

WIN
45



2024

Annual Impact Report

Mission:

Empower people to make informed choices for themselves and their neighborhoods through community building, homeownership, and economic learning.



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Dear Friends and Partners,

As we reflect on the past year, I am filled with deep gratitude for the good people—our partners, supporters, and volunteers—who have made 2024 a year of profound impact and hope. Your generosity and commitment have strengthened our mission to build thriving, sustainable communities where every family has the opportunity to live in a safe, stable, and healthy home.

Last year, we helped **90 families** remove lead from their homes, ensuring not only their immediate safety but also protecting future generations. We have also realized a long-held dream—the building of **50 units of Near-Net Zero housing** in South Cumminsville, that will propel our neighborhood forward in alternative energy, sustainable technology, and economic efficiency.

Beyond housing, our work continues to uplift families in various stages of their housing journey—whether improving rental conditions, attaining homeownership, or maintaining their homes. In total, we helped **807 families achieve their housing goals** last year.

Our presence in the Beekman Corridor remains strong, as we work with partners to implement **street calming measures** to enhance safety, assist **legacy homeowners** in preserving their homes, and provide care, support, and joy for neighborhood children. Through our efforts, **144 families** have received **40 tons of fresh produce**, ensuring access to nutritious food.

None of this work would be possible without the unwavering dedication of **16 staff members, 388 volunteers**, and the countless community and corporate partners who walk alongside us in this mission.

As we move forward, I extend my heartfelt thanks for your prayers, support, and belief in our work. I ask that you continue to serve as ambassadors for WIN, helping us expand our reach and deepen our impact. Together, we are building a future filled with hope, dignity, and opportunity for all.

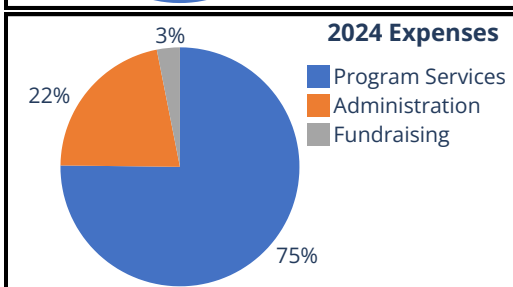
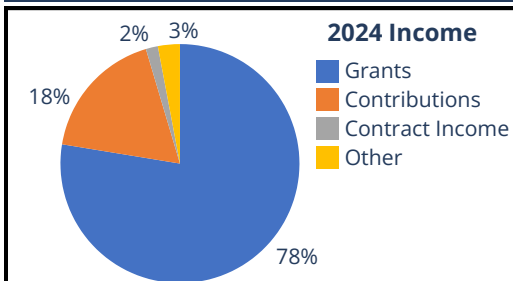
Blessings,

S. Barbara Busch

S. Barbara Busch, SC
Executive Director

Blake Johnson

Blake Johnson
President, Board of Trustees



2024 Income		
Grants	1,416,490	78%
Contributions	325,272	18%
Contract Income	29,851	2%
Other	54,183	3%
	1,825,796	100%
2024 Expenses		
Program Services	1,175,316	75%
Administration	339,273	22%
Fundraising	48,670	3%
	1,563,259	100%

Balance Sheet	
December 31, 2024 Unaudited	
Assets	
Cash & Investments	1,347,350
Accounts Receivable	595,255
Fixed Assets	2,076,632
	4,019,237
Liabilities & Equity	
Payables	524,239
Equity	3,494,998
	4,019,237

Near-Net-Zero Urban Village

In 2024, Working In Neighborhoods began construction on the first two homes of seven in phase one of WIN's Near-Net-Zero Urban Village in South Cumminsville. The project aims to construct 25 near-net-zero homes that will be sold to low-to-moderate income, first-time homebuyers, and retrofit 25 existing homes for legacy homeowners in the neighborhood, 15 of which have already been completed.



This project will improve the housing stock, help residents build inter-generational wealth, and increase neighborhood stability. By using green technology in the design, WIN addresses issues like the urban heat island effect, health concerns linked to older housing stock, and energy affordability. Construction features include structural insulated panels (SIPs), lifetime dimensional shingles, Energy Star windows and doors, and roof-mounted active solar panels.

"This project really is a significant step forward for our ongoing efforts to provide quality, affordable housing for our communities, while also striving to achieve a goal of near-net-zero energy usage... It is a testament to what we can achieve when we work together with a shared vision of a better future."

– Markiea L. Carter, Director of the Department of Community and Economic Development for the City of Cincinnati

Financial Literacy & Homeownership

384

Financial Education Participants

239

Homebuyer Education Customers

184

HUD-Certified Counseling Clients



The Fifth Third eBus visited Reid's Valley View Apartments.

WIN partnered with various organizations on community outreach events focused on financial literacy and homebuyer education.

27% of WIN's Homebuyer Class participants purchased their first home within three to nine months of completing the class.

Mark Stenson used WIN's counseling services and homebuyer education class to re-enter the workforce, repair his credit, and save money. In less than a year, Stenson changed his financial reality from "living disability check to disability check" to having financial stability.

"Being a homeowner makes all the difference in the world. When I pay my mortgage, it's like going to the bank and putting money in my account. When I rented, I knew I would never see that money."

– Mark Stenson



Mark Stenson found his dream home in just 11 months.

Community Building



The Coalition's Housing Team discussed property taxes with Hamilton County Treasurer Jill Schiller.

Using the housing study completed by UC DAAP students in 2023, the Beekman Street Corridor Coalition Housing Action Team partnered with Urban Fast Forward to complete a community-focused housing plan to stabilize and preserve existing housing stock, identify new housing opportunities, and attract new investment in the Beekman Corridor.

"We want to preserve the housing stock in the corridor for families. So families who are working their everyday jobs can afford to live here and thrive, raise their families here, have a home for generations."

– Reverend Sandra Davis

In 2024, WIN's Youth Enrichment Program served 362 children through Bringing the World to Our Backyard Summer Camp, WIN's 5th Annual Easter Egg Hop Up, Boo Bash Trick or Treat Event, and Santa's Workshop.



Kids made crafts, played games, and collected treats at Boo Bash.



At Santa's Workshop, children chose three gifts to take home.



Summer campers learned the value of money through an "If I had \$100..." activity.



Members of the Coalition's Traffic Action Team discussed their concerns with Mark Jeffreys.

Four years ago, Working In Neighborhoods convened the City and neighborhood residents to develop a street calming plan for Beekman Street. The plan is now coming to fruition with construction work that began in 2024. Once completed, Beekman Street will feature various street calming measures such as speed humps, lane reductions, and shorter, more visible crosswalks.

Thanks to the Coalition's efforts, Ethel M. Taylor had its first school crossing guard last fall. The timing of several traffic lights has been improved, and a dangerous left-turn lane has been removed.

We thank the following individuals and organizations who supported Working In Neighborhoods in 2024. Your gifts helped hundreds of families in our urban communities find safe, affordable housing.

A

Chris & Ron Auer
Ren & Elisa Austing

B

Dan & Olga Baechle
Michael Batdorf
Pete M. Bauer
Phil & Jan Bauer
Rajan Bawa
Rigel Behrens
Adam Bender
S. Patmarie Bernard, SC
David & Elaine Billmire
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Myra & Thomas Boggs
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Stephen & Audrey Brown
Laura & Paul Brunner in honor of
The Port's Leadership Team
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Michelle Budzek & Col. Gregory T.
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in memory of Marilyn Evans

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of Ray, Mary, John, Theresa, and Jimmy
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Kate Schroder
S. Timothy Ann Schroeder, SC
Lynn Schulte
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Matt Schwier
Justin Seitz
Bonnie Sena in memory for Sneakers
Bruce & Angie Settell
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Marilyn Evans
Christa Woelfel
Katherine B. Woliver
LaShonda Wright

Y

Carol Yeazell
Mike & Erin Yeazell
Darwin & Patricia Yung

Z

Dan & Xiaojie Zavon
Sharon Zumwalde

*In memoriam

Grants

AMUN Development Group
Foundation
Crane Fund for Widows and Children
Cheviot Charitable Foundation
Cincinnati Development Fund

Elevance Health, Inc. (Anthem, Inc.)
First Financial Foundation
George B. Riley Trust Estate
Greater Cincinnati Foundation
Interact For Health
KeyBank Foundation
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Third Federal Savings & Loan
Towne Properties
Truepoint Wealth Counsel
U. S. Bank
U. S. Department of Housing & Urban
Development
Union Savings Bank
Warsaw Federal
ZoomEssence



“Homeownership is essential in creating financial equity. It means family stability, improved school performance, and reduced conflict and stress. WIN accomplishes great things, but needs financial support. I contribute as much as I can. WIN is also in my estate plan.”

– Ellen Frankenberg, PhD, WIN Board Member

We value your support. Please let us know if your information is incorrect by emailing mlohr@wincincy.org or calling 513.541.4109 ext. 128.

Volunteers Making a Difference



20 volunteers from Barnes Dennig spent their Outreach Day refreshing WIN's campus.

We couldn't do it without **you!** In 2024, 388 WIN volunteers devoted more than 2,700 hours to create housing equity and build thriving neighborhoods. Thank you for making a difference in our urban neighborhoods!



Procter & Gamble's Oral Care team spent a May afternoon painting WIN's annex.

Drive-Thru Produce Pop-Ups provided fresh fruit and vegetables and shelf-stable foods to an average of 144 families per month in 2024, totaling 60,613 pounds, or over 30 tons. Another 10 tons of produce were distributed at Beekman Community Markets throughout the year.

We are grateful to the 98 volunteers who provided 392 hours of labor to support WIN's monthly Produce Pop-Ups. In addition to distributing food, these events provide outreach and recruitment opportunities, including voter engagement, health care information, and information on community events and meetings.



Volunteers and donors bring Santa's Workshop to life every year.



Produce Pop-Ups benefit from a stable core of volunteers.



Kaufman Hall spruced up the South Cumminsville Community Garden.