

Way Finders, formerly HAPHousing, is a private nonprofit corporation founded in 1972 whose mission is to light pathways and open doors to homes and communities where people thrive throughout western Massachusetts. Way Finders creates effective collaborations and partnerships to identify housing needs and implement innovative strategies to address those needs.

Way Finders provides rental assistance to more than 5,000 households, including the Family Self-Sufficiency Program that assists participants in achieving economic independence. As the regional Housing Consumer Education Center, Way Finders offers a variety of housing counseling and information services every day to tenants, rental property owners, homebuyers, and homeowners. We work to address homelessness through financial assistance and re-housing homeless families and administer residential resource centers providing emergency shelter, supportive services, and transitional housing programs that serve survivors of domestic violence and pregnant and parenting teens.

As a certified Full Cycle Lender through NeighborWorks®, Way Finders provides pre-purchase education and counseling, financial literacy education, and financial assistance for first-time homebuyers, post-purchase support, and foreclosure prevention counseling. For over 25 years, Way Finders has been actively involved in affordable housing development, participating in over 40 projects for a total of 1,040 units ranging from single family homes to single-room occupancy buildings and large multi-family buildings. Our Property & Asset Management line of business manages 575 units across 15 Way Finders owned properties and provides management services for three community partner owned properties. In keeping with Way Finders' "no wrong door" philosophy, Property & Asset Management's Resident Engagement programs promote the personal growth of our residents connecting them to services across our six lines of business.

Way Finders recognizes that effective community development depends on resident involvement - our Community Engagement team works with residents and relevant partners to develop workable strategies to improve the overall health and wellbeing of a community.

The interim 2017 Way Finders Community Investment Plan (CIP) is a regional approach for Western Massachusetts with projects in the Gateway Cities of Springfield and Holyoke. The Way Finders' interim CIP has three broad goals: (1) Development, Preservation, and Management of Affordable Housing; (2) Family Economic Stability and Asset Building; and (3) Comprehensive Community Development and Resident Engagement.

#### Development, Preservation, and Management of Affordable Housing

- 62 units in the pipeline for redevelopment or recapitalization.
- 222 units of new construction planned, including the construction of 70 studio and one bedroom units at 155 Pleasant Street in Northampton, MA (target completion date of Summer 2018).
- Continuation of our strategic efforts to implement green strategies, which saw the installation of Solar Energy Panels on our Parsons Village property in Easthampton, MA.

#### Economic Stability and Asset Building

- 522 individuals received first-time homebuyer education with 125 of those families purchasing their first home.
- 108 households benefitted from foreclosure prevention services.
- 50 households participating in MA Learning, Employment and Asset Program (MassLEAP).
- 158 residents connected to jobs through the Secure Jobs Initiative.

#### Community Development and Resident Engagement

- The continued growth of the Healthy Hill Initiative that engages 300 individuals in public health and safety in the Old Hill neighborhood of Springfield through fitness programs, better access to nutritious food, and collaboration on an innovative public safety initiative.
- 60 residents participating in implementing Watershops District and Old Hill Action Plans.
- Worked with 15 residents and 20 small business owners in the South End Public Safety Initiative.
- The redesign of a multi-generational resident leadership training program in Holyoke, MA that provides leadership training to the residents.
- The continued engagement of Resident Leadership Program alumni through the Way Finders' Holyoke Community Building and Engagement Advisory council.

