



## November 2009

Each month UEDA sends out an electronic bulletin to all current members, which features short articles and a list of upcoming events and activities of interest to our members. It is intended to be a quick and easy way for you to gain insight into the UEDA Community, and is also available at our website on the "UEDA News" page. We hope you find this membership service informative and useful!

### **FEATURE: Milwaukee Foreclosure Mediation Program (MFMP)**

With seed money from the City of Milwaukee and funding contributed by Attorney General Van Hollen, Marquette University Law School instituted the Milwaukee Foreclosure Mediation Program in July 2009. The Chief Mediator, who is a licensed attorney and experienced mediator, conducts daily mediation sessions and works with other volunteer mediators to assist those requesting foreclosure mediation services. As of September 2009, there have been 4818 foreclosure filings in Milwaukee County this year. The number of foreclosure actions filed in the past year is nearly quadruple the pre-2005 average. It is estimated that there will be more than 27,000 foreclosure filings in Wisconsin in 2009.

This court based foreclosure mediation process can successfully bring lender and borrower back from the brink of foreclosure, allowing the parties to negotiate in a more equitable process, preserve home equity for borrowers, cash flow for lenders, and prevent blighted communities. Details about the program include:

- Any foreclosure case currently pending, subject to the eligibility requirements and approval of both parties, can be mediated.
- A notice announcing the availability of the mediation process is attached to the foreclosure summons and complaint by the party initiating the foreclosure action. Pursuant to Milwaukee County Chief Judge Directive 9-14, foreclosure cases filed on or after July 22, 2009, must include the Notice of Mediation.
- Foreclosure mediation services are offered only to residential homeowners who reside in owner-occupied properties with 4 units or less.
- Mediation must be affirmatively requested by either the borrower or the lender, and borrower requests will be screened to ensure there is some possibility of a successful outcome in a mediation process.
- Both the borrower and the lender must agree to mediation.
- Mediations are typically scheduled 45 - 60 days after the request for mediation is received and homeowners must meet with a HUD-certified housing counselor prior to the mediation session.
- In most cases the mediation session will serve as a venue to work out new loan terms, a short sale, or other solution that is mutually agreeable.

Establishing this program was one of the outcomes of Mayor Barrett's Milwaukee Foreclosure Partnership Initiative in Fall 2008. Other jurisdictions that have used mediation in foreclosure cases report a high success rate, and more and more jurisdictions are turning to mediation as a solution for this crisis. **Please forward this information onto colleagues, friends, neighbors and other agencies you work with!** It is a unique way for those facing foreclosure to get assistance and find solutions. The MFMP can be reached at 414-288-4040 or via email at [foreclosure@marquette.edu](mailto:foreclosure@marquette.edu). Or, visit their website at <http://law.marquette.edu/foreclosure> for more information about the program or to download an application.

## **UEDA COMMUNITY NEWS**

- **HUD's Office of Policy Development and Research has issued a report on *Revitalizing Foreclosed Properties with Land Banks*** that features the experiences of three communities with land banking programs: Genesee County, Michigan; Atlanta, Georgia; and Baltimore, Maryland. Find out more about land banks and other strategies that help support affordable housing at HUD's Regulatory Barriers Clearinghouse [www.regbarriers.org](http://www.regbarriers.org). Download the report, *Revitalizing Foreclosed Properties with Land Banks*, from HUD USER free of charge at [www.huduser.org/publications/affhsg/landbanks.html](http://www.huduser.org/publications/affhsg/landbanks.html), or call 1-800-245-2691 / option 1 to order a free print copy.
- **A special invitation from the Nonprofit Center of Milwaukee:** It's time again to get together with friends old and new... The rich tapestry of diversity in our community is given its texture and color by the contributions nonprofits make to the quality of life. Those of us who are involved with the nonprofit sector will once again get together to celebrate, meet friends old and new and simply enjoy each other's company at *The Spirit of*

*the Nonprofit Sector - A Holiday Celebration of Diversity.* This event will be held on **Thursday, December 3<sup>rd</sup>, 2009 from 5:30-8:30PM** at the Italian Community Center. Advance ticket purchase required. \$25 per person, \$40 for two. Children 12 and under \$7. For reservations call 414-344-3933.

- **\$500 grant for exterior home improvements- no income limits.** If you or know of someone who lives in the Layton Boulevard West Neighborhood (LBWN), then you are eligible for a \$500 matching grant for exterior home improvements. LBWN can reimburse half of the project cost, up to \$500, for approved exterior projects that improve the curb appeal of your home. Eligible projects include new windows, doors, porch work, roof work, etc. This grant is available on a first come, first serve basis until March. If you are interested please contact Chelsey at 414-383-9038 x2305 or at [chelsey@lbwn.org](mailto:chelsey@lbwn.org).
- **The National Alliance to End Homelessness presents a new tool:** "Organizational Change: Adopting a Housing First Approach." This tool can help organizations that are planning to use HPRP resources to shift their organization's approach toward a rapid re-housing model. The guide describes the steps in the assessment and planning process, including establishing a team; developing a shared vision; undertaking a self-assessment; and developing a plan and timeline for implementation. It also describes strategies for managing the change process and includes several tools and resources. [Click here](#) to access it.
- **An updated version of the [Financial Resource Guide for Cleanup and Redevelopment \[PDF\]](#) is now available from the Wisconsin Department of Natural Resources.** The guide is a comprehensive listing of funds available from state and federal sources for the cleanup and redevelopment of brownfields – abandoned or underused properties where reuse is hindered by real or perceived contamination. This publication provides informative summaries on more than 60 grants, loans, tax incentives and reimbursement programs. It is a joint publication from the DNR and Wisconsin Department of Commerce. More information is available on the [Remediation and Redevelopment Program](#) pages of the DNR Web site or contact Andrew Savagian at (608) 261-6422, or [andrew.savagian@wisconsin.gov](mailto:andrew.savagian@wisconsin.gov).
- **HBC Service, Inc. moves to new south side location in Spanish Center:** Home Buyer Counseling Services (HBC) has recently re-located its Milwaukee office from the Hillview building located at 1615 S. 22<sup>nd</sup> Street to a larger office in the Spanish Center, at 614 W. National Ave, Milwaukee, WI. A grand opening and ribbon cutting ceremony will be scheduled for sometime before the end of the year.
- **Republic Airways to move jobs to Wisconsin:** Republic Airways Holdings Inc., the new parent company of Midwest Airlines, plans to move hundreds of jobs to Oak Creek and Milwaukee's General Mitchell International Airport. Wisconsin Governor Jim Doyle announced a partnership to bring the jobs to Wisconsin via a conference call at the Metropolitan Milwaukee Association of Commerce's annual meeting. Indianapolis-based Republic Airways will consolidate operations in Milwaukee from other cities such as Las Cruces, N.M., and Denver. Republic also acquired Denver-based Frontier Airlines on Oct. 1.

## NONPROFIT NEWS

- **Starting a Nonprofit and Beyond: Legal Issues and Documents – Thursday, December 3<sup>rd</sup>, 2009, 9:00am to Noon:** This hands-on workshop will take you beyond assessing your readiness to start a nonprofit and guide you through the completion of the necessary documents to become a 501(c)(3). Using a step by step approach, you will learn how to complete the Articles of Incorporation and various application forms. Using a set of sample by-laws, you will have the opportunity to review and develop specific by-laws for your nonprofit organization. Presenter: Jacqueline Boynton, Attorney, Boynton Law Offices. Fee: \$70; \$50 Nonprofit Center members and CDBG agency attendees.
- **The Secrets of the Charismatic Organization:** Where some nonprofits are chronically underfunded, others can raise hundreds of thousands of dollars at a single event. Their boards are full of energetic, knowledgeable, and connected people. They are the go-to groups on their issues, *the* places to work, the leaders in their fields. The reason for the success of these nonprofits is not charismatic leadership. The secret is far simpler—and within the reach of any organization. [Read more...](#)
- **No Paws Left Behind, Inc. is a focus driven not for profit organization,** designed to bring awareness to all communities the silent victims of foreclosure who have no voice or rights to implement change. They are a support group for those who find foreclosure imminent and need help to find shelter for their beloved pets and a resource for those who find or know of abandoned pets. For more information please visit their website at <http://nopawsleftbehind.org/paws/Default.aspx>

## SMALL BUSINESSES / ENTREPRENEURS

- **WWBIC Orientation on Wednesday, December 16 from 1-2:30PM:** Are you interested in starting a business or looking to expand your business and don't know where to start? Attend WWBIC's Orientation

session and learn about WWBIC's services which include business & financial education classes as well as ways of which to obtain financing through WWBIC's loan program. No Fee; held at WWBIC-Milwaukee, 2745 N. Dr. Martin Luther King Jr. Drive Milwaukee, WI 53212. Call (414) 263-5450 to register.

- **WWBIC Class – Improving Your Cash Flow, held Thursday, December 10 from 6-9PM:** Learn how to develop and manage realistic revenue and expense projections for your business. Understand how various financial statements can be your most valuable business tool. This is a hands-on opportunity to work with projection worksheets. Fee: \$10; Held at Heartland Information Research Inc., 6434 W. North Avenue, Wauwatosa, WI 53213. Call (414) 263-5450 to register.
- **GOP legislator calls for hearing on Wisconsin stimulus jobs report:** Earlier this month State Rep. Rich Zipperer called on the Assembly Committee on Jobs, the Economy, and Small Business to hold an oversight hearing on recent reports of jobs "created or saved" in Wisconsin due to federal stimulus spending. In October, Gov. Jim Doyle announced that stimulus spending in Wisconsin had created or saved 8,284 jobs. On Oct. 30, the White House announced that 10,000 jobs were created or saved in Wisconsin. News reports in Wisconsin and nationwide found the federal reports to contain exaggerations and multiple errors.
- **National business news bulletin:** Get business news from around the nation in the Alliance National Business Report, a free service, is posted every Monday at [www.bizpubs.org/headlines.asp](http://www.bizpubs.org/headlines.asp). The bulletin provides links to headlines from the web sites of local business publications that are members of the Alliance of Area Business Publications (AABP), an organization of more than 70 publications dedicated to delivering customized regional business news to business professionals in the USA, Canada, Puerto Rico and Australia.

## UPCOMING EVENTS

- **Using the Media for Change – Tuesday, December 1<sup>st</sup>, 2009, 9:00 to 11:00am:** Join Sangita Nayak, 9to5 Milwaukee's Lead Organizer, to learn about how to raise the visibility of your cause and use the media to change policy and to create a better Milwaukee. Sangita will share non-traditional techniques and insights to increase earned media as well as low budget paid media. Fee: \$50; \$35 Nonprofit Center members and CDBG agency attendees.
- **Setting Your Financial Goals for the New Year, held Thursday, December 3 from 6-8PM:** The New Year is fast approaching and people all around the country are setting their New Year's resolutions. Goals are a big part in building wealth. Use this workshop to set spending and saving goals to build a customized plan which will help keep more of what you make. No Fee; held at National City Bank, 9330 W. Greenfield Avenue, West Allis, WI 53214. Call (414) 263-5450 to register
- **I am an Effective & Engaged Board Member – Tuesday, December 8<sup>th</sup>, 2009, 8:00 to 10:00am:** Are you a current board member? If so, you are responsible to invest your time, talents and treasures into the mission of that organization. In this session you will learn the standard principles of board development and governance. You will assess your effectiveness, review the roles and responsibilities of boards of directors, and understand the principles for good governance and ethical practice. Presenter: Ylonda Glover, Organizational Development Consultant, Nonprofit Center of Milwaukee Fee: \$50; \$35 Nonprofit Center members and CDBG agency attendees; \$25 nonprofit board members.
- **The New IRS Form 990: Tips and Traps.** A follow up to our "Preparation of The New IRS Form 990" seminar, this seminar is designed for those organizations that filed the new Form 990 for the 2008 tax year as well as those organizations that will be filing the new Form 990 for the 2009 and future tax years. Each session is limited to 25 participants, so register early! The sessions will be held in Milwaukee and Pewaukee on 12/9/09 and in Madison on 12/10/09 and 12/17/09. Contact [christin.biermeier@wegnercpas.com](mailto:christin.biermeier@wegnercpas.com) or 608-356-3966 with any questions

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This bulletin is a service for our members. If you would like to know how you can become a UEDA Member, contact us at the phone number below or visit our website's membership page for details.

*If you have a suggestion for an upcoming UEDA Member Bulletin, please contact Kristi Luzar, Program Manager, at [Kristi@uedawi.org](mailto:Kristi@uedawi.org).*

### **Questions or Suggestions? CONTACT US AT:**

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