



"...2016 has had more meaning because of you and NHSW."

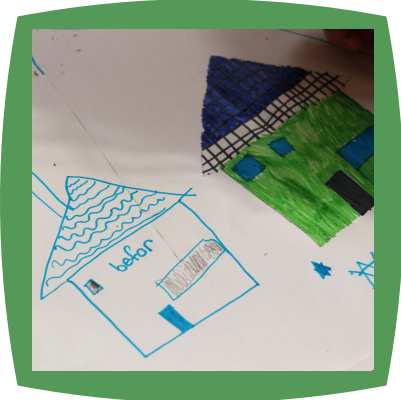
Xholina Nano
NHSW Volunteer



"Home is having a piece of mind."

Lavern Barnes
Waterbury Resident

Fun Fact:
NHSW worked with 15 different banks who presented to participants of our Homebuyer Education classes.



"Allowing me to participate has been an eyeopener. Thank you for what you do as a non-profit.."

Kimberly Kelly
NHSW RLT Graduate

Fun Fact:
7 Waterbury residents graduated from the NHSW Resident Leadership Training, in 2016.

"The education and information you provided allowed us to experience a smooth transition into becoming new homeowners."

Tenika & Kitzel Kee
NHSW Class Participants



At NHSW, 2016 was a good year! Continuing to provide homeownership & preservation counseling and education services, we expanded our reach and served 151 cities and towns throughout CT. Our collective efforts resulted in 129 new homeowners and 38 prevented foreclosures – **a total of over \$26 million direct investment.**

Providing quality housing is the core of our mission. With some of our land banked properties, we have finished the redesigned plans, acquired funding and started construction in 2017. We have a pipeline of projects aimed at maximizing our impact within our targeted neighborhood.

Residents are at the center of everything we do and encouraging community-building and resident leadership, NHSW's Resident Leadership Program 2015 graduate Erika Cooper received the national Dorothy Richardson Award for Resident Leadership. This prestigious award is bestowed annually in recognition of outstanding contributions by dedicated community leaders. Additionally, we continue to graduate residents, all of whom are working on ways to improve their communities.

The work we do is made possible by the generosity of our many supporters. NHSW is humbled by the support and excited for the future.

Thank you!

Kevin Taylor, Executive Director and Kevin Moran, Board President

CLIENT TESTIMONY

A client* facing foreclosure came to NHSW after falling behind on mortgage payments and not understanding the foreclosure process.

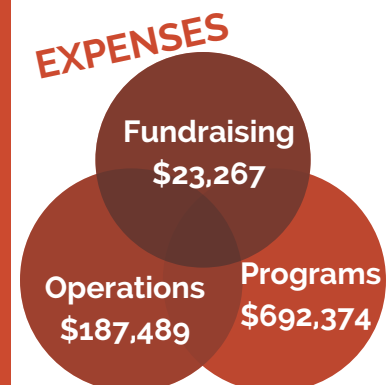
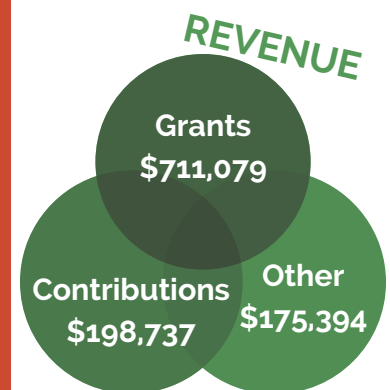
After meeting with our counselor, Maria Rivera, she ascertained that the client was already behind twelve months which had accumulated a delinquent mortgage debt of \$20,000. The client had a loss of income due to loss of employment and an increase of expenses. Due to the reduction of income the client was unable to meet all monthly obligations and credit cards were maxed out.

After reviewing the options, the client decided to apply for a modification. We executed an action plan and applied for a modification with the lender and for rescue funds through our local Housing Authority. The client was eventually denied a modification from the lender due to insufficient income even with a new part time job. However, the client was approved for the rescue funds. These funds brought the mortgage account current with the lender and the client resumed the regular monthly payments.

Our client is now able to stay in the home and not relocate the family from their school and friends. The client is very appreciative of the counseling services received from Neighborhood Housing Services of Waterbury.

*Client preferred to remain anonymous

FINANCIALS



NET ASSETS (beginning and year end)
\$2,127,794; \$2,309,874

Neighborhood Housing Services of Waterbury, Inc.

FY16

A NeighborWorks® Organization

NHS of Waterbury aims to revitalize our community through an inclusive approach by providing quality affordable housing, advancing community development initiatives, and fostering financial education, self-sufficiency, and vibrant neighborhoods.

Our Impact



129 Homeowners Created

730 Customers Counseled and Educated

167 Total Created Preserved Homes And Customers

38 Homeowners with Preserved or Rehabilitated Homes



\$162,500

Grants from NeighborWorks America



16

Jobs created and maintained

**estimated using IMPLAN*



\$26,521,094

Total private, philanthropic, and public investment



163:1

Ratio of total reported investment to total expendable and capital grants



\$454,803

Tax revenues generated in the overall economy



7

Total staff

(full-time equivalents)



nhswaterbury.org



NeighborWorks.org

**" A LIFE IS NOT IMPORTANT EXCEPT IN THE IMPACT IT HAS ON OTHER LIVES."
JACKIE ROBINSON, 1919-1972**

Thank you to all our 2016 Donors and Supporters!

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NHSW

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Neighborhood Housing Services of Waterbury is a 501c3 organization established in 1980 with the mission to revitalize our community through an inclusive approach by providing quality affordable housing, advancing community development initiatives, and fostering financial education, self-sufficiency, and vibrant neighborhoods.

