In communities across America, low- and moderate-income families face a severe shortage of rental housing. To combat this problem, NeighborWorks organizations are working to expand the supply of affordable rental homes by developing new properties and acquiring and rehabilitating existing ones. These units serve as assets to the communities where they are located and provide stable, secure homes for low- and moderate-income individuals and families, veterans, senior citizens, and people with disabilities.

**OUR APPROACH**

NeighborWorks America provides flexible grants, technical assistance, and training in asset management, financial structuring, and expense reduction to local NeighborWorks organizations.

- **Rental Housing Development:** NeighborWorks organizations develop a wide range of property types based on local community needs and characteristics. Developments include apartment buildings, townhouses, single-family homes and subdivisions, infill houses, mixed-income developments, shared-equity co-ops and land trust properties.

- **Asset and Portfolio Management:** NeighborWorks America helps nonprofits use performance data to manage their real estate holdings, offering clinics in portfolio management to help manage risks and optimize performance.

- **Resident Services:** Many NeighborWorks organizations provide enhanced resident services such as after-school programs, financial education, credit repair, employment training, programs for seniors, and health programs for children and adults. To support these efforts, NeighborWorks America provides resident services professionals with industry-leading training through the NeighborWorks Training Institutes and an annual convening.

**OUR WORK IN ACTION**

A number of NeighborWorks organizations are working to develop mixed-income rental developments. In 2016, the Community Development Corporation of Long Island (CDCLI) completed development of Wincoram Commons. By revitalizing what was once a blighted 17-acre site, CDCLI and its partners brought new life and economic vitality to the Brookhaven community. The final design included 176 mixed-income rental apartments and townhouses that are affordable to working families and seniors, a clubhouse with a fitness center and community space, a small downtown pedestrian plaza incorporating 9,000 square feet of office and retail space, reconfigured roadways and sidewalks.

NeighborWorks organizations acquired, developed, and/or preserved 13,700 rental units in FY 2021, bringing the total portfolio to 195,700.

384,690 services provided to residents of rental properties and surrounding communities

Participants in the Portfolio Strengthening Initiative reported significant cost savings and improved portfolio financial health.