

# America's Housing Crisis Requires Bold Solutions. NeighborWorks Delivers.

**For nearly 50 years**, NeighborWorks® America has been creating housing opportunities and investing in communities across the country. Though supply shortages have driven housing prices out of reach for many Americans, NeighborWorks and its network of local nonprofit organizations continue to build and preserve affordable homes through a broad range of innovative strategies.

## Our Approach

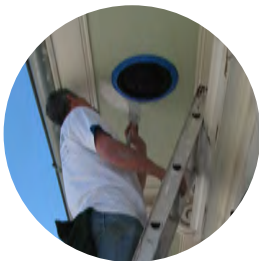
Together, NeighborWorks America and our network of nearly 250 nonprofit organizations are a key component of our nation's affordable housing delivery pipeline. NeighborWorks provides strategic support for network organizations, accelerating and magnifying their impact. Through a mix of flexible, catalytic grants, technical assistance, tools, training and capital resources, NeighborWorks invests in the skills and organizational strength of the network.

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**NeighborWorks' network has been named to the Builder 100 list of top homebuilders in the nation.**

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## NeighborWorks® America: How We Built Strong Communities in FY 2025



**We build homes.**  
3,605  
constructed homes



**We build opportunities.**  
90,899  
new homeowners  
(85% LMI)



**We build America.**  
\$24 Billion  
homeownership-  
related investment



## Constructing Affordability

To meet the infill housing needs of Kansas City, KS, Build WyCo is pioneering creative strategies to leverage the quality and affordability of factory-built modular and manufactured homes. Combining these alternative building technologies with designs that are sensitive to neighborhood context has allowed Build WyCo to create new homeownership opportunities and reinvest in the city's neighborhoods. Adding faster, more affordable construction methods to their toolbox - without compromising on quality - has increased the rate at which Build WyCo can meet the need for quality housing in the community.



- **Rental Development:** The NeighborWorks network builds and preserves a range of rental housing, from single-family rentals scattered throughout neighborhoods to mixed-use, high-rise developments that bring neighborhood-serving commercial offerings, resident services and more under one roof.
- **For-sale development:** In many communities, a scarcity of available homes is the biggest obstacle blocking aspiring buyers from achieving their homeownership dreams. To meet this need, NeighborWorks organizations develop single-family homes, condos, subdivisions and more.
- **Rehab/Repair:** Preserving existing homes is a key component of housing supply. NeighborWorks organizations offer a range of services, from small repairs for health and safety to large-scale renovation and rehabilitation of owner-occupied and rental homes.
- **Innovative Construction:** NeighborWorks organizations are testing alternative construction techniques for efficiency, savings and performance. These approaches include a range of factory-built modular, panelized and manufactured construction, as well as on-site approaches including 3-D printing.
- **Lending:** NeighborWorks organizations, as well as affiliated capital corporations, provide flexible, affordable capital to support real estate development.



## Building the "Missing Middle"

In Nashville, an overheated market and limited housing supply have pushed homeownership out of reach for many aspiring buyers. For over 30 years, Affordable Housing Resources, Inc. (AHR) has been building affordable for-sale homes and wealth-building opportunities for Nashville's low- and moderate-income workforce. AHR has grappled with the high cost of land, limitations on density, and regulatory fees that drive up the cost of development, but kept their homes affordable with a focus on "missing middle" homes, bringing condos, townhomes and smaller starter homes to the market to give families a foothold.