

CELEBRATING 30 YEARS OF BUILDING BETTER NEIGHBORHOODS #BLOCK BY BLOCK!



2022 IMPACT REPORT

MyNHSSN.org



We're building better neighborhoods

#BLOCKBYBLOCK

OUR WHY

The Mission

NHSSN creates and fosters partnerships with residents, business leaders, and governmental entities. Our goal is to help low to moderate-income individuals and families in Nevada attain affordable housing. We pursue this goal by creating homeownership opportunities through the development of affordable housing, homeownership education, and neighborhood revitalization.

The Vision

The vision of NHSSN is to build better neighborhoods, block by block.

Platinum
Transparency
2023

Candid.





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A LITTLE ABOUT US

"Though she be but little, she is FIERCE"
- William Shakespeare

With only 15 employees, WE Real Estate with Purpose and Passion! Today we own and manage our Real Estate portfolio and our Homeownership division is HUD certified and specializes in financial counseling and literacy. As we continue to grow we have added our newest Development & Marketing Department who will help in furthering our reach into our community and help us spotlight what we do, who we collaborate with and most importantly who we serve!

OUR CORE VALUES

- MAKE A COMMITMENT - KEEP THE COMMITMENT
- WE ARE DRIVEN
- WE ARE TRUSTWORTHY
- WE ARE DEPENDABLE
- WE ARE RESPECTFUL
- WE ARE OPEN TO LEARNING
- WE ARE SOLUTION ORIENTATED





A NOTE FROM OUR LEADERS



Michelle Merced

President/CEO



Neighborhood Housing Services of Southern Nevada, A.K.A. NHSSN, has been my home for 15 years. It has been my institute of learning and growing as a human being, and with the help of my family’s support, my team, our Board of Directors and community partners, I am proud to be part of helping thousands of families in achieving their goal of renting or owning a place to call home.

Today, we have have a shortage of more than 84,000+ units, which means for every two units developed or acquired, 100 families are waiting. As neighbors, WE invite you to learn more about how you can help as it takes a village to accomplish what we have done in the last 30 years and as we continue to grow as a community help us add the vital piece to sustainability, HOUSING, help us create a place to call HOME.

Michelle Merced

Darius Toston

Board Chair



I have been involved with this organization for more than a decade. I've been Board Chair for the last 4 years. When I began working with Neighborhood Services of Southern Nevada I was a loan originator. I saw first hand how NHSSN can change the lives of people in the community and offer them options they may not have otherwise knew existed.

As Board Chair I have seen this organization move the needle on affordable housing in Southern NV. We have grown so much and are now developing affordable housing for seniors! I am super proud of the work this organization does and that I am able to be a part of it.

Darius Toston





WHAT'S HAPPENING NOW WHAT'S HAPPENING NEXT!

JEFFERSON *West* COMMUNITY

Our newest completed project is the Jefferson West Community in the Historic West Side. This culturally significant site is near the first integrated casino in Las Vegas, the Moulin Rouge. We are proud to showcase these brand-new 6-unit one-bedroom apartments that bring an upgraded electrical infrastructure to the area, serving as the groundwork for further improvements to this neighborhood.



The Golden Rule Phase I & II

A groundbreaking ceremony was held to showcase the construction of an affordable housing senior community in February of 2022. This 2-phase project will debut a total of 120 units!



60 units will be available as early as May of 2023 bringing some much needed relief to residents in our community. Phase II will begin building in 2023.

BLIGHT TO BRIGHT

We continue to raise funds for the next BIG undertaking. We're about to build up to 12 new homes using 21st-century materials and sell them to the community! Our Blight to Bright Campaign will develop homes and offer them to families who fall at or below 120% of HUD's annual income limits. We are proud to kick off the first development in the Historic West Side.



Ask us how YOU can help!





THE REVOLVING FUND



We have said many times that our marketing budget is virtually zero. We believe that money is better spent providing services and doing our work all while marketing through word of mouth. Times have changed at Neighborhood Housing Services of Southern Nevada. We are on a path of growth and our goal is to expand our services throughout Nevada. In balancing and providing affordable rental options for our community, we know homeownership is critical in creating a vehicle for generational wealth. The most significant part of our growth is development. Starting with our 30th Anniversary Gala in 2022, we created a Revolving Fund to help raise funds for future development.

NHSSN seeks to address the lack of affordable housing in Clark County and help build affordable homes to sell to low- to moderate-income (LMI) individuals and families. Funds raised will be used to create the Revolving Fund for the development and/or acquisition and rehabilitation of market-based affordable housing for sale to LMI – primarily BIPOC (Black, Indigenous, and people of color) – homebuyers in underserved communities. With the focus on helping the BIPOC community, these affordable homes will help bridge the wealth gap in our community. NHSSN intends to sell these properties to LMI families upon development or acquisition. The homebuyers will purchase a move-in-ready home, and many may qualify to receive down payment assistance to aid in the affordability. New homeowners will be required to take homebuyer education and work with one of our certified housing counselors to determine a financial plan. Future homeowners must participate in a post-purchase workshop to understand all facets of their mortgage and how to maintain their new home.

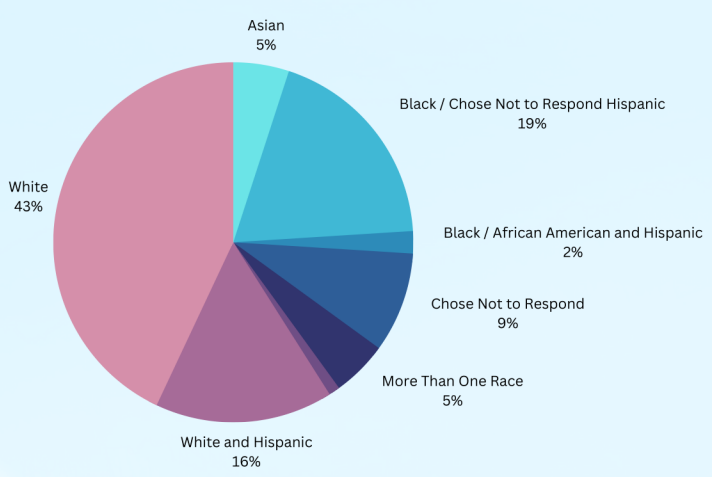




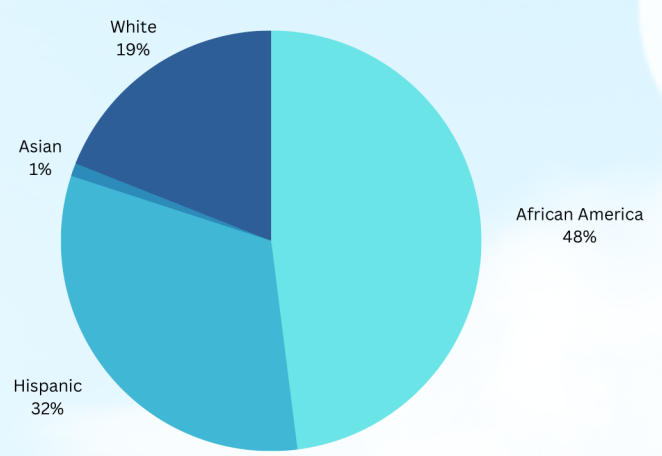
THE 2022 IMPACT

In 2022 we helped 289 families through Homeownership Programs!

Program Demographics










Affordable Rental Portfolio





OUR 30 YEAR IMPACT

-  Through Homebuyer Education we have educated **7,942** households.
-  With Pre-purchase Counseling we were able to assist **4,345** families.
-  We have deployed over **\$12mm** in down payment assistance and helped more than **1800+** families achieve their goal of homeownership.
-  We helped over **2,400+** families who have faced foreclosure.
-  Our FLIP Forward initiative allowed us to acquire/rehab and sell **27** homes and sell them to low- to moderate-income families.
-  Today we own and manage **159** units scattered throughout Southern Nevada.
-  **159 : 1** grants leveraged. For every \$1 NHSSN received from NeighborWorks we are able to leverage \$159 in additional funding!

HOME IS WHERE THE
 IS!





OUR COMMUNITIES



The Betty-Jeanne



Calcaterra



Jefferson West



+ 15 Single Family Homes



The Golden Rule

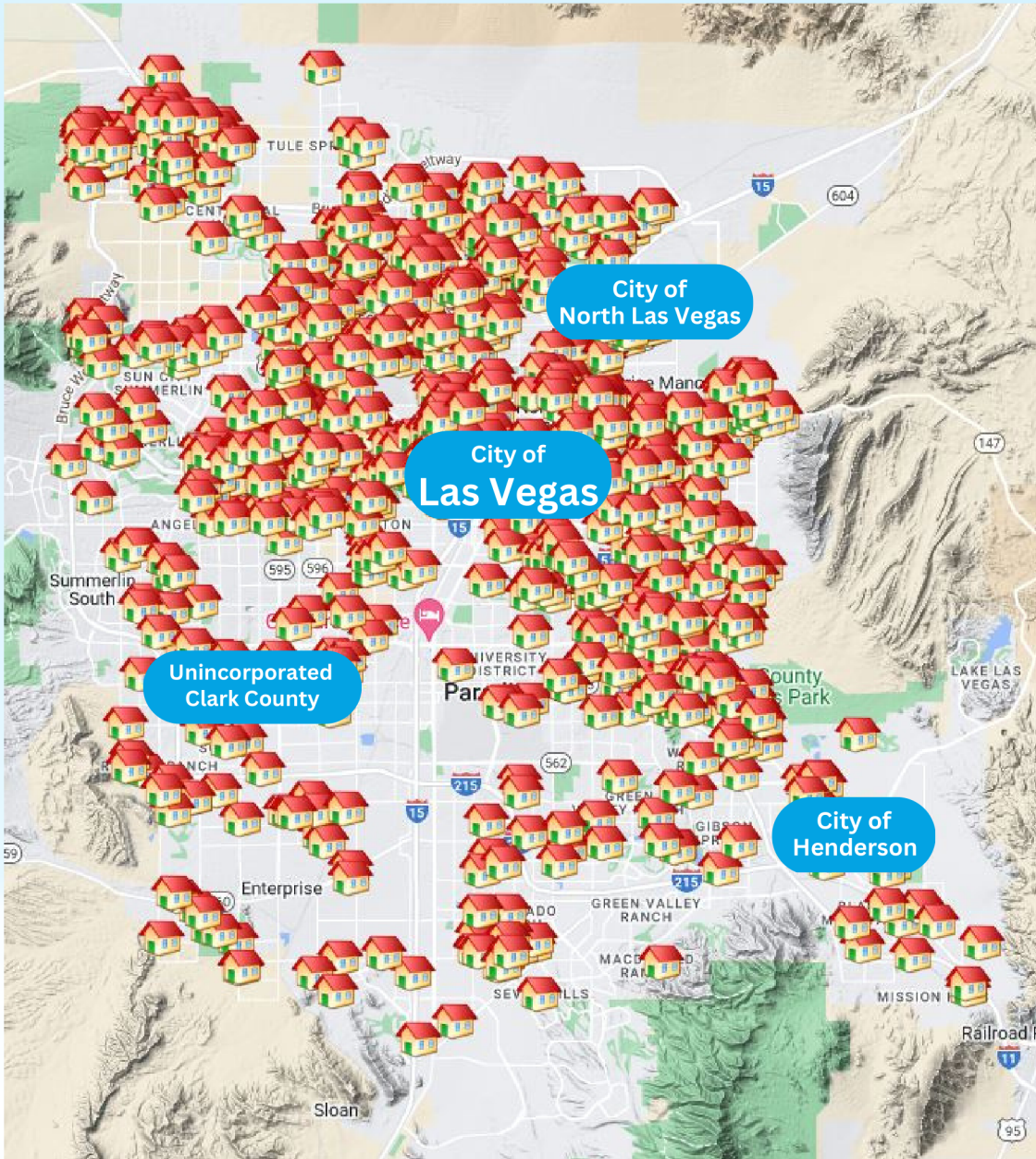


North Street - Coming Soon



THE IMPACT MAP

This cool map signifies the great work we have done and those we have helped. Each house represents a family that has taken our homebuyer education, received pre-purchase counseling and was provided down payment assistance. We are proud to be part of helping our community achieve the American dream of Homeownership!



Follow Us on Social Media @MyNHSSN



THE 30th ANNIVERSARY GALA



CHEERS TO



Neighborhood Housing Services of Southern Nevada just turned 30! In October of 2022 we kicked off our Revolving Fund Campaign to raise money for our newest endeavor of building up to 12 new homes in the Historic West Side. The Gala was a huge success. With 250 high-profile attendees we raised \$125,000.00 in ONE night!



SPONSORSHIP "OUR PARTNERS"



The NeighborWorks network consists of housing and community development organizations across the country, including five organizations serving Nevada. Here are some milestone numbers from their 2022 impact report for NV.

\$991,088
Grants from NeighborWorks

6,063
Total Housing & Counseling Services Provided

1,063
Jobs Created and/or Maintained

\$157,252,146
Total Leveraged Investment in Nevada





INTRODUCING OUR COMMUNITY INFLUENCER

Heather Mills from the 8 News Now team is passionate about our cause and has focused several of her reports on our endeavors and the families we have served. She continues to feature us on her social media, boosting our message to her many followers. We are excited to team up with Heather on our events and you'll see her emceeding some of the big ones!



Heather is an Emmy-nominated anchor and reporter; her career has allowed her to cover a wide range of breaking news, human interest, and entertainment stories, including red carpet events. She has also helped drivers navigate their morning rush-hour commute with traffic reports.

She is an adventurer at heart. You can usually find her hiking in the mountains, paddle-boarding Lake Mead, and traveling Central America, all the while rooting for the Golden Knights and the Dodgers. You can also catch her around the valley with her husband and their rescue dog Napoleon.





INTRODUCING OUR TEAM



Michelle Merced
Chief Executive Officer



Kathy Freeman
Chief Operating Officer



Robert Timmerman
Chief Financial Officer



Belinda Osborne
Homeownership Director



Richard Mathews Orta
Regional Community Manager



Tim Doyle
Community Partnership Manager



Kimberly Dorn
Sr. Administrative Assistant



Paulina Abel
Property Manager



Yolanda Perez
Homeownership Counselor



Dave Zahara
Sr. Housing Counselor



Leslie Marshall
Director of Development



Zak Shellhammer
Marketing Manager



Michelle Alexis
Assistant Property Manager





INTRODUCING OUR BOARD OF DIRECTORS



Darius Tosten
Board Chair



Tiffany Webb
Vice Chair



Elise Ross
Secretary



Scott Sellers
Treasurer



Bryan Lebo
Director



Christopher Guy
Director



Abraham Camejo
Director



Richard Corey
Director



Tammi Jensen
Director



Michael Holmes
Director







THANK YOU!

We can't do this alone. As Michelle, our fearless leader has stated, it takes a village to create this kind of undertaking and create change.

Contact us today to learn more about our organization and to help build better neighborhoods, block by block!

CONTACT US

 1849 Civic Center Drive
North Las Vegas, NV 89030

 702-649-0998

 info@mynhssn.org

 @MyNHSSN

FOR RENTAL OPPORTUNITIES CALL ...
702-551-RENT





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Neighborhood Housing Services of Southern Nevada (NHSSN) is registered with the Secretary of State and qualified by the Internal Revenue Service as a 501 (c)(3) nonprofit organization, tax ID # 88-0285930. Your charitable contribution to NHSSN may be tax-deductible to the extent allowed by law.

