

**NeighborWorks
in Indiana
FY 2025 Impact**

\$1,338,750

GRANTS FROM NEIGHBORWORKS AMERICA
to NeighborWorks organizations from core appropriation

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

2,078

**TOTAL HOUSING AND COUNSELING
SERVICES PROVIDED**

164

NEW HOMEOWNERS
Purchased homes with assistance or directly from
NeighborWorks organizations

1,211

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

19

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

650

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

34

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

527

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

43:1

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

\$58,000,227

**TOTAL INVESTMENT
in Indiana**

NeighborWorks in Indiana FY 2025 Impact

Organizations Located in Indiana

Intend Indiana	Indianapolis	www.IntendIndiana.org
LaCasa, Inc.	Goshen	www.lacasainc.net
Pathfinder Services, Inc.	Huntington	www.pathfinderservices.org
South Bend Heritage Foundation	South Bend	www.sbheritage.org

Organizations Also Operating in Indiana

Fahe, Inc.	www.fahe.org
Hispanic Housing Development Corporation	www.hhdc.org
New Directions Housing Corporation	www.ndhc.org
PathStone Corporation	www.pathstone.org
St. Mary Development Corporation	www.stmarydevelopment.org
The Housing Partnership, Inc.	www.WeAreHPI.org

**NeighborWorks
Indiana 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
Intend Indiana	24.0	28	61	0	0	14	0	\$5,990,863	\$22,228,869	\$374,000	119
LaCasa, Inc.	31.5	356	16	0	35	373	0	\$24,000	\$7,138,463	\$397,750	80
Pathfinder Services, Inc.	276.0	77	37	0	3	103	19	\$92,596	\$13,849,902	\$289,000	303
South Bend Heritage Foundation	24.0	0	0	19	0	391	0	\$0	\$174,840	\$278,000	26
Coastal Enterprises, Inc. (ME)		1	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		52	0	0	0	0	0	\$0	\$0		
Fahe, Inc. (KY)		0	36	0	0	0	0	\$0	\$12,506,901		
Habitat for Humanity of Michigan (MI)		1	0	0	0	0	0	\$0	\$0		
Hispanic Housing Development Corporation (IL)		0	0	0	0	181	0	\$0	\$0		
Housing Resources, Inc. (WI)		1	0	0	0	0	0	\$0	\$0		
Manna, Inc. (DC)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Montana (MT)		2	0	0	0	0	0	\$0	\$0		
NeighborWorks Orange County (CA)		3	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Chicago, Inc. (IL)		11	0	0	0	0	0	\$0	\$0		
New Directions Housing Corporation (KY)		0	0	15	0	0	0	\$0	\$115,211		
PathStone Corporation (NY)		111	12	0	0	12	0	\$0	\$1,651,850		
St. Mary Development Corporation (OH)		0	0	0	0	137	0	\$0	\$0		
The Housing Partnership, Inc. (KY)		6	2	0	0	0	0	\$0	\$334,191		
Indiana Totals	355.5	650	164	34	38	1,211	19	\$6,107,459	\$58,000,227	\$1,338,750	527

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
Indiana 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
Intend Indiana	79	104	22	0	0	\$17,189,426	\$83,177,003	\$1,638,500
LaCasa, Inc.	1,551	89	21	115	139	\$186,625	\$30,835,692	\$1,776,250
Pathfinder Services, Inc.	2,499	467	0	63	81	\$983,935	\$140,922,254	\$1,431,000
South Bend Heritage Foundation	29	4	110	30	65	\$0	\$8,385,654	\$1,546,750
Avenue Community Development Corporation (TX)	2	0	0	0	0	\$0	\$0	
Avesta Housing Development Corporation (ME)	2	0	0	0	0	\$0	\$0	
CHN Housing Partners (OH)	4	0	0	0	0	\$0	\$0	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$128,590,727	\$128,590,727	
Coastal Enterprises, Inc. (ME)	1	0	0	0	0	\$0	\$0	
Community Resources & Housing Development Corp. (CO)	1	0	0	0	0	\$0	\$0	
Community Ventures Corporation (KY)	370	0	0	0	0	\$3,372,500	\$9,090,220	
CommunityWorks North Dakota (ND)	1	0	0	0	0	\$0	\$0	
East Akron Neighborhood Development Corporation Inc. (OH)	2	0	0	0	0	\$0	\$0	
Fahe, Inc. (KY)	0	383	0	0	0	\$3,550,466	\$111,742,273	
Frontier Housing, Inc. (KY)	0	2	0	0	0	\$0	\$244,820	
Habitat for Humanity of Michigan (MI)	4	0	0	0	0	\$0	\$0	
Hispanic Housing Development Corporation (IL)	0	0	0	0	0	\$0	\$0	
HomeSource east tennessee (TN)	2	0	0	0	0	\$0	\$0	
Homewise, Inc. (NM)	4	0	0	0	0	\$0	\$0	
Housing Resources of Western Colorado (CO)	2	0	0	0	0	\$0	\$0	
Housing Resources, Inc. (WI)	1	0	0	0	0	\$0	\$0	
Kalamazoo Neighborhood Housing Services, Inc. (MI)	10	0	0	0	0	\$0	\$0	
Manna, Inc. (DC)	2	0	0	0	0	\$0	\$0	
Metro Community Development, Inc. (MI)	1	0	0	0	0	\$0	\$0	
Mission Economic Development Agency (CA)	1	0	0	0	0	\$0	\$0	
Neighbor to Neighbor, Inc. (CO)	2	0	0	0	0	\$0	\$0	
NeighborWorks Home Partners (MN)	1	0	0	0	0	\$0	\$0	
NeighborWorks Montana (MT)	2	0	0	0	0	\$0	\$0	
NeighborWorks Orange County (CA)	8	0	5	0	0	\$0	\$510,000	
NeighborWorks of Grays Harbor County (WA)	1	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Baltimore, Inc. (MD)	5	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Chicago, Inc. (IL)	55	1	0	0	0	\$0	\$127,000	
Neighborhood Housing Services of Greater Berks, Inc. (PA)	1	0	0	0	0	\$0	\$0	

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Neighborhood Housing Services of Hamilton, Inc. (OH)	2	0	0	0	0	\$0	\$0	
New Directions Housing Corporation (KY)	0	1	87	0	0	\$0	\$1,133,312	
One Roof Community Housing (MN)	1	0	0	0	0	\$0	\$0	
Origin SC (SC)	1	0	0	0	0	\$0	\$0	
PathStone Corporation (NY)	409	65	0	0	0	\$73,814	\$8,605,362	
St. Mary Development Corporation (OH)	0	0	0	0	0	\$0	\$0	
The Housing Partnership, Inc. (KY)	18	17	0	0	0	\$0	\$3,286,760	
United Housing, Inc. (TN)	1	0	0	0	0	\$0	\$0	
Universal Housing Development Corporation (AR)	1	0	0	0	0	\$0	\$0	
Wealth Watchers, Inc. (FL)	3	0	0	0	0	\$0	\$0	
cdcb come dream. come build. (TX)	0	0	0	0	0	\$0	\$0	
Indiana Totals	5,079	1,133	245	208	285	\$153,947,494	\$526,651,077	\$6,392,500

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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.