

FORECLOSURE RISK IN NEW YORK STATE



Six years after the financial meltdown, hundreds of thousands of New Yorkers are still at risk of foreclosure, particularly homeowners in low income neighborhoods and communities of color. New Economy Project analyzed mortgage default and delinquency data, and found that more than **267,000** mortgages¹ were at risk of foreclosure in 2013 alone. The attached statewide map shows areas with a high concentration of foreclosure risk throughout the state, in Western and Central New York, the Hudson Valley, Capital Region, Long Island, and New York City. In New York City and Long Island in particular, mortgages at risk of foreclosure were heavily concentrated in communities of color (see New York City and Long Island maps).

New York law requires mortgage servicers to send homeowners a pre-foreclosure notice 90 days before commencing a foreclosure action, and the NYS Department of Financial Services (DFS) collects data on these notices. DFS provided 90-day pre-foreclosure notice data, which indicate that a homeowner is delinquent or in default on a mortgage, and New Economy Project removed duplicate filings² and analyzed mortgage default patterns across New York State.

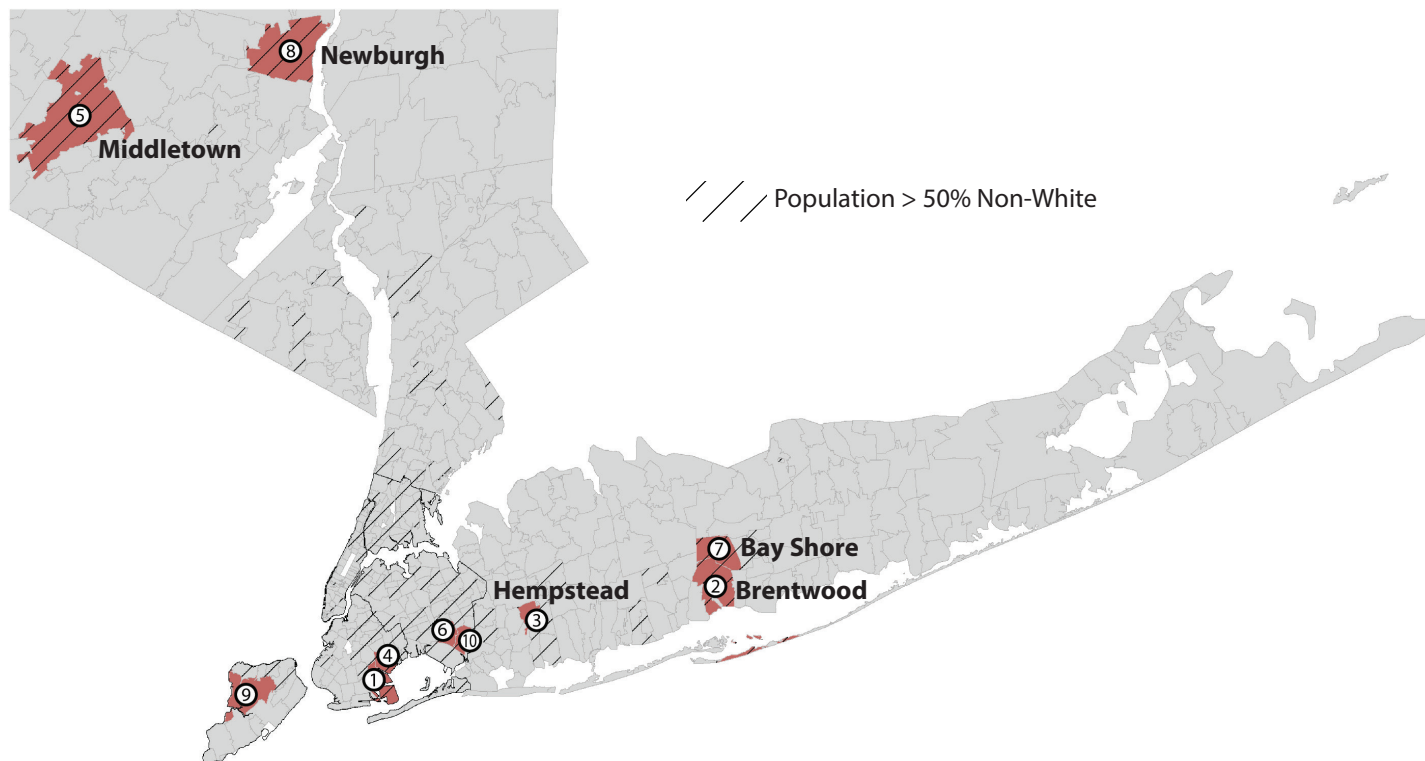
New Economy Project's analysis of 90-day pre-foreclosure notices reveals that, in 2013:

- 267,466 mortgages in New York State were at risk of foreclosure. 69,514 (26.0%) of these mortgages were in New York City, and 67,762 (25.3%) of these mortgages were in Long Island.
- Homeowners in Long Island, New York City, Buffalo, Rochester and the Hudson Valley received the highest number of 90-day notices—more than 68% of all notices were sent to homeowners in these areas.
- The neighborhoods where residents received the highest number of 90-day notices were predominantly non-white communities.³

Counties with most filings, New York State

	County	Number of Filings
1	Suffolk	40,119
2	Nassau	27,643
3	Queens	26,276
4	Kings (Brooklyn)	20,626
5	Erie	13,138
6	Monroe	12,992
7	Westchester	12,979
8	Orange	10,655
9	Richmond (Staten Island)	9,292
10	Bronx	9,290

Zip Codes with most filings



	Zip Code	Place Name	Number of Filings	Pct Non-white Population
1	11236	Canarsie, Brooklyn	2,333	94.6%
2	11706	Bay Shore, Long Island	2,012	58.4%
3	11717	Brentwood, Long Island	1,937	85.9%
4	11234	Flatlands/Marine Park, Brooklyn	1,901	56.0%
5	10940	Middletown, Hudson Valley	1,663	51.5%
6	11434	Rochdale, Queens	1,657	98.8%
7	11550	Hempstead, Long Island	1,597	91.2%
8	12550	Newburgh, Hudson Valley	1,555	57.7%
9	10314	Bulls Head/New Springville, Staten Island	1,550	32.1%
10	11413	Springfield Gardens, Queens	1,549	98.6%

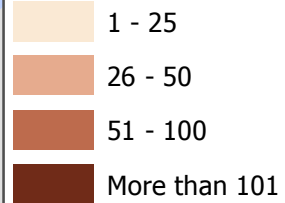
¹Mortgage servicers sent 267,466 90-day pre-foreclosure notices in 2013. 3,761 of the notices were notices sent to homeowners who had previously received a 90-day notice in 2013, received a loan modification, and re-defaulted within the same year.

²New Economy Project analyzed 90-day pre-foreclosure notice data provided by DFS. The data include "Step One" filings on all reported property types (1-4 family, cooperative and condominium apartments, and other/unspecified property types). New Economy Project included in its calculations both first and second lien mortgages, and eliminated duplicate entries for a single mortgage. Duplicate entries were removed by first deleting records with duplicate tracking numbers, and then by comparing information within records. If two records contained identical zip codes, loan amounts, origination dates, loan modification statuses and loan types (e.g. first-lien loan, HELOC), the records were considered duplicates and only one record was retained in the data. Only records with notices dated in 2013 were kept in the data. These data cleaning steps eliminated approximately 260,000 records from the original data provided by DFS. DFS did not share borrower name, address or servicer-specific data, so New Economy Project was not able to use those indicators to identify duplicate records. Using those confidential data points in addition to the variables listed above would allow more precise identification of duplicate records.

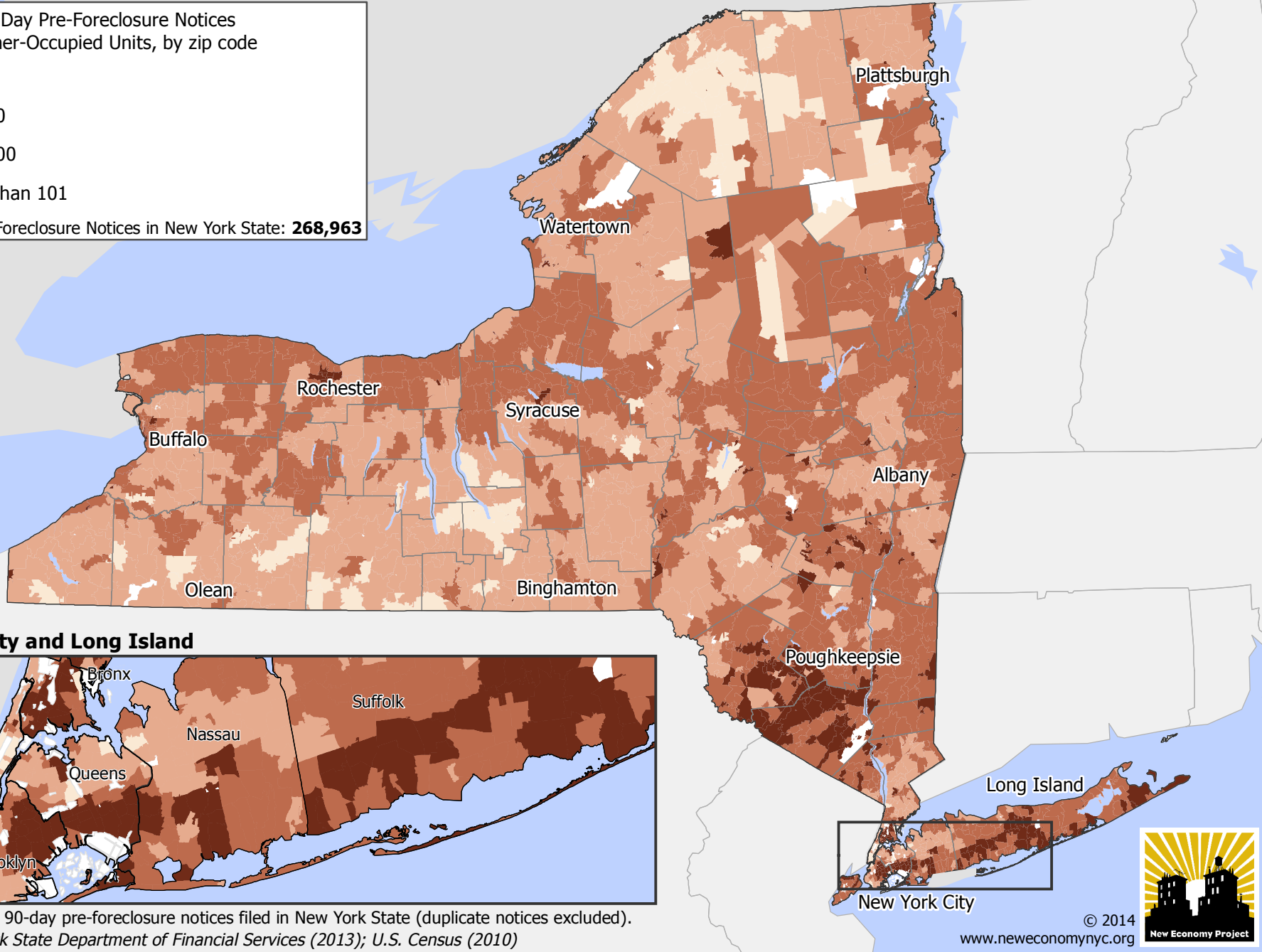
³Non-white neighborhoods were identified using U.S. Census data for zip codes. Non-white neighborhoods are defined as zip codes in which 50% or more of residents identify as any race or ethnicity other than non-Hispanic white.

90-Day Pre-Foreclosure Notices New York State, 2013

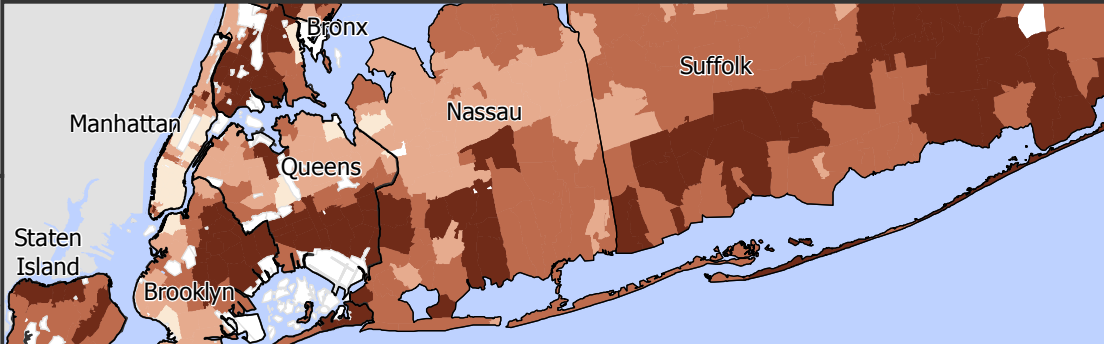
Number of 90-Day Pre-Foreclosure Notices
per 1,000 Owner-Occupied Units, by zip code



Number of Pre-Foreclosure Notices in New York State: **268,963**



New York City and Long Island

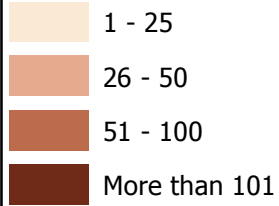


This map displays 90-day pre-foreclosure notices filed in New York State (duplicate notices excluded).
Sources: New York State Department of Financial Services (2013); U.S. Census (2010)



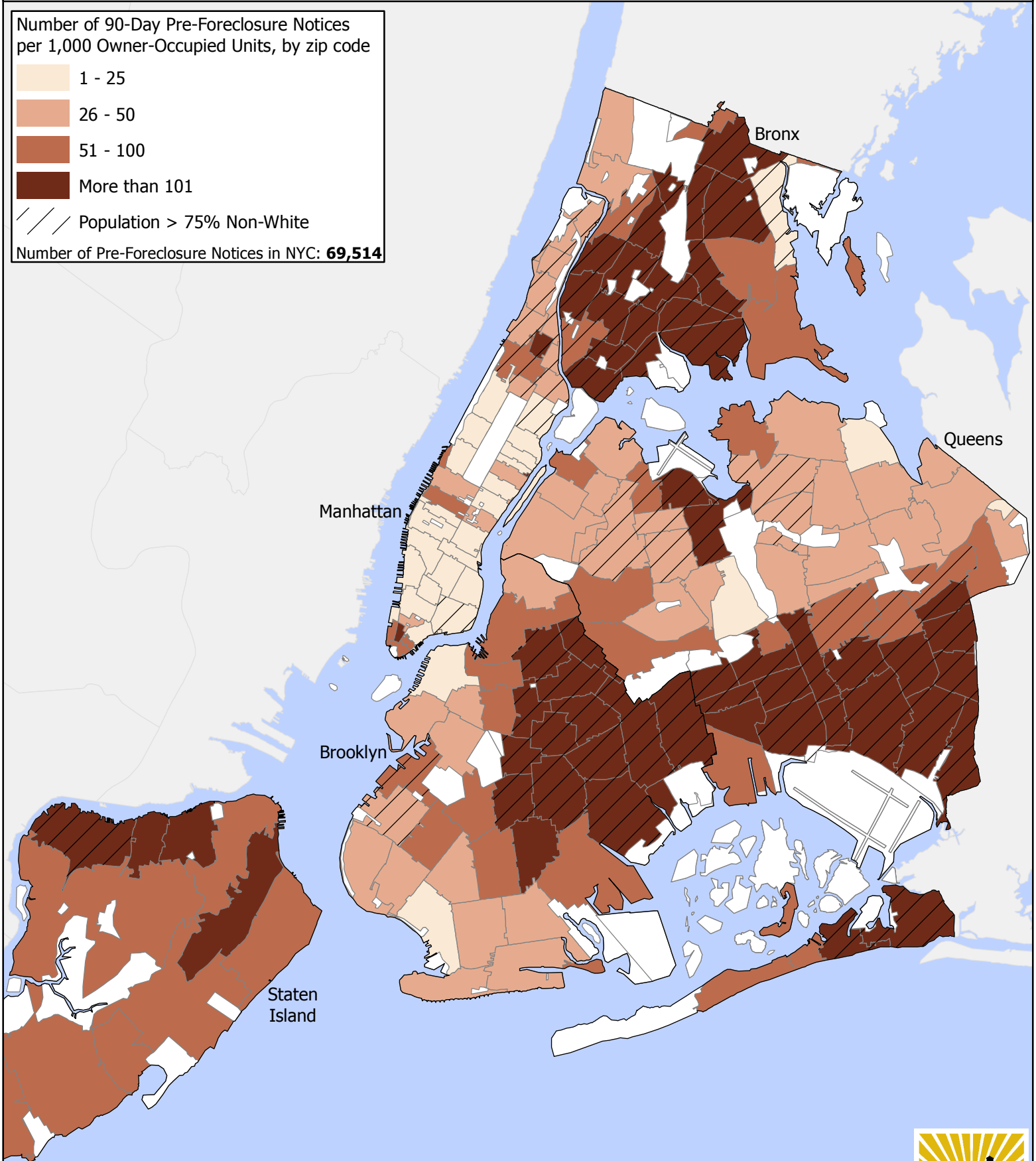
90-Day Pre-Foreclosure Notices New York City, 2013

Number of 90-Day Pre-Foreclosure Notices
per 1,000 Owner-Occupied Units, by zip code



Population > 75% Non-White

Number of Pre-Foreclosure Notices in NYC: **69,514**



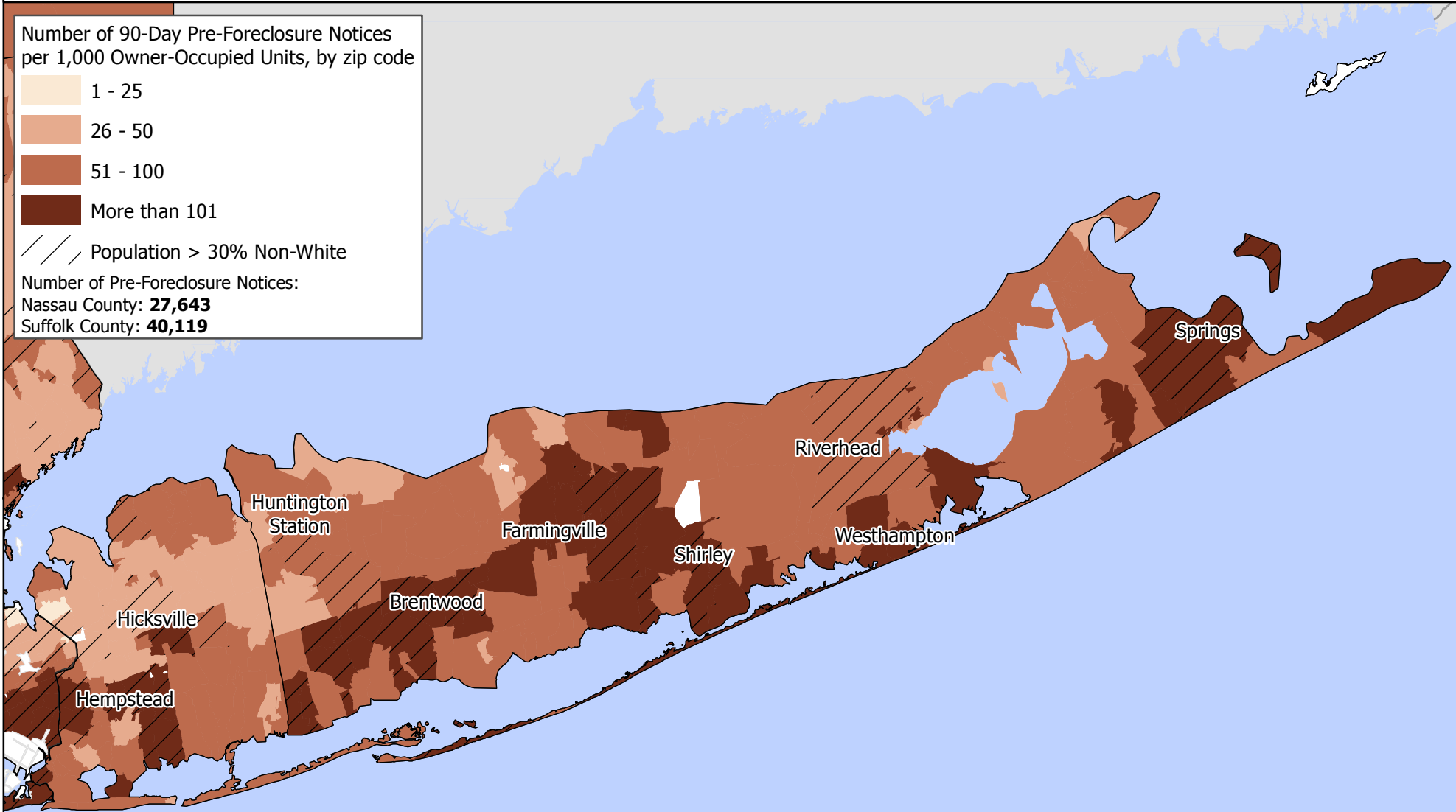
90-Day Pre-Foreclosure Notices Nassau and Suffolk Counties, 2013

Number of 90-Day Pre-Foreclosure Notices per 1,000 Owner-Occupied Units, by zip code

- 1 - 25
- 26 - 50
- 51 - 100
- More than 101

/// Population > 30% Non-White

Number of Pre-Foreclosure Notices:
 Nassau County: **27,643**
 Suffolk County: **40,119**



This map displays 90-day pre-foreclosure notices filed in New York State (duplicate notices excluded).
 Sources: New York State Department of Financial Services (2013); U.S. Census (2010)

