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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)	OMB No 1545-0047 2012 Open to Public Inspection
	The organization may have to use a copy of this return to satisfy state reporting requirements	

A For the 2012 calendar year, or tax year beginning 01-01-2012 , 2012, and ending 12-31-2012

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		D Employer identification number 39-1402851	
	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	E Telephone number (920) 448-3075	
	City or town, state or country, and ZIP + 4 GREEN BAY, WI 54301			
			G Gross receipts \$ 3,048,059	
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			
	3	Number of voting members of the governing body (Part VI, line 1a)	15	
	4	Number of independent voting members of the governing body (Part VI, line 1b)	15	
	5	Total number of individuals employed in calendar year 2012 (Part V, line 2a)	14	
6	Total number of volunteers (estimate if necessary)	36		
7a	Total unrelated business revenue from Part VIII, column (C), line 12	51,780		
7b	Net unrelated business taxable income from Form 990-T, line 34	-28,017		
Revenue			Prior Year	Current Year
	8	Contributions and grants (Part VIII, line 1h)	1,418,680	1,391,158
	9	Program service revenue (Part VIII, line 2g)	751,806	779,706
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	-620,836	-959,154
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	57,975	45,203
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,607,625	1,256,913
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	89,902	238,998
	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)	470,326	451,286
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	0
	b	Total fundraising expenses (Part IX, column (D), line 25) <u>56,750</u>		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	1,280,532	1,384,505
	18	Total expenses Add lines 13–17 (must equal Part IX, column (A), line 25)	1,840,760	2,074,789
	19	Revenue less expenses Subtract line 18 from line 12	-233,135	-817,876
Net Assets or Fund Balances			Beginning of Current Year	End of Year
	20	Total assets (Part X, line 16)	13,229,316	12,239,237
	21	Total liabilities (Part X, line 26)	5,263,613	5,091,410
	22	Net assets or fund balances Subtract line 21 from line 20	7,965,703	7,147,827

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	*****				2013-09-11		
	Signature of officer				Date		
	NOEL S HALVORSEN EXECUTIVE DIRECTOR						
	Type or print name and title						
Paid Preparer Use Only	Print/Type preparer's name DAVID L MACCOUX		Preparer's signature		Date 2013-09-09	Check ☐ if self-employed	PTIN P00239034
	Firm's name  SCHENCK SC					Firm's EIN  39-1173131	
	Firm's address  PO BOX 23819 GREEN BAY, WI 543053819					Phone no (920) 436-7800	

May the IRS discuss this return with the preparer shown above? (see instructions) ☒ Yes ☐ No

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 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 \$ 452,631 including grants of \$ 238,998) (Revenue \$ 49,100)

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 2012, WE SERVED 506 CLIENTS WITH EDUCATION AND COUNSELING SERVICES OVER THE COURSE OF THE YEAR 393 WERE NEW INTAKES 132 PROSPECTIVE BUYERS COMPLETED OUR HOMEBUYER EDUCATION CLASSES OF THE 144 CLIENTS WHO SOUGHT PRE-PURCHASE COUNSELING, 116 PURCHASED HOMES (UP FROM 71 IN 2011) 174 HOMEOWNERS SOUGHT HELP IN AVOIDING FORECLOSURE 56 SENIORS SOUGHT OUR COUNSEL ON HOME EQUITY CONVERSION MORTGAGES AND OTHER POST-PURCHASE ISSUES 64 BUYERS (UP FROM 42 IN 2011) WERE ABLE TO SECURE SPECIAL SUBORDINATE FINANCING EITHER THROUGH NEIGHBORWORKS GREEN BAY, OR BECAUSE OF THEIR PARTICIPATION IN OUR PRE-PURCHASE EDUCATION THEY RECEIVED \$364,896 IN LOANS, EITHER FROM OUR OWN FUNDS, OR WITH DOLLARS GRANTED TO US FOR THAT PURPOSE THESE LOANS WERE LEVERAGED INTO MORE THAN \$5 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 MORE THAN A DOZEN AREA REAL ESTATE AGENCIES, BANKS, AND MORTGAGE COMPANIES VOLUNTEERED AT 46 SEPARATE TRAINING SESSIONS FOR THREE HOURS AT A TIME (138 HOURS TOTAL) THESE SAME VOLUNTEERS CONTRIBUTE THEIR TIME TO DISCUSSIONS OF AND PLANNING FOR NEIGHBORWORKS COUNSELING AND LENDING PROGRAMS (ROUGHLY 100 TOTAL HOURS IN 2012)

4b

(Code) (Expenses \$ 722,864 including grants of \$) (Revenue \$ 611,574)

REAL ESTATE MANAGEMENT OBJECTIVES NEIGHBORWORKS GREEN BAY OWNS AND OPERATES 84 UNITS OF RENTAL HOUSING (AND OPERATES AN ADDITIONAL 41 UNITS IN TWO LLCs) 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 2012 THAT REQUIRED OCCUPANCY BY HOUSEHOLDS WITH INCOMES AT OR BELOW 60% OF AREA MEDIAN 73 OF THE 84 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 2012 WE PLACED INTO SERVICE A DUPLEX AT 235 N ROOSEVELT STREET AND ACQUIRED TWO ADDITIONAL PROPERTIES FOR RENOVATION TO ADD TO OUR PORTFOLIO, INCLUDING 1128-1130 DAY STREET (2 UNITS), AND 615 N MAPLE AVENUE (4 UNITS) THE DAY STREET PROPERTY WILL BE RENOVATED USING HOME FUNDS AND DEBT, WHILE THE MAPLE PROPERTY WAS ACQUIRED AS PART OF THE NEIGHBORHOOD STABILIZATION PROGRAM, A \$2 MILLION LOCAL EFFORT FUNDED BY THE FEDERAL GOVERNMENT VIA THE STATE OF WISCONSIN VOLUNTEERS SIX VOLUNTEERS FORM AN ASSET MANAGEMENT TEAM THAT EXAMINES THIS LINE OF BUSINESS AND DEVELOPS PLANS AND POLICIES IN 2012, THESE VOLUNTEERS (DRAWN FROM AMONG NEIGHBORHOOD RESIDENTS AND LOCAL BUSINESS PEOPLE) PROVIDED APPROXIMATELY 140 HOURS OF SERVICE

4c

(Code) (Expenses \$ 607,660 including grants of \$) (Revenue \$ 59,572)

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 EIGHT (8) HOMES IN 2012, OUR HIGHEST YEAR OF SALES EVER FIVE HOMES WERE RENOVATED UNDER THE NEIGHBORHOOD STABILIZATION PROGRAM AND TWO UNDER THE HOME PROGRAM ANOTHER SIX RENOVATION PROJECTS FOR SALE WERE INITIATED IN 2012 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 30 HOURS IN 2012

(Code) (Expenses \$ 27,854 including grants of \$) (Revenue \$)

NEIGHBORHOOD REVITALIZATION INCLUDES A VARIETY OF ACTIVITIES RELATED TO COMMUNITY ORGANIZING, RESIDENT LEADERSHIP AND NEIGHBORHOOD BEAUTIFICATION IN 2012, NEIGHBORWORKS GREEN BAY, IN PARTNERSHIP WITH THE GREEN BAY NEIGHBORHOOD LEADERSHIP COUNCIL SUPPORTED THE WORK OF A TEAM OF RESIDENTS SEEKING TO ENVISION A NEW LAND USE AND DESIGN PLAN FOR THE EAST MASON STREET CORRIDOR BETWEEN THE EAST AND FOX RIVERS

4d

Other program services (Describe in Schedule O)

(Expenses \$ 27,854 including grants of \$) (Revenue \$)

4e

Total program service expenses

1,811,009

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 for escrow or custodial account liability, 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 Yes	
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 and XII 	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 and XII 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, Parts I and IV	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 United States? If "Yes," complete Schedule F, Parts 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 United States? If "Yes," complete Schedule F, Parts 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 (see instructions)	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 hospital facilities? If "Yes," complete Schedule H	20a	No
b If "Yes" to line 20a, did the organization attach a copy of its audited financial statements to this return?	20b	

Part IV

Checklist of Required Schedules (continued)

21	Did the organization report more than \$5,000 of grants and other assistance to any government or organization 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, line 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 lines 24b through 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, highest 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 employee thereof, a grant selection committee member, or to a 35% controlled entity or family member of any of these persons? <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 direct or indirect 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, Part II, III, or IV, and Part V, line 1</i>	34	Yes	
35a	Did the organization have a controlled entity within the meaning of section 512(b)(13)?	35a		No
b	If 'Yes' to line 35a, 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		
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 11b 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.	16	
1b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable.	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, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return.	2a	14
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, securities account, or other financial 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 as charitable contributions?		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. See the instructions for additional information the organization must report on Schedule O.		13a	
b Enter the 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 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	15	
If there are material differences in voting rights among members of the governing body, or if the governing body delegated broad authority to an executive committee or similar committee, explain in Schedule O			
b	Enter the number of voting members included in line 1a, above, who are independent	15	
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 this 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 ☐ Other (explain in Schedule O)	
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 during the tax year	
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 (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 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 organization compensated any current officer, director, or trustee

(A) Name and Title	(B) Average hours per week (list any hours for related organizations below dotted line)	(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 DIRECTOR	1 00	X						0	0	0
(2) DAVE NENNIG PRESIDENT	1 00	X		X				0	0	0
(3) GERALD TYRRELL VICE PRESIDENT	1 00	X		X				0	0	0
(4) ERIC GENRICH DIRECTOR/SECRETARY	1 00	X		X				0	0	0
(5) CHAD FRADETTE TREASURER	1 00	X		X				0	0	0
(6) KEITH PAMPERIN DIRECTOR EMERITUS	1 00	X						0	0	0
(7) JERRY WEIGEL DIRECTOR	1 00	X						0	0	0
(8) CHRISTOPHER M BOLAND DIRECTOR	1 00	X						0	0	0
(9) KEVIN R ROYEA DIRECTOR	1 00	X						0	0	0
(10) KEVIN KING DIRECTOR	1 00	X						0	0	0
(11) JOANNE BAMKE DIRECTOR	1 00	X						0	0	0
(12) PATRICK COSTELLO DIRECTOR	1 00	X						0	0	0
(13) BEN HEIMAN DIRECTOR	1 00	X						0	0	0
(14) PAUL GRALL DIRECTOR	1 00	X						0	0	0
(15) TRINI YSEBAERT DIRECTOR	1 00	X						0	0	0
(16) NOEL HALVORSEN EXECUTIVE DIRECTOR	50 00			X				74,216	0	10,881
(17) PHYLLIS SCHMITT DIRECTOR OF FINANCE	50 00			X				49,988	0	7,826

Part VII

1b	Sub-Total			
c	Total from continuation sheets to Part VII, Section A			
d	Total (add lines 1b and 1c)	124,204	0	18,707

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 of reportable compensation from the organization: 0

		Yes	No
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	213,453
SHEFCHIK'S ENERGY SERVICES 2785 MANITOWOC ROAD GREEN BAY WI 54311	CONSTRUCTION - REHAB PROJECTS	157,287
DAVID NOVITSKI-RIDGELINE HOME BUILDERS 860 MOON DRIVE GREEN BAY WI 54313	CONSTRUCTION - REHAB PROJECTS	103,474

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 ➤3

Part VIII

Statement of Revenue

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

			(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	1,009,217			
	f	All other contributions, gifts, grants, and similar amounts not included above	1f	381,941			
	g	Noncash contributions included in lines 1a-1f \$		374,085			
	h	Total. Add lines 1a-1f		1,391,158			
Program Service Revenue	2a	RENTAL INCOME	Business Code 531110	663,354	611,574	51,780	
	b	PROGRAM AND FEE INCOME	611710	116,352	108,672	7,680	
	c						
	d						
	e						
	f	All other program service revenue					
	g	Total. Add lines 2a-2f		779,706			
	Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)	392			392
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			
				831,600			
				1,791,146			
				-959,546			
d		Net gain or (loss)	-959,546			-959,546	
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	45,203			45,203	
b							
c							
d	All other revenue						
e	Total. Add lines 11a-11d		45,203				
12	Total revenue. See Instructions		1,256,913	720,246	51,780	-906,271	

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)

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				
2	Grants and other assistance to individuals in the United States See Part IV, line 22	238,998	238,998		
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	142,911	90,339	28,407	24,165
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	219,737	182,897	21,832	15,008
8	Pension plan accruals and contributions (include section 401(k) and 403(b) employer contributions)	10,668	8,963	1,054	651
9	Other employee benefits	46,437	39,043	4,353	3,041
10	Payroll taxes	31,533	24,170	4,317	3,046
11	Fees for services (non-employees)				
a	Management	63,365	63,365		
b	Legal	1,294	566	728	
c	Accounting	19,832		19,832	
d	Lobbying				
e	Professional fundraising services See Part IV, line 17				
f	Investment management fees				
g	Other (If line 11g amount exceeds 10% of line 25, column (A) amount, list line 11g expenses on Schedule O)	38,694	26,832	11,093	769
12	Advertising and promotion	12,164	7,157	1,063	3,944
13	Office expenses	22,447	18,466	3,401	580
14	Information technology	14,135	7,818	5,845	472
15	Royalties				
16	Occupancy	378,627	345,365	33,262	
17	Travel	2,472	2,401	71	
18	Payments of travel or entertainment expenses for any federal, state, or local public officials				
19	Conferences, conventions, and meetings	25,193	14,857	10,084	252
20	Interest	527	527		
21	Payments to affiliates				
22	Depreciation, depletion, and amortization	303,653	244,730	58,923	
23	Insurance	6,140	3,375	2,765	
24	Other expenses Itemize expenses not covered above (List miscellaneous expenses in line 24e If line 24e amount exceeds 10% of line 25, column (A) amount, list line 24e expenses on Schedule O)				
a	REPAYMENT OF GRANTS	481,200	481,200		
b	BAD DEBT	14,762	9,940		4,822
c					
d					
e	All other expenses				
25	Total functional expenses. Add lines 1 through 24e	2,074,789	1,811,009	207,030	56,750
26	Joint costs. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation Check here ☒ if following SOP 98-2 (ASC 958-720)				

Part X

Balance Sheet

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

☐

				(A)		(B)
				Beginning of year		End of year
Assets	1	Cash—non-interest-bearing		374,461	1	531,030
	2	Savings and temporary cash investments		208,921	2	245,934
	3	Pledges and grants receivable, net		616,079	3	518,038
	4	Accounts receivable, net		75,490	4	51,704
	5	Loans and other receivables from current and former officers, directors, trustees, key employees, and highest compensated employees Complete Part II of Schedule L			5	
	6	Loans and other receivables from other disqualified persons (as defined under section 4958(f)(1)), persons described in section 4958(c)(3)(B), and contributing employers and sponsoring organizations of section 501(c)(9) voluntary employees' beneficiary organizations (see instructions) Complete Part II of Schedule L			6	
	7	Notes and loans receivable, net			7	
	8	Inventories for sale or use		35,478	8	35,863
	9	Prepaid expenses and deferred charges		39,011	9	18,613
	10a	Land, buildings, and equipment cost or other basis Complete Part VI of Schedule D	10a11,361,116			
	b	Less accumulated depreciation	10b2,350,238	10,010,676	10c	9,010,878
	11	Investments—publicly traded securities			11	
	12	Investments—other securities See Part IV, line 11		367,765	12	367,765
	13	Investments—program-related See Part IV, line 11		1,484,698	13	1,441,506
	14	Intangible assets			14	
	15	Other assets See Part IV, line 11		16,737	15	17,906
	16	Total assets. Add lines 1 through 15 (must equal line 34)		13,229,316	16	12,239,237
Liabilities	17	Accounts payable and accrued expenses		76,356	17	78,585
	18	Grants payable			18	
	19	Deferred revenue		561,251	19	586,438
	20	Tax-exempt bond liabilities			20	
	21	Escrow or custodial account liability Complete Part IV of Schedule D		44,657	21	42,143
	22	Loans and other 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		4,581,349	23	4,384,244
	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		5,263,613	26	5,091,410
Net Assets or Fund Balances	Organizations that follow SFAS 117 (ASC 958), check here ☒ and complete lines 27 through 29, and lines 33 and 34.					
	27	Unrestricted net assets		3,050,749	27	2,566,926
	28	Temporarily restricted net assets		2,694,182	28	2,358,826
	29	Permanently restricted net assets		2,220,772	29	2,222,075
	Organizations that do not follow SFAS 117 (ASC 958), 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		7,965,703	33	7,147,827
	34	Total liabilities and net assets/fund balances		13,229,316	34	12,239,237

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	1,256,913
2	Total expenses (must equal Part IX, column (A), line 25)	2	2,074,789
3	Revenue less expenses Subtract line 2 from line 1	3	-817,876
4	Net assets or fund balances at beginning of year (must equal Part X, line 33, column (A))	4	7,965,703
5	Net unrealized gains (losses) on investments	5	
6	Donated services and use of facilities	6	
7	Investment expenses	7	
8	Prior period adjustments	8	
9	Other changes in net assets or fund balances (explain in Schedule O)	9	0
10	Net assets or fund balances at end of year Combine lines 3 through 9 (must equal Part X, line 33, column (B))	10	7,147,827

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? If "Yes," check a box below to indicate whether the financial statements for the year were compiled or reviewed on a separate basis, consolidated basis, or both ☐ Separate basis ☐ Consolidated basis ☐ Both consolidated and separate basis		No
2b	Were the organization's financial statements audited by an independent accountant? If "Yes," check a box below to indicate whether the financial statements for the year were audited on a separate basis, consolidated basis, or both ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separate basis	Yes	
2c	If "Yes," to line 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	
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	
3b	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

2012

Open to Public
Inspection

Name of the organization NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	Employer identification number 39-1402851
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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 described in 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 See 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 - Non-functionally integrated
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 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 monetary support
			Yes	No	Yes	No	Yes	No	
Total									

Part II

Support Schedule for Organizations Described in Sections 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) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
1 Gifts, grants, contributions, and membership fees received (Do not include any "unusual grants.")	1,533,855	1,542,920	2,656,838	1,418,680	1,391,158	8,543,451
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	1,533,855	1,542,920	2,656,838	1,418,680	1,391,158	8,543,451
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)						255,891
6 Public support. Subtract line 5 from line 4						8,287,560

Section B. Total Support						
Calendar year (or fiscal year beginning in) ▶	(a) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(f) Total
7 Amounts from line 4	1,533,855	1,542,920	2,656,838	1,418,680	1,391,158	8,543,451
8 Gross income from interest, dividends, payments received on securities loans, rents, royalties and income from similar sources	4,398	277	483	364	392	5,914
9 Net income from unrelated business activities, whether or not the business is regularly carried on						
10 Other income Do not include gain or loss from the sale of capital assets (Explain in Part IV)	4,948	6,304	42,741	57,975	45,203	157,171
11 Total support (Add lines 7 through 10)						8,706,536
12 Gross receipts from related activities, etc (see instructions)					12	2,592,190
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 2012 (line 6, column (f) divided by line 11, column (f))	14	95 190 %
15	Public support percentage for 2011 Schedule A, Part II, line 14	15	94 450 %
16a	33 1/3% support test—2012. 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—2011. If the organization did not check a 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—2012. 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—2011. 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 IIISupport Schedule for Organizations Described in Section 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) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(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) 2008	(b) 2009	(c) 2010	(d) 2011	(e) 2012	(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 2012 (line 8, column (f) divided by line 13, column (f))	15	
16 Public support percentage from 2011 Schedule A, Part III, line 15	16	

Section D. Computation of Investment Income Percentage		
17 Investment income percentage for 2012 (line 10c, column (f) divided by line 13, column (f))	17	
18 Investment income percentage from 2011 Schedule A, Part III, line 17	18	
19a 33 1/3% support tests—2012. 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—2011. 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.** Complete this part to provide the explanations required by Part II, line 10; Part II, line 17a or 17b; and 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

OMB No 1545-0047

2012

Open to Public Inspection

▶ **Complete if the organization answered "Yes," to Form 990, Part IV, line 6, 7, 8, 9, 10, 11a, 11b, 11c, 11d, 11e, 11f, 12a, or 12b**
▶ **Attach to Form 990. ▶ See separate instructions.**

Name of the organization NEIGHBORHOOD HOUSING SERVICES OF GREEN BAY INC	Employer identification number 39-1402851
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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 can 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 education) ☐ Preservation of an historically important land area

☐ Protection of natural habitat ☐ Preservation of a certified historic structure

☐ Preservation of open space

2

Complete lines 2a through 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, and not on a historic structure listed in the National Register

3

Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax 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 section 170(h)(4)(B)(ii)?

☐ Yes ☐ No

9

In Part XIII, 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 (ASC 958), 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 XIII, the text of the footnote to its financial statements that describes these items

b

If the organization elected, as permitted under SFAS 116 (ASC 958), 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 (ASC 958) relating to these items

a

Revenues included in Form 990, Part VIII, line 1

▶ \$ _____

b

Assets included in Form 990, Part X

▶ \$ _____

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat No 52283D

Schedule D (Form 990) 2012

Part III

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

- 3

Using the organization's acquisition, 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

b

☐ Scholarly research

c

☐ Preservation for future generations

d

☐ Loan or exchange programs

e

☐ Other
- 4

Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIII
- 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 XIII 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 XIII Check here if the explanation has been provided in Part XIII

☒

Part V

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

	(a)Current year	(b)Prior year	b (c)Two years back	(d)Three years back	(e)Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and 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 current year end balance (line 1g, column (a)) held as

a

Board designated or quasi-endowment

b

Permanent endowment

c

Temporarily restricted endowment

The percentages in lines 2a, 2b, and 2c should equal 100%
- 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)

Yes

No

b

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

3b

Yes

No

4

Describe in Part XIII 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 | | 1,080,684 | | 1,080,684 |
| b Buildings | | 10,059,485 | 2,157,027 | 7,902,458 |
| c Leasehold improvements | | | | |
| d Equipment | | 220,947 | 193,211 | 27,736 |
| e Other | | | | |
| Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c).) | | | | 9,010,878 |
- Schedule D (Form 990) 2012

Part XI					Reconciliation of Revenue per Audited Financial Statements With Revenue per Return	
1	Total revenue, gains, and other support per audited financial statements			1	2,216,459	
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 XIII)	2d	959,546			
e	Add lines 2a through 2d			2e	959,546	
3	Subtract line 2e from line 1			3	1,256,913	
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 XIII)	4b				
c	Add lines 4a and 4b			4c	0	
5	Total revenue Add lines 3 and 4c. (This must equal Form 990, Part I, line 12)			5	1,256,913	
Part XII					Reconciliation of Expenses per Audited Financial Statements With Expenses per Return	
1	Total expenses and losses per audited financial statements			1	3,034,335	
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 XIII)	2d	959,546			
e	Add lines 2a through 2d			2e	959,546	
3	Subtract line 2e from line 1			3	2,074,789	
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 XIII)	4b				
c	Add lines 4a and 4b			4c	0	
5	Total expenses Add lines 3 and 4c. (This must equal Form 990, Part I, line 18)			5	2,074,789	

Part XIII

Supplemental 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, line 2, Part XI, lines 2d and 4b, and Part XII, 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 DEPOSITS
DESCRIPTION OF UNCERTAIN TAX POSITIONS UNDER FIN 48	PART X, LINE 2	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 2009, 2010, 2011 AND 2012 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 XI, LINE 2D - OTHER ADJUSTMENTS		LOSS ON SALE OF REHABILITATION PROPERTIES INCLUDED ON 990 959,546
PART XII, LINE 2D - OTHER ADJUSTMENTS		LOSS ON SALE OF REHABILITATION PROPERTIES INCLUDED ON 990 959,546

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

2012

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. Part II can be duplicated 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.
Part III can be duplicated 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 AND CLOSING COST ASSISTANCE	39	238,998			

Part IV

Supplemental Information.

Complete this part to provide the information required in Part I, line 2, Part III, column (b), and any other additional information

Identifier	Return Reference	Explanation
PROCEDURE FOR MONITORING GRANTS IN THE U S	PART I, LINE 2	SCHEDULE I, PART I, LINE 2 THE ORGANIZATION ADHERES TO THE AGREEMENT FOR EACH GRANT SOURCE INTERNAL FORMS AND PROCEDURES HAVE BEEN SET UP TO ASSURE THAT THE INITIAL GRANT ASSISTANCE TO INDIVIDUALS IS PROPER, AND ANNUALLY VERIFIES THE INDIVIDUAL'S CONTINUED COMPLIANCE WITH THE REQUIREMENTS OF THE PROGRAM IN ADDITION TO THE ORGANIZATION'S ANNUAL INDEPENDENT AUDIT, IT IS ALSO SUBJECT TO MONITORING BY LOCAL, STATE AND FEDERAL GRANTORS TO ENSURE COMPLIANCE

SCHEDULE M
(Form 990)

Department of the Treasury
Internal Revenue Service

Noncash Contributions

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

OMB No 1545-0047

2012

Open to Public Inspection

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) Noncash contribution amounts reported on Form 990, Part VIII, line 1g	(d) Method of determining noncash 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	2	373,700	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 ► (MATERIALS)	X	1	385	FAIR MARKET VALUE
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

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?

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?

32a

Does the organization hire or use third parties or related organizations to solicit, process, or sell noncash contributions?

b

If "Yes," describe in Part II

33

If the organization did not report an amount in column (c) for a type of property for which column (a) is checked, describe in Part II

For Paperwork Reduction Act Notice, see the Instructions for Form 990.

Cat No 51227J

Schedule M (Form 990) (2012)

Part II

Supplemental Information. Complete this part to provide the information required by Part I, lines 30b, 32b, and 33, and whether the organization is reporting in Part I, column (b), the number of contributions, the number of items received, or a combination of both. 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

2012**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 DIRECTOR OF FINANCE 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
		THE ORGANIZATION HAS NOT CHANGED THEIR OVERSIGHT OR SELECTION PROCESS FROM THE PREVIOUS YEAR

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

2012

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" to Form 990, Part IV, line 33.)

(a) Name, address, and EIN (if applicable) 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" to 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 entity?	
						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" to 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	-954	237,330		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	-10			No		Yes		0 010 %

Part IV

Identification of Related Organizations Taxable as a Corporation or Trust (Complete if the organization answered "Yes" to 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	(i) Section 512 (b)(13) controlled entity?	
								Yes	No

Part V

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

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

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 or (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

Dividends from related organization(s)

g

Sale of assets to related organization(s)

h

Purchase of assets from related organization(s)

i

Exchange of assets with related organization(s)

j

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

k

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

l

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

m

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

n

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

o

Sharing of paid employees with related organization(s)

p

Reimbursement paid to related organization(s) for expenses

q

Reimbursement paid by related organization(s) for expenses

r

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

s

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

1s

No

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-s)	(c) Amount involved	(d) Method of determining amount involved

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