

# Foreclosure Help is Here.

## HOUSING HELP FAIR JULY 15

Are you in foreclosure? Worried about losing your home? Can't afford your mortgage? Scared of foreclosure scams? Learn your rights. Get help. Get the facts to protect your home and family. Come to our FREE Housing Help Fair.

**WEDNESDAY JULY 15 5PM - 7PM**

Long Beach Main Library Auditorium 101 Pacific Avenue

For more information on **Housing Help Fair** and **Affordable Housing Week** go to [www.lbhdc.org](http://www.lbhdc.org)

DON'T FORGET THE FREE FORECLOSURE COUNSELING FAIR. SEPTEMBER 12. [see reverse]

**The Long Beach Housing Development Company**  
Affordable Housing for All



# Stop Your Foreclosure.

## FORECLOSURE COUNSELING FAIR SEPTEMBER 12

Come to our FREE Foreclosure Counseling Fair.

- Confidential Foreclosure Counseling
- HUD-certified counseling agencies, lenders and legal professionals will be there to help you — Free!
- Bring your mortgage statements and monthly budget
- First-Come, First-Served

To sign-up call **888 895 2647** or go to [RSVP@lanhs.org](mailto:RSVP@lanhs.org)  
(Make sure to mention September 12 date)

**SATURDAY SEPTEMBER 12 10AM - 4PM** Registration: 9 a.m.

Jordan High School

6500 Atlantic Avenue, Long Beach

For more information go to [www.lanhs.org](http://www.lanhs.org) or [www.lbhdc.org](http://www.lbhdc.org)

**The Long Beach Housing Development Company**  
Affordable Housing for All





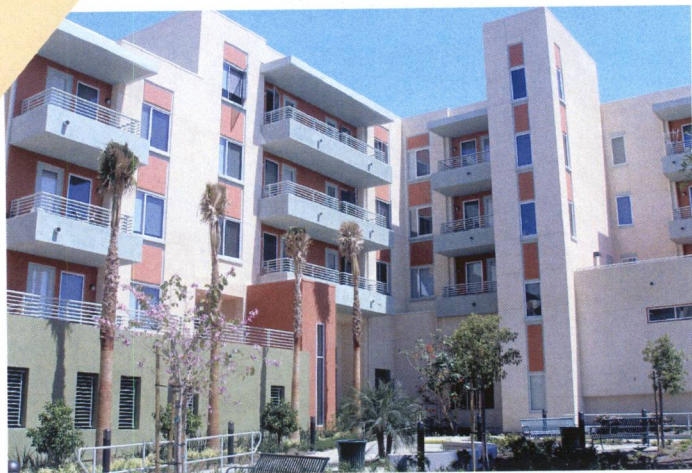
The  
**Long Beach  
Housing  
Development  
Company**

*Affordable Housing for All*

Who should come to  
**Affordable Housing  
Week 2009? Everyone!**

Long Beach resident  
and small business owner

***Affordable Housing for All***



## Affordable Housing Week 2009

is for everyone and everyone is welcome. We're using this week to raise public awareness about how affordable housing is good for everyone; teachers, small business owners, nurses, and restaurant workers.

Mayor Bob Foster has declared July 13 – 17 our third annual Affordable Housing Week in Long Beach. This year, with so many people worried about losing their homes, we're offering a Housing Help Fair on Wednesday, July 15. It's FREE. Learn how to prevent foreclosure, renegotiate mortgages and avoid foreclosure fraud scams at a foreclosure workshop where we'll have experts with the facts you need to help save your home.

If you're a rental property owner, don't miss the first "Owner Information Expo," presented by the Long Beach Housing Authority. Rental property owners will learn how to get free property listings, rental procedures for Housing Authority properties, inspection requirements and more.

Come join us at Affordable Housing Week 2009 and get the help you need!

For more information go to [www.lbhdc.org](http://www.lbhdc.org)

## AFFORDABLE HOUSING WEEK 2009 July 13 – July 17 2009

### SCHEDULE OF EVENTS

#### TUESDAY JULY 14

10:00 AM

**Long Beach & Burnett Apartments Groundbreaking**  
2355 Long Beach Blvd.

#### WEDNESDAY JULY 15

**5 PM – 7 PM Housing Help Fair:**

5 PM – 6 PM: Information Exhibits

6 PM – 7 PM: 2nd District Foreclosure Workshop

Long Beach Main Library Auditorium  
101 Pacific Avenue

#### THURSDAY JULY 16

1 PM – 3 PM

**"Owner Information Expo"**

Housing Authority  
521 East Fourth Street



*Affordable Housing for All*

**Affordable Housing for All**

110 Pine Avenue, 12<sup>th</sup> Floor  
Long Beach, CA 90802  
562-570-6949  
[www.lbhdc.org](http://www.lbhdc.org)

# Beware of Foreclosure Rescue Scams

*If It's Too Good to be True,  
It Probably Is*

**To protect yourself from opportunity hunters and frauds:**

- Contact your lender or mortgage loan servicer and try to negotiate a payment plan.
- Work with reputable non-profit housing or financial counselors.
- Report suspicious activity or unsolicited offers.

**Read more inside or go to the resources section on the back panel for whom to contact for immediate help.**



# Tips for Avoiding Mortgage Foreclosure Rescue

## Beware of Unethical Mortgage Foreclosure Rescue Operators

A fairly new and dangerous threat has arisen for homeowners who have fallen behind on their mortgage payments and may be at risk of foreclosure – opportunistic companies. They often refer to themselves as a “foreclosure consultant” or “mortgage consultant,” and market themselves as a “foreclosure service” or “foreclosure rescue agency.” They count on homeowners being vulnerable and desperate.

These companies claim they can assist homeowners facing foreclosure with options that allow them to keep their property, refinance or modify an existing mortgage, repair credit or help “buy more time.” In reality, these “options” are intended to convince you to take the wrong steps so they can take your money and possibly your home.

Remember the old saying, “If it’s too good to be true, it probably is.”

Be safe. It is important that you take action by contacting your mortgage lender – or any legitimate financial counselor – to find real options to avoid foreclosure. A number of agencies provide free counseling services to homeowners who are having trouble making ends meet (see the “Protect Yourself and Resources Sections”). These agencies can help you explore your options, which may range from modifying your loan to refinancing your loan to selling your home and using any equity to start over.

## Watch Out for the Common Foreclosure Rescue Scams

**Lease-Back or Repurchase Scams** – In this scenario, a promise is made to pay off your delinquent mortgage, repair your credit and possibly pay off credit cards and other debt. However, in order to do this, you must “temporarily” sign your deed over to a “third party” investor. You are allowed to stay in the home as a renter with the option to purchase the home back after a certain amount of time has passed or your financial situation improves. The trouble is once you have signed away your rights in your property, you may not be able to repurchase the property later, even if you can and want to. After the new owner takes ownership of your property, the new owner can evict you. Furthermore, the scammer is under no obligation to sell



# Mortgage Scams

the house back to you. Typically, after the deed is signed away, the property changes hands numerous times. The scammer may have taken a new mortgage out on your home for hundreds of thousands of dollars more than your mortgage, making it impossible for you to buy back your home.

**Partial Interest Bankruptcy Scams** – The scam operator asks you to give a partial interest in your home to one or more persons. You then make mortgage payments to the scam operator in lieu of paying the delinquent mortgage. However, the scam operator does not pay the existing mortgage or seek new financing. Each holder of a partial interest then files bankruptcy, one after another, without your knowledge. The bankruptcy court will issue a “stay” order each time to stop foreclosure temporarily. However, the stay does not excuse you from making payments or from repaying the full amount of your loan. This complicates and delays foreclosure, while allowing the scam operator to maintain a stream of income by collecting payments from you, the victim. Bankruptcy laws provide important protections to consumers. This scam can only temporarily delay foreclosure, and may keep you from using bankruptcy laws legitimately to address your financial problems.

**Refinance Scams** – While there are legitimate refinancing programs available, look out for people posing as mortgage brokers or lenders offering to refinance your loan so you can afford the payments. The scammer presents you with “foreclosure rescue” loan documents to sign. You are told that the documents are for a refinance loan that will bring the mortgage current. What you don’t realize is that you are surrendering ownership of your home. The “loan” documents are actually deed transfer documents, and the scammer counts on your not actually reading the paperwork. Once the deed transfer is executed, you believe your home has been rescued from foreclosure for months or even years until you receive an eviction notice and discover you no longer own your home. At that point, it is often too late to do anything about the deed transfer.

**Internet and Phone Scams** - Some scam lenders convince you to apply for a low-interest mortgage loan on the phone or Internet. They then extract vital information, such as your social security and bank account numbers. In this scam, the loan is immediately accepted, after which you start faxing the documents and sending wire transfer payments to the phony company without even

## Warning Signs That You May Be Dealing With A Mortgage Foreclosure Scam Operator

### If The Company:

Demands a fee in advance. No legitimate organization that works with borrowers to avoid foreclosure will ever ask for money up front.

Makes unsolicited offers or “lofty” advertisements, claiming they can help save your home.

Recommends you break off contact with the lender and any counselor that you may have been working with.

Advises you to stop making mortgage payments.

Tells you to send your mortgage payment to anyone other than your loan servicer.

Instructs you to transfer ownership of your property.

Makes verbal promises that aren’t put in writing.

Asks you to sign a document that has blank lines or spaces.

meeting the lender. Unfortunately, this scam will put you in twice as much trouble--your personal details have been stolen or sold, putting you at risk of identity theft, and your home is still at risk of foreclosure.

**Phantom Help Scams** - The scam operator presents himself as someone who is able to counsel or help a homeowner out of foreclosure. In exchange for his or her “services,” outrageous fees are charged and grand promises are made for robust representation, which never occurs. The “services” performed entail light paperwork or occasional phone calls that you could easily have made yourself. In the end, you are worse off than before, because you have little or no time to save your home, or seek other assistance.

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## Caught in a Foreclosure Scam?

If you get caught in one of these scams, it is imperative that you contact a lawyer right away. An attorney can assist you as you navigate your way through the process. Lower income individuals may be able to find free legal services; see <http://www.findlegalhelp.org>.

If you believe that you are the victim of criminal activity, such as forged documents being presented for your signature, you should contact your local law enforcement agency.

## Protect Yourself

### **Know with whom you are dealing.**

Before you hand over any money or provide any personal information, check out the company or person. You can check your local Better Business Bureau or state consumer protection office to see if the company or organization is legitimate and if any complaints have been filed.



**Contact reputable non-profit housing or financial counselors**, such as those you can find by contacting the:

- U.S. Department of Housing and Urban Development (HUD) at (800) 569-4287 or [www.hud.gov/offices/hsg/sfh/hcc/hccprof14.cfm](http://www.hud.gov/offices/hsg/sfh/hcc/hccprof14.cfm)
- Homeownership Preservation Foundation at (888) 995-HOPE or [www.995hope.org](http://www.995hope.org).

**Know what you are signing.** Read and understand every document you sign. If a document is too complex, seek advice from a lawyer or trusted financial counselor. Never sign documents with blank spaces that can be filled in later. Never sign a document that contains errors or false statements, even if someone promises to correct them later.

**Get promises in writing.** Oral promises and agreements relating to your home are usually not legally binding. Protect your rights with a written document or contract signed by the person making the promise. Keep copies of all documents you sign.

**Make your mortgage payments directly to your lender or the mortgage servicer.** Do not trust anyone else to make mortgage payments for you.

**Never sign over your deed until you clearly understand what will happen to your rights to your home.** Foreclosure scams often require you to “temporarily” sign over ownership of your home to another claiming it would be only as a means to help you. Consult with a HUD-approved homeowner counseling agency.

**Report suspicious activity** to the Federal Trade Commission, your State Attorney General’s Office or your state and local consumer protection agencies. Reporting con artists and suspicious schemes helps prevent others from becoming victims.



## General Resources

### **FDIC Foreclosure Prevention Website**

[www.fdic.gov/foreclosureprevention](http://www.fdic.gov/foreclosureprevention)  
(877) ASKFDIC or (877) 275-3342

### **Mortgage Modification and Refinance Programs**

- **Making Home Affordable**  
[www.makinghomeaffordable.gov/](http://www.makinghomeaffordable.gov/)
- **HOPE for Homeowners (H4H)**  
<http://portal.hud.gov/>  
(800) CALL-FHA or (800) 225-5342

### **Foreclosure Mitigation Assistance and Counseling**

- **U.S. Department of Housing and Urban Development**  
[www.gov/offices/hsg/sfh/hcc/fc/](http://www.gov/offices/hsg/sfh/hcc/fc/) or [www.hud.gov](http://www.hud.gov)  
(800) 569-4287
- **Homeownership Preservation Foundation**  
[www.995hope.org](http://www.995hope.org)  
(888) 995-HOPE
- **NeighborWorks America**  
[www.findaforeclosurecounselor.org/](http://www.findaforeclosurecounselor.org/) or [www.nw.org/network/home.asp](http://www.nw.org/network/home.asp)

### **Report Foreclosure Scams**

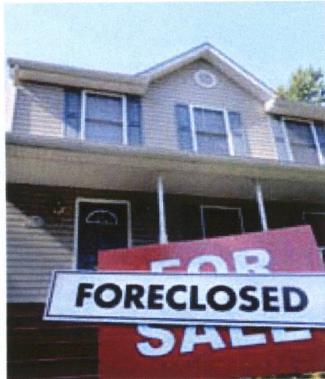
- **Federal Trade Commission**  
[www.ftccomplaintassistant.gov/](http://www.ftccomplaintassistant.gov/) or  
[www.ftc.gov/bcp/menus/consumer/credit/mortgage.shtml](http://www.ftc.gov/bcp/menus/consumer/credit/mortgage.shtml)  
(877) FTC-HELP or (877) 382-4357
- **State Attorney General Contact List**  
[www.naag.org/attorneys\\_general.php](http://www.naag.org/attorneys_general.php)
- **State, County and City Consumer Protection Offices**  
[www.consumeraction.gov/state.shtml](http://www.consumeraction.gov/state.shtml)



Federal Deposit Insurance Corporation  
[www.fdic.gov/foreclosureprevention](http://www.fdic.gov/foreclosureprevention)

05/09

## Beware of Foreclosure Rescue Scams... Help is Free!



Scams that promise to “rescue” you from foreclosure are popping up at an alarming rate nationwide, and you need to protect yourself and your home.

The Long Beach Housing Development Company wants you to know how to recognize a foreclosure rescue scam. And even if the foreclosure process has already begun on your home, there are legitimate and free options available to help you save your home.

### Facing Foreclosure? What Can You Do?

#### Get Help Now!

- Talk to your Lender
- Talk to a HUD-Approved Housing Counselor – to locate a counselor go to:  
[www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm](http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm)
- Find Foreclosure Prevention/Refinance Resources
  - “Making Home Affordable” Program  
[www.makinghomeaffordableprogram.gov](http://www.makinghomeaffordableprogram.gov)
  - HOPE NOW  
[www.hopenow.com](http://www.hopenow.com) or call the HOPE Hotline: 888-995-HOPE
  - LANHS: [www.lanhs.org](http://www.lanhs.org)
- Find consumer tips on foreclosure rescue scams  
[www.occ.treas.gov](http://www.occ.treas.gov)

### Homeowner Tips

- Do not pay a fee in exchange for housing counseling services.
- Do not sign over the deed to your property to any organization or individual.
- Never submit your mortgage payments to anyone other than your mortgage company without their approval.
- Never sign a document under pressure, or with blank lines or spaces.
- Watch out for warning signs.

**“Housing Help Fair” coming soon to your neighborhood...**

Go to [www.lbhdc.org](http://www.lbhdc.org) for more information on The Long Beach Housing Development Company’s programs and services.





**Date:** June 12, 2009  
**To:** Patrick H. West, City Manager  
**From:** Dennis J. Thys, Director, Department of Community Development  
**For:** Honorable Mayor Foster  
**Subject:** Proclamation Request Regarding Affordable Housing Week

This is to request your approval to issue a proclamation designating July 13-17, 2009 as Affordable Housing Week, to be presented at the City Council meeting of July 7, 2009. Attached is the proclamation request and a sample proclamation.

As part of the efforts to bring the housing crisis to the forefront, the National Association of Housing and Redevelopment Officials (NAHRO), the U.S. Conference of Mayors, and many other national organizations launched Housing America 2007, a national public awareness campaign focusing on the need to preserve and develop housing, and to promote and increase awareness on the need for affordable housing. This campaign has continued through 2008 and into 2009 as a year-long effort to inform the public and decision makers about the need to meet the country's affordable housing and community development challenges.

Thus far, the City of Long Beach has participated in the campaign by proclaiming July 2-7, 2007 and July 7-11, 2008 as Affordable Housing Week respectively. The activities in previous years' celebrations have included proclamations by City Council, affordable housing tours, interviews with families at selected affordable housing developments, grand openings and grand re-openings, open houses, and an affordable housing forum.

As part of this year's Affordable Housing Week celebration, the Housing Services Bureau and The Long Beach Housing Development Company (LBHDC) intend to hold the following activities:

- July 14<sup>th</sup> Groundbreaking of Meta Housing's project at 2355 Long Beach Blvd., a 46-unit mixed-income rental development
- July 15<sup>th</sup> Housing Help Fair

The Housing Help Fair will be the signature event of the Affordable Housing Week. We plan to hold it at the Main Library Auditorium from 5pm to 7pm. It will

Honorable Mayor Foster  
June 12, 2009  
Page 2

be a free, comprehensive informational event in which homeowners are invited to learn more about foreclosure and fraud prevention, and home preservation.

The Housing Help Fair will have three components:

1) Information Booths/Exhibits – This interactive exhibit area is designed to provide homeowners with information on foreclosure prevention, foreclosure loan scams, mortgage refinance and loan modification programs, as well as home-buying opportunities. Participating agencies will be on hand to disseminate information and offer on-site assistance to attendees. Agencies such as Consumer Affairs, FDIC, HUD, Operation Hope, and various State agencies have been invited to participate. In addition, there will be a video corner highlighting segments of Inside Long Beach, and interactive computer kiosks where attendees can go-online to locate additional information/housing counseling services

2) Foreclosure Counseling Workshop – This workshop will focus on foreclosure prevention, and will address the foreclosure process, foreclosure loan scams, mortgage refinancing, and loan modification programs. It will be facilitated by the Los Angeles Neighborhood Housing Services (LANHS), a HUD-approved housing counseling agency.

3) District Foreclosure Counseling Workshops – The LBHDC will schedule and host a series of Foreclosure Counseling Workshops in each Council District. The workshop at the Housing Help Fair will serve as the 2nd Council District's workshop (since the Main Library is in CD2) and will be the model for the next workshops.

If you have any questions or need additional information, please call me at 570-6570 or Ellie Tolentino at 570-6926.

DT: ET: LD  
Mayor re Proclamation Request re Affordable Housing Week.doc

Attachments: Proclamation Request  
Sample Proclamation

cc: Suzanne Frick, Assistant City Manager  
Reginald I. Harrison, Deputy City Manager  
Ellie Tolentino, Housing Services Bureau Manager



**Date:** June 12, 2009  
**To:** Patrick H. West, City Manager  
**From:** Dennis J. Thys, Director, Department of Community Development  
**For:** Honorable Mayor Foster and Members of the City Council  
**Subject:** Housing Help Fair

This is to inform you that The Long Beach Housing Development Company (LBHDC) will host a Housing Help Fair at the Main Library Auditorium on July 15, 2009 from 5:00 PM to 7:00 PM. The Housing Help Fair is a free, comprehensive informational event in which homeowners are invited to learn more about foreclosure and fraud prevention, and home preservation. It will be the signature event of Affordable Housing Week.

The Housing Help Fair will have three components:

- 1) Information Booths/Exhibits – This interactive exhibit area is designed to provide homeowners with information on foreclosure prevention, foreclosure loan scams, mortgage refinance and loan modification programs, as well as home-buying opportunities. Participating agencies will be on hand to disseminate information and offer on-site assistance to attendees. Agencies such as Consumer Affairs, FDIC, HUD, Operation Hope, and various State agencies have been invited to participate. In addition, there will be a video corner highlighting segments of Inside Long Beach, and interactive computer kiosks where attendees can go-online to locate additional information/housing counseling services
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Honorable Mayor Foster and Members of the City Council  
June 12, 2009  
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We will coordinate with your respective staff to identify the date, time and location for your District's workshop. We may also request your staff's assistance in disseminating information about the workshop.

If you have any questions or need additional information, please call me at 570-6570 or Ellie Tolentino at 570-6926.

DT: ET: LD  
M-CC re Housing Help Fair 2009.doc

cc: Suzanne Frick, Assistant City Manager  
Reginald I. Harrison, Deputy City Manager  
Ellie Tolentino, Housing Services Bureau Manager

***You are Cordially Invited...***

***Meta Housing Corporation  
The Long Beach Housing Development Company  
Councilmember Dee Andrews, 6<sup>th</sup> District***

***Invite You  
To the Groundbreaking Ceremony of  
Long Beach & Burnett Apartments***



***Date:*** ***Tuesday, July 14, 2009***  
***Location:*** ***2355 Long Beach Blvd. (at Burnett)***  
***Time:*** ***10:00 a.m.***  
***Please RSVP:*** ***Marian Kain***  
***Phone:*** ***310 575-3543 ext. 101~ E-mail [mkain@metahousing.com](mailto:mkain@metahousing.com)***



***The City of Long Beach***

**ELLIE TOLENTINO**  
Acting Bureau Manager

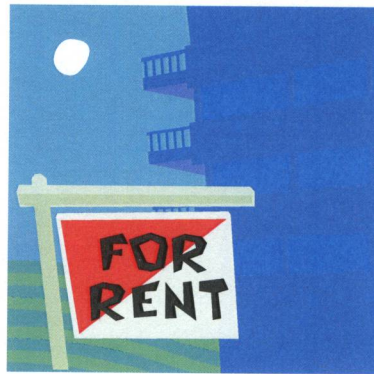
Department of Community Development  
Housing Services Bureau  
110 Pine Avenue, Suite 1200, Long Beach, California 90802  
Telephone: 562-570-6926 FAX 562-570-5921  
E-Mail: [Ellie\\_Tolentino@longbeach.gov](mailto:Ellie_Tolentino@longbeach.gov)

In Honor of Affordable Housing Week

**THE HOUSING AUTHORITY  
OF THE CITY OF LONG BEACH**

Invites You To Attend

**OPEN HOUSE  
AND  
OWNER INFORMATION EXPO**



Thursday, July 16, 2009

1:00 pm - 3:00 pm

521 E 4<sup>th</sup> Street

Long Beach, CA

For more information or questions please call  
562 570-5490

**FIND OUT ABOUT**

- Free listing of your property for rent
- Rental procedures for Housing Authority rentals
- Inspection requirements
- Rent reasonableness