

Impact Report

2024 - 2025

Neighborhood
Housing Services
of New Haven



Affordable HomeOwnership Development

Our biggest projects of the year have been restoration of 470 Howard Avenue and the gut rehabilitation of 27 Frank Street. 470 Howard Avenue is a historic property that was once a stately single-family house that had been turned into a rooming house and is now being redesigned as an owner-occupied three-family house. We are meticulously retaining its historic details and structure. 27 Frank Street is a single-family house constructed circa 1910. While not a historic structure per se, it is typical of the housing stock that was constructed in the Hill section of New Haven at the time, and we are fortunate that it was not demolished during the period of decline that afflicted many houses that fell into disrepair and were abandoned in this New Haven neighborhood in the 1990s.



470 Howard Ave. Front



470 Howard Ave. Interior



27 Frank St. Front



27 Frank St. Interior

HomeOwnership Center

Our HomeOwnership Center continues to provide the much-needed housing counseling and financial education that benefit first-time homebuyers! We have also begun rolling out our HomeOwnership Matters down payment assistance program, through which we provide 5-year forgivable loans to eligible first-time home buyers from historically disenfranchised communities.

Individuals Served

587

received education services

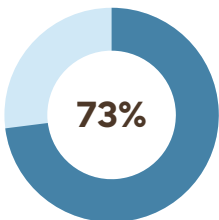
55

received foreclosure prevention counseling

195

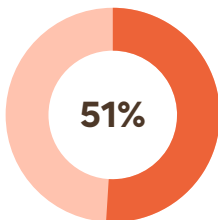
received homebuyer counseling

Client Outcomes



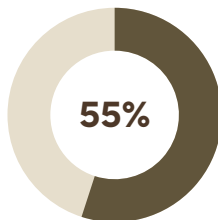
73%

Clients established the budget they set for themselves



51%

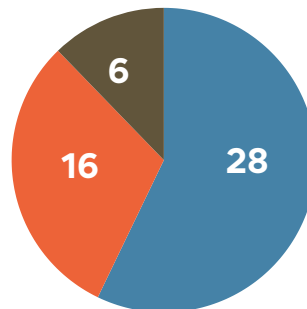
Counseling clients became mortgage-ready



55%

Counseling clients that avoided foreclosure

Workshops and Classes



- Homebuyer Education Classes
- Landlord Classes
- Financial Fitness Classes

Community Sustainability

This past year our Community Sustainability team has hosted 10 classes on Organic Gardening and Residential Storm Water Management. We've worked with dozens of community partners, state agencies and local and statewide organizations to raise community awareness and create resident engagement opportunities on energy equity and environmental justice matters. This work helps residents understand and participate in programming decisions, community development planning, and regulatory processes that impact their environment, their equitable access to resources, and the health and resilience of their homes and neighborhoods.



Active Participants

1250



New Participants

500



Housing Units

1750



Assisted our customers in completing home improvement projects worth a total of **\$3,238,000.00**.

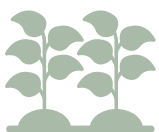


These projects included health and safety barrier remediation, basic weatherization, and add-on measures including insulation, windows, heat pump installations, solar, and more!

Community Building & Organizing

In 2024, the Community Building & Organizing Department has focused on increasing sustainable food production and environmental resilience in Newhallville and other underserved communities across New Haven. CB&O has worked all year with partner organizations to support eight urban gardens and farms. These gardens—such as the Learning Corridor, Ivy Street, Hazel Street, and Shepard Street—provide organic, nutritious food to the community while fostering a sense of unity and local pride.

Our volunteers and interns come from resident driven groups and local schools and universities throughout the year to pioneer innovative solutions to environmental challenges, such as repurposing plastic waste into sustainable structures; integrate community service into local curricula, fostering the next generation of leaders; improve safety and beautify public spaces; strengthen community ties; improve local infrastructure; and promote sustainable, long-term growth in Newhallville.



Growing Space

1.5 acres



Volunteers

310



Volunteer Hours

1,752

Looking forward to 2025



Affordable Homeownership Development

NHS will be constructing four duplex townhouses on Hazel Street in the Newhallville neighborhood in New Haven that will produce eight units of housing and bring four new first-time homebuyers into Newhallville. We also have plans to construct four additional two-family houses in the Hill and Newhallville neighborhoods. A portion of the funding for these four additional houses is already in place.



HomeOwnership Center

In 2025, we plan to continue providing our exceptional service for first-time homebuyers and expand our offerings even further! At the end of 2024, we launched the first of six sessions in a pilot program for our new and improved Personal Finance Boot Camp. As part of an incredible new partnership with Workforce Alliance's Next Steps Re-entry program, this series will not only be offered to our HOC customers, but also to people returning to their communities after involvement with the criminal justice system. We also plan to ramp up our HomeOwnership Matters Down Payment Assistance program. Keep an eye out for updates and new opportunities throughout the year.



Community Sustainability

Our 2025 organic gardening series will be starting January 25th. This perennial favorite prepares gardeners to get an early start to their gardening season.

I Heart My Home CT will be getting a facelift in 2025. Our high quality services will remain the same statewide. For now the new look and name are top secret, so stay tuned! We are also looking forward to introducing you to the amazing AmeriCorps members joining our team!



Community Building & Organizing

NHS CB&O is taking to heart the work of our national Network NeighborWorks America challenge to bring new mindsets and practices to test and strengthen co-creation with resident leaders. We currently support six resident driven groups (CPEN, NCSDC, NRx, Newhallville CMT, Inspired Communities, NHS-UCONN Farming Collective). We are committed to shared leadership and nuanced positionality, trust – based participatory funding, co-design and equitable decision making, collective accountability and relationships; we look forward to opportunities and repositioned risk and holistic and aligned interventions in housing and health.