



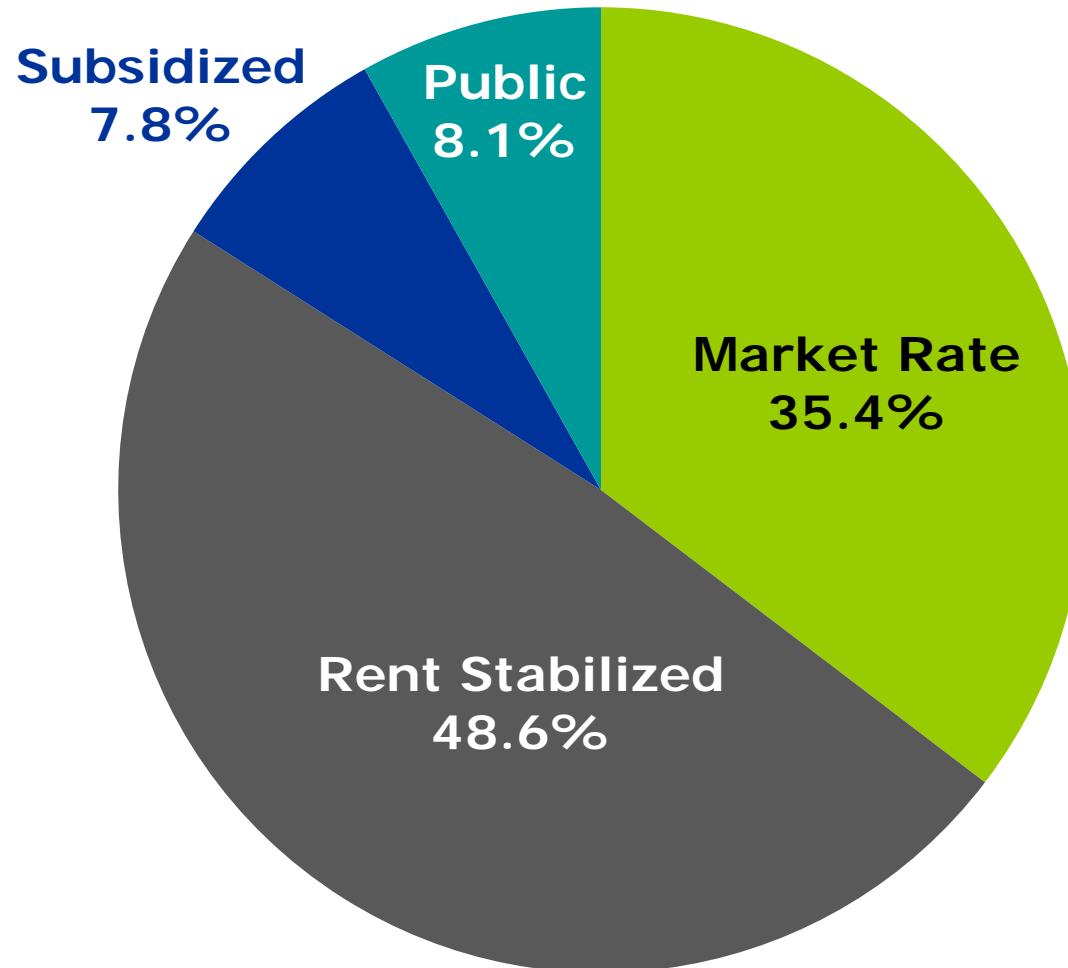
All Aboard!

A Look at New York City's Subsidized Housing Information Project (SHIP)

Max Weselcouch

March 1, 2011

Rental Housing in New York City



Subsidized Housing in New York City

- National Programs
 - ❑ HUD Insurance
 - ❑ HUD Project Based Rental Assistance
 - ❑ LIHTC
- State Programs
 - ❑ Mitchell-Lama
- City Programs
 - ❑ Article 8A
 - ❑ Inclusionary Zoning



Problem: When do Subsidies Expire?

NYDailyNews.com

DAILY NEWS

Reeling over rents Subsidized tenants
face market-rate rise

BY BILL EGBERT DAILY NEWS STAFF WRITER

Sunday, May 23, 2004

NEW YORK POST

**RENT HIKE FURY - TENANTS
IN FOR A \$HOCK; OUTRAGE
AT RENT-HIKE**

David Seifman

Last Updated:

Posted: 12:00 AM, May 9, 2006

The New York Times

Group Fears Lower Rents Will Expire,
Cutting Gains

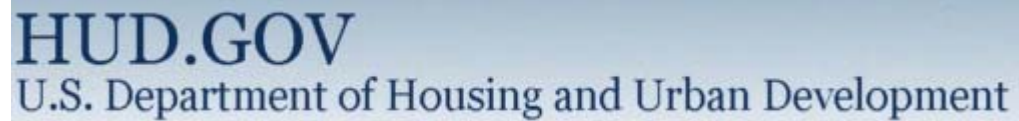
By CARA BUCKLEY

Published: May 6, 2010

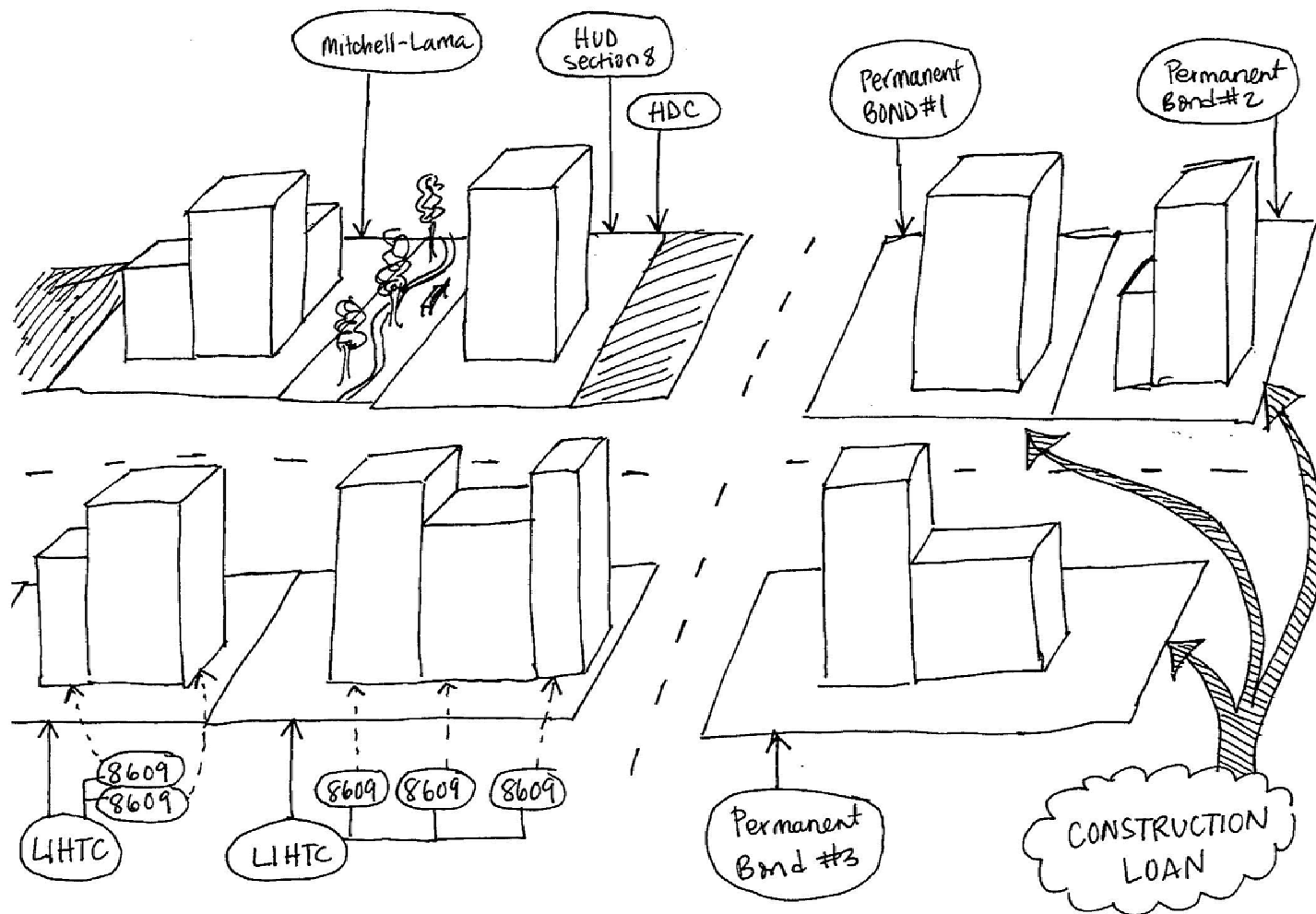
Publicly Available



Multiple agencies



Multiple subsidy programs



Same Property: Different Names

Project 1

Canaan House

Canaan Houses
Residential Project

Milbank Frawley, Site 1

Project 2

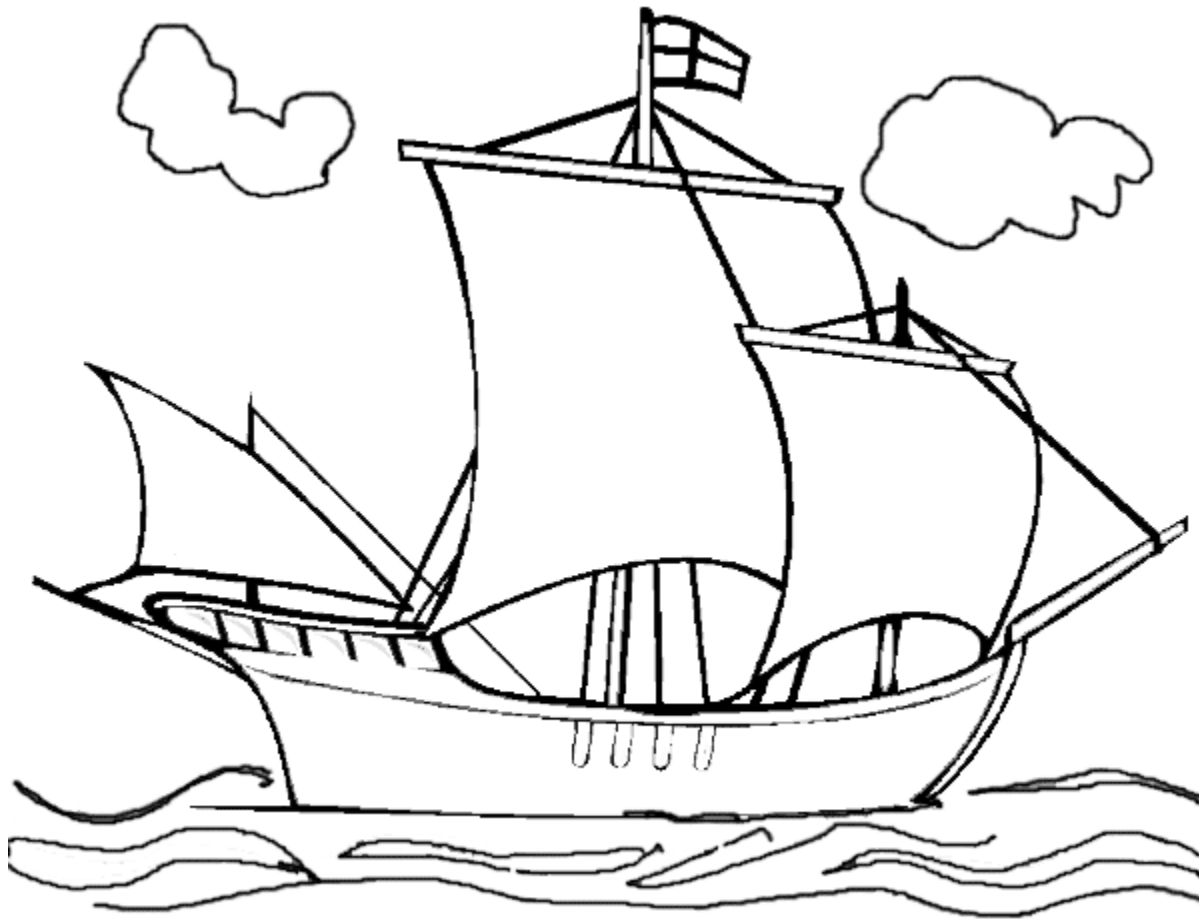
170 South Portland
Avenue

Atlantic Terminal 1

First Atlantic Terminal

The SHIP!

Subsidized Housing Information Project



A range of users

- Researchers
- Government Agencies
- Non-profits
- Community Groups
- Tenants and Tenant Advocates

Housing (SHIP)

Neighborhood Info

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Subsidies

Financial

Physical Condition

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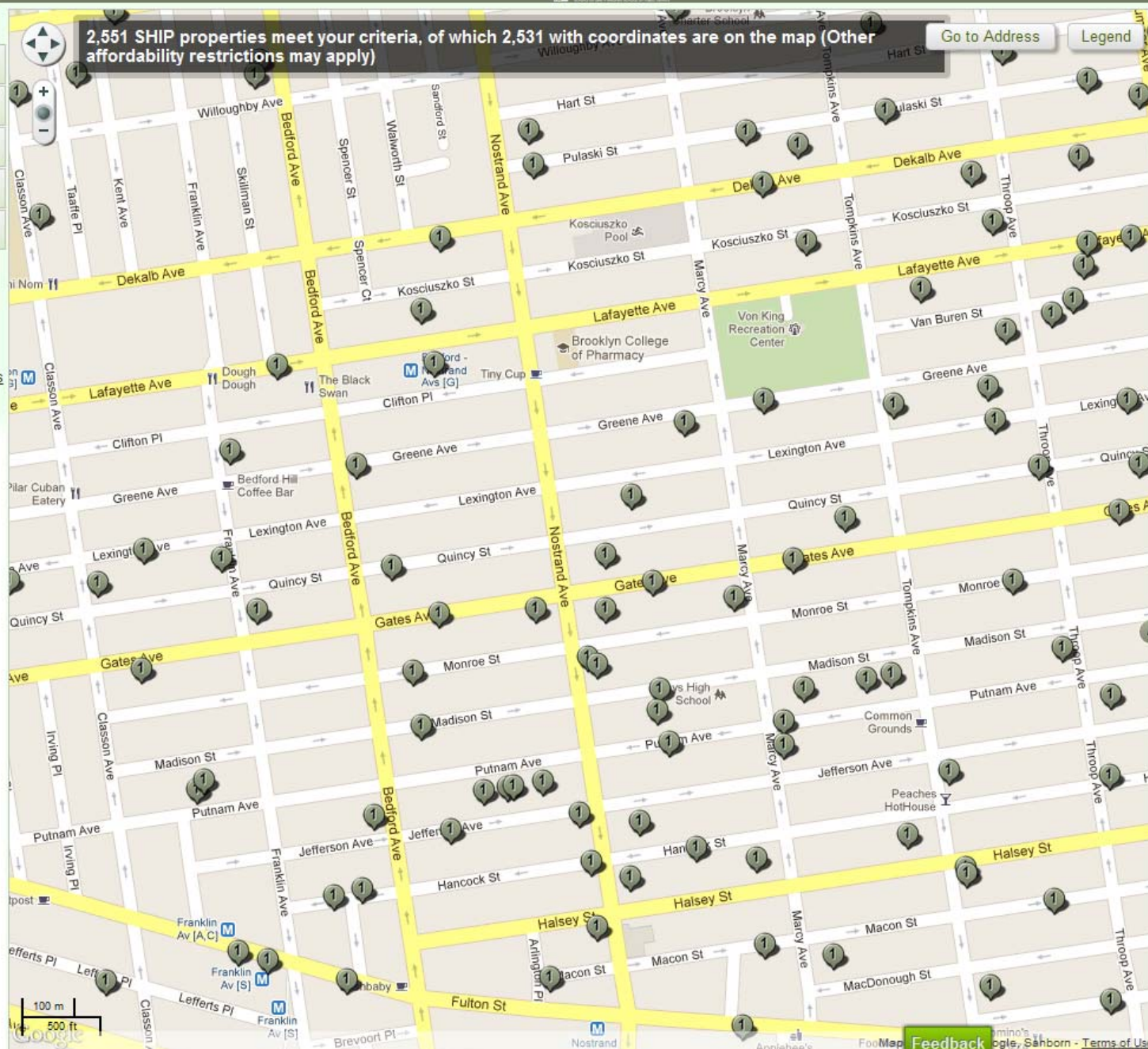
Table

Map

2,551 SHIP properties meet your criteria, of which 2,531 with coordinates are on the map (Other affordability restrictions may apply)

Go to Address

Legend



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- Location ▶
- Subsidies ▶
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CABS ELDERLY HOUSING

Building Count: 1

Unit Count: 111

Owner: CABS HOUSING DEV FUND

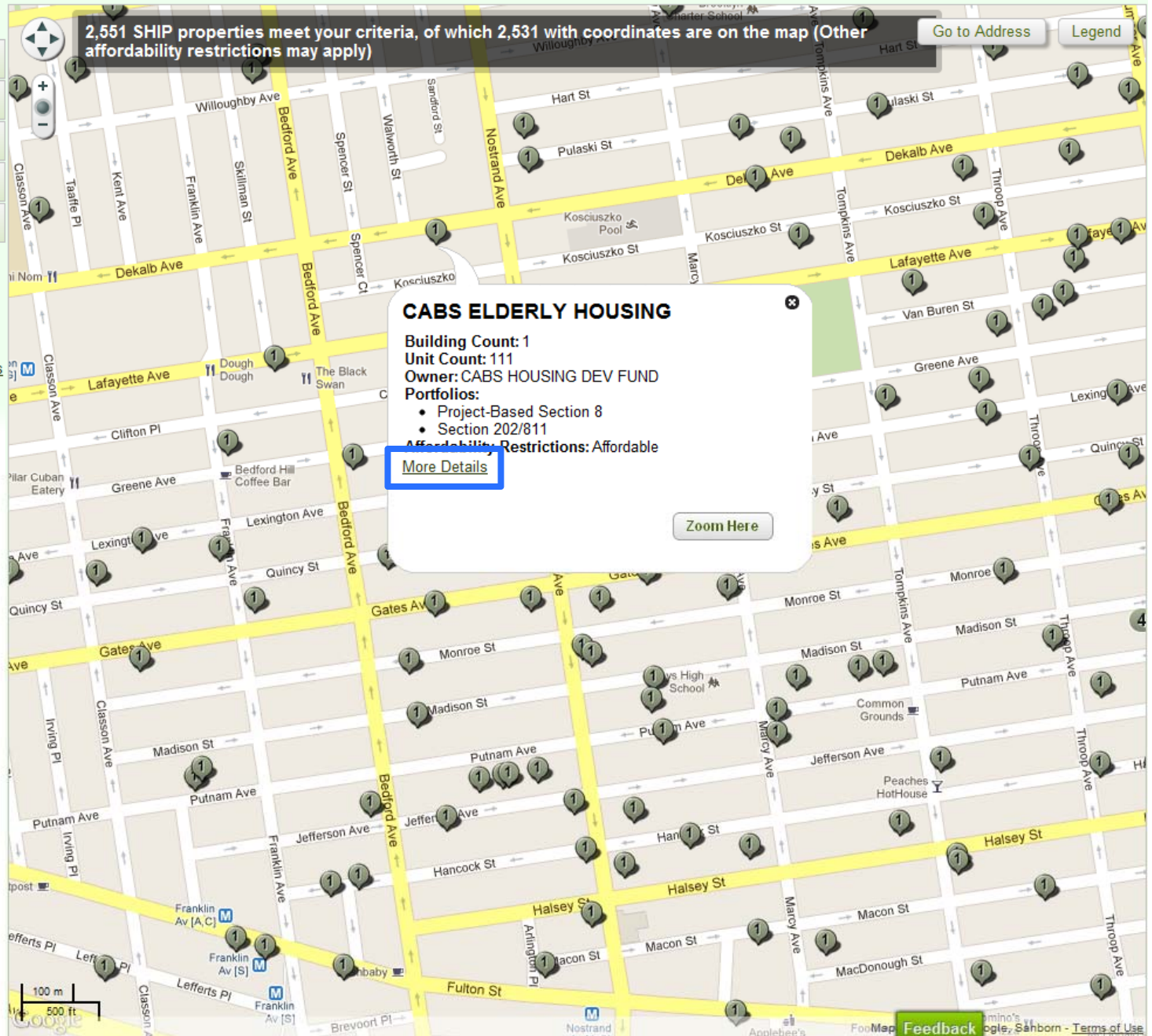
Portfolios:

- Project-Based Section 8
- Section 202/811

Affordability Restrictions: Affordable

[More Details](#)

[Zoom Here](#)



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Property Description

	AVENUE	?
Serious Violations Issued in 2010:	2	?
REAC Number:	70	?
Borough:	Brooklyn	?
CD:	BK03: Bedford Stuyvesant	?
City Council District:	36	?
Census Tract:	Brooklyn 241	?
Building Count:	1	?
Unit Count:	111	?
Year Built:	1984	?
Owner:	CABS HOUSING DEV FUND	?
Rental/Coop (Tenure):	Rental	?
Agencies:	U.S. Department of Housing and Urban Development	?
Portfolios:	Project-Based Section 8, Section 202/811	?
Affordability Restrictions:	Affordable	?
Start Affordability Restrictions:	1983	?
End Affordability Restrictions:	2027	?
Status Mitchell-Lama:	Never	?
Status LIHTC:	Never	?
Status HUD Project-Based Rental Assistance:	Current	?

This is the numeric portion of HUD's most recent REAC (Real Estate Assessment Center) score. REAC aims to score a property's physical condition, on a scale of 0 (worst) to 100 (best) and only pertains to properties in a HUD portfolio.



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The Full Report gives you precise information about each subsidy, active or inactive, that affected this property. This includes the exact start and expiration dates of individual projects.

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Subsidies

Affordability Restrictions

-- All --

Affordability Start

Between No Min and No Max

Affordability End

Between No Min and No Max

Agency

-- All --

Portfolios

-- All --

HUD Financing & Insurance Status

HUD Project-Based Rent Asst. Status

LIHTC Status

2

Mitchell-Lama Status

LIHTC Status

Status

x Current

-- All --

Placed in Service

Between x 2005 and No Max

Eligible to Leave Limited Partnership?

Between No Min and No Max

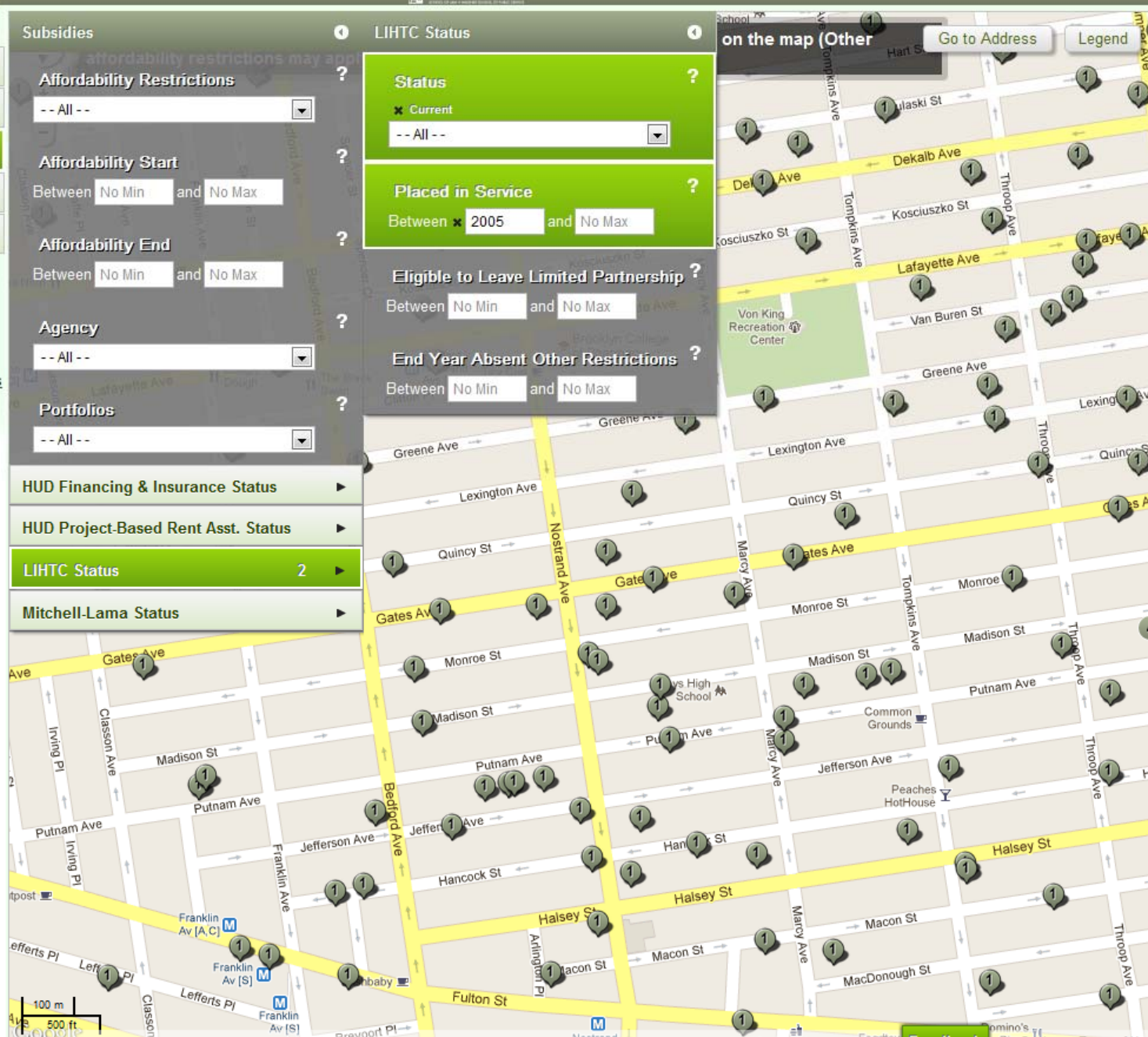
End Year Absent Other Restrictions?

Between No Min and No Max

on the map (Other

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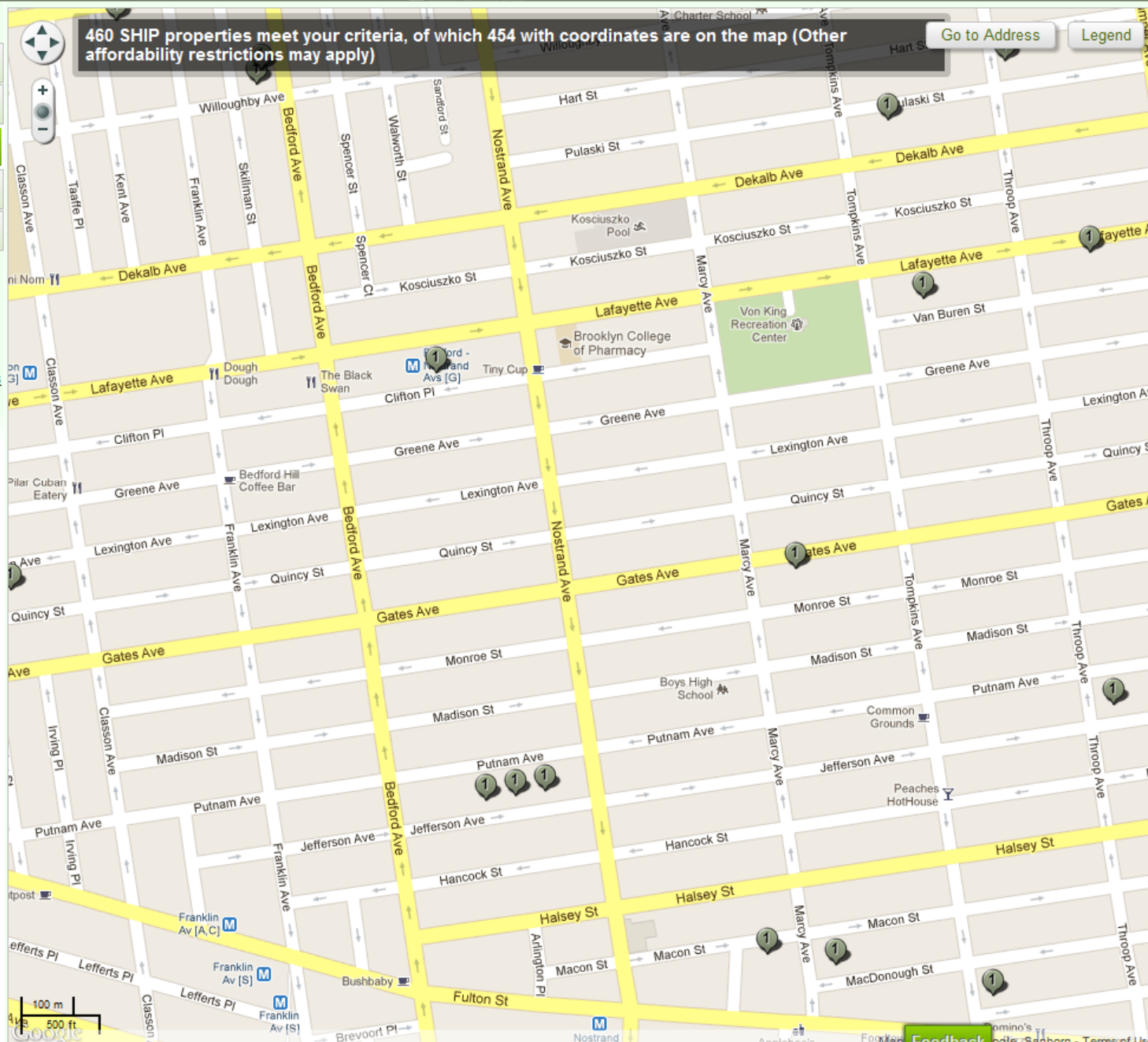
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460 SHIP properties meet your criteria, of which 454 with coordinates are on the map (Other affordability restrictions may apply)

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Housing (SHIP)

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- Location ▶
- Subsidies 2 ▶**
- Financial ▶
- Physical Condition ▶

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Properties

Aggregates

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Map

Choose Columns

460 SHIP properties meet your criteria (Other affordability restrictions may apply)

Export To CSV

Details	Names	Borough	CD	Unit Count	Portfolios	Affordability Restr	End Affordability
Details	Macedonia Senior Residence	Queens	QN14: Rockaway/Broad Channel	28	421a Tax Exemption LIHTC 9%	Affordable	2035
Details	2781-85 Frederick Douglass Blvd 2783 Frederick Douglass Blvd 2785 Frederick Douglass Blvd HCCI	Manhattan	MN10: Central Harlem	23	LIHTC 9% Other HDC Mortgage	Affordable	2035
Details	Julio Velez Apts.	Brooklyn	BK05: East New York/Starrett City	84	J-51 Tax Exemption LIHTC 9%	Affordable	2035
Details	191-193 Lexon Avenue 1987 7th Avenue Seventh Avenue Cluster, LLC (1987 7th Ave.)	Manhattan	MN10: Central Harlem	10	J-51 Tax Exemption LIHTC 9%	Affordable	2035
Details	1989 7th Avenue Seventh Avenue Cluster, LLC (1989 7th Ave.)	Manhattan	MN10: Central Harlem	8	J-51 Tax Exemption LIHTC 9%	Affordable	2035
Details	2198 8th Avenue Seventh Avenue Cluster, LLC (2198 8th Ave.)	Manhattan	MN10: Central Harlem	8	J-51 Tax Exemption LIHTC 9%	Affordable	2035
Details	Bulger Buildings LP	Manhattan	MN12: Washington Heights/Inwood	65	LIHTC 9%	Affordable	2035
Details	Iyanu Houses	Brooklyn	BK16: Brownsville	36	LIHTC 9%	Affordable	2035
Details	James Bryant Homes	Manhattan	MN11: East Harlem	32	LIHTC 9%	Affordable	2035
Details	West 139th St. Cluster (132 W 139th St.)	Manhattan	MN10: Central Harlem	10	J-51 Tax Exemption LIHTC 9%	Affordable	2035
Details	Beulahland Associates LP	Bronx	BX03: Morrisania/Crotona	40	J-51 Tax Exemption LIHTC 9%	Affordable	2035
Details	WHGA Renaissance Apartments LP	Manhattan	MN09: Morningside Heights/Hamilton	30	J-51 Tax Exemption LIHTC 9%	Affordable	2035
Details	Geroge Barbee LLC	Manhattan	MN09: Morningside Heights/Hamilton	39	LIHTC 9%	Affordable	2035
Details	1670 Boston Road Crotona Park Asso. Corp. (1670 Boston RD)	Bronx	BX03: Morrisania/Crotona	21	J-51 Tax Exemption LIHTC 9%	Affordable	2035
Details	557 East 169th Street Crotona Park Asso. Corp. (557 East	Bronx	BX03: Morrisania/Crotona	18	J-51 Tax Exemption LIHTC 9%	Affordable	2035

Show: 20 of 23

Feedback

Housing (SHIP)

Neighborhood Info

Indicator ?

- * Income, Poverty, and Public Assistance ?
- * Poverty Rate ?
- * Poverty Rate ?

Geographic Boundary ?

- * Subborough Area ?
- But only those in
- All Boroughs -- ?

Show my results in ?

Years Quarters Months

From 1990 to 2009 ?

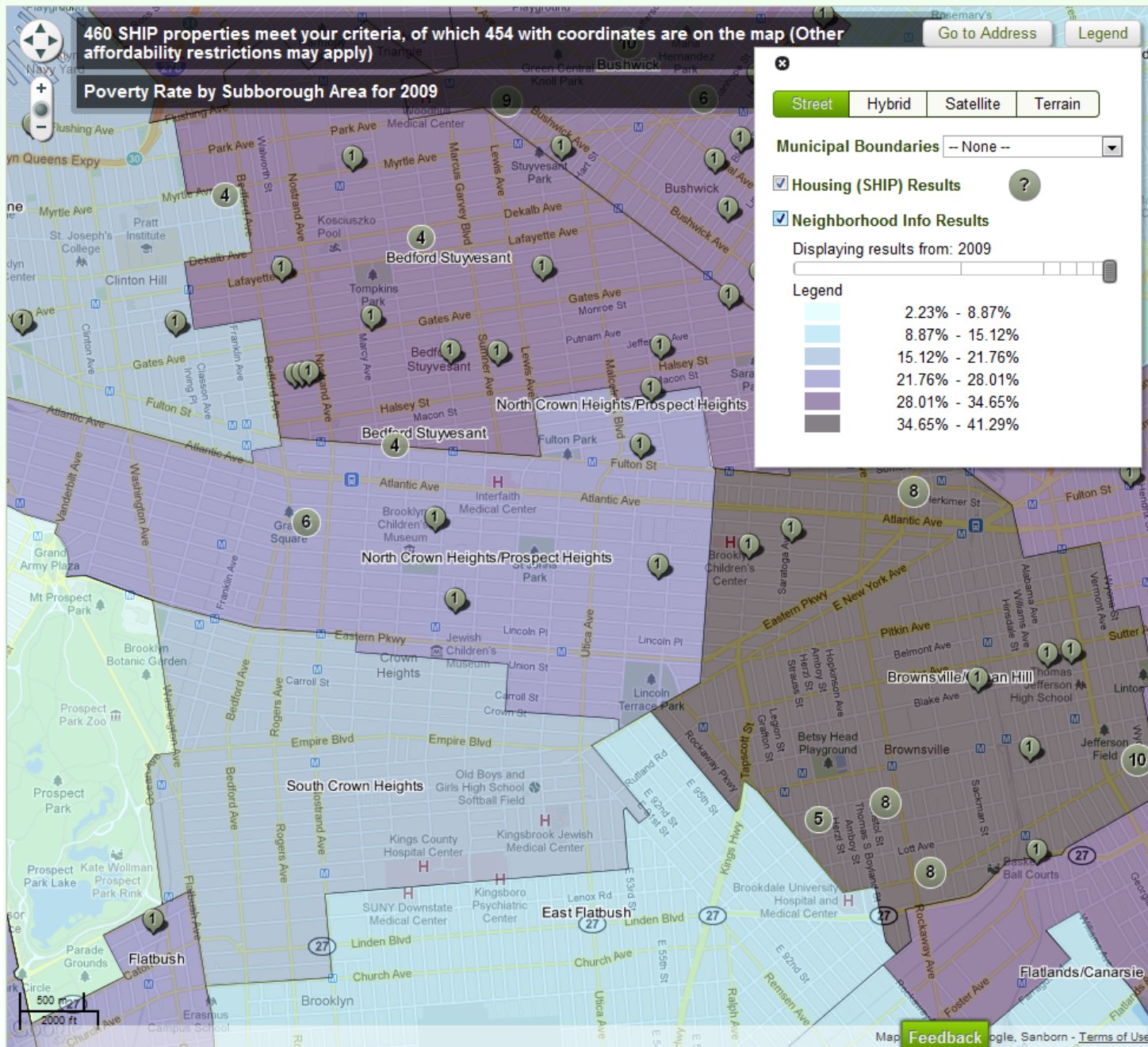


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Map



Thank you!

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212-998-6110

max.weselcouch@nyu.edu

<http://datasearch.furmancenter.org/>