

Neighborhood Housing Services of New Haven

Empowering Families. Revitalizing Neighborhoods.



About Us

Neighborhood Housing Services (NHS) of New Haven is revitalizing New Haven's neighborhoods with a holistic approach to development that merges community building with direct services. NHS of New Haven acquires blighted properties (or vacant lots) in marginalized neighborhoods, then works to beautify, stabilize, and revitalize the community. Through our HomeOwnership Center, we provide financial workshops and individual counseling. In doing so, we are assisting low- and moderate-income families to repair their credit, maintain their finances, and stabilize their lives.



297

Affordable
properties sold



12,000

Graduates from
HOC counseling
programs



600

Received home
energy counseling

Our Mission

Neighborhood Housing Services of New Haven strengthens neighborhoods by developing affordable housing and increasing homeownership opportunities; providing homebuyer education and financial coaching; making homes safe, beautiful and energy efficient; and improving the perceptions of the communities in which we are working by helping residents take charge of their neighborhoods.

A Glimpse at What We Offer

Affordable Real Estate Development

NHS creates affordable housing through ground-up new construction or by rehabilitating historic homes. These houses are then sold to first-time homebuyers at a fraction of the cost of developing them. First-time buyers, especially low-income families striving to achieve homeownership, are one of the client populations that we serve. These are typically two-family houses, designed to help generate income. Homebuyers are poised to thrive in this environment after completing our free and required homebuyer education courses. Assisting in establishing generational wealth is just one step in our work towards neighborhood revitalization.

6 Unique Lines of Business

Our holistic approach to neighborhood revitalization is made possible by our 6 lines of businesses: Affordable Real Estate Development, HomeOwnership Center, HOC Realty, HOC Lending, I Heart My Home CT, and Community Building & Organizing. Further details are provided on the following page.



Reach Out!

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Neighborhood Housing Services of New Haven

6 Lines of Business



Affordable Real Estate Development

Our most recent venture was the new construction of four houses on previously vacant lots in the Newhallville neighborhood. These new homes are near other projects that NHS has completed in recent years and serves to bring new homeowners into this neighborhood.

In addition to this new construction, we are working on the rehabilitation of 2 homes, one of which is a historic building. Great care will be taken to retain as many of the architecturally significant features of this wonderful old house as possible. Lastly, we are partnering with the Yale Urban Design Workshop to build 4 two-family townhouses on Hazel Street in Newhallville.



HomeOwnership Center (HOC)

The HOC increases homeownership opportunities for individuals and families as a leading provider of pre- and post-purchase homebuyer education, financial coaching, and homeownership preservation services throughout Connecticut.

Throughout the past year, the HOC has taught over 800 students in our free homebuyer education courses. Additionally, we've provided mortgage delinquency and foreclosure prevention services to 162 individuals and families. Lastly, 566 customers enrolled in our Homebuyer Development Program and received individualized budget, credit counseling, and coaching.



HOC Realty

HOC Realty is a full-service, nonprofit real estate company committed to serving homebuyers, home sellers, and renters. We are committed to placing principles over profits by focusing on affordability, sustainability, and community stabilization to promote and develop stable, thriving neighborhoods.



HOC Lending

HOC Lending is a mission-based community development lender serving first-time homebuyers as well as existing homeowners, by offering a variety of loan products that meet their needs. Our goal is to support affordable housing that focuses on underserved, BIPOC, and low- and moderate-income communities.



I Heart My Home CT

I Heart My Home CT is the Community Sustainability Department's primary direct-service activity, focusing on how community residents live in their homes. It is a cost-free, one-stop shop, providing one-on-one home energy counseling for Connecticut residents to make home improvements for health, comfort, energy savings, and lower utility bills.

To date, \$2.5 million worth of home improvements have been undertaken, thanks to I Heart My Home CT's capacity to leverage and help residents deploy multiple sources of financing to support the work in their homes. These improvements range from health and safety barrier remediation, to weatherization, home electrification, and solar plus storage projects.



Community Building & Organizing (CB&O)

Community Building & Organizing has helped residents of the Newhallville neighborhood gain access to Beaver Ponds Park for the first time in decades, after countless hours spent collecting litter, removing weeds, and planting flowers.

Also, we help beautify neighborhoods through cultivating community gardens, creating healthy and happy communities, providing local leadership training, and coordinating volunteers from all over the Greater New Haven area and beyond. In the past year, we've had more than 450 volunteers which equates to a total of 2,365 hours of volunteering!



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Executive Leadership

Available for Interview



Jim Paley

Jim Paley has been the Executive Director of Neighborhood Housing Services of New Haven for the past 44 years. Since earning his doctorate from Cornell University in 1980, he has presided over a program that has grown from a small housing rehabilitation organization to a sophisticated housing development corporation that concentrates on neighborhood stabilization, resident leadership training, community organizing, affordable housing production, historic preservation, and homebuyer education programs.

Jim's professional expertise focuses on innovative financing packages; neighborhood revitalization strategies; homeownership education, counseling, and training; and project management. Jim is personally committed to green building practices, environmental sustainability, and social justice.

Bridgette Russell

For nearly 17 years, Bridgette has served as the Managing Director of our HomeOwnership Center at Neighborhood Housing Services of New Haven, managing the Center's program development for client services and staff training. She also directs operations for Pre- and Post- Purchase Curriculum Design, Credit Coaching, Financial Literacy, and Foreclosure Prevention/Mortgage Delinquency Counseling. In addition, she manages HOC Realty, the recently formed non-profit, full-service realty company which is the first of its kind in the state.

A graduate of the College of William and Mary with a degree in Political Science, Bridgette has also completed coursework with the NeighborWorks Training Institute. She also served as co-chair for NeighborWorks National HomeOwnership Center Advisory Board and currently serves as the Chair of the Housing Committee of the Greater New Haven NAACP where she serves on the Executive Board.

