

CoreData Webinar: Mapping Citywide Trends Across New York City Neighborhoods



PRESENTED BY THE NYU FURMAN CENTER

Thursday, March 21, 2019

12:00-1:00 p.m. ET

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Advancing research and debate
on housing, neighborhoods,
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School of Law

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Today's Presenters



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Using CoreData to Explore Citywide Trends at the Neighborhood Level

PART 1

What is a Neighborhood Indicator?

PART 2

Citywide Trends at the Neighborhood Level

PART 3

Preview: Updated New York City Housing Program
Directory

PART 4

Questions and Answers



PART 1

What is a Neighborhood Indicator?



Median Household Income in 2016:

New York City: \$60,010

Brooklyn: \$56,230

Park Slope/Carroll Gardens: \$105,910



Types of neighborhood indicators:

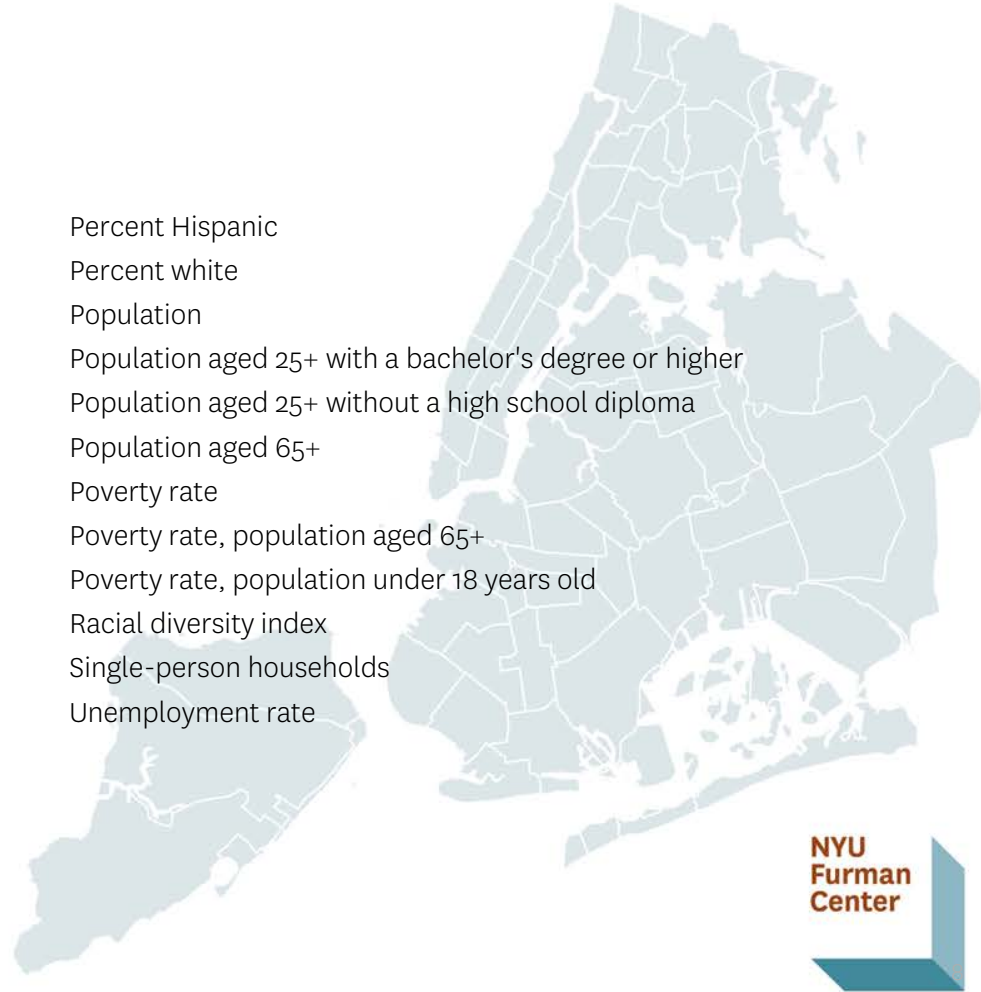
1. Demographics
2. Housing Market & Conditions
3. Land Use & Development
4. Neighborhood Services & Conditions
5. Renters



Demographics

Born in New York State
Disabled population
Disconnected youth
Foreign-born population
Households with children under 18 years old
Income diversity ratio
Labor force participation rate
Median household income (\$2017)
Median household income, homeowners (\$2017)
Median household income, renters (\$2017)
Percent Asian
Percent black

Percent Hispanic
Percent white
Population
Population aged 25+ with a bachelor's degree or higher
Population aged 25+ without a high school diploma
Population aged 65+
Poverty rate
Poverty rate, population aged 65+
Poverty rate, population under 18 years old
Racial diversity index
Single-person households
Unemployment rate



Housing Market & Conditions

FHA/VA-backed home purchase loans (% of home purchase loans)
Higher-cost home purchase loans (% of home purchase loans)
Higher-cost refinance loans (% of refinance loans)
Home purchase loan rate (per 1,000 properties)
Home purchase loans in LMI tracts (% of home purchase loans)
Home purchase loans to LMI borrowers (% of home purchase loans)
Homeownership rate
Housing units
Index of housing price appreciation, 1 family building
Index of housing price appreciation, 2-4 family building
Index of housing price appreciation, 5+ family building
Index of housing price appreciation, all property types
Index of housing price appreciation, condominium
Median sales price per unit, 1 family building (\$2017)
Median sales price per unit, 2-4 family building (\$2017)
Median sales price per unit, 5+ family building (\$2017)
Median sales price per unit, condominium (\$2017)

Notices of foreclosure rate (per 1,000 1-4 family and condo properties)
Notices of foreclosure, all residential properties
Notices of foreclosure, initial, 1-4 family and condo properties
Notices of foreclosure, repeat, 1-4 family and condo properties
Pre-foreclosure notice rate (per 1,000 1-4 family and condo properties)
Pre-foreclosure notices, 1-4 family and condo properties
Properties entering REO, 1-4 family
Refinance loan rate (per 1,000 properties)
Rental vacancy rate
Sales volume, 1 family building
Sales volume, 2-4 family building
Sales volume, 5+ family building
Sales volume, all property types
Sales volume, condominium
Serious housing code violations (per 1,000 privately owned rental units)
Severe crowding rate (% of renter households)
Total housing code violations (per 1,000 privately owned rental units)

Housing Market & Conditions Indicators (Cont)

420-c Tax Exemption (properties)

420-c Tax Exemption (units)

421-a Tax Exemption (properties)

421-a Tax Exemption (units)

Eligible to expire from housing programs between 2018 and 2023 (properties)

Eligible to expire from housing programs between 2018 and 2023 (units)

Eligible to expire from housing programs between 2024 and 2033 (properties)

Eligible to expire from housing programs between 2024 and 2033 (units)

Eligible to expire from housing programs in 2034 or later (properties)

Eligible to expire from housing programs in 2034 or later (units)

HUD Financing or Insurance (properties)

HUD Financing or Insurance (units)

HUD Project-based Rental Assistance Program (properties)

HUD Project-based Rental Assistance Program (units)

Low Income Housing Tax Credit (properties)

Low Income Housing Tax Credit (units)

Mitchell-Lama (properties)

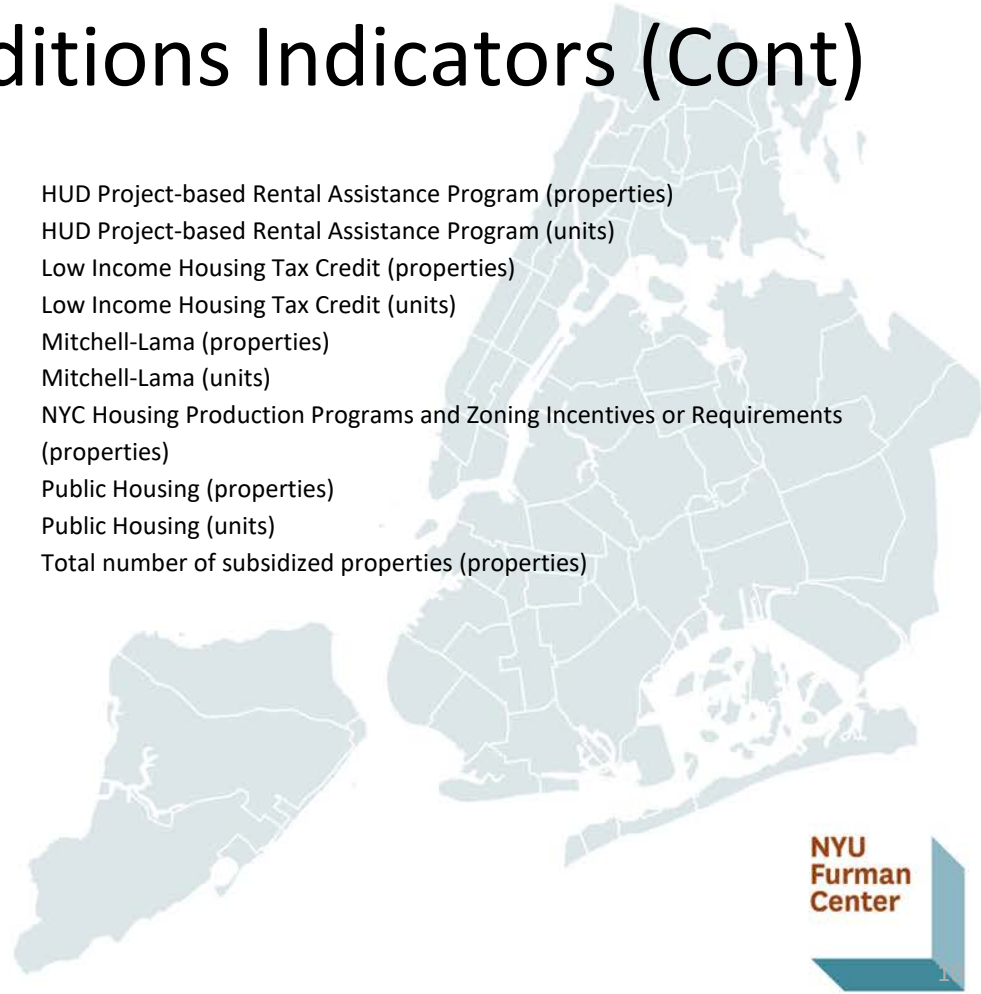
Mitchell-Lama (units)

NYC Housing Production Programs and Zoning Incentives or Requirements (properties)

Public Housing (properties)

Public Housing (units)

Total number of subsidized properties (properties)



Land Use & Development

Population density (1,000 persons per square mile)
Units authorized by new residential building permits
Units issued new certificates of occupancy



Neighborhood Services & Conditions

Car-free commute (% of commuters)

Mean travel time to work (minutes)

Residential units within 1/2 mile of a subway station

Residential units within 1/4 mile of a park

Serious crime rate (per 1,000 residents)

Serious crime rate, property (per 1,000 residents)

Serious crime rate, violent (per 1,000 residents)

Students performing at grade level in English language arts, 4th grade

Students performing at grade level in math, 4th grade



Renters

Housing choice vouchers (% of occupied, privately owned rental units)

Median rent burden

Median rent, 2- and 3-bedrooms (\$2017)

Median rent, all (\$2017)

Median rent, asking

Median rent, recent movers (\$2017)

Median rent, studios and 1-bedrooms (\$2017)

Moderately rent-burdened households

Moderately rent-burdened households, low income

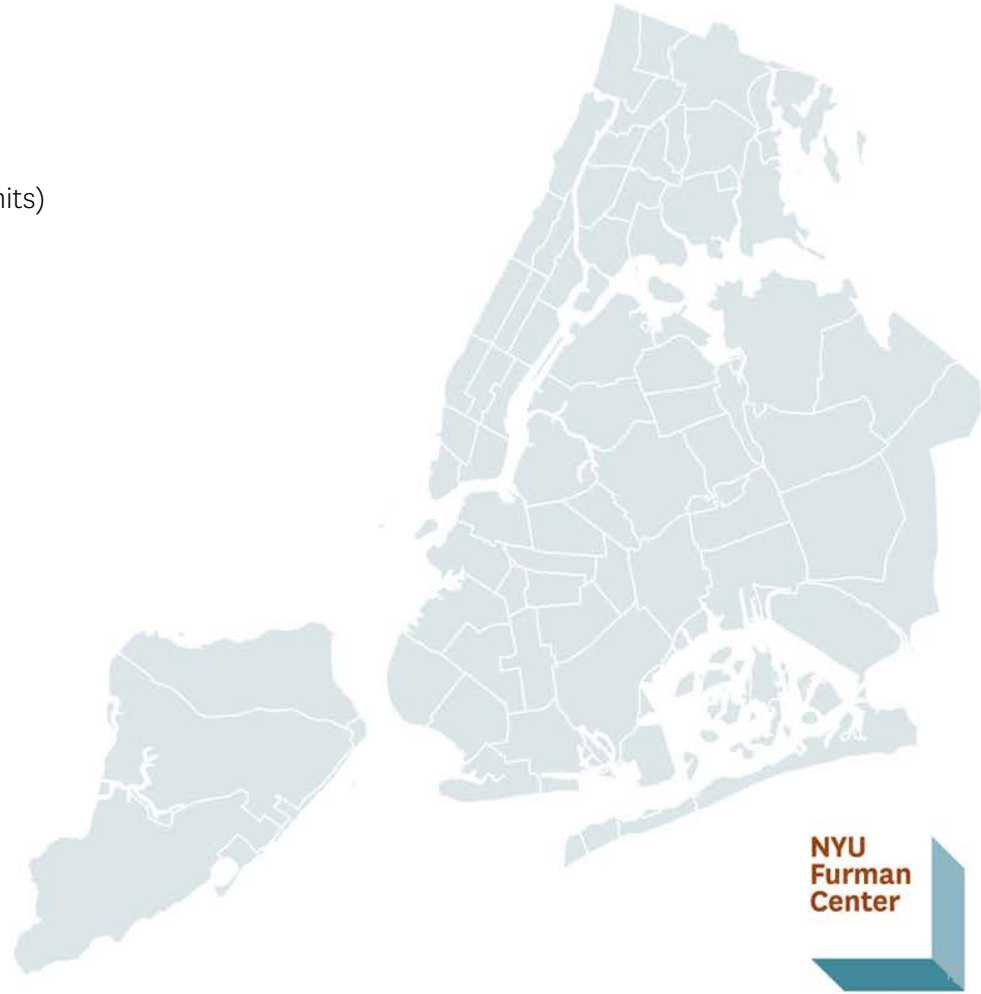
Moderately rent-burdened households, moderate income

Public housing (% of rental units)

Severely rent-burdened households

Severely rent-burdened households, low income

Severely rent-burdened households, moderate income



Making a Neighborhood Indicator



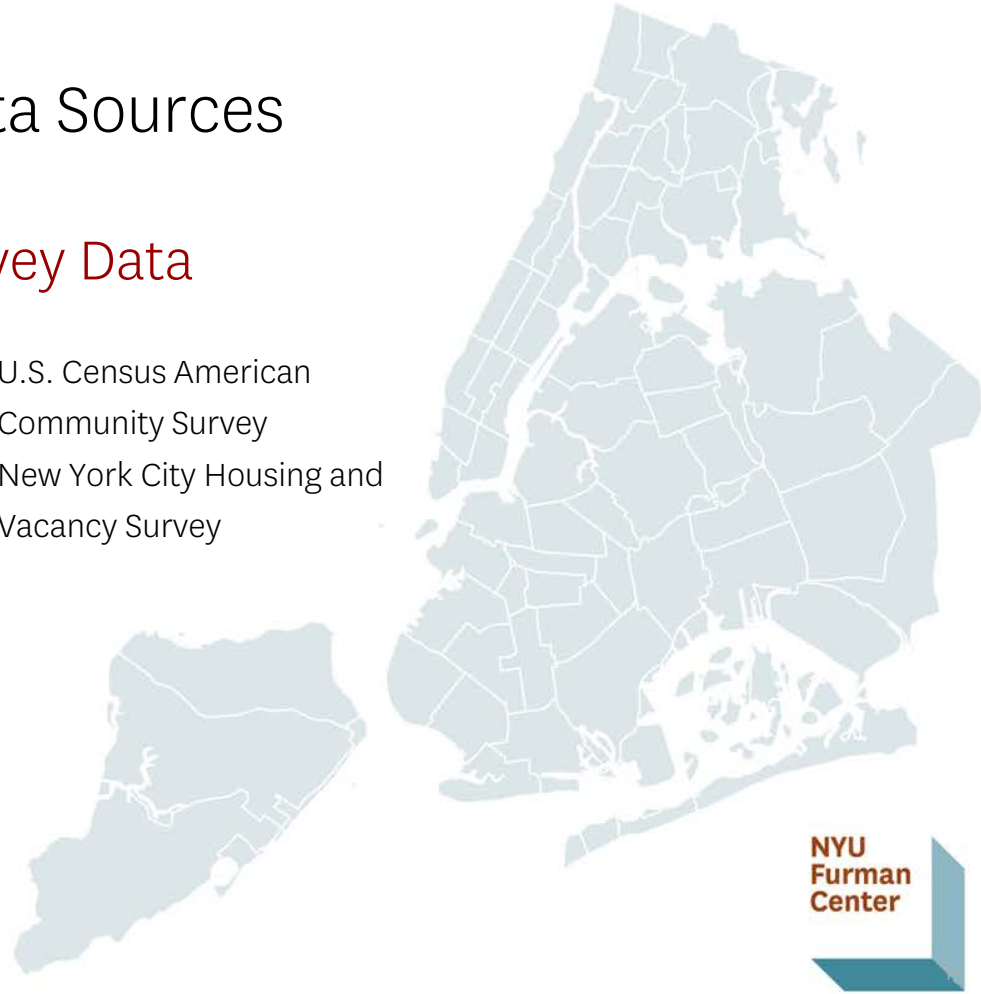
Neighborhood Indicators Data Sources

Administrative Data

- New York City Department of Buildings
- New York City Department of City Planning
- New York City Department of Finance
- New York City Department of Housing Preservation and Development
- Home Mortgage Disclosure Act

Survey Data

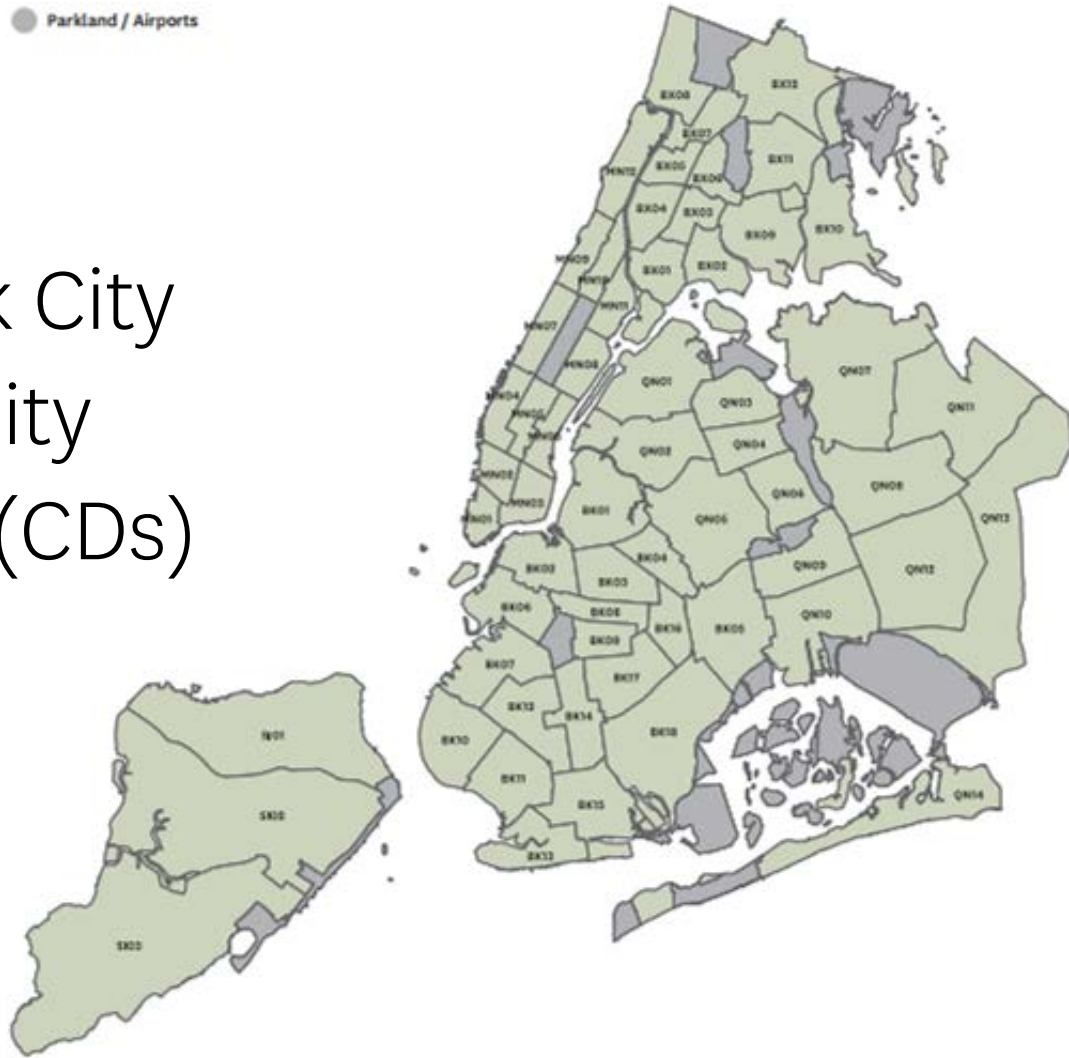
- U.S. Census American Community Survey
- New York City Housing and Vacancy Survey



Defining a “Neighborhood”



New York City Community Districts (CDs)



New York City Sub-Borough Areas (SBAs)



PART 2

Using Neighborhood Indicators to Explore Citywide Trends





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State of New York City's Housing and Neighborhoods in 2017



Read the full report:

www.furmancenter.org/research/sonychan

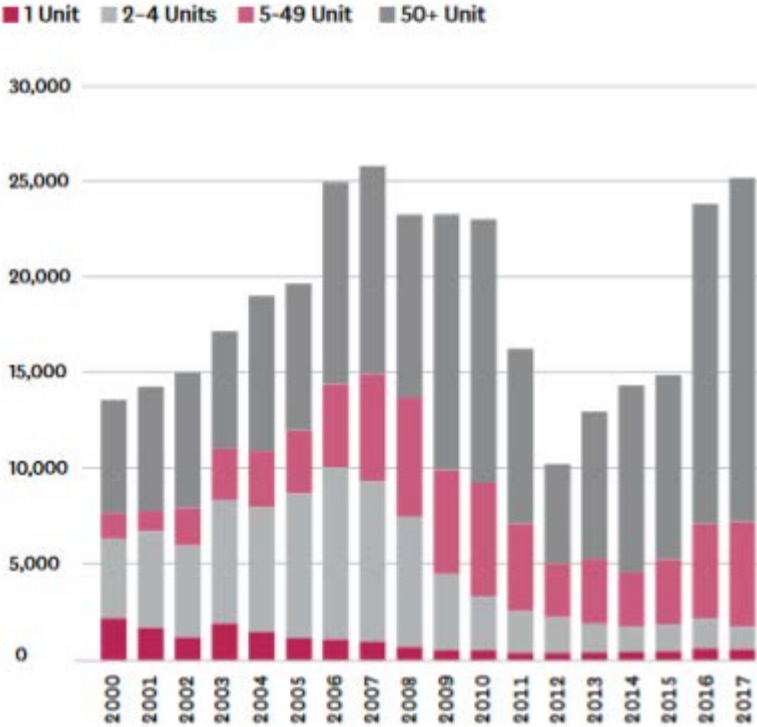
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FINDING #2 – State of Land Use and the Built Environment
 Citywide, there were over 25,000 new residential units authorized for occupancy in 2017

Figure 2: Types of Completed Residential Units Issued Certificates of Occupancy, New York City



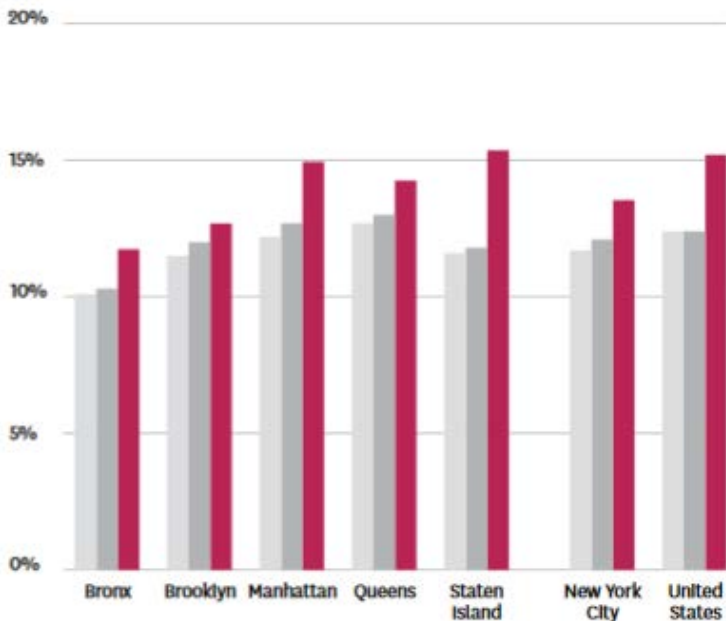
Sources: New York City Department of Buildings, New York City Department of City Planning, NYU Furman Center

FINDING #3 – State of New Yorkers

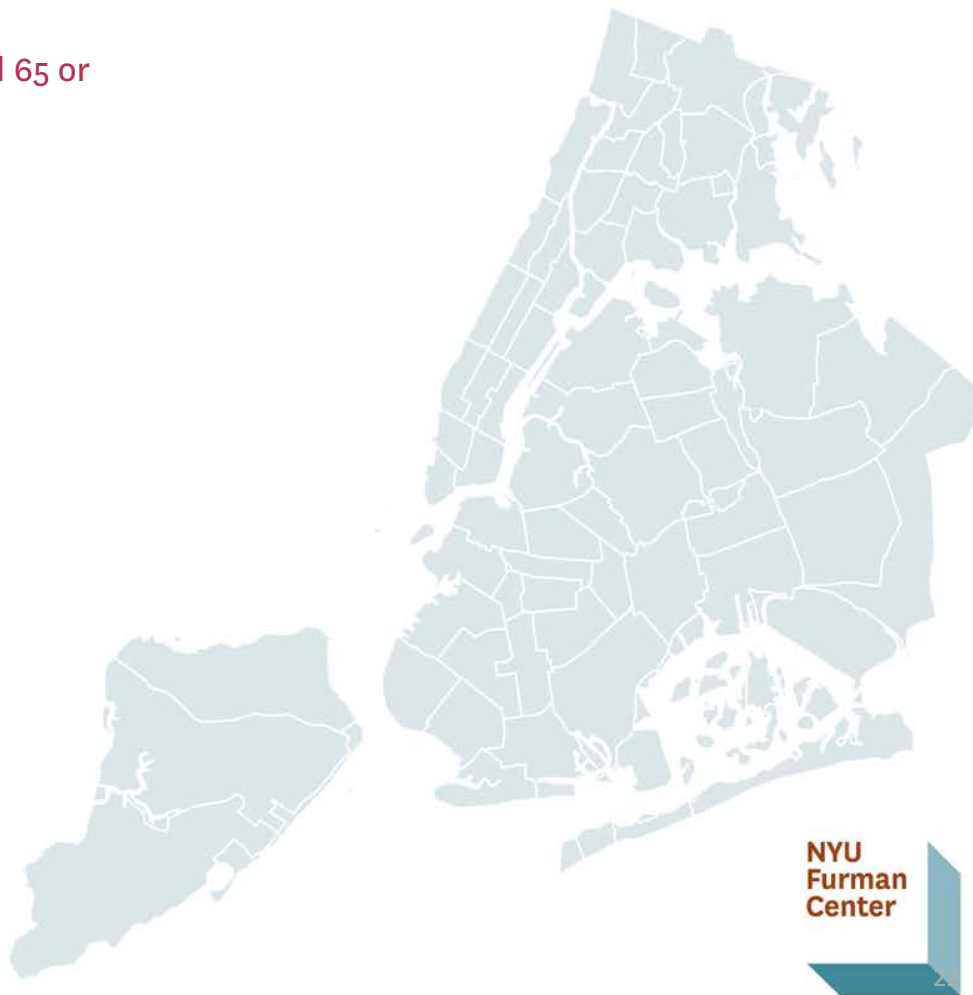
Between 2006 and 2016, the share of the population aged 65 or older grew most in Manhattan and Staten Island.

Figure 3: Share of Population Aged 65 or Older by Borough

2000 2006 2016



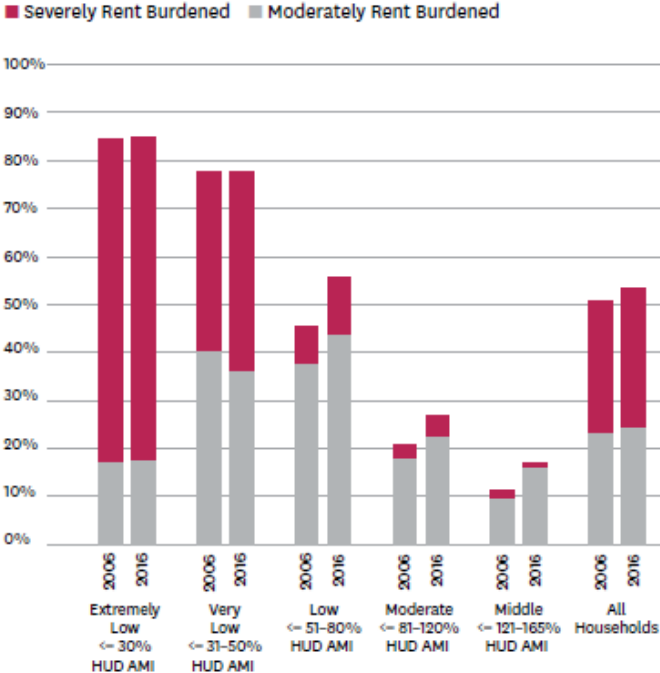
Sources: U.S. Census (2000), American Community Survey (2006, 2016), NYU Furman Center



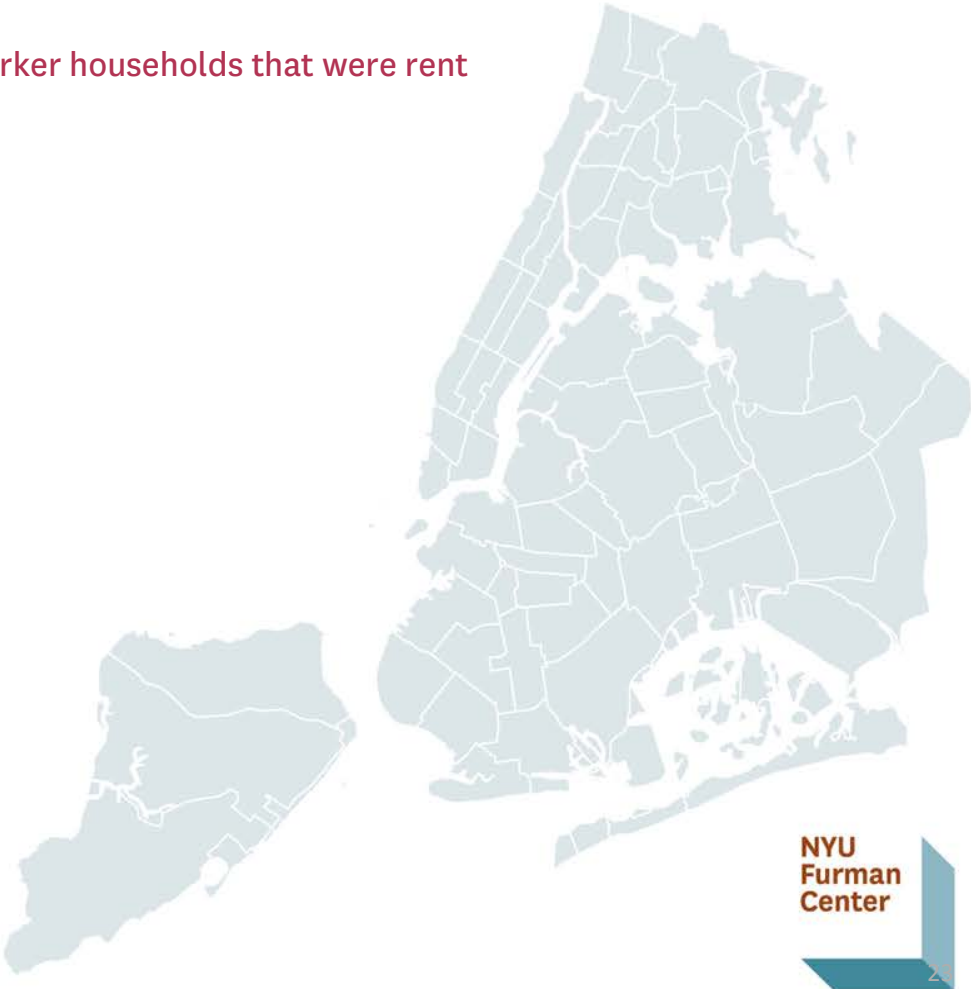
FINDING #6 – State of Renters and Their Homes

The share of low-, middle-, and moderate-income New Yorker households that were rent burdened grew between 2006 and 2016.

Figure 6: Rent-Burdened Share by Income, New York City



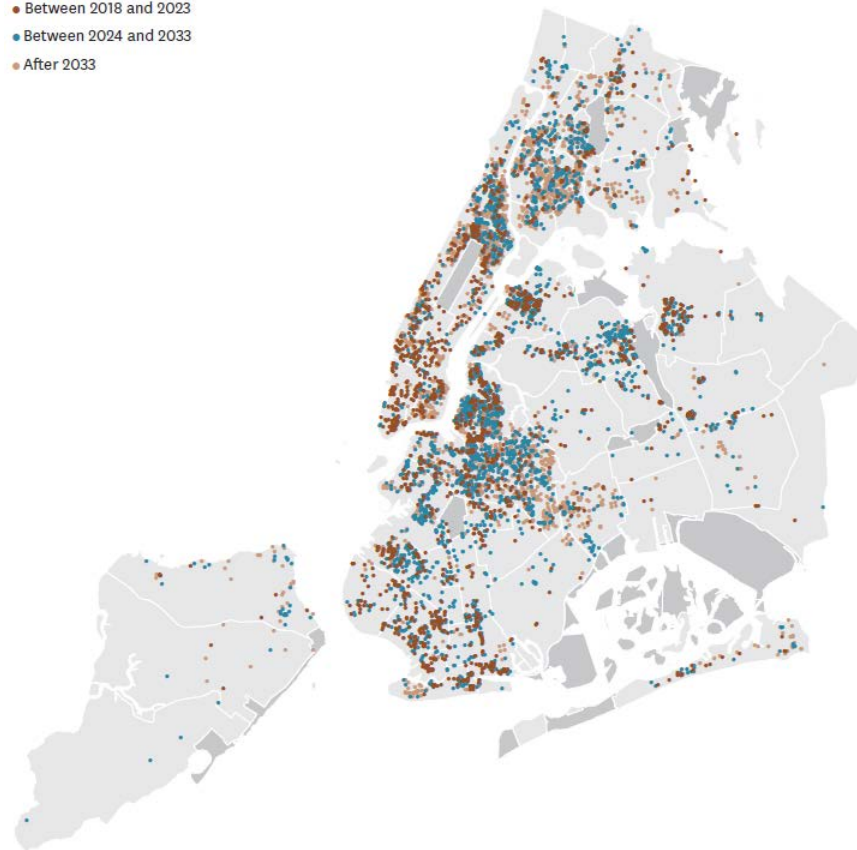
Sources: American Community Survey, U.S. Department of Housing and Urban Development Section 8/HOME Program Income Guidelines, NYU Furman Center



Location of Properties and Units Eligible to Expire from Federal Housing Programs and New York State's Mitchell-Lama Program

Figure 2: Location of Properties and Units Eligible to Expire from Federal Housing Programs and New York State's Mitchell-Lama Program

- Between 2018 and 2023
- Between 2024 and 2033
- After 2033



Sources: NYU Furman Center's CoreData.nyc, New York City Map PLUTO

Notes: Includes HUD Financing and Insurance programs, HUD project based rental assistance, LIHTC, and New York State's Mitchell-Lama program. If a property has multiple expiration dates due to having more than one of these housing programs, the latest date is used.

Directory of NYC Housing Programs

SEARCH

DIRECTORY OVERVIEW

DEFINITIONS

ABOUT

Over the years, dozens of government programs have subsidized housing in New York City. The NYU Furman Center's **Directory of New York City Housing Programs** catalogues information about many of these programs.

The Directory is a supplement to [CoreData.nyc](#), New York City's housing and neighborhood data hub presented by the NYU Furman Center. To learn more, visit [CoreData.nyc](#) or read the [User Guide](#).

Search the Directory

JUMP TO A PROGRAM

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GO

GOVERNMENT AGENCY

--

PROJECT SCALE

--

OCCUPANT TENURE

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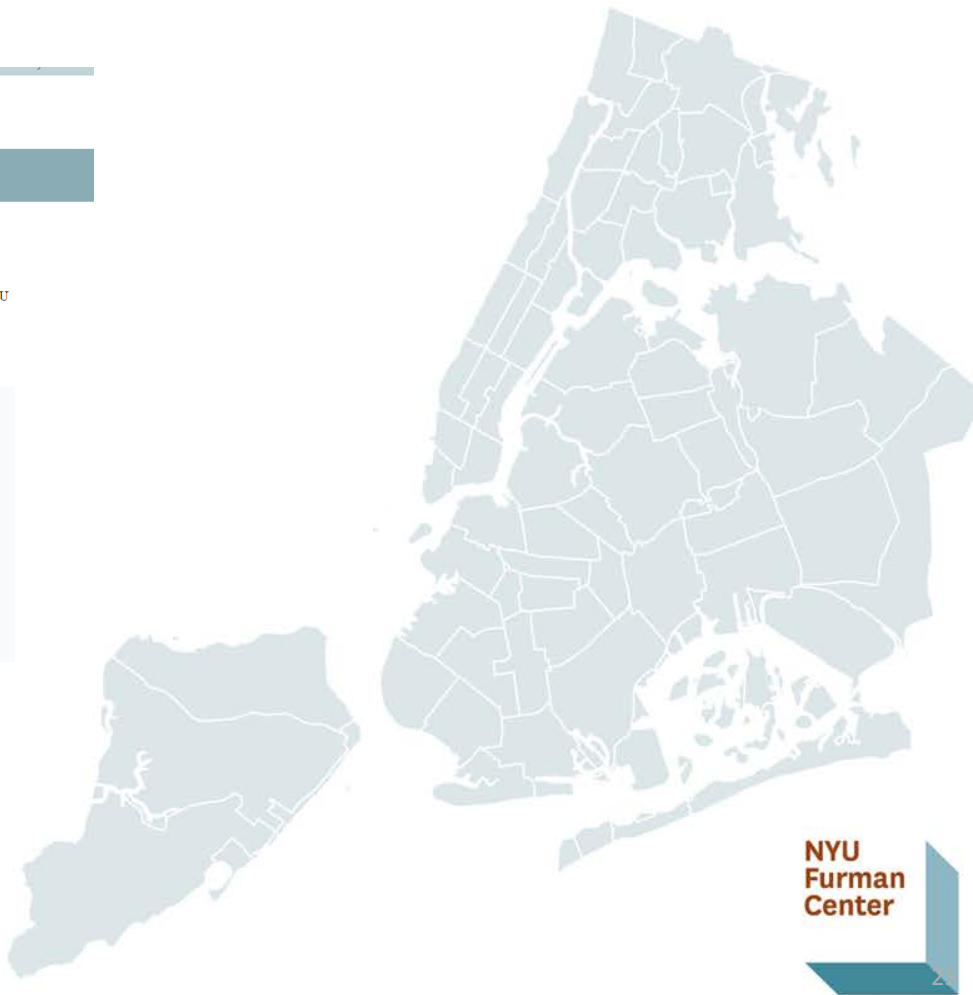
OCCUPANT INCOME

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KEYWORD SEARCH

Only show currently-available programs

SEARCH



Q&A

