

FOR IMMEDIATE RELEASE

**Local Initiatives Support Corporation announces Detroit 0% Home Loan Program with \$2 million investment from Flagstar Bank to protect homeowners, support local growth**

*Partnership with City of Detroit, LISC, Flagstar Bank and local nonprofits will deliver new capital to keep families in their homes*

DETROIT (Dec 21, 2023)—Local Initiatives Support Corporation (LISC) today announced their Detroit 0% Home Loan Program, a vital home repair program for low- and moderate-income homeowners, is getting an infusion of new capital so it can reach more households, strengthen local property values and reduce the risk of predatory speculation, which threatens the well-being of Detroit neighborhoods.

Beginning in 2024, Flagstar Bank will lead the private-sector funding for the Detroit 0% Home Repair Program, a collaboration with the City of Detroit and the nonprofit, LISC. To date, the program has delivered \$14 million in financing to help more than 750 households improve the health and safety of their homes. Repair work ranges from lead remediation to roof repair to furnace and window replacement and structural reinforcements.

Flagstar has committed \$2 million to the effort, which is being blended with funding from the city so the program can reach an additional 300 households over the next three years.

"The 0% Loan Home Improvement program has helped hundreds of low-and moderate-income Detroiters make critical home repairs and upgrades they otherwise might not have been able to afford," said Mayor Mike Duggan. "We are fortunate to have a great partner in LISC to administer the program and thrilled to have Flagstar Bank join the program to help even more Detroit families take advantage of this great program."

The program is unique in that it delivers no-cost, 10-year loans to families that might otherwise struggle to access capital, especially in a high-interest-rate environment. The loans range from \$5,000 to \$25,000 for people with credit scores starting at 560—well below what most conventional loans require.

"The Detroit 0% Home Loan Program is a unique opportunity for Flagstar to not only partner with the City of Detroit and LISC but also to make safe and stable housing available to homeowners while contributing to the revitalization of communities in and around Detroit," said Lee Smith, senior executive vice president and president of mortgage at the bank. "We are proud to be a catalyst for the positive impact this will have in our borrowers' lives."

The program's performance to date is a strong indicator of its future activity, according to Camille Walker, executive director of LISC Detroit, which manages the program. More than 97 percent of loans have been deployed to African American homeowners, with 66 percent going to female-headed households and 41 percent to elderly residents. More than 70 percent of borrowers are households earning 80 percent of the area median income (AMI) or less—which for a two-person household in Detroit is approximately \$53,050, according to the U.S. Department of Housing and Urban Development.

"This program is intentionally structured to meet the needs of people and communities that, historically, have not had access to the kind of financing they need to build their assets and support local growth," she said.

"This is a model that other cities can follow," agreed Michael T. Pugh, president and CEO of national LISC. "By focusing on both housing preservation and family wealth-building, it has a lasting, positive ripple effect on the social and economic life of our communities."

Capital for the Detroit 0% Home Repair Program is deployed through two impact-driven financial institutions, One Detroit Credit Union and Opportunity Resource Fund. Homeowners can apply either online or in-person at [11 nonprofit organizations](#) throughout the city, where local staff members can help borrowers navigate the process.

For more information, visit <http://www.detroithomeloans.org/>.

### **About New York Community Bancorp**

New York Community Bancorp, Inc. is the parent company of Flagstar Bank, N.A., one of the largest regional banks in the country. The Company is headquartered in Hicksville, New York with regional headquarters in Troy, Michigan.

At September 30, 2023, the Company had \$111.2 billion of assets, \$85.9 billion of loans, deposits of \$82.7 billion, and total stockholders' equity of \$11.0 billion. Flagstar Bank, N.A. operates 436 branches, including strong footholds in the Northeast and Midwest and exposure to high growth markets in the Southeast and West Coast.

Flagstar Mortgage operates nationally through a wholesale network of approximately 3,000 third-party mortgage originators. In addition, the Bank has 134 private banking teams located in over 10 cities in the metropolitan New York City region and on the West Coast, which serve the needs of high-net worth individuals and their businesses.

New York Community Bancorp, Inc. has market-leading positions in several national businesses, including multi-family lending, mortgage origination and servicing, and warehouse lending. The Company is the 2nd largest multi-family portfolio lender in the country and the leading multi-family portfolio lender in the New York City market area, where it specializes in rent-regulated, nonluxury apartment buildings.

Flagstar Mortgage is the 7th largest bank originator of residential mortgages for the 12-months ending September 30, 2023, while we are the industry's 5th largest sub-servicer of mortgage loans nationwide, servicing 1.6 million accounts with \$412 billion in unpaid principal balances. Additionally, the Company is the 2nd largest mortgage warehouse lender nationally based on total commitments.

**About LISC**

LISC is one of the country's largest community development organizations, helping forge vibrant, resilient communities across America. We work with residents and partners to close systemic gaps in health, wealth and opportunity and advance racial equity so that people and places can thrive. Since our founding in 1979, LISC has invested \$29.7 billion to create more than 489,000 affordable homes and apartments, develop 81.4 million square feet of retail, community and educational space and help tens of thousands of people find employment and improve their finances. For more, visit [www.lisc.org/detroit/](http://www.lisc.org/detroit/) or [www.lisc.org](http://www.lisc.org).