Dear Friends:

At 30 years we pause….to celebrate…to review our impact in communities…to refocus our work where needed…to strengthen our resolve to exceed expectations…to thank our friends and neighbors…to clarify our purpose and vision. We are grateful to our friends, supporters and families who have helped us to reach such a significant milestone. We could not have done it without you.

Where has our journey taken us? From a small neighborhood organization formed in 1984, serving four neighborhoods, to a countywide organization serving more than 300 neighborhoods in the region. It takes teamwork to make the dream work. We’ve had a great team! Together We Achieve More. Together, we have made lasting change and a difference in the lives of more than 2.98 million residents who were pursuing the dream of homeownership or making plans to keep their home. Together, we have reinvested in more than 16,960 housing and commercial units and provided more than $3.56 billion into our communities. We’ve done it together. Every year, we work to protect and preserve more than $2 billion of housing assets with families who need us. This only comes through teamwork.

Our partnership of residents, business and government joining hands is still a model that works, not only here, but throughout America. We are proud to be in partnership and friendship, and to be good neighbors to everyone who chooses to call Los Angeles County their home. Home Matters. Families Matters. Our neighborhoods and communities matter. You Matter. Let’s commit to keep connected, and focused on sustainable communities as we push forward to serve over the next 30 years…better…stronger…grateful…celebrating!

Our best personal regards,

Lori R. Gay
President & CEO

Sal Mendoza
Chairman of the Board
MISSION STATEMENT & BUSINESS LINES

MISSION

NHS serves as a catalyst for local residents, business and government representatives to work together to build stronger neighborhoods, improve the quality of life for families of modest means and to revitalize communities into neighborhoods of choice. NHS strengthens communities through the development and maintenance of quality affordable housing, creation and preservation of affordable homeownership opportunities, support of local leaders, providing financial education and increasing the financial independence of families and people in need.

OUR BUSINESS

Financial Education And Literacy
NHS provides families with the tools they need to succeed and make their dreams of lifelong homeownership come true. Our NeighborWorks® Homeownership Centers provides comprehensive financial education from budgeting and saving, credit repair and home buying classes to one-on-one foreclosure prevention counseling, free loss mitigation counseling and loan modification assistance.

Affordable Lending Services
Our lending team works to help find the right loan for families who wish to buy a home. As a Community Development Financial Institution (CDFI), NHS finances income-qualified borrowers through its revolving loan fund. Our loan officers work directly with lenders to offer affordable loan products as well as assistance with down payment and closing costs for new homebuyers. In addition, NHS offers home improvement loans for homeowners who desire to improve their home and remain in their neighborhood, as well as refinance lending for those who need to lower their mortgage payments.

Construction Management Services
NHS construction specialists have over 55 years of combined experience working in the home construction field. All members of our construction team are licensed contractors or certified journeymen. Our construction team provides home inspections, home maintenance and safety training, environmental assessment and construction management. Families can count on our construction team to oversee high quality home improvements within a budget and according to the specified timeframe.

Mission-Driven Real Estate Services
NHS helps homebuyers of modest means find the best house at an affordable price. Our contracts with loan servicers and lenders also allow us to purchase properties at discounted prices. We then pass these savings on to new buyers. Our goal is to educate potential homebuyers and help them acquire and sustain one of the most important investments they will ever make – their home.

Neighborhood Revitalization And Advocacy
NHS works with local businesses, block clubs and neighborhood councils to upgrade and maintain the appearance and safety of neighborhoods. Neighborhoods affected by foreclosures experience increased crime, vandalism and blight. NHS’ revitalization and advocacy efforts focus on partnership building, volunteerism, organizing and training resident leaders. Local residents actively improve the quality of life for their families and neighbors and build strong and healthy communities.
Making Dreams Come True

Single Mother Becomes Her Own Landlord

Considering that Los Angeles is one of the most expensive cities to live in, it is no surprise that rental rates have continued to increase significantly over the past few years. Thus, many Angelenos who seek to become homeowners highlight affordability as the most important factor in deciding to purchase a home. Before becoming a homeowner, Yolanda Osuna actively searched for a home that would meet her financial needs. Although Yolanda was aware of the sacrifices she would have to make in order to invest in her very first home, she did not want to settle for just anything. Yolanda made a commitment to find a home that would not only meet her financial needs, but would facilitate her raising her daughter comfortably. She enrolled in NHS’ FasTrak Homebuyer Education class where she had access to resources that would ultimately help her purchase her home. Shortly after attending the class, she was pre-qualified for down payment assistance, allowing her to expand into other neighborhoods as she shopped for a home. Yolanda submitted an offer on a two bedroom home in South Los Angeles and weeks later received the keys to her new home. Upon arriving into her new neighborhood, Yolanda was instantly welcomed by her neighbors and felt a deep connection with her new community.

Foreclosure Prevention Counseling Client, Their Lives Five Years Later

NHS has accomplished many milestones during its 30 years of serving families; it also experienced one of the worst housing crises in U.S. history since the Great Depression. With so many families losing their homes to foreclosures, NHS and its foreclosure prevention coalition worked tirelessly as rapid responders to the crisis. In 2009, NHS was recognized as the number one producer of foreclosure prevention assistance in its national network. This was a bittersweet moment because as many families were being helped, there were still others that could not save their home and lost it to foreclosure. That same year, NHS helped Ms. Mary Warren and her daughter, Jacqueline Davis save their home from foreclosure. These women were proud homeowners who had achieved the American dream of homeownership, but just two years after achieving that dream, it became a nightmare. The family experienced financial hardship when their loan payment adjusted by thousands of dollars and Jacqueline’s hours were cut at work. The decrease in monthly income made them fall behind a few mortgage payments and their account went into default. Worried that the house would go into foreclosure, Jacqueline looked for options. She registered for a Foreclosure Prevention Clinic at NHS and submitted a second loan modification application. Within three weeks after submitting the application, Jacqueline received good news. She received a letter from her servicer stating that they were approved for a permanent loan modification! We recently spoke to Ms. Warren, who is still living in her home and is grateful to have worked with NHS over five years ago. “We live in peace at our home, we no longer fear being evicted or being foreclosed upon. Thank you NHS for helping us get peace of mind once again,” said Ms. Warren in a recent call to NHS.
ACHIEVEMENTS & MILESTONES

1984

$3.56 Billion Dollars Reinvested

2.98 Million Families Assisted

190 Block Clubs

54,400 Jobs Created

213 Neighborhood Youth Hired

16,960 Housing & Commercial Units Greened & Rehabbed

Nearly 6,000 Loan Modifications

601,050 Clients Served

78% Over the age of 45 received foreclosure counseling

63% Under age 44 attended financial education classes

Average family size of 4 for new buyers

26% African American

14% Asian

48% Latino

12% White

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2014
We asked a few of our clients, what home meant to them…

"Is a place to recharge, rejuvenate and provide a safe place for my family."
-Luis Campos

"Stability, equity, peace of mind, freedom, comfort, happiness, security and a dream come true."
-Teresa Hernandez

"Home is the place that will bring happiness, hope and protection to my family. Having a home is what my parents had growing up and I loved that feeling. It is the feeling that I have achieved great success as a family man."
-Robin Sharp

"A place for a peace of mind. My private space in this world."
-Thelma McClinton

"A home is only as strong as its foundation. As a family is only strong as its home!"
-Megan Smith

"Home is where the heart is."
-Benjamin Sigala

"Home is a united family."
-Carmen Moreno

"Home is the place where we feel safe. It’s where we sleep, eat and do everything. It’s the only place we want to be after a long day."
-Erminia Simental
Neighborhood Reinvestment Corporation (later known as NeighborWorks America), begins organizing a public/private partnership in four specific neighborhoods of Los Angeles. Neighborhood Housing Services of Los Angeles was formed and was the only affiliate in the country to start in multiple neighborhoods at once. The four original neighborhoods included: Vernon/Central, Crenshaw, Boyle Heights, and San Pedro.

The Rodney King Verdict and Civil Unrest of April 29th dramatically impacted nearly every low income neighborhood in Los Angeles. As a part of its stabilization effort, NHS creates the Rebuild-a-Block program, empowering residents and families to Rebuild, Restore and Revitalize. Nine blocks were restored as a result of the program effort, directly investing more than $9 million.

The Northridge Earthquake strikes, resulting in $6.7 billion in property damage. NHS was on the front lines of the rebuilding effort and expanded its Rebuild-a-Block Program. NHS worked with the State Earthquake Rehab Assistance Program in Los Angeles and helped thousands of impacted families repair their homes.

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As a part of its growth plan, NHS creates two new non-profit affiliates - NHS Neighborhood Lending Services (NHSNLS) and NHS Neighborhood Redevelopment Corporation (NHSNRC).

NHS partners with Allstate Insurance through the $6 million Neighborhood Partnership Program to conduct safety inspections and repairs, home rehab, purchase assistance and breaking of the digital divide.

NHSNLS is certified as a Community Development Financial Institution (CDFI) and both companies were licensed through the CA Department of Real Estate.

NHS becomes a certified disaster responder and partners with the Red Cross, City of Los Angeles and the CA State Emergency Preparedness team to train residents, conduct home improvements and prepare neighborhoods for disaster.
NHS hosts more than 3,000 Korean families in response to local Korean television stations highlight of the Beck Family who purchased their home through NHS.

The Sears American Dream Campaign provides hundreds of needed home appliances available for free to low income families as a part of the partnership program with NHS. The Campaign also provided down payment assistance to South Los Angeles families.

NHS builds North Hills Villas, its first affordable homeownership subdivision in the San Fernando Valley, offering families a mix of 30 two and three bedroom apartment homes.

In response to the escalating foreclosure crisis, NHS creates the Los Angeles County NeighborWorks Center for Foreclosure Solutions.

NHS receives $5.8 million in funding support through new emergency foreclosure relief programs which include the National Foreclosure Mitigation Counseling Program.

NHS launches community HELP & HOPE fairs as a part of its foreclosure prevention outreach campaign. More than 50 HELP & HOPE Fairs are organized throughout Los Angeles County (2010).

NHS is awarded a $60 million grant, along with 23 consortium partners, through the Neighborhood Stabilization Program 2; the grant was the second largest national award allocated and the single largest grant NHS has ever managed (2010 – 2013).

NHS partners with Wells Fargo and NeighborWorks America to administer the LIFT Program, which provided over $12 million in down payment assistance for hundreds of low to middle income families.

NHS is focusing on Transit Oriented Development approaches to meet the affordable housing and community development needs of more established “legacy” neighborhoods that are impacted by new and existing mass transit and light rail development throughout the County. Utilizing land banking strategies to protect and preserve neighborhoods will help NHS further leverage its resources with public and private partners.
On May 8, 2014, NHS celebrated its 30th Anniversary at Paramount Pictures Studios with over 550 of our friends and neighbors. It was a night under the stars with lots of food, drinks and entertainment by Kirk Whalum and Sheila E. The evening highlighted our corporate partners and supporters and the great work of NHS. The lovely Pat Prescott from 94.7 The Wave, was our hostess for the evening event. A special acknowledgement to JPMorgan Chase & Co. for being our Title Sponsor.

We continued celebrating 30 years in the community by having a Neighborhood Sustainability Symposium on October 11, 2014. With generous help from community leaders, we successfully reached over 200 families and residents from across the Los Angeles area. This event is part of our ongoing mission to create a more sustainable future in the communities we serve. We thank Bank of America for being our Title Sponsor.
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Reseda Neighborhood Council
Rialto Photo Photography
Rowley Portraits
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The Line Hotel
The Westin Bonaventure Hotel & Suites
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DREAM MAKERS