **section 170(b)(1)(A)(iii).** Enter the hospital's name, city, and state

5

☐

An organization operated for the benefit of a college or university owned or operated by a governmental unit described in **section 170(b)(1)(A)(iv).** (Complete Part II)

6

☐

A federal, state, or local government or governmental unit described in **section 170(b)(1)(A)(v).**

7

☒

An organization that normally receives a substantial part of its support from a governmental unit or from the general public described in **section 170(b)(1)(A)(vi)** (Complete Part II)

8

☐

A community trust described in **section 170(b)(1)(A)(vi)** (Complete Part II)

9

☐

An organization that normally receives (1) more than 33 1/3% of its support from contributions, membership fees, and gross receipts from activities related to its exempt functions—subject to certain exceptions, and (2) no more than 33 1/3% of its support from gross investment income and unrelated business taxable income (less section 511 tax) from businesses acquired by the organization after June 30, 1975 See **section 509(a)(2).** (Complete Part III)

10

☐

An organization organized and operated exclusively to test for public safety Se**section 509(a)(4).**

11

☐

An organization organized and operated exclusively for the benefit of, to perform the functions of, or to carry out the purposes of one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2) See **section 509(a)(3).** Check the box that describes the type of supporting organization and complete lines 11e through 11h

a

☐

Type I

b

☐

Type II

c

☐

Type III - Functionally integrated

d

☐

Type III - Other

e

☐

By checking this box, I certify that the organization is not controlled directly or indirectly by one or more disqualified persons other than foundation managers and other than one or more publicly supported organizations described in section 509(a)(1) or section 509(a)(2)

f

☐

If the organization received a written determination from the IRS that it is a Type I, Type II or Type III supporting organization, check this box

g

☐

Since August 17, 2006, has the organization accepted any gift or contribution from any of the following persons?

(i)

a person who directly or indirectly controls, either alone or together with persons described in (ii) and (iii) below, the governing body of the the supported organization?

(ii)

a family member of a person described in (i) above?

(iii)

a 35% controlled entity of a person described in (i) or (ii) above?

h

☐

Provide the following information about the supported organization(s)

	Yes	No
11g(i)		
11g(ii)		
11g(iii)		

(i) Name of supported organization	(ii) EIN	(iii) Type of organization (described on lines 1- 9 above or IRC section (see instructions))	(iv) Is the organization in col (i) listed in your governing document?		(v) Did you notify the organization in col (i) of your support?		(vi) Is the organization in col (i) organized in the U S ?		(vii) Amount of support?
			Yes	No	Yes	No	Yes	No	
Total									

Part II

Support Schedule for Organizations Described in IRC 170(b)(1)(A)(iv) and 170(b)(1)(A)(vi)
(Complete only if you checked the box on line 5, 7, or 8 of Part I or if the organization failed to qualify under Part III. If the organization fails to qualify under the tests listed below, please complete Part III.)

Section A. Public Support

Calendar year (or fiscal year beginning in)	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	1,460,909	1,533,855	1,542,920	2,656,838	1,418,680	8,613,202
2 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
3 The value of services or facilities furnished by a governmental unit to the organization without charge						
4 Total. Add lines 1 through 3	1,460,909	1,533,855	1,542,920	2,656,838	1,418,680	8,613,202
5 The portion of total contributions by each person (other than a governmental unit or publicly supported organization) included on line 1 that exceeds 2% of the amount shown on line 11, column (f)						342,783
6 Public Support. Subtract line 5 from line 4						8,270,419

Section B. Total Support

Calendar year (or fiscal year beginning in)	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
7 Amounts from line 4	1,460,909	1,533,855	1,542,920	2,656,838	1,418,680	8,613,202
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	13,970	4,398	277	483	364	19,492
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income (Explain in Part IV) Do not include gain or loss from the sale of capital assets	12,182	4,948	6,304	42,741	57,975	124,150
11 Total support (Add lines 7 through 10)						8,756,844

12

Gross receipts from related activities, etc (See instructions)

12

2,200,419

13

First Five Years If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and stop here

Section C. Computation of Public Support Percentage

14	Public Support Percentage for 2011 (line 6 column (f) divided by line 11 column (f))	14	94 450 %
15	Public Support Percentage for 2010 Schedule A, Part II, line 14	15	95 080 %

16a

33 1/3% support test—2011. If the organization did not check the box on line 13, and line 14 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization

b

33 1/3% support test—2010. If the organization did not check the box on line 13 or 16a, and line 15 is 33 1/3% or more, check this box and stop here. The organization qualifies as a publicly supported organization

17a

10%-facts-and-circumstances test—2011. If the organization did not check a box on line 13, 16a, or 16b and line 14 is 10% or more, and if the organization meets the "facts and circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization

b

10%-facts-and-circumstances test—2010. If the organization did not check a box on line 13, 16a, 16b, or 17a and line 15 is 10% or more, and if the organization meets the "facts and circumstances" test, check this box and stop here. Explain in Part IV how the organization meets the "facts and circumstances" test The organization qualifies as a publicly supported organization

18

Private Foundation If the organization did not check a box on line 13, 16a, 16b, 17a or 17b, check this box and see instructions

Part IIIPart III

Support Schedule for Organizations Described in IRC 509(a)(2)
(Complete only if you checked the box on line 9 of Part I or if the organization failed to qualify under Part II. If the organization fails to qualify under the tests listed below, please complete Part II.)

Section A. Public Support						
Calendar year (or fiscal year beginning in)	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")						
2 Gross receipts from admissions, merchandise sold or services performed, or facilities furnished in any activity that is related to the organization's tax-exempt purpose						
3 Gross receipts from activities that are not an unrelated trade or business under section 513						
4 Tax revenues levied for the organization's benefit and either paid to or expended on its behalf						
5 The value of services or facilities furnished by a governmental unit to the organization without charge						
6 Total. Add lines 1 through 5						
7a Amounts included on lines 1, 2, and 3 received from disqualified persons						
b Amounts included on lines 2 and 3 received from other than disqualified persons that exceed the greater of \$5,000 or 1% of the amount on line 13 for the year						
c Add lines 7a and 7b						
8 Public Support (Subtract line 7c from line 6.)						

Section B. Total Support						
Calendar year (or fiscal year beginning in)	(a) 2007	(b) 2008	(c) 2009	(d) 2010	(e) 2011	(f) Total
9 Amounts from line 6						
10a Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources						
b Unrelated business taxable income (less section 511 taxes) from businesses acquired after June 30, 1975						
c Add lines 10a and 10b						
11 Net income from unrelated business activities not included in line 10b, whether or not the business is regularly carried on						
12 Other income. Do not include gain or loss from the sale of capital assets (Explain in Part IV.)						
13 Total support (Add lines 9, 10c, 11 and 12.)						
14 First Five Years If the Form 990 is for the organization's first, second, third, fourth, or fifth tax year as a 501(c)(3) organization, check this box and stop here						

Section C. Computation of Public Support Percentage		
15 Public Support Percentage for 2011 (line 8 column (f) divided by line 13 column (f))	15	
16 Public support percentage from 2010 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage		
17 Investment income percentage for 2011 (line 10c column (f) divided by line 13 column (f))	17	
18 Investment income percentage from 2010 Schedule A, Part III, line 17	18	
19a 33 1/3% support tests—2011. If the organization did not check the box on line 14, and line 15 is more than 33 1/3% and line 17 is not more than 33 1/3%, check this box and stop here . The organization qualifies as a publicly supported organization		
b 33 1/3% support tests—2010. If the organization did not check a box on line 14 or line 19a, and line 16 is more than 33 1/3% and line 18 is not more than 33 1/3%, check this box and stop here . The organization qualifies as a publicly supported organization		
20 Private Foundation If the organization did not check a box on line 14, 19a or 19b, check this box and see instructions		

Part IV **Supplemental Information.** Supplemental Information. Complete this part to provide the explanation required by Part II, line 10; Part II, line 17a or 17b; or Part III, line 12. Also complete this part for any additional information. (See instructions).

Facts And Circumstances Test

Explanation

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Financial Statements

► Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b
► Attach to Form 990. ► See separate instructions.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC

Employer identification number
39-1402851

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1	Total number at end of year	
2	Aggregate contributions to (during year)	
3	Aggregate grants from (during year)	
4	Aggregate value at end of year	
5	Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No	
6	Did the organization inform all grantees, donors, and donor advisors in writing that grant funds may be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit ☐ Yes ☐ No	

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1

Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e g , recreation or pleasure)☐ Preservation of an historically importantly land area
☐ Protection of natural habitat☐ Preservation of a certified historic structure
☐ Preservation of open space

2

Complete lines 2a–2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

	Held at the End of the Year
a	Total number of conservation easements
b	Total acreage restricted by conservation easements
c	Number of conservation easements on a certified historic structure included in (a)
d	Number of conservation easements included in (c) acquired after 8/17/06

3

Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the taxable year ► _____

4

Number of states where property subject to conservation easement is located ► _____

5

Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds?

☐ Yes ☐ No

6

Staff and volunteer hours devoted to monitoring, inspecting and enforcing conservation easements during the year ► _____

7

Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year
► \$ _____

8

Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and 170(h)(4)(B)(ii)?

☐ Yes ☐ No

9

In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a

If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items

b

If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items

(i) Revenues included in Form 990, Part VIII, line 1

► \$ _____

(ii) Assets included in Form 990, Part X

► \$ _____

2

If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items

a

Revenues included in Form 990, Part VIII, line 1

► \$ _____

b

Assets included in Form 990, Part X

► \$ _____

For Privacy Act and Paperwork Reduction Act Notice, see the Intructions for Form 990

Cat No 52283D

Schedule D (Form 990) 2011

Part III

Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3

Using the organization's accession and other records, check any of the following that are a significant use of its collection items (check all that apply)

a

☐ Public exhibition

d

☐ Loan or exchange programs

b

☐ Scholarly research

e

☐ Other

c

☐ Preservation for future generations

4

Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV

5

During the year, did the organization solicit or receive donations of art, historical treasures or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection?

☐ Yes

☐ No

Part IV

Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a

Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X?

☐ Yes

☒ No

b

If "Yes," explain the arrangement in Part XIV and complete the following table

	Amount
1c	
1d	
1e	
1f	

2a

Did the organization include an amount on Form 990, Part X, line 21?

☒ Yes

☐ No

b

If "Yes," explain the arrangement in Part XIV

Part V

Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a)Current Year	(b)Prior Year	(c)Two Years Back	(d)Three Years Back	(e)Four Years Back
1a	Beginning of year balance				
b	Contributions				
c	Investment earnings or losses				
d	Grants or scholarships				
e	Other expenditures for facilities and programs				
f	Administrative expenses				
g	End of year balance				

2

Provide the estimated percentage of the year end balance held as

a

Board designated or quasi-endowment ▶

b

Permanent endowment ▶

c

Term endowment ▶

3a

Are there endowment funds not in the possession of the organization that are held and administered for the organization by

(i)

unrelated organizations

3a(i)

☐ Yes

☐ No

(ii)

related organizations

3a(ii)

☐

☐

b

If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?

3b

☐

☐

4

Describe in Part XIV the intended uses of the organization's endowment funds

Part VI

Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of property	(a) Cost or other basis (investment)	(b)Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		1,127,905		1,127,905
b Buildings		10,723,733	1,873,995	8,849,738
c Leasehold improvements				
d Equipment		218,774	185,741	33,033
e Other				
Total. Add lines 1a-1e (Column (d) should equal Form 990, Part X, column (B), line 10(c).) ▶				10,010,676

Part XIReconciliation of Change in Net Assets from Form 990 to Financial Statements			
1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	1,607,625
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	1,840,760
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	-233,135
4	Net unrealized gains (losses) on investments	4	
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	
8	Other (Describe in Part XIV)	8	
9	Total adjustments (net) Add lines 4 - 8	9	
10	Excess or (deficit) for the year per financial statements Combine lines 3 and 9	10	-233,135

Part XIIReconciliation of Revenue per Audited Financial Statements With Revenue per Return			
1	Total revenue, gains, and other support per audited financial statements	1	2,228,825
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12		
a	Net unrealized gains on investments	2a	
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIV)	2d	621,200
e	Add lines 2a through 2d	2e	621,200
3	Subtract line 2e from line 1	3	1,607,625
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV)	4b	
c	Add lines 4a and 4b	4c	0
5	Total Revenue Add lines 3 and 4c. (This should equal Form 990, Part I, line 12)	5	1,607,625

Part XIIIReconciliation of Expenses per Audited Financial Statements With Expenses per Return			
1	Total expenses and losses per audited financial statements	1	2,461,960
2	Amounts included on line 1 but not on Form 990, Part IX, line 25		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIV)	2d	621,200
e	Add lines 2a through 2d	2e	621,200
3	Subtract line 2e from line 1	3	1,840,760
4	Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV)	4b	
c	Add lines 4a and 4b	4c	0
5	Total expenses Add lines 3 and 4c. (This should equal Form 990, Part I, line 18)	5	1,840,760

Part XIVSupplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9, Part III, lines 1a and 4, Part IV, lines 1b and 2b, Part V, line 4, Part X, Part XI, line 8, Part XII, lines 2d and 4b, and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

Identifier	Return Reference	Explanation
	PART IV, LINE 2B	THE AMOUNT REFLECT ON PAGE 11, PART X, LINE 21 IS THE AMOUNT OF TENANT SECURITY DEPOITS
DESCRIPTION OF UNCERTAIN TAX POSITIONS UNDER FIN 48	PART X	THE ORGANIZATION IS EXEMPT FROM FEDERAL INCOME TAX UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE. HOWEVER, INCOME TAX FROM CERTAIN ACTIVITIES NOT DIRECTLY RELATED TO THE ORGANIZATION'S TAX-EXEMPT PURPOSE IS SUBJECT TO TAXATION ON UNRELATED BUSINESS INCOME. IN ADDITION, THE ORGANIZATION QUALIFIES FOR THE CHARITABLE CONTRIBUTION DEDUCTION UNDER SECTION 170(B)(1)(A) AND HAS BEEN CLASSIFIED AS AN ORGANIZATION OTHER THAN A PRIVATE FOUNDATION UNDER SECTION 509(A)(2). THE ORGANIZATION IS ALSO EXEMPT FROM WISCONSIN INCOME TAXES. AFFILIATED LLCs ARE TAXED AS PARTNERSHIPS UNDER THE PROVISIONS OF THE INTERNAL REVENUE CODE AND COMPARABLE STATE REGULATIONS. UNDER THESE PROVISIONS, THE AFFILIATES DO NOT PAY FEDERAL OR STATE CORPORATE INCOME TAXES ON TAXABLE INCOME. THE PROPORTIONATE SHARE OF THE AFFILIATES' TAXABLE INCOME FLOWS THROUGH TO THE MEMBERS. THE ORGANIZATION'S FORMS 990, RETURN OF ORGANIZATION EXEMPT FROM INCOME TAX, FOR THE YEARS ENDING 2008, 2009, 2010 AND 2011 ARE SUBJECT TO EXAMINATION BY THE IRS, GENERALLY FOR THREE YEARS AFTER THEY ARE FILED. THE STATE RETURNS ARE SUBJECT TO EXAMINATION GENERALLY FOR FOUR YEARS AFTER THEY ARE FILED.
PART XII, LINE 2D - OTHER ADJUSTMENTS		LOSS ON SALE OF REHABILITATION PROPERTIES INCLUDED ON 990 621,200
PART XIII, LINE 2D - OTHER ADJUSTMENTS		LOSS ON SALE OF REHABILITATION PROPERTIES INCLUDED ON 990 621,200

Schedule I
(Form 990)

Department of the Treasury
Internal Revenue Service

Grants and Other Assistance to Organizations,
Governments and Individuals in the United States

Complete if the organization answered "Yes," to Form 990, Part IV, line 21 or 22.
▶ Attach to Form 990

OMB No 1545-0047

2011

Open to Public
Inspection

Name of the organization
NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC

Employer identification number
39-1402851

Part I

General Information on Grants and Assistance

- 1

Does the organization maintain records to substantiate the amount of the grants or assistance, the grantees' eligibility for the grants or assistance, and the selection criteria used to award the grants or assistance?

☒ Yes ☐ No
- 2

Describe in Part IV the organization's procedures for monitoring the use of grant funds in the United States

Part II

Grants and Other Assistance to Governments and Organizations in the United States. Complete if the organization answered "Yes" to Form 990, Part IV, line 21 for any recipient that received more than \$5,000. Check this box if no one recipient received more than \$5,000. Use Part IV and Schedule I-1 (Form 990) if additional space is needed ▶ ☐

(a) Name and address of organization or government	(b) EIN	(c) IRC Code section if applicable	(d) Amount of cash grant	(e) Amount of non-cash assistance	(f) Method of valuation (book, FMV, appraisal, other)	(g) Description of non-cash assistance	(h) Purpose of grant or assistance

2

Enter total number of section 501(c)(3) and government organizations listed in the line 1 table ▶

3

Enter total number of other organizations listed in the line 1 table ▶

Part III

Grants and Other Assistance to Individuals in the United States. Complete if the organization answered "Yes" to Form 990, Part IV, line 22.
Use Schedule I-1 (Form 990) if additional space is needed.

(a)Type of grant or assistance	(b)Number of recipients	(c)Amount of cash grant	(d)Amount of non-cash assistance	(e)Method of valuation (book, FMV, appraisal, other)	(f)Description of non-cash assistance
(1) DOWN PAYMENT CLOSING COST ASSISTANCE	23	88,600			

Part IV

Supplemental Information. Complete this part to provide the information required in Part I, line 2, and any other additional information.

Identifier	Return Reference	Explanation
------------	------------------	-------------

SCHEDULE M
(Form 990)

NonCash Contributions

OMB No 1545-0047

2011

Open to Public Inspection

►Complete if the organization answered "Yes" on Form 990, Part IV, lines 29 or 30.
► Attach to Form 990.

Name of the organization
NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC

Employer identification number
39-1402851

Part I

Types of Property

	(a) Check if applicable	(b) Number of Contributions or items contributed	(c) Contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining contribution amounts
1 Art—Works of art				
2 Art—Historical treasures				
3 Art—Fractional interests				
4 Books and publications				
5 Clothing and household goods				
6 Cars and other vehicles				
7 Boats and planes				
8 Intellectual property				
9 Securities—Publicly traded				
10 Securities—Closely held stock				
11 Securities—Partnership, LLC, or trust interests				
12 Securities—Miscellaneous				
13 Qualified conservation contribution—Historic structures				
14 Qualified conservation contribution—Other				
15 Real estate—Residential	X	3	160,250	FAIR MARKET VALUE
16 Real estate—Commercial				
17 Real estate—Other				
18 Collectibles				
19 Food inventory				
20 Drugs and medical supplies				
21 Taxidermy				
22 Historical artifacts				
23 Scientific specimens				
24 Archeological artifacts				
25 Other ► ()				
26 Other ►()				
27 Other ►()				
28 Other ► ()				

29 Number of Forms 8283 received by the organization during the tax year for contributions for which the organization completed Form 8283, Part IV, Donee Acknowledgement

29

	Yes	No
30a During the year, did the organization receive by contribution any property reported in Part I, lines 1-28 that it must hold for at least three years from the date of the initial contribution, and which is not required to be used for exempt purposes for the entire holding period?		No
b If "Yes," describe the arrangement in Part II		
31 Does the organization have a gift acceptance policy that requires the review of any non-standard contributions?		No
32a Does the organization hire or use third parties or related organizations to solicit, process, or sell non-cash contributions?		No
b If "Yes," describe in Part II		
33 If the organization did not report revenues in column (c) for a type of property for which column (a) is checked, describe in Part II		

Part III

Supplemental Information. Complete this part to provide the information required by Part I, lines 30b, 32b, and 33. Also complete this part for any additional information.

Identifier	Return Reference	Explanation
------------	------------------	-------------

SCHEDULE O
(Form 990 or 990-EZ)Department of the Treasury
Internal Revenue Service**Supplemental Information to Form 990 or 990-EZ****Complete to provide information for responses to specific questions on
Form 990 or to provide any additional information.**
▶ **Attach to Form 990 or 990-EZ.**

OMB No 1545-0047

2011**Open to Public
Inspection**Name of the organization
NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC**Employer identification number**

39-1402851

Identifier	Return Reference	Explanation
	FORM 990, PART VI, SECTION B, LINE 11	A COPY OF THE 990 IS E-MAILED TO NEIGHBORWORKS PRIOR TO BEING FILED THE ACCOUNTANT REVIEWS THE 990 AND FORWARDS IT TO THE APPROPRIATE BOARD AND COMMITTEE MEMBERS FOR REVIEW AND COMMENTS UPON ACCEPTANCE BY THE BOARD, THE 990 IS FILED
	FORM 990, PART VI, SECTION B, LINE 12C	THE COMPANY HAS A COMPLIANCE OFFICER IN PLACE TO REVIEW AND MONITOR POLICIES
	FORM 990, PART VI, SECTION B, LINE 15	EXECUTIVE DIRECTOR COMPENSATION IS REVIEWED AND DETERMINED BY THE EXECUTIVE COMMITTEE USING COMPARABILITY DATA FROM OTHER NEIGHBORWORKS AMERICA ORGANIZATIONS COMPENSATION FOR KEY EMPLOYEES AND OTHER POSITIONS ARE DETERMINED BY COMPARING SALARY DATA FROM OTHER NEIGHBORWORKS ORGANIZATIONS AND CURRENT INDUSTRY STANDARDS, WITH THE BOARD HAVING FINAL APPROVAL OF THE ANNUAL COMPENSATION FOR ANY GIVEN POSITION AFTER THE INITIAL COMPENSATION IS SET, INCREASES ARE IMPLEMENTED BASED ON THE ANNUAL SALARY BUDGET APPROVED BY THE BOARD OF DIRECTORS DIRECTORS/OFFICERS SERVE AS UNPAID VOLUNTEERS, AND BASED ON THE DEFINITION SUPPLIED THERE ARE CURRENTLY NO KEY EMPLOYEES
	FORM 990, PART VI, SECTION C, LINE 19	ALL GOVERNING DOCUMENTS, CONFLICT OF INTEREST POLICY, AND FINANCIAL STATEMENTS ARE MADE AVAILABLE TO THE PUBLIC UPON REQUEST THE ORGANIZATION HAS BEEN BUSY EXPANDING AND UPDATING THEIR WEBSITE AND ARE EXPLORING THE POSSIBILITY OF MAKING THIS INFORMATION AVAILABLE ON THE WEBSITE IN THE FUTURE

SCHEDULE R
(Form 990)

Department of the Treasury
Internal Revenue Service

Related Organizations and Unrelated Partnerships

▶ Complete if the organization answered "Yes" to Form 990, Part IV, line 33, 34, 35, 36, or 37.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2011

Open to Public Inspection

Name of the organization
NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC

Employer identification number
39-1402851

Part I Identification of Disregarded Entities (Complete if the organization answered "Yes" on Form 990, Part IV, line 33.)

(a) Name, address, and EIN of disregarded entity	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Total income	(e) End-of-year assets	(f) Direct controlling entity

Part II Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity	(g) Section 512(b)(13) controlled organization	
						Yes	No
(1) URBAN PARTNERSHIP COMMUNITY DEVELOPMENT CORPORATION 437 S JACKSON STREET GREEN BAY, WI 54301 39-2006228	PROMOTE SOCIAL-ECONOMIC PROGRAMS FOR LOW-INCOME RESIDENTS	WI	501(C)(3)	LINE 9	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC		No

Part III

Identification of Related Organizations Taxable as a Partnership (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a partnership during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Predominant income (related, unrelated, excluded from tax under sections 512- 514)	(f) Share of total income	(g) Share of end-of- year assets	(h) Disproportionate allocations?		(i) Code V—UBI amount in box 20 of Schedule K-1 (Form 1065)	(j) General or managing partner?		(k) Percentage ownership
							Yes	No		Yes	No	
(1) NHS OF GREEN BAY LLC 437 S JACKSON STREET GREEN BAY, WI 54301 39-1868591	RENTAL PROPERTIES	WI	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	RELATED	-792	233,698		No		Yes		1 000 %
(2) NHS OF GREEN BAY II LLC 437 S JACKSON STREET GREEN BAY, WI 54301 39-1946966	RENTAL PROPERTIES	WI	NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	RELATED	3,085	86,605		No		Yes		0 010 %

Part IV

Identification of Related Organizations Taxable as a Corporation or Trust (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related organizations treated as a corporation or trust during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Direct controlling entity	(e) Type of entity (C corp, S corp, or trust)	(f) Share of total income	(g) Share of end-of-year assets	(h) Percentage ownership

Part V

Transactions With Related Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35, 35A, or 36.)

Note. Complete line 1 if any entity is listed in Parts II, III or IV

1

During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

a

Receipt of (i) interest (ii) annuities (iii) royalties (iv) rent from a controlled entity

b

Gift, grant, or capital contribution to related organization(s)

c

Gift, grant, or capital contribution from related organization(s)

d

Loans or loan guarantees to or for related organization(s)

e

Loans or loan guarantees by related organization(s)

f

Sale of assets to related organization(s)

g

Purchase of assets from related organization(s)

h

Exchange of assets with related organization(s)

i

Lease of facilities, equipment, or other assets to related organization(s)

j

Lease of facilities, equipment, or other assets from related organization(s)

k

Performance of services or membership or fundraising solicitations for related organization(s)

l

Performance of services or membership or fundraising solicitations by related organization(s)

m

Sharing of facilities, equipment, mailing lists, or other assets with related organization(s)

n

Sharing of paid employees with related organization(s)

o

Reimbursement paid to related organization(s) for expenses

p

Reimbursement paid by related organization(s) for expenses

q

Other transfer of cash or property to related organization(s)

r

Other transfer of cash or property from related organization(s)

Yes

No

1a

1b

1c

1d

1e

1f

1g

1h

1i

1j

1k

1l

1m

1n

1o

1p

1q

1r

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

No

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds

(a) Name of other organization	(b) Transaction type(a-r)	(c) Amount involved	(d) Method of determining amount involved
(1)			
(2)			
(3)			
(4)			
(5)			
(6)			

Schedule R (Form 990) 2011

Provide the following information for each entity taxed as a partnership through which the organization conducted more than five percent of its activities (measured by total assets or gross revenue) that was not a related organization. See instructions regarding exclusion for certain investment partnerships.

[illegible]

Part VII

Supplemental Information

Complete this part to provide additional information for responses to questions on Schedule R (see instructions)

Identifier	Return Reference	Explanation	
------------	------------------	-------------	--

Additional Data

Software ID:
Software Version:
EIN: 39-1402851
Name: NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY
INC

Form 990, Special Condition Description:

Special Condition Description

Form 990, Part III - 4 Program Service Accomplishments (See the Instructions)

4d. Other program services
(Code) (Expenses \$ 30,361 including grants of \$ 1,302) (Revenue \$) NEIGHBORHOOD REVITALIZATION INCLUDES A VARIETY OF ACTIVITIES RELATED TO COMMUNITY ORGANIZING, RESIDENT LEADERSHIP AND NEIGHBORHOOD BEAUTIFICATION IN 2011, NEIGHBORWORKS GREEN BAY, IN PARTNERSHIP WITH THE GREEN BAY NEIGHBORHOOD LEADERSHIP COUNCIL SUPPORTED THE WORK OF A TEAM OF RESIDENTS SEEKING TO FOSTER NEIGHBORS TEACHING NEIGHBORS A VARIETY OF HOME MAINTENANCE, HOBBY, AND OTHER SKILLS