

# Restore Our Homes

A SIGNATURE PROGRAM OF THE NATIONAL URBAN LEAGUE

## Our Approach.

The Restore Our Homes program strives to increase the financial stability and property values within African American and other minority communities affected by subprime loans and foreclosures. To this end, we aspire to improve upon the services of Urban League affiliates by providing the assistance and support necessary to ensure they have the resources and capacity to serve the housing needs of their communities.

**97,000+**

participants  
have been served  
since 2008

**71%**

saved their  
homes from  
foreclosure

**1 out  
of 4**

modified or  
refinanced their  
mortgages



### 2025 EMPOWERMENT GOAL

Every American lives in safe, decent, affordable  
and energy efficient housing on fair terms.

## Accomplishments.

The National Urban League's Restore Our Homes program has served nearly 100,000 homeowners in distress under the NFMC program since 2008. Of these homeowners, 71% procured realized outcomes and 25% of these cases ended in loan modification or refinance of the mortgage.

### *Of the mortgages modified under the NFMC program:*

**62%** ◦ resulted in payments less than or equal to 38% of the homeowner's gross monthly income with at least a 5-year fixed rate and

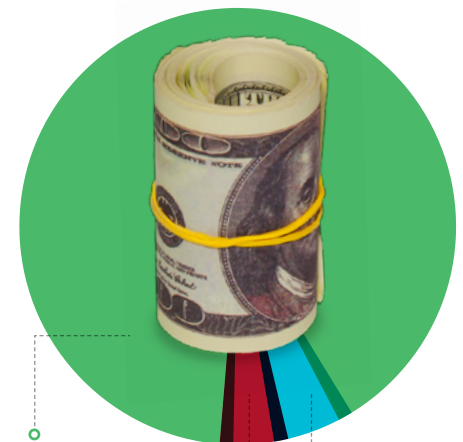
**29%** ◦ were sustainable even though the payment was more than 38% of the homeowner's gross monthly income.

## National Scope.

The National Urban League has been one of the top grantees of the National Foreclosure Mitigation Counseling Program (NFMC), a special federal appropriation designed to support a rapid expansion of foreclosure-intervention counseling in response to the nationwide foreclosure crisis.

In 2017, an evaluation by the Urban Institute stated that foreclosure-prevention clients received average mortgage reductions of \$4,980 a year if they received a loan modification.

Counseling resulted in 300% greater likelihood to receive a loan-modification cure compared to non-counseled homeowners.



**91%**  
Retention of  
home loan via loan  
modification or other  
lender-approved  
solutions

**5%** Foreclosure  
**4%** Pre-foreclosure  
short sale

# Services.

Restore Our Homes provides home retention and loss mitigation counseling as well as client outreach services. Under this rubric and through Urban League affiliates, participants are connected to housing counseling, homebuyer education, financial education, credit counseling, fair housing advocacy, and foreclosure prevention assistance.



Services include:

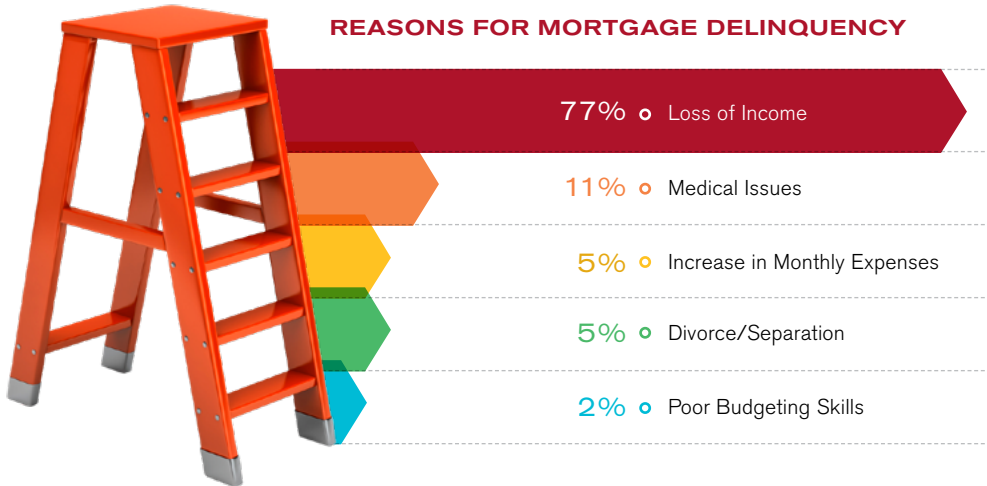
1. *Assisting Delinquent Mortgage Borrowers— as early as possible in order to prevent foreclosure*
2. *Educating Homeowners Looking to Refinance— as well as providing reliable referrals*
3. *Negotiating with Lenders/ Services on Behalf of Delinquent Borrowers— with the goal of saving their homes by reaching sustainable mortgages*
4. *Intermediating with Legal Action Against Predatory Lenders*
5. *Advocating for Legislative Reforms in Residential Lending*



# Participants.

Over 77% of all homeowners served by Restore Our Homes reported loss of income and employment as their primary reason for default, followed by medical issues, both of which are the most difficult circumstances to resolve.

## REASONS FOR MORTGAGE DELINQUENCY



of clients served since 2008

**56%**

**AFRICAN AMERICAN HOMEOWNERS**

**64% MINORITY HOMEOWNERS**

# Success Story.

**TAWANDA CARLISLE**, a 54-year old independent business woman, experienced a downturn in her business that led her into mortgage delinquency. To try to stabilize her finances, Tawanda took a job as an assistant at the NAACP of Pittsburgh, where she unfortunately realized only gross earnings of \$1600 per month, far less than the \$3500+ per month she was accustomed to prior to her hardship. Good news did eventually surface due to this new job. While at the NAACP, Ms. Carlisle learned about the foreclosure prevention services offered by the Urban League of Greater Pittsburgh (ULGP). By the time she reached out to the ULGP, her FHA loan was already in collection simply because she couldn't cover the \$663.76 monthly payment that came with a fixed interest rate of 7.25%.

**RESULT:** The ULGP applied for a loan modification on her behalf. Eight months later, the servicer agreed to a resolution. Today, Tawanda has a permanent modification with an affordable monthly mortgage payment of \$524.25 at a fixed interest rate of 5.25%.