A look at Brooklyn Park's Foreclosure Recovery Program

Casey Lauderdale & Michael Wade
with Ghadeer Alkhenaizi & Lucas Mortensen

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Resilient Communities Project
University of Minnesota
330 HHHSPA
301—19th Avenue South
Minneapolis, Minnesota 55455
Phone: (612) 625-7501
E-mail: rcp@umn.edu
Web site: http://www.rcp.umn.edu

Goals

➢ 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

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

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

Insights and Issues?

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

Neighborhood Resilience

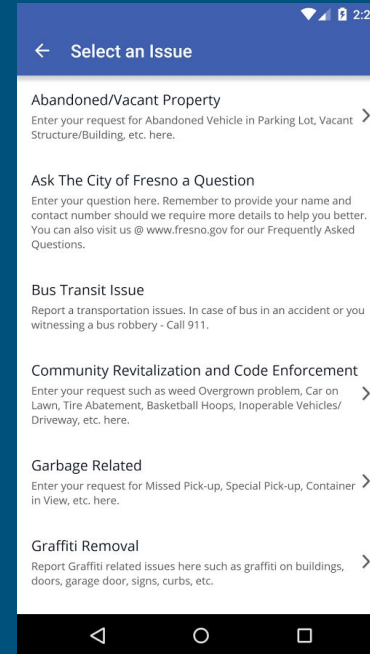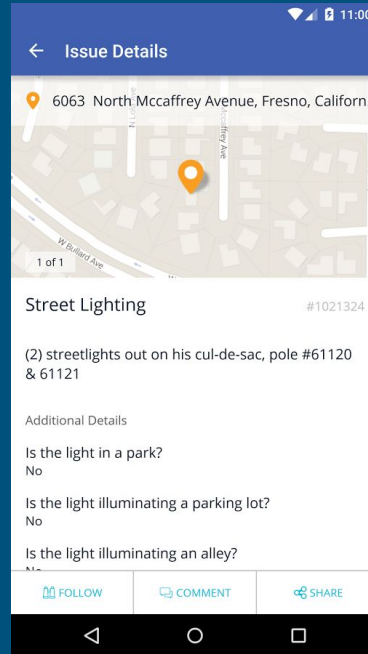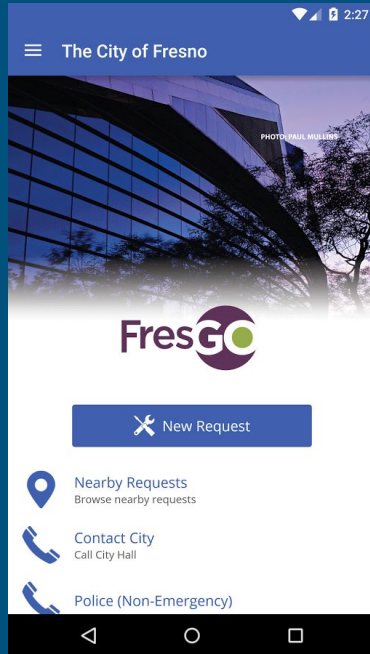# Measurements and Results - Code Enforcement

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

Rehabilitated Homes Sales Prices Compared to Acquisition Prices and Brooklyn Park Median Home Sales

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

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

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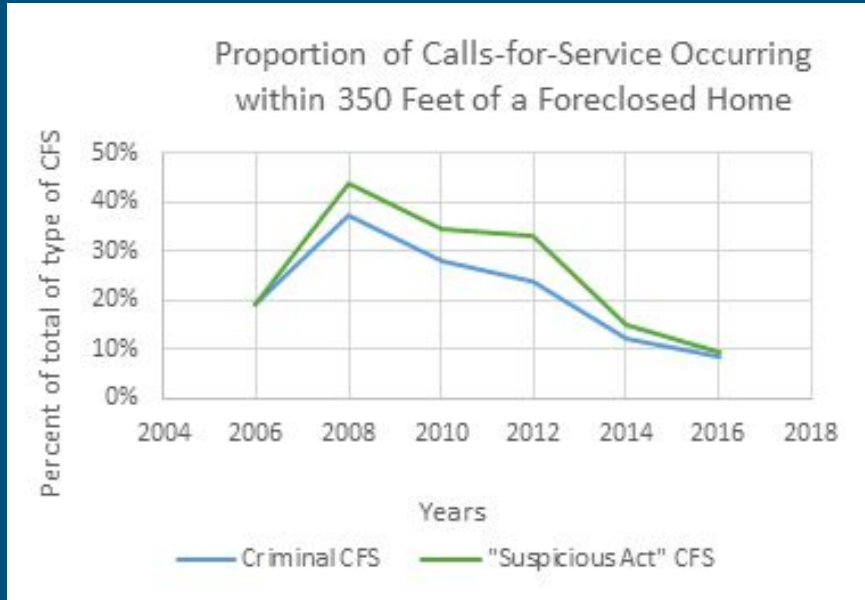Zillow dataset. "City_MedianSoldPrice_AllHomes." <https://www.zillow.com/research/data/#other-metrics>. Foreclosure data supplied by Brooklyn Park.

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

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

Photo and concept source:
Candy Chang, Candychang.com

Moving Forward

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

Thank you!

"neighborhood" by Juan Pablo Bravo from the Noun Project