



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



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Subsidized Housing
Information Project
(SHIP)

November 10th NHC
Webinar

Background

- Affordable housing projects are often financed by various agencies with different data systems.
- It was difficult for the City and State Housing Agencies to access detailed information on certain properties.
- New York City and State Housing Agencies wanted to be able to share information so they could be more pro-active in preserving properties as affordable housing.
- This project is a part of the New York City Department of Housing Preservation and Development's (HPD's) Proactive Preservation Initiative.

Overview

- The Project has 3 components:
 - ❑ A single, easy-to-use database including all available data about the HUD, LIHTC and Mitchell-Lama subsidized rental housing stocks
 - ❑ An early warning/opportunity system for properties at risk of opting out or failing out of subsidy programs
 - ❑ Analytic tools for assessing the potential to preserve a subsidized property as affordable housing

Core Users

- Government:
 - HPD
 - NYC Housing Development Corporation (HDC),
 - New York State Homes and Community Renewal (HCR)
 - U.S. Department of Housing and Urban Development (HUD)
- Affordable housing developers
- Community-based organizations
- Researchers
- New Yorkers interested in preserving affordable housing

Data Sources

- Agency partners
- HUD website
- Other City websites (ACRIS, DOB)
- Neighborhood data from various local and national data sources

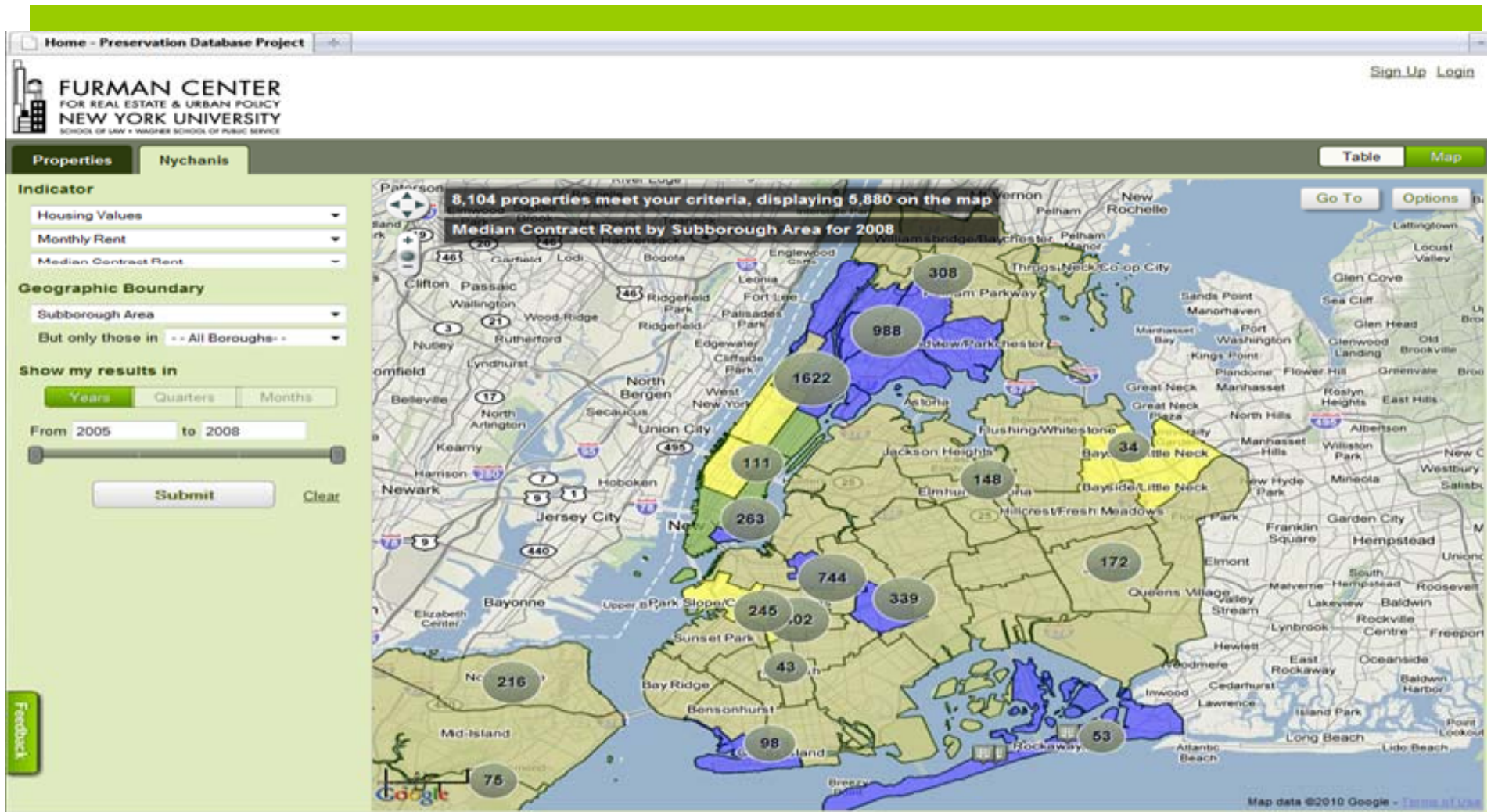
Subsidized Housing Information Project

- One-stop source for extensive information on HUD-assisted, Mitchell-Lama, and LIHTC rental developments
- Information gathered and updated from funding agencies is augmented with analysis of documents such as Land Disposition Agreements and other use restrictions in the project files or ACRIS
- The database is accessible through an easy-to-use web-based tool, similar to our current NYCHANIS website, and will be incorporated with neighborhood information, related research and other resources.

Web Interface will Offer Several Ways to Search for Properties

The screenshot displays a web interface for property search. The top navigation bar includes 'Properties' and 'Nychanis'. The search sidebar on the left is organized into sections: 'Search by' (Location, General, Subsidies, Financial, Physical Condition), 'Show my results as' (Details, Counts), and a 'Submit' button. The 'Subsidies' section is expanded, showing dropdown menus for 'HUD Insured Details', 'Other Subsidy Details', 'Section 8 Details', 'Mitchell-Lama Details', and 'LIHTC Details'. Below these are filters for 'Overall Affordability Status', 'Owner Profit Status', 'Overall Affordability Start Year', 'Overall Affordability End Year', 'Agencies', and 'Portfolios'. The main area features a map of New York City with various neighborhoods labeled. The interface is titled 'Properties' and 'Nychanis'.

Web Interface will Offer Several Ways to View Information



Users Can Also Access Detailed Neighborhood Information:

Median Homeowner Income in:	2002	2005	2008
New York City	60,000	65,000	70,000
Astoria	39,416	38,300	50,000
Bay Ridge	66,462	76,100	83,400
Bayside/Little Neck	70,000	65,600	65,000
Bedford Stuyvesant	34,301	50,000	42,208
Bensonhurst	54,000	62,000	52,000
Borough Park	60,000	58,000	60,000
Brooklyn Heights/Fort Greene	68,000	80,000	95,000
Brownsville/Ocean Hill	45,000	45,000	56,000

	Name	Address	City	State	Zip	Phone	Ext	Email
Holder(s)			Horsham	PA				
			Saint Louis	MO				
Manager(s)			New York	NY		2129267100		
Owner(s)			New York	NY		2123686129		
Servicer(s)			Horsham	PA				
			Saint Louis	MO				

Property contains 1 building, with 47 Rental units.

Geography			
	Borough	MANHATTAN	
Characteristics			
	Year Built	1972	
Finance			
	Assessed Value (2009)	\$720,900.00	
	Estimated Market Value (2009)	\$1,290,000.00	
Liens and Arrears			
	Outstanding Water Bill (2010)	\$0.00	
Violations			
	Class A	Class B	Class C
	6	43	9

4 projects still affect this property.

Dates	Agency	Portfolio	Restriction	Purpose	Subsidy Details
1/31/1980 - 9/30/2009	HUD	HUD Section 8		Operations	Via 1 subsidy
					Subsidy Funder Program Status
					Rental Assistance HAP: LMSA
4/24/1981 - 2/1/2013	HUD	Insured		New Construction - Substantial Rehab	Via 1 subsidy
					Subsidy Funder Program Status
					Mortgage Insurance 236(j)(1)/ Lower Income Families
4/24/1981 - 2/1/2013	HUD	Insured		New Construction - Substantial Rehab	Via 1 subsidy
					Subsidy Funder Program Status

	Mortgage Insurance	236(j)(1)/ Lower Income Families
- DHCR LIHTC	Via 7 subsidies	
	Subsidy	Funder Program Status
		DHCR
		DHCR
		DHCR
		DHCR
		DHCR
		DHCR
		DHCR