

# NeighborWorks in Michigan FY 2025 Impact

# \$2,093,500

GRANTS FROM NEIGHBORWORKS AMERICA  
to NeighborWorks organizations from core appropriation

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

## 8,615

TOTAL HOUSING AND COUNSELING  
SERVICES PROVIDED

## 215

NEW HOMEOWNERS  
Purchased homes with assistance or directly from  
NeighborWorks organizations

## 2,802

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

## 853

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

## 4,274

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

## 471

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

## 1,386

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

## 52:1

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

# \$109,715,144

TOTAL INVESTMENT  
in Michigan

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## Organizations Located in Michigan

<b>Dwelling Place of Grand Rapids Nonprofit Housing Corporation</b>	Grand Rapids	<a href="http://www.dwellingplacegr.org">www.dwellingplacegr.org</a>
<b>Habitat for Humanity of Michigan</b>	Lansing	<a href="http://www.habitatmichigan.org">www.habitatmichigan.org</a>
<b>Kalamazoo Neighborhood Housing Services, Inc.</b>	Kalamazoo	<a href="http://www.knhs.org">www.knhs.org</a>
<b>Lighthouse MI</b>	Pontiac	<a href="http://www.lighthousemi.org">www.lighthousemi.org</a>
<b>Metro Community Development, Inc.</b>	Flint	<a href="http://www.metrocommunitydevelopment.com">www.metrocommunitydevelopment.com</a>
<b>MiSide</b>	Detroit	<a href="http://www.swsol.org">www.swsol.org</a>
<b>Northwest Michigan Community Action Agency, Inc.</b>	Traverse City	<a href="http://www.nmcaa.net">www.nmcaa.net</a>

## Organizations Also Operating in Michigan

<b>BCL of Texas</b>	<a href="http://www.bcloftexas.org">www.bcloftexas.org</a>
<b>CHN Housing Partners</b>	<a href="http://www.chnhousingpartners.org">www.chnhousingpartners.org</a>
<b>Fahe, Inc.</b>	<a href="http://www.fahe.org">www.fahe.org</a>
<b>Hispanic Housing Development Corporation</b>	<a href="http://www.hhdc.org">www.hhdc.org</a>
<b>Hope Enterprise Corporation</b>	<a href="http://www.hope-ec.org">www.hope-ec.org</a>
<b>St. Mary Development Corporation</b>	<a href="http://www.stmarydevelopment.org">www.stmarydevelopment.org</a>

**NeighborWorks**  
**Michigan 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
Dwelling Place of Grand Rapids Nonprofit Housing Corporation	82.5	0	0	0	34	1,390	840	\$0	\$15,254,895	\$323,750	258
Habitat for Humanity of Michigan	20.0	1,002	65	76	0	0	0	\$2,109,334	\$22,192,471	\$321,500	162
Kalamazoo Neighborhood Housing Services, Inc.	11.5	593	88	60	0	39	0	\$10,000	\$18,590,481	\$287,000	100
Lighthouse MI	65.5	96	0	0	0	365	0	\$0	\$254,873	\$303,750	66
Metro Community Development, Inc.	14.0	107	17	60	0	54	2	\$571,890	\$4,321,479	\$269,000	28
MiSide	360.0	286	7	0	40	631	0	\$0	\$20,065,506	\$300,750	428
Northwest Michigan Community Action Agency, Inc.	315.0	277	27	132	0	16	11	\$45,000	\$11,520,552	\$287,750	345
BCL of Texas (TX)		2	1	0	0	0	0	\$0	\$181,000		
CHN Housing Partners (OH)		1,850	0	143	0	129	0	\$0	\$2,927,402		
Community Ventures Corporation (KY)		43	0	0	0	0	0	\$0	\$0		
East Akron Neighborhood Development Corporation Inc. (OH)		1	0	0	0	0	0	\$0	\$0		
Fahe, Inc. (KY)		0	10	0	0	0	0	\$22,360	\$1,972,026		
Fifth Avenue Committee, Inc. (FAC) (NY)		1	0	0	0	0	0	\$0	\$0		
Hispanic Housing Development Corporation (IL)		0	0	0	0	138	0	\$0	\$0		
Hope Enterprise Corporation (MS)		0	0	0	0	0	0	\$25,401	\$25,401		
Housing Resources of Western Colorado (CO)		1	0	0	0	0	0	\$0	\$0		
Kennebec Valley Community Action Program Housing Services (ME)		1	0	0	0	0	0	\$0	\$0		
LaCasa, Inc. (IN)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Community Partners (NY)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Home Partners (MN)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Orange County (CA)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Toledo Region (OH)		2	0	0	0	0	0	\$0	\$0		
One Roof Community Housing (MN)		3	0	0	0	0	0	\$0	\$0		
St. Mary Development Corporation (OH)		0	0	0	40	40	0	\$0	\$12,409,058		
Wealth Watchers, Inc. (FL)		4	0	0	0	0	0	\$0	\$0		
Wyoming Housing Network (WY)		1	0	0	0	0	0	\$0	\$0		
<b>Michigan Totals</b>	<b>868.5</b>	<b>4,274</b>	<b>215</b>	<b>471</b>	<b>114</b>	<b>2,802</b>	<b>853</b>	<b>\$2,783,985</b>	<b>\$109,715,144</b>	<b>\$2,093,500</b>	<b>1,386</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**  
**Michigan 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
Dwelling Place of Grand Rapids Nonprofit Housing Corporation	0	4	0	313	6,852	\$0	\$80,486,949	\$2,189,750
Habitat for Humanity of Michigan	4,649	234	565	0	15	\$3,085,323	\$81,889,148	\$1,651,250
Kalamazoo Neighborhood Housing Services, Inc.	3,203	296	273	11	0	\$163,821	\$61,536,882	\$1,264,250
Lighthouse MI	635	0	0	298	0	\$0	\$70,179,939	\$1,327,000
Metro Community Development, Inc.	988	74	294	0	3	\$7,704,532	\$17,773,230	\$1,332,500
MiSide	2,346	94	0	156	0	\$0	\$62,652,166	\$2,421,000
Northwest Michigan Community Action Agency, Inc.	1,788	104	728	16	75	\$206,516	\$60,035,647	\$1,263,250
Avenue Community Development Corporation (TX)	5	0	0	0	0	\$0	\$0	
BCL of Texas (TX)	6	1	0	0	0	\$0	\$181,000	
CHN Housing Partners (OH)	3,906	46	143	0	0	\$0	\$4,236,870	
Champlain Housing Trust (VT)	3	0	0	0	0	\$0	\$0	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$274,669,529	\$274,669,529	
Community Ventures Corporation (KY)	124	0	0	0	0	\$0	\$0	
DHIC, Inc. (NC)	1	0	0	0	0	\$0	\$0	
DevNW (OR)	1	0	0	0	0	\$0	\$0	
DreamKey Partners, Inc. (NC)	1	0	0	0	0	\$0	\$0	
East Akron Neighborhood Development Corporation Inc. (OH)	2	0	0	0	0	\$0	\$0	
Fahe, Inc. (KY)	0	56	1	0	0	\$3,732,290	\$10,618,105	
Fifth Avenue Committee, Inc. (FAC) (NY)	1	0	0	0	0	\$0	\$0	
First Nations Oweesta Corporation (CO)	0	0	0	0	0	\$1,225,000	\$1,225,000	
Hispanic Housing Development Corporation (IL)	0	0	0	0	0	\$0	\$0	
Homewise, Inc. (NM)	0	0	0	0	0	\$0	\$0	
Hope Enterprise Corporation (MS)	0	0	0	0	0	\$25,401	\$25,401	
Housing Development Fund, Inc. (CT)	2	0	0	0	0	\$0	\$0	
Housing Resources of Western Colorado (CO)	1	0	0	0	0	\$0	\$0	
Kennebec Valley Community Action Program Housing Services (ME)	1	0	0	0	0	\$0	\$0	
LaCasa, Inc. (IN)	20	0	0	0	0	\$0	\$0	
Manna, Inc. (DC)	1	0	0	0	0	\$0	\$0	
Mission Economic Development Agency (CA)	2	0	0	0	0	\$0	\$0	
Neighbor to Neighbor, Inc. (CO)	1	0	0	0	0	\$0	\$0	
NeighborWorks Community Partners (NY)	1	0	0	0	0	\$0	\$0	
NeighborWorks Dakota Home Resources (SD)	1	0	0	0	0	\$0	\$0	
NeighborWorks Green Bay (WI)	6	0	0	0	0	\$0	\$0	
NeighborWorks Home Partners (MN)	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 HomeOwnership Center Sacramento Region (CA)	1	0	0	0	0	\$0	\$0	
NeighborWorks Orange County (CA)	1	0	0	0	0	\$0	\$0	
NeighborWorks Toledo Region (OH)	4	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Baltimore, Inc. (MD)	5	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Chicago, Inc. (IL)	3	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 Haven, Inc. (CT)	1	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Southwest Wisconsin, Inc. (WI)	1	1	0	0	0	\$0	\$143,153	
Neighborhood Partnership Housing Services (CA)	1	1	0	0	0	\$0	\$251,600	
New Kensington Community Development Corporation (PA)	1	0	0	0	0	\$0	\$0	
One Roof Community Housing (MN)	3	0	0	0	0	\$0	\$0	
Origin SC (SC)	4	0	0	0	0	\$0	\$0	
PathStone Corporation (NY)	1	0	0	0	0	\$0	\$0	
Pathfinder Services, Inc. (IN)	4	0	0	0	0	\$0	\$0	
Portland Housing Center (OR)	2	0	0	0	0	\$0	\$0	
St. Ambrose Housing Aid Center (MD)	1	0	0	0	0	\$0	\$0	
St. Mary Development Corporation (OH)	0	0	0	40	0	\$0	\$12,409,058	
Way Finders, Inc. (MA)	5	3	0	0	0	\$0	\$530,500	
Wealth Watchers, Inc. (FL)	4	0	0	0	0	\$0	\$0	
Wyoming Housing Network (WY)	5	0	0	0	0	\$0	\$0	
<b>Michigan Totals</b>	<b>17,745</b>	<b>914</b>	<b>2,004</b>	<b>834</b>	<b>6,945</b>	<b>\$290,812,412</b>	<b>\$738,844,178</b>	<b>\$11,449,000</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.**