Improving Communities Through the Web

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NYU’s Furman Center for Real Estate and Urban Policy

Since its founding in 1995, the Furman Center for Real Estate and Urban Policy has become the leading academic research center in New York City devoted to the public policy aspects of land use, real estate development and housing. The Furman Center, a joint research center of NYU Law School and the Robert F. Wagner School of Public Service, is dedicated to:

- Providing objective academic and empirical research
- Promoting frank and productive discussions
- Presenting essential data and analysis
Overview

- NYCHANIS
- PlanNYC
- Preservation Data Project
NYC HANIS:
New York City Housing and Neighborhood Information System

- New York’s hub for Housing and Neighborhood Data since 2004

- Utilized by
  - Community and Housing Groups
  - Developers and Advocates
  - Government Officials
  - Researchers
  - Funders

- Accessible to the Public
- Geographic Searches
- Maps, Tables, Charts
- 1800 types of Data

“It’s the most complete source for housing statistics in the city.”
NYCHANIS: Newly Expanded Features

- Searchable Database
- Simultaneous Indicator Analysis
- Advanced Mapping and Graphing Capabilities
NYC HANIS:
Mapping and Graphing Capabilities

- Indicators can be mapped and then compared together
NYCHANIS: More Mapping and Graphing Capabilities

- The site allows users to continuously update map Geography, Indicator, and Time Frame and to compare multiple maps at once.

- Users can also plot multiple geographies, indicators, and time frames in charts and graphs.
NYCHANIS: Ranking Capabilities

Users can rank indicators for quick analysis

<table>
<thead>
<tr>
<th>Indicator</th>
<th>Number of Home Purchase Loan Originations That Are Subprime</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>New York, NY</td>
<td></td>
</tr>
</tbody>
</table>

Top Ten NYC Subborough Areas in New York, NY

<table>
<thead>
<tr>
<th>Rank</th>
<th>Place</th>
<th>Number of Home Purchase Loan</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bedford Stuyvesant, NYC</td>
<td>761</td>
</tr>
<tr>
<td>2</td>
<td>Bushwick, NYC</td>
<td>520</td>
</tr>
<tr>
<td>3</td>
<td>Pelham Parkway, NYC</td>
<td>365</td>
</tr>
<tr>
<td>4</td>
<td>Weehawken Village/Ridgewood, NYC</td>
<td>338</td>
</tr>
<tr>
<td>5</td>
<td>North Crown Heights/Prospect Heights, NYC</td>
<td>218</td>
</tr>
<tr>
<td>6</td>
<td>Elmhurst/Corona, NYC</td>
<td>269</td>
</tr>
<tr>
<td>7</td>
<td>Nolensville/Bronx, NYC</td>
<td>231</td>
</tr>
<tr>
<td>8</td>
<td>Sunnyside/Brooklyn, NYC</td>
<td>162</td>
</tr>
<tr>
<td>9</td>
<td>Mott Haven/Hunts Point, NYC</td>
<td>134</td>
</tr>
<tr>
<td>10</td>
<td>University Heights/Fordham, NYC</td>
<td>118</td>
</tr>
</tbody>
</table>

Bottom Ten NYC Subborough Areas in New York, NY

<table>
<thead>
<tr>
<th>Rank</th>
<th>Place</th>
<th>Number of Home Purchase Loan</th>
</tr>
</thead>
<tbody>
<tr>
<td>25</td>
<td>Central Harlem, NYC</td>
<td>25</td>
</tr>
<tr>
<td>26</td>
<td>Southwestern Toward/Turtle Bay, NYC</td>
<td>19</td>
</tr>
<tr>
<td>27</td>
<td>UpperWest Side, NYC</td>
<td>19</td>
</tr>
<tr>
<td>28</td>
<td>Washington Heights/Inwood, NYC</td>
<td>17</td>
</tr>
<tr>
<td>29</td>
<td>Greenwich Village/Financial District, NYC</td>
<td>16</td>
</tr>
<tr>
<td>30</td>
<td>Upper East Side, NYC</td>
<td>14</td>
</tr>
<tr>
<td>31</td>
<td>Chelsea/Hells Kitchen, NYC</td>
<td>14</td>
</tr>
<tr>
<td>32</td>
<td>Morningside Heights/Hamilton Heights, NYC</td>
<td>10</td>
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<tr>
<td>33</td>
<td>East Harlem, NYC</td>
<td>8</td>
</tr>
<tr>
<td>34</td>
<td>Lower East Side/Chinatown, NYC</td>
<td>1</td>
</tr>
</tbody>
</table>
NYCHANIS: Currently Available Data

- Mortgage Lending
- Housing Sales
- Delinquency and Foreclosures
- Housing Stock and Characteristics
- Neighborhood Characteristics
PlanNYC.org: Background

- PlanNYC is a Comprehensive Web-based Tool for those Interested in Housing and Development in NYC
- Provides Easy Access to Facts, News, and Events on Major Urban Planning Projects
- PlanNYC Links to Organizations with Perspectives on All Sides of the Issue
PlanNYC.org: Features

- News Summaries
- Project Summaries
- Policy and Legislative Debates
- Neighborhood Information
- Official Documents such as Environmental Impact Statements
- Calendar of Upcoming Planning Events
PlanNYC.org: Highlights

View News Summaries for Developments Around NYC

Commission Approves Fordham Expansion Plan
FORDHAM EXPANSION
MANHATTAN COMMUNITY DISTRICT 07
April 22, 2009
Cran's New York Business

The City Planning Commission voted unanimously to approve Fordham University’s plan to expand its Lincoln Center campus. Fordham agreed to reduce the size of its original 3 million square foot proposal by 206,000 sf and will lower the height of some buildings. The University plans to build a new law school, dorms, and residential towers.

Permits Filed To Remove Beams at 6 WTC
WORLD TRADE CENTER REDEVELOPMENT
MANHATTAN COMMUNITY DISTRICT 01
April 22, 2009
The Real Deal

The Port Authority of New York and New Jersey applied for a permit on April 20 to demolish the underground steel structures under the former United States Customs House, also known as Six World Trade Center. The demolition will clear the way for construction of One World Trade Center on part of the old 6 World Trade Center site.

Planning Commission Approves Smaller Dock Street Tower
DUMBO DEVELOPMENT
BROOKLYN COMMUNITY DISTRICT 02
April 22, 2009
Brooklyn Papers

The City Planning Commission (CPC) voted to approve a slightly smaller version of

NYU's Furman Center for Real Estate and Urban Policy
PlanNYC.org: Highlights

- Search by Most Active Developments
PlanNYC.org: Highlights

Search By Neighborhood

Brooklyn Community District 07

The following is contact information for this Community Board:
4201 4th Avenue
Brooklyn, NY 11232
Phone: 718-964-0093
Fax: 718-436-1142
Email: communityboard07@yahoo.com
Brooklyn Community Board 07 Website

For more information about Brooklyn Community District 7, please visit the Furman Center’s State of New York City’s Housing and Neighborhoods 2009 report on this Community District (PDF):

DEVELOPMENTS:

Atlantic Yards - Most Recent Story: 04-16-2009
Brooklyn Greenway - Most Recent Story: 01-07-2009
Bush Terminal Park - Most Recent Story: 02-25-2009
Red Hook Development - Most Recent Story: 01-24-2009
PlanNYC.org: Highlights

- Calendar of Urban Planning events citywide; Community Board, City Planning, Landmarks Preservation Commission and City Council Hearings
PlanNYC.org: Highlights

- Comprehensive Development Summaries
- Related News Stories
- Related Links

East River Science Park

The New York City Economic Development Corporation (EDC) announced plans for an East River Science Park (ERSP), to concentrate an area in New York City for life science research and technology development. Upon completion, the $700 million complex will have three buildings on 3.5 acres, encompassing 1.1 million square feet of laboratories and office space as well as services for people working in the labs, to be built in two phases. The site, located between the Bellevue Medical Center and a park on the east and Avenue and the FDR on the west. Before construction began, the parcel was used as a parking lot.

In August 2005, Mayor Bloomberg announced the designation of Alexandria Real Estate Equities, Inc. as the developer of the East River Science Park. Alexandria is known for this type of development. The company was not required to buy the land, but instead a lease was negotiated with the City for 40 years with two 25-year options. Upon completion of construction, the company will pay the City a yearly rate starting at $2 million and increasing annually.

The EDC believes that creating this concentrated center for the study of biosciences will increase the industry’s presence in New York. The development is being funded by the New York City Strategic Fund and is supported by many of the medical institutions located near the development. The City and State will pay for much of the infrastructure work that is needed.

As part of the project development, the EDC has issued a request for proposals for a hotel to be built in a building once used by the Bellevue Psychiatric Hospital. The hotel would serve the businesses located at the Science Park. While the hotel development was slated to go through the extensive public review process, the Uniform Land Use Review Procedure (ULURP), in March 2009, EDC said that the project would no longer warrant using ULURP.

Ground was broken on the project in October 2007. While phase one of the project is underway and is expected to be completed by the end of 2009, there will be delays for the second phase of the project because of the decrease in landing available to finance the project.

Last Updated: March 24, 2009
Preservation Data Project: Background

- In 2005, the MacArthur Foundation funded the New York City Preservation Symposium.
- In 2007, the Mayor’s Fund to Advance the City of New York hired Abt Associates to evaluate the capacity of the entities working in the City to preserve the assisted housing stock.
- In 2008, NYC HPD issued an RFQ based on Abt’s recommendations for a partner to create and maintain the Preservation Database. The Furman Center was selected as the partner.
- In January 2009, the MacArthur Foundation awarded the Furman Center funding for the Preservation Database Project.
Preservation Data Project: Components

- Housing Preservation Database
- Early Warning/Opportunity System for Subsidized housing at Risk for Opting Out of Failing Out of Subsidy Programs
- Analytic Tools for Assessing the Potential to Preserve a Subsidized Property as Affordable Housing
Preservation Data Project: Rental Housing Preservation Database

- We are creating a single database on all HUD-assisted, Mitchell-Lama, and LIHTC developments with basic information that can be gathered and updated from the electronic databases of the funding agencies.

- Data will be augmented with information from project files (e.g. other use restrictions).

- The database will have an online component with varying levels of access for users.
Preservation Data Project: Early Warning System

- We will design an “early warning” system that would predict the probability that a property will opt out of the affordability program because of strong market demand, or fail out because of financial or physical distress, based on characteristics of the property and its market.
Preservation Data Project: Early Warning Factors

- Nature and expiration date of the subsidy at issue
- Characteristics of property (age, housing maintenance code or building code violations)
- Other use restrictions
- Characteristics of neighborhood
- Tenant complaints of harassment
- Whether the owner has filed a notice of intention to opt out
- Whether a non-profit sponsor was involved in the development of the project
Preservation Data Project: “Drill-down” Analysis:

- For those properties the early warning system identifies as especially at risk of opting or failing out of affordability subsidy programs, we will work with brokerage, appraisal, and engineering firms to get the information necessary to provide a much more extensive analysis of the risks.
For More Information

- Visit the Furman Center Website for reports and publications
  - http://furmancenter.org

- Contact the Furman Center
  - Email: furmancenter@nyu.edu
  - Phone: (212) 998 – 6713

- Visit the tremendous store of data available through the Furman Center’s New York City Housing and Neighborhood Information Service (NYCHANIS)
  - http://dataplace.nychanis.com

- Visit PlanNYC.org