Equitable Development Data Explorer (EDDE) Text Companion

Guiding Questions

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Guiding Questions

In these video modules, we use the case study of Jackson Heights, a neighborhood in northern Queens to walk through the Equitable Development Data Explorer’s (EDDE) Community Data view and Displacement Risk Map (DRM).

- We also use a set of guiding questions to work with the EDDE and provide an example of how to learn about your community with the data tools available. Our guiding questions that you will see us answering for Jackson Heights in the modules are:
  - Which of my neighbors are most at risk of being pushed out of our neighborhood?
  - What is the financial situation for the majority of my neighbors (not the average)?
  - What are some assets and resources in the neighborhood that most of my neighbors have access to?
Module 1: Introduction and Background on the EDDE and Why It Matters

Origins of the EDDE

- The Equitable Development Data Explorer (EDDE) and the Displacement Risk Index and Map (DRI/DRM) are a result of the passage of Local Law 78 in 2021.
- The push for the law began when low-income communities of color were repeatedly pushed to accept land use changes that didn’t match their community needs, following decades of disinvestment by the City.
- In the 2000s residents started to get pushed out through rezonings and other city policies that didn’t serve the most vulnerable NYC communities.
- A group of communities that had experienced rezonings, advocacy groups, and planning groups all came together to form the Racial Impact Study Coalition (RISC) (of which ANHD is a member) to fight new policies that would uplift and empower the voices of marginalized communities rather than silence them.

Core Challenges Facing Communities

- Neighborhood-level data was inaccessible and hard to understand.
- Land use process didn’t require disclosure of any information related to racial demographics and disparities – community concerns around this were ignored based on a lack of study.
- Community advocates had to spend a lot of time gathering information to prove the mismatch between what was being proposed and what communities needed.
- Community voices were not taken seriously and the evidence they provided was considered anecdotal.
- Information and disclosures about potential neighborhood changes and displacement came very late in the land use process.
- Communities’ only path towards having their needs met has been through tradeoffs of density in a rezoning.
- Fair housing law required the City to “affirmatively further fair housing” but race and fair housing were not being addressed.

What Does Local Law 78 Do?

- The law required the creation of 3 components:
  - Equitable Development Data Explorer (EDDE)
    - This new tool analyzes the demographic, social, economic, and housing conditions of every community in NYC.
    - It is free, online, regularly updated and situates varied types of data in one place, where previously one would have to search through many data sources to find the information, improving access for community members
The information is mapped by Community District to allow people to easily pull information relevant to their area.

- Includes maps of key data.
  - **Displacement Risk Map (DRM) also seen as the Displacement Risk Index (DRI)**
    - The DRM is a more visually-oriented map and data tool. You can see differences between communities at a glance.
    - It is color coded where darker pink indicates a higher risk of displacement.
    - Displacement risk is based on factors related to race, income, current housing conditions, and how the housing market has changed in the neighborhood over time; these factors are combined to produce an overall score that is based on relative risk throughout the city.
    - The index gives more weight to race and demographic indicators than built environment and market pressure. This was decided in collaboration with the Racial Impact Study Coalition (RISC) and advocates like ANHD.
  - **Racial Equity Reports (RER)**
    - The Racial Equity Reports were the core of RISC’s demands. The coalition initially asked land use projects to be required to submit documents listing the projected rents of apartments and who would be able to access them based on demographic data. The data tools and RER go much further than that initial demand to produce much more information to support communities.
    - These reports summarize the projected future impacts of proposed land use actions including:
      - A summary of key data from the community profile,
      - A narrative statement about how the project relates to the City’s fair housing goals, and
      - Information about anticipated rents for the housing that the project will create and data on the jobs that will be created.
    - These reports are the only part directly tied to land use applications. The other data tools are available at all times.

**How are the EDDE and DRM Different from Existing Tools?**

- Much of the information in the EDDE is available in other locations, but having it all in one place in a more digestible format increases accessibility.
- The EDDE is also unique because of how information is shown in relation to other information. It shows:
  - Change over time,
  - The ability to compare a neighborhood to the borough and City levels,
Data categories broken down by race, and
A large group of indicators to create a more complete neighborhood portrait.

- **The Displacement Risk Index and Map (DRI/DRM):**
  - Shows which neighborhoods are at higher and lower risk of displacement broken down by:
    - Demographics (Race, income, English language proficiency, rent burden)
    - Market Pressure (Rent change compared to the City, price appreciation, change in educational attainment, pressure from adjacent neighborhoods)
    - Housing Conditions (Income restricted housing, units with maintenance deficiencies, renter occupied units)
  - **The DRM is also an official acknowledgement by the city that:**
    - There are factors that make people more likely to be displaced,
    - Displacement is not an unavoidable natural process, and
    - Race is a significant factor in what puts people at risk of displacement.

**How Do These Tools Address the Issues?**
- The information in the data tools is available all the time to everyone – and updated annually.
- The data tools offer an opportunity to address community needs outside of the land use framework which can empower communities to make demands based on their needs, rather than responding to land use actions.
- The RERs provide better and more information for the land use process, and provide it much sooner than previous disclosures.
- The democratization of data creates a greater possibility to shift conversations around equity and land use decision making in a way that specifically centers and addresses race and makes it impossible to avoid.
- **Using these tools can help communities:**
  - Understand the existing needs of our neighborhoods and see how that compares to other parts of the city. – Are our neighborhoods being served as well as other neighborhoods? Are we lacking resources we need?
  - To advocate for our needs. Once we have identified them we can push our elected officials to advance equity by improving our communities outside of land use changes.
  - Respond to land use proposals or envision what types of development we want to see in our communities to meet our needs.
Module 2: EDDE Basics

Introduction to the Equitable Development Data Explorer (EDDE)

- The EDDE is an interactive, map-based data tool created by the Departments of City Planning (DCP) and Housing Preservation & 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 can be found at https://equitableexplorer.planninglabs.nyc/ or by going to the Department of City Planning’s Maps and Geography page under the Data & Tools tab on their website.

Navigating the Maps

- The EDDE is made up of two main map views – the Community Data view and the Displacement Risk Map view.
- Both of these maps provide key demographic, housing, and quality of life data at different geographic levels (community district, borough, and city). Data at each geographic level helps in identifying and defining a community’s needs and characteristics.
- **Zoom**
  - You can manually zoom in and out by clicking on the plus (+) and minus (-) buttons on the top left of the map.
  - You can also zoom in and out by scrolling up and down using your mouse wheel if you’re using a mouse or by pinching inwards and outwards using your trackpad if you’re using a laptop.

- **Moving the Map**
  - You can move the map around by left-clicking on your mouse or trackpad and moving your mouse or finger around.
  - Reset to the original view by clicking the arrow button below the zoom buttons on the top left.

- **Changing Map View**
  - Next to the map controls, there are buttons to switch between the Community Data and Displacement Risk Map views.
  - On the Community Data view, there are buttons to switch between three distinct geographic levels – Community District, Borough, and Citywide. You’ll see that the map changes the boundary lines at each level.

Non-Map Pages

- From the top bar, You can reach the About page which describes what information is available from the tool’s map layers, the ways that the tool can be used for land use
actions, and where you can find details on the methods and research used for creating the tool.

- The **Methods & Sources page**, provides more detail on the methods used by DCP and HPD to decide what data to include in both map layers. It includes:
  - where all of the data in the EDDE is gathered from,
  - how these city agencies define key data terms,
  - why certain data were combined to measure displacement, and
  - what data the city considers most reliable.

- The **Data Dictionary** provides the list of specific data that the City used to create the EDDE and the DRM. It defines the type of information that each data indicator provides and the source of the data. These indicators were selected based on requirements of Local Law 78 and input from community groups, advocates, and the Racial Impact Study Coalition.

- With the **Contact** button users can send a message to EDDE@planning.nyc.gov with any questions or suggestions on making the EDDE better. We highly recommend any users of the EDDE to send in your comments as you dive into it to help make the tool more reflective of community users’ needs.
Module 3: My District

Community Data View

- The Community Data view of the EDDE is a map-based data tool for seeing a variety of data that covers population demographics, housing characteristics, and quality of life information.

- The tool provides all of this data at three different levels – community district, borough, and citywide, which makes it possible to compare information about various community districts and see how that relates to data for the boroughs that they are in or the city at-large. The boundary lines change as you select which level that you want to view.

- All of the data categories have data available broken down by race. This makes it easier to look at the data and be conscious of racial disparities for specific populations within each geographic level of the city.

- Having this data is important for understanding who lives in these areas and how vulnerable these residents are to social, environmental, economic, and housing factors occurring around them.

Finding your Neighborhood

- If you already know how to locate a community district that you’re interested in on the map, feel free to skip to the next section.

- To look at Jackson Heights (our case neighborhood for these videos) from the Community Data view, we will first need to find the community district where Jackson Heights is located on the Community Data map.

- Currently, the EDDE maps do not have a location search function. However, since the recording of these video modules, there has been a feature added to the map that allows you to hover your mouse above each area and see the name of the neighborhoods in each district and the district number.

- If you are still not sure where your community district is or what the boundaries are, we will need to refer to another map to confirm. To find your community district on a map you can use NYC Department of City Planning’s Community District Profiles tool. Here you can enter a specific street address or the name of a neighborhood for a map view of the community district that the location or neighborhood is in.
  
  - For this example, search for “Jackson Heights” within the tool. The search results will populate a list of possible community districts based on locations with the name Jackson Heights in them.
  
  - Click on the option that seems to fit what you are searching for and it will show a map view of the community district. If it seems like this area is not your exact community district, you can also search for a specific address or zoom into the map to see the streets that serve as boundaries to confirm.
Here it looks like “Queens 3” is our community district, which includes the neighborhoods of East Elmhurst, Jackson Heights, and North Corona in Queens. Clicking on that option zooms into the community district and provides additional information about the population, geography, zoning, local community board, and more.

Once you have confirmed your community district, you can go back to the EDDE to select it on the Community Data map.

**Important note:** the Community Data view uses what are called Public Use Microdata Areas, or PUMAs, as the boundaries for community districts. These PUMAs are statistical geographic areas that are defined by the U.S. Census Bureau and align almost exactly with New York City’s community district boundaries. For this reason, the community districts may look slightly different between the EDDE and the Community District Profiles.

**Community District View**

- Click on the appropriate district in the EDDE and the left pane of the page will pop up with some introductory information.
- If you’re following along and already know how to quickly find your community district without reference, then you may have already reached this stage.
- **Header on the left pane indicates:** the PUMA number, the neighborhoods within the community district, and the community district number within that borough.
- Below the header are the five data categories that the Community Data view holds – **Demographic Conditions; Household Economic Security; Housing Security, Affordability and Quality; Housing Production; and Quality of Life and Access to Opportunity.** Each category has a series of data tables reflecting the information mentioned before.

**Viewing Racial Categories**

- At the top of the data table view, you can see options that allow you to choose between four racial/ethnic groups – Asian non-Hispanic, Black non-Hispanic, Hispanic, and White non-Hispanic. By selecting one of these, you can alter the data table view to show the data for each specific racial or ethnic group rather than as part of the total population.
- This option is available for all the data categories on the left pane except for the Housing Production category, which does not reflect data that is connected to specific population identifiers.
- Viewing the data by racial category can be useful to understand the specific experiences of certain characteristics for each racial group in an area. **This is a powerful feature towards centering racial equity when thinking about community populations and needs because it allows for a closer look at specific populations.**
- The Racial Category view can be selected at the Community District, Borough and City geographies allowing you to identify disparities that may be impacting racial groups at the local or city level.

**Statistical Reliability**

- In some instances, especially when you filter the data tables by race, you’ll notice some boxes in the tables that are faded gray. These boxes are labeled like that when they have data that are considered to have statistical reliability below the City’s thresholds.
- This does not mean that the data are wrong, but rather that the sample size for that data may have been smaller than the City considers statistically accurate. This information should not be discounted but should be considered as possibly less reliable than data with a larger sample size.
- If you’re interested in the statistical reliability of this data, you can look at these measures for each data point by clicking the **“Show reliability data”** button at the top right of the page, below “Download data”. This will add columns to the tables that reveal the coefficient of variation (CV) and margin of error (MOE) for certain data in the tables.
- These concepts are explained on the Methods & Sources page under “Data Reliability”, but, in short, they are measures used for determining statistical reliability. These reliability data are available across all five data categories to view.
Module 4: Finding Data for My Community District – Community Data View

Now that you have identified where your community district is on the EDDE’s Community Data view, we’ll start to dive into what data you can find about your district and connect that data back to some of the guiding questions that we’re using for the training. We will continue using the community district where Jackson Heights is located in Queens as our case example. Each section below provides detail to what you can find when you click on each of the five data categories in the Community Data view.

Here are our guiding questions again, so you know what we’re trying to answer as we look through the data:

- Which of my neighbors are most at risk of being pushed out of our neighborhood?
- What is the financial situation for the majority of my neighbors (not the average)?
- What are some assets and resources in the neighborhood that most of my neighbors have access to?

Demographic Conditions

- This category provides four major data points, all taken from the U.S. Census:
  - population by race,
  - age,
  - foreign-born population, and
  - limited English-speaking population.
- By looking at this data, you can get a clearer picture of who lives in this community district and the diversity of individuals in that area. These data are presented over multiple periods of time, so it is also possible to compare the information across time to understand population and demographic changes since 2000.
- In particular, this category helps us learn more about who in our neighborhood is most at risk of being pushed out.
- We can also think more about who makes up the majority of the population in the district by race as that informs the financial situation of most of the neighbors in the area. For example, the data table on race and ethnicity for our training case shows that Hispanic people currently make up about 65% of the total population in Jackson Heights and North Corona, making them a majority.
- **Relating this Data to Our Guiding Questions**
  - Looking at the table on race and ethnicity (and using some quick math), we learn that the non-white population of Jackson Heights & North Corona has gone from about 86% in 2000 to about 91% in 2020, showing an increase in the proportion of residents identifying as people of color over time.
○ The foreign-born population is currently at 60% and the population over the age of five that speaks English less than “very well” is at 50%, meaning that the community has a majority of immigrants as well as first and possibly second generation immigrants with low English proficiency.
○ These demographic factors do not immediately mean that these residents will be displaced, but they are characteristics of some communities that have historically been displaced in New York City – people of color, immigrants, and non-English speakers. If we wanted to learn about this information for specific groups, we could go a step further and select a racial or ethnic group from the dropdown menu to understand their specific demographic information as it relates to foreign-born status and English proficiency.

Household Economic Security

● The Household Economic Security category shares:
  ○ educational attainment,
  ○ income level, and
  ○ workforce data.
  ○ These are all factors that impact residents’ financial stability and avenues towards wealth generation. These data are also pulled from the Census and are viewable across time and by race.

● By looking at Educational Attainment, you can learn the distribution of residents with various educational experiences which can heavily determine their employment opportunities and potential wages.

● The data on Median Household Income and Households by Area Median Income (AMI) Band provide details about the middle point of incomes in an area and how that informs who is considered low, moderate, and high income.

● The last few tables break down occupation and industry data to give an idea of what careers residents take up if they’re part of the workforce.

● Relating this Data to Our Guiding Questions
  ○ We can get a lot of information from this particular category to answer some of our guiding questions. To understand the financial situation for the majority of our neighbors, it’s important to know the Median Household Income which is currently $58,791 in Jackson Heights. This gives us a starting income to compare other incomes to based on race, occupation, and industry.
  ○ The questions are focusing on the majority of our neighbors, so it is important to think about how separate households’ income levels compare to this median across the various income levels. That information can inform who we think is most at risk of being pushed out of the neighborhood too.
  ○ Looking at Households by Area Median Income (AMI) Band, we learn that about 58% of households, a majority, have an income that is less than 80% of the
AMI. That means that they range between Low-Income and Extremely Low-Income households.

○ We can also look at this data by race, so let’s look at how the Hispanic population’s income data compares to the total populations to get a sense of the income status for the largest represented ethnic group in the area. When looking by race, we find that Hispanic people have a Median Household Income of $54,908 and about 63% of Hispanic households have an income that is less than 80% of the AMI. Compared to the total population, Hispanic residents experience economic hardship at a higher proportion.

○ When looking at the Median Wages by Occupation, we can see that only residents who work in “Management, business, science, or arts jobs” make above the median income with a salary above $59,000. All other occupations provide workers in the area with an average salary of less than half of what management and related jobs offer.

○ Since only about 21% of the population works in management and related jobs, the majority of the population earns an average wage that is tremendously lower than the median income. This helps us see a more realistic picture of who fits the surface-level financial profile of the district.

A Quick Note on Moving between Geographic Views

● All the data provided in the Community Data View is available at all three geographic levels, it allows us to go back and switch to the borough or citywide views to see that information.

● Click “back to map” and then select Borough from the map view to see the borough outlines. Clicking the desired borough will pull up all the same tables that were available for the community district and they can also be broken down by race.

○ Doing this helps us to know, for example, that the Median Household Income in Queens is currently $69,016, making it higher than our selected community district’s.

● You can also select the citywide level to see the same information for the city as a whole.

○ The Median Household Income for New York City is $64,519, slightly lower than Queens but still higher than Jackson Heights and North Corona. Having all of this information for this and other data points can help us start to see the detailed differences between when we talk about the city or boroughs as a whole and when we get down to district levels where people most experience their social, economic, and community lives.

Housing Security, Affordability, and Quality

● Housing Security, Affordability, and Quality provide data details on:

○ housing ownership versus renting,
○ the economic experience of renters in the current housing market, and
○ the lived experience of having poor quality housing or no housing at all.
○ Like the previous two categories, data is viewable by race.
○ In addition to pulling data from the Census, this category pulls data from various City agencies including the Department of Investigation, the Department of Homeless Services, the New York City Housing Authority (or NYCHA), and HPD.
○ Unlike the previous two tables, not all of the data from these various sources are viewable across time.

- These data can help you determine how much housing is affordable enough for people of various income levels as well as understand how many residents face issues of being removed from or kept out of certain housing opportunities.
- The first three tables (Housing Tenure, Median Home Value, Median Gross Rent) give you an idea of who is renting, who is owning, and the financial costs of both housing scenarios in the area.
- The following two tables (Gross Rent as a % of Household Income, Rental Units Affordable to Households by Area Income) break down how many residents are rent-burdened or extremely rent-burdened, meaning that their rent makes up over 30% or over 50% of their household income, respectively.
- The next three tables (Overcrowding, Residential Evictions, Number of Individuals In Shelter System by Last Address) share a series of data related to what happens to people in a housing market that is too small or too expensive.
- The final two tables (Income Restricted Housing, Population in NYCHA Housing) touch on housing that are meant to be affordable due to city restrictions or oversight, specifically income-restricted housing and NYCHA’s public housing.
- **Relating this Data to Our Guiding Questions**
  ○ In Jackson Heights and North Corona, about 65% of housing units in the district are renter-occupied. This majority of housed residents are in a context where the median gross rent is $1,582, but when we look more deeply we can see some disparities in terms of how much of people’s household income is committed to their specific rent cost.
  ○ The Gross Rent as a Percentage of Household Income, or GRAPI, tells us that currently about 63% of renting households are rent-burdened meaning they spend 30% or more of their household income on rent. About 36% of renting households are considered extremely rent-burdened, meaning they spend 50% or more of their household income on rent. This information is vital in helping us understand how many residents in this district have to reduce or give up spending on other basic or personal needs to meet the costs of living there.
○ The **Rental Units Affordable to Households by AMI Band** table tells us that about 60% of rental units meet the standard for low-income to extremely low-income households, which are those making 80% or less of the AMI.

○ In Jackson Heights and North Corona, 611 evictions have been executed by a city marshall and 283 individuals have been identified in the Department of Homeless Services’ shelter system with a last address in the district. It is helpful to know who has been displaced from a neighborhood or who lacks housing because it can inform approaches to telling the story of neighborhood change and the drastic need for stable housing options.

**Housing Production**

- The Housing Production category focuses on:
  - construction,
  - preservation,
  - demolition, and
  - location of housing units in an area.

- The Housing Production category does not allow you to look at the data tables by race or ethnicity. As mentioned before, this is because these data focus on the number of housing units and are not connected to population or demographic characteristics. The data in this category are drawn from DCP, HPD, and an open data source on historic districts.

- This category is most useful because of its focus on construction and preservation
- The first table shows the change in housing units between 2010 and 2020.
- The next table breaks down the number of newly constructed and preserved housing units since 2014 that have regulatory agreements.
- The last table shows the number and percentage of square miles within the community district that are considered a historic district.

**Relating this Data to Our Guiding Questions**

- While it does not look like there has been a priority in constructing affordable units in Jackson Heights and North Corona, there have been multiple efforts to preserve housing units for low-income to extremely low-income residents – 129 units specifically. **Preserved affordable housing is important in keeping low-income neighbors in the areas they call home.** Still, it is important to note that no housing with regulatory agreements have been constructed in that time, as well.

**Quality of Life and Access to Opportunity**

- The final category is Quality of Life and Access to Opportunity and has many subcategories of data available that can best be broken down as:
  - health outcomes,
○ access to local resources,
○ educational outcomes, and
○ public safety.
○ The data sources for this category include the Census, the NYC Community Health Survey, NYC Vital Statistics, NYC EpiQuery, the Department of Health and Mental Hygiene, DCP, the Department of Education, the Department of Parks and Recreation, and NYC Vision Zero View.

- The first block of tables focus on health outcomes and provide a picture of overall health, mortality, and hazards to health that often are related to someone’s context and socioeconomic status.
- The tables on access to jobs, access to transit, and commute get into information on the ease residents have in getting work and getting to work.
- The table on access to broadband internet has been particularly relevant due to the COVID-19 pandemic and the increase of students and adults needed to learn or work from home.
- The table on park access reveals key information for understanding who has the ability to easily enjoy natural, open space in their community.
- There are two tables on educational outcomes that are important when we think about present-day needs that young people have for their learning and future needs they may have depending on how their educational path impacts their work and financial stability.
- The last few tables show data on public safety with a heavy focus on traffic and pedestrian safety and data on hospitalizations for accidents and assaults. These data inform our understanding of overall safety concerns and can inform questions on the ways traffic infrastructure and social services factor into personal and community safety.

- **Relating this Data to Our Guiding Questions**
  - When looking at health outcomes, we learn that about 72% of residents report having “Good, Very Good, or Excellent health.” While this data is from before the COVID-19 pandemic in 2015 and 2016, it gives us an idea of an overall positive context for health for most residents.
    - This data point does have a limitation that is worth noting as it may be true for other data points as you go throughout this part of the EDDE: it is not possible to look at this information by race because it was not collected with that information in mind, as we can see when we switch between different racial categories.
    - So, while we can speak positively about this finding, more work would need to be done to understand the health outcomes for specific racial and ethnic groups in the district.
Module 5: Understanding Displacement in Your Neighborhood – Displacement Risk Index and Map (DRI/DRM)

After learning more about the community district, it can be helpful to zoom in closer to your neighborhood to understand the level of risk households face of being displaced because of population, housing, and market trends (with race strongly considered as a component across these factors). In this section, we provide a guide for moving through the EDDE’s Displacement Risk Map (DRM) as well as explain the Displacement Risk Index (DRI) that it is built from.

Displacement Risk Map

- When we switch to the Displacement Risk Map, you can quickly see that it differs from the Community Data view both visually and in terms of the data it represents. The map uses what is called a Displacement Risk map to determine the risk level that a neighborhood faces of displacement of its most vulnerable residents.
- The Displacement Risk map is made up of three data factors:
  - population vulnerability,
  - housing conditions
  - market pressure.
  - The Methods & Sources page provides an explanation of the methodology decisions that were made in using these factors for the map. The methodology for the index was developed with the City, community members, the Racial Impact Study Coalition and organizations like ANHD.
- These data are important because they organize information from population and housing data sources to give a snapshot of stability and change for the population, housing that is available, and the housing market in one given area. The DRM is not a tool to predict displacement, but indicates areas that are more susceptible to it occurring based on their current characteristics.
- The Displacement Risk Map, or DRM for short, differs from the Community Data map by geographic level and by how boundaries are labeled. The DRM looks at data at the neighborhood level using Census boundaries called Neighborhood Tabulation Areas, or NTAs, to approximate the boundaries for a local neighborhood. These areas are smaller than the community districts and the DRM only allows you to view information at this level.
- The DRM also has a color legend system to help identify the different displacement risk levels of each neighborhood in New York City. The risk levels are Highest, Higher, Intermediate, Lower, and Lowest. All the neighborhoods are labeled by default by their risk level color so it is easy to identify which neighborhoods are high or low risk when looking at the map immediately.
Finding Your Neighborhood

- You can switch between the Community Data and Displacement Risk Map views to remind yourself of the outline for the community district. Then you can click around the neighborhoods in that area until you find the neighborhood you are looking for.
- Once you have your neighborhood selected, you’ll be able to immediately tell its displacement risk level based on its color. In our case, Jackson Heights is at a “Higher” risk level. This level is in comparison to other neighborhoods and their displacement factors.
- You’ll also see new information pop up on the left pane when you select the neighborhood. The DRM does not create a data table view of information like the Community Data view. Instead, it just provides information about the three data factors that are within the Displacement Risk map while allowing you to still see the map.
- The header area shows the NTA number, neighborhood name, and displacement risk level. Below the displacement risk level, you can see the three data categories which each have their own level between lowest and highest and which each have specific data points listed below them.

Population Vulnerability

- The Population Vulnerability factor focuses on data points that indicate socioeconomic markers that increase someone’s likelihood of facing instability in the present-day housing market.
- As an example, Jackson Heights’ population vulnerability risk is “Highest” meaning that it has a large population of neighbors who regularly deal with inequality because of their identity or financial situation.
- The DRM considers income, race, and limited English proficiency heavily in determining factors that can make a person more likely to be displaced.

Housing Conditions

- The Housing Conditions factor focuses on the type and quality of housing available to residents in the neighborhood.
- This factor also has data points that compare neighborhood data to city data, which helps us understand how housing conditions may or may not fall in line with trends seen at the city level.

Market Pressure

- The Market Pressure factor focuses on data that indicates a recent change in the demographics and cost of living in a neighborhood that make it less affordable for longtime and lower income residents.
The final data point on adjacent neighborhood pressure is especially important because it is the **only comparison data point in the data factors that still compares the data to other neighborhoods**.

We want to understand market pressure because we know that the city is rapidly changing and this factor helps us know how development practices have transformed an area.

**Understanding Displacement Risk**

- This information provides an immediate image of a neighborhood’s displacement risk.
- This overall displacement risk level that we see for each neighborhood is based on taking **heavy consideration for population vulnerability with a focus on race** and seeing how housing conditions and market pressure change that vulnerability for New Yorkers who are most at risk of being pushed out of their neighborhoods.
- **Knowing this makes it even more important to look at the specific levels for each factor and not just the overall risk level because different neighborhoods may all have a “Higher” risk level like Jackson Heights but get to that level because of different population, housing, and market reasons.**
Module 6: Understanding the Data as a Community with Our Guiding Questions

As mentioned throughout, we selected 3 guiding questions to lead our investigation with the EDDE:

- Which of my neighbors are most at risk of being pushed out of our neighborhood?
- What is the financial situation for the majority of my neighbors (not the average)?
- What are some assets and resources in the neighborhood that most of my neighbors have access to?

Below we will share the data collected from the tool and conclusions on how we might respond to each question if we were an organizer, advocate, or community member that was using the EDDE to gain information about our community. This is not the perfect or “right” way of looking at the data, but one way of many that you can use to think about using the data to answer difficult questions about your neighborhood, district, or borough.

The Red text indicates where in the EDDE the corresponding information can be found.

Guiding Question 1: Which of my neighbors are most at risk of being pushed out of our neighborhood?

- Significantly Higher Hispanic population than the city as a whole (65% vs 28%) (EDDE-Demographic conditions. Neighborhood and City Views)
- Over Half of Hispanic + Asian populations below 50% AMI (EDDE-Household Economic Security: Households by AMI, Racial Views)
- 50% of residents have some limitations on English language proficiency (EDDE-Demographic conditions. Neighborhood View)
- Median income for white families = $81,000, for Hispanic + Asian Families= $55,000 to 56,000 (EDDE-Household Economic Security: Median Household income, Racial Category Views)
- 63% of residents are rent-burdened, 35.7% extremely rent-burdened (EDDE-Housing Affordability, Quality, and Security- Gross Rent as % of Household income)
- 12% of Rental units below 50% AMI (EDDE-Housing Affordability, Quality, and Security- Rental units Affordable to Households by AMI)
- No public housing (EDDE-Housing Affordability, Quality, and Security-Income Restricted Housing)
- Larger proportion of severely rent-burdened households than city as a whole (Displacement Risk Index- Population Vulnerability)
- Property values + rents are rising (Displacement Risk Index- Market Pressure)

Based on the data how would we answer: Which of my neighbors are most at
risk of being pushed out of our neighborhood?

- Those that are rent-burdened in our neighborhood (Jackson Heights) and in all neighborhoods are at risk. Nonwhite families also seem to have incomes that make them vulnerable to rising rents. There is a lack of public housing and very few units this population can afford- 50+% of residents of color but only 12% of units. A large number of residents are also without English language proficiency. With all of that, it seems likely that nonwhite, working class, and immigrant families face a higher risk of displacement.

Guiding Question 2: What is the financial situation for the majority of my neighbors (not the average)?

- Median Income = about $58,000 (EDDE- Household Economic Security: Median Household income)
- 18.6% identify as Asian (EDDE- Demographic conditions- all subsequent racial data is located in the same manner)
  - Over half of Asian population below 50% AMI (EDDE- Household Economic Security: Households by AMI)
- 9.4% identify as white
  - Median income for white families = $81,000
  - Over 60% earning over 80% AMI
- 64% of residents identify as Hispanic
  - Hispanic Families= $55,000
  - Over half of Hispanic population below 50% AMI
- 63% of residents are rent-burdened, 35.7% extremely rent-burdened (EDDE- Housing Affordability, Quality, and Security- Gross Rent as % of Household income)

Based on the above information how can we answer: What is the financial situation for the majority of my neighbors (not the average)?

- Overall, the community has a wide income range. When we look beyond just the median income we find that white families in the community have a much higher median income. Most Hispanic and Asian families are making much less money and are well below the Median AMI for the City as a whole. Most residents of color are working class but the small proportion of more affluent white residents raises the overall median income for the community. Breaking it down by race can offer us a more complete picture. Many residents are also rent-burdened, which means their financial situation is tenuous.

Guiding Question 3: What are some assets and resources in the neighborhood that most of my neighbors have access to?
• 33% of residents are within ¼ mile of transit (EDDE- Quality of Life and Access to Opportunity- Access to Transit)
• 71% of residents have access to broadband at home (EDDE- Quality of Life and Access to Opportunity- Education Access- Access to Broadband Internet at Home)
• 70.5% of residents within walking distance of a park (EDDE- Quality of Life and Access to Opportunity- Open Space- Park Access)
• More pedestrian, cyclist, + motorist injuries than city average
  ○ 821.1 per 100 miles, vs city average of 668.2 per 100 miles (EDDE- Quality of Life and Access to Opportunity- Public Safety- Traffic injuries/100 Street miles- Neighborhood and City Views)

Based on the above information how would we answer: What are some assets and resources in the neighborhood that most of my neighbors have access to?

• This question is more of an incomplete answer. It seems that most people have access to open space, but many do not have access to public transit and walking is less safe than the city as a whole. This information is also largely not broken down by race.
Module 7: Data Analysis

Downloading EDDE Data

- If you want to explore the data from the EDDE’s Community Data view more deeply or want to arrange the information in a way that allows you to compare between geographic levels or community districts, then you have the option to download the data tables as Microsoft Excel worksheets.
- To do this, you first want to confirm the geography that you want data for. After selecting your community district, click on any of the five data categories on the left pane and you’ll return to the data table view.
- On the top right, you’ll see a button that says “Download data”. A pop-up box will open on your screen that lists all of the geographic levels of data that will be downloaded from the EDDE.
- If you select a community district, the geographic levels in this data set download will include the community district (which is identified by its PUMA number and name) and it will include the data for the borough that the CD is in (in this case Queens) and the citywide data. Data will download at the level you select as well as the larger geographies.
- Click “Download data” and then select “Data set (.xls)” which will allow you to download a zipped folder of three separate Excel worksheets for the three geographic levels of data.

Looking at Downloaded EDDE Data

- The worksheets are named with the PUMA number for the community district, the borough abbreviation for the borough, and “citywide” for the city data.
- When you open the community district data set, you’ll see that there are five tabs at the bottom that correspond to the five data categories found in the Community Data table view.
- Once you scroll down on this first tab for Demographic Conditions, you’ll see tables that are almost identical to the tables in the EDDE with the inclusion of the reliability data that we saw earlier. **However, a key difference is that these tables also have columns that show the change in data between the oldest and most recent time periods from when data was captured. This produces a picture of change over time that may inform the narrative that you build about the growth, loss, or changes within a specific area.**
- The data for each table is presented for the total population and for the separate racial/ethnic identities all on the same page. So, it is easier to see the data by race side-by-side than you can when on the EDDE site.
The only tab that does not have data showing change over time or data by race is the Housing Production tab because it is not measuring population and only uses data from one point in time.

The format for the data in this community district worksheet is the same within the borough and citywide datasets too.

**Downloading DRI Data**

- If you want to download the data from the Displacement Risk Map, you can follow very similar steps to those in the Community Data view. This time, you can find the “Download data” button on the top of the left pane as you have your neighborhood selected.
- Once you click that button, a pop-up box will appear that will prompt you to download data for all the NTAs or neighborhoods on the map. This means that no matter what neighborhood you select, you will only be able to download a Microsoft Excel worksheet that contains data for all NYC neighborhoods.
- Click the “Download data” button in the box and you’ll get a Microsoft Excel worksheet that includes neighborhood names, NTA numbers, displacement risk levels, data factor risk levels, and all the data points that were listed on the EDDE for every neighborhood.

**Looking at Downloaded DRI Data**

- The worksheet includes reliability data in the form of margin of error measurements as well as specific quantitative data for some data points that were only indicated with text phrases in the EDDE.
- The worksheet also differs from the data downloaded from Community Data view because it has a tab labeled “DRI_DataDictionary” that provides the data types, data sources, measurement systems, and descriptions for key terms and data points within the Displacement Risk Map data tables.

**Note on Community Profile**

- Since the recording of these video modules, the Community Profile option has become available to download from the Community Data view. The Community Profile provides you with data visualizations (graphs), data tables, and a map of the specific area you chose. This is the same information that shows up in the Racial Equity Reports, which we discuss in the final module.
- We suggest downloading the Community Profile as it provides ways of reading the data about your community with some helpful visuals and gives you a viewpoint of how someone who is submitting a land use application would present data about your community.
Module 8: Understanding Racial Equity Reports

Background on Racial Equity Reports (some is repeated from Module 1)
In this final module, we explain the format, purpose, and information within the Racial Equity Reports (RERs), which are also a product of Local Law 78. The RERs provide specific project information early in the land use review process, data visualizations from data available in the EDDE, and a narrative from the applicant of how their project is “affirmatively furthering fair housing.”

We use the example of the Racial Equity Report for the Innovation Queens project in Astoria, Queens to discuss how a real applicant may compile this report and how to read the report to truly see if what is being proposed does or does not provide fair, equitable, and affordable housing by the standards set by the City and its Where We Live NYC initiative.

- Core challenges
  - Community voices were not taken seriously and evidence was considered anecdotal.
  - Information and disclosures about potential changes/displacement came very late in the land use process.
  - Communities’ only path towards having their needs met has been through tradeoffs of density in a rezoning.
  - Fair housing law required the City to “affirmatively further fair housing” (AFFH).
- What did Local Law 78 do?
  - Racial Equity Reports (RERs)
    - Summarizing the projected future impacts of proposed land use actions including:
      - A summary of key data from the community profile.
      - A narrative statement about how the project relates to the City’s fair housing goals.
      - Information about anticipated rents for the housing the project will create, and data on the jobs that will be created.
      - Only part directly tied to land use.

- How does including RERs address the issue?
  - Provides better and more information for the land use process, and provides it much sooner (9 days after certification and the start of ULURP)
  - Creates the possibility to shift conversations around how we think about equity and land use decision making- specifically centering and addressing race – making it impossible to avoid
  - Provides data support to lived experiences of communities and in the context of land use proposals. It puts everything in the same place.
What is in the RER?

- **Project Type**
  - Land use action and amendments (changes) that the developer wants to make to help make their development project possible.

- **Executive Summary**
  - Summarizes key project information and neighborhood conditions.

- **Project-Specific Information**
  - Details property and development information, including floor area, units by AMI level, and affordable housing options available, and anticipated jobs.

- **Community Profile – Summary**
  - Text description of key income, housing, and neighborhood data that is reflected in the data graphs and EDDE data tables.

- **Community Profile – Data Graphs and Charts**
  - Graphs showcasing select data from the EDDE without additional narrative or interpretation.
  - Section on explaining how to read error bars.
  - Does **NOT** include the DRI data.

- **Narrative Statement on “Affirmatively furthering fair housing and promoting equitable access to opportunity”**
  - Explanation of how the project relates to NYC’s affirmatively furthering fair housing goals.

- **Community Profile – Data Tables from the EDDE**
  - Attachment of all data tables for the community district from the EDDE.
  - Does **NOT** include the DRI data.

**Case Study: Innovation Queens**

- **Remember:** Racial Equity Reports are new, so this example is an early example from the summer of 2022 of how an application may use them.

- We will be using a real RER from a project that at the time of recording is moving through ULURP.

- We’ll be looking at the project sort of in a vacuum without drawing on external data and information, to act as though we were approaching the project with just the RER.

**Walk through the Project Information**

- When looking through some of the project details, some key information is available to us:
  - Square footage
  - How many units below 30% AMI (Zero in this example)
  - What is the unit breakdown and how much do you have to make annually to afford those apartments?
How many jobs will be provided? (In this example, they don’t specify any union or prevailing wage jobs)

Walk through the Narrative Section

- Here, we’ll pull out some parts of the narrative section to identify important information to track when reading the Racial Equity Report. When you are looking at projects, you may be interested in more or less topics than what we point out, so this just serves as an example!
- Uplift what Affirmatively Furthering Fair Housing (AFFH) really means (advancing equity, serving historically marginalized groups).
- AFFH is not just the status quo and is not just listing existing resources – it is furthering opportunity and equity.
- “Increasing housing opportunities in transit-rich neighborhoods, such as Astoria, is especially important and beneficial.”
  - This is good but what’s missing is that historically MTA routes have remained relatively static for decades and the areas with transit access have often been low-income communities because suburban residents fled
  - The area has most often been targeted for new development over the last 20 years in NYC.
- “equitable housing development in New York City (Goal #2 of "Where We Live NYC") by providing 2,843 new housing units, of which 711 would be permanently affordable pursuant to MIH (mandatory inclusionary housing).”
  - Equity is more than 25% of units – when 75% are largely inaccessible, there is not deep equity. Equity in the number of new units would be the number of units meeting the need.
- “A smaller population that is severely rent-burdened when compared with the City as a whole. A majority of households in Astoria (83.8 percent) are renters. Approximately 54.6 percent of housing units in Astoria are rent stabilized (with a margin of error of 7.5 percent), and 7 percent are income-restricted. The proposed development would add to the current stock of income-restricted housing in Astoria.”
  - But 46% are rent-burdened – half are rent stabilized, half are rent-burdened. This leads to the question: how does this advance equity?
- “supporting Goal #3: of "Where We Live NYC" by preventing displacement of long-standing residents. In addition, the prevalence of rent protected housing in CD 1”
  - This housing already exists – touting rent stabilized units doesn’t advance fair housing.
- Where We Live NYC (WWL NYC) encourages that projects “make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty through the creation of widely accessible public open spaces”
In response to this, the developers in this example propose conserving an existing park.

The goals from WWL NYC address racial disparity, violence, transit access, integrated schools, wealth building in areas of poverty – preserving existing open space doesn’t address that. And again it already exists.

- Developers cite 5 transit lines close to the site
  - They do not offer transit improvements or investments, only that they already exist.

Community Profile Charts and Graphs Walkthrough

- Demographic Conditions
  - Race + Ethnicity – much larger white pop. and much lower Black and Asian pop. when compared to city
  - Percent Change in Race + Ethnicity – increase in all groups but Hispanic/Latinx pop.; only Asian pop. on trend when compared to borough and city

- Economic Security
  - Median Household Income – similar to borough at about $69K
  - Share of Households in Each HUD AMI Band – more middle- and high-income households compared to borough; over half between moderate- and extremely low-income
  - Households in AMI Band by Race + Ethnicity – much more Black pop. that are extremely low- and very low-income compared to city; POC households have higher share of various low-income statuses
  - Labor Force Participation – slightly higher working population than borough and city
  - Labor Force Participation by Race + Ethnicity – Asian and white pops. may make up the higher working population when compared to borough and city
  - Share of Employed Residents by Business Sector – more office and local services workers than borough and city; fewer institutional and industrial sector workers

- Education + Access to Transit
  - High School Graduation – extremely lower high school grad rate for Black pop. compared to borough and city
  - Education Attainment – much more people with bachelor’s degree or higher compared to borough and city
  - Access to Transit – closer to subway and SBS stations than borough

- Housing Security, Affordability, and Quality
  - Rent-Burdened + Severely Rent-Burdened Households – fewer rent-burdened households, but still about half of the district; fewer severely rent-burdened households, but similar to borough and city
  - Median Gross Rent – much higher than borough and city at almost $1,700
● Housing Production
  ○ *Percent Change in Housing Supply and Population* – housing units in the district do not match pop. increase
● Explain why only certain graphs are represented from the broader EDDE/DRI data that is available

**Conclusions and Responding to the RER: How does this project serve the community where it will be built?**

● From Project Description
  ○ No Units below 30% AMI
  ○ 2275 @ 80%AMI or above- over 2k not restricted at all
  ○ 46% would be eligible – but lumps together all income restricted
● Only 35% of households make incomes above mandatory inclusionary housing (MIH) thresholds yet 75% of units are for those households.
● 46% of residents are rent-burdened
  ○ Median rent is $1,686
  ○ Proposed Project: Less than 20% of units are at or below the median
  ○ 75% of units are available at rents from $2,430 to $5,190
● More housing has been produced in the last 12 years in Astoria than Queens or NYC, on average.
● Of people of color, about 80% of the Black pop, 60% of the Hispanic pop would be trying to access only 25% (711 units) of income-restricted units.

**Overall takeaways**
  ○ Important to look at the data around *what is proposed* and *what are the needs of the community*.
  ○ The RER was visioned by RISC to just provide these two pieces.
  ○ The Narrative portion could be really useful for projects that are “Affirmatively Furthering Fair Housing” (AFFH) to stand up to opposition in affluent communities.
  ○ The Narrative portion is less useful when it itemizes *existing conditions/resources* – narratives always will be written to favor a project.
  ○ The *central value of the RER is in*:
    ■ The project description being provided at the outset of the project rather than later in the ULURP process, and
    ■ accessible visualizations of data.