

**Brooklyn Community Board 9
890 Nostrand Avenue
Brooklyn, New York 11225**

Housing Committee Meeting Minutes

March 09, 2021

I. Call to Order/Rules of Order for the Meeting

Beverly Newsome, Chair, called meeting to order at 7:05PM.

The meeting was held via Zoom with the following Meeting ID: 862 3291 2489

The recording is available via the following link:

https://www.youtube.com/watch?v=HmDs_ny-eDY&t=3301s

In the box, mark (X) if PRESENT; (A) if ABSENT; and (E) if EXCUSED			
Blackwell, Augustine	X	Rhone-Perry, Unella	X
Farrar, Leslie	A	Rodriguez, Migdalia	X
Hall, Khadijah	A	Ross, Desma	A
Hecht, Shloma Zalman	A	Shepherd, Diane	X
Miles, Estelle	X	Thompson, Wendy	X
Newsome Beverly (Chair)	X	Wright, Cheryl	X

PRESENT: Arnwine, Dante, District Manager CB9; Almonor, Nicolas, CB9 Member; Nicholson, Alice, Presenter; Cassey, Guest; Grannum, Janice, Guest; Mones, Asher, Guest; Sorid, Jay, Guest; Timm, Abigail, Guest

II. Welcome & Introductions

III. Presentations

Alice Nicholson – Housing Attorney Specializing in Foreclosure and Deed Theft

- Defends homeowners from deed theft and fraud; specializes in foreclosure prevention.
- Foreclosure – legal process bank initiates to recoup amount owed or take homes and apartments to sell at auction; “Courthouse Steps” – selling to highest bidder.
- Protections in place to protect owners and tenants in the event of foreclosure (appeals, lease protections, settlements)
- Moratorium ended on Jan 15 (foreclosure activity ceased from 2020 – 2022)
- Homeowner Assistance Fund, Loan Reinstatement, Loan Modification, Bankruptcy Court, File Chapter 7, Reverse Mortgage for 62+, Short Sales, Deeds in Lieu, and other preventive/protective options available
- Scammers: Forged Deeds and Fraudulent Titles – difficult to reverse. **Never sign anything**
- Reverse Mortgages: generally available to 62+; convert some equity into a loan to cash out “Back Against the Wall loan” – Depletes equity quickly. Heirs to pay

off loan or lose home upon death or relocation to health facility of owner. Fed Housing Authority program cap at 50-60% value of home

IV. Cease and Desist Legislation

- Committee to further discuss with assistance from Alice Nicholson

V. Old Business

VI. New Business

- Initiating email thread, or shared document for continued committee discussion
- Intended Virtual Affordable Housing Forum, April/May 2022

VII. Adjournment

Meeting adjourned at 8:30PM

Submitted by,

Khalid Nixon, Community Assistant
03/21/2022

Pending Committee Approval