

BANK SHAME CAMPAIGN ACCOUNTABILITY REPORT
May 11, 2016



Assemblymember Michael P. Kearns
WNY Law Center

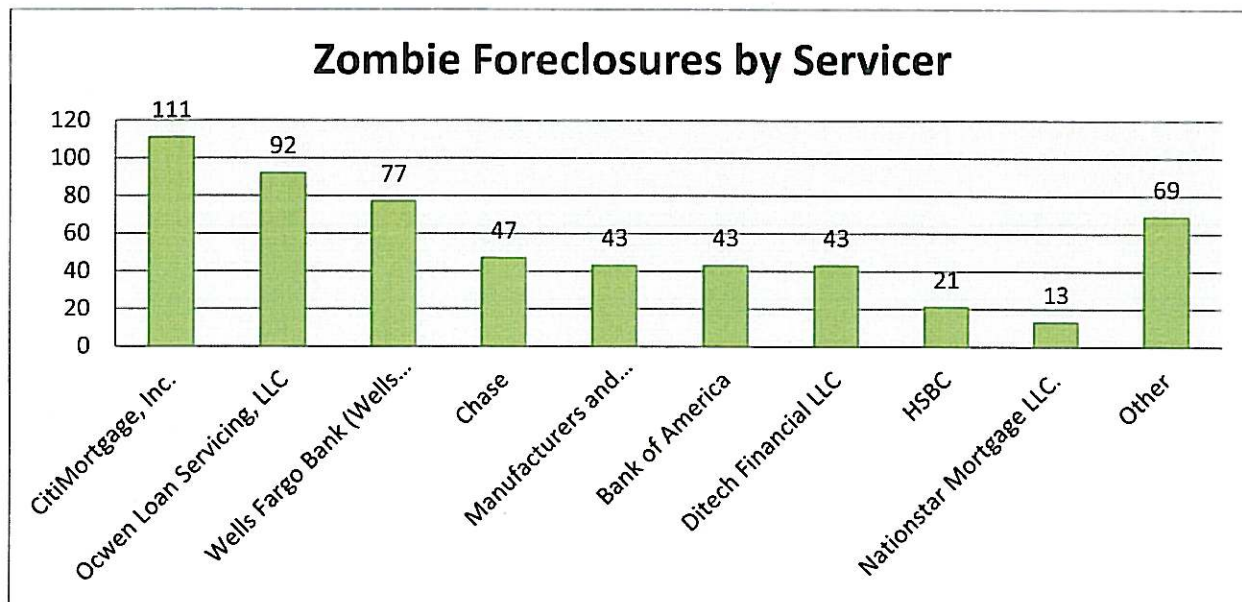
SUMMARY

The issue of vacant and abandoned zombie foreclosures is one that has plagued Western New York for years. While the problem is widely known, the scope and scale of the problem has been hard to determine. The difficulty stems from banks assigning mortgages in bulk, discharge mortgages and walk away from properties based on internal decisions, and drag their feet in foreclosure actions to avoid more negative assets on their books. Banks benefit from a foreclosure system that allows them to hide behind the process and claim no interest in a property. Time and time again, when asked by neighbors to maintain a home, banks deny responsibility while paying the taxes to protect their investment in the property. Assemblyman Michael P. Kearns and the Western New York Law Center have been working with municipalities, local governments, and community members to bring light to this issue and develop clear resolutions to address the blight in our neighborhoods.

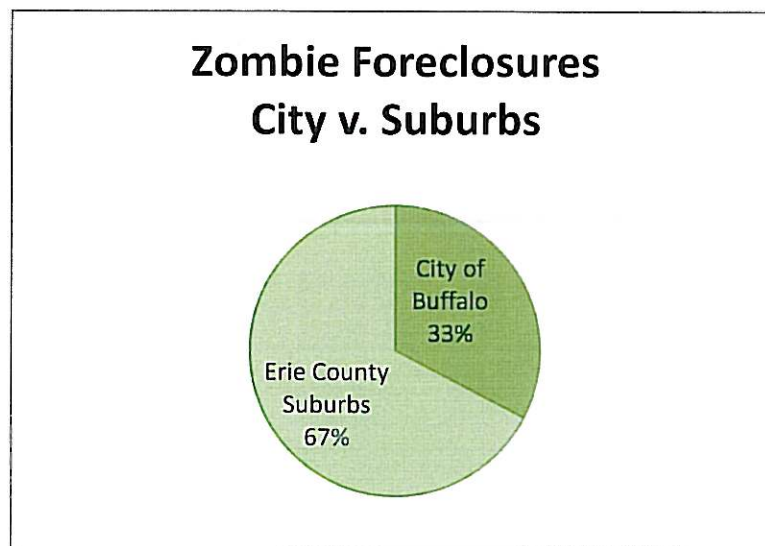
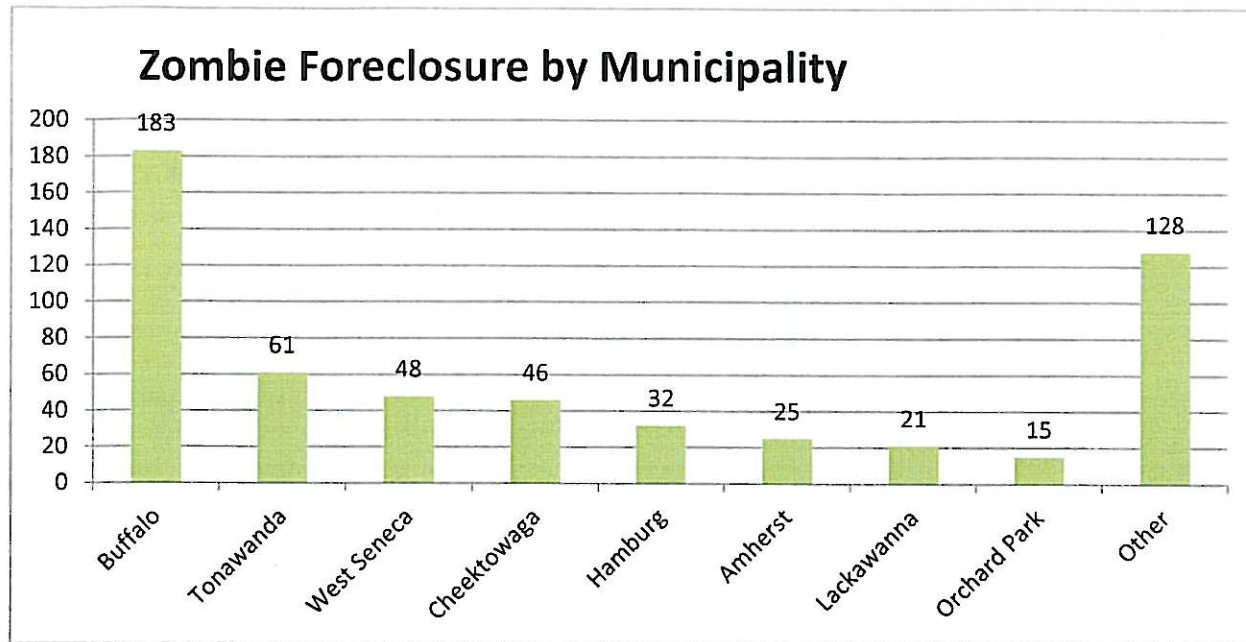
Several months ago Assemblyman Kearns requested the list of vacant and abandoned zombie foreclosures that the New York State Department of Financial Services had collected as a result of a best practices agreement between ten banks and the Governor in May of 2015 and expanded to include an additional two banks in July 2015. The voluntary agreement required participating banks to report the properties that they determine to be vacant and abandoned foreclosures.

BANK SHAME CAMPAIGN ACCOUNTABILITY REPTOT

The Banks Shame Campaign Accountability Report of May 11, 2016 includes properties received from the New York Department of Financial Services, JP Morgan Chase, and from research conducted by the WNY Law Center and Assemblyman Kearns' office.



The total number of zombie foreclosures matched with banks responsible for specific properties in this report is 559. This figure does not represent the total number of vacant and abandoned zombie foreclosures in Erie County but is a snap shot of the issue based on the partial reporting of a few banks and research done in conjunction with the Bank Shame Campaign.



Again, these numbers do not represent the total numbers of zombie foreclosures in a municipality but rather reflect the number of zombie foreclosures we have been able to match to banks thus far. There is a more detailed breakdown by municipality attached to this report.

COMPLAINT CAMPAIGN

While the data received from the NYS Department of Financial Services is important and helps to shed light on the prevalence of this issue, it is not a silver bullet. While important, the agreement between the Governor and twelve banks is not enforceable and does not include many of the worst offending banks regarding zombie foreclosures. That is why Assemblyman Kearns and the Western New York Law Center have embarked on a Complaint Campaign to encourage neighbors to file complaints on zombie

foreclosures in their communities. Together, we can help hold the banks accountable for mess they are creating by allowing properties to rot in our communities.

Banks need to be good neighbors and their willful neglect in not completing the foreclosure process has a drastic impact on Western New York neighborhoods and neighborhoods across the State of New York. Assemblyman Kearns and the Western New York Law Center will continue to reach out to community groups, not-for-profits, block clubs, state agencies and elected officials concerning these absentee banks. The Bank Shame Campaign is committed to increasing community awareness, bank accountability, and eliminate blight in our community caused by vacant and abandoned properties that exist due to incomplete foreclosures.

New York State must hold banks accountable for their abusive mortgage lending, servicing, and foreclosure practices. Lending institutions must be held accountable for not doing their due diligence in expediting the foreclosure on vacant and abandoned homes in New York State. Without banks being held accountable, New Yorkers will be living with the foreclosure crisis and its consequences for decades to come. It is necessary for the State to continue critical efforts to assist struggling homeowners who are burdened by bank's inability to act in the community's best interest.

Complaints can be submitted through Assemblyman Kearns' office or directly to NYDFS at:
<http://www.dfs.ny.gov/consumer/fileacomplaint.htm>

Municipality	Number of Zombie Foreclosures with Corresponding Banks
Buffalo	183
Tonawanda	61
West Seneca	48
Cheektowaga	46
Hamburg	32
Amherst	25
Lackawanna	21
Orchard Park	15
North Collins	14
Angola	11
Kenmore	10
Springville	10
Depew	10
Lancaster	9
Clarence	9
Evans	8
Eden	6
Grand Island	6
Elma	5
Williamsville	5
Akron	4
Derby	3
Holland	3
Sardinia	2
Sloan	2
Blasdell	2
Lakeview	2
South Wales	1
Snyder	1
Concord	1
WEST FALLS	1
Marilla	1
Farnham	1
Glenwood	1