

Empowering.

ANNUAL

Creating.

REPORT

Revitalizing.

2011



FROM OUR BOARD CHAIR & PRESIDENT

Neighborhood Housing Services of South Florida continues to advance its mission of empowering individuals, creating affordable housing opportunities, and revitalizing neighborhoods in Miami-Dade and Broward Counties. In FY 2011, we graduated over 2,400 families from homebuyer education and counseled over 1,300 families facing the threat of foreclosure.

During FY 2011, our neighborhood stabilization work picked up the pace. Our partnership with Carrfour Supportive Housing, Little Haiti Housing Association, Opa-locka CDC, St. John CDC, Urban League of Greater Miami, and the city of North Miami via the Consortium funded by HUD's Neighborhood Stabilization Program has initiated purchase, construction, or rehab on over 1,000 housing units spending \$12,765,000. In FY 2012 there will be many units closing for rental and homeownership.

In addition to our Lead Member role, we are doing some of the housing development. At years end, we had purchased 32 foreclosed houses and many of them were under rehab. We have selected the homebuyers for the first five houses.

Our Mortgage Help Center in partnership with Fannie Mae has assisted 2,023 borrowers to understand their situation and 1,184 have avoided foreclosure. Fannie Mae has used our Center as model in setting up ten more Centers around the country.

Our board of directors and staff are forever grateful for our many donors, investors, and partners who make possible our work in South Florida neighborhoods. Creating successful homeowners and tenants in stable neighborhoods is not a solo performance; it requires lots of hard work from many sources to envision something more fair and more just. Thank you to all who took the opportunities with us to shape the future.



PATRICIA ALGAZE
Board Chair



ARDEN SHANK
President/CEO

OUR SERVICES

NHSSF offers the following services in Miami-Dade and Broward counties in English, Spanish, and Creole:

Homebuyer Preparation

- 8-Hour homebuyer education class
- One-on-one homebuyer counseling
- Post-purchase counseling
- Financial Fitness classes

Foreclosure Prevention

- Situation analysis and education on the foreclosure process in South Florida
- Assist in compiling necessary documentation
- Help clients develop a budget and spending plan
- Develop a customized action plan
- Help clients access modification opportunities and other mortgage resolutions
- Work with client and their mortgage servicer to achieve the best possible resolution to your mortgage situation

Community Building and Organizing

- Implementing the Brownsville Neighborhood Revitalization Initiative
- Brownsville Community Leadership Training Institute
- Annual Paint & Beautification Day in Brownsville

- Partnerships for neighborhood improvement throughout the NSP2 area
- Liaison with FIU, UM, and Miami Dade College
- Host to AmeriCorps Volunteers

Housing Development

- Acquisition and rehab of single-family homes for resale
- New single family homes for sale

Real Estate Sales

- General real estate sales and listing
- Residential REO/foreclosed property experts
- Short sales
- Residential rentals

Mortgage Lending

- Pre-qualification
- First mortgages with no mortgage insurance
- Subsidies and grants through municipalities and Neighborhood Stabilization Program (NSP)
- Loan servicing



Empowering individuals,
 Creating affordable housing opportunities
 Revitalizing neighborhoods

For over 30 years Neighborhood Housing Services of South Florida (NHSSF), a non-profit "one-stop-shop," has worked to revitalize neighborhoods and strengthen communities across South Florida. NHSSF provides programs and services that promote and support homeownership and community revitalization throughout Miami-Dade and Broward Counties.

NHSSF is a life-changing organization that transcends the definition of a non-profit or community-based program; it helps people – who wouldn't have otherwise been able – to purchase a home or get a mortgage; providing families with a foundation and sense of security in their lives.

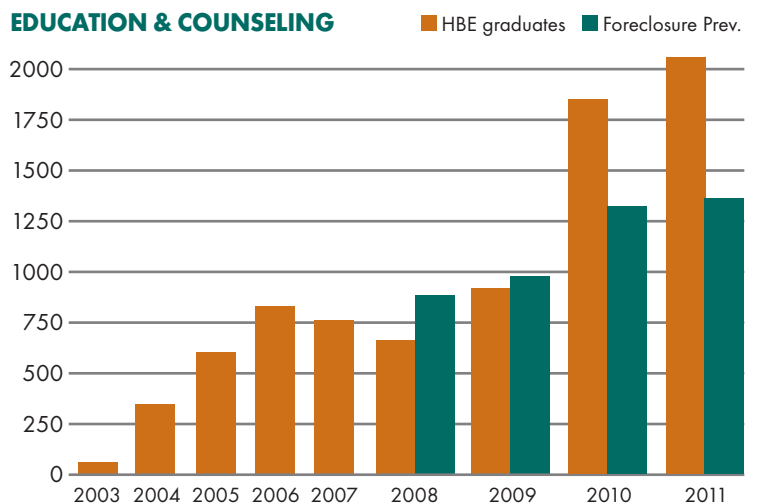
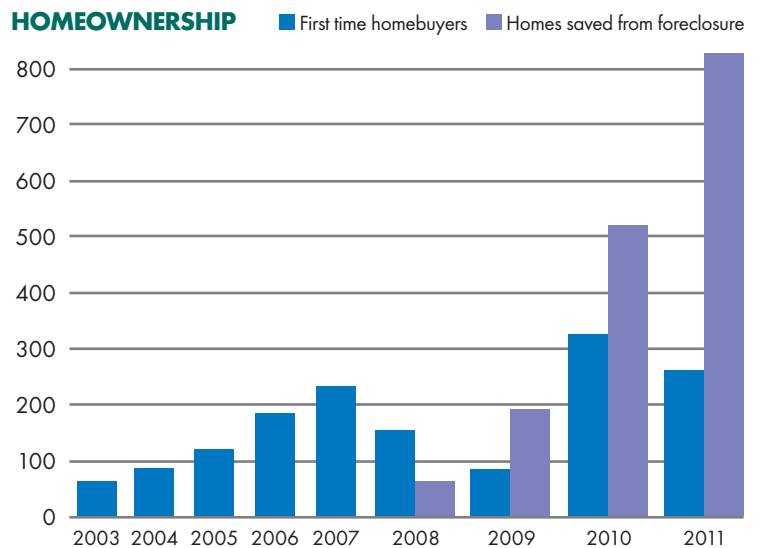
FINANCIAL OVERVIEW

Loans & Homes	FY 2011 Total
New Homeowners	260
Homes Saved from Foreclosure	846
Est. Value of Purchased Homes	\$39,000,000
Est. Value of Saved Homes	\$204,000,000

Balance Sheet	FY 2011
Assets	\$5,782,914
Investments & Development	\$2,952,820
Fixed Assets	\$1,830,921
TOTAL ASSETS	\$10,566,655
Liabilities	\$7,657,119
Net Assets	\$2,909,536
TOTAL	\$10,566,655

Income: FY 2011	% of Income	FY 2011
1. Grants*	88%	\$13,514,601
2. Contributions	4%	\$579,539
3. Program Fees	5%	\$740,564
4. Interest	1%	\$79,464
5. Other Income & Loan Fees	2%	\$379,406
TOTAL INCOME	100.00%	\$15,293,574

* Includes NSP2 and NeighborWorks® America



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Community Development Division

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Jennifer Urrea
Angelica Vasquez

INDEPENDENT REAL ESTATE AGENTS

Suzan Clough
Raul Marquez
Margo Morgan
Alexander Paiges



NHSSF MIAMI-DADE
300 NW 12th Avenue
Miami, Florida 33128
Tel 305-751-5511

NHSSF BROWARD
2800 W. Oakland Park Blvd
Suite 301
Ft. Lauderdale, Florida 33311
Tel 954-564-4037

MORTGAGE HELP CENTER
2671 NW 28th Street
Miami, Florida 33142
Tel 305-704-0444

HOMEOWNERSHIP REALTY
100 NE 84th Street
Miami, Florida 33138
Tel 786-517-9521