



The U.S. Department of Housing and Urban Development (HUD) in conjunction with NeighborWorks® America announced the launch of the Emergency Homeowners' Loan Program (EHLF) to help homeowners who are at risk of foreclosure in Wisconsin.

Congress provided \$1 billion dollars to HUD, as part of the Dodd-Frank Wall Street Reform and Consumer Protection Act, to implement EHLF. The program will assist homeowners who have experienced a reduction in income and are at risk of foreclosure due to involuntary unemployment or underemployment due to economic conditions or a medical condition. HUD allocated \$51,540,638 to fund this emergency loan program in Wisconsin.

Under EHLF program guidelines, eligible homeowners can qualify for an interest free loan which pays a portion of their monthly mortgage for up to two years or up to \$50,000, whichever comes first.

The EHLF program will pay a portion of an approved applicant's monthly mortgage including missed mortgage payments or past due charges including principal, interest, taxes, insurances, and attorney fees. EHLF is expected to aid up to 30,000 distressed borrowers, with an average loan of approximately \$35,000.

The EHLF program is a complement to the Hardest Hit Fund which makes available \$7.6 billion to 18 states and the District of Columbia that were hardest hit by the housing crisis. The EHLF program will be offered in the following states: Alaska, Arkansas, Colorado, Hawaii, Iowa, Kansas, Louisiana, Maine, Massachusetts, Minnesota, Missouri, Montana, Nebraska, New Hampshire, New Mexico, New York, North Dakota, Oklahoma, South Dakota, Texas, Utah, Vermont, Virginia, Washington, West Virginia, Wisconsin, and Wyoming and Puerto Rico. Five states operating substantially similar programs are administering EHLF directly: Connecticut, Delaware, Idaho, Maryland, and Pennsylvania. With today's launch, mortgage assistance is now available for unemployed and underemployed homeowners in every state.

The deadline for submitting the Pre-Applicant Screening Worksheet is July 22, 2011. Homeowners are encouraged to apply now in order to determine if they qualify for this new mortgage assistance program and learn more about the many options available to assist those with housing needs.

Contact information for participating agencies, the Pre-Applicant Screening Worksheet and more information on the EHLF program and its eligibility requirements can be found at www.FindEHLF.org or by calling toll free at 855-FIND-EHLF (346-3345).

Lightstreams CDC
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FOR IMMEDIATE RELEASE

Homeowners can avoid foreclosure through new national program

Lightstreams CDC (June 21, 2011) – Today's combination of a tough economy and down housing market has resulted in mortgage payment woes for far too many of Milwaukee citizens. These people need help, and help is available through Lightstreams CDC.

Lightstreams CDC is participating in the Emergency Homeowner Loan Program (EHLP), a program funded by Mission of Peace National Corporation; a U.S. Department of Housing and Urban Development approved National Housing Counseling Intermediary. This one-time appropriation from Congress allows Lightstreams CDC to conduct the initial eligibility screening (verifying income), counseling, intake application and collection of documentation for the EHLP which will offer a declining balance deferred payment "bridge Loan" (non-recourse, subordinate loan with zero interest) for up to \$50,000 to assist eligible homeowners with payments of arrearages, including delinquent taxes and insurance, plus up to 24 months of monthly payments on their mortgage principal, interest, mortgage insurance premiums, taxes, and hazard insurance. The program is offered from June 20, 2011- July 22, 2011.

"Foreclosure is the worst possible scenario for homeowners, lenders, neighborhoods and our economy in general," said Rev. Denise Lockhart Executive Director. "We have many tools available through the National Foreclosure Mitigation Program (NFMC) and now EHLP to significantly reduce the impact of foreclosure on our citizens and our community."

LightstreamsCDC is currently providing the following counseling services:

- Thorough review of the homeowner's financial status;
- Review of available payment scenarios; and,
- Mediation with lenders to approve a mutually agreed upon solution.
- Pre-Financial Assessment for EHLP.

The primary goal of Lightstreams CDC is always to help homeowners retain their homes with a mortgage they can afford.

For more information about EHLP in Milwaukee, visit our web site
* Lightstreamscdc@bizwi.rr.com or contact us at (414) 466-4999. *

About Mission of Peace – www.missionofpeace.com

Mission of Peace National Corporation is a United States Department of Housing and Urban Development National Housing Counseling Agency with an affiliate network of housing counseling agencies throughout the United States.

Emergency Homeowners' Loan Program (EHLF)

-Introduction

The Dodd-Frank Wall Street Reform and Consumer Protection Act provided \$1 billion to HUD to implement the Emergency Homeowners' Loan Program (EHLF) Program.

EHLF will complement similar program assistance provided through the U.S. Treasury's Hardest Hit fund, and assist homeowners in states and principalities not covered under the Treasury's program.

EHLF funds will be used to provide mortgage payment assistance to homeowners who have experienced at least a 15% drop in income due to:

Involuntary unemployment or underemployment caused by adverse economic conditions and/or a medical emergency or serious injury.

The Act requires that program funds be obligated no later than **September 30, 2011**.

In addition to experiencing a reduction in income, eligible applicants must also meet the following statutory criteria:

Delinquency: Applicant must be at least three months delinquent on mortgage payments, as demonstrated by a letter from their servicer.

Likelihood of Foreclosure: Applicant must have received notification from the servicer that the delinquency may result in foreclosure if not resolved in a timely manner.

Ability to Resume Payment: Applicant can be determined to have a reasonable likelihood of resuming repayment of mortgage and all other household debt obligations within 2 years.

Principal Residence: Applicant must reside in the mortgaged property as their principal residence, both at time of application and for the duration of the program loan period. The mortgaged property must also be a single family residence (1 to 4 unit structure or condominium unit).

Eligible Borrowers

Other Program Eligibility Criteria: Applicant Income Limit: Pre-event income must be 120% AMI, as determined by HUD and adjusted for household size. For income eligibility purposes, applicants' income shall be evaluated along with income of any person who are also names on the note and/or mortgage

Escrow: Applicants must escrow their property tax and insurance payments through their mortgage lender or servicer to be eligible to receive assistance under the Program.

Forms of Assistance

Arrearages: On behalf of the homeowner, EHLP loan funds shall pay 100% of eligible arrearages, including: Mortgage principal and interest; and Property taxes; and Mortgage insurance and hazard insurance premiums; and Homeowner Association (HOA)

or Condominium Association fees; and Late fees; and Specific, foreclosure-related legal fees.

Monthly Mortgage Payments and Borrower Contributions: EHLF funds shall also be used to assist distressed borrowers with their monthly first mortgage payments. The assisted homeowner's contribution to the monthly payment on their first mortgage will be set at 31 percent of their gross monthly income at the time of application, or \$25 per month, whichever is greater. EHLF funds will be used to pay for the remaining balance.

Duration of Assistance/Maximum Assistance Amount: Approved homeowners may receive EHLF assistance with monthly mortgage payments for: A maximum duration of 24 months, **OR** Up to a maximum loan amount of \$50,000 in total assistance, whichever occurs first.

Loan Repayment Terms: Once a borrower's income is restored to more than 85% of their former earnings, they will be transitioned out of the program and resume full responsibility for making their monthly mortgage payments.

HUD Lien: 5-Year term @ 0% interest.

No payment is due on the note during the 5 year term so long as the assisted borrower remains current in their monthly mortgage payments. If the homeowner meets this condition, the balance due on their EHLF loan shall decline by twenty percent (20%) annually, until the note is extinguished and the junior loan is terminated.

ARE YOU AFRAID OF LOSING YOUR HOME?

WHEN:

THURSDAY
July 21st, 2011

WHERE:

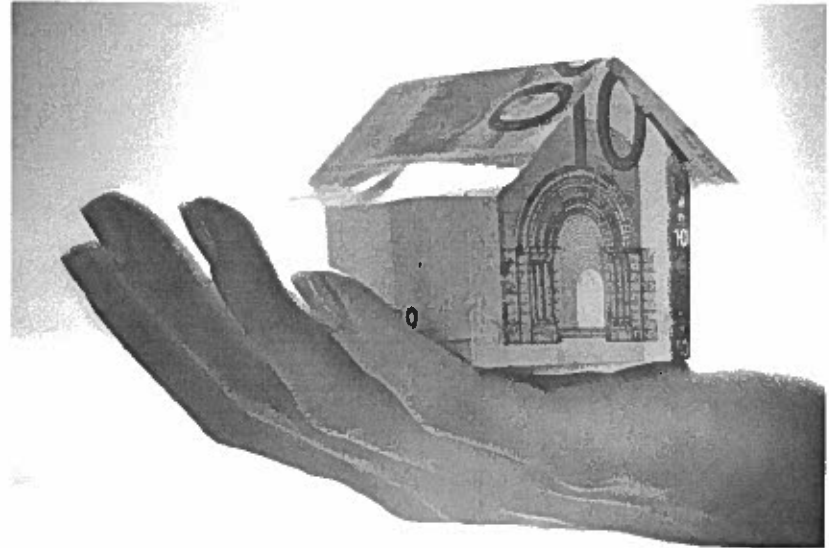
**LIGHTHOUSE YOUTH
CENTER**
5641 N. 68th St.
Milwaukee, WI 53218

TIME:

6:00 PM to 7:30 PM
SIGN IN AT 5:45 PM

WORKSHOP STARTS PROMPTLY

PRE-REGISTER TO
RESERVE YOUR SEAT TODAY



THE HELP YOU NEED IS FREE!

**WOULD YOU LIKE UP TO \$50,000
TO PAY YOUR DELINQUENT MORTGAGE?**

**ATTEND A FREE WORKSHOP TO LEARN HOW
SPECIALISTS CAN HELP YOU.**

**WE WILL BE PROCESSING APPLICATIONS FOR THE NEWLY ANNOUNCED
EMERGENCY HOMEOWNERS' LOAN PROGRAM,
WHICH ALLOWS HOMEOWNERS TO ACCESS
UP TO \$50,000 FOR MORTGAGE ARREARAGE
DEADLINE TO APPLY IS JULY 22ND**

**BROUGHT TO YOU BY THE HEALTHY NEIGHBORHOODS INITIATIVE,
HOMEOWNERSHIP PRESERVATION SPECIALISTS
WILL BE AVAILABLE TO PROVIDE YOU WITH FREE DEDICATED,
CONFIDENTIAL SERVICES!**

PRE-REGISTER TODAY at 414.431.2271



Emergency Homeowners' Loan Program (EHLA)



***Up to \$50,000**



Light Stream Community Development Corporation

The U.S. Department of Housing and Urban Development (HUD) is now offering a program to offer housing assistance. EHLA was created to help homeowners who are temporarily and involuntarily unemployed or underemployed due to economic conditions or medical conditions, and are at risk of foreclosure.

**Free Foreclosure Assistance is also Available
Call today and save your home!**

Lightstreams Community Development Corporation

**Located at 6125 West Baldwin Street
Milwaukee, WI 53218**

at 414-466-4999

Lightstreams CDC is a HUD Licensed Non-Profit Counseling Agency

www.lightstreamscdc.org

lightstreamscdc@bizwi.rr.com

Morton, Sherman

From: Arnold, William
Sent: Wednesday, July 13, 2011 1:40 PM
To: Davis Sr., Joe; Morton, Sherman
Subject: Draft workshop release

Workshop Scheduled for HUD Emergency Homeowners' Loan Program

Homeowners who are at risk of foreclosure in Milwaukee can attend a workshop next week that could help them access up to \$50,000 from the **Emergency Homeowners' Loan Program (EHLP)**, **Alderman Joe Davis, Sr.** said today.

The workshop will be held on Thursday, July 21 at the Lighthouse Youth Center, 5641 N. 68th St., from 6 p.m. to 7:30 p.m. (sign in starts at 5:45 p.m.). Attendees can pre-register by calling 414-431-2271.

Alderman Davis, who has served on the Joint Committee on the Redevelopment of Abandoned and Foreclosed Homes and the Milwaukee Foreclosure Partnership Initiative, said time is of the essence for interested homeowners because the deadline to register is July 22. "It is critical for residents to act before July 22 if they are interested in taking part in this unique and potentially home-saving loan program," he said.

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Contact information for participating agencies, the Pre-Applicant Screening Worksheet and more information on the EHLP program and its eligibility requirements can be found at www.FindEHLP.org or by calling toll free at 855-FIND-EHLP (346-3345).

The following agencies in Milwaukee are also accepting applications for the EHLP:

Housing Resources, Inc.
7830 W. Burleigh Street
Milwaukee, WI 53222
Phone: 414-461-6330
Web: www.hri-wi.org

Light Streams Community Development Corporation

7/13/2011

6125 W. Baldwin Street
Milwaukee, WI 53218
Phone: 414-464-0202

Select Milwaukee, Inc.
2209 N. Dr. Martin Luther King, Jr. Drive
Milwaukee, WI 53212
Phone: 414-562-5070
Web: www.selectmilwaukee.org

-30-

Bill Arnold
Public Information Manager
Public Information Division
Office of the City Clerk
200 E. Wells St.
Milwaukee, WI 53202-3570
warnol@milwaukee.gov
(414)286.3285