

Community Land Use Principles Toolkit

Introduction

This toolkit offers a roadmap for creating community land use principles: a set of benchmarks that clearly lays out a community's needs and which types of land use, development, and capital investment proposals would best meet them.

In offering this toolkit for creating community principles our intention is to help build power for low-income communities of color and other marginalized communities. This toolkit seeks to lay out an approach to local land use planning that places these communities in a proactive position: using data, an equity framing, and community crafted solutions to enable them to more effectively respond to proposals from private developers and the City, as well as advance their own plans for addressing community needs based on a collective vision.

These community principles can become a guiding document for all future land use decisions in the neighborhood, helping to flip the current narrative and power balance. Instead of a narrative that claims communities always say no to new development and investment, land use principles make clear that communities are saying yes - but yes only to developments and plans that truly serve them and advance equity, placing the onus on the City and developers to begin with plans that are rooted in these principles or face defeat.

How this toolkit works

This toolkit contains 3 main sections:

1. [How Community Land Use Principles Work](#)
 - a. This section lays out the value we see in creating community principles as a tool for empowering marginalized communities
 - b. It includes a consideration of the needs community principles can help address and the questions you might seek to answer with this approach
2. [Establishing Community Need](#)
 - a. This section provides details on qualitative and quantitative data sources you can use to back up your community principles - to establish both existing conditions and needs and whether they are being met by current land use and capital investment proposals
3. [Creating & Applying Community Principles](#)

- a. This section outlines how you can bring the issues you've identified and data you've collected, along with existing local plans and precedents, to establish community principles across a host of categories
- b. Once community principles have been established, this section considers how you can use them as a guiding document to respond to proposals from private developers and the City, as well as a framework for guiding future proposals, including more comprehensive community plans

This toolkit is intended first and foremost for use by community groups, particularly those working closely with local residents to identify and lift up their needs. This toolkit is also intended for community boards and council members; while some of the details as to how to apply the principles may vary depending on the user, their general value and the approach to creating them remains the same. **Most importantly, this toolkit is intended for communities that want to advance equity and access to those most in need - not those that seek to enshrine exclusion and discourage access to marginalized groups.**

This toolkit is not intended to offer a prescriptive approach, but instead offers suggestions for how you might go about creating community principles, including through the types of question you might ask, the types of data resources you might choose to draw from, and the way these principles might be applied. The individual pieces can be applied as comprehensively or singularly as works for your capacity; you do not need to explore every dataset or issue area suggested here, or take the exact approach we lay out. To make this easier we have structured this document as a series of nested, collapsible text; if a certain section is of interest to you, simply click on the header to read more. If you're not interested in a section, you can skip over it, or return to it when it feels relevant.

Finally, community principles should be a living, evolving document - something you could continually expand upon with further community input and data, including as conditions on the ground and the needs of the community might change.

1. How Community Land Use Principles Work

Creating community principles means laying out a set of benchmarks that clearly states a community's needs and which types of land use, development, and capital investment proposals would best meet them. In doing so, they can serve as a guiding document for responding to land use proposals, or a starting place for advancing community plans.

This approach builds the power of marginalized communities by moving them away from our current reactive paradigm: one where community groups, community boards, and council members are constantly left to respond to inequitable proposals with the limited resources they

have, and determine - not how well they fit community need - but what community needs they can squeeze out of them in exchange for all they might be giving away.

How community land use principles help build power

In this current, reactive paradigm, community voices are too often disregarded, or painted with the broad brush of being anti-development and anti-change “NIMBYs” (“not in my backyard”), feeding into a narrative from the City and the press that “everybody just says no.” This narrative intentionally seeks to confuse and conflate the different reasons different types of communities say no, and erase the valid equity concerns that marginalized communities have around plans that do not serve them. Creating and sharing community principles in a clear, transparent, and public manner, pushes back strongly on this narrative. **By laying out clear benchmarks for the types of plans and developments marginalized communities actually need, they can make clear what a community is saying yes to - and more easily call out and oppose those plans and developments that do not meet those standards, while rallying behind those that do.**

As a result, community land use principles can help to move our planning approach away from a supply side argument that ignores all geographic and demographic context and treats a new residential unit as a net positive, regardless of what neighborhood it’s situated in and who it serves. By highlighting community needs and how they can best be addressed, community principles place each neighborhood in its proper context, **helping to move us away from a paradigm that requires low-income communities of color to take on new, mostly market-rate, density and development in exchange for long overdue capital investments.**

Additionally, both the process and the outcomes of creating community land use principles can help grow community power through base building and influencing targets. Engaging community members in proactive planning and vision setting - outside of any immediate proposals or threats - helps build capacity and consensus around the issues, trade-offs, and solutions facing neighborhoods. This increased understanding and alignment around the issues is empowering, and can help to avoid the fracturing of different interests that often take place in reaction to specific proposals. Creating these aligned community principles upfront can also give more leverage in getting your Council Member and other targets to support your vision. The community principles offer a transparent and consistent reference for them to stand behind in advocating for capital investments that address existing and long-standing needs, outside of taking on new density, and in only advancing equitable development proposals that match community priorities.

Inherent in this approach is the understanding that ULURP is not the only venue for community input and decision making in the planning proposals that shape their future. In most cases, the ULURP timeline and technical limitations involved make it too inflexible a process for impactful changes to take place once a project has been certified and the ULURP clock officially started. **The real work should take place before ULURP begins, where the determination is made if a proposal truly serves community needs or what would need to change to make this possible.** Community principles help to more clearly determine this by establishing a guiding framework for all planning decisions moving forward - building the power of the community to say no to projects that aren't aligned and yes to those that are.

Issue areas - Where to start

The first step in creating community principles is to determine the main issues you're concerned with and what kinds of development and investment you do and don't want to see in the neighborhood to help address them.

You can begin by asking a host of questions across different issue areas, depending on what is of most importance to your community. This is not an exhaustive list - nor do you have to include every area identified here. These are suggestions to get you started in considering what your principles would seek to address.

Housing

- What type of housing is needed to serve the community? What is needed for lower-income households and those with the greatest rent-burden?
- For new developments what do you want to see in terms of:
 - Income levels
 - The types of households that are being served (eg. families, households experiencing homelessness, seniors)
- How does this compare to existing tools like MIH? How might new developments need to go beyond this?
- How does what's been built in your community in the last decade compare to citywide numbers? Has your community taken on a large share of new housing? How much of that has been affordable?

Jobs

- What demographic groups in the community have the greatest need for accessible good paying jobs?

- What industries and good paying jobs are most at risk in the community? What types of jobs do you want to fight to preserve?

Open Space

- Where in the neighborhood is there a need for more open space or overdue investments?
- What type of open space is needed (eg. parks, playgrounds, ballfields)?

Transportation

- Where in the neighborhood is there limited transit access?
- Where are transit improvements and investment needed?
- Where is there a need for improved street safety?

Schools

- Are local schools overcrowded?
- Where is there a need for more school seats and investment?

Healthcare

- How is the self-reported health of the community and how might that differ by demographic groups?
- Where are more health facilities needed?

Climate

- How is climate change affecting your community?
- What areas and demographics are most at risk from the effect of climate change?

Issue areas – Next Steps

There are several ways to answer these questions and the next section lays out a few different approaches you can take and resources you can use to get there – including through qualitative and quantitative data. Rooting your community principles in data has several advantages; it

helps to anchor your benchmarks in clear numbers, drawn from public data sources (often put out by the City) that are harder for opponents to dismiss. It also frames the argument in the same language the City and press frequently use and so helps to push back on the data-driven supply-side argument they frequently make.

But it is your discretion to choose what to focus on or how much data, if any, to include. You should not feel it's necessary to do a comprehensive analysis of all community needs, or include every dataset that is mentioned here, in order to set out proactive community principles.

2. Establishing Community Need

This section walks through the different questions to ask, types of data that answer those questions, various community engagement methods for understanding local concerns, and the best datasets to use and where you can find them. This array of data topics, methods, and resources offers some key ways that you can establish both existing conditions and needs and how they are or aren't being met by land use and capital investment proposals.

This section includes two main components - suggestions on (1) how to establish Community Need and (2) how to determine how those needs have or haven't been met. Each section includes topic areas to consider and details on how and where to access data to back up your argument.

What is the Story and What are the Needs of My Community?

Community Engagement Methods for Understanding Local Needs

Consistent and intentional community engagement offers you an opportunity to collect stories, qualitative data, and lived experiences related to how residents experience several issues in your community. While this tool provides a variety of data resources that include quantitative data, that data is stronger when it is paired with qualitative data, and should not replace the value and necessity of information and expertise gathered from local voices.

Below, we have broken down a few common methods that are used to collect community input and to encourage community members to share their concerns and ideas with entities that aim

to create equitable and affirming communities with them. These methods should be used in tandem with quantitative data to help tell a reflective story of community need and experience.

Surveys

Surveys can take the form of online questionnaires, in-person question-and-answer sessions with individuals, and even phone calls. This method allows you to collect multiple, small pieces of information about community perspectives, opinions, or experiences on a topic. They typically have multiple choice questions, but may also include a few short answer questions to allow for greater explanation of an answer.

Public and Community Meetings

Public and community meetings may be part of a local political process (such as Community Board meetings) or meetings held by local community organizations and civic groups. Testimony and discussion held at these meetings can be enlightening as they include real thoughts and concerns that residents have about local issues that may not be reflected in quantitative data or brief surveys.

Focus Groups

Focus groups are meetings that are intentionally gathered to discuss a specific topic and typically includes a group of people who were selected to reflect similar or a variety of perspectives. Focus groups can be helpful in getting more targeted testimony and discussion on key issues and may inform how you choose to introduce or discuss those issues in larger public forums to encourage larger conversation.

Events and Engagement in Public Spaces

Public engagement methods such as holding local events or setting up tables in public spaces provide more informal methods of learning about community needs, interests, and concerns because it involves talking to people as they are going about their normal day. In many instances, these methods can have more fun or entertaining components to them which encourage more people to attend and allow for conversation on positive assets that people see within the community. These methods can extend to include public art engagement, games, and teach-ins, as well.

Meetings with Community-Based Organizations and Local Groups

Many of the methods above are made more successful when they are done in tandem with local organizations and groups who regularly work with residents. Additionally, it can be helpful to start your process of assessing community needs by meeting with representatives from these groups as they can help frame the broader issues that they have seen residents face. Furthermore, you can get a sense of what social or political factors impact the work that these groups do with residents, which itself gets to a larger community need.

Discussions by Specific Community Group or Identity

Any of the methods above can be tailored to specific identity groups or subsections of the community so you can get an idea of how those particular groups experience a local issue. Holding space for these forms of discussion is important because some residents may not feel safe to speak openly about their experiences when around residents of different identity groups or personal experiences. These spaces can be helpful in speaking to people of color, members of the LGBTQIA+ community, youth, elders, people with disabilities, and any other resident groups that experience social or economic marginalization in the community.

What Data Adds to the Story of My Community? – Determining Existing Conditions through Quantitative Data

There is a host of data available to help determine existing conditions in a community and where the greatest needs lie - for affordable housing, for accessible, good-paying jobs, for access to open space and transit - and how that may differ by demographic groups. Below we suggest a range of data you can consider in establishing community needs, with links to the resources where the data is available and how to easily access them.

Who Lives in My Community? – Demographics and Demographic Change

Demographic data, or data that relates to the social characteristics of people in a population, can be useful in understanding who lives in an area and how the people who live in that area are similar or different from each other. These data also allow us to see how specific

characteristics that relate to economic stability vary between different groups of people. Looking at demographic data by race specifically, as explained below, helps us tell a more detailed story about racial inequity in an area. Comparing demographics from different time periods (known as “demographic change”) helps us tell a story of how a neighborhood’s population has changed. Below, you’ll find an overview of some major demographic data points that can help tell a more detailed story about your community and the tools where you can explore these data.

Where and How to Access These Data

These data can be found in the [Equitable Development Data Explorer \(EDDE\)](#), [Population FactFinder \(PFF\)](#), and [Community District Profiles](#).

Racial Demographics

Racial demographic data represents the race and ethnicity of people in the population of a given area. Many data sources base their racial and ethnic categories off of the categories used by the U.S. Census Bureau. However, if a city agency or other group is collecting their own data separate from data taken from the Census, they may have different categories depending on what they want to know about the local population. It is important to look at racial demographic data because it tells us more about the racial diversity of an area and, when combined with other demographic data, it tells us about inequities of lived experience that occur for people based on their race and/or ethnicity.

Median Household Income & Income Breakdown and How They Relate to Area Median Income (AMI)

Data on **Median Household Income** tells us what the middle point of income for households is for a given area. This means half of the households in the area make more than this income and half of the households make less. To get a more detailed understanding of income, we can also look at **Income Breakdowns** of a community: what percentage of residents make a certain amount of money (eg. under \$50,000 a year; under \$75,000 a year). These data help us understand the distribution of wealth in an area and get a picture of an area’s economic status, informing what we can deem “affordable” to local residents when it comes to housing development and preservation.

It is important to note that **Median Household Income** is *not the same* as **Area Median Income (AMI)**. AMI is a metric created yearly by the federal government to define income brackets for the metropolitan region, for the purposes of affordable housing development and financing. With 100% AMI as a benchmark, each household in a metropolitan area can be assigned an AMI level based on their income and household size. Affordable housing developments will then set their rents to serve these different AMI brackets.

- Extremely low-income (0-30% AMI)
- Very low-income (31-50% AMI)
- Low-income (51-80% AMI)
- Moderate-income (81-120% AMI)
- Middle-income (121-165% AMI)
- High-income (166% or higher AMI)

[ANHD's AMI Cheat Sheet](#) breaks down how these AMI levels translate to household income and rents. It is important to note that over the last ten years, AMI has consistently been approximately \$20,000 higher than New York City's actual median income, and sometimes more. In 2022, 100% AMI for a three-person household in NYC was set at \$120,100. But this is \$26,457, or 28% higher, than New York City's real household median income. See ANHD's [2022 AMI Report](#) for more on why this is the case.

Educational Attainment

Educational attainment data are data that represents the highest grade or level of education that individuals have completed in a given area. These data provide a breakdown that helps us understand the educational credentials that people have which typically impacts their future jobs and economic status.

Age

Age data are data that breaks down the ages of people within the population. Age data are helpful to look at when thinking about if an area has a prevalence of key age-based demographic groups, such as children, young professionals, families, and seniors.

Foreign-Born Population and Limited English-Speaking Population

Foreign-born population data tells us how many members of a population were born outside of the United States. These data typically include people of all citizenship statuses — recent immigrants, refugees, workers of short-term visas, naturalized citizens, etc. Since many immigrant populations face the harm of being deported from the U.S. depending on their citizenship status, these data can be difficult to collect as people are hesitant to identify themselves to government agencies that collect the information.

Data on the **limited English speaking population** are connected to foreign-born population in that they tell us how many people speak English at a low proficiency level.

What Housing is Available in My Community and Who Gets to Access It? – Housing

Data on housing helps us to understand the reality of who is able to live in an area fairly, affordably, and comfortably. Housing disparities and the status of the housing market can determine who is able to stay within an area and who ends up being displaced. It has been made clear that race and socioeconomic status greatly determine the housing experiences of residents, especially when faced by housing markets that are constantly changing and becoming more expensive. Due to this, it is important to look at housing data broken down by race and discussed in relationship with other data to get a fuller housing story for an area. Below are some key housing data indicators to start learning about housing conditions.

Where and How to Access These Data

These data can be found in the [Equitable Development Data Explorer \(EDDE\)](#) (broken down by race), [Population FactFinder](#), the [Displacement Alert Project \(DAP\)](#), the [NYS Eviction Crisis Monitor](#), the [NYC Worst Covid Evictors](#), [Eviction Lab's Eviction Tracking System](#), [JustFix's Who Owns What](#), [ACRIS](#), and [Where We Live NYC](#).

Housing Tenure (Renter Status and Owner Status)

Data on **housing tenure** are data that tell us how many people are renting their housing units and how many people own their housing units in an area. A higher percentage of renters typically means that local homeownership options are difficult to access, but other factors could also be in place to cause this.

Median Gross Rent

Median Gross Rent is the middle point of rent that is paid by renters in an area. This means that half of renters pay more than this number and half of renters pay less. This data point helps us understand the distribution and status of rent affordability in an area.

Rent Burden/Gross Rent as a Percentage of Household Income

Data that tells us the **gross rent as a percentage of household income** help us see a breakdown of how much of a household's income is going towards rent payments. **Rent burden** is when a household is paying 30% or more of their income towards rent. Understanding rent as a percentage of household income and a household's rent burden is helpful in determining how many housing units are affordable to local residents and how much of their income cannot go towards other essential needs.

Displacement Risk

Displacement risk is a category of data that relies on multiple data indicators to help describe how at risk an area is of having its most vulnerable populations displaced from the local housing market. The NYC Departments of City Planning and Housing Preservation & Development have developed a tool called the [Equitable Development Data Explorer \(EDDE\)](#) that includes an index and map for identifying the displacement risk of NYC neighborhoods (this tool is described in more detail in the [Data Resources](#) section of the toolkit).

The EDDE's Displacement Risk Map includes population vulnerability, housing conditions, and market pressure as the central data categories that determine displacement risk. These measures help us understand who is most vulnerable due to race or socioeconomic status, how housing has changed in affordability or reduced in quality, and how the housing market has become more expensive and geared towards wealthier residents. As you explore different data and speak to members of your community, you may identify other factors that have influenced people's displacement and that may add to the way that you tell the story of displacement.

Eviction

The removal of individuals and families from their homes through **evictions** is extremely disruptive to the well-being, financial security, and safe shelter of many households in New York City. The City and state have enacted various protections for tenants across the last few years, but high numbers of eviction filings are continuously being submitted. Data on eviction is helpful in determining how many people and who specifically are being removed from housing opportunities and which communities face eviction more often than others.

Property Ownership

Understanding **who owns property** in the City and what that ownership looks like is important in determining equity issues of who has access to ownership as well as discovering who are owner-residents versus landlords who live elsewhere. Ownership information also helps when community groups, leaders, and elected officials want to think about future plans for changes in the neighborhood and who to contact to discuss those plans as they relate to someone's property. And lastly, this information can be helpful in identifying who is in most need of preserving whatever form of ownership they have, especially for households that are in income-restricted homeownership situations.

Who Works in My Community and What are Their Jobs? – Employment

Data on **employment** within an area tell us more about the economic opportunities that residents have through labor and informs our understanding of what work options are available near them. Employment data are closely tied to income and housing data as it helps us understand the occupations and work opportunities that produce a wage that is enough to afford living in an area.

Below are some employment data indicators that help in telling the story about where people work and what they earn in an area.

Where and How to Access These Data

These data can be found in the [Equitable Development Data Explorer \(EDDE\)](#) (broken down by race) and [Population FactFinder](#).

Labor Force Population

Labor force population data are data that tell us how many people are working, not working, or eligible to work and currently seeking employment.

Occupations and Industries

Data on **occupations and industries**, as well as data on the wages earned within them, are helpful in seeing the breakdown of how and where people earn money within an area. These data may be informed by the historical economic opportunities that have been in an area (i.e., manufacturing jobs) or new job opportunities that have come about due to technological change (i.e., information sciences). There are oftentimes disparities between the wages earned within different occupations and industries, so it is important to look closely and compare these data to understand where the wealthiest and poorest members of an area are working and getting hired.

How Does Climate Change Impact My Community? – Climate Risk

Data on **climate risk** are inclusive of multiple environmental and public health-related factors that are increasingly important due to the effects of climate change and environmental injustices in the city and worldwide. These factors include but are not limited to: extreme heat, coastal and stormwater flooding, air pollution, short- and long-term health outcomes (i.e., asthma), and vehicular emissions.

New York City provides multiple tools to understand these various climate risk factors. As you look through them, below are some data indicators that help to understand your area's climate change vulnerability and status. These data are particularly helpful to look at when broken down by race as it informs our understanding of who takes the brunt of environmental hardships in our communities.

Where and How to Access These Data

These data can be found in the [NYC Flood Hazard Mapper](#), [New York City Stormwater Flood Maps](#), [Heat and Cooling Equity Maps](#), and [Environment & Health Data Portal](#). All of these data resources provide an overall view of climate factors, impacts, and resources in NYC neighborhoods. The [Equitable Development Data Explorer \(EDDE\)](#) also has a data indicator on heat vulnerability that is viewable by community district.

Extreme Heat/Heat Vulnerability

Data on **heat vulnerability** are typically provided in map form and show us areas that measure at high to extreme levels of heat. These high heat measures can be caused by various factors, some of them including materials used in the built environment that absorb heat, emissions and other industrial production that impact air quality and ozone protection, and the presence (or lack thereof) of consistent tree coverage.

Coastal and Stormwater Flooding

Coastal and stormwater flooding data are data that show us present-day and projections of future flood threat due to being near bodies of water or due to increasingly extreme weather events. Typically shown on a map, these data inform our understanding of which areas are likely to be worst hit by near-term storm flooding or long-term coastal flooding. Flooding poses a major risk to housing and to other resources that impact the quality of life since it is both costly to recover from the damage of floods and to prepare your home for future flooding.

Environmental-Related Health Outcomes

Environmental factors such as extreme heat and air pollution can lead to **environmental-related health outcomes** that are important to understand in an area to see who is most impacted at a biological level by climate change and localized environmental injustices. Respiratory diseases, heart diseases, and cancers can develop through exposure to these factors.

What Does My Community Have Access to and How Does It Impact Our Wellbeing? – Quality of Life

Quality of life data are a broad set of data related to the experiences that people have in navigating their day-to-day lives in their local community. Quality of life includes some of the topics mentioned in the other sections like health outcomes and educational opportunity. It also expands to include information on what resources and services people can access near them and what that does to inform the ease of certain personal or communal activities. These data are important to consider when thinking about what a whole community must have aside from housing.

Below are some quality of life data indicators that offer an idea of what data to look for in this topic; they include data on access, impacts of the local context, and services.

Where and How to Access These Data

These data can be found in the [Equitable Development Data Explorer \(EDDE\)](#), [Community District Profiles](#), [Community Health Profiles](#), [EpiQuery](#), [Park Equity and COVID-19 Data from New York City Council](#), [Spatial Equity NYC](#), and [NYC Capital Planning Explorer](#).

These data resources outline topics related to access to resources and opportunity as well as community wellbeing.

Access to Transit

Data on **transit access** provide a picture of what options community members have for getting around their area and how much that access helps them in pursuing certain activities, like work or educational opportunities. Transit typically includes public transportation options, but these data can expand to include personal modes of transportation such as bicycles and cars.

Access to Open Space

Data on **open space access** tells us how many public, open spaces are available for community members within a given area and what type of open space it comprises (eg, green parks as opposed to black-top playgrounds or ball-fields). Since open spaces serve as communal recreational and meeting areas, they serve an important civic function that brings people from different households together. Open space access informs how much people interact with natural green space, so it holds importance towards the individual health of community members as well.

Spatial Equity (Parks and Street Infrastructure)

Neighborhoods require access to parks and safe streets in addition to housing options to make all who live there more comfortable. By looking at issues of **spatial equity**, specifically access to parks and supportive street infrastructure, it is possible to determine if residents have local physical amenities that impact their overall health, their opportunities to share space outside the home with others, and their sense of a well-maintained physical environment. After the pandemic, there is a serious need to think about the outdoor spaces for recreation, learning, and healthy living as well as how much nature low-income communities and communities of color have access to compared to wealthier, white communities in the City.

Health Outcomes

While some **health outcomes data** include outcomes caused by **environmental factors**, much of the data can also include health conditions related to disability, neurodivergence, nutritional deficiencies, and drug use. These data also tell us about mortality rates, which tells us who within a community is at a higher risk of premature death and who has distinctly lower life expectancy than other groups.

Educational Outcomes

Educational outcomes data helps us understand how well students are doing within the public K-12 school system. These data also help us understand when youth may deviate from the K-12 system, which informs support and services for young people outside of traditional education.

Public Safety

Public safety data are typically measures of people's experience with harm, hospitalizations, traffic incidents, and violent occurrences within their area. These data tell us a story about what safety challenges a community faces, which informs services to support those who have been harmed and resources to prevent future harm from occurring.

Community Facilities

Community facility data helps to visualize how the various needs of your community are being met through existing community facilities - eg. schools, libraries, health and community centers - and where there are gaps.

How Have Community Needs Been Met Thus Far?

Once you have the data and the story it tells you can look at how current policies are or aren't serving the community.

Here are some of the types of questions you can seek to answer to determine how and if community needs are being served.

Housing

- How much new housing has been constructed in the community over the last years?
- How much of that housing has been affordable and at what income levels?
- How much of that housing has been market-rate?
- How does the housing that's been built compare with community income levels?

Where and How to Access These Data

The [Equitable Development Data Explorer](#) provides quick but effective data on housing production at the Community District level.

To look at more detailed geographies or a specific time period for housing production you can use these two datasets from [DCP's BYTES of the BIG APPLE](#) - though this takes a bit more work and analysis.

Rezoning

- How much new density has the community been asked to take on through rezonings?
- How much new housing has been built within rezoning areas? How much of that was affordable and at what income levels? Did it target the need?
- What commitments for community benefits and investments have been made with previous rezonings? Have they been implemented?

Where and How to Access These Data

ZoLa is [DCP's Zoning and Land Use Map](#) - it includes an overlay of approved and pending rezonings that can help you visualize where rezonings have taken place or are in the pipeline.

[DCP's BYTES of the BIG APPLE](#) includes shapefiles from the City of all approved rezonings - these would allow you to do more detailed GIS analysis if that level of detail is of interest.

ZAP is [DCP's Zoning Application Portal](#) - where you can see all pending (or approved) land use applications and their related documents.

The City's [Rezoning Commitment Tracker](#) compiles the public commitments made during the deBlasio administration's neighborhood rezonings and provides updates on their progress.

Capital investments

- Where and how are capital investments being made? Are they matching the need - including those prioritized by the Community Board?

Where and How to Access These Data

These data can be found in the [NYC Capital Projects Dashboard](#), [NYC Capital Planning Explorer](#), [NYC Parks Capital Projects Dashboard](#), [NYC DEP Green Infrastructure Program Map](#), [MTA Projects](#), [NYC DOT Projects and Initiatives](#), and the [NYC Hazard Mitigations Actions Map](#).

Community Board Needs

Community District Profiles

[Community District Profiles](#) includes a host of data about each Community District in the City, including links to each Community Boards' Statement of Community District Needs and Budget Requests

Qualitative data

You can also round out your data collection by incorporating qualitative data from community members - either from testimony at public hearings and events, or stories you've heard directly or shared through community based organizations

3. Creating & Applying Community Principles

Once community needs have been established you can begin to set community principles by laying out how those needs can best be met through future development and investment proposals.

This module walks through how to use data, as well as existing local plans and precedents, to establish community principles across a host of categories.

Existing plans & examples

In deciding on community principles, it is helpful, wherever possible, to reference and incorporate existing community plans - elevating and prioritizing how community members have come together to craft their own solutions.

In many places these might not exist - and one of the goals of creating community principles can be to help fill that gap and lay the groundwork for more robust community planning.

In looking at existing plans and examples you can consider:

Community Plans

Has there been a community plan put forward in the last decade? These would generally include some kind of land use framework - where increasing density (with affordability mandates like MIH) might be appropriate, where potential density might be decreased to reduce displacement pressures, where commercial zoning should go, where Manufacturing Zones should be preserved and strengthened. Some recent examples include:

- [Bushwick Community Plan](#)
- [Two Bridges Community Plan](#)
- [Morningside Heights Planning Study](#)

Have there been community plans put out in response to proposed City-led neighborhood rezonings? These may be less detailed than a full-fledged community plan but still offer important indicators of community needs and proposed solutions. Some examples include:

- [East New York Neighborhood Rezoning Community Plan](#) - in response to the City-led East New York Rezoning

- [Bronx Coalition for a Community Vision Policy Platform](#) - in response to the City-led Jerome Avenue rezoning

197a Plans

197a Plans are a mechanism for community planning enshrined in the City Charter - that allows communities to move forward plans to be approved by the City Planning Commission and City Council. However, these plans themselves are not binding and - due in part to this fact, and the way they have frequently been ignored by the Department City Planning in regards to future actions - their application has become increasingly rare. Still it is worth referencing if your community created a 197a plan in the last few decades.

The easiest way to access 197a Plans is through [Community District Profiles](#) by choosing your Community District and then clicking on the **Projects** tabs.

Council Member Land Use Principles

Several Council Members have recently put out Land Use Principles for their district, and interest in this approach continues to grow. In addition, City Council Speaker Adrienne Adams released a planning toolkit to help guide all Council Members in taking a more proactive approach to land use decisions. All these documents provide a strong example of the types of benchmarks and approaches that can be included in any community principles.

- Speaker Adrienne Adams - [Planning and Land Use Guidelines and Application Toolkit](#)
- Council Member Julie Won - [Council District 26 Land Use Principles](#)
- Council Member Jennifer Gutierrez - [Council District 34 Land Use Principles](#)

Community Board Responsible Development Principles

Two Community Boards in Brooklyn have already established Responsible Development Principles to guide both as-of-right developments and any proposed rezonings. They provide a good example of the types of asks that can be included in any community principles.

- [Brooklyn Community Board 4](#)
- [Brooklyn Community Board 6](#)

Positive development examples

Are there examples of positive developments in the community that you can cite or look to as a precedent? These may include mission driven development that are 100% affordable at deep AMIs, supportive housing or senior housing. Have there been any recent private rezonings where the developer went significantly beyond what MIH requires?

If you aren't aware of ready examples, you can use the information in [Housing New York Data](#) to help identify developments of this nature - looking at the percentage of affordable units compared to total units to get at breadth of affordability and looking at AMI levels to determine developments that have provided deeply affordable units.

Community group input & feedback

It's important to make sure your principles align with local community groups who are working to advance racial and economic equity. They should be partners in helping to determine the principles and demands that would work best for the community. What are you hearing from these types of groups? What are the needs of their members? What types of development, investment, and land use actions are they advocating for?

Creating A Community Principles Document

In creating a community land use principles document, the demands you arrive at can be as general or specific as works for you. **The most important point is that they lay out a benchmark for the types of development and investment that would work for your community - making clear that you are looking to say yes to proposals that meet these criteria and accomplish community goals, while strengthening your hand to push back on those proposals that fail to do so.**

It's important to keep in mind that community principles do not need to provide the technical answers as to how any specific project can match them; it is not the community's responsibility to figure out how a specific project should be financed or whether it can support a profit while meeting community goals. Nor should you assume there is a specific formula or number where community principles would work in practice, and beyond which you've gone too far. **The point of community principles is to lay out and ask for what the community needs, and then have a transparent process understanding how development and land use proposals can best reach them.**

That said, the argument around what's financially feasible will likely be one of the central points of pushback from both developers and the City. With this in mind, it is worth considering recent precedents of developments and plans that have provided strong public benefit, to hold up as examples and benchmarks to compare your land use principles to in these discussions. **It's also important to consider the difference in scale and location between different development proposals and understand that they may have different limitations in how they are best able to meet community needs.** This does not mean you need to concede on

your bottom lines, but simply to think how different projects might best be able to meet different aspects of them commensurate to their size.

With this in mind, you may want to begin your community land use principles document with the broader framing of the purpose you hope it to serve. Be explicit about the role you see it playing in setting the framework for future proposals and how it should put the onus on the City and developers to treat these principles with respect and as the starting point for any actions in the community. **As part of this framing, you can be clear regarding what the community has taken on already in terms of new development, what it actually needs in terms of housing and investment, and if it is a high displacement risk area where special caution is needed.** It is likely worth starting with some of the most relevant statistics you've gathered highlighting existing conditions, to establish how your community principles are responding to the need. For example:

- **What are the income levels for your community?**
 - **How does that vary by race?**
- **How have racial and income demographics changed over the last 2 decades?**
- **Which types of households have the highest rent-burden based on income levels and race?**
- **What type of housing has been built in the community in recent years? Who is that serving? Based on income levels, what can we infer around who that is serving in terms of race?**
- **Where are there needs in terms of access to open space, transportation, and healthcare (as just a few examples)?**

Once you've clearly outlined these needs you can lay out your community principles across your different issue areas. Again, there is not a specific way you need to lay these out, in terms of level of detail or the exact commitments you're calling for - as long as they provide clear benchmarks to help guide future actions. Below we give some examples of different principles and ways of phrasing your demands. **Throughout this it should be made clear that these principles are cumulative and intended to work in tandem - it's not a matter of trading off one demand for another - to ensure that community needs are truly being met.**

Housing & Affordability

- Call for development projects that meet the needs of the community in terms of income levels that are served; some specific calls could include:
 - Projects should be entirely affordable to the xx% of residents in the district making below a certain income level
 - There must be a certain percentage of deeply affordable units, serving our lowest income residents

- A certain percentage of units must be provided for households experiencing homelessness
 - Note: most HPD term sheets currently require a 15% set-aside for the formerly homeless, so this would be the bare minimum for developments taking City subsidy
- Call for going significantly beyond existing tools like MIH
 - Currently the two deepest affordability AMI options for MIH provide either:
 - MIH Option 1 - 25% of units at an average of 60% AMI
 - MIH Deep Affordability Option - 20% of units at an average of 40% AMI
 - How would proposals need to go beyond MIH to match your community principles as suggested above?

Community investments

- You could consider including various issue areas that involve community investment under the same section - including open space, transportation, schools, and healthcare
- You don't have to specify what exact needs any given project has to meet but could instead provide a general matrix of investments that are needed in the neighborhood; for example
 - Where in the neighborhood is there a need for more open space or overdue investments?
 - Where in the neighborhood is there limited transit access? Where are transit improvements and investment needed?
 - Where is there a need for improved street safety?
 - Where is there a need for more school seats and investment?
 - Where are more health facilities needed?
 - Where is there City-owned land that could be better used or redeveloped to achieve community needs (where affordable housing might not be feasible or the best use)?
- Benchmarks can include that different needs are being addressed by any given development - based in part on location and size
- A matrix such as this has the additional benefit of serving as a kind of comprehensive tracker of needs in the community and how they are being addressed, both through City investments and through benefits provided by private development proposals commensurate with their scale

Climate

- What are the community's needs for addressing climate change?
- Are there areas at risk of flooding - both from sea level rise and from heavy storms?

- Are there areas where the heat index is particularly high? Where is air quality particularly poor?
- How can all developments work to meet and exceed our City's sustainability goals?

Jobs

- What types of jobs are needed in the community?
- What does this mean in terms of the preservation and expansion of manufacturing space?
- What does this mean in terms of commercial rents and square footage?
- What does this mean in terms of contracting and local hire?

Zoning Framework

- Are there certain areas or corridors in the neighborhood where increased density might be appropriate, especially if that is the best way to create new affordable housing through MIH?
- Are there certain areas or corridors where commercial businesses are appropriate? What types of businesses do you want to see and incentivize?
- Are there areas where the zoning might be feeding displacement pressures by encouraging landlords to drive tenants out so they can demolish and build bigger? This might be of special concern in areas with numerous rent stabilized apartments
 - Contextual zoning is one way to try to address this issue, removing the incentive to drive tenants out to demolish and build
 - Again, this should only be considered as a mechanism to preserve affordable housing, not to keep the opportunity for new affordable housing out of the neighborhood
- Are there Industrial Business Zones or other active Manufacturing zones that you want to see preserved to protect good paying manufacturing jobs? Are there certain requirements that must be in place for consideration of any Manufacturing to Residential rezoning outside of those areas (eg. preserving active manufacturing space, requiring deeper affordability)?
- Are there special zoning tools - Special District, a new zoning text amendment - that you can call for to help achieve community goals?

Community Engagement & Input

- In suggesting community principles we are encouraging their use as a guiding document for planning decisions, helping to ensure that only proposals that match community principles - that stem from serving community need - will advance to ULURP

- That said, you may also want to include your own principles for how community engagement should be conducted, both during ULURP, and as general principles for what good, inclusive community engagement looks like, including consideration of:
 - What needs and groups should be centered in community engagement?
 - What are the best ways to ensure access and that these central voices are being engaged and heard?

Applying Community Land Use Principles

Once community principles are established, they can become your guiding document for all land use proposals and decisions. **They can be shared publicly and widely, and it can be made clear that any land use proposals coming before the community must address and match these principles as a starting point for consideration.** If they do not match the principles, you can clearly state, in a transparent and consistent manner, why you are opposed, holding up where the proposal differs from community principles and how it would need to be improved to gain your support.

It can be helpful to demonstrate visually the mismatch between your community principles and what a rezoning proposal is offering. For example, a crucial point of debate around many rezonings and development proposals is what (if any) affordability levels will be committed to. Establishing community principles around affordability, as outlined above, helps to set benchmarks to compare any proposal to. If a proposal does not provide the affordability the community needs, as clearly called for in your principles, you can demonstrate visually – through the use of charts and graphics – how far the proposed affordability is from what is needed. This same approach can work across multiple issue areas to clearly convey the disparity between what’s needed and what is being proposed.

For community groups and community boards, using community principles can give you more leverage in getting decision-makers – those with the power to approve, disapprove, or modify land use proposals - to support your vision. This is particularly true for your local Council Member. The community principles offer a transparent and consistent reference for them to draw from, providing support and cover for them to hold the line in advocating for capital investments that address existing and long-standing needs, outside of taking on new density, and in only advancing equitable development proposals that match community needs.

For Council Members, community principles can serve as your clear, explicit, benchmarks for what proposals you will and won’t consider. Using a public and consistent document builds your power and credibility in saying no when a project doesn’t match your principles and helps in shifting the narrative away from one that paints all communities as NIMBY to one that separates the good-faith, equitable arguments from the bad-faith, inequitable ones, and forces the City and developers to respond in kind. If an applicant still decides to move

forward into ULURP even after you've indicated their proposal does not match the community principles, you've increased your power and credibility to hold firm. With that consistent stance there should be no need for negotiations or the typical game of ULURP poker, waiting to see what's given away at the last minute or who folds first.

Lastly, for all three groups, developing community principles offers the opportunity to engage a broad cross-section of the community – both in creating the principles and in sharing them. This process can help grow consensus and build the power of the community to speak in a concerted voice.

Community Plans

Community principles can serve as more than a guiding document for responding to land use proposals and applications, whether from the City or a private developer. They can also lay the groundwork for moving forward a more comprehensive community plan, one that can work to ensure community principles are met through capital investments and zoning changes that truly work to serve community needs.

In the absence of citywide systemic change, setting community principles is an important step that historically marginalized communities can take to assert more power in the land use process. Through an intentional approach centered on equity, and backed up by data, community perspectives, and community crafted solutions, we can place communities in a more proactive position that helps to move our larger city planning paradigm towards a more just model with more just outcomes.

Data Resources

Below we provide more information on the publicly accessible databases and data tools where you can find the data we've suggested, including descriptions of how they can most easily be accessed and downloaded.

Demographics & Development

Equitable Development Data Explorer (EDDE)

The [Equitable Development Data Explorer \(EDDE\)](#) is an interactive, map-based data tool created by the Departments of City Planning (DCP) and Housing Preservation and Development (HPD) as a way to help New Yorkers understand challenges of housing and

displacement in New York City around the lens of racial equity. The tool was created as a product of [Local Law 78 of 2021](#), which was developed through the work of the [Racial Impact Study Coalition \(RISC\)](#), of which ANHD is a member. This tool provides demographic, socioeconomic, housing, and quality of life data broken down by race at the community district, borough, and city levels.

Through Local Law 78, the EDDE was created to include a Community Data dashboard that allows users to view data at the community district, borough, and citywide scales. It was also created to include a [Displacement Risk Map](#). This map is only at the neighborhood scale and shows users the risk that each neighborhood in New York City has of residential displacement when compared to other neighborhoods or compared to the city. The displacement risk is measured based on the impact of housing conditions and market pressure on population vulnerability, which includes racial identity and other demographic factors.

- To use the EDDE's Community Data view, you will need to select the area that you want to explore from the map to view a series of data tables about that area broken down into five data categories. You can select your area at the community district or borough scale. You can also look at data for the whole city.
- Once you select your community district, borough, or the city, you can click on the **1) Demographic Conditions, 2) Household Economic Security, 3) Housing Affordability, Quality, and Security, 4) Housing Production** or **5) Quality of Life and Access to Opportunity** page on the left side of the page to access data tables covering the various data topics.
- These data are viewable when broken down by race by selecting different racial/ethnic groups from a dropdown menu at the top. The only data category not viewable by race is the **Housing Production** category.
- To view the Displacement Risk Map, you will need to select your neighborhood of interest, which will be a smaller scale than the community districts. Selecting your neighborhood will reveal more detailed information about its displacement risk level and the factors that went into calculating it to that level: population vulnerability, housing conditions, and market pressure.
- Data from both the Community Data view and Displacement Risk Map view are downloadable (as a .csv file) by clicking on the **Download data** button when you are looking at the data pages for a selected geographic area.

By allowing you to look at community data and displacement risk through the lens of race, this tool offers users a detailed way of figuring out who faces the greatest challenges in an area and how those trends exemplify racial disparities.

The [Equitable Development Data Explorer](#) provides quick but effective data on housing production at the Community District level.

Once you've chosen your Community District click on *Housing Production* on the left pane to view information on new construction and affordability levels:

- **Change in Housing Units 2010 - 2020**
 - This tells you how many net new units have been built in the CD from 2010-2020
- **Units With Regulatory Agreements Since 2014 By Area Median Income (AMI) Band**
 - This tells you how many affordable units have been constructed or preserved in the CD since 2014, broken down by AMI level
 - You can sum the units produced at different AMI levels to find the total number of affordable units produced in the district
 - By dividing units at different AMI levels by the total number of new affordable units you can see what percentage of affordable housing has gone to different AMI levels
 - How does this breakdown match income levels for the community?
 - Are enough extremely low-income and very low-income units being built?
 - Are too many middle income units being built?
 - By dividing the total number of new affordable units by the total number of net new units from the Change in Housing Units data you can also get a sense of what percentage of housing built has been affordable

Population Fact Finder (PFF)

[Population FactFinder \(PFF\)](#) is a comprehensive map and data explorer tool created by the Department of City Planning (DCP) to provide detailed information mostly drawn from the Decennial Census (taken every ten years) and the American Community Survey (collecting data over a five-year average). PFF has two main views, the map view and the data explorer view.

- From the Map view, users can look at demographic data at several geographic scales (from smallest to largest): census block, census tract, neighborhood (referred to as neighborhood tabulation areas, or NTAs), community district (with two categories — one defined by DCP and another defined by the city), borough, and city.
- From the Map view, you can select an area from any of these geographic levels as well as use a drawing tool or search radius tool to define specific “study areas” so you can capture a set of geographies that are relevant to you but typically not grouped together. You also have the functionality to search for a location.
- By clicking **Add Map Layers** at the top right of the map view, you can visualize certain data at the neighborhood level by turning on its “Thematic Maps.” So you can see information like racial demographics with a legend that breaks down that data on a scale.

- The Data Explorer view allows you to go deeper into learning about an area or set of areas while also comparing to another geography that you can select. There are data tables that showcase Census data, American Community Survey data, and those data compared between 2010 and 2020.
- The American Community Survey data tables provide more data categories than the Census data tables, but are representative of five-year estimates so your choice of data depends on how you want to rely on each data source for your community analysis.
- Data from this tool is downloadable from the Data Explorer view (as a .csv file) where you can select which data points from the totality of data available that you want to download.

Overall, this tool is very helpful in understanding the detailed demographics of an area and to visualize how neighborhoods compare to each other on key data indicators, such as race and poverty levels.

Community District Profiles

[Community District Profiles](#) is a map and data dashboard tool created by the Department of City Planning (DCP) that provides overall population, demographic, quality of life, services, and socioeconomic data on each community district in the city. The tool also uses bar graphs to compare these data to other community districts, thus making it possible to see how your community district compares to a neighbor or to see which districts are more similar to each other based on certain data indicators.

- The information available on each profile includes the built environment, floodplain, community board, local land use proposals, and additional data resources.
- Data that is covered for a community district is downloadable by data category as a .csv file from the **Resources** section of the community district's page.
- The data dashboard for each community district also provides the most recent **Community Board** report for that district and lists the top three priorities that the community board aims to deal with for the current year.

This tool is a helpful starting point when wanting to get a bird's eye view of a community district and to understand what topics to prioritize in a deep dive of other data resources.

BYTES of the BIG APPLE

NYC Department of City Planning's Housing Database & Affordable Housing Data

To look at more detailed geographies or a specific time period for housing production you can use two datasets from DCP's BYTES of the BIG APPLE - though this takes a bit more work and analysis

- [NYC Department of City Planning's Housing Database](#)
 - This database contains all NYC Department of Buildings (DOB)-approved housing construction and demolition jobs filed or completed since January 1, 2010. It includes all three construction job types that add or remove residential units: new buildings, major alterations, and demolitions, and can be used to determine the change in legal housing units in a geography across time and
 - This data is available at different geographies, including Community District, City Council District, Census Tract, and Neighborhood Tabulation Area
 - For a quicker overview, this [DCP Storymap](#) includes summaries and maps by Community District, Council District, and Neighborhood Tabulation Area

- [Affordable Housing Production by Building](#)
 - This database includes all affordable housing built since 2014 and counted towards the Housing New York or Housing Our Neighbors Plan - including AMI levels
 - In addition to address and BBL, you can filter by different geographies, including Community Board, Council District, Census Tract, and Neighborhood Tabulation Area

Housing, Housing Risk & Displacement

Displacement Alert Project (DAP)

The [Displacement Alert Project \(DAP\)](#)'s DAP Portal is a map and data tool created and managed by ANHD to provide clarity on the New York City neighborhood housing landscape with a focus on displacement risk for tenants and homeowners at the building level. This tool differs from how the EDDE assesses displacement risk because it has property-level data about each building in a neighborhood and it is meant to serve as an early warning data tool for displacement threats and rising rents. DAP Portal is split into three parts: Property Lookup, District Dashboard, and Custom Search.

- Property Lookup allows users to search for specific properties and gives them information on the property from unit numbers and sales history to violations and complaints submitted to city agencies.

- This tool also provides information on any programs or regulations on a building that impacted its development and affordability. This property information is downloadable as a .csv file for each data table.
- District Dashboard allows users to look at displacement risk threats for a broader area using various geography levels: community district, council district, state assembly district, state senate district, and zip code.
 - The results for an area can be limited to the types of housing that a user wants information on, like public housing or rent stabilized housing. This district level information is downloadable as a .csv file that has information for all properties in that geographic area.
- Custom Search allows users to make a specific search based on various characteristics, such as district, housing type, housing program, unit types, unit numbers, and filters for various property or violation information.
 - The information generated from this custom search is downloadable as a .csv file that has a table of all properties that match the selected filters.

DAP is a useful tool for getting to a more local level of analysis when it comes to displacement risk and offers the opportunity for residents to identify neighbors and neighborhoods around them who may be struggling with similar threats towards their housing stability.

Equitable Development Data Explorer (EDDE)

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Through Local Law 78, the EDDE was created to include a Community Data dashboard that allows users to view data at the community district, borough, and citywide scales. It was also created to include a [Displacement Risk Map](#). This map is only at the neighborhood scale and shows users the risk that each neighborhood in New York City has of residential displacement when compared to other neighborhoods or compared to the city. The displacement risk is measured based on the impact of housing conditions and market pressure on population vulnerability, which includes racial identity and other demographic factors.

- To use the EDDE’s Community Data view, you will need to select the area that you want to explore from the map to view a series of data tables about that area broken down into

five data categories. You can select your area at the community district or borough scale. You can also look at data for the whole city.

- Once you select your community district, borough, or the city, you can click on the **1) Demographic Conditions, 2) Household Economic Security, 3) Housing Affordability, Quality, and Security, 4) Housing Production** or **5) Quality of Life and Access to Opportunity** page on the left side of the page to access data tables covering the various data topics.
- These data are viewable when broken down by race by selecting different racial/ethnic groups from a dropdown menu at the top. The only data category not viewable by race is the **Housing Production** category.
- To view the Displacement Risk Map, you will need to select your neighborhood of interest, which will be a smaller scale than the community districts. Selecting your neighborhood will reveal more detailed information about its displacement risk level and the factors that went into calculating it to that level: population vulnerability, housing conditions, and market pressure.
- Data from both the Community Data view and Displacement Risk Map view are downloadable (as a .csv file) by clicking on the **Download data** button when you are looking at the data pages for a selected geographic area.

By allowing you to look at community data and displacement risk through the lens of race, this tool offers users a detailed way of figuring out who faces the greatest challenges in an area and how those trends exemplify racial disparities.

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- By dividing the total number of new affordable units by the total number of net new units from the Change in Housing Units data you can also get a sense of what percentage of housing built has been affordable

NYS Eviction Crisis Monitor and NYC Worst COVID Evictors

The **Right to Counsel NYC Coalition** (in partnership with ANHD, JustFix.nyc, and the Housing Data Coalition) has two resources related to evictions in New York State and New York City that show how many landlords are trying to evict tenants in the city and state and who the worst evictors in the city are.

The [NYS Eviction Crisis Monitor](#) provides data on the number of state-level eviction filings that are updated monthly with data from the New York State Office of Court Administration. The first graph includes the periods when state-level eviction moratoria and tenant movement wins led to the pause or slow down of eviction filings. The map below the graph represents eviction filings in each zip code of New York City with a scale showing which areas have higher eviction filing rates compared to others. This tool is helpful to reference when needing to represent the need for tenant protections, affordable housing units, and social services tied to the negative impacts on individuals and families when eviction occurs.

The [NYC Worst COVID Evictors](#) map presents where the top 20 evictors in New York City filed evictions against their tenants. The map shows specific points for each site of an eviction filing and users can view various data underneath those data points by zip code, specifically the total pending evictions, COVID-19 infection rates, household income, rent stabilized units, and predominant race/ethnicity (by census tract). By clicking each point, users can see a brief summary of the eviction filings for the landlord of that site and can look deeper into a landlord’s portfolio with a link offered to the JustFix.nyc Who Owns What in NYC? tool. The Worst Evictors map is limited to Eviction lawsuits from March 2020 to September 2021, so it is mostly helpful in following up on who were the worst evictors during that period of time.

Eviction Lab’s Eviction Tracking System

The **Eviction Lab** out of Princeton University uses data collected by the Housing Data Coalition and other public data sources to provide data visualizations on eviction filings in New York City on their [Eviction Tracking System](#). The resource includes brief summaries of the context of

eviction filings and eviction moratoria in the City and each graph is updated either weekly or monthly with continuous updates occurring to fill in missing information from previous weeks.

The graphs on this site include: eviction filings by week, monthly eviction filings compared to the average, median amount that a landlords are claiming in eviction filings, eviction filings and their rates by zip code, and eviction filings by race and ethnicity. Weekly and monthly data at the zip code level are available to download from this page as .csv files for deeper analysis.

Who Owns What

[Who Owns What](#) is a map-based tool created by [JustFix.nyc](#) to better rebalance the power dynamic between renters and landlords. The tool does this by identifying landlords, especially those who are difficult to identify because of the use of LLCs and other associations, and presenting users with a landlord's portfolio of other properties that they own and manage. Users can search for specific addresses or by landlord names. When a building is selected, users can see the violation and complaint history of that building as well as the change in rent stabilized units within that building over time. The "Summary" page of each building also shows the network of properties associated with that landlord. The "How to Use" page offers specific ideas on how tenants can use the tool to advocate for their needs, including how to identify tenants impacts by the same landlord to form a tenant association.

ACRIS

The [Automated City Register Information System \(ACRIS\)](#) is a database that allows you to search property records and view document images for Manhattan, Queens, Bronx, and Brooklyn from 1966 to the present. Property records can be searched by owner's name, parcel (borough, block, and lot, or BBL), address, document type, document ID, and transaction number. Some of the records included in ACRIS are deeds (including those with restrictive covenants), air rights, and zoning lot descriptions. If a user were to look up a property from Who Owns What and want more detail on the history and allowances of that property, ACRIS would have all the information maintained by the city about that property that were submitted by current and previous owners.

Where We Live NYC

[Where We Live NYC](#) is both a [website](#) and [report](#) that cover the findings and goals of a two-year comprehensive process to analyze residents', community-based organizations', and

government agencies' inputs on challenges to achieving fair housing within New York City. The initiative is led by the Department of Housing Preservation and Development (HPD) in partnership with the New York City Housing Authority (NYCHA). The report includes background information, engagement process, fair housing goals and strategies, an implementation plan, and an analysis of quantitative and qualitative data on NYC's current status in pursuing fair housing.

- Go to **Chapter 5: New York City Today** to read data analyses on racial and demographic disparities that affect housing and land use policies.
- One section of this chapter, **Section 5.4**, will focus on these disparities clustered in specific neighborhoods across the five boroughs.

Rather than serving as a data dashboard or map tool, this resource provides helpful analysis and comparison of housing and economic opportunity in the city with a context of fair housing that other tools do not provide. This tool is most helpful to reference when wanting to understand what metrics the city's agencies prioritize when considering contexts and solutions towards fair housing. This can inform the data and analysis that a community puts forward for what they need to achieve the city's stated fair housing goals.

Health

Community Health Profiles

[Community Health Profiles](#) is a data dashboard tool that provides neighborhood-level health data, data visualizations, and narrative explanation for each community district in the city. The tool is maintained by the city's Department of Health and Mental Hygiene and is meant to serve as a resource for understanding health inequities with an understanding that many inequities are products of structural racism and discrimination of marginalized groups.

- By clicking on your community district on the map, you can browse through various data categories that intersect with personal and community health, such as housing conditions, maternal and child health, and health outcomes.
- After selecting a community district, you can select another community district from a dropdown menu at the top to compare the data between those districts.
- While the data cannot be downloaded as a dataset, each data visualization page can be downloaded as a .pdf file.

This tool can be helpful in providing an overview of health data for an area that can encourage deeper exploration of specific data topics.

EpiQuery

[EpiQuery](#) is a data dashboard tool run by the Department of Health and Mental Hygiene that provides data visualizations on surveys, disease reports, and vital records related to common and major health conditions experienced by New Yorkers. The tool focuses on the city at-large and is meant to help show relationships between health behaviors, health care access, and chronic health conditions.

- To view the available data, you can browse through each data topic and subtopic to view health, disease, and mortality data tables from various data sources that account for all of New York City.
- Quantitative data that the tool visualizes can be downloaded as a .csv file at the bottom of each data visualization page.

This kind of resource is helpful to check when wanting to understand how the scale of experience of a community health issue compares to what is occurring at the city level.

Environment & Health Data Portal

The [Environment & Health Data Portal](#) is a comprehensive data dashboard focused on environmental factors that impact the health of New Yorkers. It is maintained by the NYC Environmental Public Health Tracking Program, which is part of the city's Department of Health and Mental Hygiene. There are many data topics and subtopics that are viewable through this tool and a glossary is provided to help define some terms and data topics that are very technical or less commonly known.

Some data categories available include air quality, lead hazards, climate and heat, bed bugs, water quality, asthma, mortality, physical activity, and health care access.

- When navigating the portal, you can select specific data categories from the **Explore Data** section and look at the data for subcategories (i.e., asthma rates) through different types of data visualizations. The options of visualization vary by the data provided, but they generally include data table view, bar graph view (to compare disparities), line graph view (change over time), map view, and link data view (allows you to see two data indicators on a graph together).
- To look at data tables, maps, and other visualizations for specific data points, you can click on the **Explore Data** button and begin navigating the data topics and sub-topics to see several pages with relevant data and associated resources.
- In addition to providing data related to these topics of environment and health, the portal has informational resources on each data subtopic page to help share any relevant updates or city initiatives related to that issue.

- To get more information on the impacts of climate and heat, you can click on the ***Climate and Health Hub*** button to see maps that show real-time heat-related health data across the city and heat vulnerability by neighborhood.
- To get more information on the impacts of air quality on health, you can click on the ***Air Quality Hub*** button to see maps that show real-time air quality data across the city and air quality by neighborhood.
- For a quick analysis of environmental and health data, you can generate a quantitative ***Neighborhood Report*** to get relevant data on your area in comparison to other NYC neighborhoods and the city overall.

This portal is helpful in finding more detailed data on specific health issues that a user may be interested in understanding more for their neighborhood, borough, or citywide. It also gives you different ways of understanding that data through different visualizations.

Park Equity and COVID-19 Data from New York City Council

The [Park Equity and COVID-19](#) page on the New York City Council website summarizes the hearings, discussions, and legislation that the Council has conducted to analyze inequities in park access across the City with a particular focus on its relationship to COVID-19 death rates, income level, and race/ethnicity. In addition to these summaries are data visualizations representing analysis that was done on park access. These include a map on park access by acreage, a map and a table on park access compared to the equity issues listed above, and additional graphs showing COVID-19 death rate in relation to income and park access in relation to race. Users can download some of this data by zip code. The page ends with the proposed legislation that was passed in May 2022 to require the Department of Parks and Recreation to issue a report that would identify parks and playgrounds under its jurisdiction that have routinely failed inspections and submit a plan to the Council on how the issues at such parks and playgrounds will be corrected.

Spatial Equity NYC

[Spatial Equity NYC](#) is a website that documents inequities in public space access, design, and distribution. On its Citywide Data tab, users can select health, environment, or mobility as topic areas to explore, which then bring them to data visualizations of specific issues under those topics such as asthma (health), tree canopy (environment), and bus speeds (mobility). By switching between “Chart Council Districts” and “Map Council Districts,” users can see this data as graphs or on a map of the City (with various geographic levels based on where the data was gathered). In the chart view, users can look at the data by borough and will also see a set of proposed solutions to major problems in that topic area on the right side of the chart. Users can also look at the data by Community Board districts instead of City Council districts. It is possible

to view U.S. Census data on race and ethnicity, poverty level, vehicle ownership, and commuting data in relation to each topic area. The tool allows users to see maps of that census data side-by-side with maps of the topic data that they have selected.

By going to the Community Profiles tab, users can get census and issue data that is specific to their City Council or Community Board area by searching for their address. The tool allows users to also compare their community to another one. When looking at an individual area or comparing, users can select a topic area from dropdown menus and see a sentence summary of how that area ranks compared to others on that issue.

The Take Action tab provides some next steps for users to think about how they can use the data available in the tool to advocate for their neighborhood, borough, or the City's needs related to spatial equity.

Climate Risk

The following set of data resources provide information on the present-day, short-term, and long-term impacts of climate change on New York City neighborhoods. While some of the terminology in these tools can be very technical, they offer resources to make the information accessible. These resources can be used to support a broader understanding of climate risk that can often be overlooked in housing and community development conversations in vulnerable neighborhoods.

NYC Flood Hazard Mapper

The [NYC Flood Hazard Mapper](#) is a map tool created by the Department of City Planning (DCP) to see coastal flood hazards now and into the future throughout the city. Through the map view, users can view several map layers individually and all at once, allowing a perspective of how flooding will affect the city over different time periods. The map layers that are available are: flood insurance rate maps, high tide maps, and future floodplain maps. Each map layer has a legend and gives more detail to what kind of flood situation is occurring in an area. The map also allows users to search for a specific location.

- To view various coastal flood hazards, you can click on the ***Change Map Layers*** icon on the top right and select from a variety of map layers that show flood insurance rate maps and the projections of floodplain and high tide areas across time.
- You can search for an address on this map and see if that area overlaps or is near one of the flood risk areas today or in the future.
- A powerful function in the tool is the swipe function, which allows users to select to map layers and then use a swiping tool that moves horizontally to see the differences

between one layer and another on the map. This can be helpful when trying to compare floodplains today to floodplains in about 60 years.

Overall, the NYC Flood Hazard Mapper offers a quick visual understanding of how climate change will impact flood threats and can give better insight on which neighborhoods are most at risk of flooding across time.

New York City Stormwater Flood Maps

The [New York City Stormwater Flood Maps](#) are three maps created by the city to show scenarios of rainfall-based flooding based on current and future sea level rise conditions. These maps differ from the NYC Flood Hazard Mapper because it focuses **only** on stormwater runoff flooding and its interactions with the stormwater drainage infrastructure in the city, rather than accurate representations of different coastal sea flooding.

These maps are simulations of flooding, so they represent an idea of what flooding would look like if rainfall was happening across the city, if drainage was functioning correctly, if large properties have their own drainage system, and if pending coastal protection projects were not completed yet.

- To view the three maps which showcase scenarios of moderate rainfall, sea level rise, and extreme rainfall, you can click on each map layer at the bottom and use the legend at the right to understand the colors shown in the area.
- You can search for an address on this map and see if that area overlaps or is near one of the stormwater risk areas today or in the future.

This tool provides an additional resource for talking about flooding that also shows the impact on areas that are further inland from the coast. By understanding these data, users can provide evidence for infrastructural challenges that face their community.

Heat and Cooling Equity Maps

The [Heat and Cooling Equity Maps](#) are interactive maps created by New York City Council's Data Operations Unit and are hosted on the NYC Council website. These maps show how temperature varies across the city with a particular focus on the presence of extreme heat.

- One map shows temperature on a scale with the geographies of parks and green spaces outlined. This map is helpful in identifying both where green spaces are available and if they align with areas with reduced temperatures compared to other areas.

- The other map includes temperature on a scale with map layers for comorbidities (conditions such as hypertension and COPD) by census tract and air conditioning access by community district.

Overall, these maps provide an idea of which areas suffer from extreme heat through the city and how certain factors impact or are impacted by that presence of heat. This information can be helpful when thinking about the need for green space, housing with high quality air conditioning, and other built and environmental needs that reduce heat exposure.

Environment & Health Data Portal

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- To get more information on the impacts of air quality on health, you can click on the **Air Quality Hub** button to see maps that show real-time air quality data across the city and air quality by neighborhood.

- For a quick analysis of environmental and health data, you can generate a quantitative **Neighborhood Report** to get relevant data on your area in comparison to other NYC neighborhoods and the city overall.

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Planning & Zoning

BYTES of the BIG APPLE

BYTES of the BIG APPLE includes shapefiles from the City of all approved rezonings - these would allow you to do more detailed GIS analysis if that level of detail is of interest.

- [NYC GIS Zoning Features](#)
 - To access them click the download button on **NYC GIS Zoning Features** then scroll down to ***nyszma - Zoning Map Amendments***

ZoLa website

ZoLa is [DCP's Zoning and Land Use Map](#) - it includes an overlay of approved and pending rezonings that can help you visualize where rezonings have taken place or are in the pipeline.

- To include rezonings click on *Zoning Map Amendments* (and slide to set your date range) and *Pending Zoning Map Amendments* on the left-hand side
- To include administrative boundaries on the map (CDs, Council Districts etc) scroll down to Administrative Boundaries on the left-hand side and choose your desired geography

Zoning Application Portal (ZAP)

ZAP is [DCP's Zoning Application Portal](#) - where you can see all pending (or approved) land use applications and their related documents.

You could use this database to get more detailed information on pending rezonings by Community District

- To do this choose your **Project Status** (for pending projects choose Filed, Noticed & Public Review) and then Community District from the dropdown menu
- You can click on specific projects to learn more or click the Download button in the upper-right corner to get a list in CSV format

Rezoning Commitment Tracker

The City's [Rezoning Commitment Tracker](#) compiles the public commitments made during the deBlasio administration's neighborhood rezonings and provides updates on their progress. While this is a useful resource for understanding what commitments were promised, it should be noted that many community advocates have a different interpretation from the City as to how well these commitments have been met. It may be worth digging deeper, and supplementing with qualitative data, on specific commitments to understand what progress has been made.

Capital Investments

NYC Capital Projects Dashboard

The [NYC Capital Projects Dashboard](#) is a comprehensive list of capital investment and critical infrastructure projects being built in the city that cost over \$25 million. The types of projects on this dashboard include transportation, water systems, community facilities and services, parks, industrial development, information technology, and government facilities. The tool provides brief descriptions of each project, the project's current phase, budget information, and any changes to the original costs.

Since this is not a map-based dashboard, it is most helpful if you already know what projects you are looking for in the dashboard. There is an option to sort the list of projects by borough to know the broader location, but will need to click on specific projects to see if any additional location information is provided. This tool is helpful to understand the status and purpose of major projects that are occurring in your borough or community.

NYC Capital Planning Explorer

The [NYC Capital Planning Explorer](#) is a map and dataset created by the Department of City Planning (DCP) that provides information on public and private facilities and program sites within New York City neighborhoods. It is a good tool for determining how many community facilities serve a given community. This tool holds a list of more projects than the Capital Projects Dashboard because it includes projects that cost below \$25 million. The list of capital

projects are taken from the Capital Commitment Plan that is created by the city's Office of Management and Budget each year to outline ongoing and potential capital projects.

The explorer also includes a map layer on housing development that shows housing development projects based on data from the Department of Buildings and the Department of Housing, Preservation, and Development. There is a layer for facilities that are managed or funded by a city, state, or federal agencies, as well. This means that the explorer has projects including but not limited to housing, cultural institutions, health services, public safety services, and more.

Since it is map-based, users can search for projects by looking at areas on the map. DCP explains that some of its data is not accurate to all real-time projects, so it is largely an internal reference tool for its staff. For community users, it is still a helpful tool to get a sense of projects and facilities at a more local level than the Capital Projects Dashboard.

NYC Parks Capital Projects Dashboard

The [NYC Parks Capital Projects Dashboard](#) is a comprehensive data dashboard that tracks park projects throughout the city that are managed or coordinated by the Department of Parks & Recreation. It is a map-based dashboard of past, recently completed, current, and proposed park projects, typically focused on improving parks, playgrounds, greenways, beaches, boardwalks, and other open spaces owned and managed by the City.

It has an explainer page that provides an overview of the capital process for parks projects and descriptions of the dashboard's capital project categories. Each project page includes information such as the project phase, timeline, funding sources, project staff, and any materials used for community engagement on the project. Users can also see which other city agencies are partners on the projects.

This tracker gives users a full view of projects across different communities that may support any information that is gathered on park access, environmental resources, and other needs related to having local green space.

NYC DEP Green Infrastructure Program Map

The [NYC Department of Environmental Protection \(DEP\) Green Infrastructure Program Map](#) is a map-based tool hosted on ArcGIS that is regularly updated with green infrastructure projects that are part of climate resiliency efforts in different areas of the city. Most projects on the map are meant to manage better stormwater runoff, such as green roofs, rain gardens, bioswales, and porous surfaces. The projects are also viewable on top of various map layers, such as community districts, neighborhoods, and watershed areas. The map allows users to

create “cluster points” as well which makes it easier to see where there are a large concentration of projects. When looking at a specific project, users can see the project phase, community board jurisdiction, and related technical details.

If a user is interested in learning more about some of the technical details, the [Green Infrastructure](#) page on the DEP website provides some background and descriptions of green infrastructure features. If users are interested in climate-related issues and solutions in their area, this tracker is useful in advancing their knowledge on that topic.

MTA Projects

The [MTA Projects](#) pages are a series of pages focused on transportation and transit infrastructure projects managed by the MTA. The project pages are detailed in terms of background, history of community engagement, and documents related to planning and environmental studies. It is not a map-based tool, so the pages focus more on providing text and context on the project focus, broad service area, project type, and environmental review conditions. Some of the project types include transit station and terminal improvements, transit networks and lines, track construction, and technological changes.

These pages can help users understand what access and transportation improvements are coming towards their area as well as the ways those projects may change the neighborhood transit routes.

NYC DOT Projects and Initiatives

The [NYC Department of Transportation \(DOT\) Projects and Initiatives](#) database is a comprehensive data source that tracks community engagement meeting notes, background information, a map view, and tools for continued engagement on ongoing DOT projects. DOT projects expand beyond MTA projects because they include multi-modal and pedestrian projects, such as bike lanes, bridges, freight lines, and street crossing improvements. The project pages include descriptions, photos and maps of the service area, project phase, associate documents (reports, proposals, outreach summaries), active community engagement surveys, and an events calendar for projects in the middle of feedback processes.

The database does not hold all DOT projects, so users would have to go to their [Current Projects](#) page on the DOT website to see all projects that are being managed and coordinated. Overall, the database is a transparent tracker and community engagement tool that users can refer to if they want to understand where projects are happening and all the steps being taken to implement them.

NYC Hazard Mitigations Actions Map

The [NYC Hazard Mitigations Actions Map](#) provides a database of citywide and local actions to mitigate hazards identified by NYC Emergency Management in their [2019 Hazard Mitigation Plan](#) which is updated every 5 years for NYC to remain eligible for FEMA post-disaster mitigation funding. These projects and actions include coastal/natural resource protection, emergency services, property protection, infrastructure projects, and prevention services/policy areas.

When a project is selected, users can see a project description, hazards being addressed, project phase, funding sources, and project timeline. All the projects are shown as data points or larger service areas and users can view these data on top of community district and/or city council map layers. The website is hosted on ArcGIS and doesn't provide a clear guide on how to navigate the information provided so it may only be useful if a user has specific hazard concerns that they would like to check on.

Overall, users may find this helpful in tracking where the city prioritizes its emergency management resources and development, especially as climate change leads to weather events that threaten the city's services and infrastructure in different neighborhoods.