Empowering Individuals
Creating Affordable Housing Opportunities
Revitalizing Neighborhoods
Since 1978
A major achievement during the 2013 fiscal year was the completion of the three year contract with the Neighborhood Stabilization Program Round 2 (NSP2). In January 2010, we learned that our application to the US Department of Housing and Urban Development (HUD) for funds to address the growing number of foreclosed properties was successful. NHSSF was the lead member in a consortium of seven members in applying for, securing, and spending $89,375,000 of federal NSP2 funds from HUD under the 2009 American Recovery and Reinvestment Act. Ours was the sixth largest award in the country, and the largest to a local consortium led by a nonprofit. The NSP2 funds were used to acquire, rehab, and rent or sell foreclosed single-family and multifamily housing units, as well as acquire vacant land to build new single-family and multifamily housing units in north central Miami-Dade County. We committed to spending all of the funds on 1255 units within the three-year period ending February 11, 2013. We successfully met the deadline! 62% of the 1255 units are complete and occupied, and most of the remaining units are scheduled to be completed by the end of 2013. Because the consortium members brought in additional funding, the total dollar amount of housing development in north central Miami-Dade was over $200 million. As we move beyond NSP2-funded housing, NHSSF is doing additional single-family housing development in Miami-Dade and Broward Counties.

Since the market crash, we have recreated new sources of capital for first mortgage lending in partnership with several local banks. In a community where it has been difficult for an eligible buyer to get a first mortgage, NHSSF is providing that resource. Second mortgages through the NeighborhoodLIFT program have made homeownership possible for 100 buyers. Neighborhood-focused development is increasingly more important to us. Our targeted neighborhood stabilization work now takes place not only in Brownsville, but also the West Grove in Miami and North Andrews in Oakland Park. Successful homeowners and tenants are crucial to stable neighborhoods, and stable neighborhoods are crucial for successful homeowners and tenants.

As we move into the next 35 years, comprehensive community development will become a central aspect of NHSSF’s work. We look forward to many partnerships in housing, economic development, education, and health care to achieve stable, healthy neighborhoods and residents.

All of us at NHSSF are grateful for the continuing support and investment by so many in our mission and work over the last 35 years. Numerous neighborhoods and families in South Florida are beneficiaries of the generous spirit in our community.
1978
Miami-Dade Neighborhood Housing Services (MDNHS) established to serve the West Little River area of Miami-Dade County, as a nonprofit community revitalization organization

1979
Formed “Block Clubs” to promote home maintenance and deter crime

1981
Designation of MDNHS as a community development corporation (CDC) to manage state loan funds received following “civil disturbances”
Expanded our services to all of North Central Dade County

1983
Developed and built West Little River Gardens, a 25 home new subdivision

1990
Created Operation Youth Empowerment Solutions (OYES) to work with high-risk males
Established the Community Organizing Initiative (COI) as part of our community building initiative

1992
Established a joint venture with Centro Campesino Farmworker Center to provide Special Hurricane Initiative Project (SHIP) loan funds for South Dade residents in the aftermath of Hurricane Andrew
NeighborWorks® America and Allstate Insurance Company funded MDNHS $445,000 to create a pilot revolving loan fund to provide low-interest home rehabilitation and purchase financing to South Dade residents

1994
Became a chartered member of the NeighborWorks® Network

1996
Established a micro-business lending program in affiliation with Working Capital Florida that provided $18,000 in start-up loans ranging from $500 to $1000 for 45 small and home-based businesses

1997
Conducted the first on-site Homebuyer Education Workshop

1998
Expanded MDNHS’ mission and service area to include all of Miami-Dade County

1999
Closed 31 housing rehabilitation/home purchase/home rehabilitation loans

2000
Helped 55 families become homeowners

2001
Offered weekly seminars and monthly eight-hour homebuying educational classes and counseling for 500 families

2002
Became a licensed mortgage lender in Florida

2003
Received certification as a Community Development Financial Institution (CDFI) by the U.S. Department of the Treasury

2004
Became a chartered member of the NeighborWorks® Network

2006
Established a micro-business lending program in affiliation with Working Capital Florida that provided $18,000 in start-up loans ranging from $500 to $1000 for 45 small and home-based businesses

2007
Began assisting families in South Florida with Foreclosure Prevention and Loan Modification services
Expanded our work into Broward County

2008
Changed our name to Neighborhood Housing Services of South Florida
Became a licensed real estate broker and established Homeownership Realty LLC

2009
A Consortium of seven, with NHSSF as the lead member, was awarded $89,750,000 as a Neighborhood Stabilization Program Round 2 (NSP2) grant contract to acquire, build/rehab, and sell or rent 1255 foreclosed and abandoned housing units in north central Miami-Dade County
Partnered with Fannie Mae to launch the first Mortgage Help center in the country, assisting borrowers with Fannie Mae owned loans to avoid foreclosure and modify loans

2010
Received a commitment from Wells Fargo and NeighborWorks® America for $6,336,000 of NeighborhoodLIFT funds to provide forgivable second mortgages to new homeowners in Miami-Dade County

2011
The Consortium successfully spent 100% of the NSP2 funds on eligible housing activity by the February deadline
Received certification from the City of Miami as a Community Housing Development Organization (CHDO)
Completed lease up of Rio Palma, an 18-unit rental property in East Little Havana
Completed construction and began the selling of 27 single family homes at DuPuis Pointe in northwest Miami-Dade County
Homebuyer Preparation
- Eight-Hour HUD-approved homebuyer education class
- One-on-one homebuyer counseling
- Post-purchase counseling
- Financial Fitness classes to help clients set budgets to achieve their financial goals

Foreclosure Prevention
- Foreclosure clinics
- One-on-one counseling
- Help clients access modification opportunities and other mortgage resolutions
- Participation in Hardest Hit Program, providing funding for those in mortgage distress

Real Estate Sales
- General real estate sales and listing
- Residential REO/foreclosed property experts
- Short sales
- Residential rentals
- Acquisition rehab/resale

Community Building
- Implement the Neighborhood Revitalization Initiative
- Miami Community Leadership Forum (MCLF) and Institute (MCLI) training programs
- Annual Community Paint & Beautification Day
- Neighborhood improvement projects
- Corporate Community Engagement Program
- Administer NeighborWorks® America's Success Measures neighborhood survey

Housing Development
- Acquisition and rehab of single-family homes for resale
- Construction of new single-family homes for sale
- Partnering with for-profit developers of affordable multi-family apartments

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

Financial Overview

<table>
<thead>
<tr>
<th>Balance Sheet</th>
<th>FY 2013</th>
</tr>
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<tbody>
<tr>
<td>Fixed Assets</td>
<td>$3,362,385</td>
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<tr>
<td>Investment &amp; Development</td>
<td>$4,695,611</td>
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<tr>
<td>Other Assets</td>
<td>$9,407,756</td>
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<tr>
<td>Total Assets</td>
<td>$17,465,752</td>
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<table>
<thead>
<tr>
<th>Income</th>
<th>FY 2013</th>
<th>% of Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grants</td>
<td>$37,158,532</td>
<td>92.45%</td>
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<tr>
<td>Contribution</td>
<td>$1,502,909</td>
<td>3.74%</td>
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<tr>
<td>Mortgage Interest</td>
<td>$59,894</td>
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<tr>
<td>Program Fees</td>
<td>$1,432,191</td>
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<tr>
<td>Other Income</td>
<td>$39,483</td>
<td>0.10%</td>
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<tr>
<td>Total Income</td>
<td>$40,193,009</td>
<td>100%</td>
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</table>
In order to accomplish our mission, we are dedicated to the following outcomes:

- Residents who are educated consumers in their housing choices.
  - Clients set and reach financial goals.
  - Clients make appropriate financial decisions, including the choice to rent or own their home.
  - Clients achieve financial stability.
  - Clients build assets.
- Residents who have access to appropriate financial products for buying and maintaining their homes.
  - Clients have mortgage products that are affordable and appropriately fit their budget.
  - Clients are stable owners and renters that are appropriately able to maintain their homes.
  - Should clients have financial challenges, they have the ability to exit their current housing with dignity and options for the future.
- Housing that is environmentally safe, decent, and financially affordable for homeowners and renters.
  - Clients have quality housing choices that fit their needs and their budgets.
  - The cost to live in and maintain homes is affordable to clients over the long-term.
- Stakeholder and resident driven revitalized neighborhoods where residents, businesses and local government choose to invest time, money and energy.
  - Neighborhoods are viewed, both internally and externally, as desirable places to live, work and invest time, energy and money.
  - Neighborhood residents are actively engaged in managing the day-to-day issues of the neighborhood.
  - Homes, streets and public spaces look good and are well maintained.
  - Overall home values are stable and hold value.
Residents who are educated consumers in their housing choices

Number of new homeowners: 278
Number of Homebuyer Education Graduates: 1,490
Number of Post-Purchase clients: 26
Financial Fitness Graduates: 80

“Everybody at NHSSF made me feel like I was at home. It felt like they really wanted me to get the house. Being a man, you want to put a roof over your kids’ head. You want to build a foundation for your family. Owning a home is that way of building a foundation.”

Sean Copeland, new homeowner
Residents who have access to appropriate financial products for buying and maintaining their homes

Number of clients entering counseling: 3,064
Number of clients able to avoid foreclosure: 1,128
Clients participating in Hardest Hit Program: 288
Loans originated: 55

“I probably would have never had the opportunity to buy a home. Neighborhood Housing Services of South Florida helped me clean my credit up, taught me how to buy a home, and told me what to do when looking for a home. NHSSF gave us the opportunity to make this our home.”

Marcy Meyer, new homeowner
Housing that is environmentally safe, decent, and financially affordable for homeowners and renters

Number of new homes built: 17
Number of foreclosed homes rehabbed & re-sold: 14
Number of small multifamily units renovated: 18
Number of single-family homes sold by Homeownership Realty: 24

“I tried for three years to get a house and I achieved what I wanted thanks to NHSSF. They helped me do everything and I am just so, so happy about it. My home is beautiful; I just love it!”

Iveliris Salcedo, new homeowner
Revitalized neighborhoods where residents choose to invest time, money, and energy

Leadership Training Graduates: 13
Home Improvement Projects: 12
Volunteers Recruited: 465

“It was a challenging and wonderful experience. The volunteers were very helpful, and the volunteers working at my aunt’s house were extraordinary. I would recommend this to anyone, and I’m sure next year will be even better! I tip my hat to NHSSF; you’re like family! I love you all!”

Euphemia Wells-Hayes, Community Paint and Beautification Day recipient
board chairs

executive directors

Otis Boston, 1978-1979
Ricky Simmons, 1979-1981
Gail Williams, 1981-1998
Yoel Camayd Freixas, Ph.D., 1998-1999
Sharon Peniston, 1999-2000
Donna Garcia, 2000-2001
Arden Shank, 2001-Present

Wendell Stirrup, 1978-1979
Joe Price, 1979-1980
Wilhelmina Sands, 1981-1992
Doretha Nichson, 1996-2000
Yvonne Edwards, 2000-2002
Wallace Chester, 2002
Dr. Joseph Chavez, 2002-2004
Maedell Brown, 2004-2006
Owen Blandford, 2007-2009
Patricia Algaze, 2009-Present
Board of Directors

Maedell Brown  
City of Miami Finance Department

Manuel Cardenas  
Chase

Eric Johnson  
Miami-Dade Economic Advocacy Trust

Beverly Kovach  
Mercantil Commercebank

Tony Prado  
Collective Empowerment Group

Mildred Reynolds  
Broward County Housing Finance & Community Development Division

Tonya Thomas  
Daughters2Mothers, Inc.

Leo Toca  
Wells Fargo

Daisy Valdes  
USA Lighting & Maintenance

NHSSSF Staff

Miami-Dade Office

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Daniel Arjona  
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Nicolle Cano  
Santiago Cely  
Jacqueline Duran  
Victoria Fear  
Martha Garcia  
Lazara Gonzalez  
Ludlow Gordon  
Dana Gruenert  
Mikal Himan  
LaTonda James  
Yanick Landess  
Eric Larger  
Eli Matos  
Peter McDougal  
Antoinette Patterson  
Paul Petrella  
Mykerlange Poulard  
Miriam Reyes-Clavola  
LeeAnn Robinson  
Rori Scales  
Arden Shank  
Andrea Soto  
Rosa Urrea  
Michelle Williams

Broward Office

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James Pineda  
Suzanne Weiss  
Nicole Areu  
Victoria Biller  
Roland Duval  
Janeth Gamarra  
Ivonne Heredia  
Nancy Levros  
Daisy Ann Lopez  
Raul Marquez  
Henry Paul  
Luz Marina Uribe  
Daniela Alfonzo  
Bernard Francois  
Michelle Garces  
Cindy Gaviria  
Louise Richer  
Jennifer Urrea  
Bill Sevilla  
Yensenia Soto

Homeownership Realty

NHSSF Staff

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Henry Paul  
Luz Marina Uribe  
Daniela Alfonzo  
Bernard Francois  
Michelle Garces  
Cindy Gaviria  
Louise Richer  
Jennifer Urrea  
Bill Sevilla  
Yensenia Soto

Mortgage Help Center

Olga Cuadra  
Mordy Lafortune  
Armando Leo  
James Pineda  
Suzanne Weiss  
Nicole Areu  
Victoria Biller  
Roland Duval  
Janeth Gamarra  
Ivonne Heredia  
Nancy Levros  
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