Breaking ground
Building Lives

Neighborhood Housing Services
Miami, florida

2006 Annual Report

MISSION AND OUTCOMES

Neighborhood Housing Services is committed to promoting neighborhood revitalization and affordable housing for low-to-moderate income residents in Miami-Dade County. In order to accomplish our mission, we are dedicated to:

1. Residents who are educated homebuyers and homeowners.

2. Residents who have adequate financial opportunities for buying and maintaining their homes.

3. Housing that is safe, decent, and financially affordable.

4. Revitalized neighborhoods where residents choose to invest time, money, and energy.

MESSAGE FROM ARDEN AND MAEDELL

2006 has been a record-breaking year of "firsts" for NHS. We achieved the milestone of assisting 170 families to become homeowners. We launched groundbreaking for housing development in West Little River and Homestead. As a result, affordable housing will become a reality for low and moderate income residents.

In June, CBS television briefly covered Neighbor Works®Week activities. Miami-Dade Mayor Carlos Alvarez and State of Florida Representative Dorothy Bendross-Mindingall read proclamations while Power 96 radio kept our adrenalin levels high. Five houses and six landscapings sprang to life under the skillful hands of Home Depot and other area volunteers who worked tirelessly in the hot Florida sun.

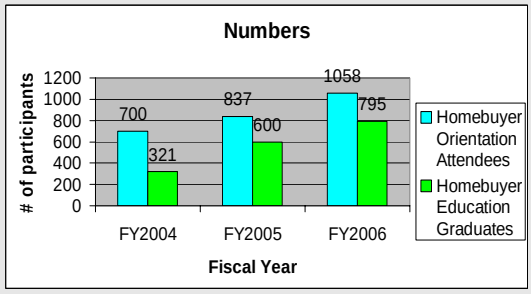
A comprehensive and progressive housing development was birthed this year, in the form of NHS and ADANAC merging forces to create NHS Housing Development LLC. To date, four houses in West Little River are under construction and eight houses in Homestead and one house in Brownsville will be built when NHS receives housing permits.

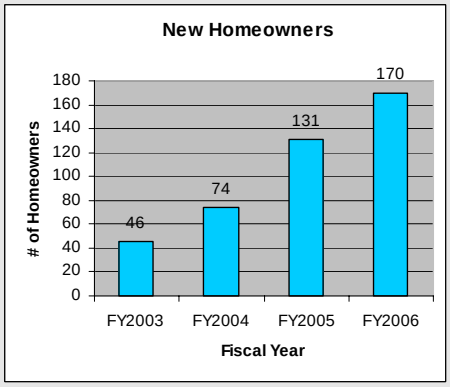
Our homeownership services increased significantly during the past year: the number of new homeowners went from 131 families to 170 families, a 23% increase. This represents a dollar value going from $16,175,975 to $25,040,282, an increase of 35%. During that same time period, NHS provided homebuyer education for over 700 families.

While we are very pleased with our innovations and achievements, we are intently visionary in looking forward to even higher success measures and expansions.

Arden Shank
Executive Director & President

Maedell Brown
Chair, Board of Directors





West Little River Groundbreaking L to R: Wayne Carter, Jorge Diaz-Silveira, Willy Borroto, Arden Shank, Jorge Luzarraga

Homestead Groundbreaking L to R: Arden Shank, Sylvia Unzueta, Commissioner Katy Sorenson

NeighborWorks®Week in Brownsville

L to R: Arden Shank, Miami-Dade Mayor Carlos Alvarez and State Representative Dorothy Bendross-Mindingall

Miami-Dade Mayor Carlos Alvarez (middle) with NHS staff

Local volunteer pitches In

Homebuyer Education Class

Board Member Donna Adams, Meribeth Shank, Mericia Appolon

Leadership Training Course graduates

Children pose for "Neighbors at the Park"

Board of Directors

Donna Adams, *Resident*
Patricia Algaze, *BankUnited*
Owen Blandford (Treasurer), *Resident*
Maedell Brown (Chair), *Resident*
Earnest Burnes, *Retired*
Rasha Soray-Cameau, *Miami NET Office*
Ramona Exum, *Resident*
Emilio Fernandez, *Citibank*
Robin Holley, *BankAtlantic*
Eric Johnson, (secretary), *MMAP*
Beverly Kovach, *Commercebank*
Maria Lee-Forbes (Vice-Chair), *WaMu*
Luldina Quinones, *Resident*

Leadership Council

Patricia Algaze, *BankUnited*
Marcia Barry-Smith, *BankAtlantic*
Ernest Baskette, *Neighborhood Housing Services of America*
Keith Bell, *Regions Financial Corporation*
Ana Cruz-Taura, *Federal Reserve Bank of Atlanta, Miami Branch*
Annetta Jenkins, *South Florida LISC*
Cecilia la Villa-Travieso, *Fannie Mae*
Karen Moore, *Miami-Dade Task Force on Urban Economic Revitalization*
Donald Phoenix, *NeighborWorks® America*
Claire Raley, *Washington Mutual*
Barbara Romani, *Citibank*
Denis Russ, *Miami Beach CDC*
Gloria Tang, *Hemisphere National Bank*

Staff

Arden Shank
Executive Director & President
Jorge Diaz
Director of Lending
Marc Williams
Director of Homeownership Training
Mericia Appolon
Community Organizer
Andrea Baker
Community Liaison
David Carty
Homeownership Counselor
Zaida Castro
Homeownership Facilitator
Jackie Duran
Homeownership Counselor
Deb Goldsmith
Assistant to Executive Director
Danielle Golondrino
Community Organizer
Valentia Lamothe
Homeownership Counselor
Lisette Marelli
Loan Processor
Eli Matos
Bookkeeper & Loan Servicer
Patricia Rodriguez
Intake Counselor
Gisselle Sanjur
Homeownership Counselor

"Thanks for helping us to get financing for our home. Otherwise, we would still be renters."
-Reginald & Tangela Moore

"Neighborhood Housing Services helped us find real solutions to discouragement and uncertainty about our future."
-April Vaughn

NeighborWorks® CHARTERED MEMBER

Neighborhood Housing Services (NHS) is a nonprofit "one-stop-shop" that turns housing dreams into a reality by providing affordable housing and neighborhood revitalization services throughout Miami-Dade County. Sponsored in part by Miami-Dade Housing Agency, services and classes are conducted in English, Spanish and Creole, through our partnership with Little Haiti Housing Association. Distinctive in its lending services, NHS offers a comprehensive set of training and lending options for first-time homeowners. A certified NeighborWorks® Homeownership Center, Neighborhood Housing Services is also a chartered member of the NeighborWorks® network, a nationwide network of 245 trained and certified community development organizations at work in more than 4,400 communities across America.

Neighborhood Housing Services

EQUAL HOUSING OPPORTUNITY

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