

# 2018 Year In Review...



**Founded in 1978**, Neighborhood Housing Services of South Florida (NHSSF), is a 501(c)(3) nonprofit organization that has rehabilitated neighborhoods and communities across South Florida for more than 40 years. NHSSF provides programs and services that promote, support and sustain homeownership and neighborhood revitalization throughout Miami-Dade and Broward Counties. Our programs fall into four lines of business:

## Homeownership Promotion

- Homebuyer Education Workshop graduates: **1200**
- Financial Fitness Graduates: **38**
- New home buyers: **129**
- Estimated value of purchased homes: **\$19.3 million**

## Mortgage Lending

- 55 loans
- \$6.9 million

## Real Estate Sales

- Real Estate Sales: **20**
- Pending Sales Contracts: **44**
- Rentals: **4**

## Community Development

- 4 SF projects in Broward
- 7 SF projects in Miami-Dade
- 2 new acquisitions

- *We are most proud of the strides our lending arm is making*
- *NHSSF will begin multi-family development*
- *NHSSF is seeking to redevelop its headquarters into permanent office space and multi-family housing*
- *We held two successful housing fairs in June for Broward and Miami-Dade Counties*
- *NHSSF welcome volunteer service around our core activities and some administrative activities such as accounting, marketing, resource development*

## Our Services

### Homebuyer Preparation

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

### Mortgage Lending

- Pre-qualification
- First trust lending—Conventional, FHA, FHA 203K rehab,
- Government subsidies and grants coordination

### Real Estate Sales

- General real estate sales and listing
- Residential rentals

### Community Building and Organizing

- 79<sup>th</sup> Street International Trade Zone
- Community Leadership Training
- Community Transformation Initiatives

### Housing Development

- Acquisition and rehab of single-family homes for resale
- New construction single family for sale homes
- Multi-family housing development

### NHSSF Certifications & Memberships Include:

- Florida NeighborWorks® Collaborative member
- Greater Miami Chamber of Commerce member
- HUD-approved Housing Counseling Agency
- Licensed Mortgage Lender in Florida
- Licensed Real Estate Broker in Florida (within Homeownership Realty, LLC)
- National NeighborWorks® Association board member
- NeighborWorks® Certified Full Cycle Lender™
- NeighborWorks® Home Ownership Center
- NeighborWorks® Network Member
- South Florida Community Development Coalition board member
- Certified Development Financial Institution
- Certified Housing Development Organization

### Contact NHSSF

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