



HERA
PROPERTY REGISTRY

VPRO@HeraRegistry.com



What Is Hera

Hera is a registration platform used by municipalities and government agencies across the nation to combat problems caused by vacant and foreclosed properties.

How Does It Work

Hera provides a team of professionals that effectively combat blight in your community by identifying at risk vacant properties, contacting responsible parties to register the property, and carrying out enforcement to increase compliance with the VPRO. All of our services are provided at no upfront cost to the community.

Why Use Hera

Compliance with vacant property registration ordinances (VPROs) is significantly low, straining municipal budgets used to maintain vacant properties that should be securing. Because of this, many communities are owed fees and fines from parties who refuse to abide by VPROs.

The Hera Team

Led by the nation's most experienced legal team in vacant property registration and enforcement, Hera has helped municipalities across the county raise compliance with VPROs and build vibrant neighborhoods.

Hera has become one of the most renowned organizations assisting municipalities with implementation and maintenance of vacant property registration programs.

Contact Hera today to learn more on how we can help raise compliance, reduce costs,
and build vibrant neighborhoods in your community

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HELPING BUILD VIBRANT NEIGHBORHOODS

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A foreclosure registration program can be an effective tool to help solve an affordable housing problem in a municipality. Such a program would require property mortgagees and banks to register their foreclosed and vacant properties with the municipality and provide information about the status of the property and their plans for its future use. Here are some ways this program can work to help solve an affordable housing problem:

Identify Abandoned Properties: The foreclosure registration program can help identify abandoned properties that may be suitable for affordable housing development. This can help the municipality and non-profit organizations to acquire these properties and convert them into affordable housing units.

Prevent Blight: The registration program can also help prevent blight in neighborhoods by requiring property owners to maintain their foreclosed properties in good condition. This can help preserve property values and prevent the spread of blight to nearby properties.

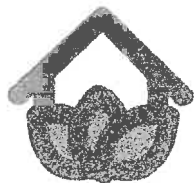
Increase Housing Supply: By making foreclosed properties available for affordable housing development, the registration program can help increase the supply of affordable housing units in the municipality. This can help address the shortage of affordable housing and provide more options for low-income residents.

Encourage Affordable Housing Development: The registration program can also encourage affordable housing development by providing information about available properties to non-profit organizations and developers who specialize in affordable housing.

Generate Revenue: The foreclosure registration program can also generate revenue for the municipality by requiring property owners to pay a registration fee. This revenue can be used to support affordable housing development or other initiatives that benefit the community.

Overall, a foreclosure registration program can be an effective tool to help solve an affordable housing problem in a municipality. By identifying abandoned properties, preventing blight, increasing the housing supply, encouraging affordable housing development, and generating revenue, this program can support the development of affordable housing units and help ensure that all residents have access to safe and affordable housing.

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Hera Property Registry, LLC

Property Registration and Enforcement Services



Milberg.
COLLEMAN AITKINSON PHILLIPS GROSSMAN

Vacant Property Registration Ordinances (VPROs)

- ❖ VPROs require a responsible party to register a property with the **local government** upon initiation of a foreclosure case or vacancy
- ❖ Collects important contact information for the **mortgagee, mortgage servicer, and property manager**
- ❖ Regulates the **maintenance and security** of such properties to prevent blighted and unsecured buildings
- ❖ Responsible parties pay a **reasonable registration fee** (typically, around \$150-\$300 semi-annually or \$300-\$500 annually) to cover the costs of administration of the VPRO program and related code enforcement efforts
- ❖ Registrations are **renewed** on a semi-annual or annual basis



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Hera Property Registry, LLC

Property Registration Services

- ❖ Hera establishes and maintains an online property registration database
- ❖ Hera proactively monitors foreclosure filings and other registration triggers through multiple data sources
- ❖ Hera notifies responsible parties of their obligation to register
- ❖ Hera provides staff training and easy access to complete information for properties in the Registry
- ❖ Hera collects property registration fees on behalf of the local government and remits fees to them



These services are provided at no upfront cost to the local government!



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Many responsible parties **ignore their obligation to register** properties, leaving properties and neighborhoods at risk.

In our experience, **approximately 30% of responsible parties fail to register properties** pursuant to ordinance requirements.

Our easy online registration platform and enforcement services can **increase registrations up to 95%**. As attorneys, we can prosecute code violations to judgment, including fines and liens.

Hera Property Registry and **Milberg Coleman Bryson Phillips Grossman, PLLC (Milberg)** can partner with the local government to provide foreclosure property registration *and* enforcement services to boost compliance with the Ordinance.



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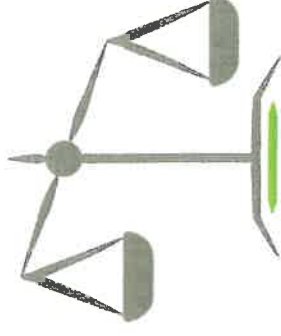


Milberg.
COLEMAN BRYSON PHILLIPS GROSSMAN

Hera, through Milberg, provides enforcement services so local governments can hold responsible parties accountable for failure to comply with the Ordinance.

Legal and Enforcement services include:

- ❖ Review existing ordinances and recommend changes to meet the specific needs of the community and comply with applicable laws
- ❖ Identify responsible parties that are in violation of the Ordinance
- ❖ Serve notices of violation on responsible parties
- ❖ Gather evidence of non-compliance and represent the local government at enforcement hearings
- ❖ Negotiate settlements and draft settlement agreements
- ❖ Collect outstanding registration fees and penalties



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Benefits of Hera Property Registry and Milberg's Registration and Enforcement Services



These services are performed with no upfront cost - costs are recovered through a fee-sharing and contingency agreement

- ❖ Reduces the burden on staff to monitor and enforce a property registration program
- ❖ Provides a searchable online database of registrable properties so staff can monitor properties with fast access to the right contact when problems occur
- ❖ Delivers data collection, information storage, and collection and remittance of registration fees and fines
- ❖ Provides access to attorneys who are licensed to bring enforcement action, with the understanding of federal and state legal requirements and current trends of property registration ordinances



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Why Choose Hera Property Registry and Break Point Law?



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Hera Property Registry, LLC is a registration platform used by municipalities and government agencies across the nation to combat problems caused by vacant and foreclosed properties. Led by the nation's most experienced legal team in property registration and enforcement, Hera has helped municipalities across the Southeast, Northeast, and Midwest collect millions in fees and fines, raising compliance and building vibrant neighborhoods in the process. Hera provides a team of professionals that identifies at risk properties, contacts responsible parties to register, and carries out enforcement to increase compliance. Hera effectively reduces cost and increases revenue all while combatting blight in your community. All of our services are provided with no upfront costs to the community.

Milberg Coleman Bryson Phillips Grossman PLLC ("Milberg") is a national law firm has extensive experience working with municipalities to remedy public nuisances that include industrial pollution, opioids, JUUL, reverse redlining, and foreclosure registration fees. Since 1965, Milberg has led landmark litigations that set ground-breaking legal precedents and produced meaningful changes in corporate governance. The firm and its affiliates have recovered over \$50 billion for their clients.

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