

**TAKING ADVANTAGE OF
NEIGHBORHOOD MARKET
POTENTIAL:**

***New Data Resources and
Intermediary Support***

Tom Kingsley
The Urban Institute
June 21, 2007

National Neighborhood Indicators Partnership (NNIP)

- ◆ **Collaborative effort - Urban Institute and local partners in 29 cities**
- ◆ **Partners build and use neighborhood level information systems**

Recurrently updated neighborhood data

Multiple topics and data sources

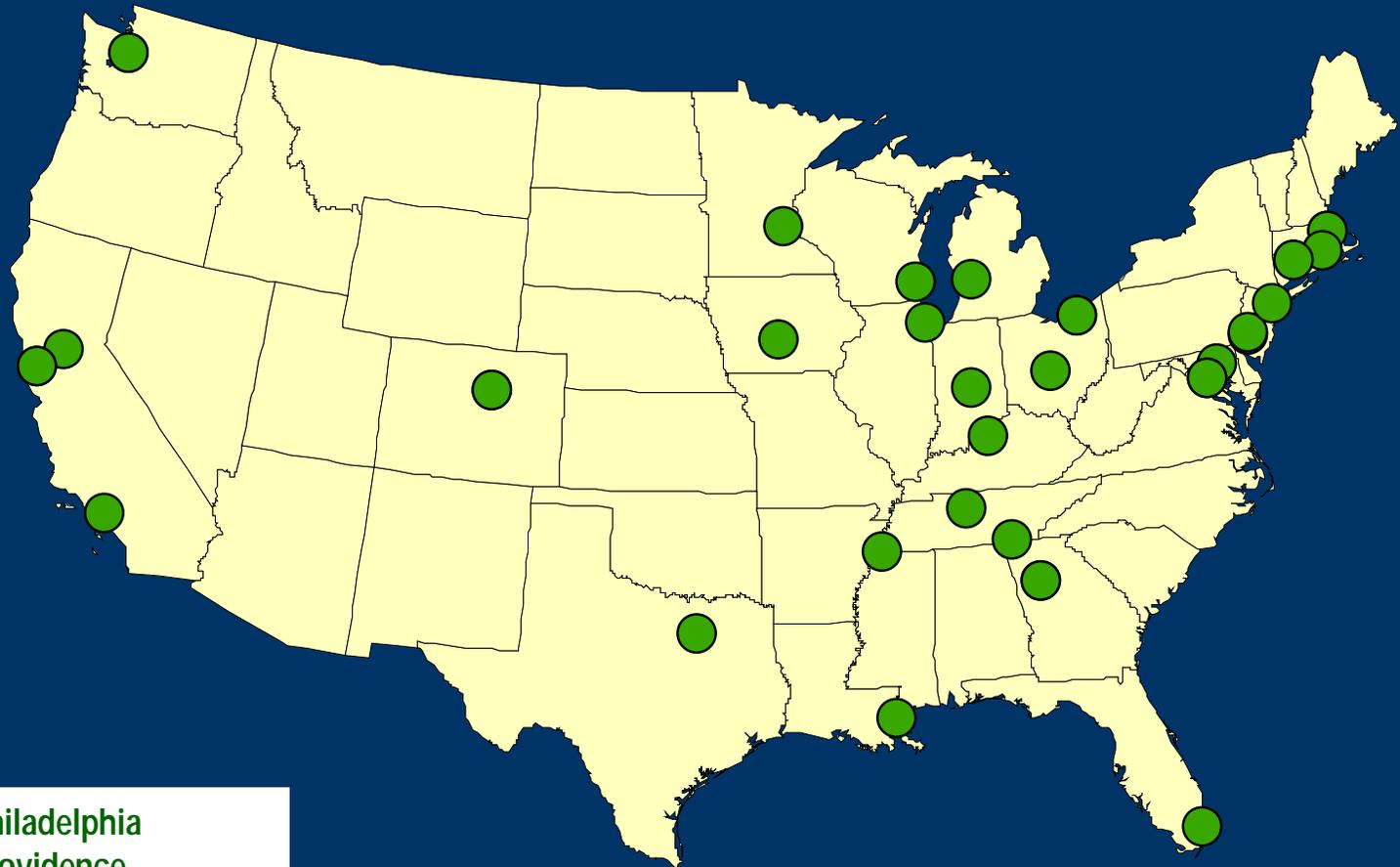
Emphasis on using information for change

Priority to distressed neighborhoods

Current National Neighborhood Indicators Partners

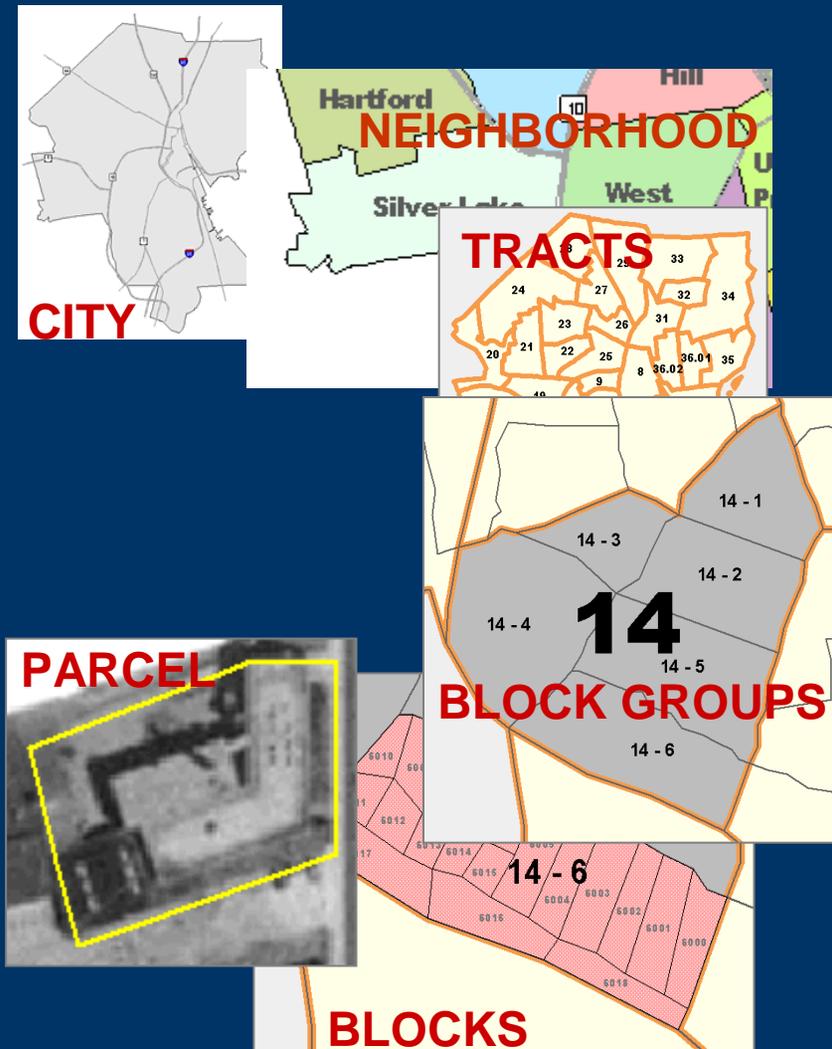
Atlanta
Baltimore
Boston
Camden
Chattanooga
Chicago
Cleveland
Columbus
Dallas
Denver
Des Moines
Grand Rapids
Hartford
Indianapolis
Louisville
Los Angeles
Memphis
Miami
Milwaukee
Minneapolis
Nashville
New Orleans
New York City
Oakland

Philadelphia
Providence
Sacramento
Seattle
Washington, DC



Geography Matters

Linking people information with place information



- Neighborhoods are important in the city.
- People can relate to data analysis at the neighborhood level.

NNIP partners

DATA FROM MANY SOURCES

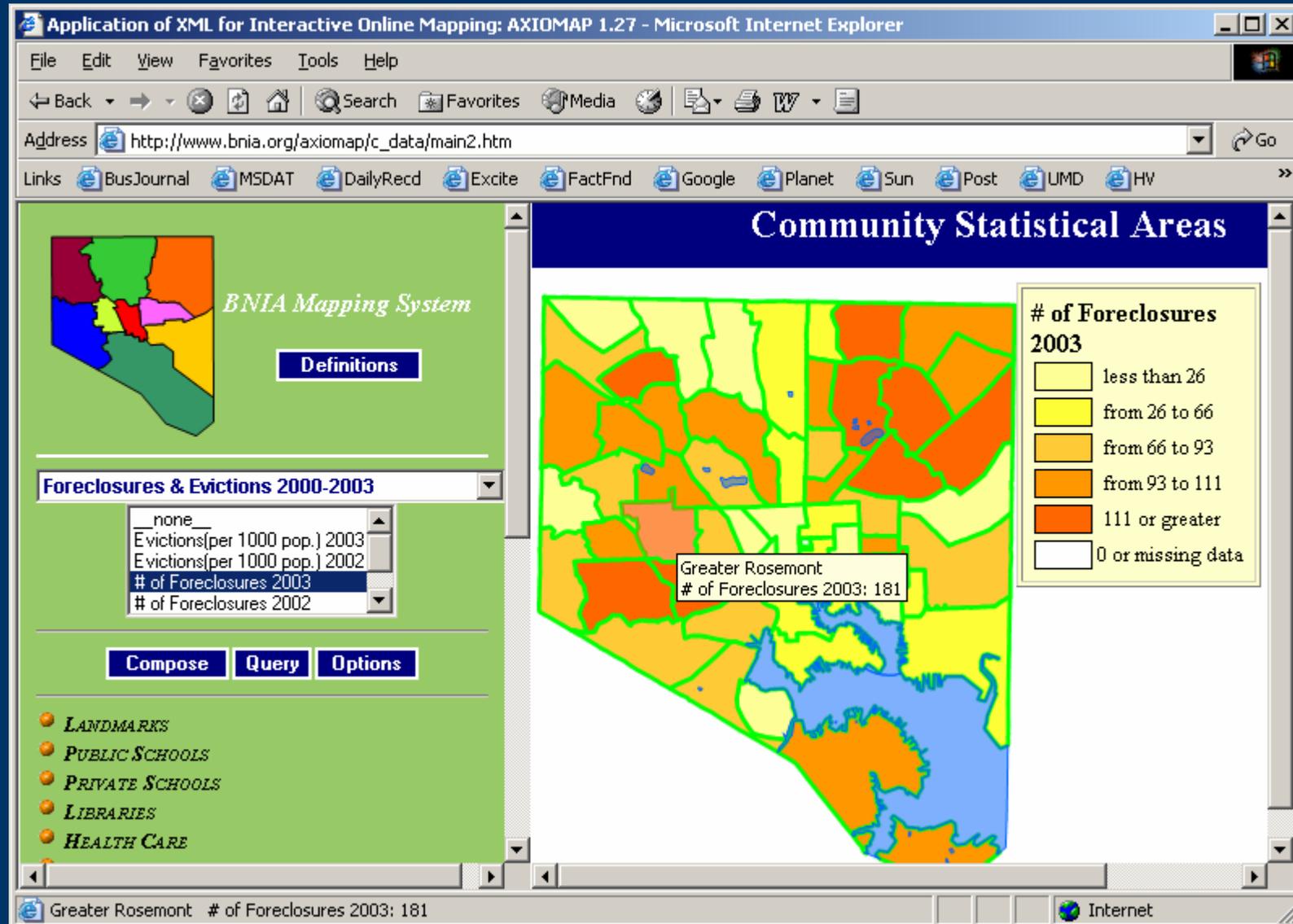
Neighborhood level –
social/economic/physical

- ◆ *Employment*
- ◆ *Births, deaths*
- ◆ *Crimes*
- ◆ *TANF, Food Stamps*
- ◆ *Child care*
- ◆ *Health*
- ◆ *Schools*

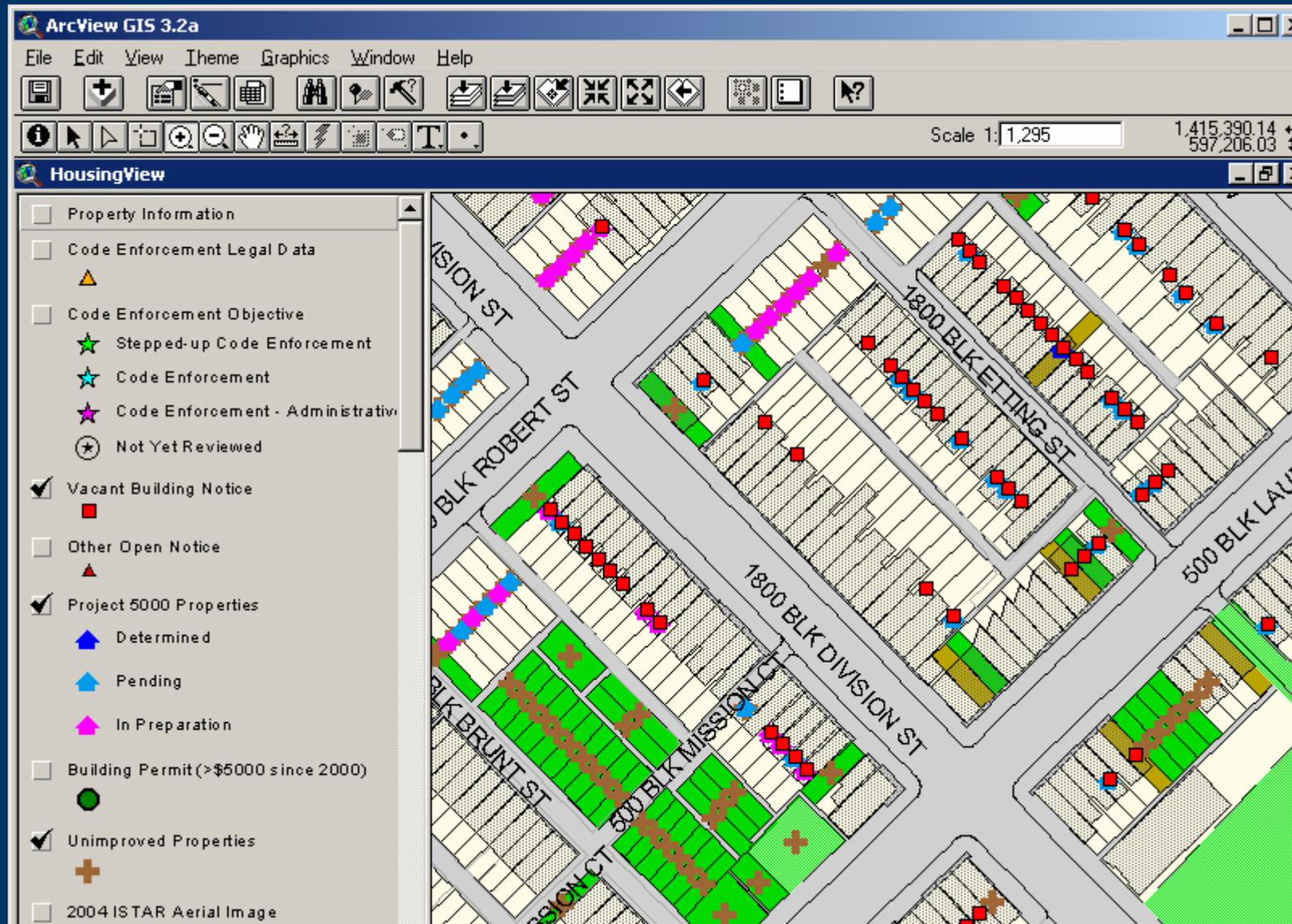
Parcel level – physical/
economic

- ◆ *Prop. sales, prices*
- ◆ *Prop. ownership*
- ◆ *Code violations*
- ◆ *Assessed values*
- ◆ *Tax arrears*
- ◆ *Vacant/abandoned*
- ◆ *City/CDC plans*

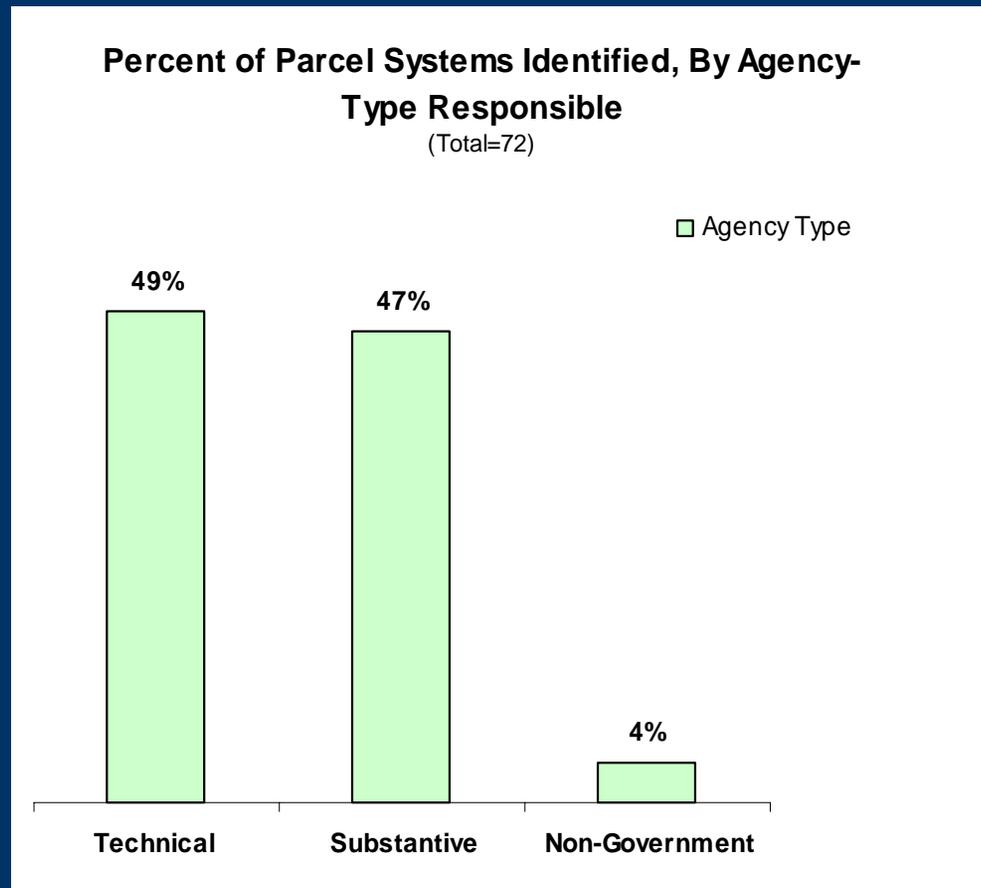
NEIGHBORHOOD DATA -BALTIMORE



PARCEL LEVEL DATA -BALTIMORE



Survey for Lincoln Land Institute: 72 of top 100 cities provide some parcel level data on the web





Identify Results		
1: Providence Parcels - 25362		
Plat	46	
Lot	378	
Txtarea	38124	
N_hood	Lower South Providence	
St_num	775	
St_name	EDDY	
Land_val	64690	
Bldg_val	388310	
Owner_name	HANDY AND HARMAN	
Owner_name	HANDY AND HARMAN	
Owner_addr	555 THEODORE FREMD AVE	
Owner_city	RYE, NY	
Owner_zip	10580	
Landuse	Industrial	

NNIP LOCAL PARTNER INSTITUTIONS

◆ NNIP Partners – mostly outside of government:

Government agency (Hartford, Seattle)

Community foundations (Atlanta, Boston, Dallas, Denver, Miami)

University-based centers (Baltimore, Cleveland, Grand Rapids, Indianapolis, Los Angeles, Memphis, Minneapolis, New York, Philadelphia)

United Way based groups (Indianapolis, Louisville)

Nonprofit intermediaries (Camden, Chattanooga, Chicago, Columbus, Des Moines, Milwaukee, Nashville, New Orleans, Oakland, Providence, Sacramento, Washington)

◆ All work by collaborating

◆ **Offer a one-stop-shop for data**

- *Tremendous efficiency for users*
- *Benefits of social infrastructure*

◆ **Positioned to maintain trust of data providers and users over long term**

- *Not linked to short term political interest*
- *Care with cleaning and release of data*

◆ **Are, or can be, locally self sustaining**

- *Fee/project income can cover majority of cost*
- *But some local general support required*

INFORMATION FOR CHANGE

◆ Democratizing information

- *Facilitating the direct use of data by stakeholders*

◆ A central mission — strengthening, empowering low-income neighborhoods

- *Partners work for many clients but influence of this theme evident in all their work*

◆ Information as a bridge for collaboration

NNIP – LOCAL APPLICATIONS

◆ Applications of indicators in local change initiatives

- *Citywide analysis to change laws and policies*
- *Data to guide program planning and implementation (spatial targeting of resources)*
- *Data to support individual neighborhood improvement and development initiatives*
- *Data to support program/policy evaluation*

◆ Comprehensive indicator report/review

- *Well developed in Boston, Baltimore, Chattanooga, Philadelphia*
- *Several other cities making progress*

Expanding work in:

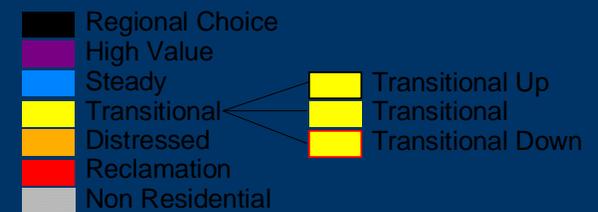
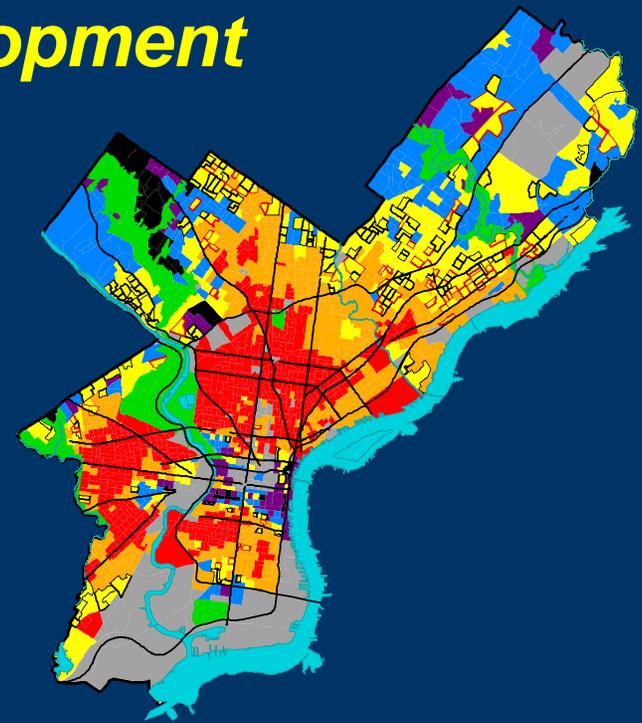
URBAN LAND MARKETS

- ◆ **Taking advantage of recent improvements in parcel-level data**
- ◆ **Focus on tools to bring timely and relevant information to decisions around property.**
- ◆ **Better information will help cities, nonprofits, private actors**
 - *Prioritize investments*
 - *Tailor actions to neighborhood conditions*
 - *Coordinate revitalization efforts*

PHILADELPHIA'S NEIGHBORHOOD TRANSFORMATION INITIATIVE (NTI)

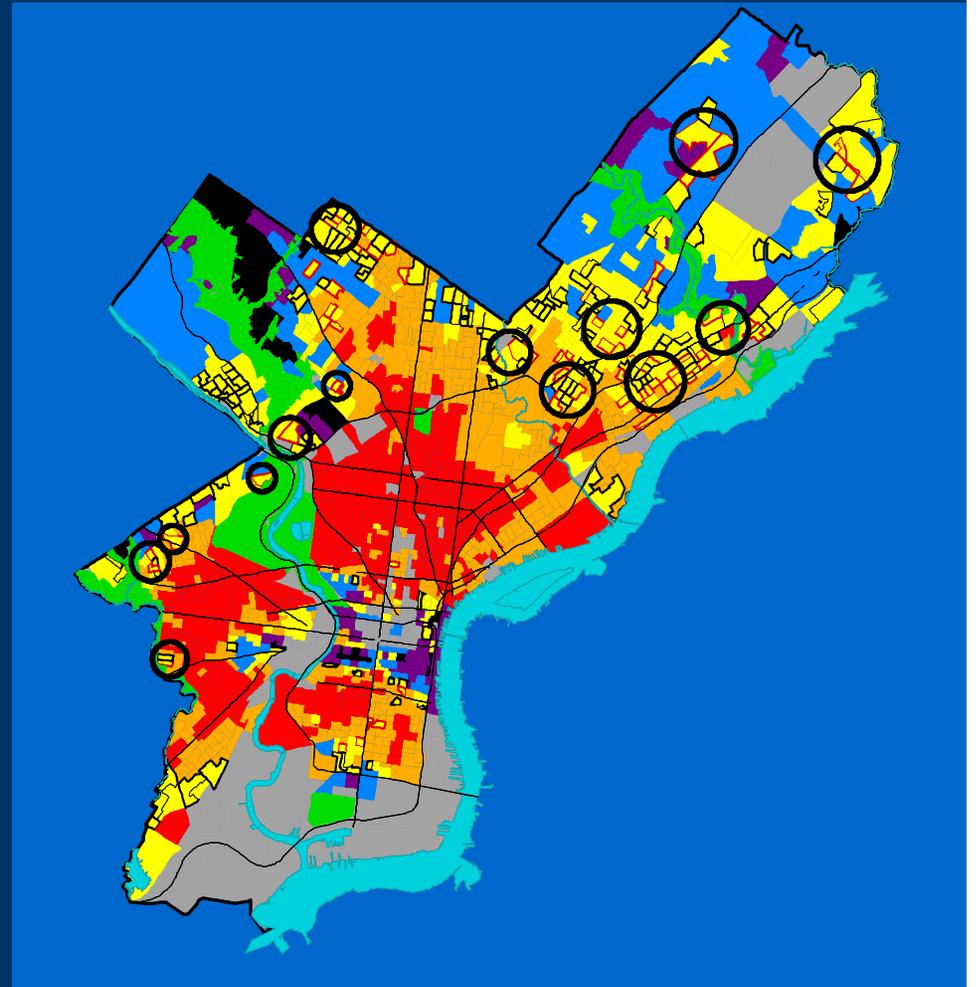
Data driven, citywide strategic framework for housing and neighborhood development

- \$295 million bond
- Agency realignment
- An objective lens through which development decisions are made
- Land Bank
- Demolition of dangerous residential and commercial properties and encapsulation for future rehabilitation



NTI Market Analysis

1. Underlying Data
2. Statistical cluster analysis leads to creation of market types
3. Government has a role in each market type
4. Statistical analysis of housing markets leads to strategic investment strategies



DECISION SUPPORT TOOLS:

A logical next step

- ◆ Decision support tools
 - *Computer assisted devices for monitoring, sorting, estimating impacts*
- ◆ Connect the data and the decision makers
 - *Market typologies alone do not force decisions or lay base for monitoring*

Decision Support Tools: **HOW THEY WORK**

- ◆ **Queries draw down customized displays of data relevant to action**
 - *E.g., several indicators re abandonment*
- ◆ **Model based estimates and rankings of properties**
 - *E.g., risk of abandonment scores, categorize by suitability for different prevention actions*
- ◆ **Simulate decisions**
 - *E.g., tentatively assign and schedule properties for different types of action to prevent abandonment*

Providence Urban Land Reform System

You are here: [Search](#) - [Results](#) - Detail

Providence Urban Land Reform

Land Information System

Property Detail [Back to Results List](#)

Plat-Lot-Unit: 030-0031-0000 [Map this Property](#)

Property Address	29 Sprague St
Neighborhood	West End
Ward	11
Owner (12/31/04)	Steven Tegu 29 Sprague Providence RI 02907-2525
Tax Code	One Family Residence
Zoning	
Year Built (Primary)	1930
Land Value	\$16,800
Building Value	\$109,100
Total Value	\$125,900
Lot Area (sf)	3,877
Building Area (sf)	1,778
Residential Units	1
Owner-Occupied	Yes
Nonutilization Tax	No

As of December 31, 2004



Picture date unknown. Taken during 2001 revaluation.

DISCLAIMER: The material contained in this website is offered as a public service and for informational purposes only. The information herein is subject to change without notice and should be confirmed with primary sources for accuracy and currency. In no event will the City of Providence or The Providence Plan be liable for any errors or omissions, regardless of cause, or any damages arising from the use of information provided on this website or through links to any other websites. No communication to the City of Providence via this website shall constitute legal or official notice to the City, its officers, employees, or agents for any purpose.

Property Distress

[Warning Signs](#) [Warning Sign Summary](#)

Warning Signs

Lien	
Advertised Since 1999	1
Advertised in Past 2 Years	1
Most Recent Advert	9/19/2005
Lines Sold Since 1999	0
Lines Sold in Past 2 Years	0
Most Recent Sale	-
Most recent sale notice sent	-
	<i>As of September 9, 2005</i>
Code Violation	
Notices Since 2004	0
Notices in Past 12 Months	0
Most Recent Notice	6/6/2005
	<i>As of June 13, 2005</i>
Tax Ticket (\$250+)	
Tickets Since 2004	0
Tickets in Past 12 Months	0
Most Recent Ticket	-
	<i>As of September 30, 2005</i>
Structure Fire	
Fire Runs Since 2004	0
Fire Runs in Past 12 Months	0
Most Recent Fire Run	-
	<i>As of February 28, 2005</i>

Warning Sign Summary

For Individual Property	
Recent Incidents	1
Most Recent Incident	9/19/2005
Most Recent Sale	-
Incidents Since Last Sale	1
Within Vicinity of Property	
BLOCK GROUP - 1200 3	
Recent Incidents	13
Foreclosure Sales in Past 12 Months	1
Tax Liens Advertised in Past 2 Years	11
Tax Liens Sold in Past 2 Years	0
Code Violation Notices in Past 12 Months	0
Environmental Tickets in Past 12 Months	0
Runs for Structure Fire in Past 12 Months	1

The term "Recent" refers to the past 2 years for tax lien advertisements and sales and to the past 12 months for code violations, environmental tickets, structure fires, and foreclosure sales. Property Vicinity is defined by Census Block Group.

Foreclosure History *As of October 28, 2005*

No Foreclosures

Source: Providence Journal Legal Notices (2005 forward). Represents advertised date of foreclosure sale, not completion of sale.

Status: Suspected Abandonment *As of August 11, 2005*

Status is NOT an official City determination. Unutilized properties were visually deemed to have no obvious current use. Suspected abandoned properties were both unutilized and with serious signs of physical neglect.

Property Sales *As of May 31, 2005*

Date	Buyer	Seller	Price	Book	Page
No sales reported					

Source: City of Providence and Warner Information Group (1997 forward). Sale transactions may involve buyers, sellers, and book pages in addition to those reported. Be aware that sales price may be affected by other properties or conditions that were part of the transaction.

BROOKINGS UMI PROJECT

- ◆ **Baltimore** - *positioning vacant properties for effective resale to investors*
- ◆ **Providence** – *early warnings and actions to prevent housing abandonment*
- ◆ **Indianapolis** – *using parcel data to evaluate CDBG applications and monitor performance*
- ◆ **Milwaukee** – *testing a set of tools for land management in one focus neighborhood*
- ◆ **Washington** – *strategic actions to preserve affordable housing*

MORE ADVANCED

Collaboration in Community Development

- ◆ **Moving from projects to managing change in neighborhood land markets**
 - *City, CDCs, other groups involved in planning and implementing*
- ◆ **Enhanced data on properties**
 - *E.g., currently planned actions and timing (City and CDCs), fuller data on status of properties*
- ◆ **Suite of decision support tools**
 - *Applicability of different types of actions to different types of properties*

THE MISSION OF THE PARTNERSHIP

◆ **Advance the state of practice**

1. *Informing local policy initiatives (substantive cross-site work)*
2. *Developing tools and guides (NNIP Elements of Practice)*

◆ **Build/strengthen local capacity**

3. *Developing capacity in new communities*
4. *Services to an expanding network (Community of Practice and Partnership)*

◆ **Influence national context/partnering**

5. *Leadership in building the field*

More cities -- at various stages



- Battle Creek
- Canton
- Detroit
- Kansas City
- Las Vegas
- Little Rock
- Newark
- New Haven
- Norfolk
- New York
- Phoenix
- Pittsburgh
- Portland
- Richmond
- San Antonio
- St. Louis
- Toledo
- Utica
- Winston-Salem

For more information on NNIP

- ◆ **Web site: www.urban.org/nnip**
- ◆ **Email: nnip@ui.urban.org**

- ◆ **Mailing address:**

Tom Kingsley or Kathy Pettit

National Neighborhood Indicators Partnership

c/o The Urban Institute

2100 M Street NW

Washington, DC 20037