



**FURMAN CENTER**  
FOR REAL ESTATE & URBAN POLICY  
NEW YORK UNIVERSITY  
SCHOOL OF LAW • WAGNER SCHOOL OF PUBLIC SERVICE



Furman Center Newsletter

Winter 2011

We have been busy in the new year, researching the effects of [foreclosures on school mobility of children](#), examining the relationship between the [LIHTC and racial segregation](#), and analyzing the [causes and impact of neighborhood economic change](#). We released our latest [Quarterly Housing Update](#), and celebrated the Furman Center's 15th Anniversary with our report, '[15 Years of Research, Analysis and Insight](#)'.

We hope this newsletter inspires feedback and new ideas and look forward to hearing back from you about our research.

## In the News

[More Landlords Not Paying Up](#)

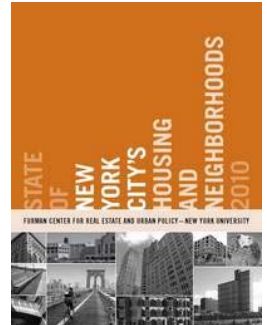
Wall Street Journal,  
April 13, 2011

Referenced [State of New York City's Housing and](#)

## Latest News and Events

### Furman Center Releases the 2010 State of New York City's Housing and Neighborhoods Report

April 12, 2011: The Furman Center issued the 9th edition of its [State of New York City's Housing and Neighborhoods](#). In this annual report, the Furman Center compiles statistics on housing, demographics and quality of life indicators in the City, its five boroughs and 59 community districts. This year we examined the impact of foreclosures on New York City's multi-family rental stock, analyzed where New Yorkers work and how they commute, and highlighted the Furman Center's latest research on public and subsidized rental housing. Read the press release [here](#).



### IAHP Roundtable Attracts National Housing Finance Experts

February 4, 2011: The Furman Center's Institute for Affordable Housing Policy hosted an invitation-only roundtable, "[Navigating Uncertain Waters: Mortgage Lending in the Wake of the Great Recession](#)."

The event convened leaders from the government, academic, non-profit and private sectors to address mortgage credit need and availability in the current uncertain marketplace. The roundtable included robust conversations on how to measure borrower creditworthiness, the importance of accurate collateral valuation, and the appropriate role of government in the



## [Neighborhoods 2010](#)

### [The 10 Most Segregated Urban Areas in America](#)

Salon, March 29, 2011

Interview with Faculty

Co-Director Ingrid Gould Ellen

### [Home Prices Fall, Foreclosures Ease](#)

Wall Street Journal,

February 26, 2011

Referenced [New York City Quarterly Housing Update: 2010, 4th Quarter](#)

### [Federal Foreclosure Funds Trickling into Neighborhoods](#)

Chicago Tribune, January 16, 2011

Referenced [Neighborhood Effects of Concentrated Mortgage Foreclosures](#)

## **About the Furman Center**

Since its founding in 1995, the Furman Center for Real Estate and Urban Policy has become a leading academic research center devoted to the public policy aspects of land use, real estate development and housing.

future mortgage market. Keynote speaker [Michael Barr](#) discussed a framework for a reformed housing finance system. Read a copy of Michael Barr's speech [here](#).

## **NYU's Furman Center and IESP Receive MacArthur Foundation Housing Matters Grant**

February 7, 2011: NYU's Furman Center and the [Institute for Education and Social Policy \(IESP\)](#) received one of nine grants provided through the MacArthur Foundation's \$25 million initiative, [How Housing Matters to Families and Communities](#). NYU's Furman Center and IESP, along with researchers from the [University of Connecticut](#), the [Institute for Policy Research at Northwestern University](#), and the [School of Public and Environmental Affairs at Indiana University](#), received an \$800,000 award to research the impact of [housing instability on school performance](#) in New York City, San Diego and Fresno counties in California and Pinellas County in Florida.

## **New Publications**

### [How do New York City's Recent Rezoning Align with its Goals for Park Accessibility?](#)

Simon McDonnell, Josiah Madar, and Vicki Been  
*Cities and the Environment*

This paper examines New York City's recent rezonings and finds only a modest increase in citywide residential capacity, and that increases were disproportionately concentrated in areas further from parks.

### [Minimum Parking Requirements and Housing Affordability in New York City](#)

Simon McDonnell, Josiah Madar, and Vicki Been  
*Housing Policy Debate*

This study examines whether requirements for residential developers to provide minimum off-site parking spaces actually increase housing costs by creating excess parking and reducing the number of units developers could otherwise fit in a given lot.

### [The Evolving Crisis in Context: Recent Developments for Tenants in the Foreclosure Crisis](#)

Josiah Madar and Allegra Glashausser

#### [Forging a New Housing Policy: Opportunity in the Wake of Crisis](#)

This chapter, published by The National Center for Suburban Studies at Hofstra University, assesses the extent and scale of the challenges facing renters as a result of the foreclosure crisis. It also gauges the efficacy of federal action and GSE policy changes designed to address renters' rights.



## [Decoding the foreclosure crisis: Causes, responses and consequences](#)

Vicki Been, Sewin Chan, Ingrid Gould Ellen, and Josiah Madar

*Journal of Policy Analysis and Management*

This Point/Counterpoint essay argues that the collapse of the real estate market and the foreclosure crisis in the wake of “The Great Recession” resulted from risky mortgage underwriting practices. The essay also evaluates various federal policy responses to the crisis and the future of mortgage lending.

The Furman Center for Real Estate and Urban Policy

New York University

139 MacDougal Street, 2nd Floor

New York, NY 10012

Telephone: 212-998-6713

Fax: 212-995-4313

Email: [furmancenter@nyu.edu](mailto:furmancenter@nyu.edu)

Website: [www.furmancenter.org](http://www.furmancenter.org)