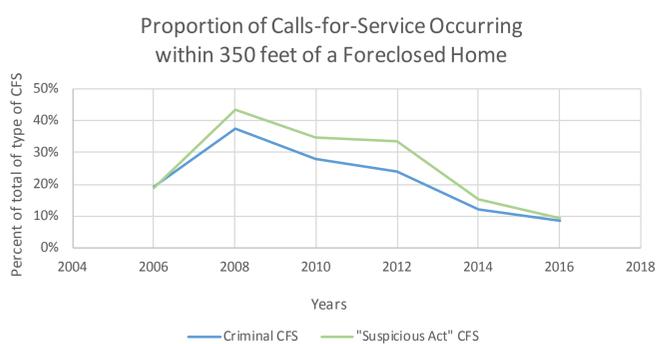


Brooklyn Park Resilient Communities Project: Foreclosure Recovery Impact

Our study reviewed how the foreclosure crises affected Brooklyn Park, the City's efforts to lessen its impact, and how other city governments have approached foreclosure recovery and neighborhood resilience efforts. Our report includes preliminary findings on crime and home sales measurements, a recommendation of measurement criteria for further analysis, and suggested tactics that can be adapted by Brooklyn Park to prevent vacant homes from becoming community detriments.

Crime vs. Perception of Crime

Crime carries a powerful stigma that repels prospective home buyers, lowers neighboring property values, and engenders withdrawal of community members from their social and physical surroundings. "Suspicious Activity" calls for service (CFS) are useful as a measure of residents' perception of safety when compared to "Criminal" CFS – those that end in legal action. From 2006 to 2016, Brooklyn Park saw Suspicious Activity CFS increase far more than Criminal CFS within 350 feet of foreclosed homes. Away from foreclosed homes, Criminal CFS increased more than Suspicious Activity CFS.

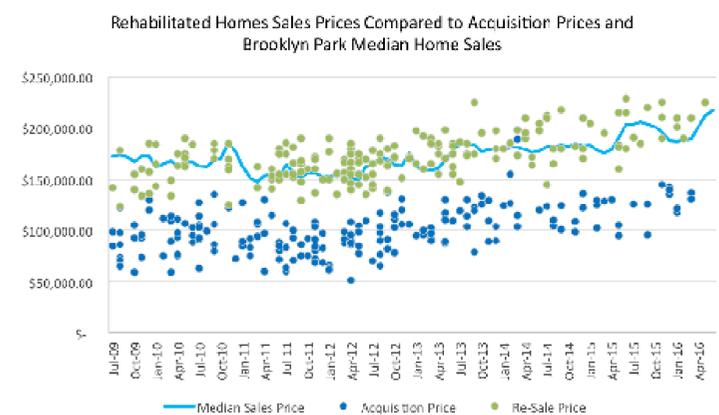


Year	Difference
2006	-0.24%
2008	6.30%
2010	6.56%
2012	9.44%
2014	2.93%
2016	0.59%

credit: Michael Wade

Home Sales

One measurement of success for Brooklyn Park's recovery program is to compare the sales prices of homes rehabilitated through the program to acquisition price and citywide median home sales. Of the 192 homes sold from July 2009 to December 2016 only one was sold at a loss while the average gain was \$75,137. From a total of 197 homes, the 183 that were sold between July 2009 to March 2016, 57% of them sold for more than the median citywide sales price.



credit: Casey Lauderdale

Case Studies

In an effort to broaden our understanding of foreclosure-response methods, we interviewed housing administrators, city planners, and neighborhood engagement officers of a variety of cities within Minnesota and the nation. The cities were chosen because of either their similarity to Brooklyn Park in geography, population, or impact of the foreclosure crisis, or because of the authors' personal background with a city. Many of the cities we contacted did not have information to share, however we were still able to learn about some innovative programs for foreclosure recovery and neighborhood resilience from those that did. We also learned about Hope Community development corporation's recommendations for neighborhood stability and have included them in our report.

Foreclosure Recovery Programs

- Rental Licensing Ordinance Modification
- Home for Generations Phase I & 2
- Water Ordinance Modification
- Administrative Citation Program
- HOME Infill Program
- Downpayment Assistance
- Partnerships with the State and non-profits

Neighborhood Resilience Programs

- Neighborhood Meetings in the Park
- Townhome Forums
- Neighborhood Vitality Grant
- Publicity Initiatives & Accurate Data Gathering
- Neighborhood Revitalization Teams
- 3-1-1 Mobile App



credit: ci.coon-rapids.mn.us
credit: ci.garland.tx.us



credit: fresno.gov
credit: hope-community.org



Recommendations

Building Neighborhood Resilience

- Introduce perception of vacant homes as component of neighborhood survey and other information-gathering methods
- Employ outreach techniques such as community art events, neighborhood open-houses, and informal visioning meetings to improve perception and integration of vacant housing
- Explore how to increase accessibility for reporting non-emergency neighborhood issues
- Partner with private-sector businesses, non-profit organizations, and communities of faith to turn vacant housing into quality-of-life projects that benefit all parties

Measurement Criteria For Further Analysis

- Finer geospatial analysis of vacant housing and crime
- Comparative analysis of housing values in areas surrounding foreclosures
- Analysis of code enforcement calls near foreclosed homes
- Solicitation of realtors', home buyers', and neighbors' perspectives on foreclosed houses

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For more information about this project or to view the complete report, please visit rcp.umn.edu.

