

# NeighborWorks in Minnesota FY 2025 Impact

# \$3,321,000

GRANTS FROM NEIGHBORWORKS AMERICA  
to NeighborWorks organizations from core appropriation

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

## 20,703

TOTAL HOUSING AND COUNSELING  
SERVICES PROVIDED

## 1,149

NEW HOMEOWNERS  
Purchased homes with assistance or directly from  
NeighborWorks organizations

## 14,208

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

## 3,840

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

## 1,359

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

## 123

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

## 1,341

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

## 144:1

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

# \$477,057,522

TOTAL INVESTMENT  
in Minnesota

# NeighborWorks in Minnesota FY 2025 Impact

## Organizations Located in Minnesota

<b>Aeon</b>	Minneapolis	<a href="http://www.aeon.org">www.aeon.org</a>
<b>CommonBond Communities</b>	St. Paul	<a href="http://www.commonbond.org">www.commonbond.org</a>
<b>Dayton's Bluff Neighborhood Housing Services, Inc.</b>	St. Paul	<a href="http://www.dbnhs.org">www.dbnhs.org</a>
<b>Midwest Minnesota Community Development Corporation</b>	Detroit Lakes	<a href="http://www.mmcdc.com">www.mmcdc.com</a>
<b>NeighborWorks Home Partners</b>	St. Paul	<a href="http://www.nwhomepartners.org">www.nwhomepartners.org</a>
<b>One Roof Community Housing</b>	Duluth	<a href="http://www.1roofhousing.org">www.1roofhousing.org</a>
<b>Southwest Minnesota Housing Partnership</b>	Slayton	<a href="http://www.swmhp.org">www.swmhp.org</a>

## Organizations Also Operating in Minnesota

<b>Fahe, Inc.</b>	<a href="http://www.fahe.org">www.fahe.org</a>
<b>First Nations Oweesta Corporation</b>	<a href="http://www.oweesta.org">www.oweesta.org</a>
<b>NeighborWorks Green Bay</b>	<a href="http://www.nwgreenbay.org">www.nwgreenbay.org</a>

**NeighborWorks**  
**Minnesota 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
Aeon	204.0	0	0	0	74	5,886	0	\$0	\$19,790,850	\$490,750	323
CommonBond Communities	161.0	0	0	0	0	5,862	0	\$0	\$54,420	\$668,750	161
Dayton's Bluff Neighborhood Housing Services, Inc.	5.0	0	7	10	0	25	0	\$396,082	\$9,627,701	\$326,500	40
Midwest Minnesota Community Development Corporation	38.5	28	410	2	18	281	0	\$19,140,299	\$172,346,332	\$534,000	246
NeighborWorks Home Partners	18.0	812	542	46	0	12	0	\$18,495,230	\$197,592,104	\$508,500	309
One Roof Community Housing	25.0	378	75	51	24	110	1	\$4,369,265	\$30,823,606	\$348,000	116
Southwest Minnesota Housing Partnership	27.5	104	113	14	1	2,032	3,839	\$2,600,018	\$45,751,902	\$444,500	146
Affordable Homes of South Texas, Inc. (TX)		1	0	0	0	0	0	\$0	\$0		
Community Ventures Corporation (KY)		30	0	0	0	0	0	\$0	\$0		
CommunityWorks North Dakota (ND)		3	0	0	0	0	0	\$0	\$0		
Fahe, Inc. (KY)		0	1	0	0	0	0	\$318,401	\$333,592		
First Nations Oweesta Corporation (CO)		0	0	0	0	0	0	\$500,000	\$500,000		
Housing Development Fund, Inc. (CT)		1	0	0	0	0	0	\$0	\$0		
NeighborWorks Green Bay (WI)		0	1	0	0	0	0	\$0	\$237,015		
Windham & Windsor Housing Trust (VT)		2	0	0	0	0	0	\$0	\$0		
<b>Minnesota Totals</b>	<b>479.0</b>	<b>1,359</b>	<b>1,149</b>	<b>123</b>	<b>117</b>	<b>14,208</b>	<b>3,840</b>	<b>\$45,819,296</b>	<b>\$477,057,522</b>	<b>\$3,321,000</b>	<b>1,341</b>

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**  
**Minnesota 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
Aeon	0	0	0	561	0	\$0	\$142,129,210	\$2,817,250
CommonBond Communities	0	0	0	1,035	0	\$0	\$293,484,826	\$3,209,750
Dayton's Bluff Neighborhood Housing Services, Inc.	0	25	77	58	0	\$2,977,102	\$53,299,018	\$1,634,500
Midwest Minnesota Community Development Corporation	135	581	35	74	72	\$150,330,425	\$730,785,955	\$2,817,000
NeighborWorks Home Partners	3,447	1,842	455	0	1	\$45,340,906	\$563,423,736	\$2,674,500
One Roof Community Housing	2,077	295	216	118	1	\$13,582,453	\$130,820,406	\$1,637,300
Southwest Minnesota Housing Partnership	635	236	92	1,774	18,468	\$2,966,932	\$250,085,056	\$2,243,500
Affordable Homes of South Texas, Inc. (TX)	1	0	0	0	0	\$0	\$0	
BCL of Texas (TX)	2	0	0	0	0	\$0	\$0	
CHWC, Inc. (KS)	2	1	0	0	0	\$0	\$281,188	
Chicanos Por La Causa, Inc. (AZ)	0	0	0	0	0	\$46,746,099	\$46,746,099	
Community Concepts, Inc. (ME)	1	0	0	0	0	\$0	\$0	
Community Ventures Corporation (KY)	219	0	0	0	0	\$0	\$0	
CommunityWorks North Dakota (ND)	33	0	0	0	0	\$0	\$0	
DevNW (OR)	1	0	0	0	0	\$0	\$0	
DreamKey Partners, Inc. (NC)	1	0	0	0	0	\$0	\$0	
Fahe, Inc. (KY)	0	2	0	0	0	\$2,473,401	\$22,298,592	
First Nations Oweesta Corporation (CO)	1	0	0	0	0	\$3,300,000	\$3,300,000	
GROW South Dakota (SD)	1	9	0	0	0	\$2,578,119	\$97,332,219	
Home HeadQuarters, Inc. (NY)	1	0	0	0	0	\$0	\$0	
Homewise, Inc. (NM)	1	0	0	0	0	\$0	\$0	
Housing Development Fund, Inc. (CT)	1	0	0	0	0	\$0	\$0	
Housing Resources, Inc. (WI)	1	0	0	0	0	\$0	\$0	
Impact Seven, Inc. (WI)	0	0	0	0	0	\$500,000	\$500,000	
Manna, Inc. (DC)	1	0	0	0	0	\$0	\$0	
Neighbor to Neighbor, Inc. (CO)	1	0	0	0	0	\$0	\$0	
NeighborWorks Blackhawk Region (WI)	0	1	0	0	0	\$0	\$151,463	
NeighborWorks Dakota Home Resources (SD)	2	0	0	0	0	\$0	\$0	
NeighborWorks Great Falls (MT)	1	0	0	0	0	\$0	\$0	
NeighborWorks Green Bay (WI)	0	1	0	0	0	\$0	\$237,015	
NeighborWorks Montana (MT)	3	0	0	0	0	\$0	\$0	
NeighborWorks Southern Colorado (CO)	10	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Chicago, Inc. (IL)	4	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of South Florida, Inc. (FL)	3	0	0	0	0	\$0	\$0	
Neighborhood Housing Services of Southwest Wisconsin, Inc. (WI)	3	0	0	0	0	\$0	\$0	

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Portland Housing Center (OR)	2	0	0	0	0	\$0	\$0	
Trellis (AZ)	1	0	0	0	0	\$0	\$0	
Way Finders, Inc. (MA)	1	0	0	0	0	\$0	\$0	
Windham & Windsor Housing Trust (VT)	3	0	0	0	0	\$0	\$0	
Wyoming Housing Network (WY)	1	0	0	0	0	\$0	\$0	
<b>Minnesota Totals</b>	<b>6,596</b>	<b>2,993</b>	<b>875</b>	<b>3,620</b>	<b>18,542</b>	<b>\$270,795,436</b>	<b>\$2,334,874,784</b>	<b>\$17,033,800</b>

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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.**