

NYC CQR Submission Data Sources

Data	Description	Source
NEW CONSTRUCTION		
Certificates of Occupancy	Local administrative data, varies by city/county	NYC DOB
Construction Permits	Local area data available from HUD	HUD Permit
FORECLOSURE DATA		
Foreclosure Starts and REOs	Neighborhood Stabilization Program 3 data from HUD	HUD NSP3
ALTERNATE VACANT UNIT DATA		
American Community Survey	2009 1-Year Estimates of vacant units by PUMA	Census Factfinder
US Postal Service	2010 First Quarter vacant units, available by 2000 Census tract	HUD USPS
ECONOMIC INDICATORS		
Gross Rent	Change from ACS 2006 and 2009 1-Year Estimates by Aggregated PUMAs	Census FactFinder
Market Value	Local administrative data, varies by city/county	NYC DOF

New Construction

To calculate the number of units created through new construction, we used data from the NYC Department of Buildings on the number of Certificates of Occupancy (CofOs) issued from January 2007 to March 2010. We took the number of CofOs over the change in vacant units from 2000 to 2010 to see if new construction accounted for increases in vacant units. Local administrative data may provide similar records. Another possible way to show the effect of recent construction is through permit data, though permits are issued sometimes several years before a building is occupied. These data may be available through local sources as well, but data are also available by county and for some places from the Department of Housing and Urban Development (HUD).

Foreclosure Data

Data on foreclosure were provided to us by the Furman Center for Real Estate and Urban Policy at NYU by census tract. Similar data are available from HUD as part of the Neighborhood Stabilization grant program at the block group level. Data are allocated from state-level data. We examined *lis pendens* filings, the start of the foreclosure process. These are approximated under foreclosure starts, the START field in the NSP3 file, We also looked at the number of properties that are Real-Estate Owned (possessed by lending institution), and these are under the REO field. Both represent numbers from July 2009 to June 2010, whereas the numbers we used were from October 2008 through March 2010 (an 18-month period prior to Census day), but these numbers are still an indication of the effect of foreclosures on vacant housing units.

Alternate Vacant Unit Data

We compared vacant units by number and percentage across many data sources (2000 and 2010 Censuses, 2008 NYC Housing and Vacancy Survey, 2009 ACS, and 2010 USPS). We used 2009 PUMA vacant percentages to modify percentages for 2000 census tracts by tracking the change in vacant percent for all PUMAs from the 2000 Census to the 2009 ACS. We applied the change in PUMA rates from 2000 to 2009 to 2000 tract rates in all tracts within PUMAs to calculate 2009 rates at a tract level. These rates were multiplied against 2010 total housing units to calculate expected 2010 vacant units if 2009 rates remained constant. These expected vacant units were subtracted from the actual number of vacant units to calculate excess vacant units (For full methodology on calculating excess vacant, see [NYC CQR submission](#)). For the USPS data, available from HUD, we looked at vacant percentages for residential units from the first quarter of 2010 (ending right before Census day). Our vacant number was the number of vacant units (RES_VAC) added to the number of “no status” addresses (NOSTAT_RES). For the base in calculating percentage vacant, we used the number of residential addresses according to USPS (AMS_RES).

Economic Indicators

Economic indicators, like gross rent and market value, were used to examine whether reported increases in vacant units resulted in changes in market conditions. For gross rent, we looked at ACS data between 2006 and 2009, using one-year data at the PUMA level. For market value changes, we used data for the NYC Department of Finance from 2009 to 2010. Local administrative data may provide a source for similar analysis.