

NeighborWorks in Wisconsin FY 2025 Impact

\$1,512,250

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 Wisconsin.

6,522

**TOTAL HOUSING AND COUNSELING
SERVICES PROVIDED**

551

NEW HOMEOWNERS
Purchased homes with assistance or directly from
NeighborWorks organizations

2,728

RENTAL HOMES

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

173

HOMES REPAIRED

Owner-occupied and rental homes improved with
basic repairs

3,006

CUSTOMERS COUNSELED AND EDUCATED

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

64

HOMEOWNERS WITH PRESERVED HOMES

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

498

JOBS CREATED AND/OR MAINTAINED

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

319:1

GRANTS LEVERAGE

Total investment per dollar of grants from
federally appropriated funds

\$482,386,690

**TOTAL INVESTMENT
in Wisconsin**

NeighborWorks in Wisconsin FY 2025 Impact

Organizations Located in Wisconsin

Housing Resources, Inc.	Milwaukee	www.hri-wi.org
Impact Seven, Inc.	Rice Lake	www.impactseven.org
NeighborWorks Badgerland	Kenosha	www.nwbadgerland.org
NeighborWorks Blackhawk Region	Beloit	www.nwblackhawkregion.org
NeighborWorks Green Bay	Green Bay	www.nwgreenbay.org

Organizations Also Operating in Wisconsin

CommonBond Communities	www.commonbond.org
Fahe, Inc.	www.fahe.org
First Nations Oweesta Corporation	www.oweesta.org
Hispanic Housing Development Corporation	www.hhdc.org
Neighborhood Partnership Housing Services	www.nphsinc.org
One Roof Community Housing	www.1roofhousing.org
Southwest Minnesota Housing Partnership	www.swmhp.org

NeighborWorks
Wisconsin 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
Housing Resources, Inc.	26.5	2,262	335	8	0	0	0	\$0	\$68,134,742	\$222,500	195
Impact Seven, Inc.	77.5	0	0	0	40	1,619	0	\$46,480,000	\$349,183,033	\$477,750	142
NeighborWorks Badgerland	2.0	0	0	0	0	8	0	\$1,055,000	\$1,072,587	\$197,500	2
NeighborWorks Blackhawk Region	5.5	110	52	0	0	45	0	\$157,500	\$10,308,162	\$269,500	44
NeighborWorks Green Bay	21.5	536	141	45	2	245	173	\$718,250	\$48,996,360	\$340,000	104
Neighborhood Housing Services of Southwest Wisconsin, Inc.	0.0	22	16	8	0	23	0	\$1,077,504	\$3,095,860	\$5,000	12
Avesta Housing Development Corporation (ME)		1	0	0	0	0	0	\$0	\$0		
CommonBond Communities (MN)		0	0	0	0	606	0	\$0	\$0		
Community Frameworks (WA)		1	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		36	0	0	0	0	0	\$0	\$0		
Cornerstone Housing Partners (VT)		1	0	0	0	0	0	\$0	\$0		
DHIC, Inc. (NC)		1	0	0	0	0	0	\$0	\$0		
Fahe, Inc. (KY)		0	1	0	0	0	0	\$8,997	\$290,903		
First Nations Oweesta Corporation (CO)		0	0	0	0	0	0	\$250,000	\$250,000		
Hawaiian Community Assets, Inc. (HI)		2	0	0	0	0	0	\$0	\$0		
Hispanic Housing Development Corporation (IL)		0	0	0	0	182	0	\$0	\$0		
Homewise, Inc. (NM)		3	0	0	0	0	0	\$0	\$0		
NeighborWorks Home Partners (MN)		3	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Chicago, Inc. (IL)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Partnership Housing Services (CA)		1	0	1	0	0	0	\$0	\$55,710		
One Roof Community Housing (MN)		24	5	2	0	0	0	\$151,958	\$856,462		
Origin SC (SC)		2	0	0	0	0	0	\$0	\$0		
Southwest Minnesota Housing Partnership (MN)		0	1	0	0	0	0	\$0	\$142,870		
Wisconsin Totals	133.0	3,006	551	64	42	2,728	173	\$49,899,209	\$482,386,690	\$1,512,250	498

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
Wisconsin 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
Housing Resources, Inc.	11,703	1,480	537	0	2	\$0	\$263,488,317	\$1,018,500
Impact Seven, Inc.	0	0	0	198	0	\$220,377,113	\$1,556,977,342	\$2,636,750
NeighborWorks Badgerland	0	0	0	2	2	\$1,055,000	\$1,148,542	\$998,000
NeighborWorks Blackhawk Region	1,078	350	10	0	0	\$465,750	\$55,179,530	\$1,209,250
NeighborWorks Green Bay	3,266	569	224	47	515	\$5,055,674	\$176,334,876	\$2,043,250
Neighborhood Housing Services of Southwest Wisconsin, Inc.	794	230	38	0	1	\$1,720,011	\$39,163,425	\$1,049,500
Affordable Housing Resources, Inc. (TN)	1	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)	0	0	0	0	0	\$0	\$0	
CHWC, Inc. (KS)	1	0	0	0	0	\$0	\$0	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$60,271,533	\$60,271,533	
CommonBond Communities (MN)	0	0	0	90	0	\$0	\$10,011,352	
Community Concepts, Inc. (ME)	2	0	0	0	0	\$0	\$0	
Community Frameworks (WA)	1	0	0	0	0	\$0	\$0	
Community Resources & Housing Development Corp. (CO)	0	0	0	32	0	\$0	\$7,798,496	
Community Ventures Corporation (KY)	160	0	0	0	0	\$0	\$0	
CommunityWorks North Dakota (ND)	1	0	0	0	0	\$0	\$0	
Cornerstone Housing Partners (VT)	1	0	0	0	0	\$0	\$0	
DHIC, Inc. (NC)	1	0	0	0	0	\$0	\$0	
Fahe, Inc. (KY)	0	3	0	0	0	\$354,697	\$636,603	
First Nations Oweesta Corporation (CO)	35	0	0	0	0	\$7,875,000	\$10,575,000	
Hawaiian Community Assets, Inc. (HI)	2	0	0	0	0	\$0	\$0	
Hispanic Housing Development Corporation (IL)	0	0	0	210	0	\$0	\$7,379,933	
Homewise, Inc. (NM)	3	0	0	0	0	\$0	\$0	
Hope Enterprise Corporation (MS)	0	0	0	0	0	\$3,478,000	\$4,338,000	
Housing Resources of Western Colorado (CO)	1	0	0	0	0	\$0	\$0	
Kalamazoo Neighborhood Housing Services, Inc. (MI)	5	0	0	0	0	\$0	\$0	
Midwest Minnesota Community Development Corporation (MN)	0	0	0	0	0	\$4,095,455	\$4,095,455	
NW HomeStart, Inc. (IL)	10	4	0	0	0	\$0	\$591,547	
NeighborWorks Home Partners (MN)	14	0	0	0	0	\$0	\$0	
NeighborWorks Housing Solutions (MA)	1	0	0	0	0	\$0	\$0	
NeighborWorks Pocatello (ID)	3	0	0	0	0	\$0	\$0	
Neighborhood Housing Services Oklahoma (OK)	2	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Chicago, Inc. (IL)	6	0	0	0	0	\$0	\$0	

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Neighborhood Housing Services of New Haven, Inc. (CT)	1	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of South Florida, Inc. (FL)	4	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of the Inland Empire, Inc. (CA)	1	0	0	0	0	\$0	\$0	
Neighborhood Partnership Housing Services (CA)	4	0	3	0	0	\$0	\$437,440	
Northwest Michigan Community Action Agency, Inc. (MI)	1	0	0	0	0	\$0	\$0	
One Roof Community Housing (MN)	148	55	17	0	0	\$878,644	\$8,344,214	
Origin SC (SC)	3	0	0	0	0	\$0	\$0	
Southwest Minnesota Housing Partnership (MN)	0	5	0	0	0	\$0	\$989,742	
Troy Rehabilitation & Improvement Program, Inc. (NY)	0	0	0	0	0	\$0	\$0	
United Housing, Inc. (TN)	1	0	0	0	0	\$0	\$0	
Way Finders, Inc. (MA)	2	1	0	0	0	\$0	\$149,000	
Windham & Windsor Housing Trust (VT)	2	0	0	0	0	\$0	\$0	
Wisconsin Totals	17,261	2,697	829	579	520	\$305,626,877	\$2,207,910,346	\$8,955,250

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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.