

NeighborWorks in Connecticut FY 2025 Impact

\$2,329,911

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 Connecticut.

5,094

**TOTAL HOUSING AND COUNSELING
SERVICES PROVIDED**

336

NEW HOMEOWNERS
Purchased homes with assistance or directly from
NeighborWorks organizations

2,151

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

110

HOMES REPAIRED
Owner-occupied and rental homes improved with
basic repairs

2,420

CUSTOMERS COUNSELED AND EDUCATED
Enrolled in pre-purchase, post-purchase, financial
capability or foreclosure counseling

77

HOMEOWNERS WITH PRESERVED HOMES
Rehabilitation, foreclosure counseling with retained
home, refinancing, and other preservation services

422

JOBS CREATED AND/OR MAINTAINED
Modeled using organizations' FTE count plus
multipliers from NAR, NAHB, and BEA

74:1

GRANTS LEVERAGE
Total investment per dollar of grants from
federally appropriated funds

\$172,477,502

**TOTAL INVESTMENT
in Connecticut**

NeighborWorks in Connecticut FY 2025 Impact

Organizations Located in Connecticut

Connecticut Housing Partners	Trumbull	www.cthousingpartners.org
Housing Development Fund, Inc.	Stamford	www.hdfconnects.org
Mutual Housing Association of Greater Hartford, Inc.	Hartford	www.mutualhousing.org
Neighborhood Housing Services of New Britain, Inc.	New Britain	www.nhsnb.org
Neighborhood Housing Services of New Haven, Inc.	New Haven	www.nhsfnnewhaven.org
NeighborWorks New Horizons	New Haven	www.neighborworksnewhorizons.com
NEST	Waterbury	www.nestct.org

Organizations Also Operating in Connecticut

Fahe, Inc.	www.fahe.org
Neighborhood Partnership Housing Services	www.nphsinc.org
NeighborWorks Blackstone River Valley	www.neighborworksbrv.org
NeighborWorks Housing Solutions	www.nhsmass.org
Way Finders, Inc.	www.wayfinders.org

NeighborWorks
Connecticut 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
Connecticut Housing Partners	34.0	0	0	0	97	602	0	\$0	\$22,056,000	\$223,500	34
Housing Development Fund, Inc.	21.0	411	150	0	0	2	0	\$18,124,471	\$59,099,671	\$443,250	105
Mutual Housing Association of Greater Hartford, Inc.	36.0	219	6	0	7	693	0	\$0	\$5,173,039	\$516,661	39
NEST	10.0	514	56	5	0	10	0	\$8,500	\$16,710,242	\$254,000	38
NeighborWorks New Horizons	50.5	54	0	0	10	775	18	\$0	\$15,887,707	\$357,500	53
Neighborhood Housing Services of New Britain, Inc.	18.0	543	68	20	16	59	0	\$0	\$31,424,108	\$255,000	82
Neighborhood Housing Services of New Haven, Inc.	19.5	639	50	50	0	10	92	\$30,000	\$20,225,954	\$280,000	72
Affordable Housing, Education and Development (AHEAD), Inc. (NH)		2	0	0	0	0	0	\$0	\$0		
Community Development Long Island (NY)		1	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		12	0	0	0	0	0	\$0	\$0		
Fahe, Inc. (KY)		0	0	1	0	0	0	\$6,782	\$6,782		
La Casa de Don Pedro, Inc. (NJ)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Blackstone River Valley (RI)		3	4	0	0	0	0	\$0	\$1,122,637		
NeighborWorks Housing Solutions (MA)		0	1	0	0	0	0	\$0	\$276,718		
Neighborhood Housing Services of New York City, Inc. (NY)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Partnership Housing Services (CA)		1	0	1	0	0	0	\$0	\$209,644		
Neighborhood of Affordable Housing - NOAH (MA)		1	0	0	0	0	0	\$0	\$0		
Penquis Community Action Program, Inc. (ME)		1	0	0	0	0	0	\$0	\$0		
Suncoast Housing Connections (FL)		1	0	0	0	0	0	\$0	\$0		
Way Finders, Inc. (MA)		15	1	0	0	0	0	\$0	\$285,000		
Wealth Watchers, Inc. (FL)		1	0	0	0	0	0	\$0	\$0		
Connecticut Totals	189.0	2,420	336	77	130	2,151	110	\$18,169,753	\$172,477,502	\$2,329,911	422

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
Connecticut 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
Connecticut Housing Partners	0	0	0	162	12	\$0	\$37,996,236	\$1,294,650
Housing Development Fund, Inc.	1,659	423	0	0	0	\$44,355,296	\$160,473,488	\$2,428,500
Mutual Housing Association of Greater Hartford, Inc.	1,137	17	0	300	622	\$0	\$52,438,193	\$1,737,161
NEST	2,279	292	27	0	0	\$11,000	\$73,481,085	\$953,500
NeighborWorks New Horizons	465	0	0	249	302	\$0	\$125,791,978	\$1,599,000
Neighborhood Housing Services of New Britain, Inc.	3,358	393	92	27	0	\$235,653	\$116,836,898	\$1,272,500
Neighborhood Housing Services of New Haven, Inc.	4,026	252	175	0	437	\$172,969	\$77,450,238	\$1,578,850
Affordable Housing Alliance, Inc. (NJ)	0	0	1	0	0	\$0	\$520,000	
Affordable Housing, Education and Development (AHEAD), Inc. (NH)	2	0	0	0	0	\$0	\$0	
Avenue Community Development Corporation (TX)	1	0	0	0	0	\$0	\$0	
BCL of Texas (TX)	1	0	0	0	0	\$0	\$0	
CHN Housing Partners (OH)	2	0	1	0	0	\$0	\$178,500	
Champlain Housing Trust (VT)	3	0	0	0	0	\$0	\$0	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$20,419,680	\$20,419,680	
Coastal Enterprises, Inc. (ME)	0	0	0	0	0	\$2,600,000	\$2,800,000	
Community Development Long Island (NY)	3	0	0	0	0	\$0	\$0	
Community Ventures Corporation (KY)	31	0	0	0	0	\$0	\$0	
Cornerstone Housing Partners (VT)	4	0	2	0	0	\$0	\$16,980	
DreamKey Partners, Inc. (NC)	3	0	0	0	0	\$0	\$0	
Fahe, Inc. (KY)	0	0	1	0	0	\$6,782	\$6,782	
Fifth Avenue Committee, Inc. (FAC) (NY)	4	2	0	0	0	\$0	\$477,108	
Home Headquarters, Inc. (NY)	1	0	0	0	0	\$0	\$0	
Housing Partnership for Morris County (NJ)	8	0	0	0	0	\$0	\$0	
Hudson River Housing, Inc. (NY)	1	0	0	0	0	\$0	\$0	
La Casa de Don Pedro, Inc. (NJ)	1	0	0	0	0	\$0	\$0	
Lawrence CommunityWorks, Inc. (MA)	3	1	0	0	0	\$0	\$344,183	
Manna, Inc. (DC)	2	0	0	0	0	\$0	\$0	
Mission Economic Development Agency (CA)	3	0	0	0	0	\$0	\$0	
NeighborWorks Blackstone River Valley (RI)	11	10	0	0	0	\$0	\$2,783,461	
NeighborWorks Housing Solutions (MA)	4	5	0	0	0	\$0	\$1,615,120	
Neighborhood Housing Services of Baltimore, Inc. (MD)	2	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of New York City, Inc. (NY)	2	1	0	0	0	\$0	\$281,994	
Neighborhood Partnership Housing Services (CA)	1	0	1	0	0	\$0	\$209,644	
Neighborhood of Affordable Housing - NOAH (MA)	1	0	0	0	0	\$0	\$0	

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New Kensington Community Development Corporation (PA)	1	0	0	0	0	\$0	\$0	
NewVue Communities, Inc. (MA)	6	1	0	0	0	\$0	\$265,720	
Origin SC (SC)	2	0	1	0	0	\$0	\$212,430	
PathStone Corporation (NY)	1	0	0	0	0	\$0	\$0	
Pathfinder Services, Inc. (IN)	1	0	0	0	0	\$0	\$0	
Penquis Community Action Program, Inc. (ME)	1	0	0	0	0	\$0	\$0	
RuralEdge (VT)	2	0	0	0	0	\$0	\$0	
Salisbury NHS (MD)	1	0	0	0	0	\$0	\$0	
Suncoast Housing Connections (FL)	1	0	0	0	0	\$0	\$0	
The Neighborhood Developers, Inc. (MA)	0	0	0	0	0	\$0	\$0	
Urban Edge Housing Corporation (MA)	1	0	0	0	0	\$0	\$0	
Way Finders, Inc. (MA)	51	19	0	0	0	\$0	\$4,273,450	
Wealth Watchers, Inc. (FL)	5	1	0	0	0	\$0	\$345,711	
Windham & Windsor Housing Trust (VT)	2	0	0	0	0	\$0	\$0	
Connecticut Totals	13,093	1,417	301	738	1,373	\$67,801,380	\$679,218,879	\$10,864,161

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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.