

Notes from the June 8, 2009 Regional Foreclosure Forum

Group 1

Headlines:

- Greed!
- Foreclosure is just beginning
- Crisis was avoidable (let's learn from mistakes)

Gaps

- Not an effective program in place to help people with delinquent mortgages
- Not enough legal aid/financial counselors available
- Need for Consumer Education of where to go?
- Agency coordination
- Crisis Assistance- education
- Blaming the victim - change the story

Strategy

- Coordinated intake (BEACON) - in all counties
- Resource Hand-out for
 1. Crisis clients - when to call whom?
 2. Agency/counselors/211 – develop decision tree
 3. Mortgage bankers – how can we engage them

What will we do differently?

- Keep in mind need for long-term planning
- Check in with county- Are they aware?
- Need to stay informed and use the knowledge
- Better personal tools for advocacy
- Knowledge that blaming the victim isn't helpful

Group 2

Headlines

1. NC model for regulations
2. Schuler promotes predatory Lending
3. Follow the money

Gaps and Barriers

1. Stigma-reduce and eliminate stigma around need for help
2. Need more qualified counselors
3. Reverse thinking - “Regulations/government are the enemy”
4. New for forum bankers and realtors

Meeting the need

1. Develop Volunteers to serve as trained advocates
2. Increase Home Buyers Education and counseling for first time home buyer
3. Train front line workers dealing with any basic need on housing issues
4. Support better regulations and enforcement
5. Resource List for services with seal of approval (2-1-1)
6. Regional Land Use planning

Actions

1. Continuing liability to companies buying up loans
2. Develop Media/elected leaders educational strategy
3. Educate and engage Board of Realtors
4. Educate and engage Chamber of Commerce

Group 3

Headlines:

- Crisis in food and security in WNC
- Low wages and high land cost pose increased challenges in WNC
- Foreclosure can happen to anyone in any area; ramifications have spillover affect; collaboration is needed to fund workable solutions.

Gaps/barriers/foreclosure

Resources-

- Lack of legal services throughout the area
- Outreach through culturally appropriate organizations-churches, social groups
- Education- a major need!
- Consumers/Borrowers must become more savvy consumers
- Policy changes needed
- Capacity of organization at local level
- Connect infrastructure-org-On Track and Pisgah Legal

Group 4

Headlines:

- Need More \$\$
- More community education
- American Dream-misrepresented!

- More to know: lower cost (in rent market) and regulations to assist
- Discern merits of need (more uniform agreement)

Gaps/Barriers

- Crisis learning is short lived - need for longitudinal continual learning
- Use of community talent (Vols) –vs- certification/counselors

Meeting Needs

- Centralized information...distribution channels, (cross training info)
- -How to use Americorps
- Other volunteers
- More collaboration meetings
- Jobs with living wage
- Case management/counsel early

What Will You Do Differently as Result of Today's Forum

- Boost Web-site to increase partners
- Teach clients

Headlines

- -Foreclosure is a growing crisis and we can make a difference!!

What will or should we do differently?

- Advocate for policy not politics
- More education
- Make predatory practices socially unacceptable
- Sustainable change
- Empowerment
- Community education-(clear communication) clear message

Next steps

- Public information campaign
- FUNDING
- Staff training-for frontline workers about existing resources
- Advocate for energy efficiency

Odds and Ends

“Crisis is Longer and More in Depth”

“Economy is going to recover with Job Loss?”

“Immediate steps needed-Long Term solutions just as important”

“What seemed simple now makes participants feel stupid”

“Education and consumer Prevention Education needs to be instilled “there’s no free lunch”

“You Don’t Use Buyer Beware with Doctors, Why is that needed with housing?”

- What is trend data, especially in comparing growth curve data with state and national sites?
- How are regulations going to be accepted in potentially hostile areas?
- How do we combat the idea that there is no foreclosure crisis in our area?

Overall Next Steps

- capture the energy and keep it
- distribution of information
- support statewide advocacy
- convene staff, volunteers to share information
- re-convene Funder’s collaboration
- Talk about it outside of work
- Thank Martin Nesbitt
- Sen. Bill 954 –Rick Glazer in house
- Call Heath Shuler –HB 2563 – why are you proposing this?
 - June 27th-picnic 202-225-6401
 - -oppose predatory lending
 - -Rick G @ncleg.net
- Develop participant list
- Send out information
- Develop specific outcomes
- Review every county housing plan should address foreclosure prevention
- Use NC Housing Coalition as a resource
- community education tools
- Future presentations

Next step folks:

Celeste Collins

Beth Maczka

Bill Whalen

Susan Jenkins

David Bailey

Joan

Remaining questions?

- How long will the crisis last?
- How will we learn from the crisis?
- What is the next legislative goal?
- What is the specific message for our congressman?