Jeff Matson: Wanted to have more influence on national and local policy. Get multiple partners working on single issues in hopes of raising profile. Think about continued affordability issues—where to site affordable housing? In inner cities or more high opportunity neighborhoods? What was everyone been working on?

Steve King: Manage housing research. Affordability off the charts in the bay area. Just started a project analyzing HMDA data.

Jennifer Newcomer: Just published report with state affordable housing advocacy group. Denver has 2nd highest year over year rent increases in the country. Piece we just published looks specifically at how we can impact the dynamic most and look at how we can help residents where costs are mounting and what impacts rising costs have on local governments. A marginal increase in expenditures on housing above 30% threshold decrease potential of households to spend on taxable goods. Curious about how that body of work can evolve.

Eleanor Tutt: Interested in anything housing related. The idea of investment flows generally is interesting, thinking about who is baring the costs and where government is putting resources. Ties into housing when thinking about subsidies. Seeing budget numbers come up more often when we talk about housing.

Michael Barndt: Milwaukee situation has changed to where emphasis is more on integrating some of the IDS capabilities. Should exploit the fact that Milwaukee has a strong dataset. It’s a ripe place to study. Useful for cross-site to understand dhow different cities are. The attitude of industry is changing and it would be useful to break out different types of strategies. The lower level strategies (using vacant lots) are more successful in Milwaukee and the next level (construction) is harder. Focus from homeownership to thinking about rental model. To restore value to a community may mean that it is no longer a place for people whose income is low. Hard to generalize across sites. Think about what has happened to those who were victims of the foreclosure crisis—still want to be in homeownership? People haven’t been looking at that point yet. In Milwaukee concerned about houses that are empty and that there isn’t enough money to tear them down.

Liza Morehead: Affordability is issue in Portland. 30% of homes bought in cash, people from LA, SF or developers. People getting pushed out to edges of city. Some say no home available for typical black family in Portland. Looking at where people go when they leave Portland. Financial aspect is interesting in Portland—would it be analogous? Property taxes based on value of home in 1993 and can only increase by 3%. People who live in gentrified neighborhoods pay very little in property taxes and all those who were pushed out to the edge city pay much more since their housing is new.

Kim Pierson: Don’t do much work in housing affordability in Providence.

Laura Simmons: 10-year plan to end homelessness in Charlotte. Issue of where to build affordable housing, no one wants it in their neighborhood. Bad public transportation, getting to jobs from housing is a big issue. Think about business community and how to get people to come to Charlotte.

Liza: Interested in transportation as well. Hard to get to places late at night.

Eleanor: Job and housing is possibly part of the areas of opportunity discussion mentioned. To what degree is job access and school quality a factor?

Jeff: The places closest to the downtown are ranked lowest even though they are closest to most jobs. Not close to high tech areas or places with new industry—those places not very accessible.

Michael Barndt: Looking at LEHD shows that access to jobs is not closely related to living next door to each other.

Steve: In Oakland we want from the foreclosure crisis to the affordability crisis. We’ve wanted to look at postal service data (change of address) and match that with foreclosure records to see where the foreclosed went.

ET: Maybe that is a way to think about cross-site project—is there one resource we could get that when linked with everyone’s data would be a huge thing.

JN: We looked at streetlight data. Also getting all the travel data associated with smart phones and GPS devices. Gets to temporal dynamic of where people access jobs and where they come from. The relationship between households in affordable housing vs. suburban communities, what support systems are different? Thinking about what are the travel behavior dynamics.

MB: Cities that have access to smart car transit information?

ET: Might get that soon. Openpaths.cc lets you donate your cell phone location data to research projects. Combine with community outreach and make it a tool?

JN: The streetlight vendor has mostly transit-related clients. They’ve been curious around social-based outcomes and might be interested in doing a demonstration project with us.

MB: Tackle some of the transportation questions as a GIS exercise. Look at bus information and maybe generate hypothetical trips across hypothetical model and develop map.

JM: People have done those. Researchers have looked at how many jobs you can reach by transit and see how many jobs you can get to in 45 minutes, 30 minutes, etc.

MB: Also look at land bank options. Blown away by Cleveland options were land bank wrote state law. The Wisconsin experience is inside out by comparison. Perhaps examine that across cities.

SK: Dataset from Lincoln Land Institute at MSA level that compares land values and housing structure costs over tie. Shows increasing contribution that land values have to housing costs. In Oakland it is crazy, the land piece is unpredictable and volatile. Starts in 1984.

ET: I’m looking at eviction data and was wondering if anyone has obtained it.

MB: In Milwaukee the eviction data kick in when the sheriff’s department goes to do the eviction. So many things can happen before that that you aren’t sure what are getting.

SK: Anti-eviction mapping in SF.

JM: What is going on with HMDA data? We looked at new originations and refinance loans and home improvement loans. Would it relate to figuring out what happened to people that went through the foreclosure process—higher denial rates, etc.

SK: Starting HMDA project now. Looking at Oakland, Fresno, Long Beach, and state of CA to see what data can tell us. Mining data for now. Greenline is interested and want to know about the top 10 things in CA.

MB: Partnerships are important to cross-site projects. Maybe some of groups involved in neighborhood stabilization? Bring those groups back together around a new issue? Are those groups continuing to meet?

JM: Not in our city. Not after the last round of NSP funding. We recently completed a process that ranked the banks. We looked at the 2 largest banks to see if they were really open to loan modifications, see if they were speeding up foreclosure process in some areas, etc...

MB: Another stakeholder is the Federal Reserve. The Chicago branch has been very active in Milwaukee. That could be a sponsor.

LS: Our Federal Reserve has been very interested in affordable housing. It would be great to keep them involved.

JM: How do we deal with different projects in a cross-site project? Find similar types?

MB: Comparisons have worked depending on how progressive a place has been on an issue. Certain success in different places can be models. This is different because we are talking about housing environments, which are very different. I’m not certain you would get the same research agenda. The regulatory environment (around land banking…) could be instructive and make transportability of the findings easier. Generalization would be safer if we are aware of the limitations of generalizations. What got people excited in the past was that you got to use new datasets. Housing is different because it is something that we’ve mastered. You’re trying to use data versus get new access.

JM: Thinking about the flows of capital could be interesting. Something that Eleanor said. Are people interested in the idea of investment? We have permit data, for example.

SK: We are. We have code enforcement data. Tracking money flows would be interesting.

LM: Interested as well.

LS: Interested also.

MB: What is scope?

ET: More clarity needed. Saw Urban survey on the way money is flowing into neighborhoods (Brett’s project). Are we doing tax abatement in neighborhoods that don’t need it? Is there an equity issue to discuss?

JM: What about working with renters? Looking at tenants’ rights and code enforcements. Now have 311 data on tenant complaints.

Katie Murray: Been doing some work on that at city-level but it is not always shared. When you learn about the process there are some key places where you notice data should be collected but it isn’t because of the way the city does inspections.

ET: Ties into eviction question. One of partners interested in tenants’’ rights and domestic violence calls. Are victims of domestic violence being evicted for seeking help?

LM: Are domestic violence victims in St. Louis a protected class. In Oregon you can’t be evicted if you’re a victim of domestic violence.

ET: People might be evicted because they are a nuisance vs. a victim.

MB: Nuisance regulations have become stricter. Perhaps that dataset on reported nuisances has some degree of quality.

SK: Get access to tenant complaints in Oakland but it is backwards. All paper files. No one knows what is going on in Oakland. In Oakland code enforcement doesn’t talk to the rent adjustment program.

JM: We’ve gone to a tiered inspection system. Also think about when will people complain? Worry about those who are violating occupancy requirement?

MB: Maybe look at access to programs that are meant to improve housing.