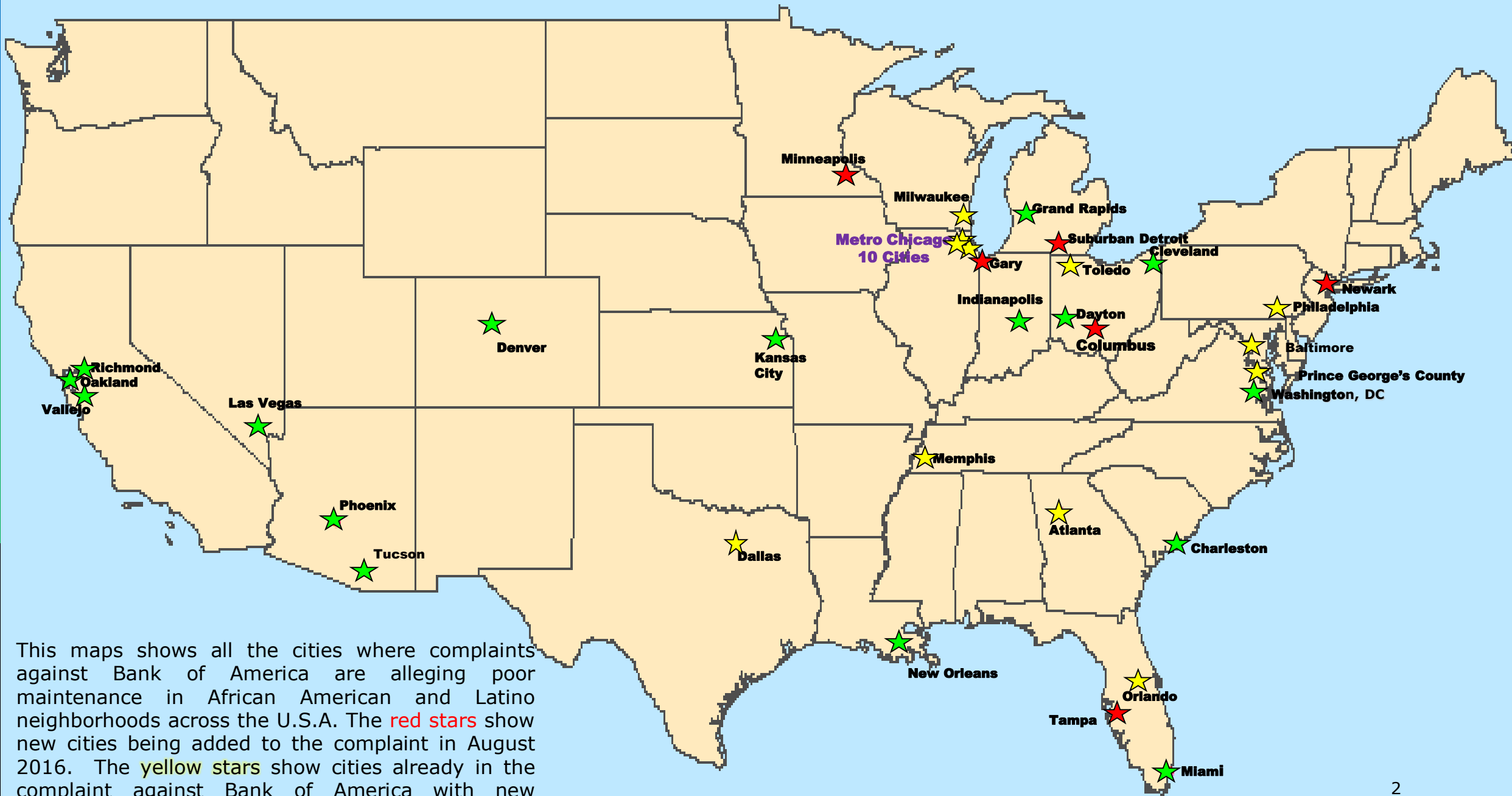


A Tale of Two Recoveries: Separate and Unequal

**Bank of America Fails to
Maintain Foreclosures in Metro-Chicago's
African American and Latino Neighborhoods:
*Adding New Evidence 2014-2016***



HOPE Fair Housing Center - Anne Houghtaling
South Suburban Housing Center - John Petruszak
Open Communities - David Luna



This maps shows all the cities where complaints against Bank of America are alleging poor maintenance in African American and Latino neighborhoods across the U.S.A. The **red stars** show new cities being added to the complaint in August 2016. The **yellow stars** show cities already in the complaint against Bank of America with new evidence.

Methodology for Investigation

- ❑ Neighborhoods selected for investigations were 50% or greater:
 - Majority African American
 - Majority Latino
 - Majority Non-White
 - Majority White
- ❑ Neighborhoods selected had high number of foreclosed homes owned or under the control of Bank of America in the zip codes evaluated.
- ❑ **100%** of Bank of America's REOs were evaluated within the zip codes.

Evaluation Measures



- Curb Appeal
 - Accumulated mail, trash, overgrown or dead grass/shrubbery, invasive plants

- Structure
 - Unsecured/broken doors, locks, windows, damaged roof, fence, deck, holes, wood rot



- Signage
 - Trespass/warning signs, “bank owned” “Auction” and “For Sale” signs, broken/discarded signs, unauthorized occupancy



Evaluation Measures

- Paint/Siding
 - Graffiti, severe peeling/chipped paint, damaged siding, missing/broken shutters
- Gutters
 - Missing, out of place, broken, hanging, obstructed
- Water Damage
 - Mold, discoloration, water damage, erosion
- Utilities
 - Tampered with or exposed



Bank of America Nationwide Data

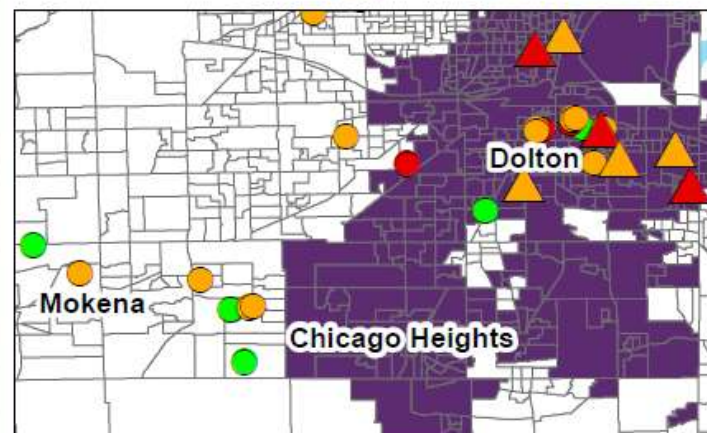
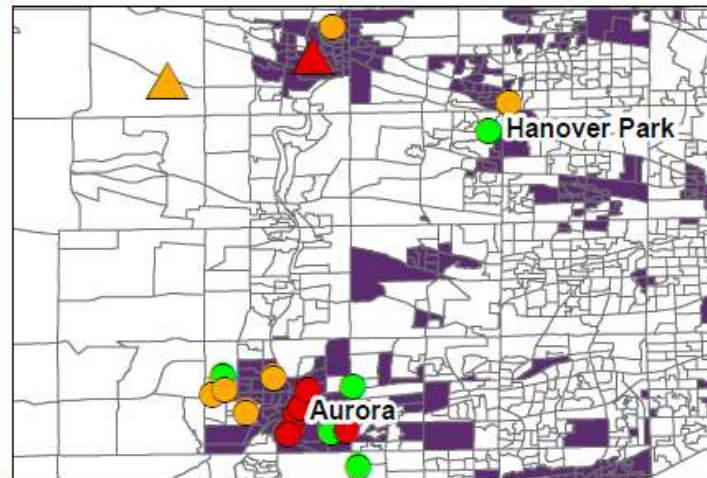
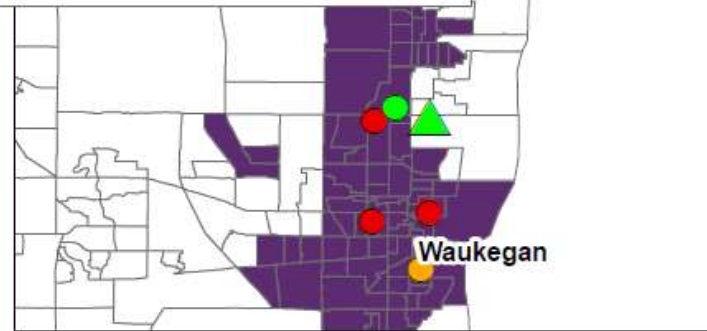
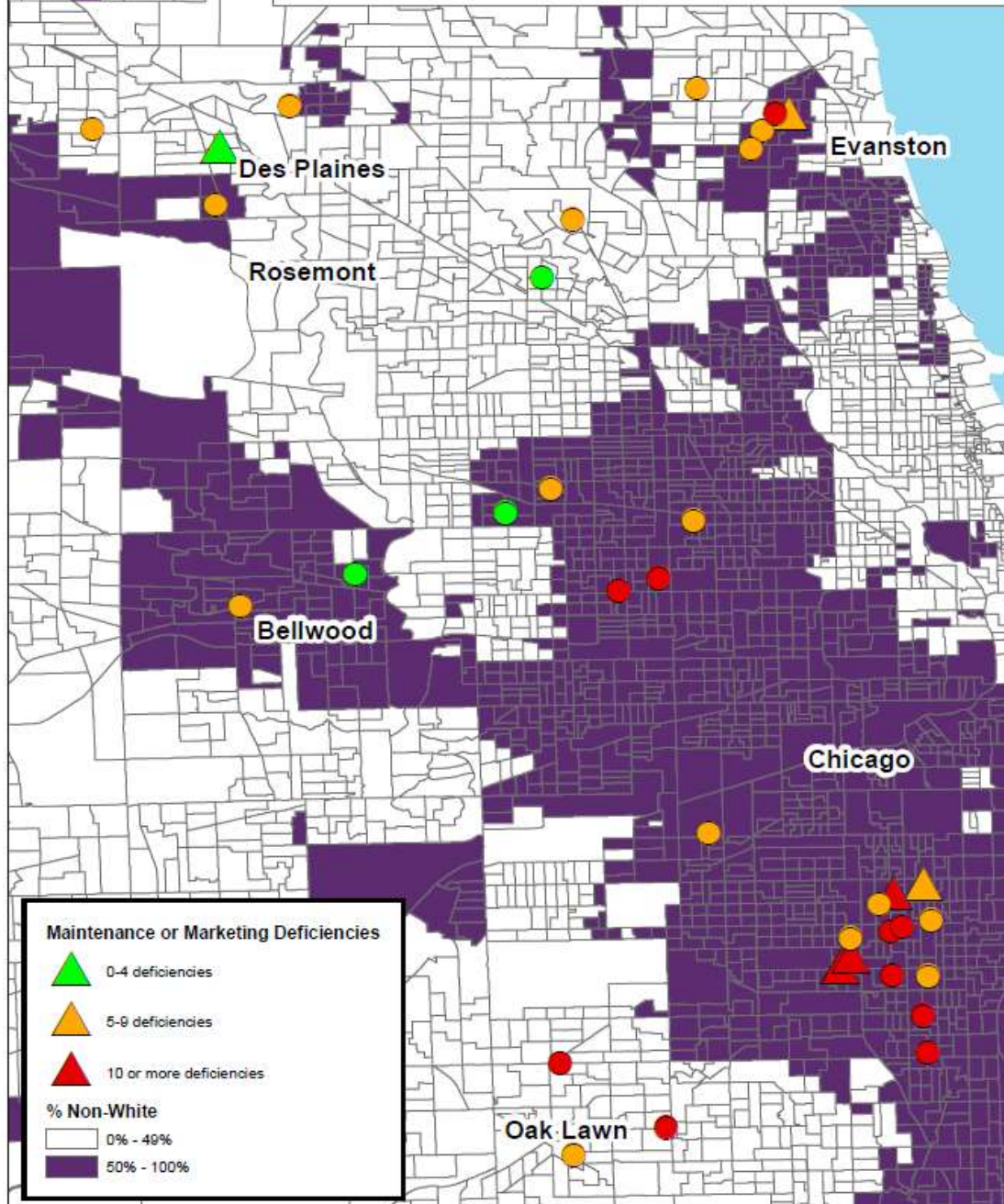
- ❑ The investigation encompasses 30 metropolitan areas including 201 cities. Zip codes within each city were identified and every Bank of America foreclosure in those zip codes was investigated.
 - **85 cities with predominately African American or Latino neighborhoods**
 - **116 cities with predominately White neighborhoods**
- ❑ The Fair Housing Partnership investigated **1,267** Bank of America foreclosures:
 - **567 in African American neighborhoods**
 - **130 in Latino neighborhoods**
 - **147 in Majority Non-White neighborhoods**
 - **423 in White neighborhoods**

Bank of America Metro-Chicago Data

- ▣ Between October 2012 and January 2016, HOPE Fair Housing, South Suburban Housing Center, and Open Communities investigated **85 Bank of America foreclosures** in White, Latino, and African American neighborhoods.

- ▣ Of these **85** foreclosures:
 - **34 were located in African American neighborhoods**
 - **12 were located in Latino neighborhoods**
 - **10 were located in Majority Non-White neighborhoods**
 - **29 were located in White neighborhoods**

Chicago, IL Bank of America REO Maintenance



Bank of America's failure to maintain homes in African American and Latino neighborhoods is evident just from the number of **RED DOTS** you see on this map in communities of color.

The red dots depict a home with 10 or more maintenance issues.

The **14 triangles** represent the new foreclosures being added to the complaint and you will note that **RED TRIANGLES only appear in Black and Latino neighborhoods.**

Racial Disparities

Evidence showing Bank of America fails to maintain and market its foreclosures in communities of color as compared to maintaining its foreclosures in White neighborhoods.

Metro-Chicago Racial Disparities

- ❑ **46.4% or 26 out of 56** Bank of America foreclosures in communities of color had 10 or more maintenance deficiencies, while only **6.9% or just 2 out of 29** of the foreclosures in predominantly White neighborhoods did.
- ❑ **64.3% or 36** Bank of America foreclosures in communities of color had **substantial amounts of trash** on the premises, while only **31.0% or 9** foreclosures in predominantly White neighborhoods did.
- ❑ **44.6% or 25** Bank of American foreclosures in communities of color had **unsecured or broken doors**, while **only 6.9% or 2** foreclosures in White neighborhoods did.

Metro-Chicago Racial Disparities

Broken or boarded windows make a home unattractive to buyers and stigmatize the neighborhood as unsafe. Rather than use “clear boarding” (Plexiglas type of material) or replace windows in communities of color, Bank of America just boarded them.

- ❑ **66.1% or 37** Bank of America foreclosures in communities of color had **broken or boarded windows**, while only **17.2% or 5** foreclosures in predominantly White neighborhoods did.

A professional “For Sale” sign lets people know a home is on the market.

- ❑ **67.9% or 38** Bank of America foreclosures in communities of color had **NO professional “for sale” sign marketing the home**, while only **58.6% or 17** foreclosures in predominantly White neighborhoods were missing a sign.

Health and Safety Concerns:

Broken/boarded windows, unsecured doors and accumulated trash contribute to poor health and serious safety issues.

American Heart Association

<http://newsroom.heart.org/news/living-near-foreclosed-property-linked-to-higher-blood-pressure>

National Center for Healthy Housing

How foreclosed homes and used tires can threaten public health in the age of Zika.

Washington Post Sonia Shah July 29, 2016



Mosquito breeding grounds: These breeding grounds are found at too many foreclosed homes in communities of color across America simply because banks fail to do routine maintenance.



How foreclosed homes and used tires can threaten public health in the age of Zika.

Washington Post July 29, 2016

- "...Just such an epidemic occurred in 2009, when dengue broke out in Florida."
- "When Florida Keys mosquito-control expert, Lawrence Hribar, explained what had happened, he didn't point to an invasion of bugs or infected people. He began his explanation with the following: "There were houses in foreclosure." The housing crisis forced 3.1 million American properties into foreclosure in 2008 alone, leaving behind a rash of abandoned homes and neighborhoods that have yet to be fully re-occupied. Even today, there are more than 1 million abandoned properties across the country, and Florida counts more "zombie closures" than almost every other state. And their neglect amplifies and spreads vectors of disease even more effectively than the wild landscapes they replaced."

Health & Safety Impact on Neighbors Living by Foreclosed Properties.

- ❑ Studies indicate that people living next to or near foreclosed homes suffer from stress, high blood pressure, asthma, and anxiety. People report feeling their neighborhood is stigmatized by a foreclosed home—even a well-maintained foreclosure. These health conditions have to be intensified when you live next to a poorly maintained foreclosure with boarded windows, unlocked doors, graffiti, dead animals or trash left on the property.
- ❑ Bank of America is guilty of allowing these conditions to fester at its poorly maintained foreclosed homes in communities of color across the United States.



"Today, abandoned properties and deteriorating infrastructure, brought on by housing crises and climate change, similarly threaten us with epidemics of mosquito-borne pathogens such as Zika.

...first...critically acknowledging and assessing our role in bringing about the conditions driving epidemics, whether abandoned homes or neglected neighborhoods, aging infrastructure or trade patterns. And then we would need to enlist a response not just from the biomedical establishment but from all sectors of society, from consumers to banks to builders."

American Heart Association

- ❑ The American Heart Association examined families living in an upper middle class neighborhood outside of Boston where there was one well-maintained foreclosed home. AHA found:
- ❑ “The increases in blood pressure observed could be due in part to unhealthy stress from residents’ perception that their own properties are less valuable, their streets less attractive or safe and their neighborhood less stable,” said Mariana Arcaya, Sc.D., M.C.P.
- ❑ “Safety could also be a concern that affects their ability to exercise in these neighborhoods.”
- ❑ “Because the study involved predominately white, middle-class, suburban neighborhoods with single-family homes, research on different populations in urban and rural settings is needed,” Arcaya said.



The Impact of Vacancy on Health.

**According to the
National Center for
Healthy Housing...**

07/16/20



Increase in Crime

Abandoned homes and vacant buildings cause rapid neighborhood decay and blight.
(Broken Window Theory)

Residents feel unsafe walking on streets with boarded homes, broken windows, unsecured doors.



Poor Quality of Life

Boarded up housing and vacancies contribute to social isolation, anxiety, and feelings of stigmatization.

Residents' fear of crime in neighborhoods with high vacancy rates may cause significant barriers to exercise and physical activity.

A photograph showing a group of brown rats in a filthy, outdoor setting. One rat in the foreground is eating from the ground. A large white plastic bag is on the right. The scene is dimly lit, suggesting nighttime or a dark area.

Unsafe Neighborhood

**Unattended and
unmaintained
properties result in:**

**Illegal dumping and
rodent infestation**

Health Risks

Vacancy, along with other housing indicators, is associated with pre-term birth and poor birth outcomes that can increase the risk of developing other diseases, such as asthma, later in life.



Bank of America's Failure to Maintain Foreclosures in Metro-Chicago

HOPE Fair Housing Center, South Suburban Housing Center, and Open Communities are adding evidence from their ongoing investigations of Bank of America foreclosures in African American, Latino, and White neighborhoods.

This evidence covers investigations between 2014 through January 2016 and documents the poor maintenance in communities of color as compared to quality maintenance of foreclosures in White neighborhoods.

Chicago 2016: Bank of America Foreclosures

Investigated by HOPE Fair Housing Center



This Bank of America foreclosure in an African American neighborhood in Chicago actually has 3 for sale signs.

But when you see how the Bank maintains it—you'll understand why they need so many signs to interest a buyer.

Trulia reports this home sold in April for \$53,000 while similar properties sold for two times as much.



Bank of America left these newspapers next to the front steps.

01/29/2016 14:28



Bank of America left tile, broken cement, bricks, and dead weeds in this corner next to a boarded area.



Bank of America left a cinder block, wood, leaves, and trash along this side of the house.



Along this fence,
Bank of America left
more trash.

01/29/2016 14:33



Bank of America left this backyard just filthy and if you think it couldn't get any worse—you would be wrong.



More trash and...



More trash and...



More trash and...



More trash and ...



This is the back of the foreclosure.

You can see the hole which would be dangerous if anyone actually walked around the yard.

Even the hole is filled with trash!





These are the neighboring properties next to Bank of America's filthy foreclosure.

The contempt that Bank of America has for maintaining foreclosures in African American neighborhoods is unbelievable—except that these photos confirm the serious neglect, hazardous conditions, and health and safety concerns.



This overflowing mailbox and newspaper left on the front porch are more signs that Bank of America fails to check on its foreclosures in African American neighborhoods.





Of course, trash left around the foreclosure is typical from Bank of America in African American neighborhoods.



This Bank of America foreclosure in an African American neighborhood has for sale signs and absolutely no curb appeal.





The next door neighbors takes good care of their home.

Calumet City, Dolton, Harvey 2015: Bank of America Foreclosures

Investigated by South Suburban Housing Center



This Bank of America foreclosure is in Calumet City. It is in an African American neighborhood.

There is no for sale sign marketing the home.

There is trash and debris left around the property.

10/20/2015 10:49



Bank of America left
this trash.



And leaves and more
trash and...



these glass windows.

10/20/2015 10:53

Bank of America left the gutters obstructed which causes damage to the roof and interior walls.





Bank of America left
the storm window
dangling.

A strong wind will
blow it right off.



The neighbors are taking care of their homes. But if there is a problem at Bank of America's foreclosure, there is no one to call—no real estate agent and no contact information left anywhere.



This Bank of America foreclosure in an African American neighborhood in Dolton has accumulated mail in the box. A telltale sign that no one is checking on the home.

Bank of America simply has to place a "Do not deliver mail" note in the box and the US Post Office won't deliver mail.





Bank of America failed to secure the side door to the home – putting the neighbors and children in the neighborhood at risk.



Bank of America
allowed the back yard
to become
overgrown.



And now Bank of America lets trash and leaves and weeds accumulate around the property...



Here you can see leaves, invasive weeds, and trash on the side of Bank of America's property.

10/20/2015 9:29



Branches, trash, and lumber are laying around in this photo of Bank of America's foreclosure.



You can see more trash, leaves, and overgrown shrubs on this side of the Bank of America property.



More trash just pushed into the overgrown weeds by Bank of America.

10/20/2015 9:27



More trash and wood
just left in the yard
by Bank of America.



Now Bank of America
lets the trash pile up
around a broken fence.

Are you tired yet of
seeing so much neglect
by the Bank?

10/20/2015 9:30



This neighbor must be tired of seeing the Bank of America poorly maintained home and must be worried about the unsecured door.

But since there is no for sale sign or other signage on the property saying who to contact in case of a problem, there isn't much the neighbors can do.

10/20/2015 9:24



This next Bank of America foreclosure is also in Dolton in an African American neighborhood and suffers from the same problems as the previous one—overgrown shrubs, no for sale sign, and trash around the home.

10/20/2015 9:44



This shrub has been left untrimmed for quite awhile from the looks of it.



The weeds and vines are going up the front steps---not offering much curb appeal.



Bank of America failed to secure the shed doors making it as dangerous to children and others as the unsecured door on the previous foreclosure.



Bank of America
left standing water
and decaying
leaves in the yard.
This is a perfect
breeding grounds
for mosquitoes.

10/20/2015 9:49



Bank of America failed to cover and secure the electrical lines leading to the air conditioning system.



Bank of America left a hose connected to this property and allowed a large invasive plant to take root right against the foundation.

10/20/2015 9:48



Here Bank of America left trash sitting next to the already unattractive and damaged shed.

10/20/2015 9:49



More trash left
around the Bank of
America foreclosure.



The neighbor's clean and well maintained yard and home.

10/20/2015 9:46



This Bank of America foreclosure in an African American neighborhood in Calumet City was visited in November 2015 and is poorly maintained. You can see the garage doors are broken, but a closer look will show you more neglect by the Bank.

11/ 4/2015 9:43



The front porch lacks appeal and needs simple repairs plus removal of trash, overgrown weeds and bushes, chairs and that beer bottle.



Bank of America could hang the mail box back on the home.



Bank of America left the leaves along the side door of the house, boarded the door and window, and left trash.

Boarding is never a good idea when you want to interest owner-occupant buyers.





Bank of America failed to cover the broken garage door panels.

Now animals can enter or vagrants can move in and it puts children and neighbors at risk.

Chicago and Elgin 2014: Bank of American Foreclosures

Investigated by HOPE Fair Housing Center



This Bank of America foreclosure in Chicago in an African American neighborhood begins to illustrate how the Bank simply boarded up foreclosures instead of using clear boarding to make the home attractive to buyers.

The foreclosure is boarded all the way around the house.





You can see from Google Maps 2012 that the neighbors took care of their homes, but Bank of America hurts the neighborhood by boarding the property.



This next Bank of America foreclosure is right next to another poorly maintained foreclosure to the right.

These two foreclosures really hurt property values and create safety and health concerns for the neighbors.





Basically no one even interested in buying the home could get inside. Bank of America boarded up every single door and window.



Bank of America
boarded the basement
door and left trash in
the stairwell and weeds
growing.



Bank of America allowed weeds to take over the house providing a good breeding ground for snakes, mice, and rats.

Bank of America let the grass in the back yard become overgrown and the weeds and shrubs grow wild.





Between these two neglected homes, you can see more weeds taking over—again Bank of America is sending the message that it is not checking on the home so vandals have a clear opportunity to damage the home.

Just imagine how you would feel if you were a homeowner living on this block.



This Bank of American foreclosure is in Elgin.

It has a for sale sign, but let's take a look at how it is being maintained...



You can see Bank of America allowed the bushes and shrubs to grow wild and there is trash in a bush.

But there is actually trash left all around the home.



More trash and ...



More trash and ...

08/01/2014 12:13



More trash and ...



More trash.

08/01/2014 12:16



Then Bank of America left this hole uncovered so birds, cats, or squirrels can enter the home and leave a smelly mess.

08/01/2014 12:17



These are the next door neighbors who take good care of their homes and yards, but have to live next to Bank of America's poorly maintained foreclosure.

Does bank of America leave trash at foreclosures in White neighborhoods in Elgin? NO.
There was only one Bank of America foreclosure in Elgin at the time of the investigations and nothing from the move out or any trash was left at the property.



Documenting Patterns of Discrimination by Bank of America Against African American and Latino Neighborhoods in Dolton, Waukegan, and Chicago.

Bank of America's failed maintenance in 2013 and 2012

Documenting Bank of America's **history** of discrimination by maintaining foreclosures in White neighborhoods and **failing to maintain** or market foreclosures in African American neighborhoods in Dolton.



This Bank of America foreclosure in Waukegan in 2013 in a Latino/African American neighborhood has overgrown shrubs, no for sale sign, accumulated newspapers, and flyers at the front door. A sign the Bank is not visiting the home. A clear sign to potential vandals that no one is checking the home.





This Bank of America foreclosure in Waukegan in 2013 in a Latino/African American neighborhood has overgrown shrubs, no for sale sign, accumulated newspapers, and flyers at the front door. A sign the Bank is not visiting the home and a clear sign to potential vandals that no one is checking the home.



Bank of
America let
the grass
become
overgrown.







Bank of America left a TV and trash and torn screens on the back porch. This messy scene is not attractive to owner-occupant buyers, but investors know the Bank just wants to get rid of the property at any price.





This is the neighbor across the street. Most people look at the Bank of America foreclosure and think the whole neighborhood must be rundown, but that's simply not true—it is the Bank of America foreclosure that is rundown.



In Dolton in 2012, this Bank of America foreclosure is boarded and in late October the Bank still hasn't raked the leaves although the trees are bare.

There is no for sale sign and as always with Bank of America foreclosures in communities of color, there is trash littered all around the property.

VACANCY POSTING NOTICE

This property has been determined to be vacant. This information will be reported to the mortgage servicer responsible for maintaining the property. The mortgage servicer intends to protect this property from deterioration. The property may have its locks replaced and/or plumbing systems winterized in the next few days. If this property is NOT VACANT please call BAC Field Services immediately at 866-545-9756. **BAC Field Services Corporation does not own the property and should not be contacted regarding its sale. FOR SALE INQUIRIES PLEASE CONTACT YOUR LOCAL REALTOR OR BANK OF AMERICA AT (866) 781-0023. YOU MAY ALSO VISIT: www.bankofamericarealty.com**

Date Inspected: 3-29-12 Date Inspected: _____
Date Inspected: _____ Date Inspected: _____
Date Inspected: _____ Date Inspected: _____

Bank of America deliberately posts a confusing notice on the front door. Instead of a for sale sign, the Bank says it "does not own the property and should not be contacted regarding its sale. FOR SALE INQUIRIES PLEASE CONTACT YOUR LOCAL REALTOR OR BANK OF AMERICA AT..."



This is the back of the foreclosure with trash and leaves.

There is no one to contact in case of an emergency.



The neighbors in this working class neighborhood take good care of their homes. No trash and the leaves are raked, but they have to live next to this boarded and poorly maintained Bank of America foreclosure.





In Chicago in 2012, this Bank of America foreclosure in an African American neighborhood is really poorly maintained.

The home is boarded and trash surrounds the property. This is not surprising since Bank of America never cleans up its foreclosures in Black neighborhoods.



Bank of America
boards the
windows—except this
window that is
actually broken and
lets in the elements
and animals.



Trash and more
trash...

02.09.2012 11:52

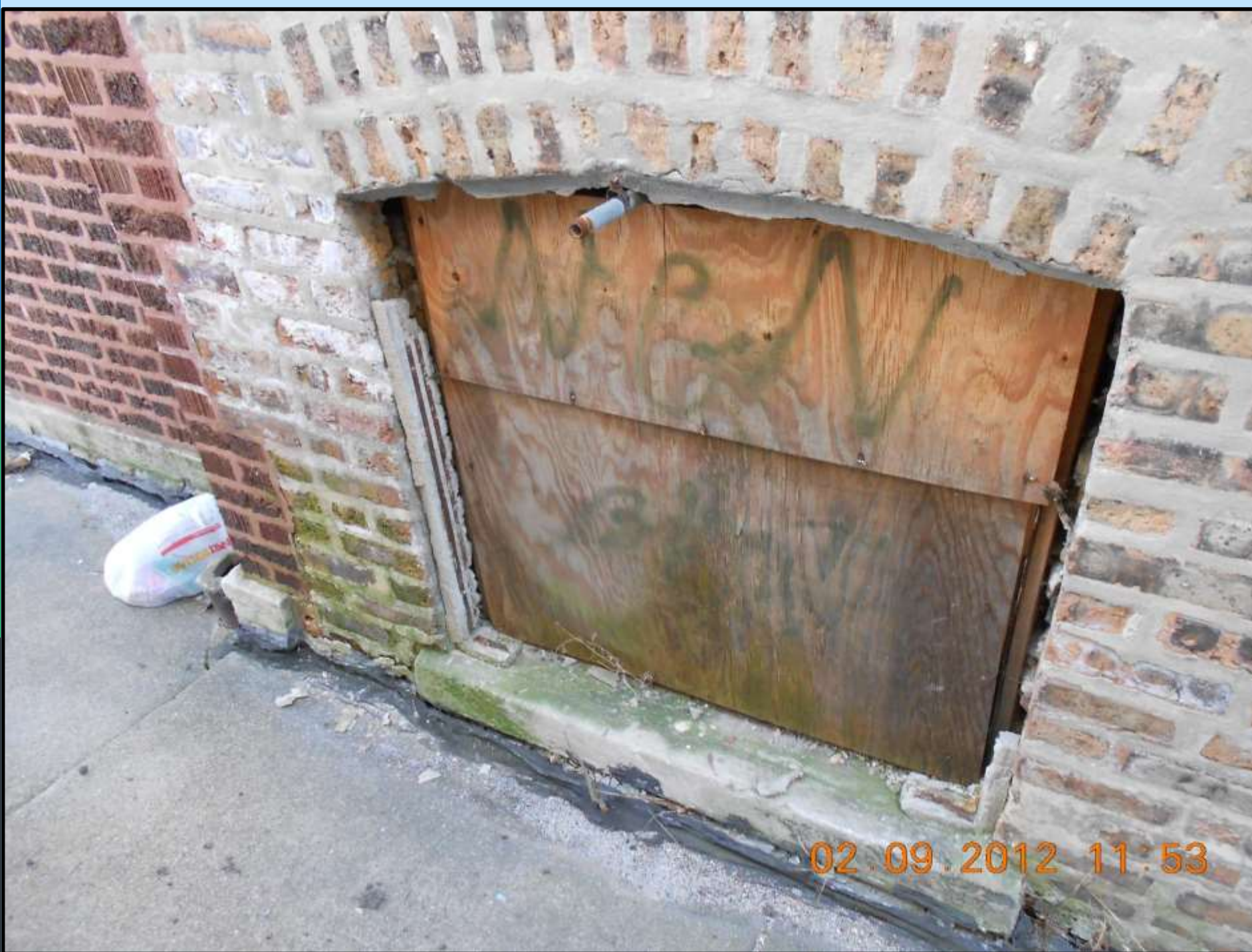


02.09.2012 11:56



02.09.2012 11:56

More trash left behind by Bank of America.



Boarded window,
trash, and graffiti.



Bank procedures are to paint over graffiti, but clearly Bank of America is not following that procedure.



Bank of America left dirt, boards and trash in the back yard---look to the right—the neighbor has a clean yard.

02.09.2012 11:56

ATTENTION**ENTRY BY UNAUTHORIZED PERSONS IS STRICTLY PROHIBITED**

To protect the interest of the lender and in accordance with the terms of the security instrument, the property has been secured to prevent entry by unauthorized persons.

BAC Field Services Corporation does not own the property and should not be contacted regarding its sale or rental. For SALE/RENTAL INQUIRIES PLEASE CONTACT YOUR LOCAL REALTOR OR BANK OF AMERICA AT 866-781-0029. YOU MAY ALSO VISIT www.bankofamericareo.com

IN CASE OF AN EMERGENCY ONLY!

Call (866) 515-9759

Please have the property address and work order number below ready.

To report property issues please visit:
<http://fieldservices.bankofamerica.com>

ATENCIÓN**LA ENTRADA DE PERSONAS NO AUTORIZADAS ESTÁ ESTRUCTAMENTE PROHIBIDO**

Para proteger el interés del prestamista y de acuerdo con los términos del instrumento de seguridad, la propiedad ha sido asegurada para prevenir la entrada de personas no autorizadas.

BAC Field Services Corporation no es dueño de la propiedad y no debe ser contactado con respecto a la venta o alquiler.

SI TIENE PREGUNTAS SOBRE LA VENTA O ALQUILER DE LA PROPIEDAD, POR FAVOR COMUNIQUESE CON SU AGENTE LOCAL DE BIENES RAÍCES O LLAMAR A EL BANCO DE AMÉRICA AL 866-781-0029. TAMBIÉN PUEDE VISITAR LA PÁGINA DE INTERNET www.bankofamericareo.com

¡EN CASO DE EMERGENCIA SOLAMENTE!

Llamar al (866) 515-9759

Por favor de tener la dirección de la propiedad y el número de orden de trabajo debajo listo.

Para reportar problemas sobre la propiedad visite la página de internet:
<http://fieldservices.bankofamerica.com>

Property Winterized (Propiedad Preparada para el invierno): Yes (Sí) ___ No (No) ___

Date (Fecha): ___/___/___

Property Address (Dirección de la propiedad):

Representative's Name (Nombre del representante):

Vendor ID (Identificación del Vendedor): 999

Work Order Number (Número de orden de Trabajo):

RPM -

N/A

Chicago, IL

- Bank of America's BAC Field Services is responsible for maintaining this home.
- The notice states that if you are interested in renting or buying this home to contact www.bankofamericareo.com or "our local Realtor", but there is no "For Sale" sign so there is no agent to call directly about this home.



Neighboring
homes are well
maintained.



In Aurora in 2012, this Bank of America foreclosure in a Latino neighborhood is poorly maintained, especially compared to the neighbors' well maintained homes.



The neighbors have neat, clean yards and homes and then there's the Bank's foreclosure...



Right away Bank of America has curb appeal issues. Trash and leaves from the Fall of 2011 litter the yard.

Notice the neighbors' clean yards in the background.

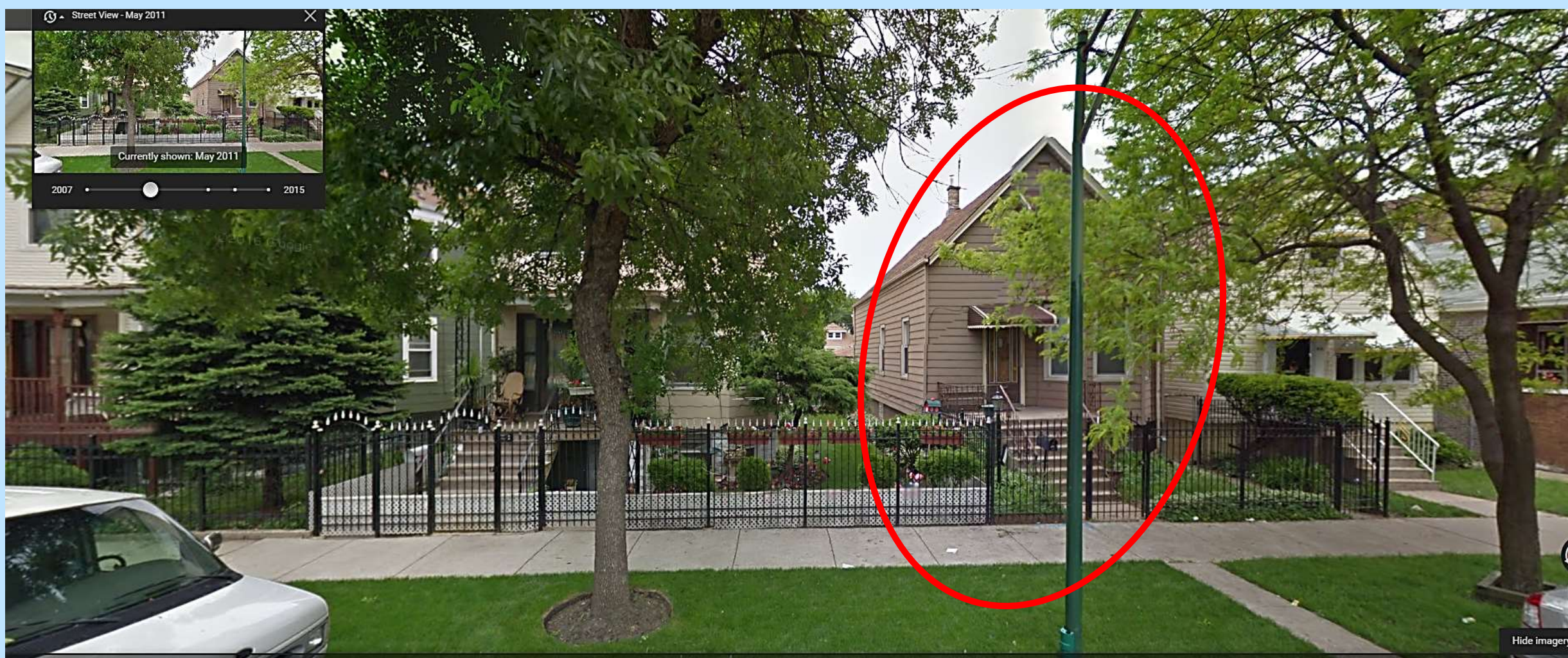
02/16/2012 00:55



More curb appeal issues in the front yard...Bank of America left fallen branches and more dead leaves--- again, notice how clean the neighbors' yards are.



Bank of America leaves these broken steps unrepaired and the hole uncovered
—both items are safety issues—
someone could slip and fall and animals can invade the property.



In March 2012, HOPE investigated this property. This is what the home looked like before Bank of America took possession according to Google Maps in May 2011. You can clearly see that the neighbors take good care of their homes and yards.

But a few months later you can see how Bank of America neglected the property and disrespected the homeowners on the whole block.



This is the condition in which Bank of America marketed its foreclosure.

Accumulated newspapers on steps and front porch signal that no one is checking on the home.



Bank of America left trash along the fence, cinder block and kids toys in the back yard.



And, of course,
more trash.



A broken light fixture is hanging from its cord.



In Aurora in 2012, Bank of America continues to neglect its foreclosures in Latino neighborhoods. You see accumulated leaves unraked and it's February, as well as trash left behind by the Bank.



As is Bank of America's style, it left trash and broken glass on the property and clothes and newspaper on the front porch as well. This is really bad curb appeal.



In Chicago in 2012, this Bank of America foreclosure also is boarded and trash is left behind and the Bank left overgrown weeds and shrubs in the front yard. But the back yard is worse.



How can the neighbors enjoy the summer without worrying about rats, mice, and insects infesting their yards and homes?



The home is boarded up. The handrail is broken. Weeds have taken over the front yard and trash and dead branches fill the yard.

This Bank of America foreclosure completely lacks curb appeal.



08/16/2012 20:43

08/16/2012 20:47



This is the next door neighbor. She takes the time to plant flowers and keeps her home and yard clean and attractive.

Why can't Bank of America simply keep its foreclosure clean?

How Does Bank of America maintain foreclosures in White neighborhoods?

This Bank of America foreclosure in a **White** neighborhood has a for sale sign, trimmed shrubs and bushes, and no accumulated mail or newspapers left on the property. It even has a note from real estate agent providing information that there is 24 hour surveillance on the home and an emergency telephone number.



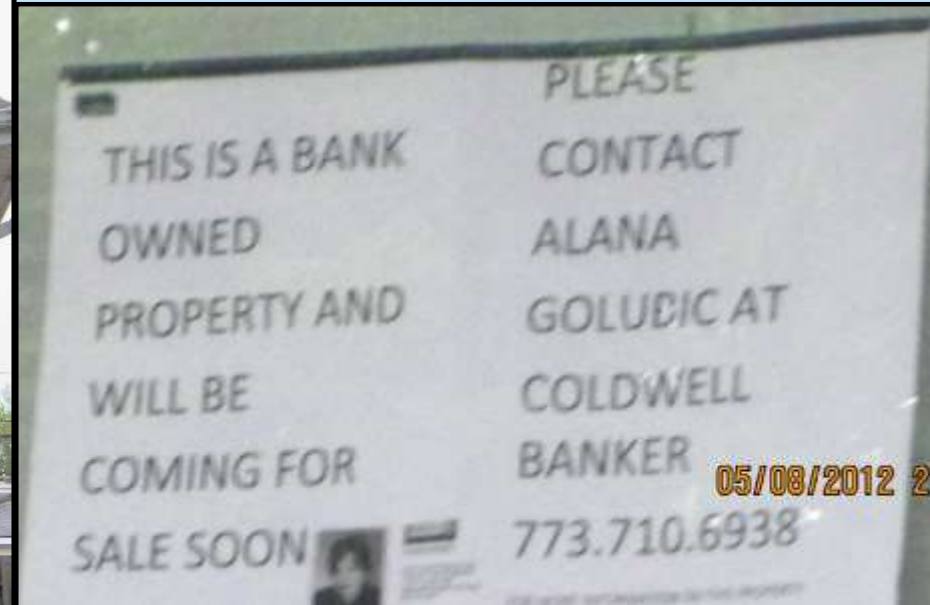


This Bank of America foreclosure in a **White** neighborhood in Aurora has a professional for sale sign—not an auction sign— and the bushes are trimmed with the sidewalks clear of grass clippings.



The Bank of America foreclosure in Mokena in a **White** neighborhood has no trash and its lawn is mowed and bushes are trimmed.





This Bank of America foreclosure in a **White** neighborhood in Chicago is NOT boarded up and has no trash left behind from the owners moving out around it. While it does not have a for sale sign yet, there is a notice explaining that it will be coming on the market soon and displays the name and number of real estate agent to call.