Neighborhood Housing Services of South Florida, Inc.

Neighborhood Housing Services of South Florida collaborates with residents and other stakeholders to stabilize neighborhoods and develop sustainable housing.

Our Impact

- 311 New homeowners
- 1,731 Customers counseled and educated
- 710 Successful foreclosure resolutions for struggling homeowners
- 18 Rental homes owned and/or managed
- 14 Customers received homeownership preservation services

Grants received from NeighborWorks America: $507,250

Total private, philanthropic, and public investment: $56,521,375

Tax revenues generated in the overall economy: $1,364,889

Jobs created and maintained: 71

Ratio of total reported investment to total expendable and capital grants: 111:1

Total housing-related staff (full-time equivalents): 17.25

nhssf.org
nw.org
Our Services

Homebuyer Preparation
- Eight-Hour HUD-approved homebuyer education class
- One-on-one homebuyer counseling
- Post-purchase counseling
- Financial Fitness classes

Foreclosure Prevention
- Foreclosure clinics and one-on-one counseling
- Refinance and modification opportunities
- Hardest Hit Program

Community Building
- Leadership Development
- Neighborhood improvement projects
- Corporate Community Engagement Program

Housing Development
- Acquisition and rehab of single-family homes for resale
- Construction of new single-family homes for sale

Mortgage Lending
- Pre-qualification
- First mortgage products
- Subsidies and grants through municipalities

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Resilient
NHSSF has been Resilient, Responsive, and Recognized. Over the course of our long history, including one of the worst economic times since the Great Depression, we have continued to serve the residents of Miami-Dade and Broward Counties well. In one of the worst real estate markets in decades, we have proven our resiliency by producing nearly 1,500 new homebuyers in the last six years. Thousands of families (11,719) have attended our homebuyer education since 2009 and taken advantage of our one-on-one counseling and financial fitness.

Responsive
We are responsive to the needs of our most vulnerable residents and communities. In 2007, as the housing market began its decline, we recognized the need and began providing struggling home-owners with foreclosure prevention and loan modification services. Since that time we have assisted 12,000 families with foreclosure counseling and helped 3,600 families keep their homes. In 2010, as the lead member in an NSP2 consortium of seven organizations, we deployed over $98 million dollars over three years to acquire and rehab 1,500 units of affordable housing and put them back in service in Miami-Dade County.

Recognized
Our track record and ability to deliver on services, has brought us recognition as the preeminent leader in community development in South Florida. NHSSF successfully participated in the U.S. Department of Housing & Urban Development’s Neighborhood Stabilization Programs (Round 1, 2 & 3). We partnered with Fannie Mae to assist families with foreclosure issues by opening the first and most successful Mortgage Help Center in the country. Additionally, we were selected to lead Wells Fargo’s NeighborhoodLIFT efforts in Miami-Dade County with downpayment assistance and community development services. Most recently, NHSSF was one of thirteen organizations nationwide identified by Citi Foundation and the Low Income Investment Fund to “quarterback” a collaborative comprehensive revitalization effort through Partners in Progress.