

**NeighborWorks
in Illinois
FY 2025 Impact**

\$1,116,500

GRANTS FROM NEIGHBORWORKS AMERICA
to NeighborWorks organizations from core appropriation

The NeighborWorks network consists of housing and community development organizations across the country, including twelve organizations serving Illinois.

14,611

**TOTAL HOUSING AND COUNSELING
SERVICES PROVIDED**

286

NEW HOMEOWNERS
Purchased homes with assistance or directly from
NeighborWorks organizations

7,922

RENTAL HOMES

Owned and/or managed single-family and
multifamily rental homes as of 9/30/2025

3,542

HOMES REPAIRED

Owner-occupied and rental homes improved with
basic repairs

2,811

CUSTOMERS COUNSELED AND EDUCATED

Enrolled in pre-purchase, post-purchase, financial
capability or foreclosure counseling

49

HOMEOWNERS WITH PRESERVED HOMES

Rehabilitation, foreclosure counseling with retained
home, refinancing, and other preservation services

539

JOBS CREATED AND/OR MAINTAINED

Modeled using organizations' FTE count plus
multipliers from NAR, NAHB, and BEA

102:1

GRANTS LEVERAGE

Total investment per dollar of grants from
federally appropriated funds

\$113,336,385

**TOTAL INVESTMENT
in Illinois**

NeighborWorks in Illinois FY 2025 Impact

Organizations Located in Illinois

Hispanic Housing Development Corporation	Chicago	www.hhdc.org
Mid Central Community Action	Bloomington	www.mccainc.org
Neighborhood Housing Services of Chicago, Inc.	Chicago	www.nhschicago.org
The Neighbor Project	Aurora	www.neighborproject.us

Organizations Also Operating in Illinois

Better Family Life, Inc.	www.betterfamilylife.org
Community Ventures Corporation	www.cvky.org
Housing Resources, Inc.	www.hri-wi.org
Impact Seven, Inc.	www.impactseven.org
Neighborhood Partnership Housing Services	www.nphsinc.org
NeighborWorks Blackhawk Region	www.nwblackhawkregion.org
North East Community Action Corporation	www.necac.org
St. Mary Development Corporation	www.stmarydevelopment.org

NeighborWorks
Illinois Housing Activities and Investment
FY2025

Organization Name	Total Staffing - Full-Time Equivalent	Customers Counseled and/or Educated	Homeowners Created	Homeowners Preserved	Rental Homes Constructed, Acquired and Preserved	Rental Homes Portfolio, Owned and/ or Managed	Homes Repaired	Total Lending Funded by NWO	Total Investment	Grants Received	Jobs Created and/ or Maintained
Hispanic Housing Development Corporation	270.0	0	0	0	0	7,602	3,507	\$0	\$4,659,328	\$428,750	302
Mid Central Community Action	31.5	288	88	2	0	30	0	\$0	\$11,116,518	\$151,500	76
Neighborhood Housing Services of Chicago, Inc.	58.5	2,135	143	26	1	112	0	\$946,950	\$40,051,880	\$283,250	131
The Neighbor Project	15.5	89	18	19	36	61	35	\$8,000	\$8,152,713	\$253,000	30
Avenue Community Development Corporation (TX)		2	0	0	0	0	0	\$0	\$0		
Better Family Life, Inc. (MO)		7	1	0	0	0	0	\$0	\$92,093		
Beyond Housing, Inc. (MO)		10	0	0	0	0	0	\$0	\$0		
CHN Housing Partners (OH)		1	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		223	4	0	0	0	0	\$0	\$447,342		
DHIC, Inc. (NC)		1	0	0	0	0	0	\$0	\$0		
Fifth Avenue Committee, Inc. (FAC) (NY)		2	0	0	0	0	0	\$0	\$0		
Housing Resources, Inc. (WI)		5	2	0	0	0	0	\$0	\$483,012		
Impact Seven, Inc. (WI)		0	0	0	0	0	0	\$1,500,000	\$43,474,800		
NeighborWorks Blackhawk Region (WI)		37	24	0	0	0	0	\$0	\$3,571,208		
NeighborWorks Blackstone River Valley (RI)		2	0	0	0	0	0	\$0	\$0		
NeighborWorks Home Partners (MN)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Baltimore, Inc. (MD)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Partnership Housing Services (CA)		2	0	2	0	0	0	\$0	\$220,500		
North East Community Action Corporation (MO)		2	6	0	0	0	0	\$0	\$1,066,990		
Northwest Michigan Community Action Agency, Inc. (MI)		1	0	0	0	0	0	\$0	\$0		
Origin SC (SC)		1	0	0	0	0	0	\$0	\$0		
St. Mary Development Corporation (OH)		0	0	0	0	117	0	\$0	\$0		
Wealth Watchers, Inc. (FL)		1	0	0	0	0	0	\$0	\$0		
Illinois Totals	375.5	2,811	286	49	37	7,922	3,542	\$2,454,950	\$113,336,385	\$1,116,500	539

TOTAL STAFFING - FULL-TIME EQUIVALENTS: The total number of full-time equivalent staff (FTEs) reported in the FY2025 Annual Survey for NeighborWorks organizations only.

CUSTOMERS COUNSELED AND/OR EDUCATED: This is a sum of NeighborWorks America network clients given pre-purchase, post-purchase, and/or foreclosure counseling. It also includes workshops such as financial management, fair housing, and predatory lending, as well as disaster related, homelessness prevention, and rental counseling and education categories. As of FY2022 clients are allocated to the state in which the client resides, otherwise to the state in which the NeighborWorks organization's office is located.

HOMEOWNERS CREATED: This is the number of clients where NeighborWorks America network organizations constructed a new home, sold a home in their portfolio, provided a mortgage for home purchase or served as counselor and/or facilitated a home purchase. Clients are allocated to the state in which the client resides; hence, a NeighborWorks organization's production in its home state may appear smaller than its total production where it has out-of-state customers.

HOMEOWNERS PRESERVED: Total number of clients for whom a NeighborWorks organization provided direct rehabilitation services, lending for rehabilitation, foreclosure mitigation counseling that resulted in retention of the home, refinancing, or a reverse mortgage. Like Homeowners Created, customers are allocated to the state of the customer's address.

RENTAL HOMES CONSTRUCTED, ACQUIRED AND PRESERVED: This is the number of rental homes that were constructed, acquired for new renters or with existing renters, refinanced to extend affordability, or rehabilitated by a NeighborWorks America network organization. This also includes rental homes developed with fee-for-service assistance, and rental homes rehabilitated with NSP funds. Units are allocated to the state in which the rental housing is located.

HOMES REPAIRED: This encompasses the number of owner-occupied homes repaired by NeighborWorks America organizations, where repairs are at least \$100 and less than \$2,000 for a given home. This number also includes a count of repaired rental homes owned and/or managed by a NeighborWorks America network organization where the organization made a repair of between \$100 and \$6,000. The data does not count routine maintenance activities in repaired homes. Note that any repairs that cost more than \$2,000 (owner-occupied) or \$6,000 (rental) are considered a home preservation. Units are allocated to the state in which the NeighborWorks organizations office is located.

RENTAL HOMES PORTFOLIO, OWNED AND/OR MANAGED: This is the number of rental homes owned and/or managed by NeighborWorks America network organizations. For FY2025 units are allocated to the state in which the rental property is located.

TOTAL LENDING FUNDED BY NWO: This number includes the total dollar amount funded directly by the NWO for residential, commercial, and consumer lending activities completed and does not include leveraged funds. As of FY2023 this number includes Consumer Lending.

- TOTAL INVESTMENT: Total investment is the sum of the total costs for:
- Commercial real estate development
 - Rental production (including repair)
 - Real estate developed for sale
 - The value of commercial loans made
 - Total value of consumer loans made
 - Total financing for homeownership (new and preserved, the latter including any costs related to foreclosure mitigation outcomes that retain the home, financing costs related to refinance, reverse, rehab, and replacement)
 - The cost of financial assistance and supportive services, which include resources to maintain residency, food security services, short-term housing, emergency rental and utility assistance, and other supportive services to provide housing, food, safety, or other necessities to individuals and families within the community
 - The cost of special projects, which are small community improvements like community gardens, the cost of repairs of owner-occupied units, the costs of infrastructure investments (parking lots, street lighting, etc.), and costs associated with land banking.

GRANTS RECEIVED: Grants received are from NeighborWorks America core appropriation funds only (does not include NFMC, EHLP, MHA, or Urban LIFT).

JOBS CREATED AND/OR MAINTAINED: This calculation estimates the total jobs created and/or maintained by the NeighborWorks America organizations' activities. It combines the current full-time employee count from each organization with a modeled estimate of full-time employees created or supported in the overall economy as a result of NeighborWorks America organizations' activities, including new construction, rehabilitation and repair for residential and commercial developments, and sales of existing homes. The modeled estimates are generated using publicly available multipliers from National Association of Realtors, National Association of Home Builders, and the Bureau of Economic Analysis. Job estimates are represented here as full-time employees.

UNIT COUNTS: Organizations who are affiliated into the NeighborWorks network have a grace period of 3 quarters to report production to NeighborWorks America. For FY2025, organizations that were affiliated in Quarters 3 and 4 (April - September, 2025) would not have reported production within the 2025 fiscal year, although they may have received grant funds or other resources during that time period.

NeighborWorks
Illinois Housing Activities and Investment
FY2021 - FY2025

Organization Name	Customers Counseled and/or Educated	Homeowners Created	Homeowners Preserved	Rental Homes Constructed, Acquired and Preserved	Homes Repaired	Total Lending Funded by NWO	Total Investment	Grants Received
Hispanic Housing Development Corporation	0	0	0	1,499	21,311	\$0	\$124,597,912	\$2,328,000
Mid Central Community Action	1,126	441	24	0	0	\$0	\$51,002,206	\$827,750
NW HomeStart, Inc.	1,042	381	15	0	0	\$69,735	\$42,368,167	\$652,100
Neighborhood Housing Services of Chicago, Inc.	13,283	702	1,808	234	118	\$16,218,774	\$193,828,559	\$2,294,250
The Neighbor Project	753	103	105	57	47	\$13,000	\$27,260,063	\$1,282,250
Affordable Homes of South Texas, Inc. (TX)	1	0	0	0	0	\$0	\$0	
Avenue Community Development Corporation (TX)	3	0	0	0	0	\$0	\$0	
BCL of Texas (TX)	1	0	0	0	0	\$1,096	\$1,096	
Better Family Life, Inc. (MO)	18	4	0	0	0	\$0	\$538,469	
Beyond Housing, Inc. (MO)	161	19	0	0	0	\$0	\$2,406,853	
CHN Housing Partners (OH)	5	2	0	0	0	\$0	\$470,103	
Chattanooga Neighborhood Enterprise, Inc. (TN)	1	0	0	0	0	\$0	\$0	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$490,973,395	\$490,973,395	
Community Concepts, Inc. (ME)	1	0	0	0	0	\$0	\$0	
Community Ventures Corporation (KY)	1,053	9	0	0	0	\$0	\$1,019,328	
Cornerstone Housing Partners (VT)	0	0	1	0	0	\$0	\$10,500	
DHIC, Inc. (NC)	1	0	0	0	0	\$0	\$0	
DevNW (OR)	0	1	0	0	0	\$0	\$92,190	
Fahe, Inc. (KY)	0	8	0	0	0	\$2,110,285	\$2,138,935	
Fifth Avenue Committee, Inc. (FAC) (NY)	2	0	0	0	0	\$0	\$0	
HomeSight (WA)	2	0	0	0	0	\$0	\$0	
HomeSource east tennessee (TN)	1	0	0	0	0	\$0	\$0	
Homeport (OH)	1	0	0	0	0	\$0	\$0	
Hope Enterprise Corporation (MS)	0	0	0	0	0	\$1,000	\$1,000	
Housing Resources of Western Colorado (CO)	2	0	0	0	0	\$0	\$0	
Housing Resources, Inc. (WI)	37	3	0	0	0	\$0	\$692,105	
Impact Seven, Inc. (WI)	0	0	0	0	0	\$2,500,000	\$125,817,022	
Kalamazoo Neighborhood Housing Services, Inc. (MI)	5	0	0	0	0	\$0	\$0	
LaCasa, Inc. (IN)	2	0	0	0	0	\$0	\$0	
Manna, Inc. (DC)	3	0	0	0	0	\$0	\$0	
MiSide (MI)	2	0	0	0	0	\$0	\$0	
Mission Economic Development Agency (CA)	3	0	0	0	0	\$0	\$0	
Neighbor to Neighbor, Inc. (CO)	2	1	0	0	0	\$0	\$201,176	
NeighborWorks Blackhawk Region (WI)	194	117	0	0	0	\$0	\$15,013,444	
NeighborWorks Blackstone River Valley (RI)	2	0	0	0	0	\$0	\$0	
NeighborWorks Boise (ID)	1	1	0	0	0	\$0	\$545,000	
NeighborWorks Green Bay (WI)	2	0	0	0	0	\$0	\$0	

Organization Name	Customers Counseled and/or Educated	Homeowners Created	Homeowners Preserved	Rental Homes Constructed, Acquired and Preserved	Homes Repaired	Total Lending Funded by NWO	Total Investment	Grants Received
NeighborWorks Home Partners (MN)	6	0	0	0	0	\$0	\$0	
NeighborWorks HomeOwnership Center Sacramento Region (CA)	1	0	0	0	0	\$0	\$0	
NeighborWorks Housing Solutions (MA)	2	1	0	0	0	\$0	\$387,973	
NeighborWorks Lincoln (NE)	0	0	1	0	0	\$0	\$20,985	
NeighborWorks Montana (MT)	2	0	0	0	0	\$0	\$0	
NeighborWorks Northeastern Pennsylvania (PA)	0	1	0	0	0	\$0	\$526,479	
NeighborWorks Orange County (CA)	5	0	5	0	0	\$0	\$510,000	
NeighborWorks Southern Colorado (CO)	2	0	0	0	0	\$0	\$0	
NeighborWorks Toledo Region (OH)	0	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Baltimore, Inc. (MD)	3	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Los Angeles County (CA)	2	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of South Florida, Inc. (FL)	5	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Southern Nevada, Inc. (NV)	1	0	1	0	0	\$0	\$248,181	
Neighborhood Housing Services of Southwest Wisconsin, Inc. (WI)	3	0	0	0	0	\$0	\$0	
Neighborhood Partnership Housing Services (CA)	2	0	2	0	0	\$0	\$220,500	
New Jersey Community Capital (NJ)	0	0	0	0	0	\$0	\$348,475	
North East Community Action Corporation (MO)	16	13	0	0	0	\$0	\$1,905,956	
Northwest Michigan Community Action Agency, Inc. (MI)	3	1	0	0	0	\$0	\$129,509	
One Roof Community Housing (MN)	1	0	0	0	0	\$0	\$0	
Origin SC (SC)	1	0	0	0	0	\$0	\$0	
Ponce Neighborhood Housing Services, Inc. (PR)	1	0	0	0	0	\$0	\$0	
St. Mary Development Corporation (OH)	0	0	0	56	0	\$0	\$18,750,000	
Suncoast Housing Connections (FL)	1	0	0	0	0	\$0	\$0	
Tampa Bay Neighborhood Housing Services (FL)	1	0	0	0	0	\$0	\$0	
United Housing, Inc. (TN)	2	0	0	0	0	\$0	\$0	
Way Finders, Inc. (MA)	7	5	0	0	0	\$0	\$687,161	
Wealth Watchers, Inc. (FL)	6	1	0	0	0	\$0	\$290,955	
Wyoming Housing Network (WY)	2	0	0	0	0	\$0	\$0	
Illinois Totals	17,785	1,814	1,962	1,846	21,476	\$511,887,285	\$1,103,003,695	\$7,384,350

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Total staffing full-time equivalents, rental homes portfolio owned and/or managed and jobs created and/or maintained are all annual measures and available in the one-year impact report.