Smart maps for small cities:
Completing a housing assessment

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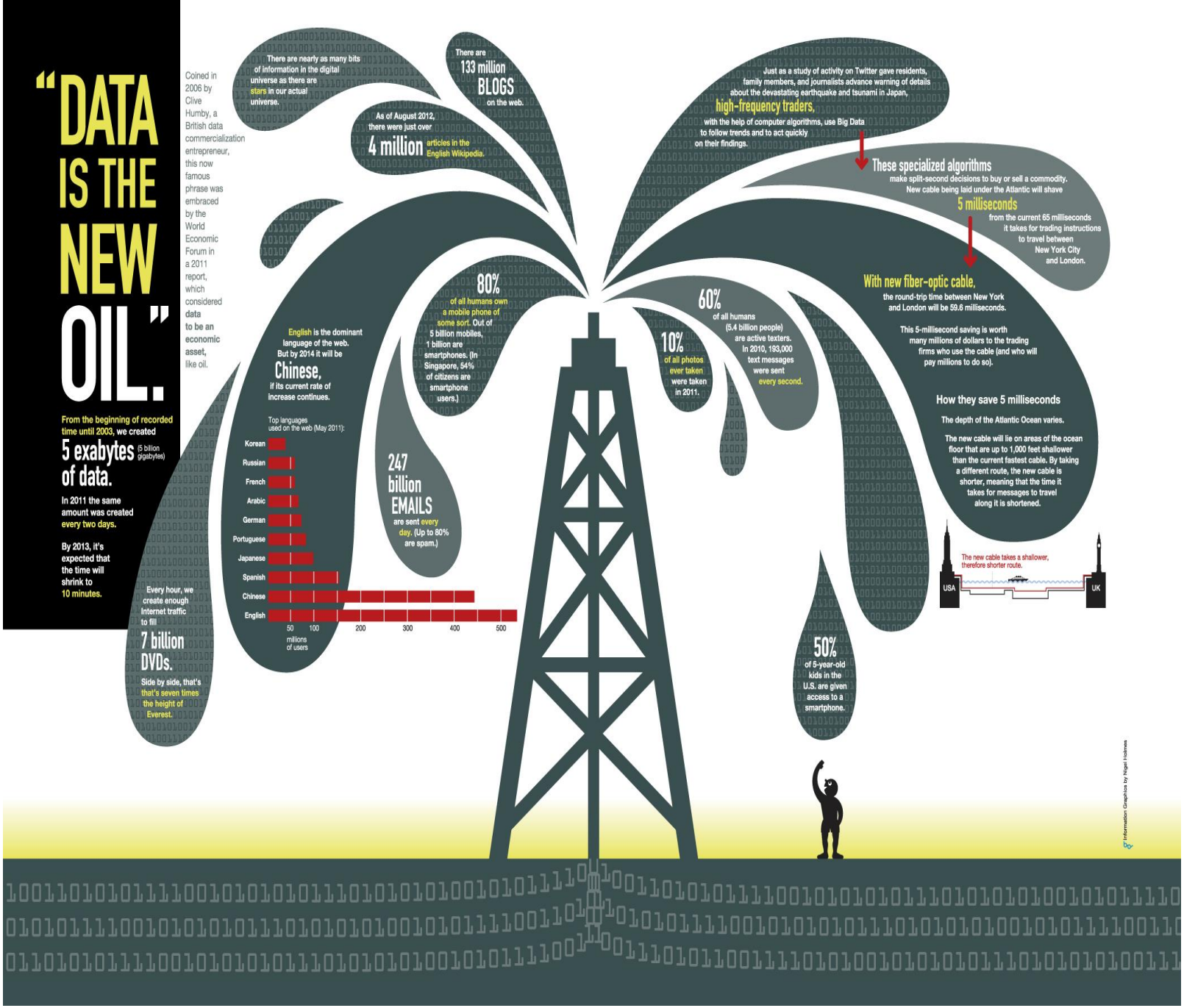
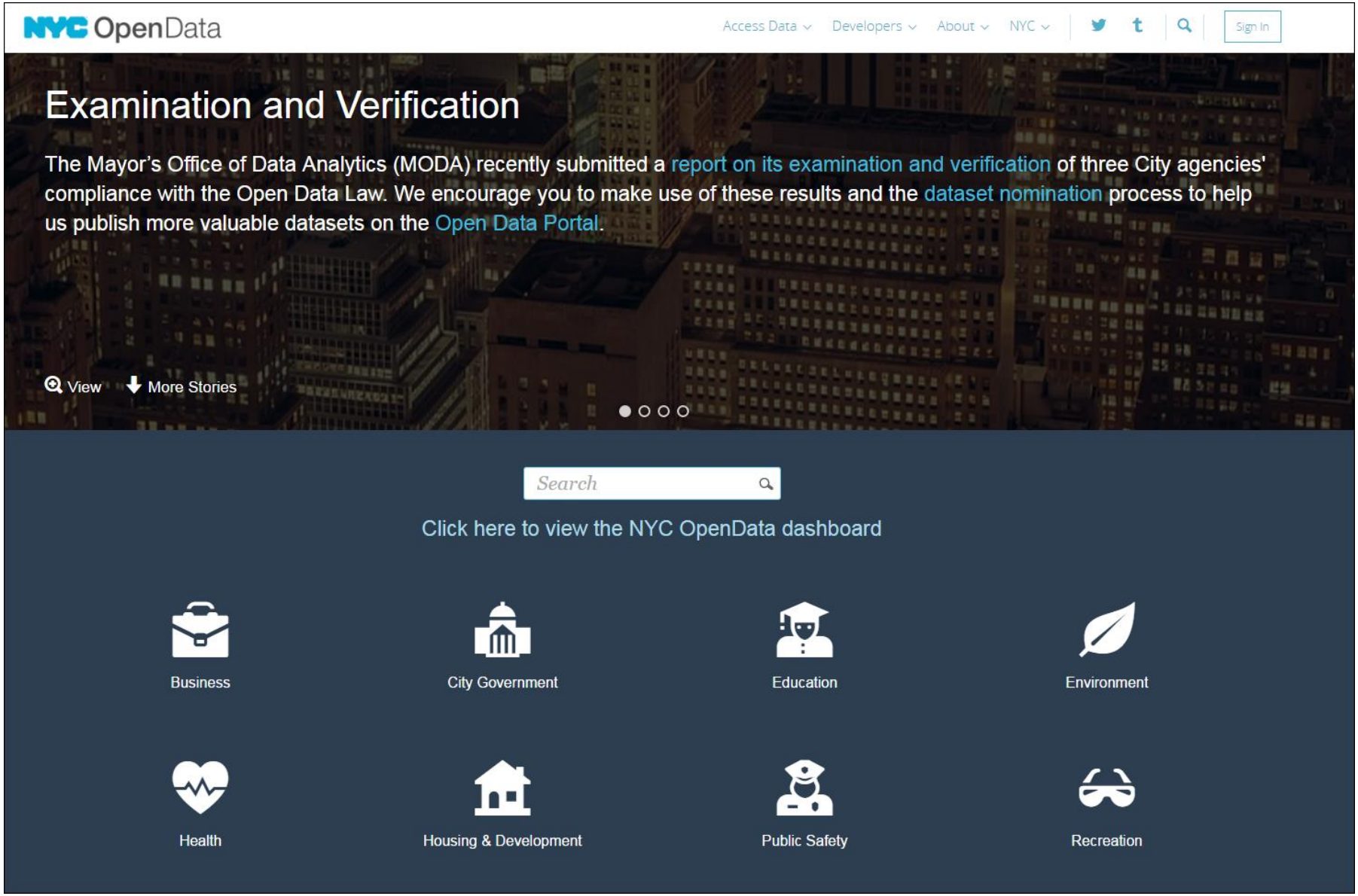
Georgia Initiative for Community Housing



The Human Face of


NYC OpenData
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Examination and Verification
The Mayor's Office of Data Analytics (MODA) recently submitted a report on its examination and verification of three City agencies' compliance with the Open Data Law. We encourage you to make use of these results and the dataset nomination process to help us publish more valuable datasets on the Open Data Portal.
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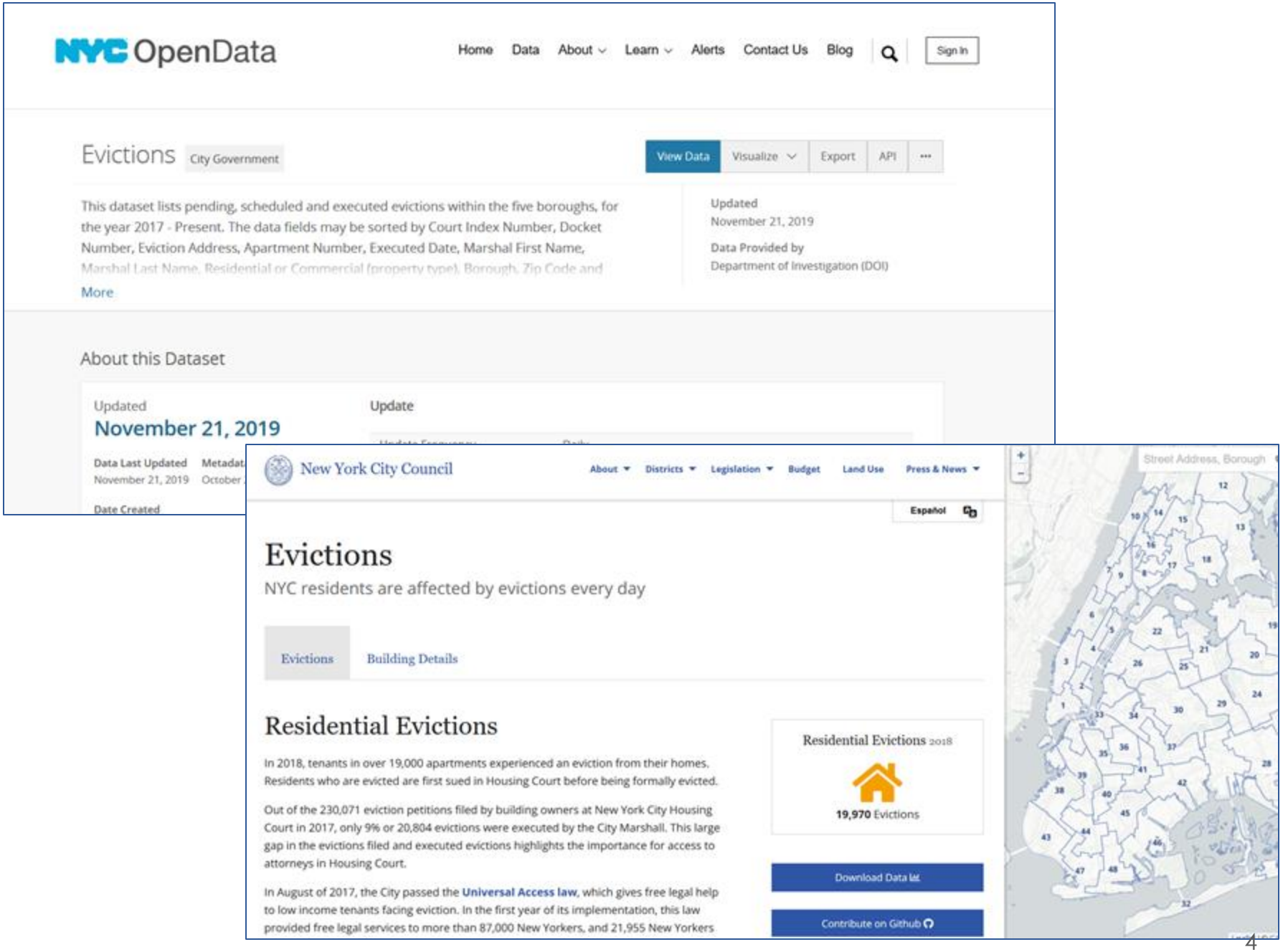
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This dataset lists pending, scheduled and executed evictions within the five boroughs, for the year 2017 - Present. The data fields may be sorted by Court Index Number, Docket Number, Eviction Address, Apartment Number, Executed Date, Marshal First Name, Marshal Last Name, Residential or Commercial (property type), Borough, Zip Code and
More
Updated
November 21, 2019
Data Provided by
Department of Investigation (DOI)
About this Dataset
Updated
November 21, 2019
Update
Data Last Updated
November 21, 2019
Date Created
New York City Council
About
Districts
Legislation
Budget
Land Use
Press & News
Español
Evictions
NYC residents are affected by evictions every day
Evictions
Building Details
Residential Evictions
In 2018, tenants in over 19,000 apartments experienced an eviction from their homes. Residents who are evicted are first sued in Housing Court before being formally evicted.
Out of the 230,071 eviction petitions filed by building owners at New York City Housing Court in 2017, only 9% or 20,804 evictions were executed by the City Marshall. This large gap in the evictions filed and executed evictions highlights the importance for access to attorneys in Housing Court.
In August of 2017, the City passed the Universal Access law, which gives free legal help to low income tenants facing eviction. In the first year of its implementation, this law provided free legal services to more than 87,000 New Yorkers, and 21,955 New Yorkers
Residential Evictions 2018
19,970 Evictions
Download Data
Contribute on Github
Street Address, Borough


SMITH-LOCKWOOD
JEWELRY


Our Town
MONROE
Our Town
MONROE

Housing Assessment Toolkit

Created by the Center for Housing and Community Research (CHCR).

Based on best practices of GICH communities and service-learning projects led by Kim Skobba, Jerry Shannon, Karen Tinsley, and Jermaine Durham.

Community MAPPING LAB
Dept. of Geography, University of Georgia

USDA

Georgia Initiative for Community Housing

Why do a housing assessment?

"There were people that started with us, a three year period, that has had still not done the housing assessment. And I thought, how do you know? How you really know what you're working? If we haven't accumulated the data to know which way to go. And so that was, I don't think you can do anything without that."

What are your goals/reasons for doing an assessment?

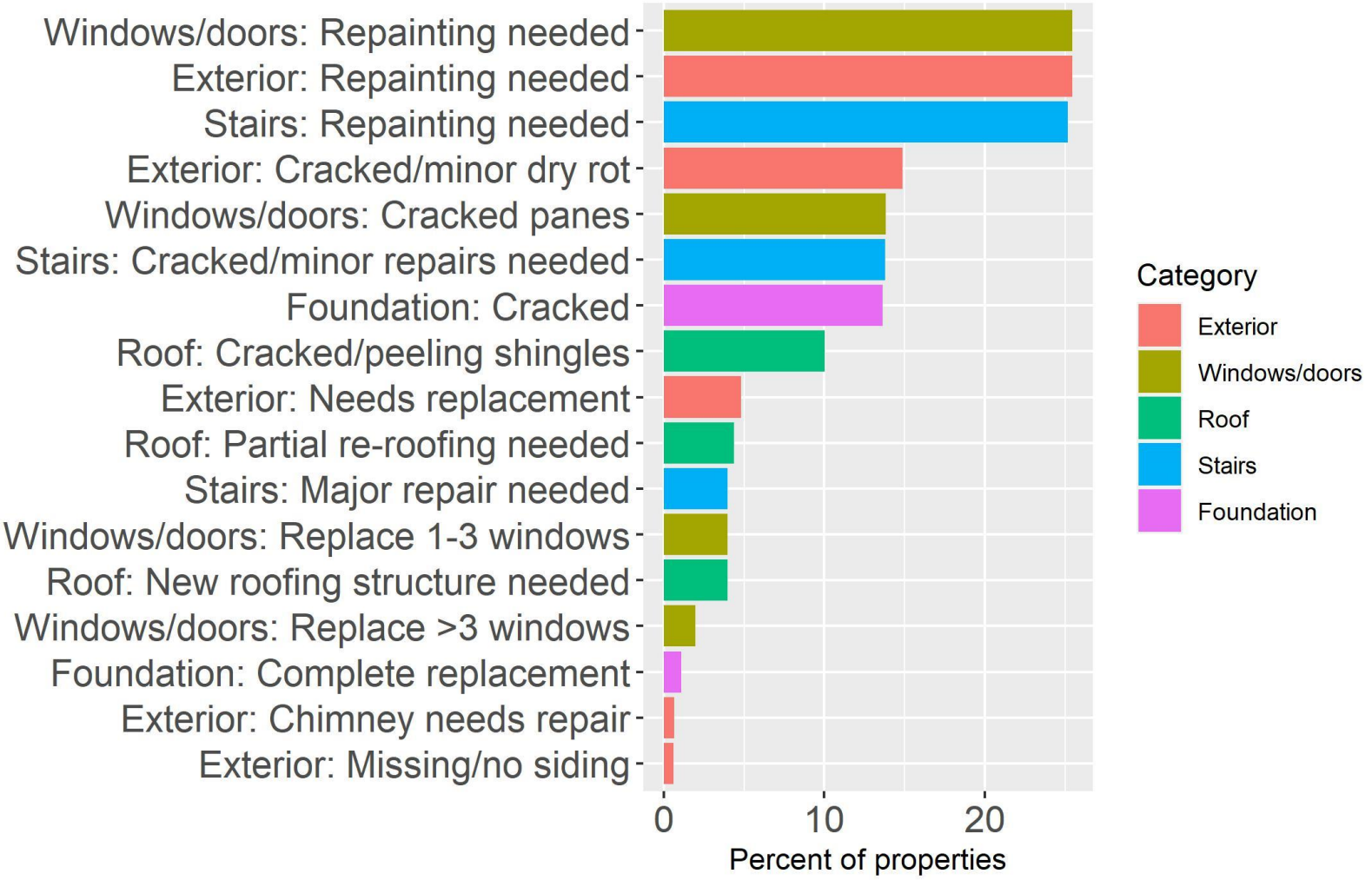
- What are the things that you *know*?
- What are the things that you *know that you don't know?*
- What are the things that you *think you know but you don't?*
- What are the things that you *don't know that you don't know?*

What are your reasons for doing an assessment?

- Grant planning
- Outreach and/or code enforcement with landlords or residents
- Targeting redevelopment efforts
- Generate community awareness and conversation

Recent results

Four recent communities (5,654 properties)



Recent results

Four recent communities (5,654 properties)

Rank	Town A	Town B	Town C	Town D
1	Exterior: Repainting needed (38.71%)	Windows/doors: Repainting needed (35.93%)	Stairs: Repainting needed (17.68%)	Exterior: Repainting needed (9.42%)
2	Stairs: Repainting needed (31.47%)	Stairs: Repainting needed (34.78%)	Windows/doors: Repainting needed (16.68%)	Windows/doors: Repainting needed (8.03%)
3	Windows/doors: Repainting needed (30.43%)	Exterior: Repainting needed (33.73%)	Exterior: Repainting needed (13.29%)	Roof: Cracked/peeling shingles (7.85%)
4	Foundation: Cracked (25.63%)	Windows/doors: Cracked panes (24.22%)	Exterior: Cracked/minor dry rot (7.95%)	Stairs: Cracked/minor repairs needed (7.5%)
5	Exterior: Cracked/minor dry rot (21.71%)	Stairs: Cracked/minor repairs needed (20.71%)	Roof: Cracked/peeling shingles (7.95%)	Exterior: Cracked/minor dry rot (6.98%)

Three Phases of a Housing Assessment:

1

DEVELOPMENT

Plan your survey

Collecting existing data

Engaging the community

2

IMPLEMENTATION

Digitized data collection

Tracking progress

3

ANALYSIS

Analyzing results

Mapping properties

Why an electronic survey?

Reduces error

Saves time

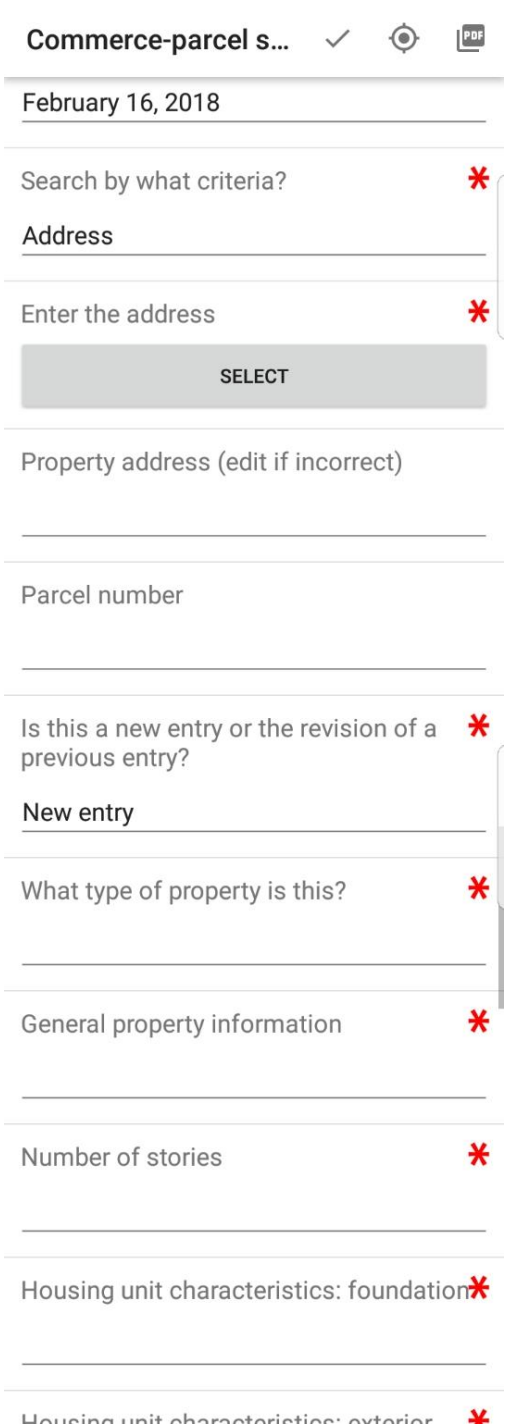
Can add pictures

Makes mapping data easier

“I like the fact that now I can go out and do [the survey] on my own, because it's an app that you can just put on one of these devices and head out and have it done. It was just so much easier.”

Walk through the Fulcrum app

https://www.youtube.com/watch?v=DRUhPaTlw-Y



Fulcrum pricing: $40/user/month
One user can be linked to up to THREE devices

Our survey form

Community Housing Survey – Print Version

Reviewed by (Group #/Name)

Date: ___/___/_____

Parcel ID (if Known): _____

Property Address

Is this a new entry or a revision of a previous entry?

○ New Entry ○ Revision of Previous Entry

If multifamily: how many units does this property have: _____

Other: please elaborate

_____

General Property Information
○ Occupied ○ Unoccupied
○ For Sale ○ Unknown

Number of Stories:
○ 1 ○ 1.5 ○ 2 ○ Greater than 2

Housing Unit Characteristics: foundation
○ Good Condition (0)
○ Cracked/broken but reparable (5)
○ Needs Partial Replacement (10)
○ Needs Complete Replacement or is missing entirely (20)
○ Not visible from car or sidewalk (0)

Housing Unit Characteristics: exterior surfaces/siding
check more than one if applicable
☐ Good Condition (0)
☐ Needs Repainting (3)
☐ Cracked/minor dry rot in spots but repairable (5)
☐ Needs replacement (siding missing or deteriorated beyond repair) (10)
☐ Chimney parts missing/major repairs needed (10)
☐ No siding on house, needs total replacement (20)
☐ Not visible from car or sidewalk (0)

Housing Unit Characteristics: Windows/doors (includes jambs/frames)
check more than one if applicable
☐ Good Condition (0)
☐ Needs Repainting (3)
☐ Cracked/broken panes/minor dry rot but repairable (5)
☐ 1-3 Windows in need of total replacement (10)
☐ More than 3 windows in need of total replacement (15)

Housing Unit Characteristics: Stairs, rails, steps, and porches
○ Good Condition (0)
○ Needs Repainting (3)
○ Cracked/minor dry rot in spots or portions of railing missing but repairable (5)
○ Needs major repair or replacement (15)
○ Stairs not present or not visible (0)

Housing Unit Characteristics: roofing
check more than one if applicable
☐ Good Condition (0)
☐ Gutters in need of repair (5)
☐ Cracked/broken/curled or missing shingles or shakes, repairable without replacement (5)
☐ Needs Partial Re-roofing (10)
☐ Needs complete reroofing (shingles and some or all wood sheathing) (20)
☐ Roof structure needs replacement (roof is rusted, bowing, wavy, or very uneven) (25)

Residential lot assessment
check more than one if applicable
☐ Satisfactory
☐ Lawn/weeds overgrown (exceed 12 in length)
☐ Missing grown cover (grass, pine straw, mulch) on non-paved areas
☐ Yard Includes dead or hazardous trees
☐ inoperable vehicle in driveway or yard
☐ Major cleanup/junk in year
☐ Porch used as storage, filled with junk items
☐ Graffiti on house, fence, exterior lot

Other Comments (e.g., unique features of the property, multiple dwellings on a single lot, etc.)

_____
_____
_____

Reviewed by (Group #/Name)

Date: ___/____/_____

Parcel ID (if Known): _____

Property Address

Is this a new entry or a revision of a previous entry?

○ New Entry ○ Revision of Previous Entry

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Other: please elaborate

_____

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○ Occupied ○ Unoccupied
○ For Sale ○ Unknown

Number of Stories:

○ 1 ○ 1.5 ○ 2 ○ Greater than 2

Housing Unit Characteristics: foundation

○ Good Condition (0)
○ Cracked/broken but reparable (5)
○ Needs Partial Replacement (10)
○ Needs Complete Replacement or is missing entirely (20)
○ Not visible from car or sidewalk (0)

Housing Unit Characteristics: exterior surfaces/siding

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Housing Unit Characteristics:
Windows/doors (includes jambs/frames)
check more than one if applicable

- ☐ Good Condition (0)
- ☐ Needs Repainting (3)
- ☐ Cracked/broken panes/minor dry rot but repairable (5)
- ☐ 1-3 Windows in need of total replacement (10)
- ☐ More than 3 windows in need of total replacement (15)

Housing Unit Characteristics:
Stairs, rails, steps, and porches

- ○ Good Condition (0)
- ○ Needs Repainting (3)
- ○ Cracked/minor dry rot in spots or portions of railing missing but repairable (5)
- ○ Needs major repair or replacement (15)
- ○ Stairs not present or not visible (0)

Housing Unit Characteristics: roofing
check more than one if applicable

- ☐ Good Condition (0)
- ☐ Gutters in need of repair (5)
- ☐ Cracked/broken/curled or missing shingles or shakes, repairable without replacement (5)
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Residential lot assessment
check more than one if applicable

- ☐ Satisfactory
- ☐ Lawn/weeds overgrown (exceed 12 in length)
- ☐ Missing ground cover (grass, pine straw, mulch) on non-paved areas
- ☐ Yard Includes dead or hazardous trees
- ☐ inoperable vehicle in driveway or yard
- ☐ Major cleanup/junk in yard
- ☐ Porch used as storage, filled with junk items
- ☐ Graffiti on house, fence, exterior lot

Other Comments (e.g., unique features of the property, multiple dwellings on a single lot, etc.)

Creating a community plan for your housing assessment

GICH Housing Toolkit

Before starting survey data collection, most communities will find it helpful to create a plan for how and where and how you collect data as well as how members of the community will be involved. For this reason, we recommend that communities submit responses to the following questions before beginning data collection.

1. **What are your reasons** for doing a community housing assessment? How will you be using the data you collect? What are you trying to identify?

2. **Where** will you be doing this assessment? For your entire community or just a section of it? Print off a map of your community from Google Maps and circle the area(s) where you anticipate collecting data.

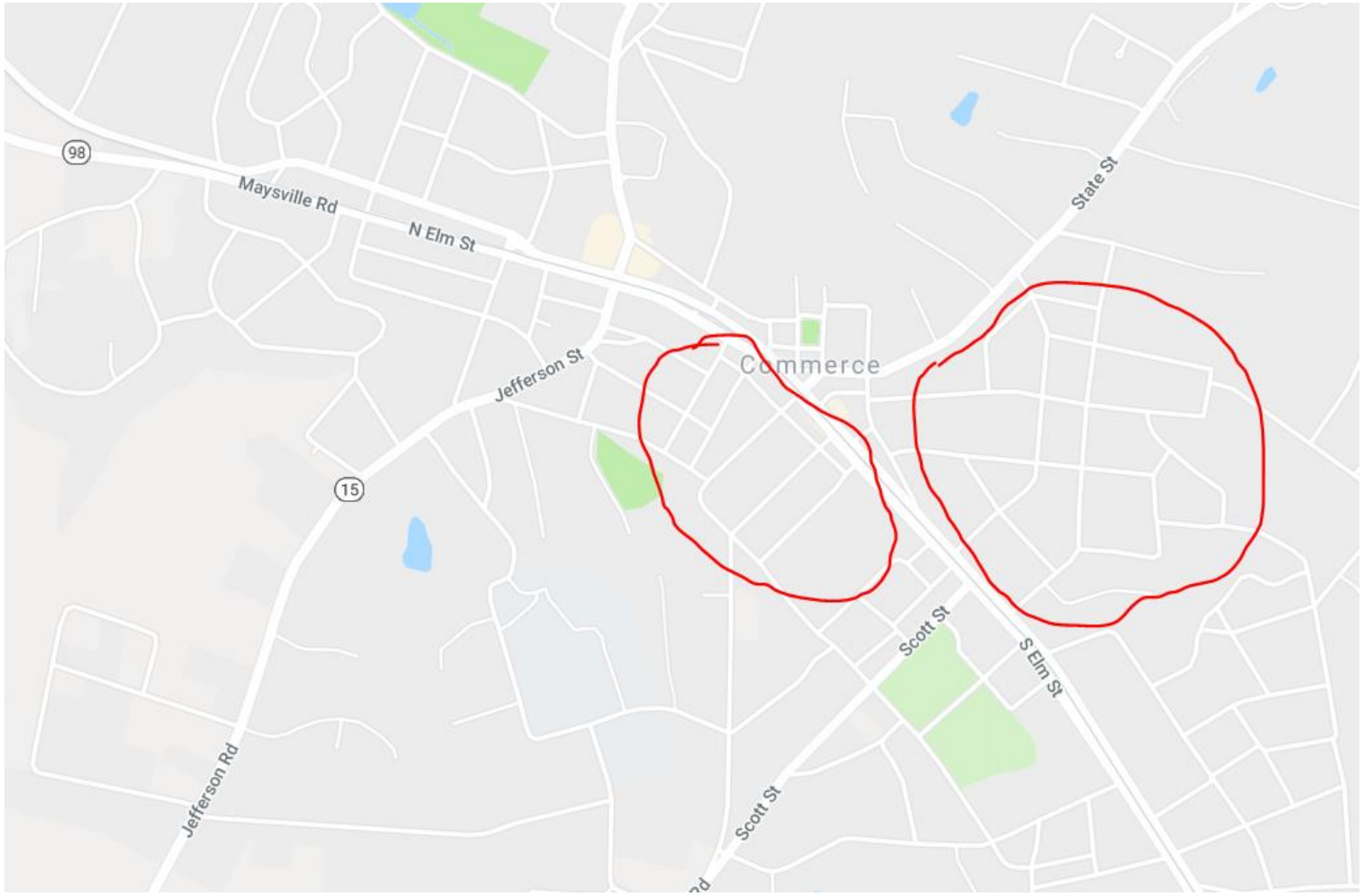
3. How will you be **publicizing** the housing assessment and **involving community members** prior to starting the assessment? Past communities have used public meetings, booths at community events, postcards, newspaper notices, and community pages on social media to spread word about the assessment and explain how you will use the data you collect.

4. **Who** will be doing the assessment? Many communities make use of city staff, interns, college students, or volunteers from local organizations. Which of these are good options for your community? How will you divide up and structure their time?

5. In addition to these responses, we request that you work with your local GIS office or county tax assessor to obtain a shapefile (geographic data format) of parcels for your community. We will use this data to match the data you collect to existing parcel records. We suggest that these data include property owner and homestead status to identify rental properties and major property owners. Are there **additional variables** you'd like to include for your analysis? These could include zoning, age of structure, or similar data you already have available.

Web link:

Where are you doing your assessment?



Collecting existing data

Collecting parcel data

- Geographic data usually stored in a “shapefile”
- Start with the county tax assessor

What data do you want?

- Parcel number, owner name/address, homestead status, etc.

Where are you doing your assessment?

- Past assessments range between 200-3,000 parcels
- Plan for 1-3 minutes per parcel (plus walking and conversation with residents)
- Balance between focusing on needs and neighborhood equity

Plan your survey

When will you survey?

Each property can take 5-10 minutes

Who will do the survey?

City staff, college interns, volunteers

Smaller group = greater reliability

Who will be doing the assessment?

Community volunteers
City staff
College interns

Plan time for training together and making sure everyone is on the same page.

Engaging the community

More than just community meetings

- Who are the key contacts and partners?
- How will you spread the word?
- How will residents benefit?

Publicity: Social media, postcards, t-shirts

Beyond the “usual suspects”

Who hasn’t been part of this process already but should be?

Publicity: How to share with the community

- Public meetings
- Outreach to/at community institutions
- Booths at community events
- Postcards
- Newspaper notices
- Posts on community Facebook pages

Data needed prior to assessment

Collecting parcel data

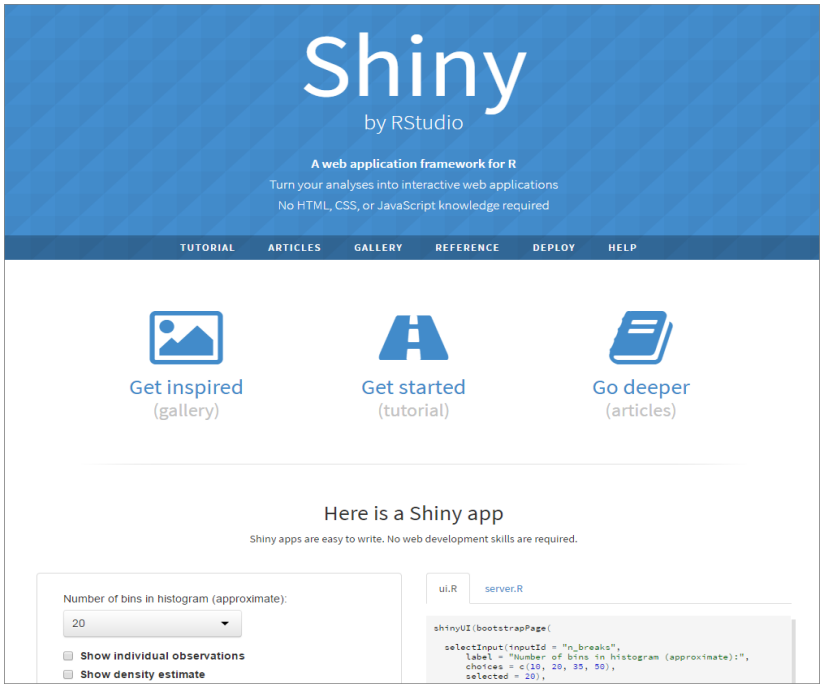
Geographic data stored in a ***shapefile***

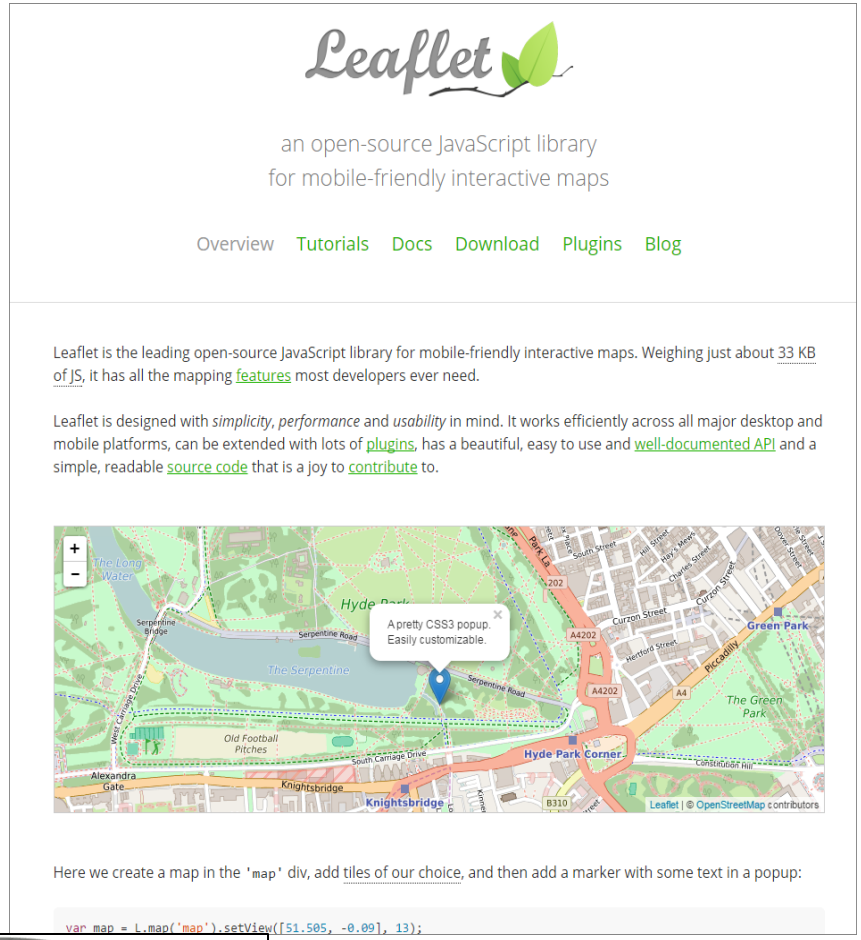
Start with the county tax assessor

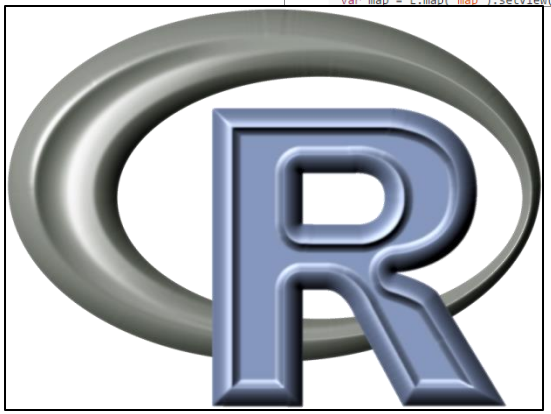
What data do you want?

- Necessary: Parcel number, address, homestead status
- Helpful to have: owner name/address, zoning, political districts

Visualizing results







Housing Conditions: Commerce survey results | Survey map | Common issues-graph | Common issues-map

Map of data coverage

The map on the right shows data already collected. Red dots are surveyed properties, and grey dots are those yet to be surveyed. The orange lines show ward boundaries. Mouse over them to see the ward numbers.

Show unsurveyed parcels?

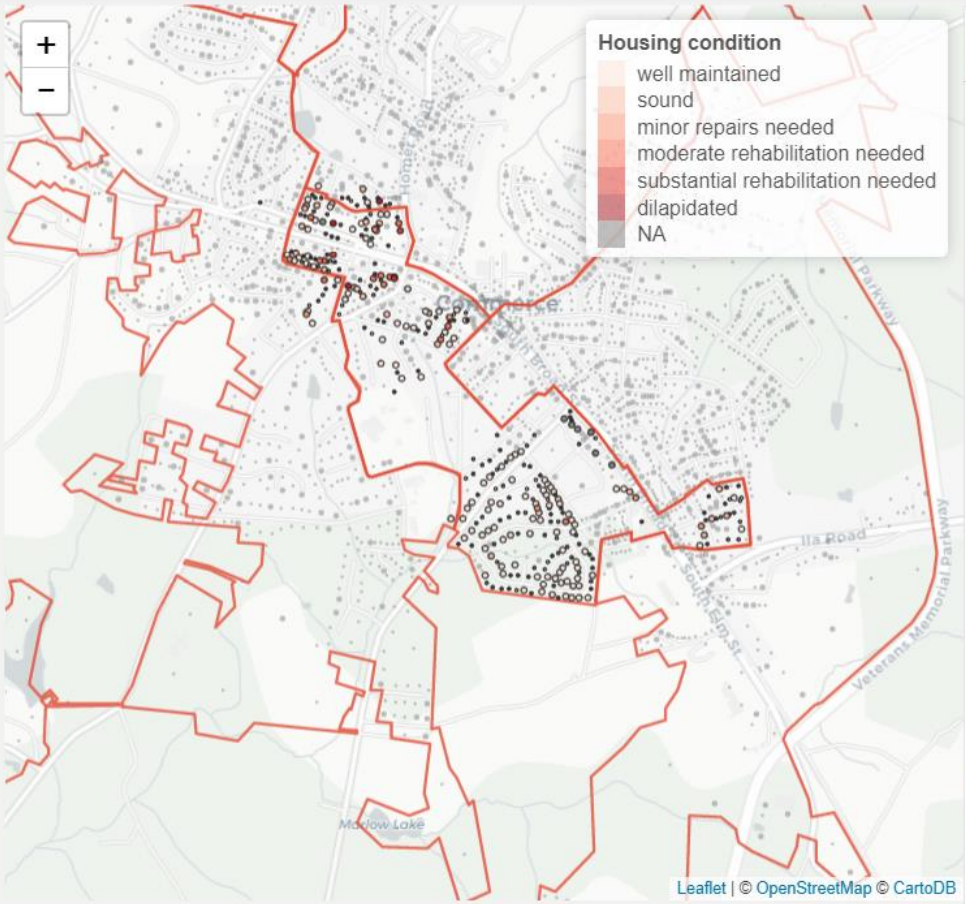
- (•) Yes
- ( ) No

Choose the base map

- (•) Road map (Carto)
- ( ) Satellite imagery (ESRI)

Download the raw data

Download



Click on a point on the map to see the property information below.

Parcel ID: C15 092
Parcel address: 41 ANDY COURT
Property type: Single family home, no garage
Property status: Occupied
Property conditions: Moderate rehabilitation needed

Structural conditions

Foundation:

- Cracked

Exterior:

- Cracked/minor dry rot

Windows/doors:

- Repainting needed

Stairs/rails:

- Repainting needed

Roof:

- Partial re-roofing needed

Lot assessment

Satisfactory

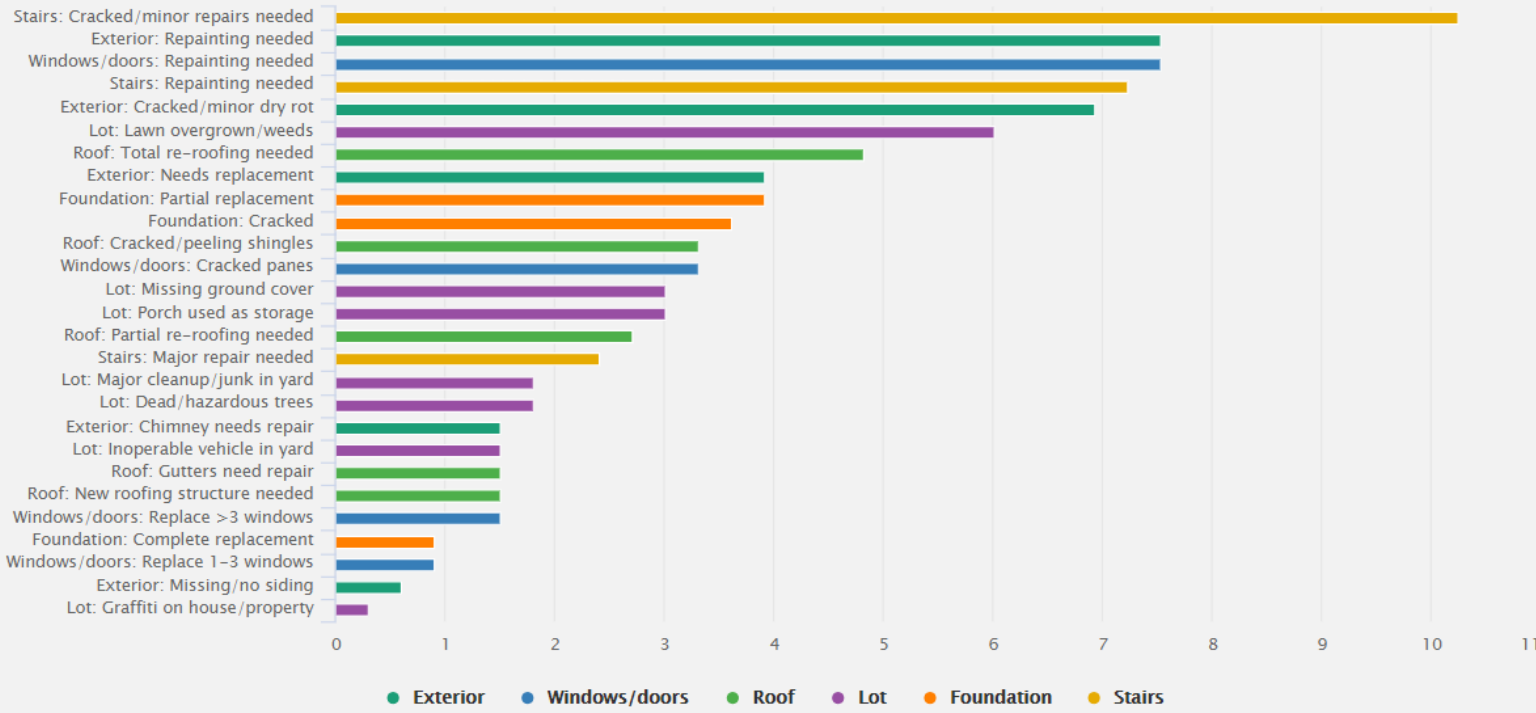
Photos

Picture 1
Picture 2

Housing Conditions: Commerce survey results

Survey map | Common issues-graph | Common issues-map

This chart shows the most common issues in surveyed properties.



Housing Conditions: Commerce survey results | Survey map | Common issues-graph | Common issues-map

Select an issue

Select an issue from the menus below. Properties with the issue will be shown in red on the map.

Category selection

- (•) Exterior
- ( ) Windows/doors
- ( ) Roof
- ( ) Lot
- ( ) Foundation
- ( ) Stairs

Issue selection

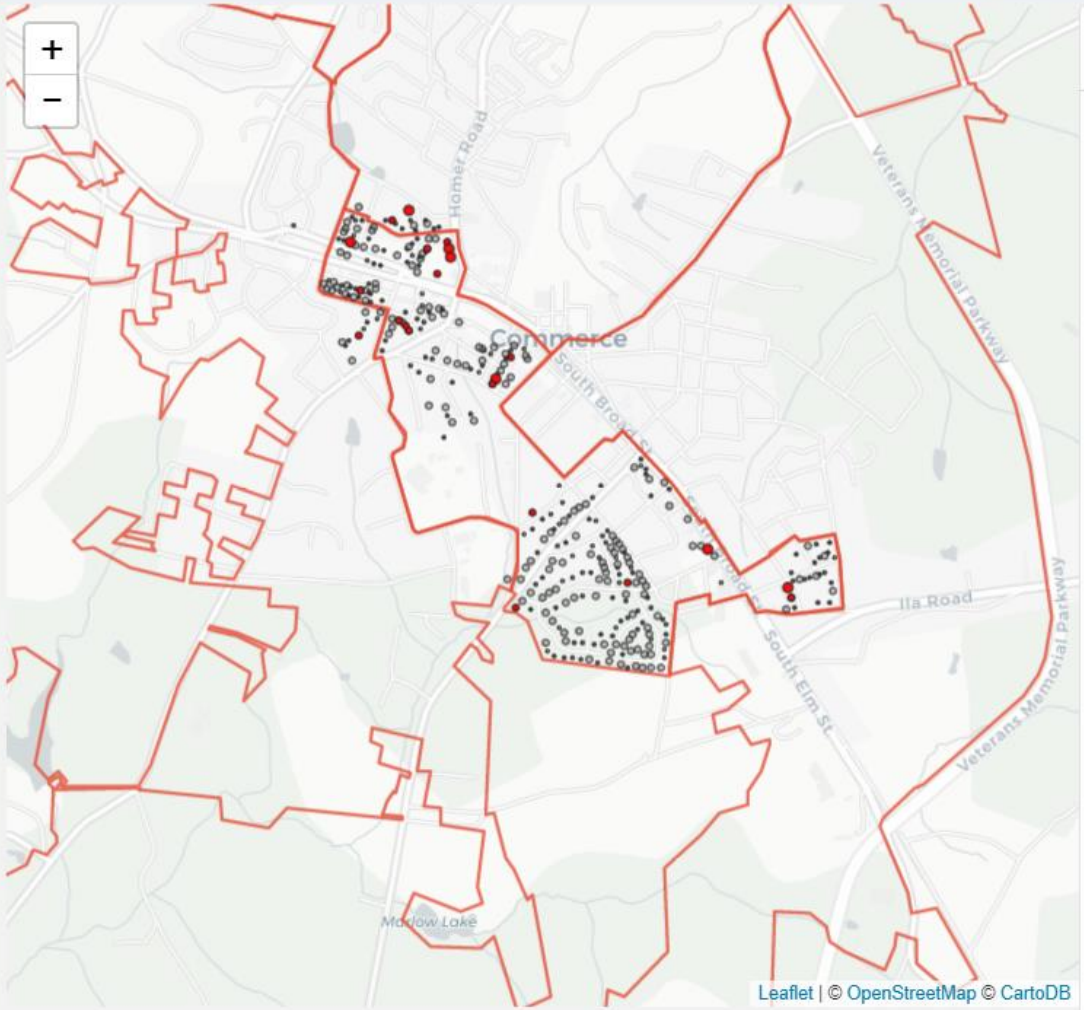
Repainting needed

Choose the base map

- (•) Road map (Carto)
- ( ) Satellite imagery (ESRI)

Download properties with this issue

Download



Costs

Working with CHCR: free for current GICH communities ($500 otherwise)

- One year of technical assistance
  - Electronic data collection
  - Web based data dashboard to track progress and results
- Use of three tablets (if necessary)
- Three months of Fulcrum access

Regional commissions may also be able to help with this process

Questions?

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