

NeighborWorks in Massachusetts FY 2025 Impact

\$4,605,610

GRANTS FROM NEIGHBORWORKS AMERICA
to NeighborWorks organizations from core appropriation

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

28,243

**TOTAL HOUSING AND COUNSELING
SERVICES PROVIDED**

586

NEW HOMEOWNERS
Purchased homes with assistance or directly from
NeighborWorks organizations

11,113

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

10,773

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

4,799

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

940

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

2,438

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

180:1

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

\$830,092,820

**TOTAL INVESTMENT
in Massachusetts**

NeighborWorks in Massachusetts FY 2025 Impact

Organizations Located in Massachusetts

Asian Community Development Corporation	Boston	www.asiancdc.org
Cambridge Neighborhood Apartment Housing Services, Inc.	Cambridge	www.homeownersrehab.org
Coalition for a Better Acre	Lowell	www.cbacre.org
Codman Square Neighborhood Development Corp.	Dorchester	www.csndc.com
Lawrence CommunityWorks, Inc.	Lawrence	www.lawrencecommunityworks.org
Madison Park Development Corporation	Roxbury	www.madison-park.org
Neighborhood of Affordable Housing - NOAH	East Boston	www.noahcdc.org
NeighborWorks Housing Solutions	Quincy	www.nhsmass.org
NewVue Communities, Inc.	Fitchburg	www.newvuecommunities.org
Nuestra Comunidad Development Corp.	Roxbury	www.nuestracdc.org
The Neighborhood Developers, Inc.	Chelsea	www.theneighborhooddevelopers.org
Urban Edge Housing Corporation	Roxbury	www.urbanedge.org
Way Finders, Inc.	Springfield	www.wayfinders.org

Organizations Also Operating in Massachusetts

Avesta Housing Development Corporation	www.avestahousing.org
Cornerstone Housing Partners	www.nwwwvt.org
Neighborhood Housing Services of Baltimore, Inc.	www.nhsbaltimore.org
Neighborhood Partnership Housing Services	www.nphsinc.org
NeighborWorks Salt Lake	www.nwsaltlake.org

NeighborWorks
Massachusetts 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
Asian Community Development Corporation	22.5	299	0	0	0	316	0	\$0	\$4,075	\$313,500	23
Cambridge Neighborhood Apartment Housing Services, Inc.	15.5	0	0	0	65	1,671	1,326	\$0	\$7,089,479	\$412,000	95
Coalition for a Better Acre	10.5	0	0	0	39	556	1,013	\$0	\$1,692,161	\$315,500	28
Codman Square Neighborhood Development Corp.	26.0	162	8	9	64	1,014	1,612	\$0	\$31,375,590	\$374,000	117
Lawrence CommunityWorks, Inc.	51.5	508	18	56	40	322	0	\$6,658,820	\$41,030,580	\$328,750	160
Madison Park Development Corporation	40.5	0	0	0	0	1,249	0	\$0	\$86,518	\$266,500	41
NeighborWorks Housing Solutions	137.5	1,091	167	815	161	949	264	\$2,264,638	\$309,647,192	\$403,250	349
Neighborhood of Affordable Housing - NOAH	24.0	298	58	6	5	387	76	\$0	\$32,619,137	\$234,000	82
NewVue Communities, Inc.	14.0	375	105	15	68	249	0	\$0	\$93,940,894	\$294,000	178
Nuestra Comunidad Development Corp.	4.5	0	0	0	47	892	0	\$0	\$36,688,751	\$273,000	426
The Neighborhood Developers, Inc.	36.0	73	0	0	113	762	0	\$0	\$55,308,546	\$611,110	154
Urban Edge Housing Corporation	32.0	658	69	16	72	1,499	5,712	\$0	\$83,107,461	\$386,500	218
Way Finders, Inc.	303.5	1,189	159	21	105	969	770	\$2,780,513	\$134,963,775	\$393,500	566
Affordable Housing, Education and Development (AHEAD), Inc. (NH)		10	0	0	0	0	0	\$0	\$0		
Avesta Housing Development Corporation (ME)		2	0	0	0	278	0	\$0	\$0		
BCL of Texas (TX)		2	0	0	0	0	0	\$0	\$0		
Champlain Housing Trust (VT)		1	0	0	0	0	0	\$0	\$0		
Coastal Enterprises, Inc. (ME)		10	0	0	0	0	0	\$0	\$0		
Community Concepts, Inc. (ME)		13	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		20	0	0	0	0	0	\$0	\$0		
Cornerstone Housing Partners (VT)		2	1	1	0	0	0	\$0	\$83,038		
Fifth Avenue Committee, Inc. (FAC) (NY)		4	0	0	0	0	0	\$0	\$0		
Homewise, Inc. (NM)		1	0	0	0	0	0	\$0	\$0		
Housing Development Fund, Inc. (CT)		4	0	0	0	0	0	\$0	\$0		
Kennebec Valley Community Action Program Housing Services (ME)		2	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)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Blackstone River Valley (RI)		30	0	0	0	0	0	\$0	\$0		
NeighborWorks Salt Lake (UT)		0	0	0	0	0	0	\$2,000,000	\$2,000,000		
NeighborWorks Southern Colorado (CO)		2	0	0	0	0	0	\$0	\$0		

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
NeighborWorks Southern New Hampshire (NH)		16	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Baltimore, Inc. (MD)		2	1	0	0	0	0	\$0	\$292,024		
Neighborhood Housing Services of Chicago, Inc. (IL)		2	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Los Angeles County (CA)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of New Haven, Inc. (CT)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of New York City, Inc. (NY)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Partnership Housing Services (CA)		2	0	1	0	0	0	\$0	\$163,600		
New Kensington Community Development Corporation (PA)		3	0	0	0	0	0	\$0	\$0		
Origin SC (SC)		1	0	0	0	0	0	\$0	\$0		
Penquis Community Action Program, Inc. (ME)		3	0	0	0	0	0	\$0	\$0		
Renaissance Community Loan Fund (MS)		1	0	0	0	0	0	\$0	\$0		
West Elmwood Housing Development Corp. (RI)		5	0	0	0	0	0	\$0	\$0		
Windham & Windsor Housing Trust (VT)		2	0	0	0	0	0	\$0	\$0		
Massachusetts Totals	718.0	4,799	586	940	779	11,113	10,773	\$13,703,971	\$830,092,820	\$4,605,610	2,438

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
Massachusetts 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
Asian Community Development Corporation	299	0	0	0	0	\$0	\$4,075	\$313,500
Cambridge Neighborhood Apartment Housing Services, Inc.	0	0	0	630	6,348	\$0	\$131,147,270	\$1,876,000
Coalition for a Better Acre	12	0	10	203	5,113	\$0	\$40,407,712	\$1,546,250
Codman Square Neighborhood Development Corp.	1,101	39	20	356	7,987	\$286,150	\$95,144,052	\$1,975,900
Lawrence CommunityWorks, Inc.	2,165	76	304	92	0	\$19,623,065	\$110,943,233	\$1,565,000
Madison Park Development Corporation	0	0	0	52	0	\$0	\$47,431,771	\$2,022,500
NeighborWorks Housing Solutions	5,180	907	1,858	337	954	\$8,498,098	\$1,180,073,494	\$2,680,500
Neighborhood of Affordable Housing - NOAH	1,912	249	94	53	1,424	\$0	\$143,433,767	\$1,755,250
NewVue Communities, Inc.	2,070	555	140	97	0	\$0	\$262,619,353	\$1,690,750
Nuestra Comunidad Development Corp.	0	0	0	107	0	\$0	\$69,423,529	\$1,908,500
The Neighborhood Developers, Inc.	229	0	0	422	0	\$0	\$184,526,378	\$2,534,185
Urban Edge Housing Corporation	4,776	362	107	212	26,991	\$0	\$291,279,463	\$2,646,400
Way Finders, Inc.	7,261	940	79	202	3,220	\$14,313,471	\$485,245,316	\$2,482,750
Affordable Housing, Education and Development (AHEAD), Inc. (NH)	26	0	0	0	0	\$0	\$0	
Arbor Housing and Development (NY)	2	0	0	0	0	\$0	\$0	
Avenue Community Development Corporation (TX)	15	0	0	0	0	\$0	\$0	
Avesta Housing Development Corporation (ME)	16	0	0	278	0	\$0	\$26,918,887	
BCL of Texas (TX)	7	0	0	0	0	\$0	\$0	
CHN Housing Partners (OH)	1	0	0	0	0	\$0	\$0	
Champlain Housing Trust (VT)	3	0	0	0	0	\$0	\$0	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$35,773,614	\$35,773,614	
Coastal Enterprises, Inc. (ME)	26	1	0	0	0	\$365,000	\$3,108,865	
Community Concepts, Inc. (ME)	24	0	0	0	0	\$0	\$0	
Community Ventures Corporation (KY)	74	0	0	0	0	\$0	\$0	
Cornerstone Housing Partners (VT)	3	1	2	0	0	\$0	\$86,752	
DHIC, Inc. (NC)	1	0	0	0	0	\$0	\$0	
Downstreet Housing & Community Development (VT)	2	0	0	0	0	\$0	\$0	
Fahe, Inc. (KY)	2	2	0	0	0	\$1,068,203	\$1,068,203	
Fifth Avenue Committee, Inc. (FAC) (NY)	4	0	0	0	0	\$0	\$0	
Home HeadQuarters, Inc. (NY)	2	0	0	0	0	\$0	\$0	
HomeOwnership Center, Inc. (WV)	1	0	0	0	0	\$0	\$0	
Homewise, Inc. (NM)	4	0	0	0	0	\$0	\$0	
Housing Development Fund, Inc. (CT)	12	0	0	0	0	\$0	\$0	
Housing Partnership for Morris County (NJ)	7	0	0	0	0	\$0	\$0	
Housing Resources of Western Colorado (CO)	1	0	0	0	0	\$0	\$0	
Housing Resources, Inc. (WI)	1	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)	2	0	0	0	0	\$0	\$0	
Kennebec Valley Community Action Program Housing Services (ME)	9	0	0	0	0	\$0	\$0	
LaCasa, Inc. (IN)	1	0	0	0	0	\$0	\$0	
Manna, Inc. (DC)	3	0	0	0	0	\$0	\$0	
Mutual Housing Association of Greater Hartford, Inc. (CT)	6	0	0	0	0	\$0	\$0	
NEST (CT)	11	0	0	0	0	\$0	\$0	
Neighbor to Neighbor, Inc. (CO)	1	0	0	0	0	\$0	\$0	
NeighborGood Partners, Inc. (DE)	3	0	0	0	0	\$0	\$0	
NeighborImpact (OR)	1	0	0	0	0	\$0	\$0	
NeighborWorks Blackstone River Valley (RI)	80	5	0	0	0	\$0	\$2,101,176	
NeighborWorks Home Partners (MN)	1	0	0	0	0	\$0	\$0	
NeighborWorks Laredo (TX)	1	0	0	0	0	\$0	\$0	
NeighborWorks Montana (MT)	1	0	0	0	0	\$0	\$0	
NeighborWorks New Horizons (CT)	3	0	0	0	0	\$0	\$0	
NeighborWorks Northeastern Pennsylvania (PA)	2	0	0	0	0	\$0	\$0	
NeighborWorks Orange County (CA)	0	1	0	0	0	\$0	\$532,667	
NeighborWorks Salt Lake (UT)	0	0	0	0	0	\$2,000,000	\$2,000,000	
NeighborWorks Southern Colorado (CO)	2	0	0	0	0	\$0	\$0	
NeighborWorks Southern New Hampshire (NH)	58	2	0	0	0	\$0	\$740,476	
Neighborhood Housing Services of Baltimore, Inc. (MD)	5	1	0	0	0	\$0	\$292,024	
Neighborhood Housing Services of Chicago, Inc. (IL)	3	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Los Angeles County (CA)	3	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of New Britain, Inc. (CT)	12	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of New Haven, Inc. (CT)	7	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of New York City, Inc. (NY)	1	0	0	0	0	\$0	\$0	
Neighborhood Partnership Housing Services (CA)	2	0	1	0	0	\$0	\$163,600	
New Kensington Community Development Corporation (PA)	5	0	0	0	0	\$0	\$0	
Origin SC (SC)	3	0	0	0	0	\$0	\$0	
PathStone Corporation (NY)	4	0	0	0	0	\$0	\$0	
Penquis Community Action Program, Inc. (ME)	8	0	0	0	0	\$0	\$0	
RUPCO, Inc. (NY)	2	0	0	0	0	\$0	\$0	
Renaissance Community Loan Fund (MS)	1	0	0	0	0	\$0	\$0	
RuralEdge (VT)	2	0	0	0	0	\$0	\$0	
St. Ambrose Housing Aid Center (MD)	1	0	0	0	0	\$0	\$0	
The Neighbor Project (IL)	2	0	0	0	0	\$0	\$0	

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West Elmwood Housing Development Corp. (RI)	8	1	0	0	0	\$0	\$380,000	
Windham & Windsor Housing Trust (VT)	17	1	0	0	0	\$0	\$242,990	
Wyoming Housing Network (WY)	1	0	0	0	0	\$0	\$0	
Massachusetts Totals	25,511	3,143	2,615	3,041	52,037	\$81,927,601	\$3,115,088,666	\$24,997,485

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.

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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).

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 FY2025 fiscal year, although they may have received grant funds or other resources during that time period.

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.