



**NeighborWorks Southern Mass
Community Improvement Plan 2017-19
Executive Summary**

Mission

NeighborWorks Southern Mass believes that affordable housing and stable neighborhoods help individuals and families realize their full dignity and potential. We are a partnership of residents, businesses and local governments.

Our mission is to help people have a safe and affordable place to live. We accomplish this by developing and managing affordable housing, educating and assisting first time homebuyers, and helping homeowners repair and maintain their homes.

Organizational Profile, History and Accomplishments

NeighborWorks Southern Mass (NWSOMA) is governed by a board of directors of 21 members who represent neighborhood residents, business and local government. Neighborhood residents and low-income representatives make up more than one third of the board. NWSOMA is a chartered member of the national NeighborWorks® Network with administrative headquarters in Quincy and branch offices in Brockton and New Bedford. We provide services in more than 25 communities on the South Shore of Massachusetts. NWSOMA has a staff of eighteen full-time and part-time employees, an annual operating budget of \$3M and net assets of over \$2.8 million. NWSOMA has developed more than 250 units of affordable housing. We currently own 250 units and manage 259 units of affordable housing, and have an additional 400 units of affordable housing in various stages of development and pre-development. Our portfolio includes single and two-family units, multi-family apartment buildings and SRO (Single Room Occupancy) units and serves low-income families, veterans, people with disabilities and many formerly homeless individuals and families.

Since beginning our Homebuyer Program in 2000, NeighborWorks Southern Mass has educated more than 10,000 prospective homebuyers and assisted more than 4,000 buyers to purchase their first homes. We have provided personal finance training to more than 1000 individuals and provided lead paint abatement loans to more than 250 households. We have also provided foreclosure prevention counseling services to more than 2,800 homeowners since 2007 and have assisted more than 1,100 homeowners in making necessary repairs to their homes.

In the next three years, NWSOMA will:

- Hold more than 100 First Time Homebuyer Education Workshops and educate more than 2,500 prospective new homebuyers
- Assist 1,000 families and individuals in buying their first homes
- Provide Personal Financial Coaching to more than 100 community members
- Provide Foreclosure Prevention Services to more than 100 homeowners
- Provide Home Rehabilitation Assistance to over 100 homeowners
- Complete construction of more than 150 homes

Quincy

422 Washington Street
Quincy, MA 02169
Tel (617) 770-2227
Fax (617) 770-2249

Brockton

68 Legion Parkway
Brockton, MA 02301
Tel (508) 587-0950
Fax (508) 580-0951

New Bedford

80 Rivet Street
New Bedford, MA 02744
Tel (774) 328-9925
Fax (774) 328-9927