

# NeighborWorks in Maryland FY 2025 Impact

# \$1,380,750

GRANTS FROM NEIGHBORWORKS AMERICA  
to NeighborWorks organizations from core appropriation

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

## 9,736

**TOTAL HOUSING AND COUNSELING  
SERVICES PROVIDED**

## 276

**NEW HOMEOWNERS**  
Purchased homes with assistance or directly from  
NeighborWorks organizations

## 6,829

**RENTAL HOMES**

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

## 916

**HOMES REPAIRED**

Owner-occupied and rental homes improved with  
basic repairs

## 1,542

**CUSTOMERS COUNSELED AND EDUCATED**

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

## 173

**HOMEOWNERS WITH PRESERVED HOMES**

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

## 852

**JOBS CREATED AND/OR MAINTAINED**

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

## 287:1

**GRANTS LEVERAGE**

Total investment per dollar of grants from  
federally appropriated funds

# \$396,850,090

**TOTAL INVESTMENT  
in Maryland**

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## Organizations Located in Maryland

<b>Montgomery Housing Partnership, Inc.</b>	Silver Spring	<a href="http://www.mhpartners.org">www.mhpartners.org</a>
<b>Neighborhood Housing Services of Baltimore, Inc.</b>	Baltimore	<a href="http://www.nhsbaltimore.org">www.nhsbaltimore.org</a>
<b>Salisbury NHS</b>	Salisbury	<a href="http://www.salisburynhs.org">www.salisburynhs.org</a>
<b>St. Ambrose Housing Aid Center</b>	Baltimore	<a href="http://www.stambros.org">www.stambros.org</a>

## Organizations Also Operating in Maryland

<b>Affordable Homes &amp; Communities</b>	<a href="http://www.ahcommunities.org">www.ahcommunities.org</a>
<b>Community Housing Partners Corporation</b>	<a href="http://www.communityhousingpartners.org">www.communityhousingpartners.org</a>
<b>Fahe, Inc.</b>	<a href="http://www.fahe.org">www.fahe.org</a>
<b>Housing Development Corporation MidAtlantic</b>	<a href="http://www.hdcweb.org">www.hdcweb.org</a>
<b>Manna, Inc.</b>	<a href="http://www.mannadc.org">www.mannadc.org</a>
<b>NeighborGood Partners, Inc.</b>	<a href="http://www.neighborgoodpartners.org">www.neighborgoodpartners.org</a>
<b>NeighborWorks Columbus (GA)</b>	<a href="http://www.nwcolumbus.org">www.nwcolumbus.org</a>

**NeighborWorks**  
**Maryland 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
Montgomery Housing Partnership, Inc.	57.5	0	0	0	267	2,496	0	\$0	\$119,830,486	\$534,250	572
Neighborhood Housing Services of Baltimore, Inc.	30.0	816	235	75	0	16	0	\$6,778,150	\$67,131,772	\$455,500	200
Salisbury NHS	5.0	151	10	34	0	0	0	\$231,271	\$4,840,428	\$277,500	24
St. Ambrose Housing Aid Center	30.5	345	14	59	2	310	916	\$0	\$7,031,220	\$113,500	54
Affordable Homes & Communities (VA)		0	0	0	480	3,454	0	\$0	\$168,060,386		
Coastal Enterprises, Inc. (ME)		1	0	0	0	0	0	\$0	\$0		
Community Housing Partners Corporation (VA)		0	0	0	1	475	0	\$0	\$19,489		
Community Ventures Corporation (KY)		19	0	0	0	0	0	\$0	\$0		
DHIC, Inc. (NC)		1	0	0	0	0	0	\$0	\$0		
DreamKey Partners, Inc. (NC)		1	0	0	0	0	0	\$0	\$0		
Fahe, Inc. (KY)		6	10	5	0	0	0	\$86,936	\$2,667,105		
HomeSight (WA)		1	0	0	0	0	0	\$0	\$0		
Housing Development Corporation MidAtlantic (PA)		0	0	0	1	78	0	\$0	\$20,325		
Interfaith Community Housing of Delaware, Inc. (DE)		3	0	0	0	0	0	\$0	\$0		
Manna, Inc. (DC)		149	4	0	0	0	0	\$0	\$1,591,410		
NeighborGood Partners, Inc. (DE)		31	0	0	0	0	0	\$2,014,551	\$24,860,077		
NeighborWorks Columbus (GA)		0	3	0	0	0	0	\$20,000	\$797,392		
NeighborWorks Orange County (CA)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Western Pennsylvania (PA)		2	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Greater Berks, Inc. (PA)		4	0	0	0	0	0	\$0	\$0		
Origin SC (SC)		7	0	0	0	0	0	\$0	\$0		
PathStone Corporation (NY)		3	0	0	0	0	0	\$0	\$0		
Wealth Watchers, Inc. (FL)		1	0	0	0	0	0	\$0	\$0		
<b>Maryland Totals</b>	<b>123.0</b>	<b>1,542</b>	<b>276</b>	<b>173</b>	<b>751</b>	<b>6,829</b>	<b>916</b>	<b>\$9,130,908</b>	<b>\$396,850,090</b>	<b>\$1,380,750</b>	<b>852</b>

**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**  
**Maryland 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
Montgomery Housing Partnership, Inc.	0	0	0	1,320	3,400	\$1,000	\$328,295,101	\$3,115,301
Neighborhood Housing Services of Baltimore, Inc.	5,460	1,346	463	138	0	\$21,436,447	\$360,513,164	\$2,853,050
Salisbury NHS	1,397	103	69	0	8	\$1,190,479	\$29,012,680	\$1,337,000
St. Ambrose Housing Aid Center	2,595	146	223	16	3,609	\$106,328	\$47,064,258	\$1,350,000
Affordable Homes & Communities (VA)	0	0	0	725	0	\$0	\$243,424,181	
Affordable Housing Alliance, Inc. (NJ)	1	0	1	0	0	\$0	\$675,000	
Avenue Community Development Corporation (TX)	5	0	0	0	0	\$0	\$0	
BCL of Texas (TX)	6	0	0	0	0	\$0	\$0	
Beyond Housing, Inc. (MO)	2	0	0	0	0	\$0	\$0	
CHN Housing Partners (OH)	6	0	0	0	0	\$0	\$0	
Centro Campesino Farmworker Center, Inc. (FL)	2	0	0	0	0	\$0	\$0	
Champlain Housing Trust (VT)	0	0	0	0	0	\$0	\$0	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$129,138,125	\$129,138,125	
Coastal Enterprises, Inc. (ME)	3	0	0	0	0	\$0	\$0	
Community Housing Partners Corporation (VA)	0	2	0	1	0	\$38,996	\$727,017	
Community Ventures Corporation (KY)	91	0	0	0	0	\$0	\$0	
DHIC, Inc. (NC)	4	0	0	0	0	\$0	\$0	
DreamKey Partners, Inc. (NC)	1	0	0	0	0	\$0	\$0	
Fahe, Inc. (KY)	7	29	23	0	0	\$2,947,902	\$9,349,982	
HomeOwnership Center, Inc. (WV)	2	0	0	0	0	\$0	\$0	
HomeSight (WA)	1	0	0	0	0	\$0	\$0	
HomeSource east tennessee (TN)	2	0	0	0	0	\$0	\$0	
Homeport (OH)	1	0	0	0	0	\$0	\$0	
Homewise, Inc. (NM)	1	0	0	0	0	\$0	\$0	
Hope Enterprise Corporation (MS)	0	0	0	0	0	\$1,000	\$1,000	
Housing Development Corporation MidAtlantic (PA)	0	0	0	6	0	\$0	\$82,856	
Housing Development Fund, Inc. (CT)	3	0	0	0	0	\$0	\$0	
Interfaith Community Housing of Delaware, Inc. (DE)	31	1	0	0	0	\$0	\$262,673	
Ithaca Neighborhood Housing Services, Inc. (NY)	1	0	0	0	0	\$0	\$0	
Manna, Inc. (DC)	507	23	0	0	0	\$0	\$8,537,334	
Metro Community Development, Inc. (MI)	1	0	0	0	0	\$0	\$0	
Mission Economic Development Agency (CA)	4	0	0	0	0	\$0	\$0	
Mountain Country Home Solutions (UT)	0	0	1	0	0	\$0	\$203,000	
Neighbor to Neighbor, Inc. (CO)	1	0	0	0	0	\$0	\$0	
NeighborGood Partners, Inc. (DE)	132	3	0	0	0	\$9,579,551	\$72,554,981	
NeighborWorks Columbus (GA)	0	6	0	0	0	\$60,000	\$1,641,911	
NeighborWorks Community Partners (NY)	1	0	0	0	0	\$0	\$0	

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NeighborWorks Home Partners (MN)	1	0	0	0	0	\$0	\$0	
NeighborWorks Lincoln (NE)	3	0	0	0	0	\$0	\$0	
NeighborWorks Montana (MT)	2	0	0	0	0	\$0	\$0	
NeighborWorks Orange County (CA)	4	0	3	0	0	\$0	\$306,000	
NeighborWorks Southern Colorado (CO)	0	1	0	0	0	\$0	\$130,000	
NeighborWorks Western Pennsylvania (PA)	2	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Greater Berks, Inc. (PA)	8	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Los Angeles County (CA)	1	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of New York City, Inc. (NY)	1	0	0	0	0	\$0	\$0	
Neighborhood Partnership Housing Services (CA)	2	1	1	0	0	\$0	\$376,705	
New Kensington Community Development Corporation (PA)	7	0	0	0	0	\$0	\$0	
Origin SC (SC)	14	0	1	0	0	\$0	\$183,600	
PathStone Corporation (NY)	11	0	0	0	0	\$0	\$0	
Penquis Community Action Program, Inc. (ME)	1	0	0	0	0	\$0	\$0	
RUPCO, Inc. (NY)	1	0	0	0	0	\$0	\$0	
St. Joseph's Carpenter Society - Camden (NJ)	2	0	0	0	0	\$0	\$0	
Wealth Watchers, Inc. (FL)	12	4	0	0	0	\$0	\$1,380,084	
<b>Maryland Totals</b>	<b>10,340</b>	<b>1,665</b>	<b>785</b>	<b>2,206</b>	<b>7,017</b>	<b>\$164,499,828</b>	<b>\$1,233,859,652</b>	<b>\$8,655,351</b>

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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.**