

Introduction to NeighborWorks America

NeighborWorks America is a public nonprofit organization, established by Congress in 1978 as the Neighborhood Reinvestment Corporation (through Public Law 95-557) to expand opportunities for people to live in sustainable affordable homes, improve their lives and strengthen their communities.

To achieve this mission, NeighborWorks America partners with more than 245 select local and regional affiliated nonprofit community development organizations working to revitalize urban, suburban and rural communities across all 50 states, the District of Columbia and Puerto Rico. NeighborWorks America offers these organizations financial support, technical assistance, training and other services to provide a range of services to meet the needs of their communities.

NeighborWorks America is rigorous in its oversight and annual assessment of the NeighborWorks organizations in its network and holds its affiliated organizations to high performance standards.

In FY 2016, NeighborWorks America and its affiliated NeighborWorks network:

- Leveraged more than \$7.1 billion in direct investment in distressed communities, primarily from the private sector – a ratio of \$91 for each dollar appropriated.
- Created 21,000 homeowners
- Developed 16,200 quality, affordable rental homes
- Preserved 12,700 affordable homes
- Repaired 55,600 homes
- Owned and/or managed 154,100 quality, affordable rental homes
- Provided counseling to 115,000 families and individuals on financial capability, pre-purchase, post-purchase, or foreclosure issues
- Issued nearly 18,900 training certificates to affordable housing and community development practitioners from roughly 2,700 nonprofit organizations and municipalities
- Created and supported an estimated 53,600 jobs in local communities across America



And, since its inception in 2008, the National Foreclosure Mitigation Counseling (NFMC) program administered by NeighborWorks America had counseled more than 2.1 million homeowners facing foreclosure.

In FY 2016, NeighborWorks America's total appropriation was \$175 million – which included:

- A Core appropriation of \$135 million and
- \$40 million appropriated for NFMC.

To learn more, go to www.NeighborWorks.org/Impact.

Local NeighborWorks organizations offer a range of services including:

- **Homeownership Preservation** – Home improvement services, loans and grants to finance or refinance improvements for existing owners of one-to-four family properties. Activities include rehabilitation, repair, hazard abatement, energy conservation, post-purchase counseling/education, and foreclosure/delinquency intervention.
- **Homeownership Promotion** – Activities promoting home ownership including financial capability and other education, pre-purchase counseling, foreclosure/delinquency prevention, financial assistance (both loans and grants), and the marketing and sale of newly developed properties.
- **Community Building & Engagement** – Programs and activities that prioritize resident engagement in effective and sustainable community development. Activities include developing resident leaders, facilitating community building events and activities, and supporting resident-driven groups and initiatives.
- **Property Management** - Activities associated with the day-to-day operating responsibility for managing real estate owned directly by the organization or by affiliated parties.
- **Real Estate Development/Asset Management** – Activities involved in developing real estate, regardless of whether the project is residential or commercial, and intended for rental or for-sale. Activities include conceptualizing projects, selecting and acquiring sites, managing design, assembling financing, and overseeing construction and lease-up. Asset management includes activities related to long-term responsibilities of ownership of real estate. Activities include deciding on the type of portfolio to be developed, market positioning of portfolio properties, refinancing, capital improvements, and selection and oversight of the property manager.
- **Lending and Loan Portfolio Management** – Activities involved in originating, underwriting, brokering and/or servicing amortized loans to individuals, nonprofits and businesses on a regular basis, and managing these loan portfolios. Loan portfolio management activities include a focus on risk analysis, concentration, liquidity, leverage, and impact, as well as proper documentation, back-office finance activities, workout agreements, foreclosures, and management of secured assets.
- **Other Significant Lines of Business** – In addition to the lines of business tracked by NeighborWorks America, NeighborWorks organizations often engage in many other programmatic areas including Resident Services, Community-Based Economic Development, Weatherization, Realty Services and Early Childhood Development Services.

