

# A look at Brooklyn Park's Foreclosure Recovery Program

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The project on which this presentation is based was completed in collaboration with the City of Brooklyn Park as part of the 2016–2017 Resilient Communities Project (RCP) partnership. RCP is a program at the University of Minnesota's Center for Urban and Regional Affairs (CURA) that connects University faculty and students with Minnesota communities to address strategic projects that advance local resilience and sustainability.

The contents of this report represent the views of the authors, and do not reflect those of RCP, CURA, the Regents of the University of Minnesota, or the City of Brooklyn Park.



# Goals

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- How successful has Brooklyn Park's Foreclosure Recovery Program been?
  - ↳ How can we measure its success?
- How can Brooklyn Park continue to transform its foreclosed and vacant housing stock?



# Methods

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## Case Studies

- Fresno, CA
- Coon Rapids, MN
- Garland, TX
- Milwaukee, WI
- Hope Community Development Corporation
- (Plymouth, MN)
- (Brooklyn Center, MN)
- (Anoka, MN)
- (Bloomington, MN)
- (Denton, TX)
- (Eden Prairie, MN)
- (Milaca, MN)

## Measurements

- Utilities and Code Violations
- Sales Values
- Perception of Crime



# Case Studies

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How great an impact did the foreclosure crisis have on the city?

- Lighter: Plymouth, Garland, Bloomington
- Heavier: Milwaukee, Coon Rapids

How did the city react to its foreclosures?  
(Also: preventative measures?)

- Financial and mortgage aid for struggling homeowners and first-time homebuyers
- Code-enforcement and ordinance modification
- Purchase and rehabilitation
- Open-houses and meetings with residents and private-sector stakeholders
- Garland: pre-existing aid kept foreclosures low



# Case Studies

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## Insights and Issues?

- Actively engage neighborhoods and stakeholders
- Clear up false negative perceptions
- Directly address homeowners: accountability or facilitation



Neighborhood Resilience



# Measurements and Results - Code Enforcement

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## Coon Rapids:

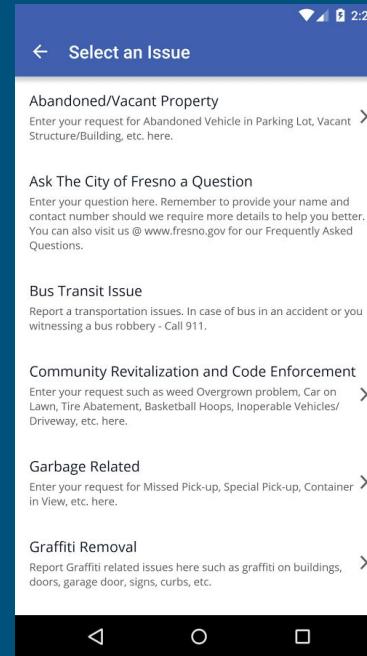
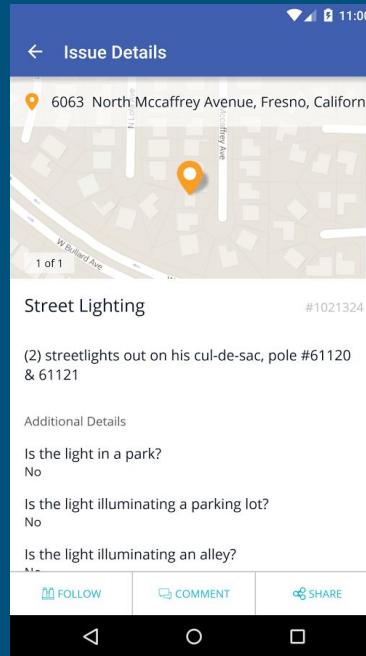
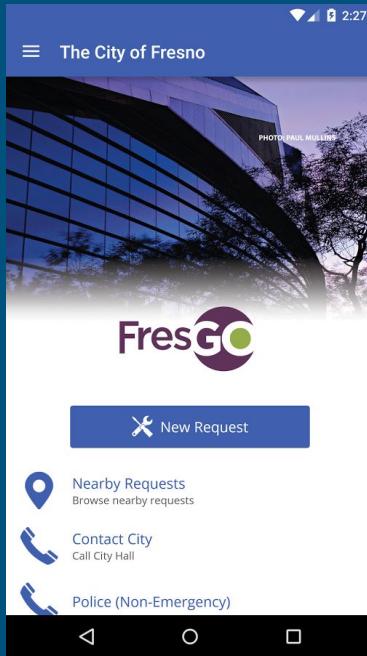
- Modify water ordinance to limit water damage in vacant homes
  - 40 homes/yr ➔ 5 homes/yr
- Modify rental license to require more stringent preparation and review of new landlords

## Fresno:

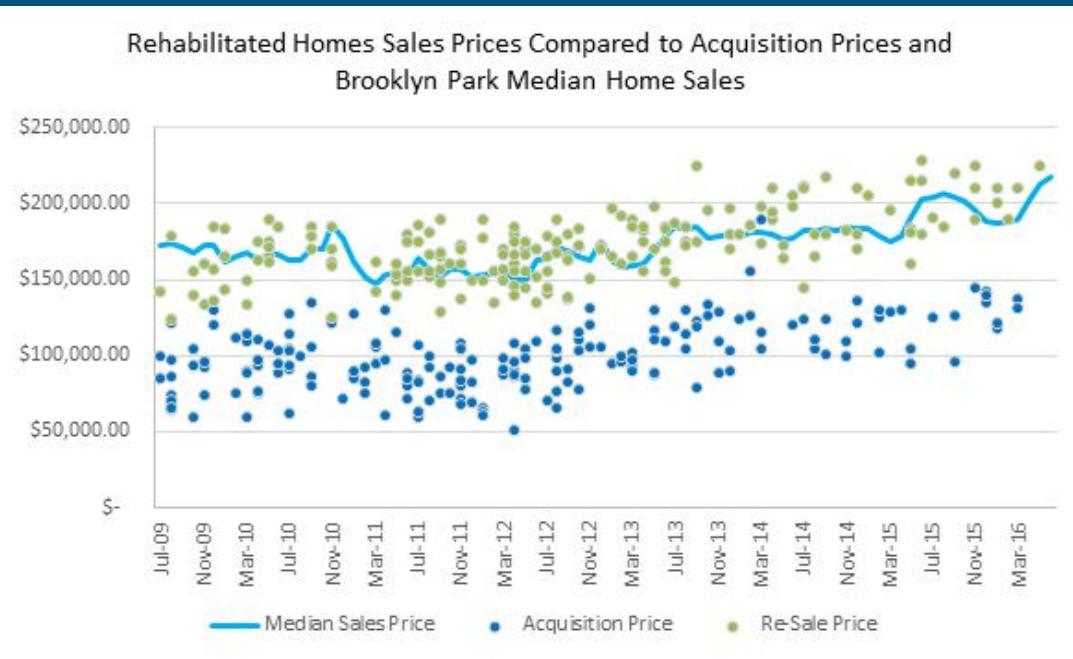
- Residents self-reporting issues (“Fresgo”)



# Measurements and Results - Code Enforcement



# Measurements and Results - Sales Prices



Number of Rehabilitated Homes Sold for Less or Greater Than the Median Price

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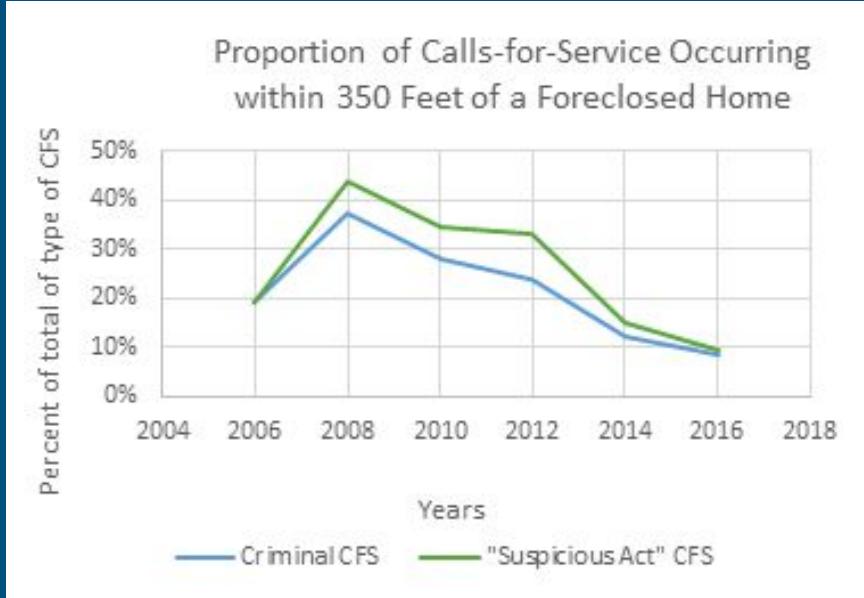
Less Than	78	43%
Greater Than	105	57%
Total	183	100%

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Source:  
Zillow dataset. "City\_MedianSoldPrice\_AllHomes."  
<<https://www.zillow.com/research/data/#other-metrics>>.  
Foreclosure data supplied by Brooklyn Park.



# Measurements and Results - Perception of Crime



Difference between Suspicious Act and Criminal CFS within 350 feet of Foreclosed Homes

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

Source:  
All crime and foreclosure spatial data  
comes from Brooklyn Park



# Moving Forward

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## Neighborhood Resilience Techniques:

- Community Engagement and Mobilization
  - Art projects - Neighborhood cleanups - House adoption - Awards and incentives for community projects - Community-led renovation
- Platforms for Communication and Stakeholder Analysis
  - Open-houses - Private sector buy-in - Directed surveys
- Targeted Buy-out Programs
  - Affordable housing - Non-profits, Community services - “Third spaces” - Groceries or pharmacies - Workforce training, Makers’ spaces



# Moving Forward

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Photo and concept source:  
Candy Chang, Candychang.com



# Moving Forward

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## Further Analysis:

- Finer analysis of crime and crime perception (more years, more accurate dates, smaller area, more specific description of suspicious activities)
- Home sales and valuation analysis of homes near foreclosed homes that went through foreclosure recovery
- Interview realtors to learn how perception in home-buyers' perception is affected by foreclosed or vacant housing



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# Thank you!



"neighborhood" by Juan Pablo Bravo from the Noun Project