



HARAMBEE  
NID #7



2019

ANNUAL REPORT



## MISSION:

The Harambee Neighborhood Improvement District (NID) is organized for the purpose of providing owner-occupants and neighborhood-based homeowners of the Harambee NID funds in order to conduct essential repairs to their homes and provide local jobs with the goal of stabilizing property values and homeownership in the defined area, with the goal of full occupancy.

## Contact:

526 E Concordia Ave  
Milwaukee, WI 53212  
(414) 906 - 9650

[www.riverworksmke.org/harambee-nid](http://www.riverworksmke.org/harambee-nid)



## MESSAGE FROM THE BOARD CHAIR

On behalf of the Board of Directors for Harambee Neighborhood Improvement District #7, we are honored to have been elected to serve this great neighborhood. Our NID's purpose continues to be allocating special assessments funds as yearly home repair grants to neighbors for projects that invest these dollars back into our community.

Since the NID is a resident-lead initiative, exercising your voice is what will determine the future of the NID's impact and its ability to improve the quality of our neighborhood. Your ideas on how you'd like to see these improvements developed are always welcomed and we hope that you will join us during our open board meetings. As the Board of Directors, along with our administrative staff at Riverworks Development Corporation, we will continue to seek and develop long term relationships that leverage resources to revitalizing homeownership in Harambee. It will be this type of community collaboration and forward-thinking that will determine how we support families in maintaining the value of their homes against economic challenges.

This is an exciting time in Harambee, which has a rich history of being a great place to live and do business. Please feel free to contact myself or Riverworks staff for more information about how your organization or household can get involved. We continue to count on our residents and community of stakeholders in securing additional resources in order to successfully support our current and future homeowners.

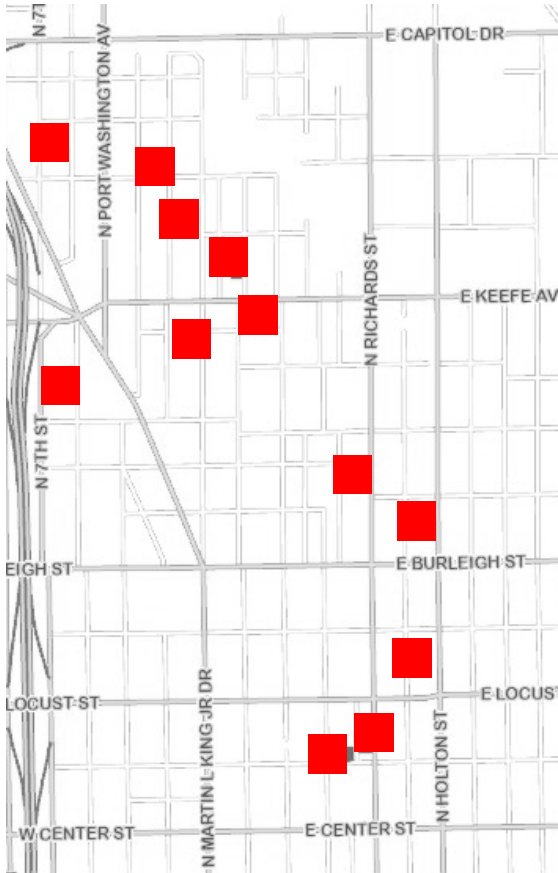
Sincerely,

Cordella Jones,  
Harambee Neighborhood Improvement District #7

## HOW TO GET INVOLVED IN THE HARAMBEE NEIGHBORHOOD

- ⇒ Come to the HNID Board meetings and the Annual Meeting
- ⇒ Run for a seat on the HNID Board of Directors
- ⇒ Connect with the Keefe Avenue Safety Task Force, a resident-led initiative that identifies opportunities along this important corridor
- ⇒ Develop an idea for a Community Improvement Project to beautify your block
- ⇒ Take part in our bi-annual housing surveys





## 2019 Completed Roof Repairs



12 new roofs and related components such as gutters, fascia and soffit.



\$127,887 in repairs

*Map of Harambee NID: Homes that received roof repair*

PROCESS: Each resident interested in receiving a home repair grant from the NID can fill out the application available online at or at Riverworks offices. Because a new Board of Directors is elected each year at the Annual Meeting, the overall process and repairs available through the grant are subject to change. To stay current, please regularly check the website below or call Riverworks at 414.906.9650. [www.riverworksmke.org/harambee-nid](http://www.riverworksmke.org/harambee-nid)

## BEFORE

Leaking Roof, Shingles Worn or Missing, Water Damaging Foundation



## AFTER

New Roof including asphalt shingles, new gutters and downspouts, new soffit and fascia



## MESSAGE FROM RIVERWORKS EXECUTIVE DIRECTOR

During 2019, Harambee Neighborhood Improvement District (HNID) continued to expand its work around providing residents resources, financial assistance and literacy. The Harambee NID does not have a long history of working the Harambee neighborhood but in its short history it has provided home repair grants to 24 homeowners and partnered with Riverworks Development Corporation to provide additional resources outside the scope of services that the NID provides.



The HNID did very well this year, property repairs were up across the community, property values increased and there were growing number of decent and affordable properties available for rent and homeownership. There is excitement and synergy happening in the Harambee NID area these days. New ideas are being developed; public spaces were activated for employees and residents, i.e. Martin Luther King Jr. Drive, Beerline Trail and Holton Street. The Harambee NID and Riverworks strive to improve the physical conditions and the safety of the area and provide the tools and resources for area residents.

We all truly appreciate everyone support in our effort to make the Harambee community affordable, safe and a place where people want to live and raise their family.

Peace and Hope,  
Darryl Johnson

### 2019 BOARD OF DIRECTORS

**Cordella Jones**  
*Chair*

**Glenn Mattison**  
*Vice-Chair*

**Todd Slusar**  
*Member*

**Ella Bennett**  
*Treasurer*

**Rebecca Ollison**  
*Member*

### 2019 ADMINISTRATIVE STAFF

**Darryl Johnson**  
*Executive Director*

**Amy Rohan**  
*Community Asset  
Development Specialist*

## 2019 FINANCIALS

REVENUE		2019	% OF BUDGET
PROPERTY TAX INCOME		\$186,850	97%
CONTRIBUTIONS		\$5,000	3%
TOTAL		\$191,850	100%
EXPENSES		2019	% OF BUDGET
PROGRAM SERVICES:			
HOME REPAIR GRANTS		\$127,887	
TOTAL PROGRAM SERVICES EXPENSES		\$127,887	67%
MANAGEMENT AND GENERAL:			
CONTRACT SERVICES		\$36,818	19%
BOARD STIPENDS		\$600	<1%
POSTAGE		\$692	<1%
CONFERENCES & MEETINGS		\$705	<1%
INSURANCE		\$695	<1%
OTHER		\$236	<1%
TOTAL MANAGEMENT & GENERAL EXPENSES		\$39,746	21%
TOTAL		\$167,633	88%
NET ASSETS END OF 2019	TOTAL	\$30,513	