

NEIGHBORHOOD HOUSING SERVICES OF JAMAICA, INC.

NHS of Jamaica, Inc. Awarded \$645,350 to address Subprime Foreclosure Crisis in Southern Queens

Cathy Mickens, Executive Director of Neighborhood Housing Services of Jamaica, Inc. (NHSJ) today announced that NHSJ has been awarded \$645,350 to help homeowners in Southern Queens avoid foreclosure and potential homelessness. The award is made through DHCR's Subprime Foreclosure Prevention Services Program, part of a comprehensive plan initiated in New York State to address the foreclosure crisis.

Governor David A. Paterson said the awards "will help to safeguard our neighborhoods from the decay caused by foreclosure. Foreclosed and vacant homes hurt property values and can attract criminal activity. We will do everything in our power to protect our communities and to help keep vulnerable New Yorkers in their homes."

NHSJ, in partnership with Queens Community House, MYF Legal Services, Centro Hispano Cuzcatlan and Vandana Chak, Esq. will provide outreach, education, financial counseling and legal representation to homeowners with subprime mortgages in the Southern portion of the Borough of Queens, the single-hardest hit region of the State. Last year, NHSJ lead its Subprime Coalition in helping more than 1,165 homeowners. For 2010, the Coalition plans to serve 1,550 homeowners.

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FEBRUARY, 2010

Special points of interest:

- * NHSJ Awarded \$645,350 to address Foreclosure Crisis.
- * Proud to Announce new Partnership.
- * Ways to Avoid Foreclosure.
- * Help with reading and understand document.



COMMUNITY PARTNERSHIP



NHSJ has formed a partnership with elected officials whose District Offices are located in areas that are highly infected with foreclosures to make it easier for senior citizens and families in the neighborhood to get help. Every Friday, a NHSJ Foreclosure Counselor is available in person to answer your questions regarding foreclosure prevention or homeownership. Call the offices of **Assembly Member Vivian Cook** (32nd Assembly District – Community Board 12) located at 142 -15 Rockaway Boulevard, South Ozone Park, NY 11436 and **Council Member Leroy Comrie** (27th Council District – Community Board 13) located at 113-43 Farmers Boulevard, St. Albans, NY 11412, to schedule an appointment with our Foreclosure Counselor.



89-70 162nd Street

Jamaica NY, 11432

Tel: 718-291-7400

Fax: 718-298-6505

Website: www.nhsj.com

Open: Monday - Friday

Hours: 9:00AM-5:00PM

By Appts. Evening and Saturdays

OUR MISSION

NHS of Jamaica, Inc., is a not-for-profit community-based organization that is committed to revitalizing neighborhoods in Southern Queens by providing pre- and post purchase counseling, technical, and financial assistance to low and moderate income residents.

Our goals are to create strong neighborhoods through homeownership stabilization and retention. Enhance awareness of affordable mortgage products and services. Increase the number of educated consumers on affordable financial services. Provide access to products and services offered by our lending partners. Address community needs through creation of products and services. Empower residents to become strong community leaders.

Cathy's Corner

NHSJ has been committed to helping residents of our community for the last 36 years. We would like to extend an invitation to other organizations or anyone willing to work with us in revitalizing and stabilizing our neighborhoods here in Southeast Queens. NHSJ is currently working with community leaders, block associations, faith-based organizations, and legal representatives. If you are associated with a community organization, give us a call or stop by. We are right in the Neighborhood.

Message from the Executive Director

Empowering People Building Communities Strengthening Southeast Queens Since 1974

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NHSJ PROGRAMS

The First Home Club • Free Foreclosure Prevention Counseling • Handyman Training • Lead Safe Prevention

FORECLOSURE STOPS HERE!

Ways to Avoid Foreclosure

The best way to avoid foreclosure is to prevent the filing of a [Notice of Default](#). Lenders do not want to foreclose but will file a Notice of Default to protect their interests, if necessary. If you know you are unlikely to meet your mortgage obligation, the first thing you should do is call your lender.

Don't put it off, be embarrassed or ignore letters from your lender because those responses will make the situation worse, not better. Depending on your particular situation and hardship circumstances.

When the lender files a Notice of Default, your options are limited. That is why it is better for you to call your lender before falling behind on your payments, because lenders are often reluctant to work out repayment schedules after foreclosure proceedings have been commenced.

You will be given a certain time period to bring the payments current, pay the costs of filing the foreclosure and stop the foreclosure. This is called reinstatement of your loan.

What To Do When You Can't Pay Your Mortgage

Contact your Lender, as soon as you know that you will not be able to pay your mortgage. When speaking to your Lender, explain your situation. Be prepared to provide your financial information (your monthly income and expenses).

Talk to a NHSJ Certified HUD Housing Counselor who will be able to help you with the following: 1) Develop a budget; 2) Assist you in negotiating an agreement plan with your lender; 3) Assist you with refinance opportunities (if you qualify); and 4) Provide referrals or other possible solutions.

FREE DOCUMENT REVIEW SERVICE

Have you ever had legal documents that needed to be explained completely and you don't have an Attorney? Or Do you have a documents concerning your loan modification that are difficult to understand? Have you received documents from your lender but are unsure what they are requesting of you? Need to answer a summons and complaint? Is your home about to be foreclosed on and you need to stop the sale? Call NHSJ and make an appointment to see our Attorney, Bridgett Bush. She will be happy to provide these services for you for free!