

NeighborWorks in Pennsylvania FY 2025 Impact

\$1,950,000

GRANTS FROM NEIGHBORWORKS AMERICA
to NeighborWorks organizations from core appropriation

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

12,022

TOTAL HOUSING AND COUNSELING
SERVICES PROVIDED

660

NEW HOMEOWNERS
Purchased homes with assistance or directly from
NeighborWorks organizations

3,682

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

2,576

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

4,787

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

316

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

799

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

108:1

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

\$210,154,879

TOTAL INVESTMENT
in Pennsylvania

NeighborWorks in Pennsylvania FY 2025 Impact

Organizations Located in Pennsylvania

HACE	Philadelphia	www.hacecdc.org
Housing Development Corporation MidAtlantic	Lancaster	www.hdcweb.org
Neighborhood Housing Services of Greater Berks, Inc.	Reading	www.nhsgb.org
NeighborWorks Northeastern Pennsylvania	Scranton	www.nwnepa.org
NeighborWorks Western Pennsylvania	Pittsburgh	www.neighborworkswpa.org
New Kensington Community Development Corporation	Philadelphia	www.nkcdc.org

Organizations Also Operating in Pennsylvania

Affordable Housing Alliance, Inc.	www.housingall.org
Arbor Housing and Development	www.arbordevelopment.org
CHN Housing Partners	www.chnhousingpartners.org
Fahe, Inc.	www.fahe.org
Fifth Avenue Committee, Inc. (FAC)	www.fifthave.org
Neighborhood Housing Services of Baltimore, Inc.	www.nhsbaltimore.org
Neighborhood Partnership Housing Services	www.nphsinc.org
New Jersey Community Capital	www.newjerseycommunitycapital.org
PathStone Corporation	www.pathstone.org
St. Mary Development Corporation	www.stmarydevelopment.org

**NeighborWorks
Pennsylvania 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
HACE	27.0	1,517	48	49	0	515	4	\$0	\$11,107,060	\$333,500	51
Housing Development Corporation MidAtlantic	115.0	0	2	0	164	2,732	2,428	\$0	\$45,355,293	\$512,250	318
NeighborWorks Northeastern Pennsylvania	18.0	781	115	249	1	3	144	\$430,311	\$24,816,098	\$333,250	97
NeighborWorks Western Pennsylvania	10.0	351	116	2	0	0	0	\$0	\$21,460,941	\$240,000	68
Neighborhood Housing Services of Greater Berks, Inc.	17.0	856	246	0	0	0	0	\$4,206,583	\$56,774,984	\$417,000	140
New Kensington Community Development Corporation	54.5	935	81	14	3	84	0	\$0	\$20,281,933	\$114,000	125
Affordable Housing Alliance, Inc. (NJ)		0	0	1	0	0	0	\$0	\$145,000		
Arbor Housing and Development (NY)		0	0	0	0	120	0	\$0	\$0		
BCL of Texas (TX)		1	0	0	0	0	0	\$0	\$0		
CHN Housing Partners (OH)		0	0	0	0	40	0	\$0	\$0		
Coastal Enterprises, Inc. (ME)		1	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		51	0	0	0	0	0	\$0	\$0		
Fahe, Inc. (KY)		0	8	0	0	0	0	\$0	\$2,986,592		
Fifth Avenue Committee, Inc. (FAC) (NY)		0	1	0	0	0	0	\$0	\$239,000		
HomeOwnership Center, Inc. (WV)		2	0	0	0	0	0	\$0	\$0		
Homewise, Inc. (NM)		1	0	0	0	0	0	\$0	\$0		
Housing Partnership for Morris County (NJ)		2	0	0	0	0	0	\$0	\$0		
Hudson River Housing, Inc. (NY)		3	0	0	0	0	0	\$0	\$0		
Interfaith Community Housing of Delaware, Inc. (DE)		39	0	0	0	0	0	\$0	\$0		
Ithaca Neighborhood Housing Services, Inc. (NY)		1	0	0	0	0	0	\$0	\$0		
Manna, Inc. (DC)		1	0	0	0	0	0	\$0	\$0		
Mission Economic Development Agency (CA)		1	0	0	0	0	0	\$0	\$0		
Mutual Housing Association of Greater Hartford, Inc. (CT)		1	0	0	0	0	0	\$0	\$0		
Neighbor to Neighbor, Inc. (CO)		1	0	0	0	0	0	\$0	\$0		
NeighborGood Partners, Inc. (DE)		44	0	0	0	0	0	\$0	\$0		
NeighborWorks Orange County (CA)		5	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Baltimore, Inc. (MD)		6	0	0	0	0	0	\$2,232	\$2,232		
Neighborhood Housing Services of New York City, Inc. (NY)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Partnership Housing Services (CA)		0	0	1	0	0	0	\$0	\$120,049		
New Jersey Community Capital (NJ)		0	0	0	0	0	0	\$650,000	\$1,440,110		

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
PathStone Corporation (NY)		178	43	0	0	101	0	\$564,082	\$10,445,224		
Penquis Community Action Program, Inc. (ME)		1	0	0	0	0	0	\$0	\$0		
St. Joseph's Carpenter Society - Camden (NJ)		3	0	0	0	0	0	\$0	\$0		
St. Mary Development Corporation (OH)		0	0	0	39	87	0	\$0	\$14,980,364		
Wealth Watchers, Inc. (FL)		1	0	0	0	0	0	\$0	\$0		
Windham & Windsor Housing Trust (VT)		3	0	0	0	0	0	\$0	\$0		
Pennsylvania Totals	241.5	4,787	660	316	207	3,682	2,576	\$5,853,208	\$210,154,879	\$1,950,000	799

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
Pennsylvania 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
HACE	6,244	162	322	75	8	\$0	\$52,112,814	\$1,399,000
Housing Development Corporation MidAtlantic	0	10	0	606	15,459	\$0	\$108,802,555	\$2,218,000
NeighborWorks Northeastern Pennsylvania	3,097	489	823	5	733	\$1,747,611	\$94,069,868	\$1,356,500
NeighborWorks Western Pennsylvania	1,867	578	2	0	0	\$0	\$93,817,271	\$1,265,000
Neighborhood Housing Services of Greater Berks, Inc.	3,428	1,209	22	0	0	\$17,880,944	\$237,553,872	\$2,172,700
New Kensington Community Development Corporation	5,706	367	95	3	0	\$0	\$84,861,993	\$1,219,500
Affordable Housing Alliance, Inc. (NJ)	6	0	5	0	0	\$0	\$2,119,000	
Arbor Housing and Development (NY)	10	0	0	0	0	\$0	\$0	
Avenue Community Development Corporation (TX)	5	0	0	0	0	\$0	\$0	
Avesta Housing Development Corporation (ME)	1	0	0	0	0	\$0	\$0	
BCL of Texas (TX)	2	0	0	0	0	\$0	\$0	
CHN Housing Partners (OH)	5	1	0	40	0	\$0	\$15,248,468	
Champlain Housing Trust (VT)	1	0	0	0	0	\$0	\$0	
Chautauqua Home Rehabilitation and Improvement Corporation (NY)	4	0	0	0	0	\$0	\$0	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$196,308,805	\$196,308,805	
Coastal Enterprises, Inc. (ME)	1	0	0	0	0	\$0	\$0	
Codman Square Neighborhood Development Corp. (MA)	2	1	0	0	0	\$0	\$399,900	
Community Ventures Corporation (KY)	226	0	0	0	0	\$0	\$0	
CommunityWorks North Dakota (ND)	1	0	0	0	0	\$0	\$0	
DreamKey Partners, Inc. (NC)	6	0	0	0	0	\$0	\$0	
East Akron Neighborhood Development Corporation Inc. (OH)	2	0	0	0	0	\$0	\$0	
Fahe, Inc. (KY)	0	23	0	0	0	\$0	\$7,854,273	
Fifth Avenue Committee, Inc. (FAC) (NY)	0	1	0	0	0	\$0	\$239,000	
Frontier Housing, Inc. (KY)	0	1	0	0	0	\$0	\$66,520	
GROW South Dakota (SD)	0	271	0	0	0	\$0	\$53,071,089	
Home HeadQuarters, Inc. (NY)	2	0	0	0	0	\$0	\$0	
HomeOwnership Center, Inc. (WV)	3	0	0	0	0	\$0	\$0	
Homeport (OH)	2	0	0	0	0	\$0	\$0	
Homewise, Inc. (NM)	3	1	0	0	0	\$231,250	\$244,258	
Housing Development Fund, Inc. (CT)	1	0	0	0	0	\$0	\$0	
Housing Partnership for Morris County (NJ)	19	3	0	0	0	\$0	\$382,500	
Hudson River Housing, Inc. (NY)	3	0	0	0	0	\$0	\$0	
Interfaith Community Housing of Delaware, Inc. (DE)	206	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
Ithaca Neighborhood Housing Services, Inc. (NY)	6	0	0	0	0	\$0	\$0	
Manna, Inc. (DC)	5	0	0	0	0	\$0	\$0	
Mission Economic Development Agency (CA)	2	0	0	0	0	\$0	\$0	
Mutual Housing Association of Greater Hartford, Inc. (CT)	1	0	0	0	0	\$0	\$0	
NEST (CT)	1	0	0	0	0	\$0	\$0	
Neighbor to Neighbor, Inc. (CO)	3	0	0	0	0	\$0	\$0	
NeighborGood Partners, Inc. (DE)	224	0	0	0	0	\$60,000	\$120,000	
NeighborWorks Home Partners (MN)	2	1	0	0	0	\$0	\$246,802	
NeighborWorks Housing Solutions (MA)	2	1	0	0	0	\$0	\$153,000	
NeighborWorks Montana (MT)	2	0	0	0	0	\$0	\$0	
NeighborWorks Orange County (CA)	19	1	13	0	0	\$0	\$1,447,100	
NeighborWorks Southern Colorado (CO)	4	0	0	0	0	\$0	\$0	
NeighborWorks Toledo Region (OH)	0	0	0	0	0	\$0	\$0	
NeighborWorks of Grays Harbor County (WA)	1	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Baltimore, Inc. (MD)	37	0	0	0	0	\$5,119	\$5,119	
Neighborhood Housing Services of Chicago, Inc. (IL)	4	1	0	0	0	\$0	\$226,451	
Neighborhood Housing Services of Los Angeles County (CA)	1	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of New York City, Inc. (NY)	2	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of South Florida, Inc. (FL)	2	0	0	0	0	\$0	\$0	
Neighborhood Partnership Housing Services (CA)	0	0	1	0	0	\$0	\$120,049	
New Jersey Community Capital (NJ)	0	0	0	0	0	\$3,950,000	\$6,354,578	
NewVue Communities, Inc. (MA)	1	0	0	0	0	\$0	\$0	
Origin SC (SC)	4	0	1	0	0	\$0	\$69,420	
PathStone Corporation (NY)	644	146	0	0	0	\$1,043,828	\$32,411,285	
Penquis Community Action Program, Inc. (ME)	1	0	0	0	0	\$0	\$0	
Piedmont Housing Alliance (VA)	1	0	0	0	0	\$0	\$0	
Salisbury NHS (MD)	1	0	0	0	0	\$0	\$0	
St. Ambrose Housing Aid Center (MD)	2	1	0	0	0	\$0	\$166,199	
St. Joseph's Carpenter Society - Camden (NJ)	16	0	0	0	0	\$0	\$0	
St. Mary Development Corporation (OH)	0	0	0	39	0	\$0	\$14,980,364	
Suncoast Housing Connections (FL)	1	0	0	0	0	\$0	\$0	
Troy Rehabilitation & Improvement Program, Inc. (NY)	1	0	0	0	0	\$0	\$0	
Way Finders, Inc. (MA)	0	1	0	0	0	\$0	\$128,000	
Wealth Watchers, Inc. (FL)	5	2	0	0	0	\$0	\$586,226	
Windham & Windsor Housing Trust (VT)	5	0	0	0	0	\$0	\$0	
cdcb come dream. come build. (TX)	0	0	0	0	0	\$0	\$0	
Pennsylvania Totals	21,853	3,271	1,284	768	16,200	\$221,227,557	\$1,004,166,779	\$9,630,700

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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.