

The Neighbor Project™



2022 ANNUAL REPORT

Prepared By:

David O. Blancas



ABOUT TNP

The Neighbor Project (TNP) is a grass-roots, community development & housing non-profit that has roots in serving the Aurora (IL) community for over 30 years. As a HUD-Approved Housing Counseling Agency & chartered member of NeighborWorks America, TNP is dedicated to helping low to moderate income families reduce debt, build credit, save and ultimately buy their first homes. TNP Programs help position working families to be the primary drivers of neighborhood revitalization by educating and preparing families to reduce their debt and begin building wealth. At The Neighbor Project, clients always do the work to change their own financial situation. But that work is leveraged, powerfully, through innovative savings programs that help clients reach their goals more quickly and effectively than they ever would alone. Our model includes everyone. Because we are all connected and strong & stable neighbors create strong and stable neighborhoods.

LEADERSHIP TEAM



Rick Guzman

*Executive
Director*



David O. Blancas

*Chief of Equity
& Operations*



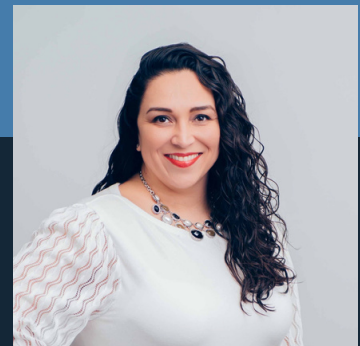
Sarah Bredow

Networked Savings
Program Manager



Jerria Donelson

Housing Education
Program Manager



Valeria Loera

Financial Empowerment
Program Manager

MISSION

The Neighbor Project works to activate the potential of working families to revitalize our neighborhoods through savings, education & homeownership.

VISION

The Neighbor Project's vision is to see healthy, strong & stable neighborhoods brought about by positioning working-class families as the primary drivers of community growth. We facilitate this process by providing access to safe, affordable housing and building generational wealth through homeownership and financial empowerment.

REFLECTIONS ON 2022

Whenever I talk about The Neighbor Project, I like to remind folks that our non-profit is an equipping organization that provides tools to our hard-working neighbors—who are the purpose and inspiration behind our work. It's our clients—our neighbors—who do the heaviest lifting when it comes to building a stronger community. Whether it's the 40+ families who used our housing counseling tools last year to become first-time home-owners; OR the 13 additional families who moved into one of our affordable, home-ownership-track apartments and each saved thousands of dollars in new down-payment savings accounts; OR the more than 600 households who took steps to strengthen their finances through our expanded "Aurora Financial Empowerment Center" (a key partnership with the City of Aurora)... Our programs work because our talented staff believe in the abilities of their clients and help push them to get results. These "clients" are ultimately our neighbors—and partners—in our mutual goal of creating healthy, strong and stable neighborhoods for the benefit of all.

The Neighbor Project is a calling to all those who want to improve their financial health and begin investing more deeply in their community. Only when everyone is equipped to participate and has an opportunity contribute—as an equal—can our communities be at their best.

This is the work of The Neighbor Project. And so whether you're reading this as a program participant, a partner or a donor, THANK YOU for being on this mission with us!



Rick Guzman, Executive Director

2022 BY THE NUMBERS

\$1,137,294

TOTAL INCREASED NETWORTH

\$298,135

TOTAL SAVING INCREASED

\$839,159

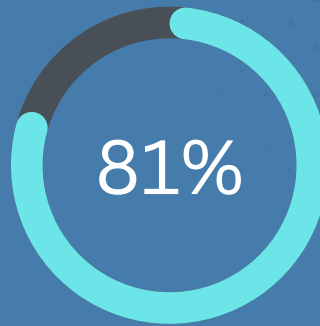
TOTAL DEBT REDUCED

1300+

TOTAL CLIENTS SERVED

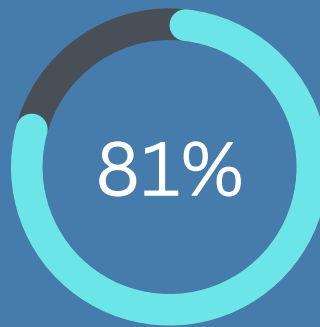
43

NEW HOMEOWNERS

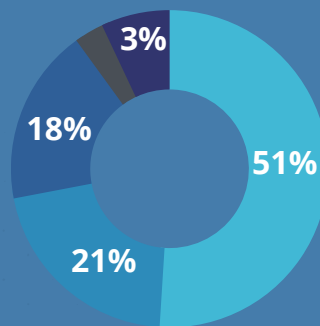


81% of clients were Female

53% of clients were Female
Head of Households



81% of clients are Below
80% of AMI (meet HUD
definition of "low income")



51% Hispanic/Latinx
21% Black/African - American
18% White/Caucasian
3% Asian/Pacific Islander
7% Mixed Race/Other

2022 BY THE NUMBERS

We are thrilled to share the incredible impact and achievements that The Neighbor Project has made in the lives of our clients.

First and foremost, we are proud to have served over 1,300 clients. Each individual represents a story of resilience, determination, and hope, and we are honored to have been a part of their journey.

Among the remarkable outcomes, we are celebrating the 43 new first-time homeowners. Becoming a homeowner is a significant milestone, and we are thrilled to have played a role in helping these individuals and families find stability, security, and a place to call their own.

Furthermore, we are proud of the accomplishments of our clients who identified savings as a top goal--and were subsequently able to increase their total savings by an impressive \$298,135. Equally remarkable is the total debt reduction of \$839,159 that our clients have accomplished. These achievements are a testament to their hard work, dedication, and financial literacy. We have empowered our clients to build a foundation of financial security for themselves and their families.

Inclusivity and diversity are at the heart of our organization. We celebrate the fact that 81% of our clients are female. Within our female client base, we are especially proud that 53% are female heads of households. This is a testament to the strength and resilience of women in our community. We recognize and honor their contributions, and we remain dedicated to empowering them to achieve their goals. These women are leading their families with courage, determination, and grace, and we are committed to providing them with the support and resources they need to thrive.

Furthermore, we are proud to have served a diverse range of clients, with 51% identifying as Hispanic/Latinx and 21% as Black/African-American. We celebrate the rich cultural heritage and contributions of these communities, and we are committed to creating inclusive and equitable services that meet their unique needs.

The achievements and impact highlighted by these data points are a testament to the dedication and hard work of our clients, as well as the unwavering commitment of The Neighbor Project. We extend our heartfelt congratulations to our clients on their accomplishments, and we look forward to continuing our journey together, making a positive difference in the lives of many more individuals and families in our communities.

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Athletico

MEMBER

Uni Torres - Camacho
Program Graduate

GLIMPSE OF 2023 (in progress)



The Neighbor Project is currently undergoing an exciting phase of growth and expansion. We are also making strategic shifts designed to concentrate less on individual impact and more toward collective, community impact. We are dedicated to scaling our initiatives to make a profound and lasting difference in the communities we serve. By harnessing the strengths and resources of our organization, as well as fostering strategic partnerships, we aim to create a ripple effect of positive transformation that extends far beyond the individual level. We firmly believe that by aligning our efforts with the needs, aspirations and often-untapped abilities of our community, we can amplify our impact exponentially and drive sustainable change that uplifts, empowers, and benefits all.

THANK YOU

As we review another year of growth and service, we want to take a moment to express our deepest gratitude for your unwavering support and engagement. It is with great appreciation that we present our annual report, a testament to the collective efforts and achievements we have accomplished together.



CONTACT US



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