

# Impact Report

2025

Neighborhood  
Housing Services  
of New Haven



## Affordable HomeOwnership Development

This year, Neighborhood Housing Services of New Haven continued its mission to strengthen neighborhoods and expand access to affordable homeownership through three transformative real estate projects. At 470 Howard Avenue, NHS completed one of its most ambitious restorations to date by revitalizing a long-vacant historic home into an owner-occupied three-family house. The project preserved the property's architectural heritage while creating an affordable homeownership opportunity for first-time homeowner Ashley Bailey, who has a personal connection to the home where she once lived as an infant. On Frank Street, NHS restored another once-vacant property through a comprehensive rehabilitation, transforming it into a safe, energy-efficient, and beautiful home for first-time buyer La'Rie McGruder. In Newhallville, NHS is nearing completion of its Hazel Street project, which consists of four newly constructed two-family homes. This innovative development adds eight new units of affordable housing and introduces a replicable model for sustainable, community-centered design.



470 Howard Avenue



470 Howard Avenue



27 Frank Street



Hazel Street Project

## HomeOwnership Center

In 2025, our housing specialists continued to provide counseling and educational services to our clients, teaching them foundational financial literacy skills, helping them work toward buying their first homes, and helping them stay in their homes that were facing foreclosure and eviction. We also piloted a new six-module Personal Finance Boot Camp Series with two cohorts: one focused on current HOC clients and one in partnership with WorkForce Alliance's Next Steps program serving people returning to their communities after incarceration. Lastly, we worked with the Greater New Haven NAACP, the Community Foundation for Greater New Haven, and M&T Bank Foundation to deliver and replenish our HomeOwnership Matters downpayment and closing costs assistance program, which provides 5-year forgivable loans to low- and moderate-income first-time homebuyers from historically disenfranchised communities.

### Individuals Served

466

received education services

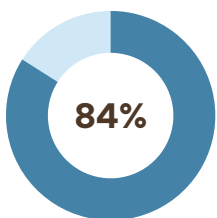
122

received foreclosure prevention counseling

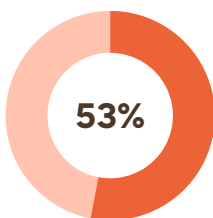
171

received homebuyer counseling

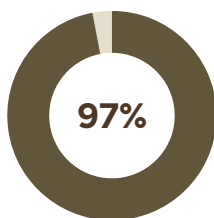
### Client Outcomes



Clients established the budget they set for themselves

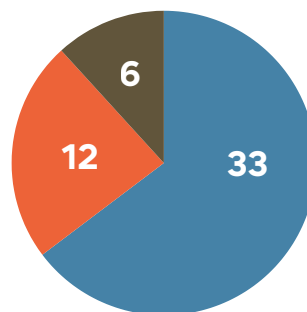


Counseling clients became mortgage-ready



Counseling clients who avoided foreclosure

### Workshops and Classes



- Homebuyer Education Classes
- Landlord Classes
- Financial Fitness Classes

# Community Sustainability

Throughout 2025, our Community Sustainability team continued to support resident-driven initiatives, engage in energy policy education, and serve participants through our flagship home energy counseling program. We hosted 11 classes on: climate change impacts and insurance for homeowners; the toxins in household products; three approaches to residential stormwater management; and a six-class series on organic vegetable gardening, supporting community food security. HomeEnergy ConneCT (formerly known as I Heart My Home CT) celebrated its 5th year with a new name and look. Federal funding clawbacks abruptly terminated two approved and contracted, multi-year EPA grants in partnership with the City of New Haven and other community partners. Program participants, including new enrollees, would have had access to more than \$6 million in funding for energy efficiency projects and our staffing to support them. We have worked hard to build new partnerships to make up for those losses. One noteworthy partnership has been with Generation Power CT, formerly known as Operation Fuel, which recognized us with their inaugural Power Partner award.



New Participants

200



Active Participants

1400



Housing Units

1900



We assisted our customers in completing home improvement projects worth a total of **\$4,200,000!**

*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

This year, Community Building & Organizing (CB&O) has worked side by side with residents on various community initiatives from supporting the growing of organic food to improving lighting with Project Lighten Up to help increase the perception of safety and reduce crime. We are especially pleased to complete our first project with Lights Out Connecticut for a dark sky retrofit and thank them along with Menunkatuck Audubon Society. We are also very appreciative of the support from the Greater New Haven Green Fund for our work in the STREET Garden.

Our work continues to evolve in the embedding of service learning, connecting volunteer opportunities, and working with academic institutions from preschool through colleges and universities, as well as adult learners. CB&O partnered with four academic institutions to provide service-learning opportunities and community organizing education: University of Connecticut, Southern Connecticut State University, Choate Rosemary Hall, and Dwight Hall at Yale Urban Fellows Program.



Volunteer Hours

3,000



Volunteers

453



Rain Gardens

12



# Looking Forward to 2026 – NHS of New Haven



## Affordable Homeownership Development

We're excited to announce our next set of affordable homeownership projects: four new two-family homes to be built on Winchester Avenue, Winthrop Avenue, Thompson Street, and Howard Avenue. In the future, we may consider using heat pumps and solar panels in the construction of all-electric houses. These projects will continue our mission of expanding affordable, sustainable homeownership opportunities in New Haven. We also continue to seek out properties in need of rehabilitation and/or adaptive reuse projects that could provide homeownership opportunities for first-time homebuyers.

## HomeOwnership Center

In 2026, we will be launching our Virtual Post-Purchase Class series on Estate Planning. We will be putting together a series on Preserving your Assets through Estate Planning and we will be partnering with industry professionals to facilitate the following topics: a deep dive into the intricacies of the different types of insurances; an examination of the ins and outs of wills and trust; and a course on home care/home maintenance for new homeowners. Last, but certainly not least, we are embarking on a comprehensive strategic marketing plan for the statewide expansion of our housing counseling services.

## Community Sustainability

In 2026, we will continue to serve new and existing HomeEnergy ConneCT participants, launch the state-of-the-art home energy data management system we developed with the support of the National Renewable Electric Laboratory (NREL), and develop and pilot residential stormwater counseling to accompany our home energy counseling work, thanks to the Long Island Sound Resilience Planning Support Program. Additionally, we are excited to partner with a Yale research team conducting a groundbreaking three-year study of indoor microbiomes and occupant health. We will be hiring a Policy Educator for energy equity, engagement and resilience, thanks to the generous support of the Barr Foundation. Finally, look for our annual six-class gardening training in early 2026, thanks to the Greater New Haven Green Fund.

## Community Building & Organizing

We are looking forward to holding our Resident Leadership Program starting in March of 2026, consisting of five in-person classes. We will continue to hold a monthly online "Lunch and Learn" for staff, board members, and partners. We are fully committed to our third year of re-imagining food pantries and supporting the work in growing organic food over three seasons. The challenges of food insecurity are significant in the neighborhoods in which we work, and resident leaders are taking the initiative to perform food rescue work. CB&O remains steadfast in its work with several of the Community Management Teams. We are looking forward to learning about the eight Ts of the Jemmott Community Engagement Model (trust, time, talk, tenacity, team, talent, transparency, and tireless faith).