

**NeighborWorks
in Iowa
FY 2025 Impact**

\$997,500

GRANTS FROM NEIGHBORWORKS AMERICA
to NeighborWorks organizations from core appropriation

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

2,699

**TOTAL HOUSING AND COUNSELING
SERVICES PROVIDED**

51

NEW HOMEOWNERS
Purchased homes with assistance or directly from
NeighborWorks organizations

2,364

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

299

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

27

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

257

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

63:1

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

\$62,469,363

**TOTAL INVESTMENT
in Iowa**

NeighborWorks in Iowa FY 2025 Impact

Organizations Located in Iowa

Community Housing Initiatives

Spencer

www.chihousing.com

Neighborhood Finance Corporation

Des Moines

www.neighborhoodfinance.org

NeighborWorks Home Solutions

Council Bluffs

www.nwhomesolutions.org

Organizations Also Operating in Iowa

CHN Housing Partners

www.chnhousingpartners.org

CommonBond Communities

www.commonbond.org

Southwest Minnesota Housing Partnership

www.swmhp.org

St. Mary Development Corporation

www.stmarydevelopment.org

NeighborWorks
Iowa 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
Community Housing Initiatives	30.5	0	0	0	142	1,643	0	\$0	\$23,815,884	\$315,500	79
NeighborWorks Home Solutions	3.0	0	0	0	0	40	0	\$0	\$1,785,306	\$269,500	27
Neighborhood Finance Corporation	25.5	0	49	257	0	0	0	\$18,411,222	\$36,579,273	\$412,500	194
CHN Housing Partners (OH)		1	2	0	0	0	0	\$0	\$288,900		
CommonBond Communities (MN)		0	0	0	0	347	0	\$0	\$0		
Community Concepts, Inc. (ME)		1	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		19	0	0	0	0	0	\$0	\$0		
GROW South Dakota (SD)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Blackhawk Region (WI)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Western Pennsylvania (PA)		2	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Chicago, Inc. (IL)		1	0	0	0	0	0	\$0	\$0		
North East Community Action Corporation (MO)		1	0	0	0	0	0	\$0	\$0		
Southwest Minnesota Housing Partnership (MN)		0	0	0	0	42	0	\$0	\$0		
St. Mary Development Corporation (OH)		0	0	0	0	292	0	\$0	\$0		
Iowa Totals	59.0	27	51	257	142	2,364	0	\$18,411,222	\$62,469,363	\$997,500	299

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
Iowa 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
Community Housing Initiatives	0	0	0	269	0	\$0	\$47,344,005	\$1,460,000
NeighborWorks Home Solutions	0	6	0	0	894	\$0	\$7,796,251	\$1,220,500
Neighborhood Finance Corporation	0	391	1,033	0	0	\$109,476,745	\$153,107,032	\$2,246,200
Affordable Housing, Education and Development (AHEAD), Inc. (NH)	3	0	0	0	0	\$0	\$0	
CHN Housing Partners (OH)	10	2	0	0	0	\$0	\$288,900	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$16,896,756	\$16,896,756	
CommonBond Communities (MN)	0	0	0	0	0	\$0	\$0	
Community Concepts, Inc. (ME)	1	0	0	0	0	\$0	\$0	
Community Ventures Corporation (KY)	273	0	0	0	0	\$0	\$0	
GROW South Dakota (SD)	3	0	0	0	0	\$0	\$0	
Hawaii HomeOwnership Center (HI)	1	1	0	0	0	\$0	\$174,590	
HomeSight (WA)	2	0	0	0	0	\$0	\$0	
Housing Resources of Western Colorado (CO)	1	0	0	0	0	\$0	\$0	
Mid Central Community Action (IL)	0	2	0	0	0	\$0	\$191,206	
Midwest Minnesota Community Development Corporation (MN)	0	0	0	0	0	\$44,465	\$44,465	
NW HomeStart, Inc. (IL)	24	15	0	0	0	\$0	\$1,578,705	
Neighbor to Neighbor, Inc. (CO)	1	0	0	0	0	\$0	\$0	
NeighborWorks Blackhawk Region (WI)	1	0	0	0	0	\$0	\$0	
NeighborWorks Dakota Home Resources (SD)	1	0	0	0	0	\$0	\$0	
NeighborWorks Southern Colorado (CO)	2	0	0	0	0	\$0	\$0	
NeighborWorks Western Pennsylvania (PA)	2	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Chicago, Inc. (IL)	1	0	0	0	0	\$0	\$0	
North East Community Action Corporation (MO)	2	1	0	0	0	\$0	\$181,800	
Southwest Minnesota Housing Partnership (MN)	1	1	0	0	0	\$0	\$221,657	
St. Mary Development Corporation (OH)	0	0	0	0	0	\$0	\$0	
Trellis (AZ)	2	0	0	0	0	\$0	\$0	
Wyoming Housing Network (WY)	1	0	0	0	0	\$0	\$0	
Iowa Totals	332	419	1,033	269	894	\$126,417,966	\$227,825,367	\$4,926,700

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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.