

**NeighborWorks
in Virginia
FY 2025 Impact**

\$1,787,000

GRANTS FROM NEIGHBORWORKS AMERICA
to NeighborWorks organizations from core appropriation

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

19,881

**TOTAL HOUSING AND COUNSELING
SERVICES PROVIDED**

141

NEW HOMEOWNERS
Purchased homes with assistance or directly from
NeighborWorks organizations

11,804

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

6,316

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

695

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

576

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

1,680

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

139:1

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

\$248,758,074

**TOTAL INVESTMENT
in Virginia**

NeighborWorks in Virginia FY 2025 Impact

Organizations Located in Virginia

Affordable Homes & Communities

Arlington

www.ahcommunities.org

Better Housing Coalition

Richmond

www.betterhousingcoalition.org

Community Housing Partners Corporation

Christiansburg

www.communityhousingpartners.org

Piedmont Housing Alliance

Charlottesville

www.piedmonthousingalliance.org

Organizations Also Operating in Virginia

Fahe, Inc.

www.fahe.org

Neighborhood Housing Services of Baltimore, Inc.

www.nhsbaltimore.org

Neighborhood Partnership Housing Services

www.nphsinc.org

Salisbury NHS

www.salisburynhs.org

NeighborWorks
Virginia 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
Affordable Homes & Communities	96.5	0	0	0	0	4,604	0	\$0	\$2,461,527	\$616,750	367
Better Housing Coalition	68.0	50	0	0	59	1,858	261	\$0	\$17,787,919	\$350,750	153
Community Housing Partners Corporation	345.5	78	73	403	369	4,653	6,002	\$0	\$70,129,655	\$445,750	888
Piedmont Housing Alliance	54.5	140	43	0	124	689	53	\$194,536	\$61,028,876	\$373,750	272
Avenue Community Development Corporation (TX)		2	0	0	0	0	0	\$0	\$0		
BCL of Texas (TX)		2	0	0	0	0	0	\$0	\$0		
Coastal Enterprises, Inc. (ME)		1	0	0	0	0	0	\$0	\$0		
Community Concepts, Inc. (ME)		5	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		55	0	0	0	0	0	\$0	\$0		
CommunityWorks In West Virginia, Inc. (WV)		1	0	0	0	0	0	\$0	\$0		
DHIC, Inc. (NC)		2	0	0	0	0	0	\$0	\$0		
DreamKey Partners, Inc. (NC)		1	0	0	0	0	0	\$0	\$0		
Eastern Eight Community Development Corporation (TN)		8	0	0	0	0	0	\$0	\$0		
Fahe, Inc. (KY)		299	25	169	287	0	0	\$9,407,659	\$96,967,248		
Hudson River Housing, Inc. (NY)		1	0	0	0	0	0	\$0	\$0		
Manna, Inc. (DC)		14	0	0	0	0	0	\$0	\$0		
NeighborGood Partners, Inc. (DE)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Home Partners (MN)		2	0	0	0	0	0	\$0	\$0		
NeighborWorks Housing Solutions (MA)		2	0	0	0	0	0	\$0	\$0		
NeighborWorks Montana (MT)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Orange County (CA)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Baltimore, Inc. (MD)		14	0	0	0	0	0	\$1,116	\$1,116		
Neighborhood Partnership Housing Services (CA)		3	0	3	0	0	0	\$0	\$360,895		
NewVue Communities, Inc. (MA)		1	0	0	0	0	0	\$0	\$0		
Origin SC (SC)		2	0	0	0	0	0	\$0	\$0		
PathStone Corporation (NY)		1	0	0	0	0	0	\$0	\$0		
Salisbury NHS (MD)		5	0	1	0	0	0	\$0	\$20,839		
St. Ambrose Housing Aid Center (MD)		2	0	0	0	0	0	\$0	\$0		
Windham & Windsor Housing Trust (VT)		1	0	0	0	0	0	\$0	\$0		
Virginia Totals	564.5	695	141	576	839	11,804	6,316	\$9,603,311	\$248,758,074	\$1,787,000	1,680

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
Virginia 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
Affordable Homes & Communities	0	0	0	872	0	\$0	\$291,655,475	\$3,289,250
Better Housing Coalition	53	8	0	692	4,161	\$0	\$111,391,109	\$1,874,750
Community Housing Partners Corporation	272	180	1,022	1,382	34,618	\$95,000	\$227,430,379	\$2,665,750
Piedmont Housing Alliance	1,211	128	0	255	789	\$1,940,136	\$139,647,168	\$1,586,235
Affordable Homes of South Texas, Inc. (TX)	2	0	0	0	0	\$0	\$0	
Affordable Housing Alliance, Inc. (NJ)	0	1	0	0	0	\$0	\$276,418	
Affordable Housing Resources, Inc. (TN)	1	0	0	0	0	\$0	\$0	
Avenue Community Development Corporation (TX)	6	0	0	0	0	\$0	\$0	
Avesta Housing Development Corporation (ME)	3	0	0	0	0	\$0	\$0	
BCL of Texas (TX)	2	0	0	0	0	\$0	\$0	
CHN Housing Partners (OH)	9	0	1	0	0	\$0	\$45,000	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$91,764,454	\$91,764,454	
Coastal Enterprises, Inc. (ME)	5	0	0	0	0	\$0	\$0	
Community Concepts, Inc. (ME)	6	0	0	0	0	\$0	\$0	
Community Development Long Island (NY)	2	0	0	0	0	\$0	\$0	
Community Ventures Corporation (KY)	196	0	0	0	0	\$0	\$0	
CommunityWorks In West Virginia, Inc. (WV)	1	0	0	0	0	\$0	\$0	
DHIC, Inc. (NC)	4	0	0	0	0	\$0	\$0	
DreamKey Partners, Inc. (NC)	4	0	0	0	0	\$0	\$0	
Eastern Eight Community Development Corporation (TN)	26	5	0	0	0	\$0	\$841,878	
Fahe, Inc. (KY)	867	113	703	383	0	\$22,422,079	\$160,591,485	
Fifth Avenue Committee, Inc. (FAC) (NY)	1	0	0	0	0	\$0	\$0	
Frontier Housing, Inc. (KY)	1	0	0	0	0	\$0	\$0	
Home HeadQuarters, Inc. (NY)	1	0	0	0	0	\$0	\$0	
Home Ownership Center of Greater Cincinnati, Inc., The (OH)	1	0	0	0	0	\$0	\$0	
HomeOwnership Center, Inc. (WV)	1	0	0	0	0	\$0	\$0	
HomeSource east tennessee (TN)	5	0	0	0	0	\$0	\$0	
Homeport (OH)	1	0	0	0	0	\$0	\$0	
Homewise, Inc. (NM)	3	0	0	0	0	\$0	\$0	
Hope Enterprise Corporation (MS)	0	0	0	0	0	\$1,610,718	\$1,610,718	
Housing Development Fund, Inc. (CT)	1	0	0	0	0	\$0	\$0	
Housing Resources, Inc. (WI)	1	0	0	0	0	\$0	\$0	
Hudson River Housing, Inc. (NY)	1	0	0	0	0	\$0	\$0	
Interfaith Community Housing of Delaware, Inc. (DE)	2	0	0	0	0	\$0	\$0	
La Casa de Don Pedro, Inc. (NJ)	0	1	0	0	0	\$0	\$275,000	
Manna, Inc. (DC)	96	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
Midwest Minnesota Community Development Corporation (MN)	0	0	0	0	0	\$20,833	\$20,833	
Native Partnership for Housing, Inc. (NM)	1	1	0	0	0	\$0	\$400,000	
Neighbor to Neighbor, Inc. (CO)	2	0	0	0	0	\$0	\$0	
NeighborGood Partners, Inc. (DE)	8	0	0	0	0	\$0	\$0	
NeighborWorks Blackstone River Valley (RI)	1	1	0	0	0	\$0	\$280,476	
NeighborWorks Boise (ID)	0	1	0	0	0	\$0	\$97,500	
NeighborWorks Community Partners (NY)	1	0	0	0	0	\$0	\$0	
NeighborWorks Home Partners (MN)	2	0	0	0	0	\$0	\$0	
NeighborWorks Housing Solutions (MA)	4	1	0	0	0	\$0	\$323,107	
NeighborWorks Montana (MT)	3	0	0	0	0	\$0	\$0	
NeighborWorks Northeastern Pennsylvania (PA)	1	1	0	0	0	\$0	\$284,043	
NeighborWorks Orange County (CA)	2	0	0	0	0	\$0	\$0	
NeighborWorks Southern Colorado (CO)	5	0	0	0	0	\$0	\$0	
NeighborWorks Western Pennsylvania (PA)	1	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)	66	0	0	0	0	\$2,116	\$2,116	
Neighborhood Housing Services of New Haven, Inc. (CT)	1	0	0	0	0	\$0	\$0	
Neighborhood Partnership Housing Services (CA)	3	0	4	0	0	\$0	\$717,895	
NewVue Communities, Inc. (MA)	1	0	0	0	0	\$0	\$0	
Origin SC (SC)	7	0	0	0	0	\$0	\$0	
PathStone Corporation (NY)	1	0	0	0	0	\$0	\$0	
Salisbury NHS (MD)	9	0	2	0	0	\$0	\$118,573	
St. Ambrose Housing Aid Center (MD)	10	0	0	0	0	\$0	\$0	
St. Joseph's Carpenter Society - Camden (NJ)	1	0	0	0	0	\$0	\$0	
Suncoast Housing Connections (FL)	2	0	0	0	0	\$0	\$0	
Tejano Center for Community Concerns (TX)	1	0	0	0	0	\$0	\$0	
Way Finders, Inc. (MA)	0	1	0	0	0	\$0	\$299,500	
Wealth Watchers, Inc. (FL)	2	0	0	0	0	\$0	\$0	
Windham & Windsor Housing Trust (VT)	1	0	0	0	0	\$0	\$0	
cdcb come dream. come build. (TX)	0	0	0	0	0	\$0	\$0	

Virginia Totals

2,922 442 1,732 3,584 39,568 \$117,855,336 \$1,028,073,127 \$9,415,985

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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.