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January 12, 2009

www.chhayacdc.org

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***FIFTY PERCENT OF HOMES IN PRE-FORECLOSURE ARE OWNED BY
SOUTH ASIAN IMMIGRANTS IN SECTIONS OF NEW YORK CITY***

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
PARTNERS WITH GROUP IN THE HEART OF THE COMMUNITY IN
JACKSON HEIGHTS TO CONFRONT THE CHALLENGES AHEAD

Jackson Heights, NY. As public and nonprofit communities continue to strengthen and plan for a response to the current foreclosure crisis, one group hones in on the South Asian community and prepares for the challenges ahead. Chhaya CDC, based in Jackson Heights, Queens unveiled today the findings of recent analysis showing South Asians as one of the groups most impacted by foreclosure crisis in some Queens neighborhoods.

Last year, over 6,000 foreclosures were filed in Queens, making the borough the epicenter of the foreclosure crisis in New York City. The highest numbers of foreclosures were recorded in the southwestern and northwestern Queens neighborhoods: Jamaica, Richmond Hill, Jackson Heights, among others—all neighborhoods with high concentrations of South Asians.

The findings indicated that in some zip codes of Queens, South Asians made up as much as 50 percent of owners who received default notices. The zip code where South Asians made up the highest percentage of owners in default was 11432 including Briarwood, Jamaica, and Jamaica Estates (53 percent), followed by South Ozone Park (50 percent), and Jackson Heights (46 percent). To document these findings, Chhaya partnered with The Milano New School

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for Management and Urban Policy to look at owners who received default notices over a six-month period and identify South Asian families.

This research is contrary to recent research indicating that the foreclosure crisis has not impacted Asian Americans, which has been largely based on Home Mortgage Disclosure Act data (HMDA). This data does not adequately represent the impact of Asian Americans because it does not offer data that is disaggregated.

“We felt it was important to document the impact on our community,” said Seema Agnani, Chhaya’s executive director. “Much of the research around the issue of foreclosures nationally has indicated that Asian Americans are not feeling the impact of this crisis, yet our experience confirms that this community is in fact in trouble. This is not good for the community, it is not good for the Borough of Queens, and it is not good for the City. We are gravely concerned about the loss of wealth among so many New Yorkers who work so hard for their living.”

In 2001 the organization released *Finding a Path to South Asian Community Development*, the first and only comprehensive study of this community in New York City. “As part of our study, we surveyed South Asian homeowners about their home-buying experiences. In general, we found that South Asians were at a disadvantage, suffering from limited options in financing, incurred higher loan fees, and paid more for their homes than the average New York City homeowner,” said Agnani. The study also revealed South Asians are susceptible to predatory brokers and lenders who impose excessive commission fees and debt payments. These findings were consistent with the 1998–2000 findings of the New York Mortgage Coalition and the Neighborhood Economic Development Advocacy Project (NEDAP), which identified some of the city’s predominantly South Asian neighborhoods as areas as the highest targets of predatory lending practices.

To confront these challenges, Chhaya Community Development Corporation (Chhaya) recently became a HUD-approved Counseling Agency, demonstrating that it meets industry standards and federal guidelines. This will open up new resources for the organization to expand its capacity to assist individuals with both tenant and ownership issues. This is a significant step in terms of meeting the needs of a growing South Asian population in New York City and nationally. According to a the State of the Housing Counseling Industry published by HUD in September of 2008, of the 1.7 million individuals that received counseling services from HUD-approved agencies in 2007, less than 5 percent were Asian Americans.

The organization is one of the only New York City groups working to stabilize these neighborhoods through anti-predatory lending workshops, counseling, and support for owners in negotiations with lenders. It is one of the first agencies in the county to conduct this work in several South Asian languages including Bangla, Hindi, Panjabi, and Urdu. As

Mohammad Ali, Esq., a board member and housing attorney stated, “Communities across the City are in a crisis and South Asian immigrants are no exception. The growth rate of homeownership among South Asians increased rapidly during a period when predatory lending practices also peaked. Chhaya’s work will be a critical component in helping owners make informed decisions about their options and prevent further loss of wealth.”

NeighborWorks® America was a key partner in helping the organization build its capacity to offer this service. “NeighborWorks® America is proud to have supported Chhaya CDC’s effort to obtain HUD certification,” said Deborah Boatright, northeast district director, NeighborWorks® America. “Their housing counseling staff has diligently attended our professional training courses over a period of several years in order to be able to offer the highest quality service to their constituency. Chhaya CDC is able to combine professional and cultural expertise to be the South Asian community’s trusted resource for information and assistance on all aspects of homeownership, whether it is buying a first home or helping to save a home from foreclosure.”

Last year, Chhaya joined a national effort to address the foreclosure crisis among immigrant communities with the National Coalition for Asian Pacific American Community Development (National CAPACD) and the National Council of La Raza. “Chhaya CDC has been an important player at both the national and local level. They provide crucial services for the often neglected South Asian community. We are proud that HUD is recognizing them as a Housing Counseling Agency, providing important resources to an organization that is doing great work,” expressed Lisa Hasegawa, executive director of National CAPACD. In addition to these partners that bring resources and support to one of New York City’s most diverse communities, the organization joined the Center for New York City Neighborhoods, as well as New York State’s Division of Housing and Community Renewal in partnership organizations such as NEDAP, the Legal Aid Society, and Neighborhood Housing Services.

HUD joined the organization in launching its effort. “Homeownership and its many benefits remain one of HUD’s highest priorities,” said Sean Moss, HUD regional director for New York and New Jersey. “However, we do not promote homeownership for those who lack the financial resources to both purchase and maintain a home. That is why organizations such as Chhaya CDC are so important in providing our citizens with the information they need to become successful and happy homeowners. I congratulate Chhaya CDC upon becoming a HUD approved housing counseling agency and wish them well as we embark upon a new year with renewed hope and faith in our country.”

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Queens Neighborhoods with High Percentages of South Asian Owners in Default
Research conducted by Sara Nayyar and Mathew Mancuso, The Milano New School for Management
and Urban Policy for Chhaya CDC
January 12, 2009

The findings indicated that in some zip codes of Queens, South Asians made up as high as 50% of owners who received default notices. The zip code where South Asians made up the highest percentage of owners in default was 11432, making up the areas of Briarwood, Jamaica, Jamaica Estates, Jamaica Hills, and Hillcrest.

<i>Queens Neighborhoods with High Percentages of South Asian Owners in Default</i>				
<i>Based on the number of homeowners who received a notice of default of at least 30 days between June 2008 and December 2008 (Six-month period).</i>				
Zip Code	Neighborhoods	% of Homes in Preforeclosure of South Asian Descent	South Asian Population as a % of Total Population Within Community District*	Total Number of Homes going into Preforeclosure between June 1 and Dec. 31, 2008
11432	Briarwood, Jamaica, Jamaica Estates, Jamaica Hills, and Hillcrest	53%	17,173/223,602 7.68% (Community District 8)	30
11420	South Ozone Park	50%	127,274 (CD 10)	73
11372	Jackson Heights	46%	8,342/169,083 4.93% (CD 3)	10
11415	Kew Gardens	44%	17,898/141,608 12.64% (CD 9)	4
11377	Woodside	44%	109,920 (CD 2)	16
11433	Jamaica	42%	17,173/223,602 7.68% (CD 8)	10
11428	Queens Village	38%	196,284 (CD 13)	12
11418	Richmond Hill	35%	17,898/141,608 12.64% (CD 9)	18
11416	Ozone Park	28%	127,274 (CD 10)	18
11373	Elmhurst	27 %	10,900/167,005 6.57% (CD 4)	7
Source: www.pforeclosure.com				
*Numbers taken from 2000 Census. Note: In addition to the above zip codes, others that were analyzed were 11369 (East Elmhurst), 11370 (East Elmhurst), 11368 (Corona), 11366 (Hillcrest, Flushing, Fresh Meadows), 11365 (Fresh Meadows), and 11104 (Sunnyside). These zip codes all had less than 20% of South Asian homeowners in default.				

FORECLOSURE PATTERNS - 2007

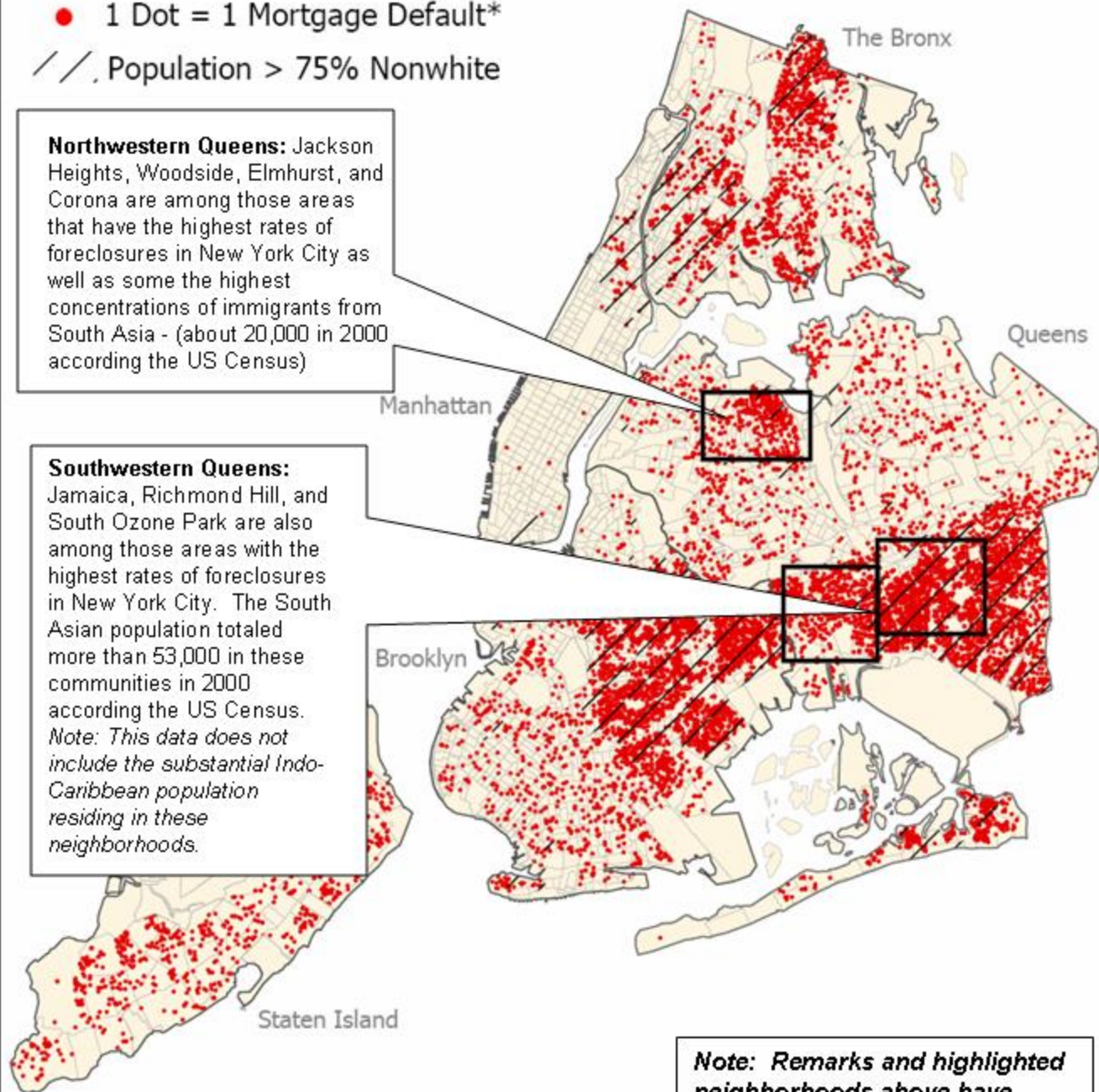
New York City

● 1 Dot = 1 Mortgage Default*

/// Population > 75% Nonwhite

Northwestern Queens: Jackson Heights, Woodside, Elmhurst, and Corona are among those areas that have the highest rates of foreclosures in New York City as well as some the highest concentrations of immigrants from South Asia - (about 20,000 in 2000 according to the US Census)

Southwestern Queens: Jamaica, Richmond Hill, and South Ozone Park are also among those areas with the highest rates of foreclosures in New York City. The South Asian population totaled more than 53,000 in these communities in 2000 according to the US Census. *Note: This data does not include the substantial Indo-Caribbean population residing in these neighborhoods.*

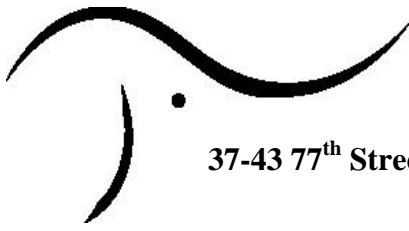


Note: Remarks and highlighted neighborhoods above have been added by Chhaya CDC.



Neighborhood Economic Development
Advocacy Project (NEDAP)
(212) 680-5100 | www.nedap.org
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**13,831 lis pendens of mortgage default filings were filed in New York City 1-4 family homes in 2007.*
Sources: Profiles Publications; U.S. Census (2000)



Chhaya CDC

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Beware of Foreclosure Rescue Scams!

There are increasing numbers of foreclosure rescue scams that take advantage of vulnerable homeowners struggling to keep their homes. These scams may look very legitimate, and homeowners who are at-risk may find them attractive options to explore. Ultimately these scams result in the homeowner losing their property, their equity and sometimes their savings.

Scam artists can be very devious and come up with schemes based on the homeowner's particular situation. Some warning signs include the following:

- ❖ Being approached by an unsolicited “rescue” offer through a call, by mail or a flyer offering to save your home. Sometimes these solicitors can come to your home in person with offers
- ❖ Being asked to sign the deed of the house, “temporarily” to a new “borrower” as part of the “rescue” deal
- ❖ Being asked to sign blank documents
- ❖ Being asked to sign false statements
- ❖ Participating in a complicated contract that you don't fully understand
- ❖ Being asked for your tax refund or rebate checks in exchange for a “rescue”

If you are facing financial difficulties that may endanger your home, the best thing to do is to speak to a housing counselor at a reputable nonprofit agency *immediately*. There are several publicly sponsored city, state and nation-wide foreclosure assistance programs that are being put into place. Call Chhaya CDC to explore how you can benefit from these programs and the options that are available to you to prevent foreclosure.

Chhaya CDC is a non-profit, housing justice organization. Chhaya staff speaks Bangla, Hindi and Urdu. For more information on foreclosure prevention and other free services we offer, please contact us at -

www.chhayacdc.org / 718.478.3848 / info@chhayacdc.org

ছায়া সিডিসি

৩৭-৪৩ ৭৭ স্ট্রীট, ২য় তলা, জ্যাকসন হাইটস, নিউ ইয়র্ক ১১৩৭২, ৭১৮-৪৭৮-৩৮৪৮

ফোরক্লোসার জালিয়াতি (রেস্কিউ স্ক্যাম) থেকে সাবধান!

ফোরক্লোসার রেস্কিউ বলে বেশ কিছু ধরনের জালিয়াতি আছে যার মাধ্যমে জালিয়াতরা বিপদগ্রস্ত বাড়ির মালিকদের সন্কটের সুযোগ নিয়ে থাকে। এসব "রেস্কিউ" অফার দেখে মনে হতে পারে বৈধ বা সত্য; বিপদের সময় এ ধরনের অফার উপকারি মনে হতেই পারে। কিন্তু বাস্তবে জালিয়াতরা বাড়ি ওয়ালাদের সন্কটের সুযোগ নিয়ে তাদের নিঃস্ব করে ছাড়ে।

বাড়ির মালিকদের অবস্থার উপর ভিত্তি করে জালিয়াতরা একেক বাড়িরওয়ালার সাথে একেক ধরনের প্রতারণা বা স্ক্যাম করতে পারে। এর ফলে বাড়িরওয়ালার বাড়ি তো হারানই, উপরন্তু তারা হারাতে পারেন তাদের ডাউনপেমেন্ট এবং জমানো টাকা। প্রতারণার কিছু কিছু চিহ্ন নীচে তুলে ধরা হল যা দেখে সাবধান হওয়া উচিতঃ

- ❖ অযাচিত বা অচেনা লোক বা ব্যবসায়িক প্রতিষ্ঠান থেকে ফোরক্লোসার থেকে উদ্ধার পাওয়ার জন্য ফোন, চিঠি বা ফ্লায়ার পাওয়া (solicitation)। কখনও কখনও এরা বাড়ি এসেও হয়রানী করতে পারে
- ❖ বাড়ির দলিল অন্য কারো নামে সই করে দেওয়ার প্রস্তাব দেয়া। কখনও কখনও জালিয়াতরা বলে থাকে যে দলিল লিখে দেয়া হবে সাময়িকভাবে কিন্তু বাস্তবে বাড়ির মালিক তার বাড়ি হারান।
- ❖ খালি কাগজে সই করতে বলা
- ❖ মিথ্যে তথ্য দিয়ে ডকুমেন্ট তৈরী করে তাতে সই করতে বলা
- ❖ জটিল এবং বিভ্রান্তিকর কোনো চুক্তিতে ঢোকানোর প্রস্তাব দেয়া
- ❖ ট্যাক্স রিফান্ড বা ট্যাক্স রিবেটের চেকের বদলে ফোরক্লোসার থেকে উদ্ধার পাওয়ার প্রস্তাব দেয়া

আপনি যদি মর্টগেজ নিয়ে সমস্যায় পড়েন বা ফোরক্লোসারের সম্মুখীন হন তাহলে আপনার উচিত কোনো বিশ্বস্ত এনজিওর হাউজিং কাউন্সিলারের সাথে যোগাযোগ করা। ফোরক্লোসার ক্রাইসিসের কারণে সিটি, স্টেট এবং নানান ধরনের ফেডারেল ষ্ট্রাকচারের ব্যবস্থা করা হচ্ছে। সময় নষ্ট না করে ছায়া সিডিসির সাথে এখনই যোগাযোগ করুন এবং ফোরক্লোসার থেকে কিভাবে রক্ষা পাওয়া যেতে পারে তা জানুন।

ছায়া সিডিসি একটি কমিউনিটি ভিত্তিক এনজিও যারা বিনামূল্যে বসতি অধিকার, বাড়ির মালিকানা বিষয়ে সচেতনতা বৃদ্ধি এবং যাবতীয় সামাজিক সার্ভিসের জন্য রেফারাল দিয়ে থাকে। ফোরক্লোসার প্রতিরোধ ও অন্যান্য ফ্রী সার্ভিস এবং আরো তথ্যের জন্য যোগাযোগ করুনঃ

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