



“The Brooklyn Foreclosure Crisis”

**NYS Assembly & NYS Senate
Joint Public Hearing**

**Brooklyn Borough Hall
March 15, 2019**

The Crisis of Black Property Ownership

Home Ownership, Faith-Institutions and Businesses (A Crisis Older Than The American Republic...):

**Fighting Greed and Historical-Institutional Racism,
with Public-Private Partnerships and Public Policies to
Protect and Grow, New York's Black Built Environment**

Joint NYS Legislative Hearing Testimony - March 15, 2019 - Brooklyn Borough Hall

Professor John Flateau, PhD, Exec. Dir.

DuBois Bunche Center For Public Policy & US Census Information Center

Research Fellow, Caribbean Research Center

Chair (Actg), Dept. Of Public Administration, School Of Business, Medgar Evers College, CUNY

Acknowledgments: Dr. George Irish, Exec. Dir., The Caribbean Research Center and CRC's "Carnegie Studies on Brooklyn's Caribbean-American Communities"; The Medgar Evers College 2019 Summit on "The Impact of Gentrification on the Urban Church"; Hagen, Iwanisziw and Ludwig. ***Foreclosure Risk In New York State***. January 2019 Report et.al. The New Economy Project; and Yolande I. Nicholson, Esq., President, The Foreclosure Defense Bar; et.al.

24TH ANNUAL **JOHN A. GIBBS CONFERENCE ON ENVIRONMENTAL ISSUES**

ENVIRONMENTAL CHALLENGES AND EMERGING ENTREPRENEURIAL OPPORTUNITIES



**SATURDAY, MARCH 9, 2019
8:00AM - 4:30PM**

**MEDGAR EVERS COLLEGE • FOUNDERS AUDITORIUM
1650 BEDFORD AVENUE • BROOKLYN, NEW YORK 11225**

THE CONFERENCE WILL OFFER THE FOLLOWING TO ATTENDEES:

- Job, internship and career placement opportunities
- Networking & career advancement opportunities
- Researcher collaboration and entrepreneurship opportunities
- Greater understanding of current environmental issues and policies affecting residents in Brooklyn, New York

To register, contact: Dr. Alicia Reid | email: alreid@mec.cuny.edu | phone 718-270-6453

PRESENTED BY MEC DEPARTMENT OF CHEMISTRY AND ENVIRONMENTAL SCIENCE
IN PARTNERSHIP WITH MEC ALUMNI, PUBLIC ADMINISTRATION, & ENTREPRENEURSHIP

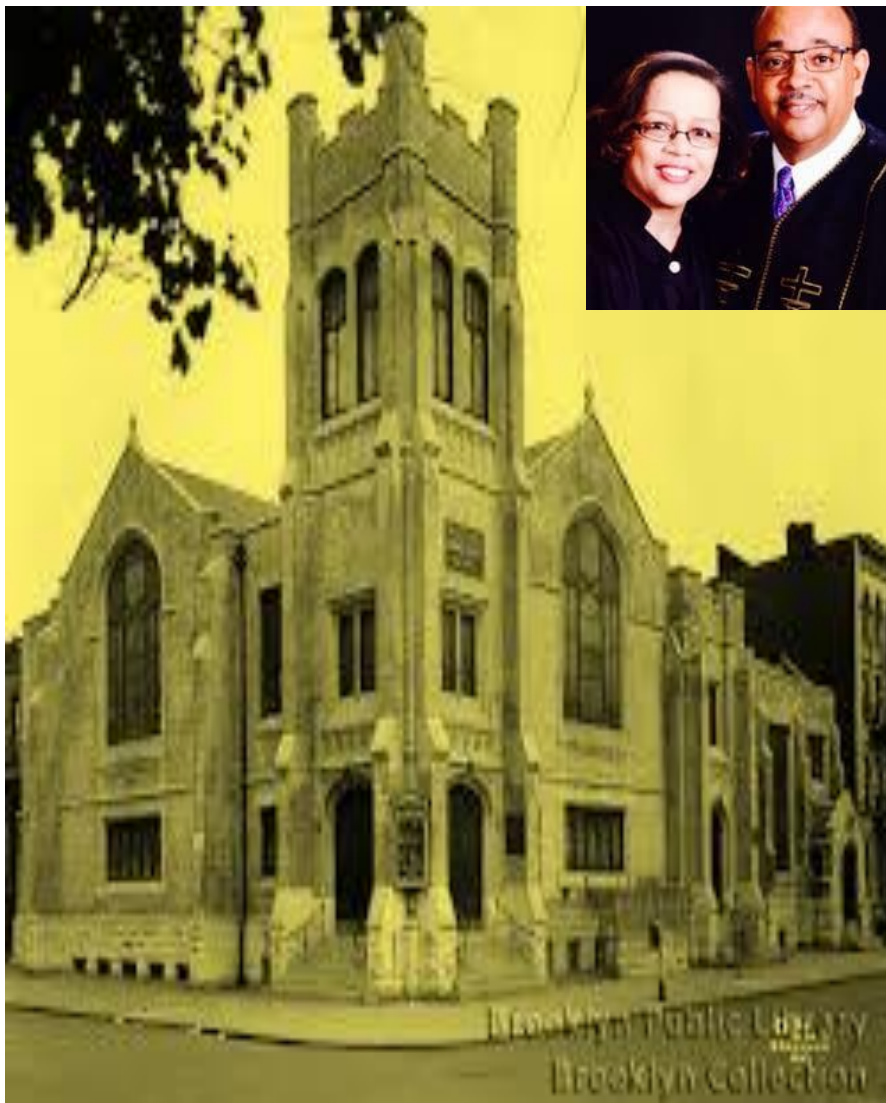
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MEDGAR EVERS COLLEGE INVITES YOU TO THE 2019

GENTRIFICATION SUMMIT

The Impact of Gentrification on the Urban Church



Rev. David B. Cousin, Sr., Pastor - Rev. Valerie Cousin, Exec. Min.

Bridge St. AWME Church, Inc., 1766 -2019 -- 253rd Anniversary (Stuyvesant & Jefferson Aves.)



Van Nostrand Family



**Great-Grandfathers,
Religious Leaders**

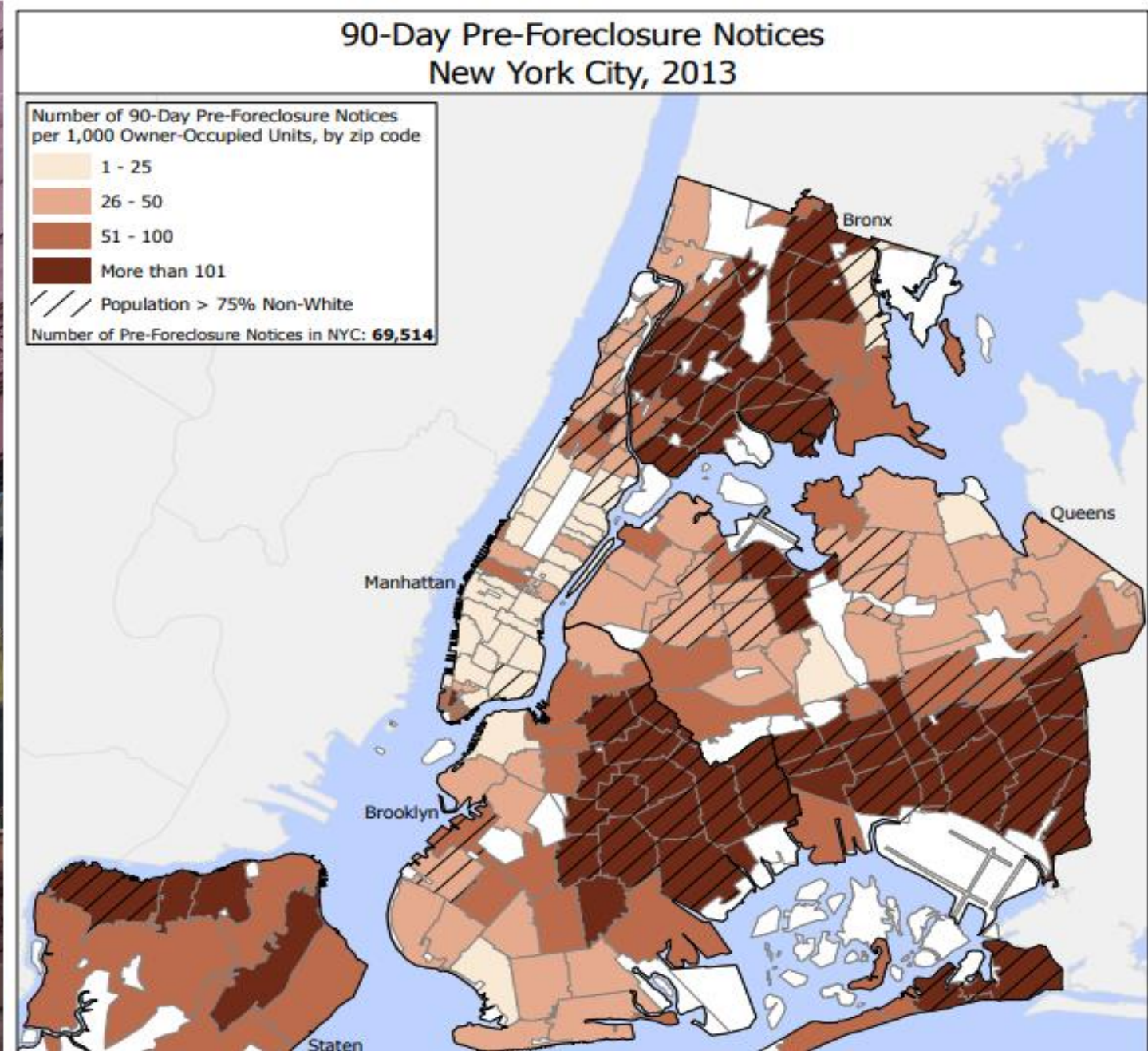
Caribbean Research Center-Carnegies Studies (Dr. George Irish): Brooklyn Caribbean Neighborhoods: An Asset Model

- 1. 600+ Churches (Land & Bldngs)**
- 2. Nbhds: 541 Million Sq. Ft. Land Use**
- 3. 36,000 Homes, \$18 Billion value (2012)**
- 4. 317,000 Persons, \$25,000 per capita, \$8 billion Personal Income (2015)**
- 5. Median Income:
Male-\$40,000 – Female-\$36,000**
- 6. 31,000 Carib'n Businesses, \$1 Billion Revenues (2012)**
- 7. 2,000 Gov't Certified MWBEs**

Faith Institutions...

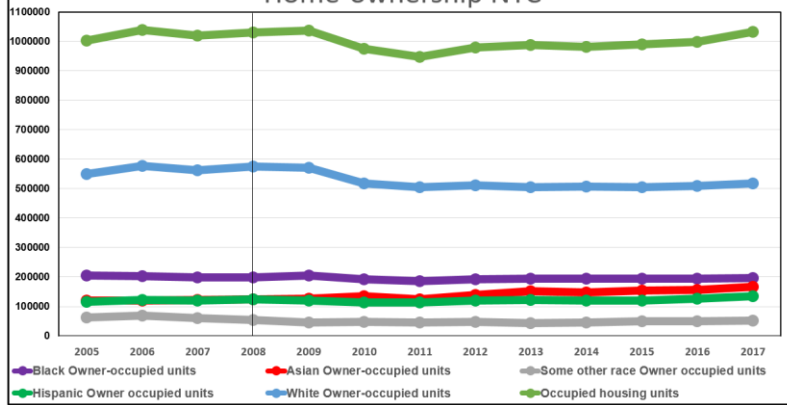
- 1.Lack of Non-Profit Exemption**
- 2. Owe Property Taxes**
- 3. Bldng Code Viola'ns / Owe Fines**
- 4. Shrinking Congregations**
- 5. Shrinking Revenue Base**
- 6. Huge Deferred Maintenance**
- 7. Lack Of Audited Finan'l Statements**
- 8.Injurious Finan'l & Real Estate Deals...**

Row Labels	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
New York City													
Total Occupied housing units	1002272	1040037	1019340	1031691	1036554	976294	946765	979125	988094	981565	989902	998198	1031793
Black Owner-occupied units	204463	202807	199791	198085	206274	193306	185566	192888	193666	194350	194021	193650	197072
Black Owner-occupied units %	20%	20%	20%	19%	20%	20%	20%	20%	20%	20%	20%	19%	19%
Asian Owner-occupied units	119270	120644	121301	124835	126460	134729	124973	139036	153155	148216	153435	156717	167150
Asian Owner-occupied units %	12%	12%	12%	12%	12%	14%	13%	14%	16%	15%	16%	16%	16%
Some other race Owner occupied units	62141	69682	60141	53648	45608	46862	46391	47977	44464	45152	50485	50908	52621
Some other race Owner occupied units %	6%	7%	6%	5%	4%	5%	5%	5%	5%	5%	5%	5%	5%
Hispanic or Latino origin Owner occupied units	116264	121684	119263	123803	121277	114226	114559	119453	122524	119751	120768	125773	135165
Hispanic or Latino origin Owner occupied units %	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	12%	13%	13%
White Owner-occupied units	549245	578261	563695	575684	572178	517436	505573	512082	505904	506488	505840	510079	517960
White Owner-occupied units %	41%	42%	42%	42%	43%	40%	40%	40%	40%	39%	39%	39%	38%
DuBois Bunche Center For Public Policy, US Census Information Center, Prof. John Flateau, PhD, Exec. Dir., Medgar Evers College, CUNY; Kei Chan, Res. Ass't; Sidney Parker, GIS Mngr. DATA: US Census Bureau, American Community Survey, 1 Yr. Ests., 2005-2017. NY City Council/RFCUNY Grant, partial funding													

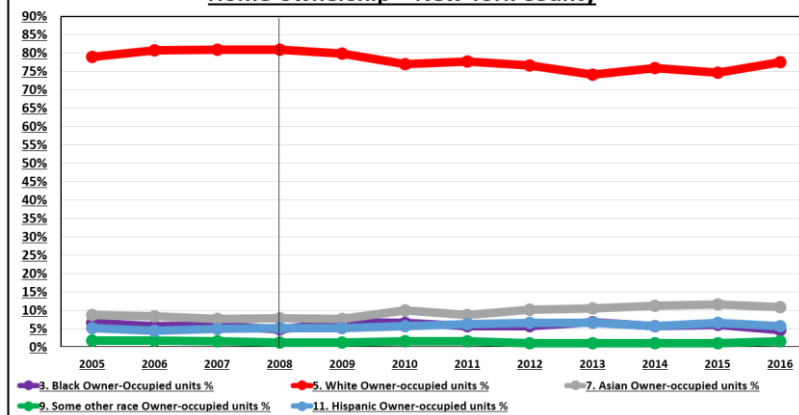


Source: "Foreclosure Risk In New York State,," New Economy Report Jan. 2019

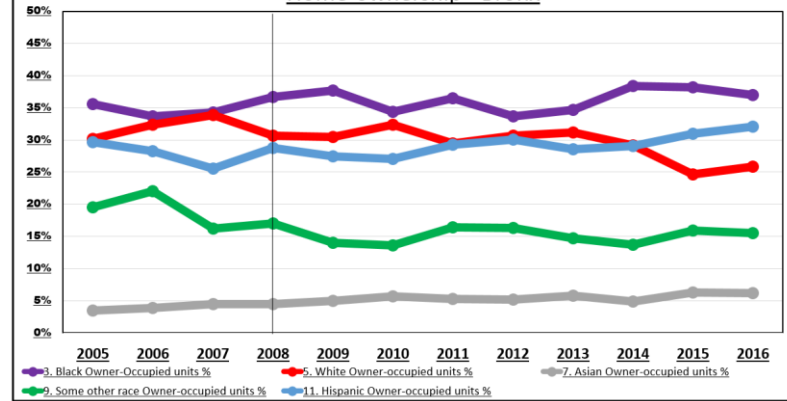
Home-ownership NYC



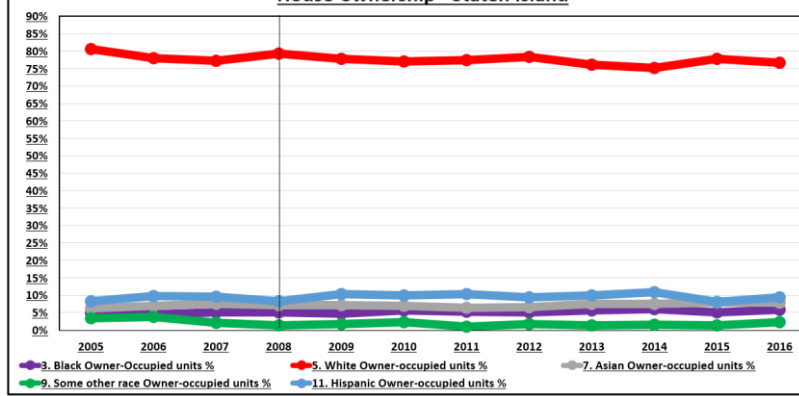
Home-ownership – New York County



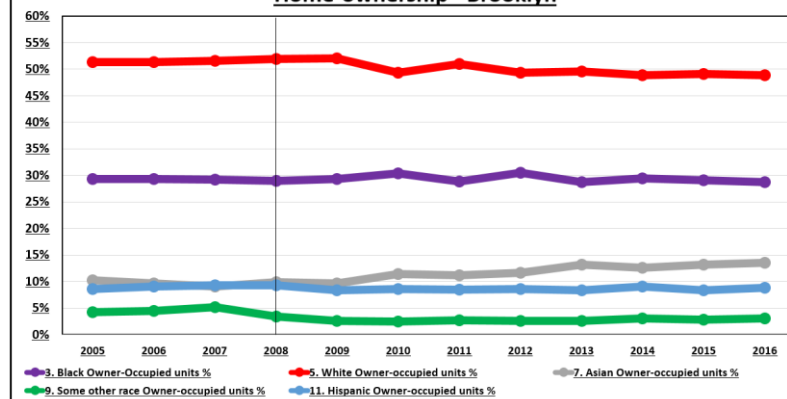
Home-ownership - Bronx



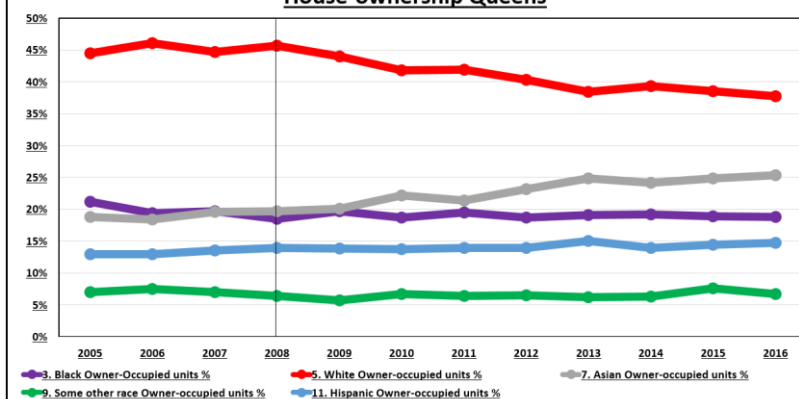
House-ownership - Staten Island



Home-ownership - Brooklyn



House-ownership Queens



NYC HOME OWNERS:

A Census Demographic Analysis, 2005-17

NYC: 1.03 Million in 2017. By BORO:

Brooklyn	- 278,000	27.9%
Queens	- 336,000	33.7%
Manhattan	- 172,000	17.2%
Bronx	- 96,000	9.6%
Staten Island	- 116,000	11.6%

By RACE & Market Volatility(Hi-Lo)

White 2017
578-506,000, LOSS= - 72,000 518,000 50.3%

Black
206-186,000, LOSS= - 21,000 197,000 19.1%

Asian
167-119,000, GAIN= + 48,000 167,000 16.2%

Hispanic
135-114,000, GAIN= + 21,000 135,000 13.1%

Other (Signif. Hispanic?)
70-46,000, LOSS= - 24,000 53,000 5.2%

Preliminary Analysis...

1. Significant BLACK Home Ownership DECLINES in Southeast QUEENS and Central BROOKLYN;
2. Asian Home Ownership Increases Citywide;
3. Diverse HomeOwn Trends by Race & Borough.

Source: American Community Surveys, 2005-17, US Census Bureau.
Prof. John Flateau, PhD, US Census Information Center, DuBois
Bunche Center For Public Policy, Medgar Evers College, CUNY.

NEDAP's analysis of 90-day pre-foreclosure notices reveals that, in 2011:

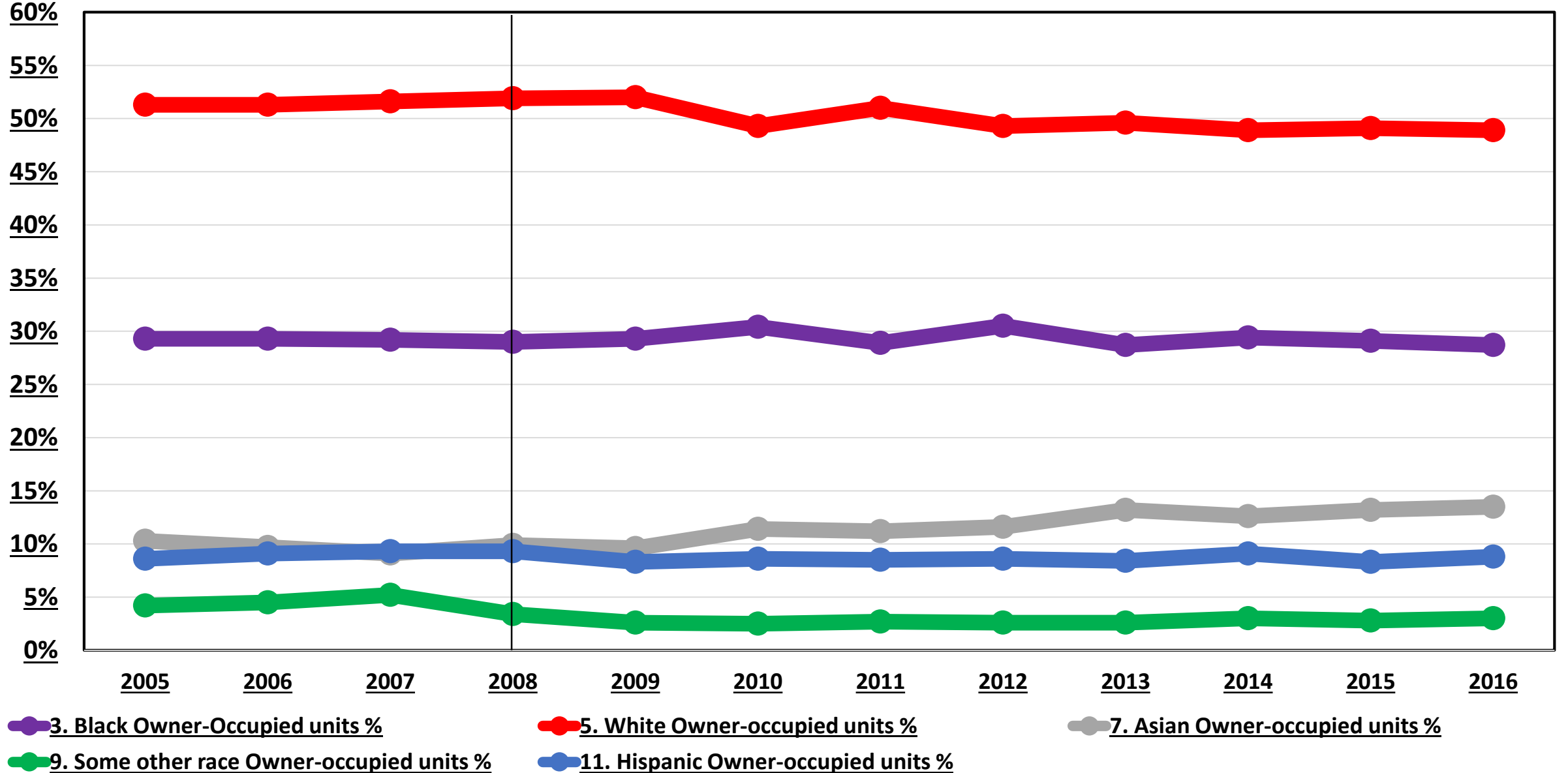
- 345,435 mortgages in New York State were at risk of foreclosure.
- More than 65% of 90-day pre-foreclosure notices were sent to homeowners in Long Island, New York City, Westchester County, Buffalo, Rochester, and Orange County. See [MAP 1. 90-Day Pre-Foreclosure Notices, New York State, 2011](#).
- In New York City, 94,890 mortgages were at risk of foreclosure.
- Southeastern Queens, Central and Eastern Brooklyn, and Staten Island had the highest number of 90-day pre-foreclosure notices in New York City, with as many as 150 mortgages in distress for every 1,000 housing units in Southeastern Queens neighborhoods.
- Two-thirds of the 90-day pre-foreclosure notices (66%) in New York City were sent to homeowners in communities of color. See [MAP 2. 90-Day Pre-Foreclosure Notices, New York City, 2011](#).
- In New York City, 90-day pre-foreclosure notices outnumbered foreclosure actions filed in the courts 14 to 1. During the first half of 2011, 53,216 pre-foreclosure notices were sent, compared to 4,211 foreclosure actions filed in the courts.

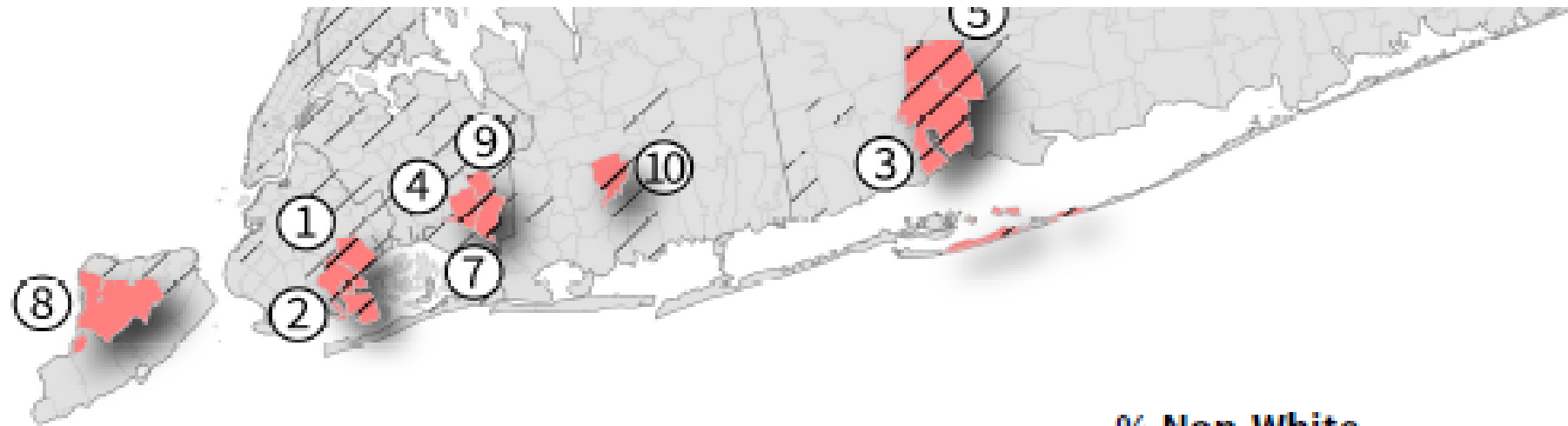
Table 1: 90-Day Pre-Foreclosure Notices by County

County	Number of 90-Day Notices Sent
1. Suffolk	52,378
2. Queens	36,590
3. Nassau	36,251
4. Brooklyn	27,311
5. Westchester	17,736
6. Erie	16,424
7. Monroe	15,489
8. Orange	13,299
9. Staten Island	12,122
10. Bronx	11,951

Neighborhood	Number of Notices	Number of Notices Per 1,000 Housing Units
1. Canarsie, Brooklyn (11236)	2,919	87.62
2. Flatlands/Marine Park , Brooklyn (11234)	2,418	71.72
3. Rochdale, Queens (11434)	2,048	94.46
4. Bulls Head/New Springville, Staten Island (10314)	2,036	62.58
5. Springfield Gardens, Queens (11413)	1,930	148.75
6. Cypress Hills/East New York, Brooklyn (11208)	1,873	58.41
7. St. Albans, Queens (11412)	1,769	153.48
8. East New York, Brooklyn (11207)	1,761	51.49
9. East Flatbush, Brooklyn (11203)	1,728	61.52
10. Annadale, Staten Island (10312)	1,654	74.66

Home-ownership - Brooklyn

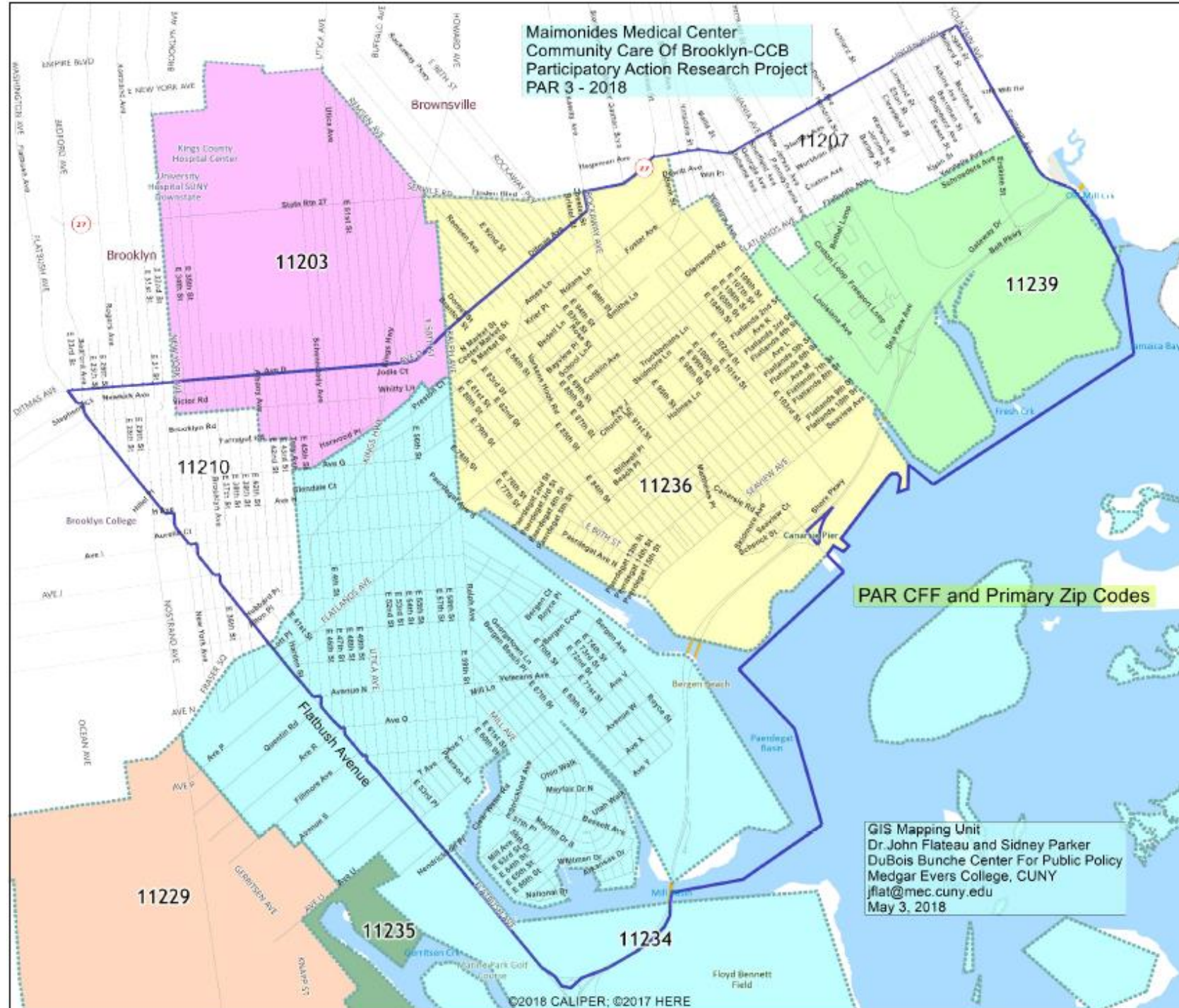




Rank	Zip Code	Neighborhood	# of Filings	% Non-White Population
1	11236	Canarsie, Brooklyn	1,423	95.8%
2	11234	Flatlands/Marine Park, Brooklyn	1,250	61.4%
3	11706	Bay Shore, Long Island	1,187	64.9%
4	11434	Rochdale, Queens	1,071	98.6%
5	11717	Brentwood, Long Island	1,053	82.0%
6	10940	Middletown, Hudson Valley	1,010	53.8%
7	11413	Springfield Gardens, Queens	980	98.9%
8	10314	Bulls Head/New Springville, Staten Island	939	34.6%
9	11412	St. Albans, Queens	929	99.2%
10	11550	South Hempstead, Long Island	904	93.0%

Source: "Foreclosure Risk In New York State,," New Economy Report Jan. 2019

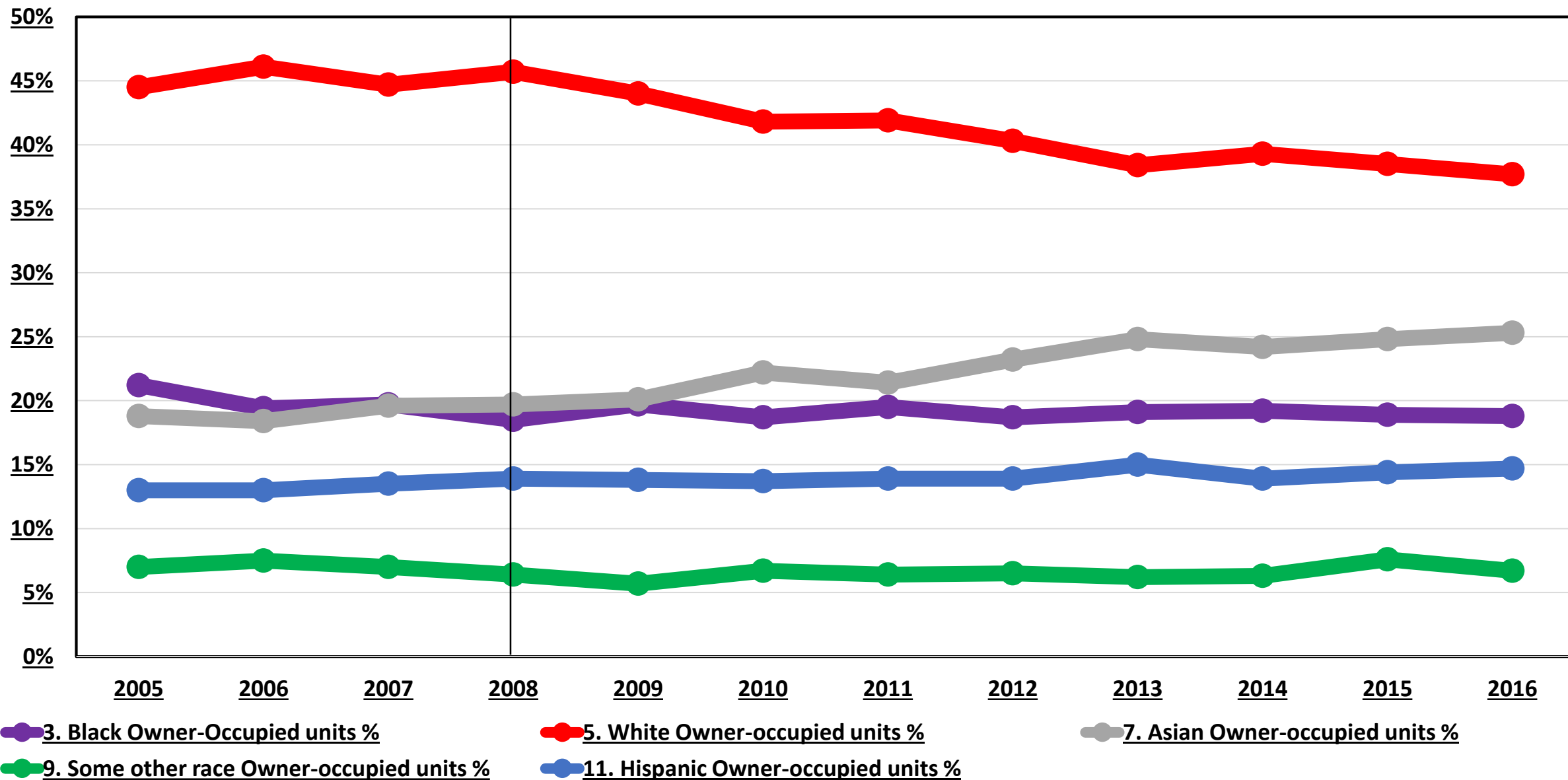
Maimonides Medical Center
Community Care Of Brooklyn-CCB
Participatory Action Research Project
PAR 3 - 2018



PAR CFF and Primary Zip Codes

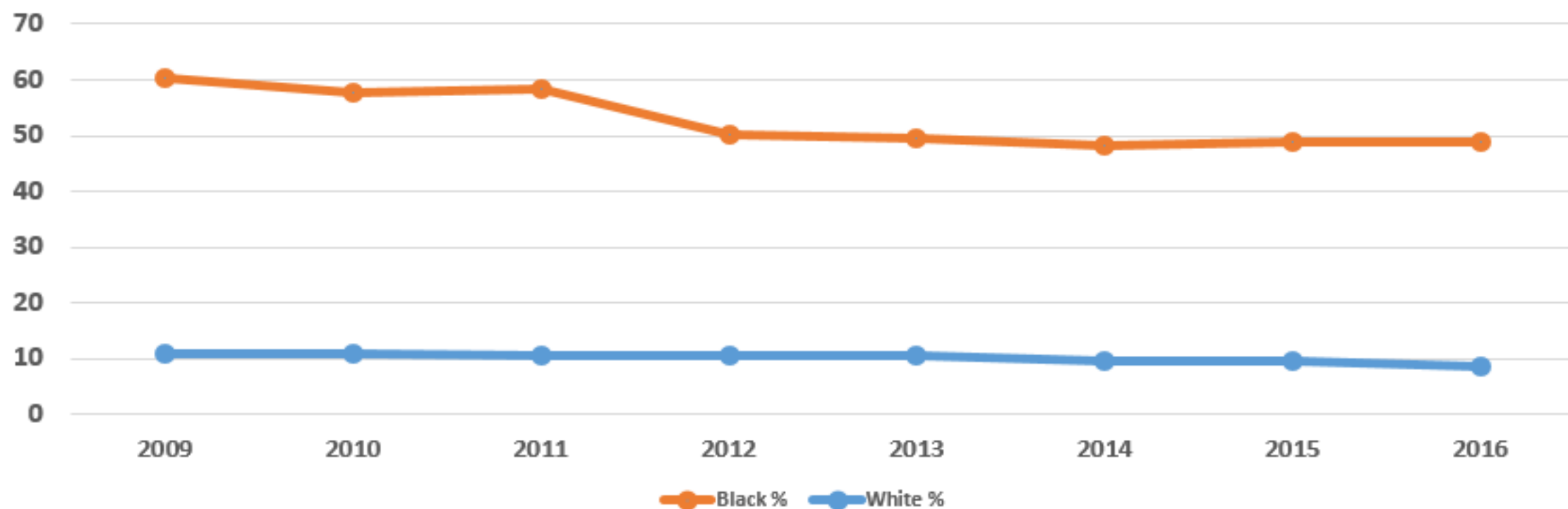
GIS Mapping Unit
Dr. John Flateau and Sidney Parker
DuBois Bunche Center For Public Policy
Medgar Evers College, CUNY
jflat@mec.cuny.edu
May 3, 2018

Home-ownership Queens



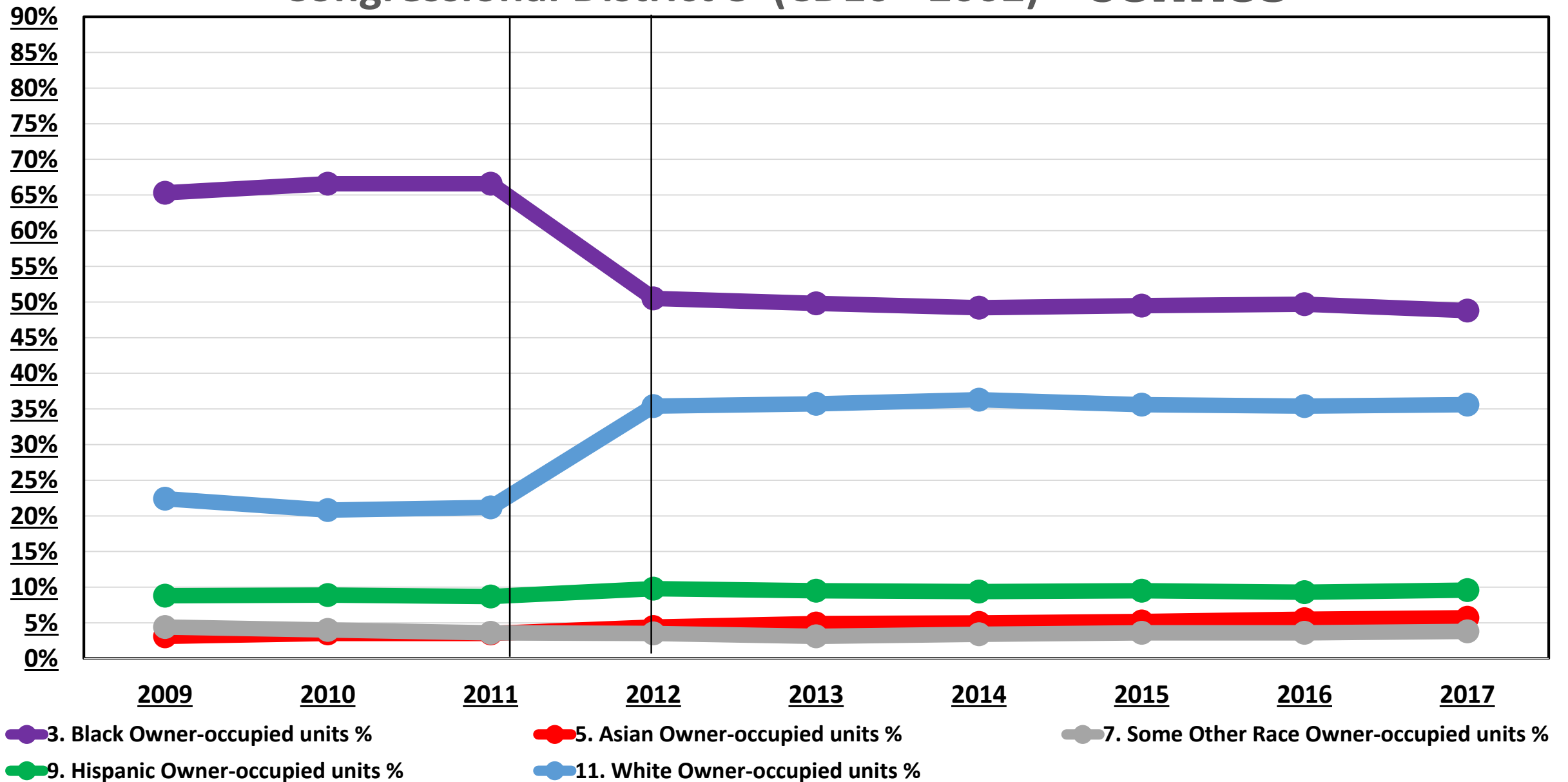
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Black Owner-occupied units - AD 31

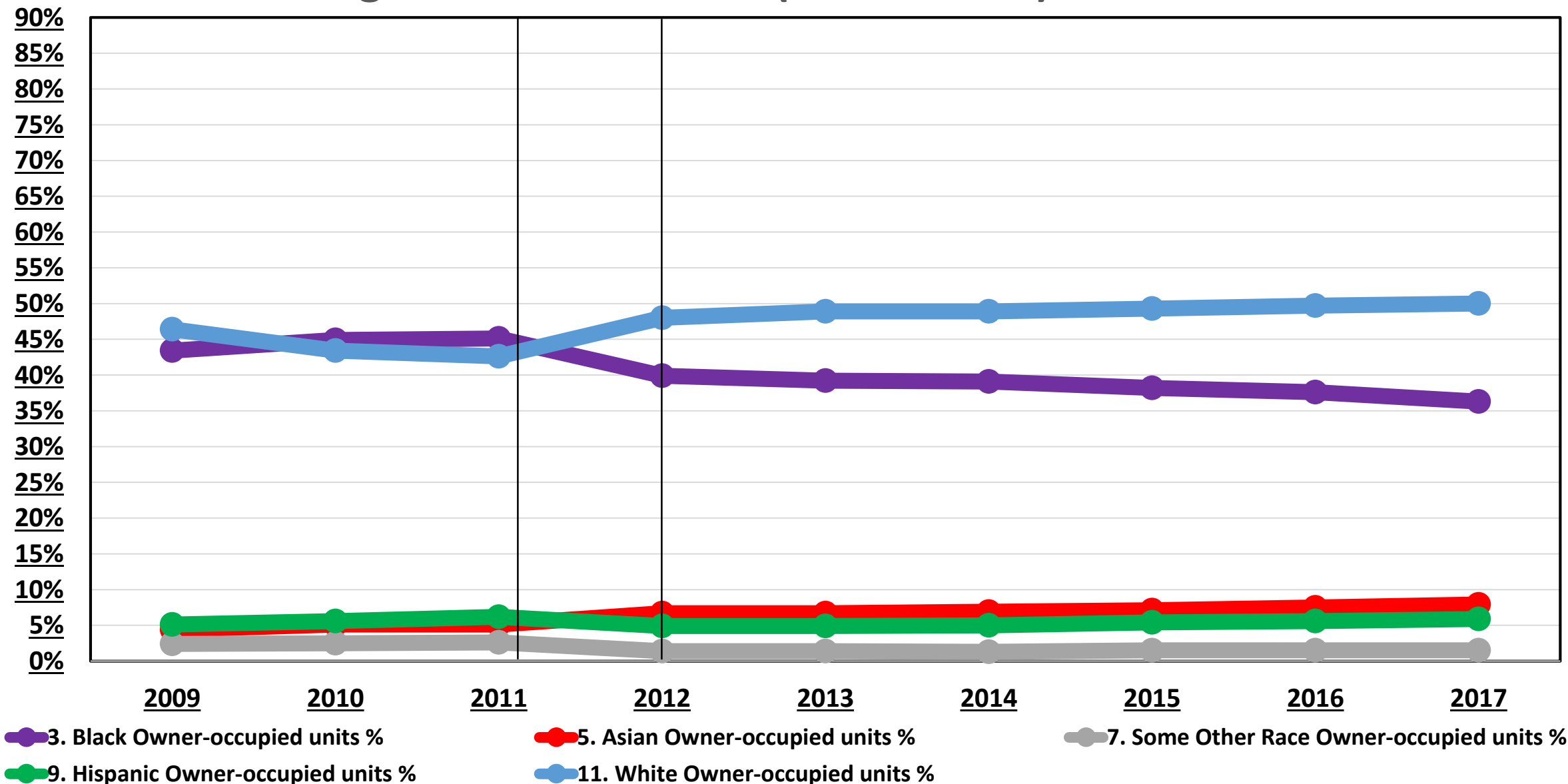


Assembly District	Year	Owner-occupied Housing units	Black %	Black Owner-occupied Units	White %	Owner-occupied White
31	2009	18806	60.4	12224	10.7	1091
31	2010	19195	57.8	12112	10.7	864
31	2011	19238	58.4	12062	10.5	827
31	2012	19453	50.1	10641	10.5	739
31	2013	19742	49.4	10582	10.4	730
31	2014	20015	48.2	10428	9.5	841
31	2015	19643	49	10136	9.4	884
31	2016	19366	48.9	9819	8.4	910

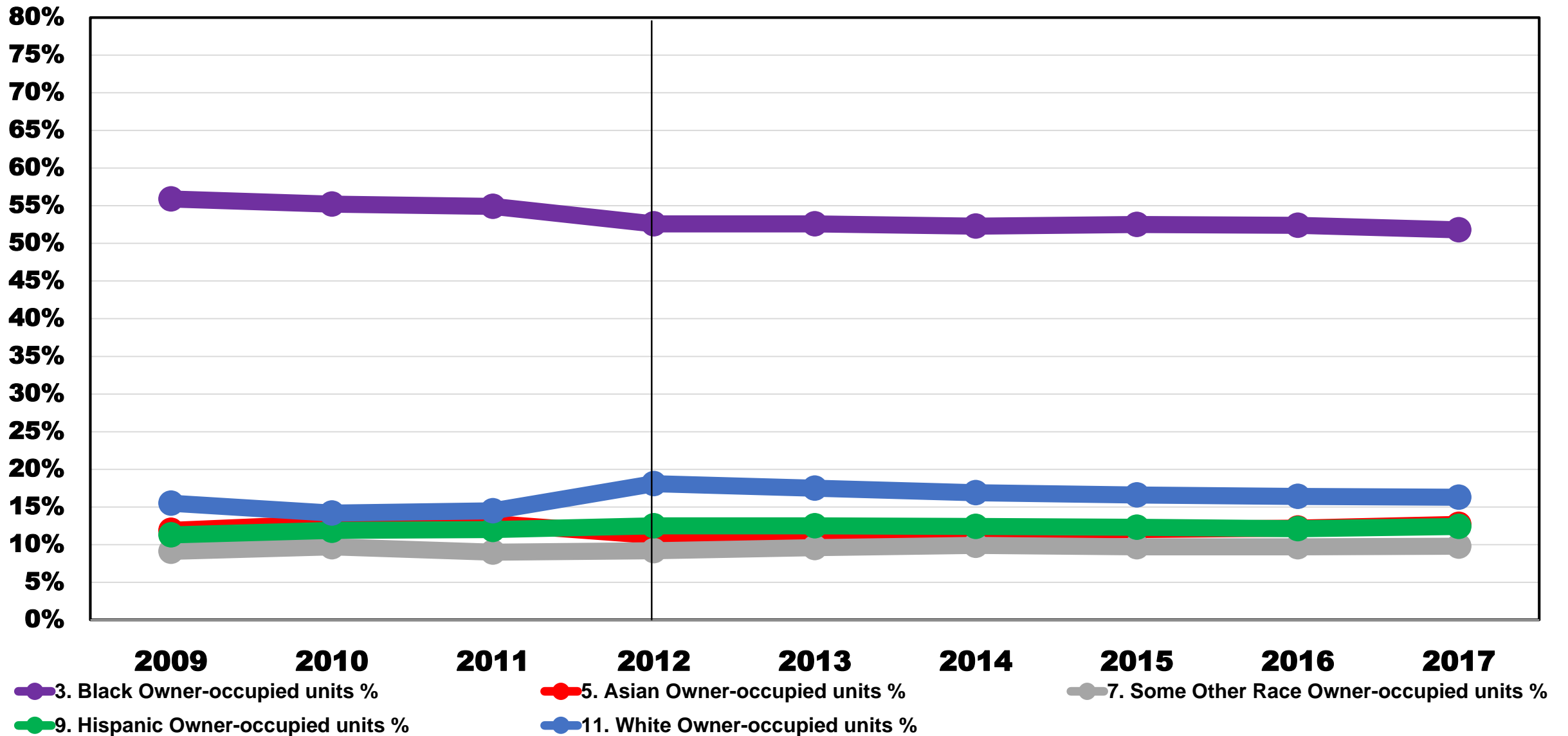
Congressional District 8 (CD10 - 2002) - Jeffries



Congressional District 9 (CD11 - 2002) - **Clarke**



NY Congressional District 5 (CD6 - 2002) - Meeks



Congressional District 5	2009	2010	2011	2012	2013	2014	2015	2016	2017
1. Total Owner-occupied Housing units	112035	110855	109714	126815	126874	125520	124884	125116	126981
2. Black Owner-occupied units	62628	61192	60233	66705	66736	65647	65564	65561	65776
3. Black Owner-occupied units %	56%	55%	55%	53%	53%	52%	53%	52%	52%
4. Asian Owner-occupied units	13332	14189	14043	14203	14337	14686	14986	15264	16127
5. Asian Owner-occupied units %	12%	13%	13%	11%	11%	12%	12%	12%	13%
6. Some Other Race Owner-occupied units	10195	10753	9874	11667	12180	12426	12114	12136	12444
7. Some Other Race Owner-occupied units %	9%	10%	9%	9%	10%	10%	10%	10%	10%
8. Hispanic Owner-occupied units	12660	13192	13166	15852	15859	15564	15361	15139	15746
9. Hispanic Owner-occupied units %	11%	12%	12%	13%	13%	12%	12%	12%	12%
10. White Owner-occupied units	17365	15741	15909	22954	22203	21213	20731	20519	20698
11. White Owner-occupied units %	16%	14%	15%	18%	18%	17%	17%	16%	16%
DuBois Bunche Center For Public Policy, US Census Information Center, Prof. John Flateau, PhD, Exec. Dir., Medgar Evers College, CUNY; Kei Chan, Res. Ass't; Sidney Parker, GIS Mngr. DATA: US Census Bureau, American Community Survey, 5 Yr. Ests., 2005-2017. NY City Council/RFCUNY Grant, partial funding									



NEXT STEPS

Vital Brooklyn

A COMMUNITY DEVELOPMENT & WELLNESS INITIATIVE

FUNDING

1. Open Space & Recreation	\$140 million
2. Healthy Food	\$325,000
3. Comprehensive Education & Youth Development	\$1.2 million
4. Economic Empowerment & Job Creation	\$692,000
5. Community-Based Violence Prevention	\$800,000
6. Community-Based Healthcare	\$700 million Capital Investment
7. Affordable Housing	\$563 million
8. Resiliency	\$23 million

Total: \$1.4 billion

NYC Affordable Housing NY Plan
200,000 units in 10 Years – HPD
-- Need *more Home Ownership* Units

Add'l Loss of Minority Home Ownership:
Mitchell Lama Coop Owners – At Risk...

HFDC Coop Owners – At Risk...

Neighborhood-based Lottery Systems...

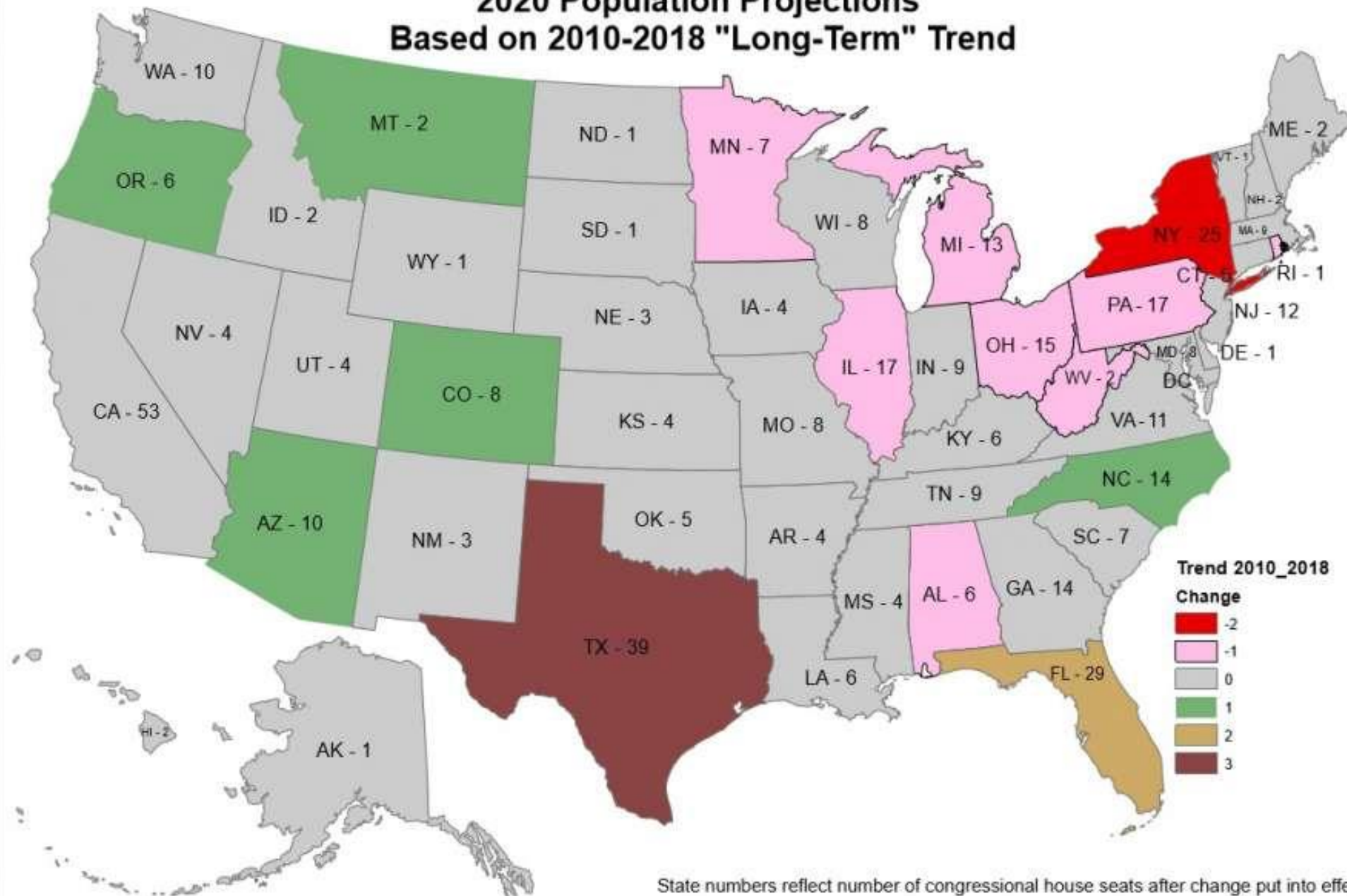


United States
**Census
2020**

Anticipated Gains/Losses in Reapportionment

2020 Population Projections

Based on 2010-2018 "Long-Term" Trend



State numbers reflect number of congressional house seats after change put into effect.

Environmental, Entrepreneurial & Protective - Policy & Programmatic Solutions, **EIGHT (8) POINT PROGRAM:**

- 1. Low/No Cost Real Estate/Financial Planning, Legal and Technical Services for Faith Institutions, Sr. Citizens, residential, commercial customers in
NEWLY DESIGNATED “Gentrification Zones.”**
- 2. Foreclosure Moratorium. Non-Discrimination Portfolio Analysis of, and Major Reform of,
a)NYC-HPD “Third Party Transfer (TPT) Program;
b)Property Tax & Water Liens; Fines for Building, Fire, Health/Sanitary Code Violations;**
- 3. Moratorium on; Non-Discrimination Analysis of; Restructuring of, Pre- & Foreclosure Judicial Procedures; AND MANDATORY, DETAILED DATA REPORTING;**
- 4. Homeowner Favorable re-negotiation of Sub-Prime Mortgages by Private Lenders;**
- 5. Creation of Community-controlled, Land Trusts and real estate investment trusts (REITs), to receive and dispose of Distressed, Foreclosed and Viable Properties in “Gentrification Zones”;**
- 6. Capitalization of Community-controlled, Low-Interest, Lenders (Credit Unions?) to service residential, commercial and institutional customers in “gentrification zones.” Leveraging of Federal Opportunity Zones (OZs); Empire State Dvpt.; and NYC Eco. Dvpt. Programs.**
- 7. Incentives for major real estate developers to co-partner with faith institutions , non-profits and local businesses to co-develop properties in “Gentrification Zones.” (Affordable Housing etc.)**
- 8. Energy Conservation Installations: Toilets, Lighting, Roof Solar Panels, Heating & AC Systems; etc.
Alternative Energy Sources; The Electric Grid; “The New Green Economy”; etc...**

The Crisis of Black Property Ownership

Home Ownership, Faith-Institutions and Businesses (A Crisis Older Than The American Republic...):

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Thank You !

Questions & Answers...