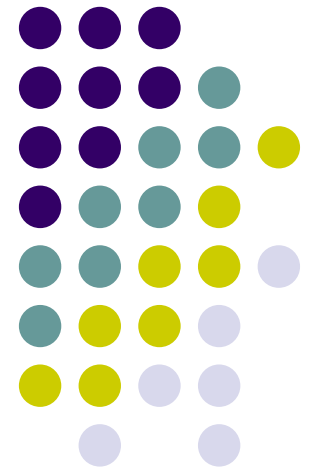


**New York City
Housing and
Neighborhood
Information System &
PlanNYC**



Furman Center for Real Estate and Urban Policy – New York University



- Founded in 1994, the Furman Center is the leading academic research center in NYC devoted to the public policy aspects of real estate and housing development.
- We are dedicated to:
 - Conducting objective academic and empirical research on the legal and public policy issues involving real estate, housing and urban affairs;
 - Providing a forum for discussion and interchange among leading practitioners, policy makers, scholars, faculty, and students about real estate and urban policy.



What is NYCHANIS?

- Interactive public website:
<http://www.nychanis.com>
- Contains over 1,500 housing and neighborhood statistical indicators
- Allows users to view data in customizable tables, charts, and maps

State of New York City's Housing and Neighborhoods Report



- Annual report available via download from NYCHANIS and the Furman Center website
- www.furmancenter.org
- www.nychanis.com

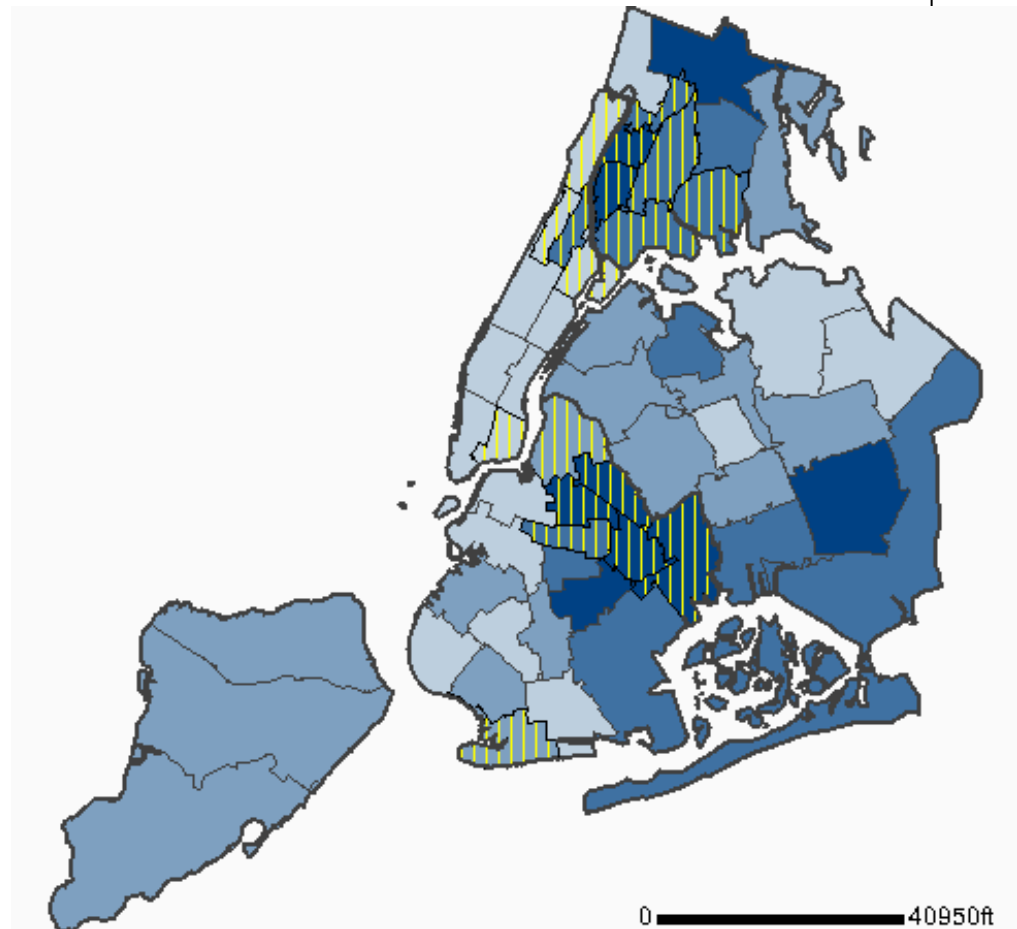
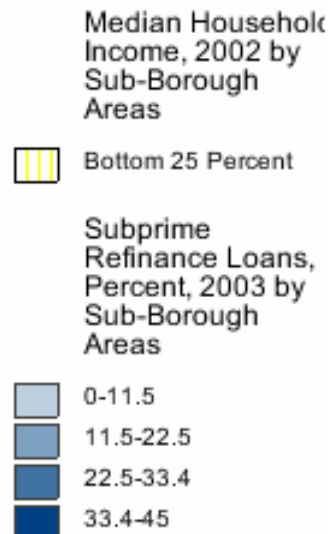


Example: Strategic Program Planning

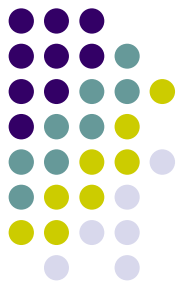


- A New York-based Community Development Organization would like to do an anti-predatory lending initiative to educate home-owners on the dangers of predatory lending for refinancing
- Education campaign – seminars and counseling - must be targeted to specific areas to maximize effectiveness and to be cost effective
- Use NYCHANIS to find which neighborhoods have been most affected by subprime refinance lending

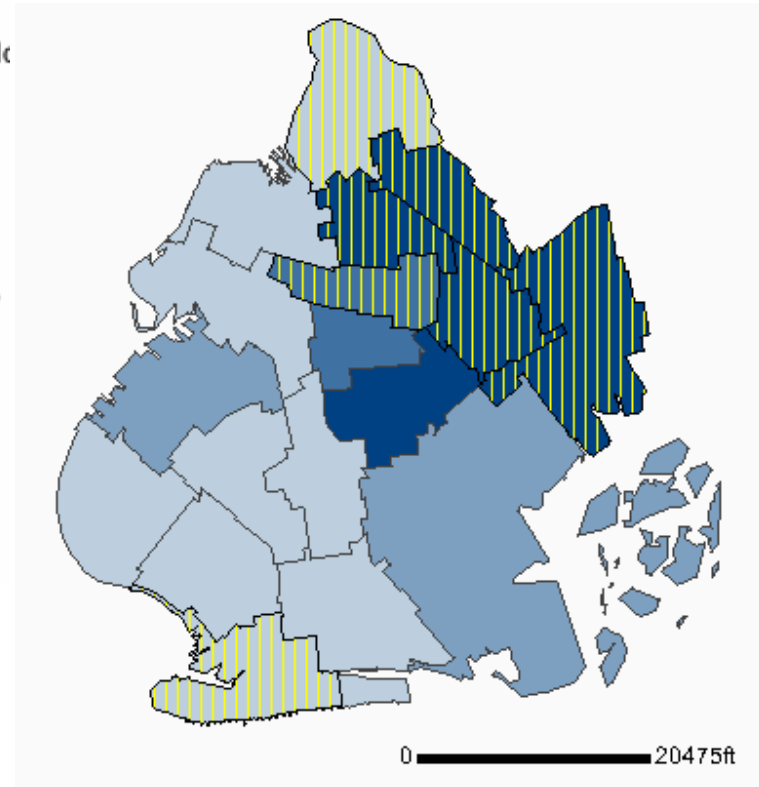
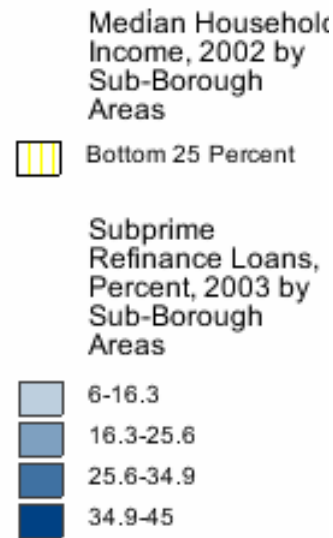
Non-profit wants to target resources to fight predatory lending



Subprime Lending and Owner Income Correlated in Brooklyn



- Drill down to look at Brooklyn apart from New York City
- Compare areas using Brooklyn-specific data





Area Profiles

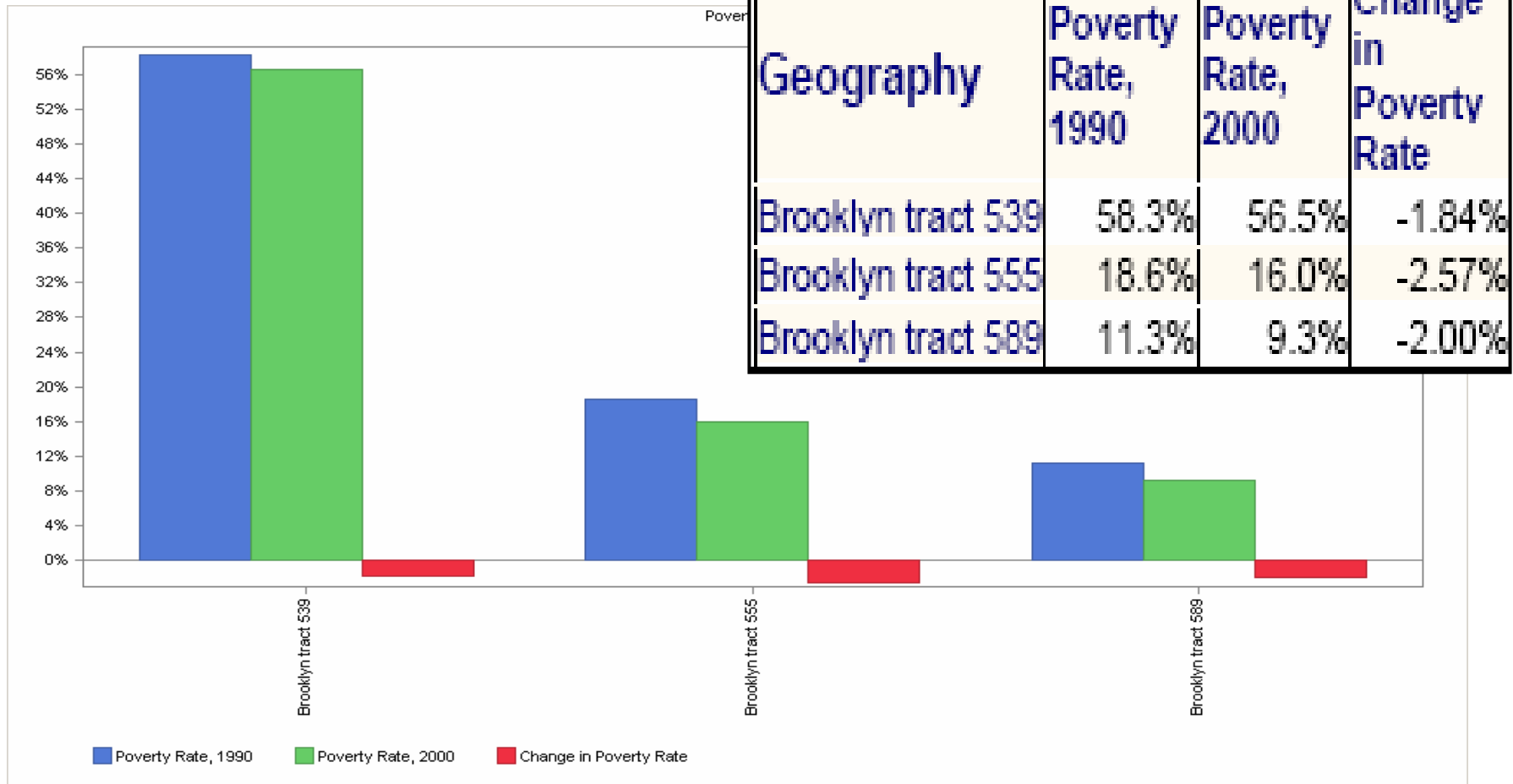


Williamsburg/Greenpoint

Print

Description	Indicator Value
Total Number of Housing Units in 1990	48,904
Total Number of Housing Units in 2000	52,597
Percent Change in Number of Housing Units from 1990 to 2000	7.6%
Percent of All Occupied Households that are Owner-occupied (Home Ownership) in 2002	17.3%
Percent of Owner Households that are Condominiums in 2002	6.8%
Percent of Owner Households that are Conventional Homes in 2002	73.3%
Percent of Owner Households that are Cooperative Apartments in 2002	9.3%
Percent of Owner Households that are Mitchell-Lama Cooperatives in 2002	10.7%
Rental Vacancy Rate in 2002	3.9%
Rental Vacancy Rate for Rent Controlled Units in 2002	N/A
Rental Vacancy Rate Cty Owned (In Rem) Units in 2002	N/A
Rental Vacancy Rate for Other Rent Regulated Units in 2002	3.8%
Rental Vacancy Rate for Public Housing Units in 2002	N/A
Rental Vacancy Rate for Rent Stabilized Units in 2002	1.8%
Rental Vacancy Rate for Unregulated Rental Units in 2002	9.9%
Median Monthly Contract Rent in 2002	\$568
Percent of Households with Rent Greater than 50% of Income in 2002	20.6%
Percent of Class 1 Properties that Have Tax Delinquencies in 2002	6.2%
Percent of Class 2 Properties that Have Tax Delinquencies in 2002	10.6%
Percent of Households with 1.5 Occupants per Room or More (Severe Crowding) in 2002	6.7%
Percent of Housing Units with 5 or More Maintenance Deficiencies in 2002	0.5%
Total population in 1990	134,291
Total population in 2000	142,153
Percent change in total population from 1990-2000	5.9%
Number of households in 1990	46,157
Number of households in 2000	50,180
Percent change in number of households from 1990-2000	8.7%
Percent of People that are White in 2000	64.2%

A closer look at Williamsburg/ Greenpoint



Data Sources



- US Census
- NYC Dept. of City Planning
- NYCHA/HUD
- Home Mortgage Disclosure Act
- Public Data Corporation
- NYC Dept. of Finance
- NYC Dept of Education
- New York Police Department
- Zip Code Business Patterns
- NYC Dept. of Housing Preservation and Development
- New York City Housing and Vacancy Survey

Benefits of NYCHANIS



- Offers flexible geographies and timely data
 - New York City
 - Borough
 - Sub-Borough & Community District
 - School District
 - Zip Code
 - Police Precinct
 - Census Tract
- Saves time locating data and performing analysis
- Gives great flexibility via highly customizable queries and a variety of tables, charts and maps
- Centralized repository of variables
 - Housing Stock
 - Housing Creation
 - Housing Values
 - Housing Affordability
 - Mortgage Lending
 - Foreclosures
 - Property Tax Delinquencies
 - Housing Quality
 - Land Use
 - Population
 - Race and Ethnicity
 - Immigration
 - Income and Public Assistance
 - Business and Employment
 - Public Schools
 - Crime

PlanNYC



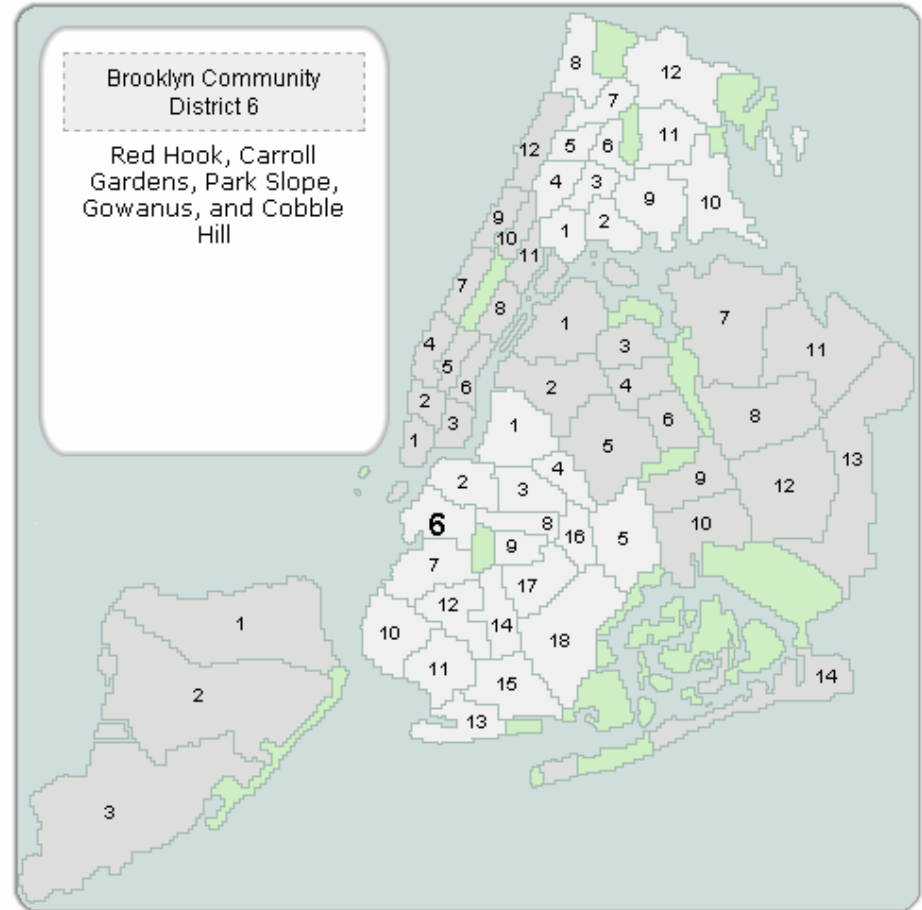
- Created as a “Capstone” project by Jordan Anderson, a Wagner graduate.
- PlanNYC provides information, abstracts of news articles, and helpful links to government documents about planning initiatives, development proposals, and other land use controversies in NYC
- Brings together news articles and local perspectives from all sides
- Builds on NYCHANIS neighborhood statistics with planning and development information

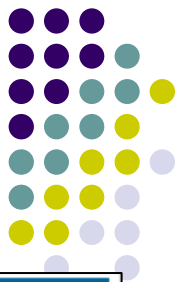


PlanNYC

- Projects are organized by community district (CD)
- Click on a CD to see the proposals in that neighborhood





To view the neighborhoods in a community district, highlight its number. To view the planning projects in a community district, click its number.

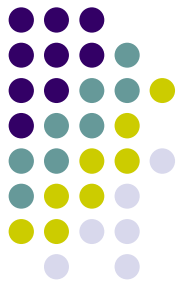




PlanNYC: planning projects

- Each project contains:
 - Description
 - Recent news articles
 - Official information (EIS, City Planning info, etc.)

NEW YANKEE STADIUM XML	QUICK LINKS
June 15, 2005, the Yankees announced their plans for a new 50,800-54,000 seat stadium, with a planned completion in 2009. Approval from the state legislature and the city council is necessary. The state would contribute about \$70 million to increase parking from 7,000 spaces to 11,000, and the city would replace the lost parkland as part of the deal. A new commuter train station and expanded ferry terminal also is part of the plan. There is also a plan to build a High School for sports careers across the street from the new stadium.	<ul style="list-style-type: none">▶ 1998 NYC IBO Baseball Stadium Report▶ Save Our Parks
sorted by date sort by source sort by rating sort by topic	
WATCHDOG GROUP OPPOSES NEW YANKEE STADIUM	
Tuesday, February 07, 2006 NY1 Topic: Economic Development	
While the Yankees will cover the \$800 million tab for the new stadium, Good Jobs New York says once subsidies are factored in, the project would cost taxpayers \$480 million – more than double what has previously been suggested.	
Edit Story Delete Story  	
YANKEES PRESIDENT PROMISES JOBS FOR BOROUGH RESIDENTS	
Wednesday, February 01, 2006 NY1 Topic: Economic Development	
While attending a Chamber of Commerce luncheon, Yankees president Randy Levine was trying win over business leaders and drum up support for tearing down the old stadium and building a new \$800 million ball park across the street.	
Edit Story Delete Story  	



PlanNYC: calendar

- See upcoming development-related events and meetings
- Get info. on project-related public hearings

PlanNYC | Planning Information Portal
 A service of the Furman Center for Real Estate and Urban Policy

home projects community districts resources search | logout | my account

COMMUNITY DISTRICT
 Find the planning projects in your community district.
 bldg # street
 Select your borough
 Search or View map

PLANNING EVENTS
 << January 2006 >>

S	M	T	W	T	F	S
> 01	02	03	04	05	06	07
> 08	09	10	11	12	13	14
> 15	16	17	18	19	20	21
> 22	23	24	25	26	27	28
> 29	30	31	01	02	03	04

Upcoming Events
Wed, February 15 2006
 06:30 PM "Neighborhoods and Traffic"
Fri, February 17 2006

Day	Week	Month	Year	Add
<< January 2006 >> default				
Sunday	Monday	Tuesday	Wednesday	Thursday
01 [week]	*02	*03	*04 06:00 PM Brooklyn CB 6 Informational Meeting	*05 06:30 PM CB 1 Brooklyn Combined Public Meeting and Board Meeting
08 [week]	*09 01:00 PM City Planning Commission Review Session	*10	*11 10:00 AM Public Hearing: Yankees Stadium 06:30 PM CB 6 Brooklyn General Board Meeting	*12 07:30 PM Community Board 8 Brooklyn Monthly Board Meeting
15 [week]	*16	*17	*18	*19
22 [week]	*23 10:00 AM City Planning Commission Public Meeting	*24	*25 06:00 PM CB 2 Bronx Full Board Meeting	*26
				*27

Other Systems



- Neighborhood Knowledge California (NKCA)
 - Covers all of California
 - Highly customizable
 - Created by UCLA
- Dataplace
 - Nationwide system based largely on Census data
 - Created by Fannie Mae
 - Advanced mapping & ranking feature
- Oasis
 - Parcel-level data
 - Created by partnership of city, state, and federal agencies
 - Provides data on specific buildings in NYC



The New York Times

Reprinted From

FRIDAY, FEBRUARY 6, 2004

Residential Real Estate

A Portrait of a Neighborhood Is Now Just a Click Away

By DENNIS HEVESI

Want to know how many vacant lots are in your neighborhood? How steep the rent increases have been? The rate of mortgage foreclosures? How many people live in "linguistic isolation" (bureaucratese for "non-English speakers")?

Under a new federally financed program, anyone wanting to tap into a wealth of housing (and other) information about any of New York City's neighborhoods — would-be home buyers, renters, policy makers or community advocates — can log on at no charge to a simple-to-use Web site at www.nychanis.com.

Nychanis stands for New York City Housing and Neighborhoods Information System, and the Web site is the design child of Michael H. Schill, director of the Furman Center for Real Estate and Urban Policy at New York University's School of Law, and Denise Previti, a former researcher at the center. It was financed by a \$457,000 grant from the United States Department of Commerce, with matching contributions

from local foundations and banks.

"The project is part of a national movement toward democratizing data," Professor Schill said. "The idea is that government agencies and private organizations collect huge amounts of information that average people have no way of accessing. With Nychanis, anyone can have this data at their fingertips."

Someone wondering whether to buy a home in the Flushing or Whitestone sections of Queens, for example, could readily discover that the inflation-adjusted median value for single-family homes in the community rose to \$300,000 in 2002, from \$215,000 in 1999. From 1999 to 2002, the percentage of individually owned housing units increased to 49.6, from 47.2. Approximately 60 percent of the area's housing was built before 1960, with 22.5 percent built before 1939, the data show.

A Web searcher could draw a social portrait of the neighborhood. In Flushing-Whitestone, for example, the percentage of students in public elementary and middle schools who performed at grade level or above in English rose to 60.8 in 2003, from 52.2 in 1999. Violent crimes dropped to 3.54 per 1,000 residents in 2001, from 7.84 incidents in 1990.

Someone weighing whether to rent an apartment on the Upper West Side could find that more than 76.8 percent of the rental units in the neighborhood are rent-regulated in one form or another, leaving 23.2 percent at market rate. From 1999 to 2002, the median rent for all apartments — including regulated units and those in public housing — rose by 10.3 percent to \$950. If someone wants to buy an

apartment on the Upper West Side, they could find that the inflation-adjusted median value rose to \$600,000 in 2002, from \$322,000 in 1999.

The Web site offers 65 categories of information about each neighborhood.

"Not only can people download data tables," Professor Schill said, "they can create custom-made maps, graphs, pie charts."

"If a community group is concerned that subprime lenders are targeting minority communities, it can create a map showing where subprime loans are most prevalent, then overlay where most minority families live."

The statistics come from a host of sources: New York City's Departments of Planning, Finance, Housing Preservation and Development and the police and, on the federal level, the Census Bureau and the Departments of Commerce and Education, as well as data collected in accordance with the National Home Mortgage Disclosure Act.

Someone logging on can enter an address and obtain information based on the local census tract, subborough area, community district, school district or police precinct. "It blends the housing data with digital maps of the city," said Richard Annitto, vice president of Bowne Management Systems, the company that designed the site. "It's the most complete source for housing statistics in the city."

The Department of Housing Preservation and Development has already used it for policy purposes. "Because of our interest in homelessness, we mapped where the overcrowded apartments are," said Harold Shultz, the department's special counsel.

NY Times February 6, 2004

Marshaling City Housing Data

A new, free interactive Web site brings together diverse information on New York City housing and population as a reference tool for home buyers, parents, researchers, banks and community advocates.

On www.nychanis.com, users can choose neighborhoods and view or compare them in terms of housing vacancies and costs, land use, income, school attendance, crime and many other factors.



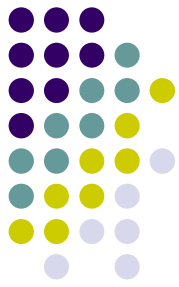
The site can map or chart results in various ways, and includes a calculator for further analysis of data. A user can then store the information in a personal account for future use.

This map, for example, shows boroughs by rental vacancy rate, with darker shades for higher rates.

The New York Times

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