

NeighborWorks in New Jersey FY 2025 Impact

\$1,690,750

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 New Jersey.

3,503

**TOTAL HOUSING AND COUNSELING
SERVICES PROVIDED**

208

NEW HOMEOWNERS
Purchased homes with assistance or directly from
NeighborWorks organizations

1,002

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

586

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

1,445

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

242

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

714

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

93:1

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

\$157,176,940

**TOTAL INVESTMENT
in New Jersey**

NeighborWorks in New Jersey FY 2025 Impact

Organizations Located in New Jersey

Affordable Housing Alliance, Inc.	Neptune	www.housingall.org
Housing and Neighborhood Development Services, Inc.	Orange	www.handsinc.org
Housing Partnership for Morris County	Dover	www.housingpartnershipnj.org
La Casa de Don Pedro, Inc.	Newark	www.lacasanwk.org
New Jersey Community Capital	New Brunswick	www.newjerseycommunitycapital.org
St. Joseph's Carpenter Society - Camden	Camden	www.sjcscamden.org

Organizations Also Operating in New Jersey

Asian Americans for Equality, Inc.	www.aafe.org
Fifth Avenue Committee, Inc. (FAC)	www.fifthave.org
NeighborGood Partners, Inc.	www.neighborgoodpartners.org
Neighborhood Partnership Housing Services	www.nphsinc.org

NeighborWorks
New Jersey 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 Housing Alliance, Inc.	47.0	205	15	51	15	544	540	\$0	\$26,339,408	\$275,750	88
Housing Partnership for Morris County	11.0	730	54	17	0	0	0	\$0	\$15,040,434	\$213,000	38
Housing and Neighborhood Development Services, Inc.	3.5	0	0	10	0	20	1	\$0	\$255,450	\$187,000	5
La Casa de Don Pedro, Inc.	199.5	39	0	18	18	0	5	\$0	\$2,502,084	\$208,750	202
New Jersey Community Capital	49.5	0	112	0	95	353	0	\$19,946,622	\$96,811,250	\$523,250	259
St. Joseph's Carpenter Society - Camden	18.0	324	24	142	23	85	40	\$0	\$11,985,459	\$283,000	123
Affordable Housing, Education and Development (AHEAD), Inc. (NH)		2	0	0	0	0	0	\$0	\$0		
Asian Americans for Equality, Inc. (NY)		2	0	0	0	0	0	\$2,535,000	\$2,535,000		
Centro Campesino Farmworker Center, Inc. (FL)		2	0	0	0	0	0	\$0	\$0		
Coastal Enterprises, Inc. (ME)		1	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		22	0	0	0	0	0	\$0	\$0		
Fahe, Inc. (KY)		1	0	0	0	0	0	\$0	\$0		
Fifth Avenue Committee, Inc. (FAC) (NY)		11	2	0	0	0	0	\$0	\$876,081		
Greater Opportunities for Broome and Chenango, Inc. (NY)		1	0	0	0	0	0	\$0	\$0		
HACE (PA)		1	0	0	0	0	0	\$0	\$0		
Housing Development Fund, Inc. (CT)		2	0	0	0	0	0	\$0	\$0		
Hudson River Housing, Inc. (NY)		2	0	0	0	0	0	\$0	\$0		
Interfaith Community Housing of Delaware, Inc. (DE)		6	0	0	0	0	0	\$0	\$0		
Kennebec Valley Community Action Program Housing Services (ME)		1	0	0	0	0	0	\$0	\$0		
Manna, Inc. (DC)		2	0	0	0	0	0	\$0	\$0		
Mutual Housing Association of Greater Hartford, Inc. (CT)		1	0	0	0	0	0	\$0	\$0		
NeighborGood Partners, Inc. (DE)		14	1	0	0	0	0	\$0	\$231,538		
NeighborWorks Housing Solutions (MA)		2	0	0	0	0	0	\$0	\$0		
NeighborWorks Northeastern Pennsylvania (PA)		17	0	0	0	0	0	\$0	\$0		
NeighborWorks Orange County (CA)		6	0	0	0	0	0	\$0	\$0		
NeighborWorks Western Pennsylvania (PA)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Baltimore, Inc. (MD)		4	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Chicago, Inc. (IL)		1	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of Greater Berks, Inc. (PA)		8	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
Neighborhood Housing Services of New Britain, Inc. (CT)		2	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of New York City, Inc. (NY)		9	0	0	0	0	0	\$0	\$0		
Neighborhood Housing Services of South Florida, Inc. (FL)		3	0	0	0	0	0	\$0	\$0		
Neighborhood Partnership Housing Services (CA)		3	0	4	0	0	0	\$0	\$600,236		
New Kensington Community Development Corporation (PA)		13	0	0	0	0	0	\$0	\$0		
Penquis Community Action Program, Inc. (ME)		2	0	0	0	0	0	\$0	\$0		
RUPCO, Inc. (NY)		1	0	0	0	0	0	\$0	\$0		
St. Ambrose Housing Aid Center (MD)		1	0	0	0	0	0	\$0	\$0		
Troy Rehabilitation & Improvement Program, Inc. (NY)		1	0	0	0	0	0	\$0	\$0		
Wealth Watchers, Inc. (FL)		2	0	0	0	0	0	\$0	\$0		
New Jersey Totals	328.5	1,445	208	242	151	1,002	586	\$22,481,622	\$157,176,940	\$1,690,750	714

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
New Jersey 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 Housing Alliance, Inc.	1,361	139	248	74	3,559	\$0	\$129,753,190	\$1,623,250
Housing Partnership for Morris County	3,347	314	97	0	0	\$391,956	\$81,459,697	\$1,061,000
Housing and Neighborhood Development Services, Inc.	56	0	41	23	16	\$0	\$1,599,299	\$1,750,750
La Casa de Don Pedro, Inc.	570	193	235	126	94	\$0	\$78,318,962	\$1,149,250
New Jersey Community Capital	78	407	0	181	0	\$232,477,762	\$836,181,417	\$2,858,250
St. Joseph's Carpenter Society - Camden	1,945	66	509	89	288	\$0	\$30,905,461	\$1,664,500
Affordable Housing, Education and Development (AHEAD), Inc. (NH)	2	0	0	0	0	\$0	\$0	
Asian Americans for Equality, Inc. (NY)	7	1	0	0	0	\$3,585,000	\$3,910,767	
BCL of Texas (TX)	1	0	0	0	0	\$0	\$0	
CHN Housing Partners (OH)	3	0	0	0	0	\$0	\$0	
Centro Campesino Farmworker Center, Inc. (FL)	8	0	0	0	0	\$0	\$0	
Champlain Housing Trust (VT)	3	0	0	0	0	\$0	\$0	
Chautauqua Home Rehabilitation and Improvement Corporation (NY)	1	0	0	0	0	\$0	\$0	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$93,026,971	\$93,026,971	
Coastal Enterprises, Inc. (ME)	2	0	0	0	0	\$0	\$0	
Codman Square Neighborhood Development Corp. (MA)	1	0	0	0	0	\$0	\$0	
Community Concepts, Inc. (ME)	2	0	0	0	0	\$0	\$0	
Community Development Long Island (NY)	2	0	0	0	0	\$0	\$0	
Community Ventures Corporation (KY)	89	0	0	0	0	\$0	\$0	
Cornerstone Housing Partners (VT)	0	0	3	0	0	\$0	\$23,343	
DHIC, Inc. (NC)	3	0	0	0	0	\$0	\$0	
DreamKey Partners, Inc. (NC)	2	0	0	0	0	\$0	\$0	
East Akron Neighborhood Development Corporation Inc. (OH)	1	0	0	0	0	\$0	\$0	
Fahe, Inc. (KY)	1	0	1	0	0	\$7,370	\$7,370	
Fifth Avenue Committee, Inc. (FAC) (NY)	19	10	0	0	0	\$0	\$3,660,377	
Greater Opportunities for Broome and Chenango, Inc. (NY)	1	0	0	0	0	\$0	\$0	
HACE (PA)	13	0	0	0	0	\$0	\$0	
Hawaii HomeOwnership Center (HI)	1	0	0	0	0	\$0	\$0	
Home HeadQuarters, Inc. (NY)	3	0	0	0	0	\$0	\$0	
Homewise, Inc. (NM)	2	0	0	0	0	\$0	\$0	
Housing Development Fund, Inc. (CT)	8	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
Hudson River Housing, Inc. (NY)	2	0	0	0	0	\$0	\$0	
Interfaith Community Housing of Delaware, Inc. (DE)	36	0	0	0	0	\$0	\$0	
Kennebec Valley Community Action Program Housing Services (ME)	2	0	0	0	0	\$0	\$0	
Manna, Inc. (DC)	6	0	0	0	0	\$0	\$0	
Mutual Housing Association of Greater Hartford, Inc. (CT)	1	0	0	0	0	\$0	\$0	
NEST (CT)	4	0	0	0	0	\$0	\$0	
NeighborGood Partners, Inc. (DE)	42	1	0	0	0	\$0	\$231,538	
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	0	0	0	0	\$0	\$0	
NeighborWorks Montana (MT)	3	0	0	0	0	\$0	\$0	
NeighborWorks New Horizons (CT)	2	0	0	0	0	\$0	\$0	
NeighborWorks Northeastern Pennsylvania (PA)	51	0	0	0	0	\$0	\$0	
NeighborWorks Orange County (CA)	11	0	6	0	0	\$0	\$612,000	
NeighborWorks Salt Lake (UT)	0	0	0	0	0	\$2,000,000	\$33,900,000	
NeighborWorks Southern Colorado (CO)	1	0	0	0	0	\$0	\$0	
NeighborWorks Western Pennsylvania (PA)	3	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Baltimore, Inc. (MD)	7	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Chicago, Inc. (IL)	1	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Greater Berks, Inc. (PA)	15	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of New Britain, Inc. (CT)	5	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of New York City, Inc. (NY)	22	1	0	0	0	\$0	\$201,850	
Neighborhood Housing Services of South Florida, Inc. (FL)	5	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Southern Nevada, Inc. (NV)	2	0	0	0	0	\$0	\$0	
Neighborhood Partnership Housing Services (CA)	5	0	7	0	0	\$0	\$1,226,406	
New Kensington Community Development Corporation (PA)	32	1	0	0	0	\$0	\$140,610	
One Roof Community Housing (MN)	1	0	0	0	0	\$0	\$0	
PathStone Corporation (NY)	1	0	0	0	0	\$0	\$0	
Penquis Community Action Program, Inc. (ME)	2	0	0	0	0	\$0	\$0	
RUPCO, Inc. (NY)	9	0	0	0	0	\$0	\$0	
St. Ambrose Housing Aid Center (MD)	2	0	0	0	0	\$0	\$0	
Tampa Bay Neighborhood Housing Services (FL)	2	0	0	0	0	\$0	\$0	
Troy Rehabilitation & Improvement Program, Inc. (NY)	1	0	0	0	0	\$0	\$0	

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Way Finders, Inc. (MA)	1	1	0	0	0	\$0	\$170,000	
Wealth Watchers, Inc. (FL)	7	2	0	0	0	\$0	\$668,364	
New Jersey Totals	7,824	1,136	1,147	493	3,957	\$331,489,059	\$1,295,997,622	\$10,107,000

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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.