

# Building Indicator Project (BIP) - Summary

- Database to identify NYC multifamily properties in physical and or financial distress
- Began as a way to find proxies to identify over-leveraged buildings, after noticing the divergent trend between sales prices and net operating income (NOI) in the Bronx in the early 2000s
- Between 60k and 70k multifamily rental buildings tracked over more than decade (5+ units)
- Over 100 attributes tracked for each building
- Used by community-based organizations, banks, regulators, and other stakeholder. Users include:
  - More than 40 community organizations and advocacy groups
  - More than 35 financial institutions
  - Major regulators at the city and state levels



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# BIP Attributes (by category)

Building Descriptors	Geography	Lists	Violations	Liens & Financing	Ownership	Score
Total Units	BBL	AEP (Yearly)	Open HPD	Total Overdue City Liens	Corporation Name	Absolute Score
# of Floors	Address	J-51	Open HPD A	Total Overdue ERPs	Corporation Address	Per Unit Score
Land Use	Zip Code	421-A	Open HPD B	Total Overdue Water Charges	Individual Owner Name	Current BIP Score
Year Built	Census Tract	Rent Stabilized (2016 DHCR)	Open HPD C	Total Sold Liens	Individual Owner Address	Previous BIP Scores
Year of Alteration (1)	Community District		Open HPD I	Financial Institution (Umbrella)	Head Officer Name	Average Score
Building Class	Historic District		Prior Year HPD A	Most Recent Financing Party	Head Officer Address	Occurrence of 800+ Scores
Zoning Class	LMI Tract		Prior Year HPD B	Most Recent Financing Document	Management Company Name	Deviation of Current Score from Average
# of Buildings	Opp. Zone Tract		Prior Year HPD C	Amount on Document	Management Company Address	
	City Council District		Underlying Conditions			
	State Senate District		Open DOB			
	State Assembly District		Open ECB			
	Congressional District		Prior Year HPD Complaints			



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# BIP Attributes (as seen in Excel doc)

BBL address res\_unit toL\_unit num\_floors census\_tract zip\_code BOROCODE BLOCK LOT COMMDIST LUCA CATEGORY year\_built yr\_1st\_alt yr\_2nd\_alt bldg\_class zoning\_gen zoning Number of Bldgs Historic District

Low or Moderate Income tract Opportunity Zone Tract City Council District State Senate District State Assembly District Congressional District Alternative Enforcement Program J-51 Exemption and Abatement NYC 421A Exempt Properties Rent Stabilized (2016) Violations Current as of Open\_Violations Open\_A\_Violations Open\_B\_Violations Open\_C\_Violations Open\_L\_Violations PriorYear\_Violations PriorYear\_A\_Violations PriorYear\_B\_Violations PriorYear\_C\_Violations Underlying\_Conditions

dob\_violation ecb\_violation City\_Lien ERPS Water SoldLeasOpen Umbrella party\_name document\_Type doc\_amount recorded\_filed Absolute Per Unit Current BIP\_Score Score\_2018September ... Score\_2008-2 Occurance Average CDFAvg

CorpName CorpStreetNum CorpStreet CorpApt CorpCity CorpState CorpZip IndivFirstName IndivLastName IndivStreetNum IndivStreet IndivApt IndivCity IndivSt IndivZip HeadOfFile HeadOfFirstName HeadOfLastName HeadOfStreetNum HeadOfStreet HeadOfApt HeadOfCity HeadOfSts HeadOfZip Mgmt Corp Mgmt FirstName Mgmt LastName MgmtStreetNum MgmtStreet MgmtApt MgmtCity MgmtSt MgmtZip



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# BIP Scoring System



**Absolute** = (All "A" Class Violations) + (2 X "B" Class Violations) + (3 X "C" Class Violations) + (5 X "I" Class Violations) + (2X All Prior Year "A" Class Violations) + (4 X Prior Year "B" Class Violations) + (5 X Prior Year "C" Class Violations) + (6 X DOB Violations) + (6 X ECB Violations) + ((City Lien + Water Lien + Outstanding Sold Liens)/225) + (ERP Lien/75)

**Per Unit** = (Absolute) / (Number of Residential Units)

**Product** = (Absolute) X (Per Unit) / 25 = "The BIP Score"

# BIP Use Case #1 – Distress Identification

BBL	address	...	Violations Current as of	Open_Violations	Open_A_Violations	Open_B_Violations	Open_C_Violations	BC:units>=4 bldgs	Open_J_Violations	PriorYear_Violations	PriorYear_A_Violations	PriorYear_B_Violations	PriorYear_C_Violations	Underlying_Conditions	...	dob_violation	ecb_violation	City_Lien	ERPS	Water	SoldLiensOpen	...	Absolute	Per Unit	Current BIP_Score
2032600057	3004 BAILEY AVENUE	12/31/2018	53	7	29	17	0	0	3	0	3	0	16	5	\$ 10,197.25	\$ -	\$ 135,516.80	\$ -	\$ -	\$ -	905	27.41	992		
2033220047	3157 VILLA AVENUE	12/31/2018	127	17	91	18	1	11	1	26	0	19	7	0	12	6	\$ -	\$ -	\$ 4,880.17	\$ -	499	45.34	904		
2032960010	2846 BRIGGS AVENUE	12/31/2018	84	9	32	29	0	0	14	51	3	21	27	0	3	6	\$ 931.89	\$ 249.68	\$ -	\$ -	516	32.28	667		
2032080028	69 WEST 182 STREET	12/31/2018	22	2	8	12	0	0	1	1	0	0	0	0	20	2	\$ 5,655.84	\$ -	\$ 78,926.36	\$ -	564	26.85	606		
2028670151	1775 DAVIDSON AVENUE	12/31/2018	66	25	37	4	0	0	0	60	21	35	4	0	13	44	\$ 6,173.55	\$ -	\$ -	\$ -	682	14.84	405		
2032630172	3840 ORLOFF AVENUE	12/31/2018	85	21	57	7	0	0	0	31	3	23	5	0	10	5	\$ 461.87	\$ 461.87	\$ 85,593.66	\$ -	758	13.29	403		
2031540035	2537 VALENTINE AVENUE	12/31/2018	118	16	41	61	0	0	0	32	4	21	7	0	2	2	\$ 722.06	\$ -	\$ 55,888.55	\$ -	684	13.15	359		
2030740034	2373 BELMONT AVENUE	12/31/2018	43	14	18	11	0	0	0	10	5	4	1	0	1	0	\$ 25.42	\$ 25.42	\$ 82,361.58	\$ -	487	18.02	351		
2030900054	690 EAST 189 STREET	12/31/2018	117	12	85	20	0	0	0	75	9	54	12	0	0	0	\$ 351.38	\$ -	\$ -	\$ -	538	15.81	340		
2031630021	2295 GRAND CONCOURS	12/31/2018	154	32	92	30	0	0	0	37	6	22	9	0	2	1	\$ 5,280.71	\$ 158.88	\$ -	\$ -	495	15.95	316		
2030700005	2110 ARTHUR AVENUE	12/31/2018	74	8	42	23	0	0	1	15	4	8	3	1	0	1	\$ 31,413.72	\$ 2,341.02	\$ 11,174.41	\$ -	447	16.57	297		
2032140082	2541 AQUEDUCT AVENUE	12/31/2018	128	11	68	49	0	0	0	40	7	24	9	0	12	0	\$ 349.02	\$ -	\$ -	\$ -	523	14.12	295		
2030550016	2389 LORILLARD PLACE	12/31/2018	86	12	67	7	1	17	0	19	4	14	1	0	17	0	\$ 326.16	\$ -	\$ -	\$ -	339	19.97	271		
2031240001	883 EAST 180 STREET	12/31/2018	335	80	230	25	0	0	0	133	32	90	11	0	4	0	\$ 336.10	\$ -	\$ -	\$ -	1,119	5.71	256		
2030910096	705 EAST 189 STREET	12/31/2018	32	10	19	3	0	0	0	26	9	14	3	0	2	0	\$ 200.00	\$ -	\$ 6,486.44	\$ -	188	31.29	235		
2032040065	2501 DAVIDSON AVENUE	12/31/2018	89	15	55	19	0	0	0	36	8	18	10	0	18	34	\$ 553.67	\$ -	\$ -	\$ -	634	8.69	221		
2030900049	684 EAST 189 STREET	12/31/2018	57	6	44	7	0	0	0	21	4	12	5	0	2	3	\$ 2,208.38	\$ 1,868.38	\$ 34,411.33	\$ -	414	12.17	201		

- Identification by preferred geography for high-BIP scoring buildings
- Identification by preferred geography for irregularly high numbers of HPD Violations, DOB Violations, tax charges etc.
  - Organizers, CRA Officers, Bank Regulators have different uses for the score and constituent part



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# BIP Use Case #2 – Portfolio Building

BBL	address	party_name	document_type	doc_amount	recorded_filed	CorpName	CorpStreetNum	CorpStreet	CorpCity	HeadOffFirstName	HeadOffLastName	HeadOffStreetNum	HeadOffStreet	HeadOffCity	MngmtC Corp	MngmtFstName	MngmtLstName	MngmtStreetNum	MngmtStreet	MngmtCity
2032600057	3004 BAILEY AVENUE	SIGNATURE BAA	ASSIGNM	2800000	1/15/2014	DANIEL MANAGEMENT LLC	1951	SOUTHERN BLVD	BX	DENNIS	GOMEZ	1951	SOUTHERN BLVD	BX	DKRE REALTY	DENNIS	GOMEZ	1951	SOUTHERN BLVD	BX
2033220047	3157 VILLA AVENUE	SIGNATURE BAA	AL&R	4297488	10/17/2018	VILLA HOFFMAN REALTY GRC	2392	NOSTRAND AVE	BK	MARK	MEHLMAN	2392	NOSTRAND AVE	BK	VILLA HOFFMAN IABE	PETERS	PETERS	2392	NOSTRAND AVE	BK
2032960010	2846 BRIGGS AVENUE	SIGNATURE BAA	AL&R	2500000	7/5/2017	DIGS ON BRIGGS LLC	2072	OCEAN AVENUE	BK	URI	DREIFUS	207	ROCKAWAY TURNPIKE	Lawr		URI	DREIFUS	2072	OCEAN AVENUE	BK
2032080028	69 WEST 182 STREET	SIGNATURE BAA	ASSIGNM	2050000	1/14/2014	DENNIS MANAGEMENT LLC	1951	SOUTHERN BLVD	BX	DENNIS	GOMEZ	1951	SOUTHERN BLVD	BX	DKRE REALTY	DENNIS	GOMEZ	1951	SOUTHERN BLVD	BX
2028670151	1775 DAVIDSON AVENUE	SIGNATURE BAA	AGMT	1700000	3/9/2018	A DAVIDSON LLC	1276	50TH ST	BK	MOSHE	PILLER	1276	50TH ST	BK		MOSHE	PILLER	1276	50TH STREET	BK
2032630172	3840 ORLOFF AVENUE	SIGNATURE BAA	ASSIGNM	3000000	7/21/2015	3840 ORLOFF AVE CORP	3840	ORLOFF AVE	BX	ZEF	VATAJ	3840	ORLOFF AVE	BX	3840 ORLOFF AVE JEHONA	VUKILAJ		3840	ORLOFF AVE	BX
2031540035	2537 VALENTINE AVENUE	SIGNATURE BAA	AL&R	1250000	6/5/2018	AVDI REALTY LLC	2465	ARTHUR AVENUE	BX	BEATRIZ	MELENDEZ	2465	ARTHUR AVENUE	BX	AVDI REALTY LLC	BEATRIZ	MELENDEZ	2465	ARTHUR AVENUE	BX
2030740034	2373 BELMONT AVENUE	SIGNATURE BAA	ASSIGNM	2925000	3/30/2016	BELMONT EAST 186 REALTY L	4310	15TH AVE	BK	YOSEF	MANDELBAUM	4310	15TH AVE	BK		YOSEF	MANDELBAUM	4310	15TH AVE	BK
2030900054	690 EAST 189 STREET	SIGNATURE BAA	ASSIGNM	3600000	9/30/2016	690 EAST 189ST LLC	1261	39TH STREET 3RD FL	BK	JESSICA	LEE	1261	39TH STREET 3RD FL	BK		JESSICA	LEE	1261	39TH STREET 3RD FL	BK
2031630021	2295 GRAND CONCOURSE	SIGNATURE BAA	ASSIGNM	3000000	6/9/2014	2295 G.C. REALTY CORP	4419	THIRD AVENUE	BX	JAC	ZADRIMA	4419	THIRD AVENUE	BX	GENESIS REALTY C WILFREDO	CUASCUT		4419	THIRD AVENUE	BX
2030700005	2110 ARTHUR AVENUE	SIGNATURE BAA	AGREEME	1722573	7/31/2014	2110 ARTHUR ASSETS LLC	2110	ARTHUR AVENUE	BX	JASON	GREEN	319	E 91ST STREET	NY		JASON	GREEN	319	EAST 91ST STREET	NY
2032140082	2541 AQUEDUCT AVENUE	SIGNATURE BAA	AL&R	3800000	5/15/2018	2541 AQUEDUCT AVE, LLC	3397	EAST TREMONT AVEN	BX	RICK	HERMAN	3397	EAST TREMONT AVENU	BX	JLP METRO MAN/ANTON	POPOVIC		3397	EAST TREMONT AVEN	BX
2030550016	2389 LORILLARD PLACE	SIGNATURE BAA	AL&R	2650000	5/17/2018	SUMBAL REALTY CORP	3397	EAST TREMONT AVEN	BX	SAGIR	CHAUDRY	3397	EAST TREMONT AVENU	BX	JLP METRO MAN/LOUIS	POPOVIC		3397	EAST TREMONT AVEN	BX
2031240001	883 EAST 180 STREET	SIGNATURE BAA	AL&R	31850000	11/8/2017	2103 HONEYWELL LLC	1	STATE ST	NY	EPHRAIM	FRUCHTHANDLER	1	STATE ST	NY		MATIS	TYBERG	1	STATE ST	NY
2030910096	705 EAST 189 STREET	SIGNATURE BAA	AL&R	900000	6/6/2018	705 EAST 189TH LLC	1261	39TH ST 3RD FL	BK	JESSICA	LEE	1261	39TH ST 3RD FL	BK		JESSICA	LEE	1261	39TH ST 3RD FL	BK
2032040065	2501 DAVIDSON AVENUE	SIGNATURE BAA	AL&R	7100000	8/15/2018	DAVIDSON APARTMENTS LLC	1276	50	BK	MOSHE	PILLER	1276	50 ST	BK		MOSHE	PILLER	1276	50TH STREET	BK
2030900049	684 EAST 189 STREET	SIGNATURE BAA	ASSIGNM	2900000	10/27/2015	189TH STREET, LLC	543	BEDFORD AVENUE	BK	JOEL	KOHN	543	BEDFORD AVENUE	BK		JOEL	KOHN	185	MARCY AVE	BK

- Bank Portfolios by Geography - Community Board, Catchment Area etc.
- Landlord Portfolios - 10 years of HPD Registration
  - Cross-referenced with ACRIS, DOF, Other Research
  - [Only current HPD Registration data available via Open Data]

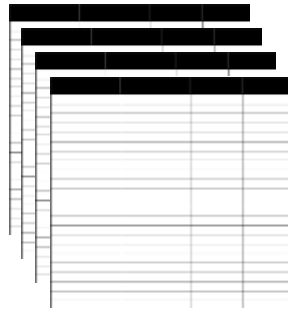


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# BIP - Looking Forward

BIP data from last decade



Raw Data from Open Data, Static Links and Scrap-able web pages



SQL Server



*Will include range of data sources not in BIP reports, such as:*

- *Evictions & Rent Stabilization*
- *Sales and Pricing Data*
- *Subsidized Housing Data (Furman)*
- *Flood Maps*
- *CONH, Speculation Watchlist, AEP etc.*

Advanced End-Users



BIP Reporting in Excel & Custom Analysis



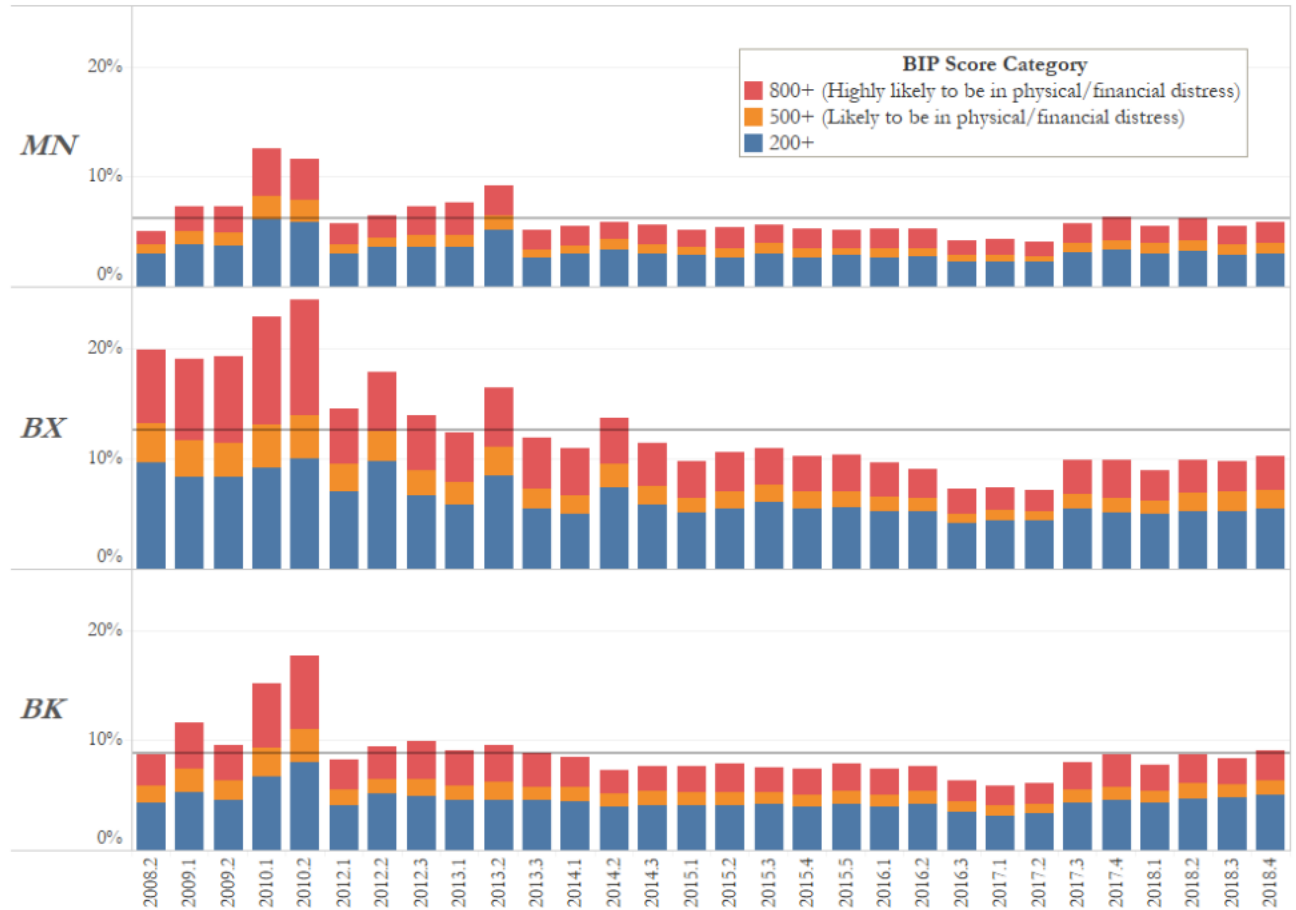
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# BIP Use Case #3 – Longitudinal Analysis

- Current: 10 years of data, difficult to conduct over-time analysis
- Goal: Ease of analysis for any data attribute on any subset of BIP buildings since 2008
- Relevant for: historical landlord portfolios, tracking violations over time etc.

Building Indicator Project Score as Percentage of Total BBLs by Borough



Reference lines mark 200+ building averages over time.



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# BIP Use Case #4 – Granular Data

Dynamic Dashboards in Power BI; Ability to drill-down on underlying BIP data; End-users with access to Dashboards and to SQL Server directly

Active DOB Violations by Type, Dec 2018

BBL	Active DOB Violations
1018790015	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	25
2032390031	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	25
1003930001	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	23
4121750056	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	23
3019710011	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	22
3033910005	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	22
1010630051	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	21
3017690016	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	21
3037920038	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	20
1013420051	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	19
1020000011	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	19
4095700070	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	19
1021390335	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	18
2031960018	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	18
3018460002	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	18
5000380035	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	18
1012530064	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	17
2046270029	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	17
3017570022	
AEUHAZ1-FAIL TO CERTIFY CLASS 1	17
3017890036	

*Lower East Side,  
East Village,  
Alphabet City*

*Washington  
Heights,  
Inwood*

Active DOB Failures to Certify Class 1 Violations, by Community District



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