

2024 GRATITUDE REPORT





OUR MISSION

NeighborWorks® Columbus strives to promote and provide access to fit and affordable housing and build assets for financial independence for all citizens of low to moderate income.

THE WORK

Elliott's Walk Phase 2

With the help of several community partners, we continued developing homes in Elliott's Walk, the newest subdivision in South Columbus. This includes 27 new homes in 2024, creating a total of 46 single family homes in the neighborhood. We will complete nine more, making a total of 56.

26 of these homes were funded with a \$7.7 million New Markets Tax Credit allocation through the Housing Partnership Network.

We are grateful for community partners without whom this project would not exist: First Baptist Church, Community Housing Capital, Synovus, the Bradley Turner Foundation, Columbus Affordable Housing Services, Housing Partnership Network, the Georgia Department of Community Affairs, and the City of Columbus.



THE WORK



Elliott's Walk funder spotlight

We have to highlight in particular two partners whose contributions uniquely contributed to this phase of development.

We are proud to have received the first Rural Workforce Housing Initiative Grant in the state of Georgia from the Georgia Department of Community Affairs (DCA). This generous grant funded the infrastructure for Phase 2 of Elliott's Walk.

The City of Columbus placed the area where Elliott's Walk is in a Columbus Tax Allocation District (TAD). This allows for future property taxes to pay for the infrastructure development required for the housing units.



GOV. BRIAN KEMP



MAYOR SKIP HENDERSON

THE WORK

Providence Pointe

In 2024, NeighborWorks® Columbus was honored to be the recipient of a \$2.5 million Congressional appropriation from Senator Raphael Warnock. We are grateful for his leadership and support of affordable housing.

This funding will go toward the final phase of Elliott's Walk--a 100-unit apartment complex for low-income senior citizens.

We have also received American Rescue Plan funds from the City of Columbus to support pre-development costs, and this project will be completed in partnership with the Housing Authority of Columbus.



SEN. RAPHAEL
WARNOCK

THE WORK

ADDITIONAL REAL ESTATE DEVELOPMENT

As a Community Housing Development Organization (CHDO) NeighborWorks® Columbus acquires, rehabs, and resells homes.

In 2024, we received a Community Home Reinvestment Program (CHIP) grant through the Georgia Department of Community Affairs, which we used to build 5 homes and rehabilitate 2 throughout the city.



THE WORK

RENTALS

Not everyone is in a position to buy a home, which is why we offer affordable, quality rental units. 384 families lived in rental units owned or managed by NeighborWorks® Columbus last year.



ALICE'S STORY



What would you do if you were a young mother with two toddlers underfoot, and someone showed up at your door asking you to take on caring for a mentally impaired relative?

What would you do if while you were working full-time as a single mom of now three children and caring for this family member, you were told you had 30 days to find a new home?

Alice Grimes could tell you all about this because this is her story. She can tell you what it's like to be displaced. She can recount for you the experience of going from living in a comfy four-bedroom rental to a single hotel room with her entire family.

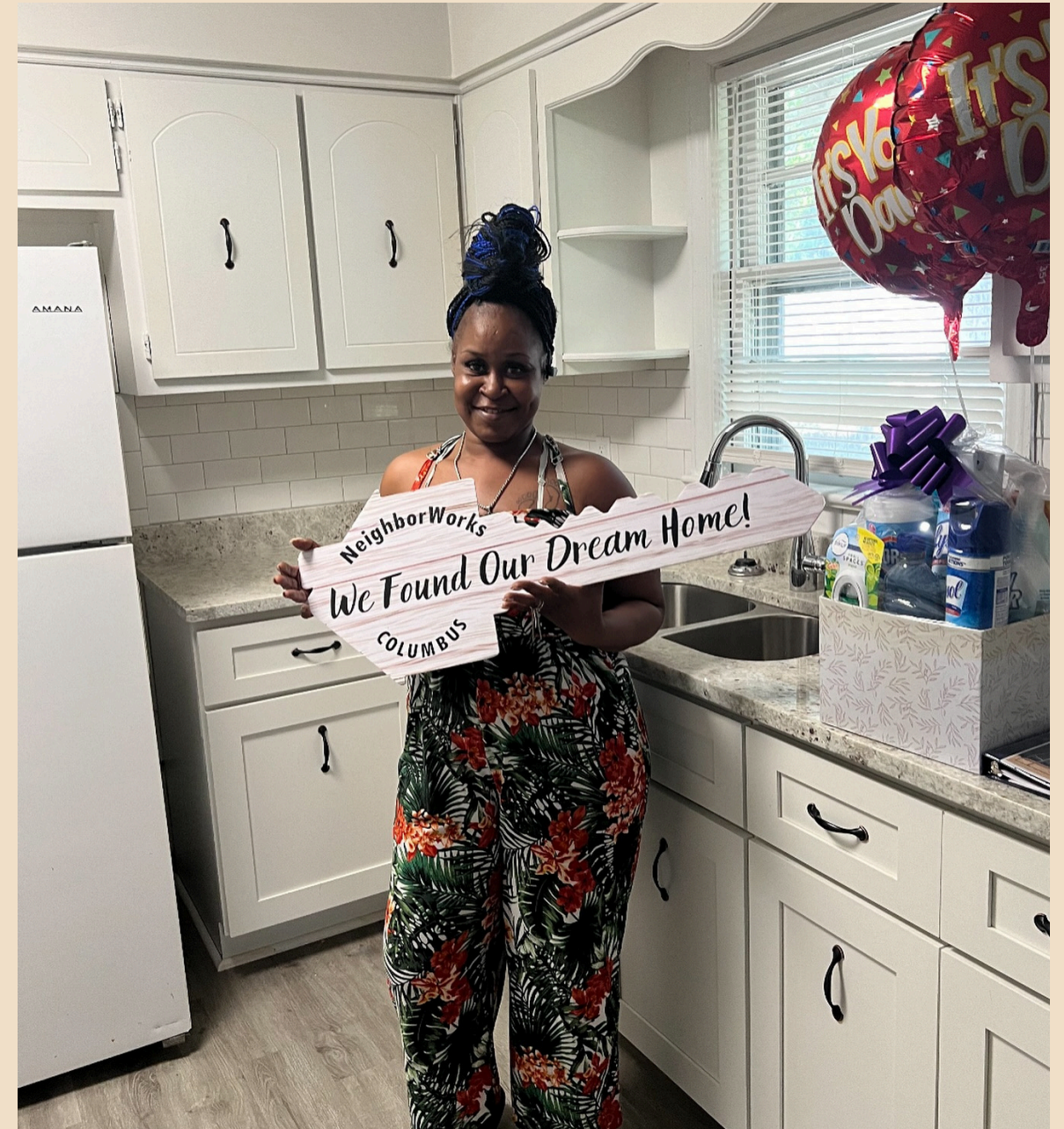
But she can also tell you what it's like to rise from that experience stronger and more determined—ready to ensure her family would never be without a home again.

Life dealt Alice more turmoil, in the form of her mother's cancer diagnosis, but with her hard work in the NeighborWorks® Columbus homeownership program, she was able to raise her credit score over 200 points, increase her savings substantially, pay down debt, and finally close on her home in 2025.

HOMEOWNERSHIP

As a full service lending organization, NeighborWorks® Columbus takes people on a tailored path to homeownership--leading them through financial education and homeownership counseling to ensure people are prepared for a lifetime of successful homeownership.

- 200 people became homeowners in 2024!
- 540 customers participated in our one-on-one counseling sessions to prepare for homeownership.
- 114 people took our eHome homebuyer education course.





HOMEOWNERSHIP

We held 10 virtual Financial Fitness sessions for 108 people. These courses teach important financial lessons to people on their journey to homeownership.

LENDING



We closed 2024 with 98 loans totaling \$2.9 million.

Through the Georgia Coalition of CDFIs Coalition Revolverment Fund, we were able to make small business loans to local affordable housing developers in our community for the first time! This translated to \$1.7 million in funds for creating affordable housing in our community.

LENDING



In addition, NeighborWorks® Columbus served as the broker for 19 loans totaling \$ 2,581,296.00.



JACQUETTA'S STORY

Life doesn't always happen as we plan, and Jacquetta Porter can attest to that.

She first came to NeighborWorks® Columbus six years ago, when she and her then husband set out to own a home. She was making great progress through the homeownership program, but she had to stop when she went through an unexpected divorce.

Though she had to pause officially working her way through the program, she continued attending Financial Fitness classes, so she could continue her preparation for homeownership.

A few years later though, she was able to pick up where she left off, setting out this time as a single mother of three boys.

“I was tired of renting. I have been living in an apartment for years, and I wanted to have a place with space for them to go outside and play,” she said. “And I wanted something to call my own.”

“Being able to qualify as a single mom on a teacher's income, I didn't think I could do it,” she said.



FINANCIALS

In 2024, we raised \$3.7 million dollars, which we invested in:

- Creating 200 new homeowners*
- Managing 384 rentals for low-income families*
- Provided affordable loans and down payment assistance for families*
- Providing financial education & counseling for 540 people*



In May, NeighborWorks® Columbus was invited to be the beneficiary of Playing for Good, an outdoor concert in the beautiful courtyard of The Loft. We are grateful to The Loft for their generosity and a wonderful evening!

Thanks to our sponsors, this event raised \$43,880.00!

We are looking forward to making this an annual event, and hope you'll save the date for the next Playing for Good: May 3, 2025!



THANK YOU, SPONSORS!



In Memory:
Meridith Jarrell



The Shelby & Wanda Amos
Foundation



RW Flowers,
Inc.



Carl Brown &
Associates



Mrs. Richard
Hallock



Jake Wallace,
attorney for:



April Johnson & Falana Brown
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OUR SUPPORTERS



Board members

- Tina Lamb, Chair
- Rem Brady, Vice Chair
- Steven Voynich, Treasurer
- Mitch Watkins, Immediate Past Chair
- Verona Campbell
- Alex Chan
- Lisa Joseph
- Charmia Martin
- Don Thomas
- Jake Wallace
- Mimi Woodson

MISSION INVESTORS

Aflac
Bank of the Ozark
Bradley Turner Foundation
City of Columbus
Columbus Affordable Housing Services
Community Housing Capital
Georgia Department of Community Affairs
Historic Columbus Foundation
Housing Partnership Network
NeighborWorks® America
Opportunity Finance Network
Sapelo Foundation
Synovus



HOUSE OF DREAMS



\$5,000 & Up

Aflac

Daniel P. Amos Family Foundation

Georgia Power Co.

John P. & Dorothy S. Illges Foundation

Justin & Katie Krieg

John & Sallie Martin

Mildred Miller Fort Foundation

Pezold Family Foundation

RW Flowers, Inc.

Wells Fargo Foundation

DOOR TO TOMORROW

\$2,500 & Up

Cedar Hills CPAs & Advisors

Georgia Power Foundation

The Shelby & Wanda Amos Foundation

W.C. Bradley & Co.



WINDOW OF OPPORTUNITY



\$1,000 & Up

Alex Chan

Kinetic Credit Union

Charmia Martin (Legacy Realty Tri-Cities)

Gardiner Garrard

Mrs. Richard Hallock

Ken Henson

NeighborWorks® America

Staffzone

The Bennett Group, LLC.

The Jackson Burgin Foundation

Thornton Jordan Family Foundation

Brad & Sally Turner

Cathy Williams

Kate Wilson

GREEN THUMB

\$500 & Up

84 Lumber

Aaron & Clements

Newton Aaron

Affordable Equity Partners

Carl Brown

Historic Columbus

Sam & Victoria Andras

Seth & Linda Harp

Jimmy Jarrell

Ron King

Tina Lamb

Page, Scramtom, Sprouse, Tucker, & Ford

Riley Heating & Air

Ronald Pettigrew

Lisa Ramsey Printing

Jake Wallace



STEPS TO HOMEOWNERSHIP



Susan Berry
Dykes Blackmon
Brenda Connally-Brown
Falana Brown
Scott & Alice Bryan
Jim & Nancy Buntin
Daniela Buitrago
Verona Campbell
Rebecca Cartee
Joanne Cavis
Richard & Mimi Childs
Tonyia Cooley
Karen Wilson-Cooley
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Bill & Judy Tucker
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Mitchell Watkins
Jane Wilson
Norma Wolff
Rodney Wolfinger
Mimi Woodson
Margaret Zollo



Thank you

FOR HELPING FAMILIES BLOOM!