Data-Driven Decision Making:

"Change What You Know. Know What To Change"

Reclaiming Vacant Properties Conference
May 19th, 2015

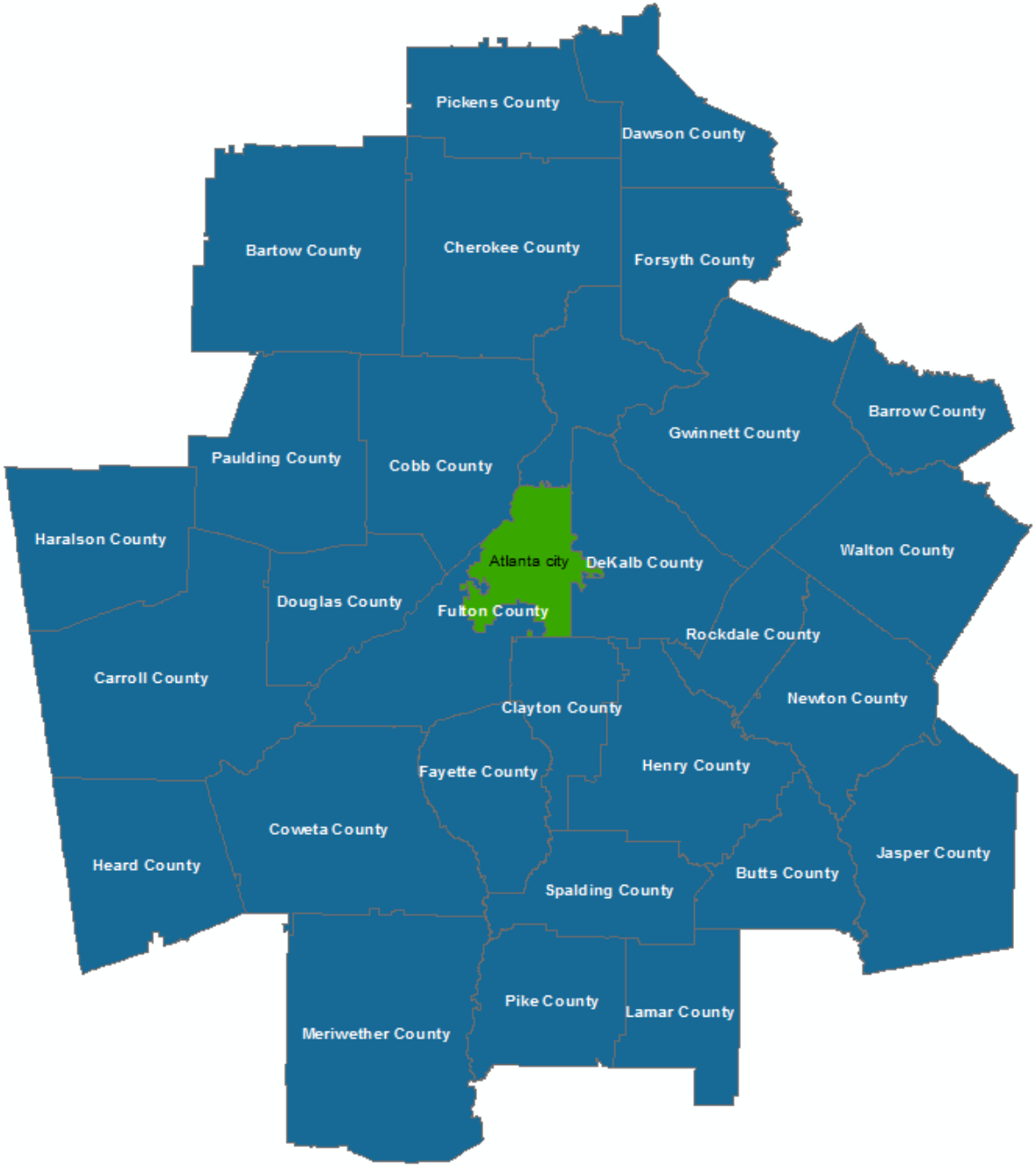
neighborhood nexus

First Things First!

What is Atlanta?

Metro area: ~8,500 sq. miles
City of Atlanta: ~ 132 sq. miles

Metro area: ~5.5 million people
City of Atlanta: ~430,000 people



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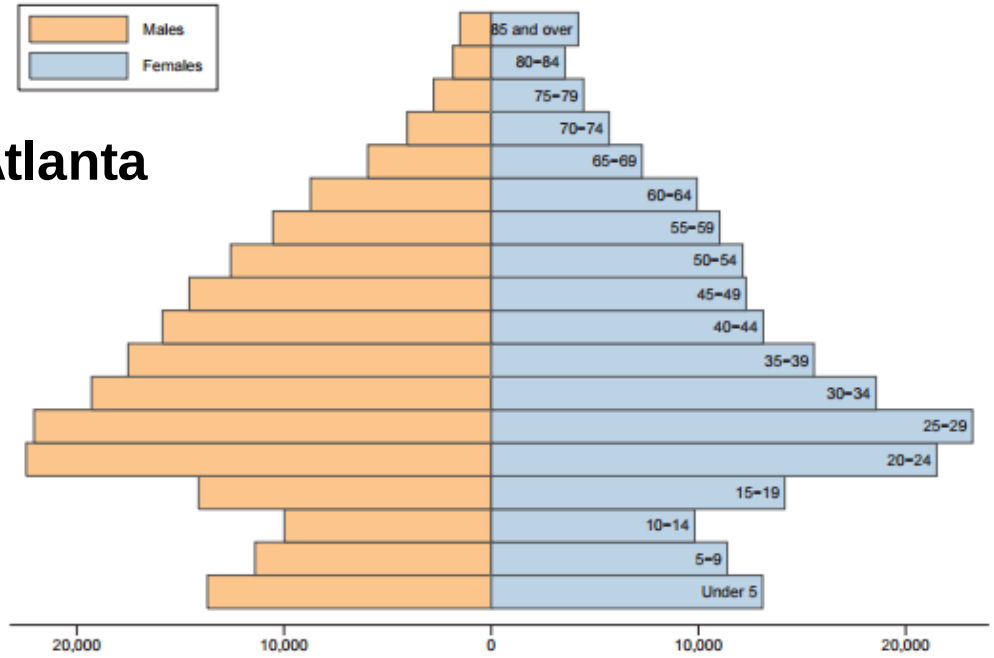
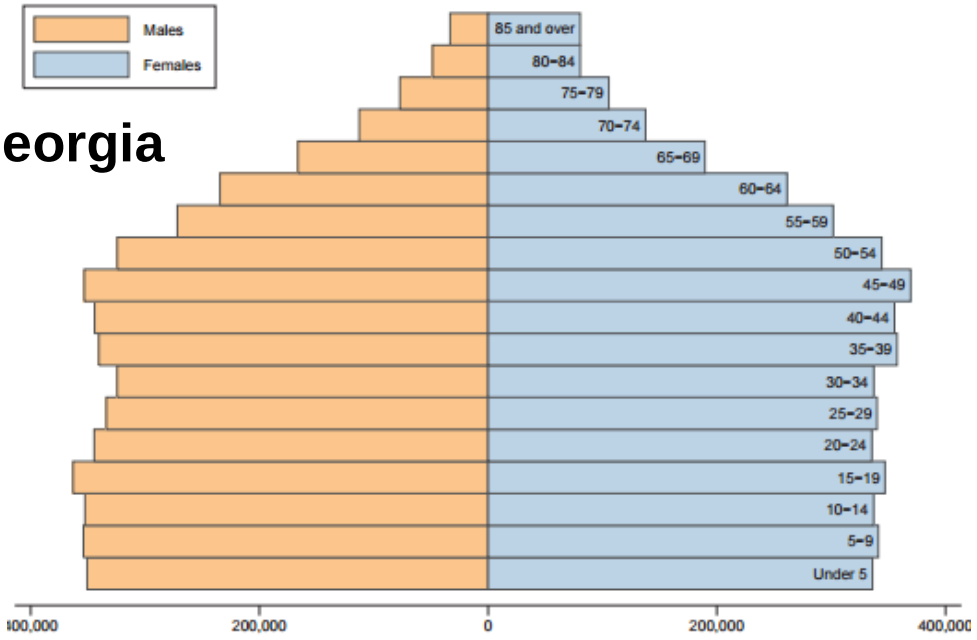
Atlanta is a Young Place

Atlanta



Georgia



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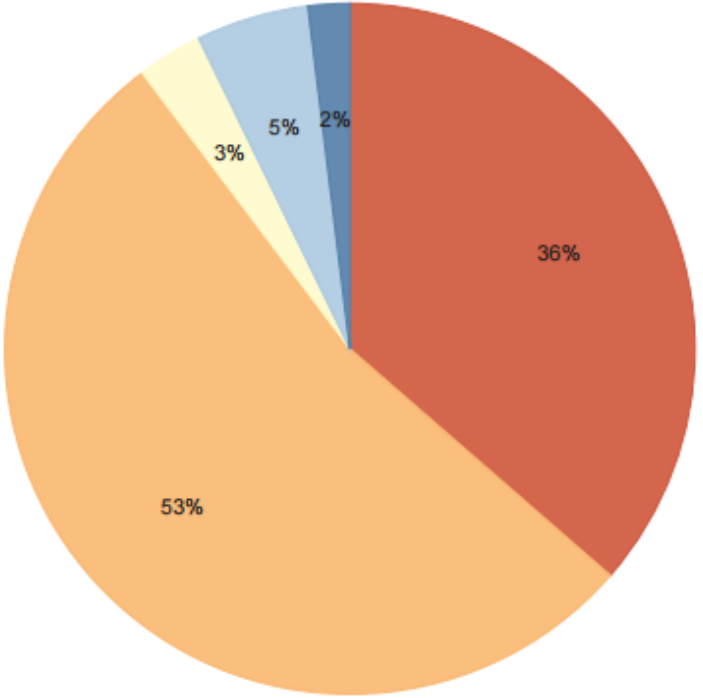
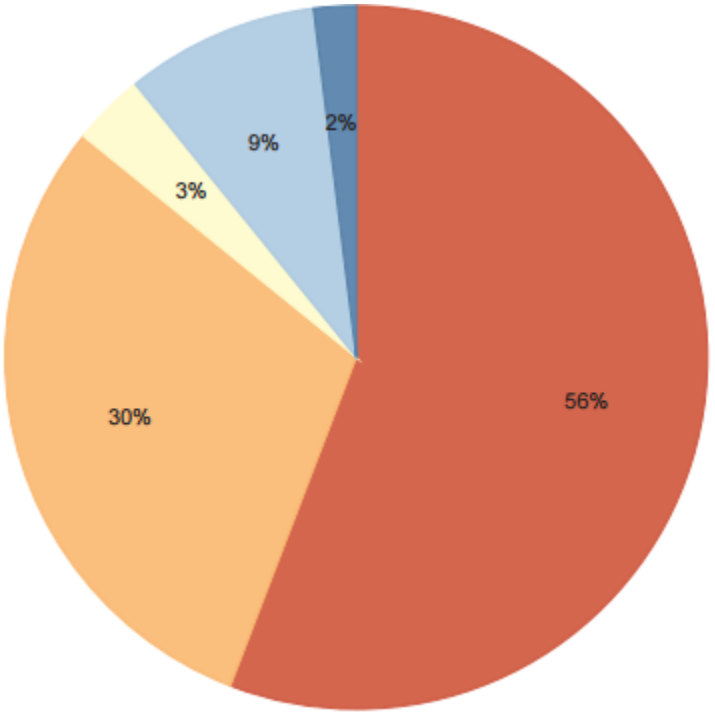
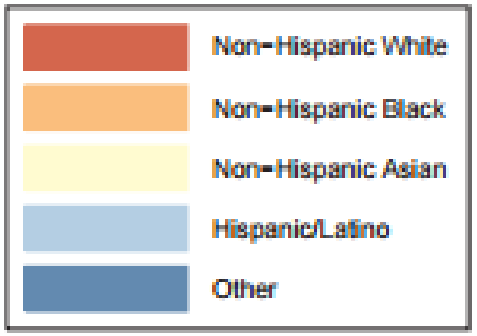
Atlanta



Atlanta is Majority African-American (though gentrifying)

Georgia





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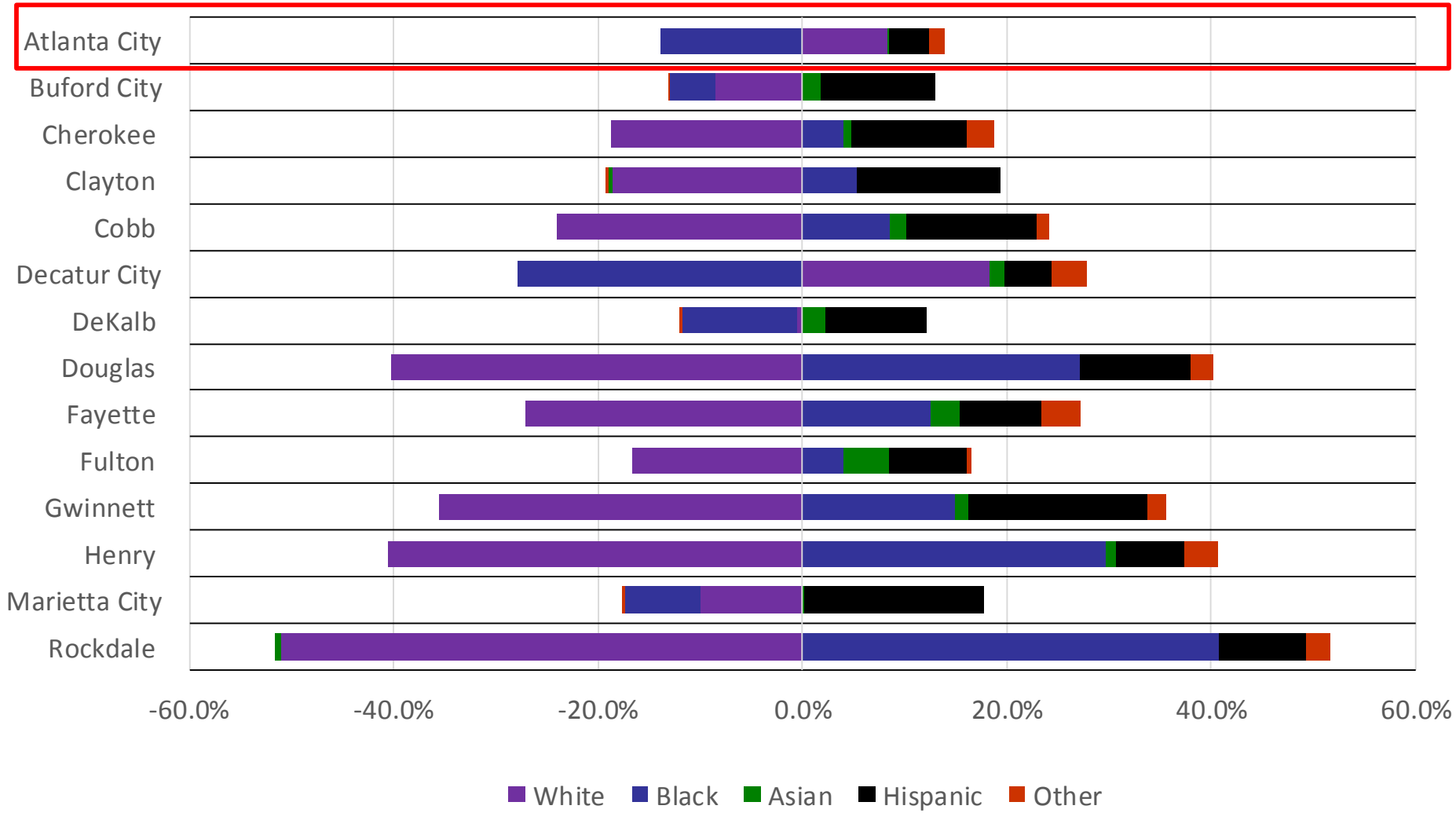
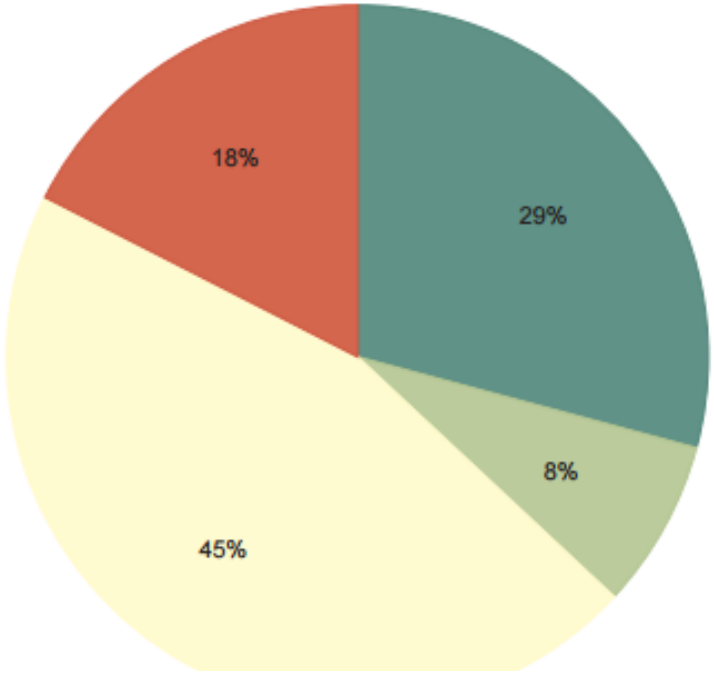
The Gentrification Marker

(School Enrollment Trends, by Race, 2000-2014)



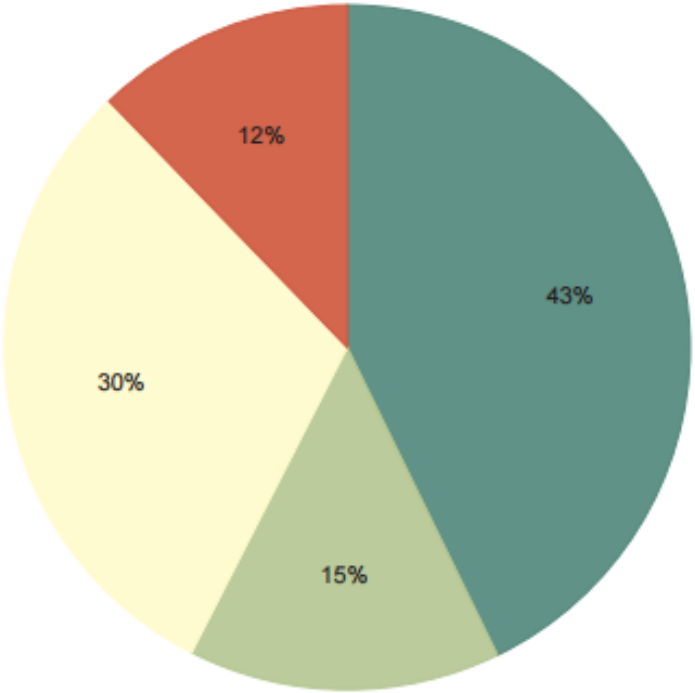
neighborhood nexus

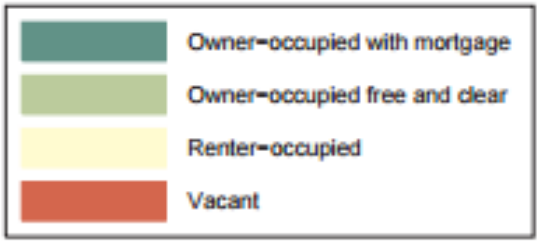
Atlanta



City Experienced A TON of Vacancies during the Great Recession

Georgia





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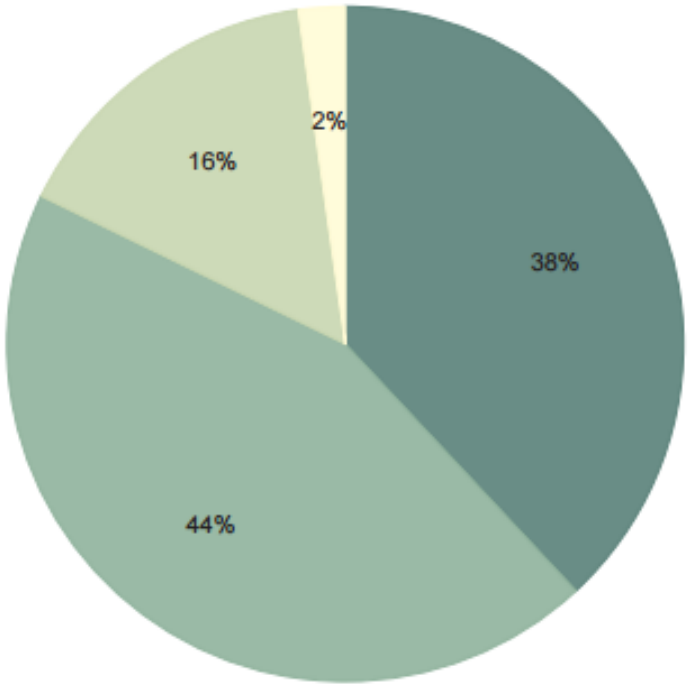
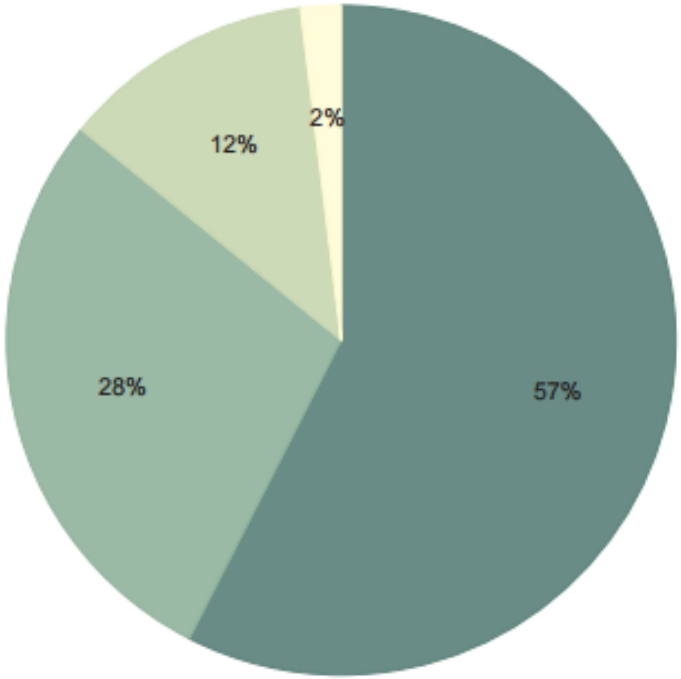
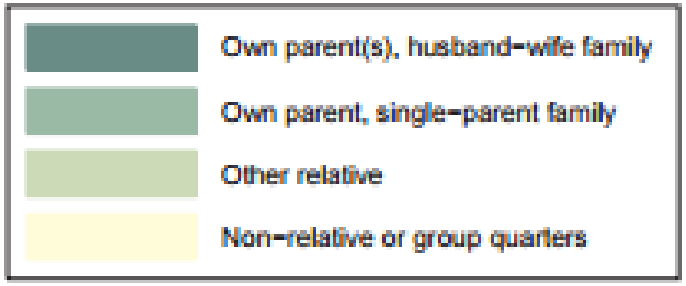
Atlanta



Lots of Potentially Unstable Family Situations

Georgia





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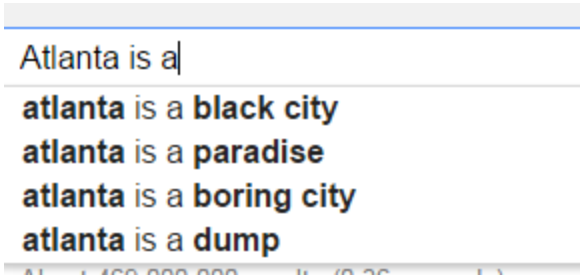
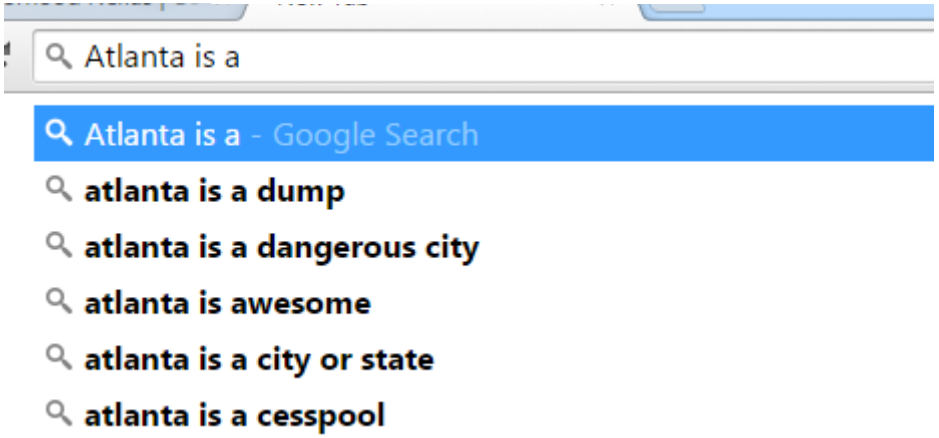
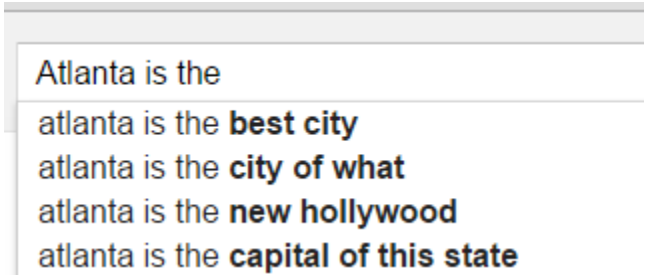
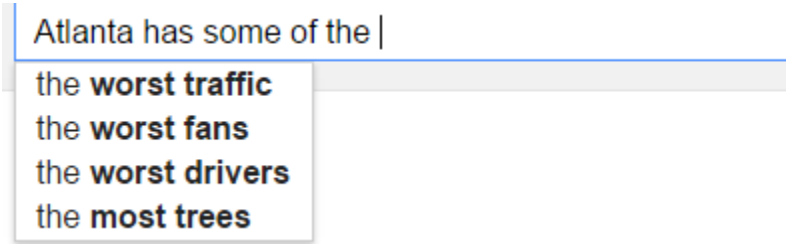
Google





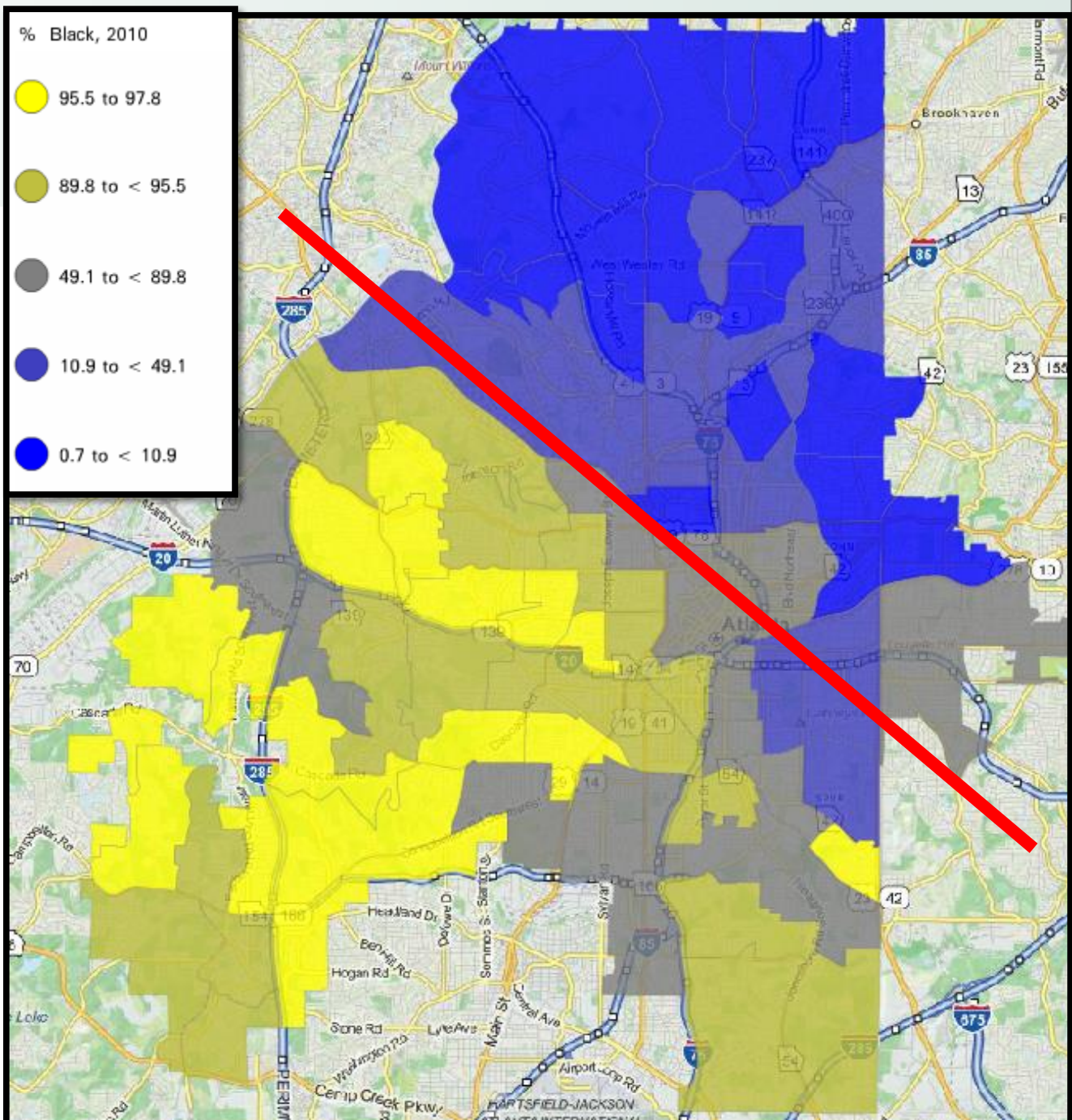




neighborhood nexus

% of Black Population…

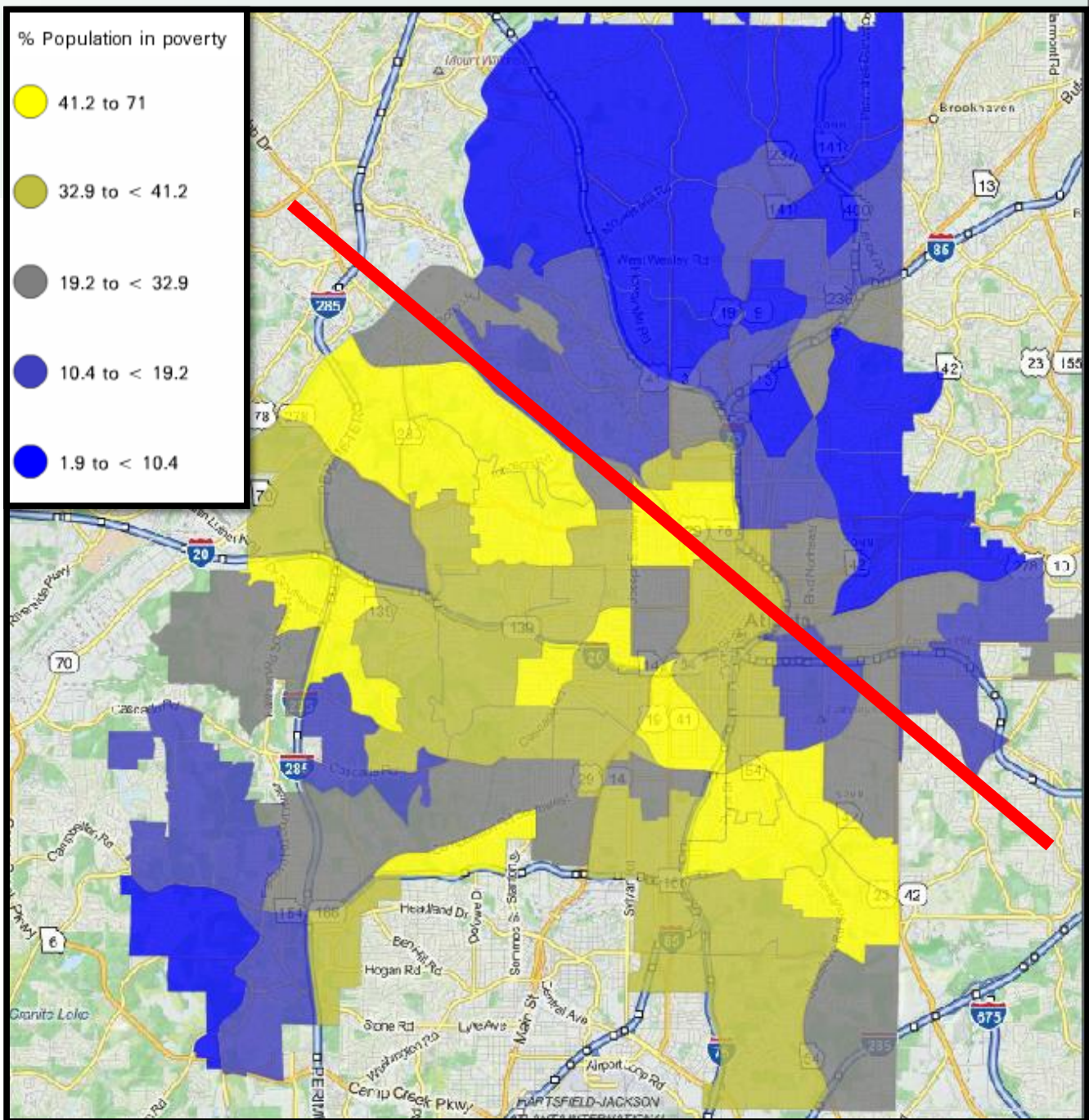
…Atlanta has a huge north-south divide



neighborhood nexus

% in Poverty…

…Atlanta has a huge north-south divide



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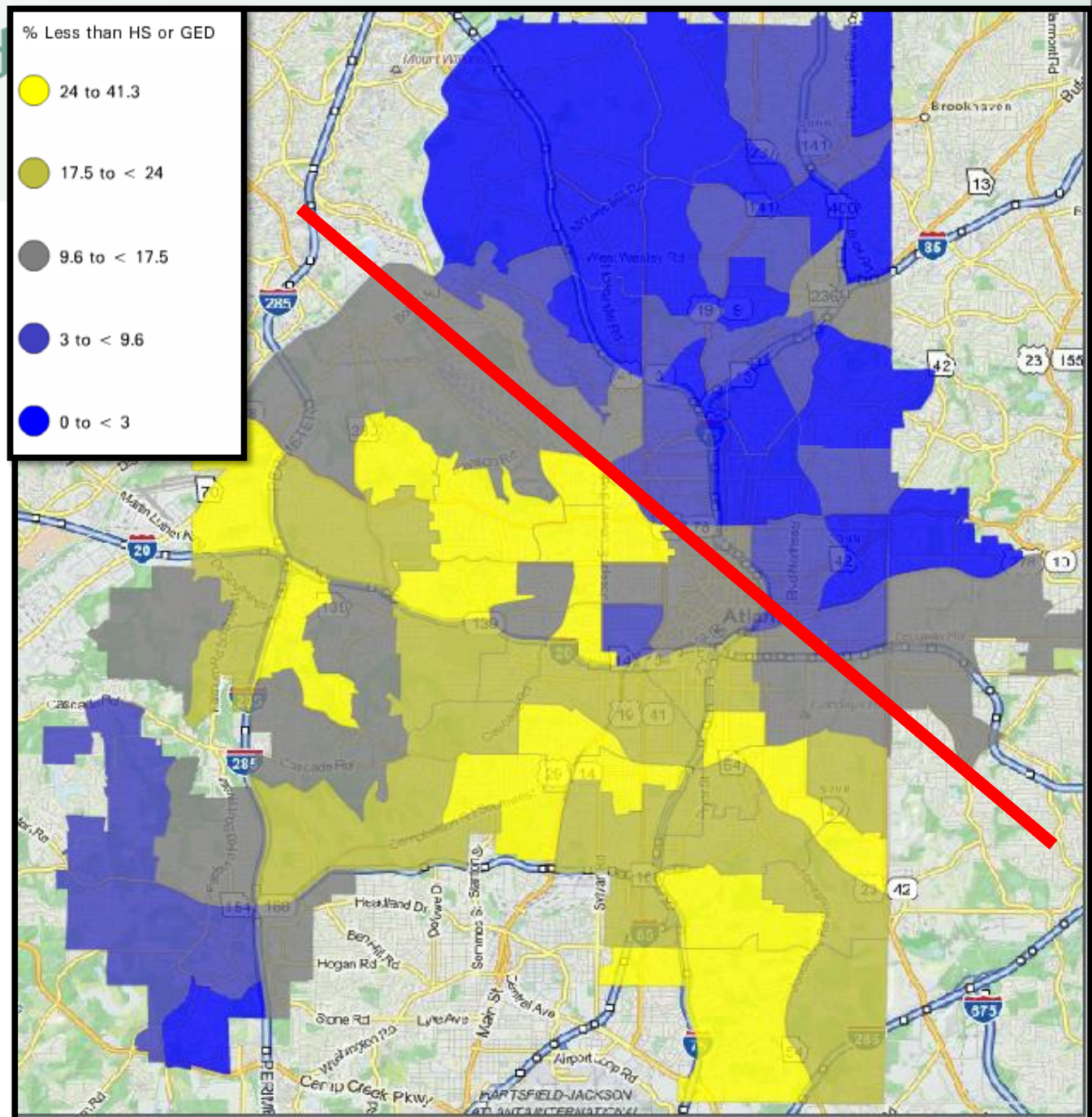
% with High School Diploma…

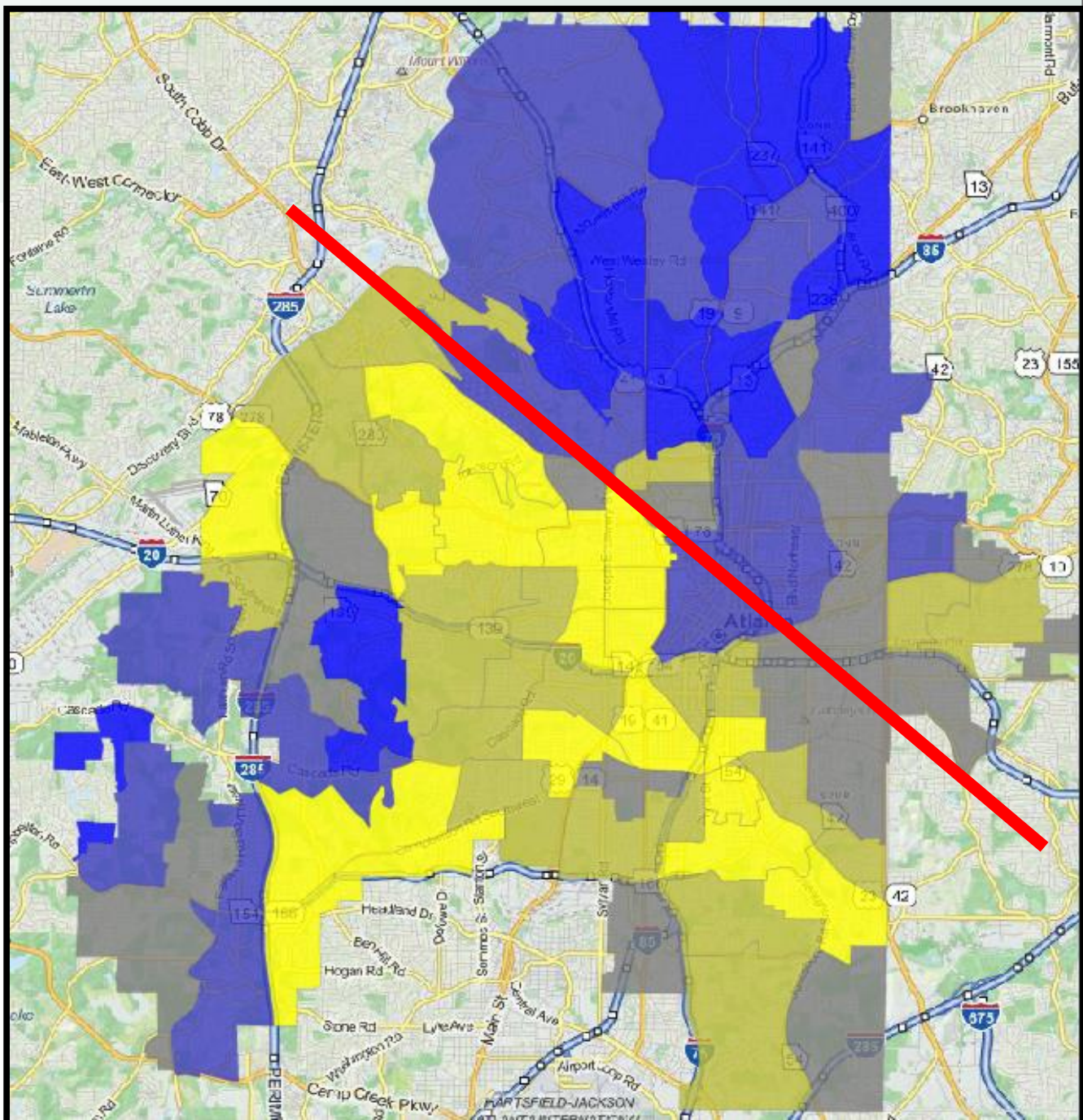
…Atlanta has a huge north-south divide



neighborhood nexus

% of substandard housing…

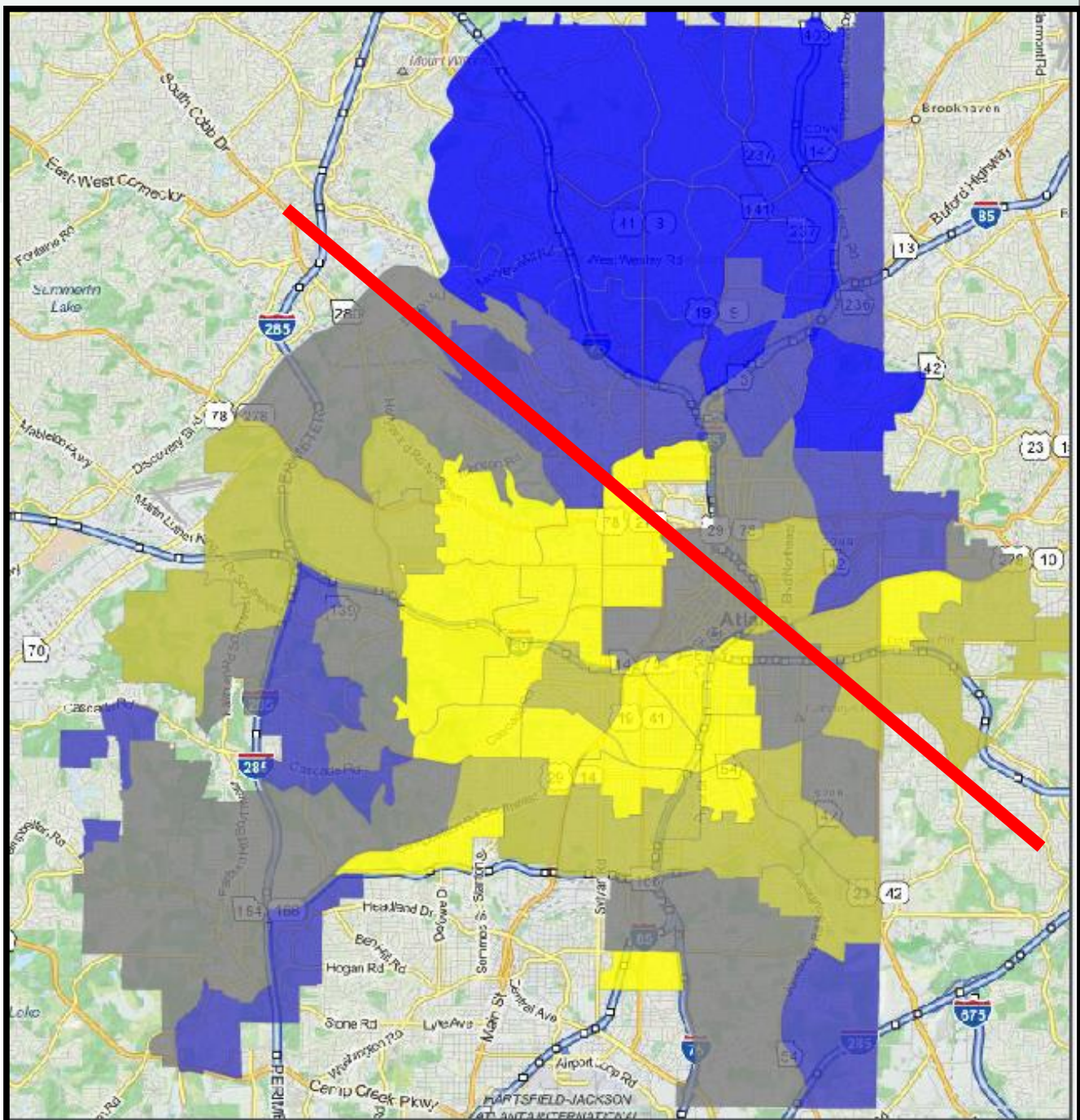
…Atlanta has a huge north-south divide



neighborhood nexus

Code Violations per Square Mile

…Atlanta has a huge north-south divide



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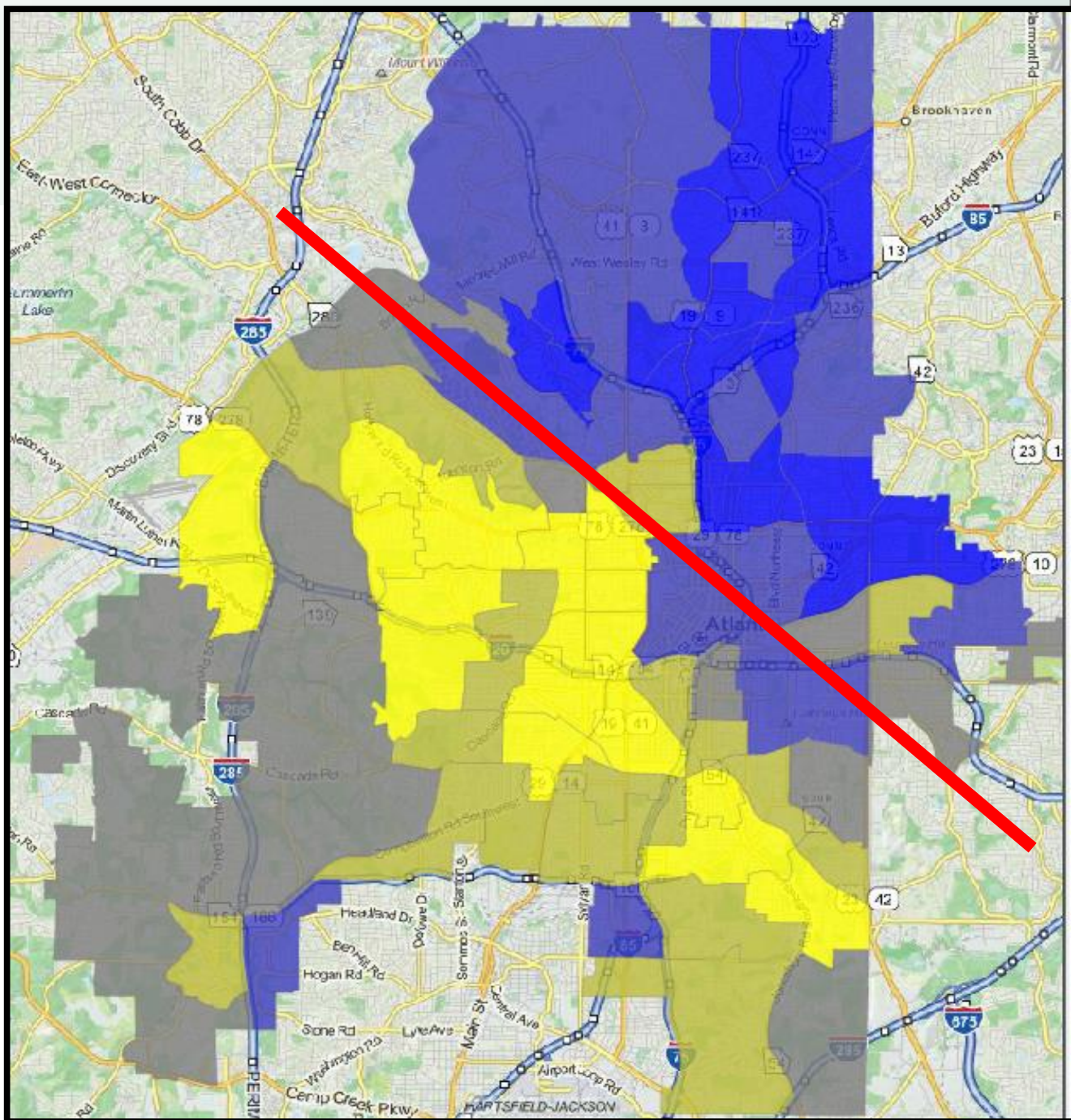
% Units Vacant



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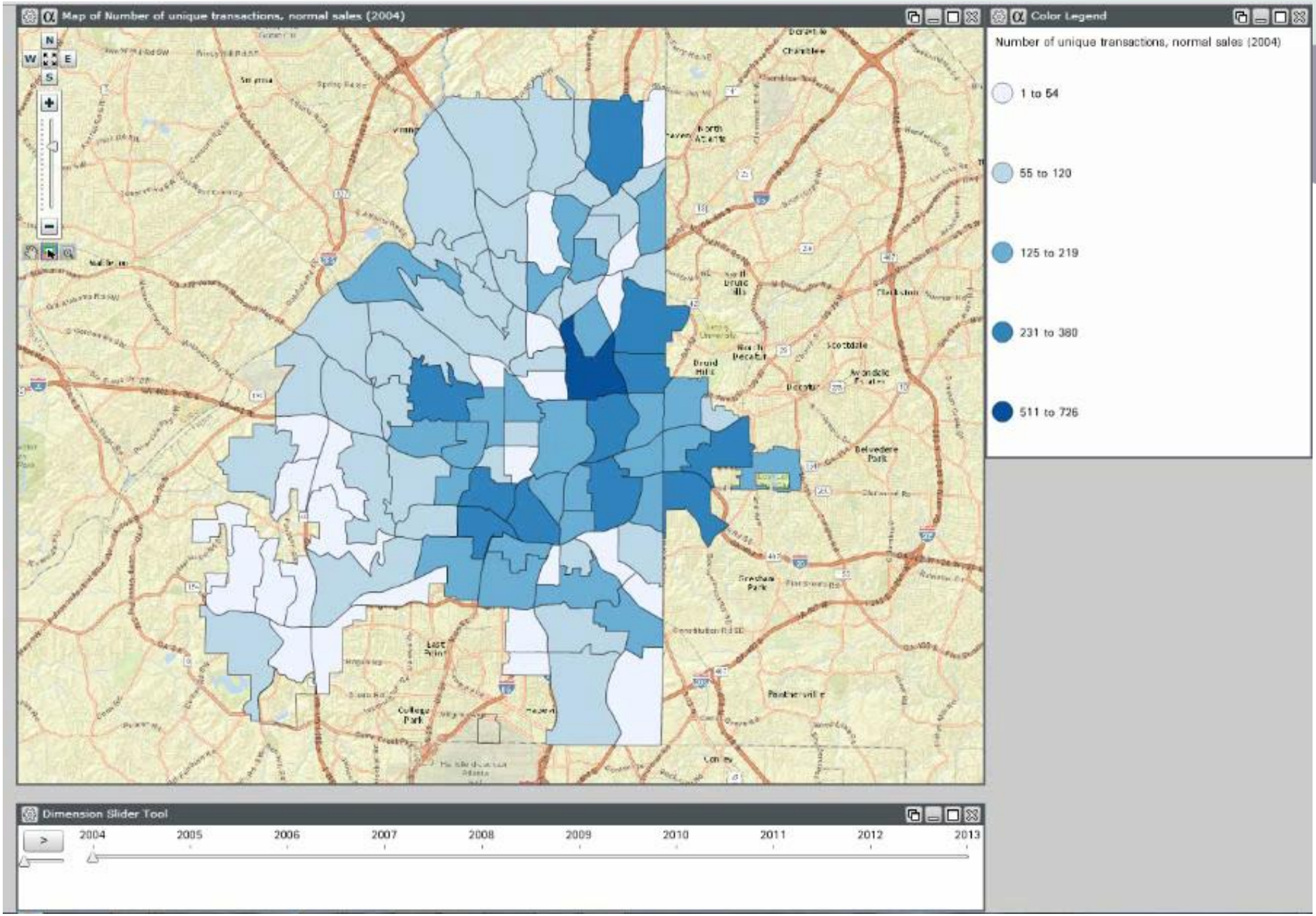
Map of Number of unique transactions, normal sales (2004)
Color Legend
Number of unique transactions, normal sales (2004)
1 to 54
55 to 120
125 to 219
231 to 380
511 to 726
Dimension Slider Tool
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013

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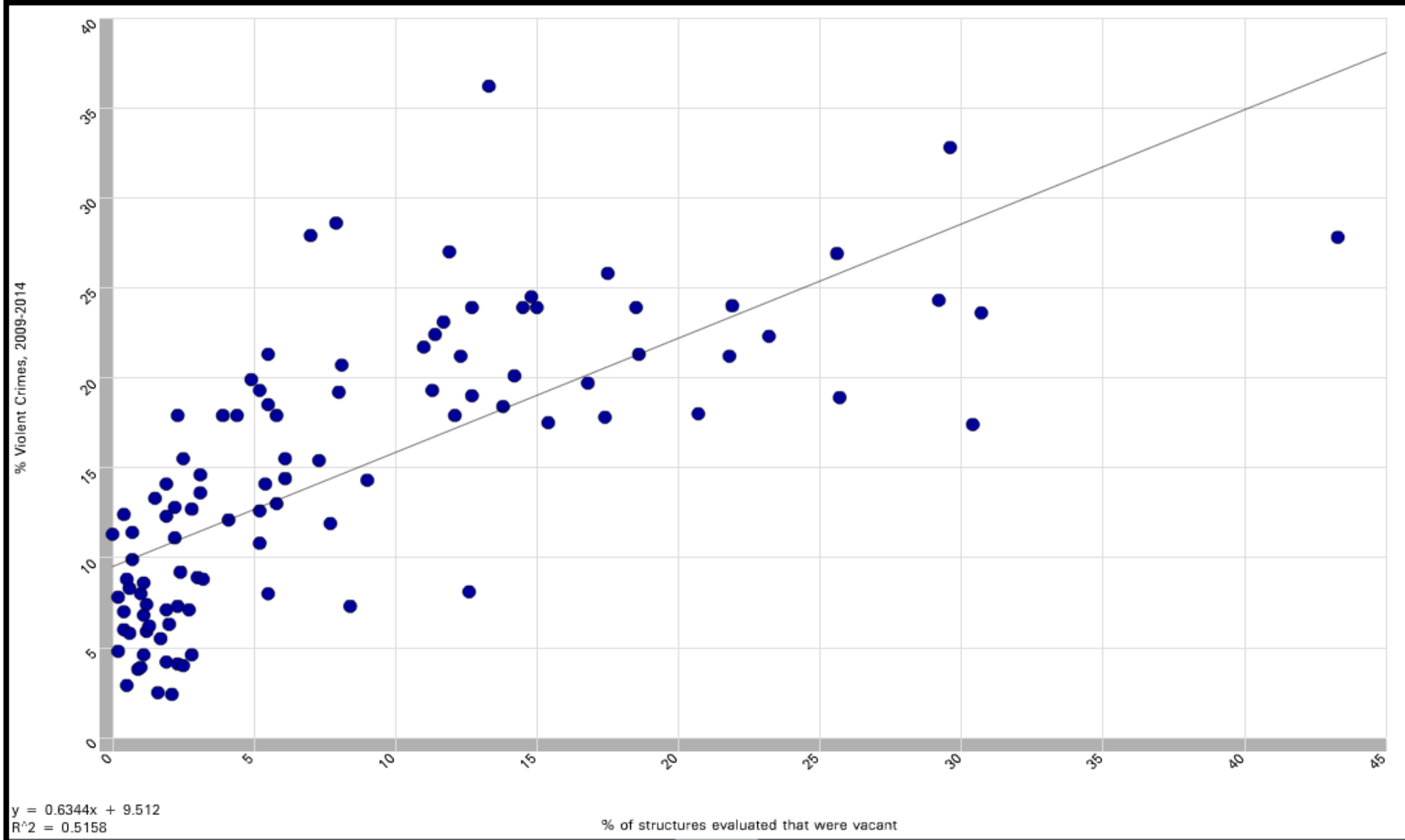
Relationship Between Vacancy & Violent Crimes



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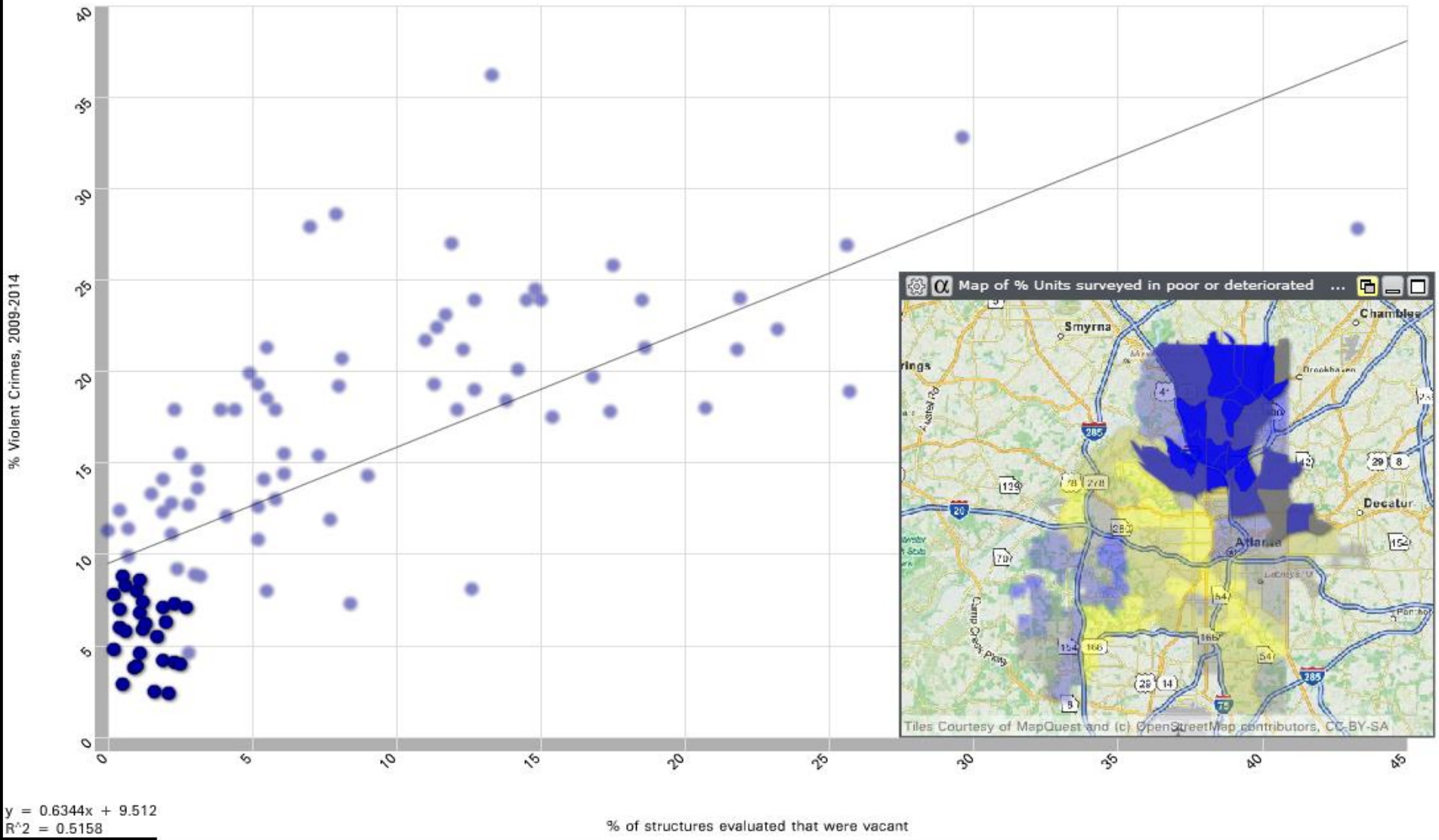
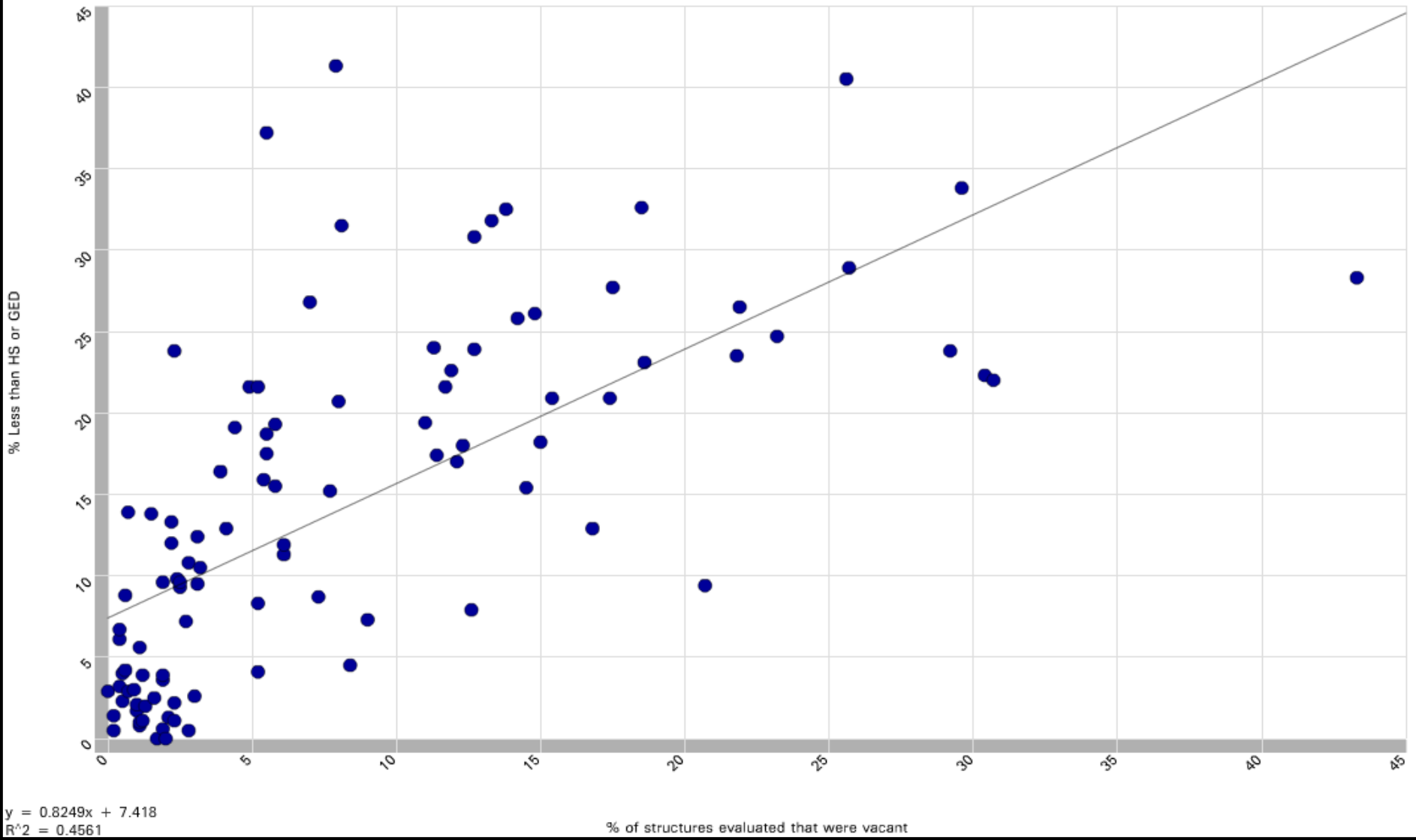


Relationship Between Vacancy & Education



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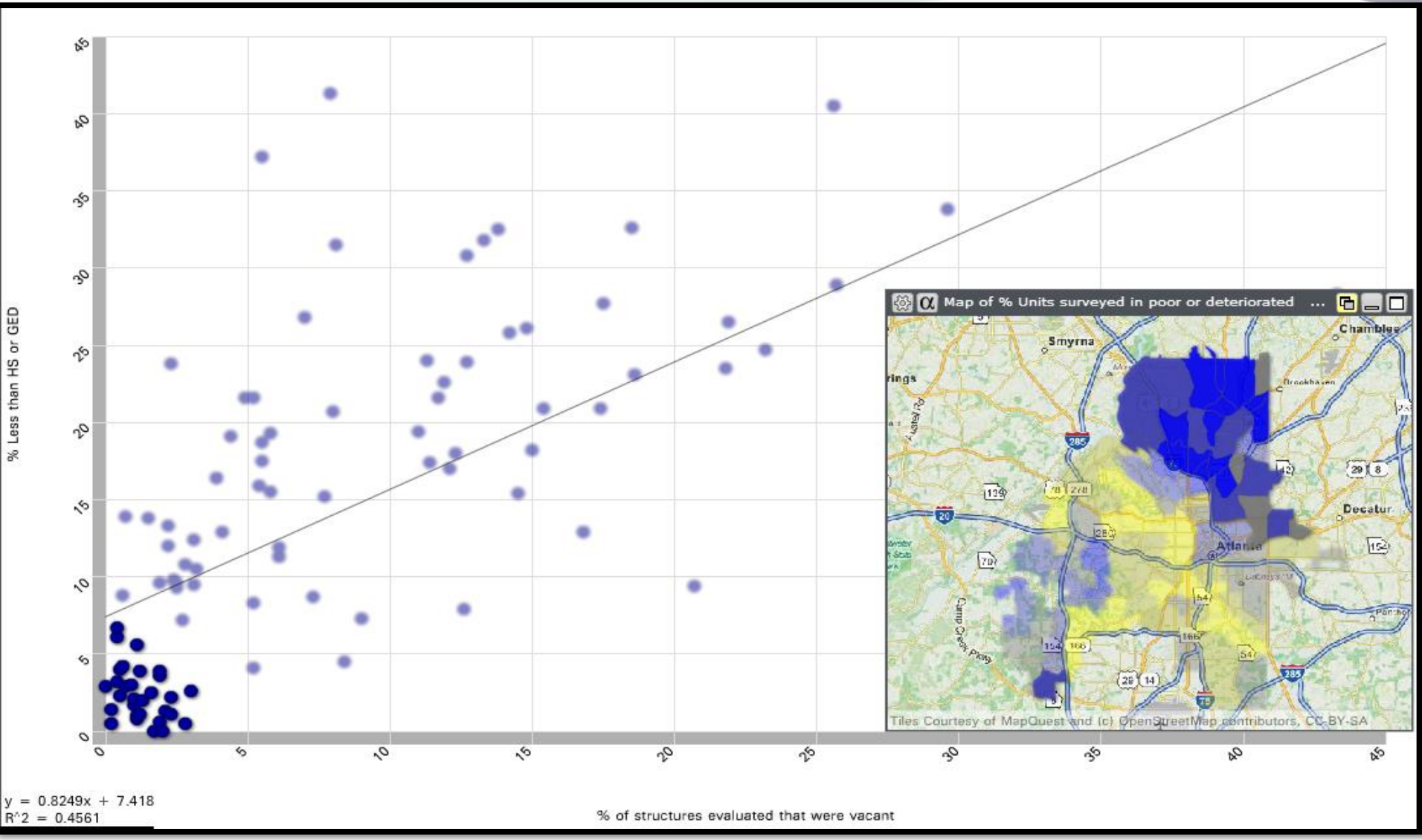
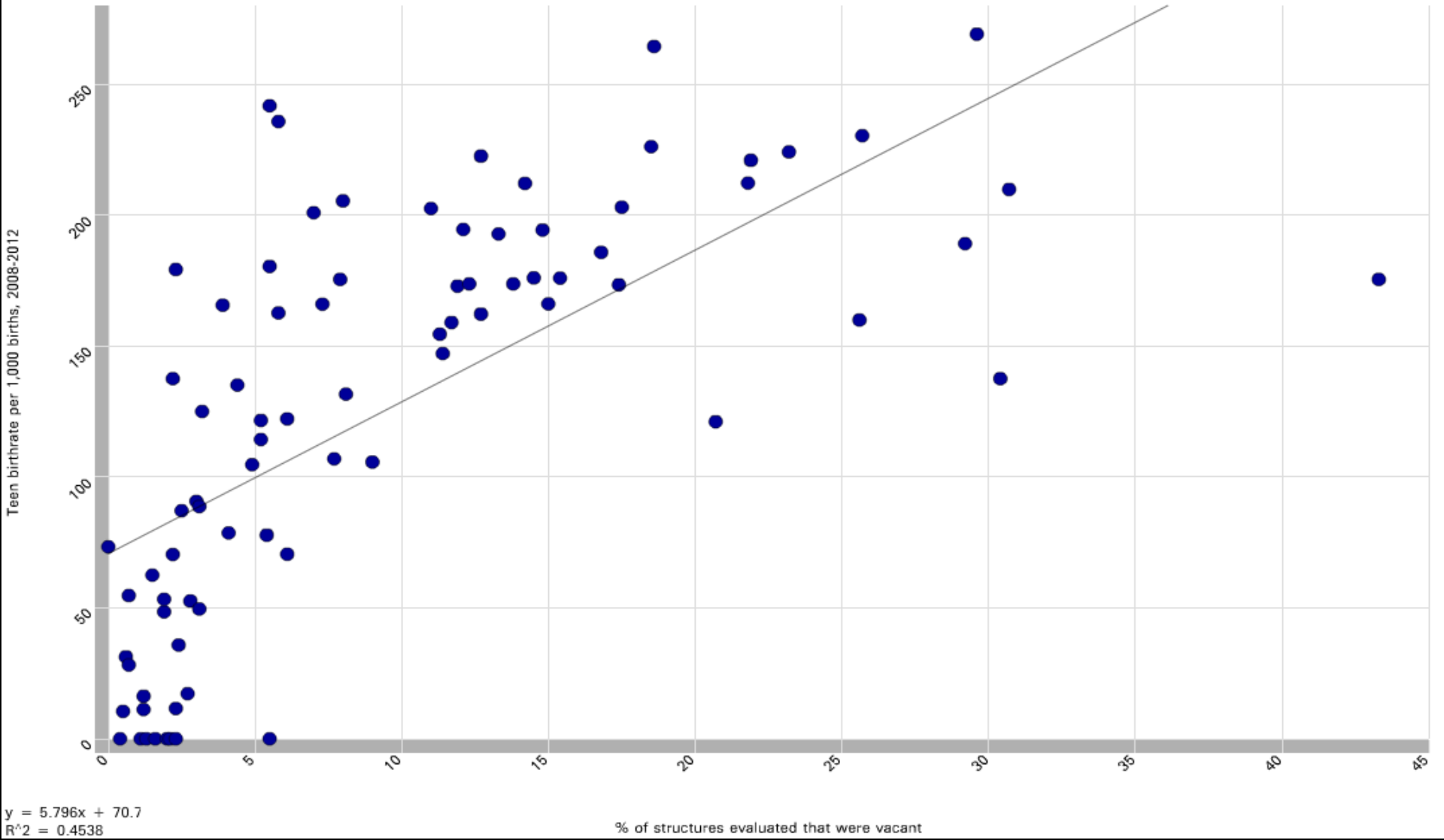


Relationship Between Vacancy & Teenage Birthrate



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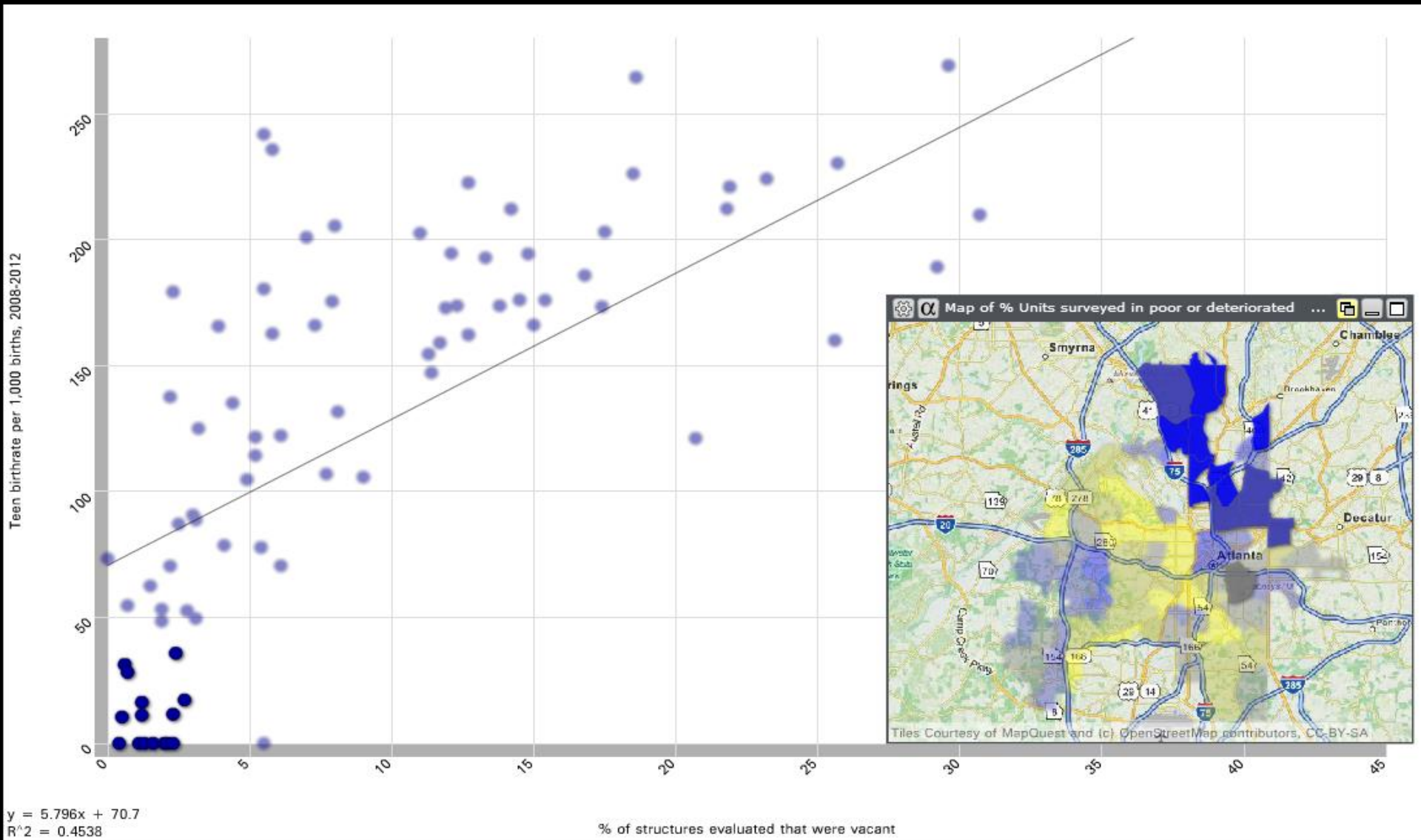

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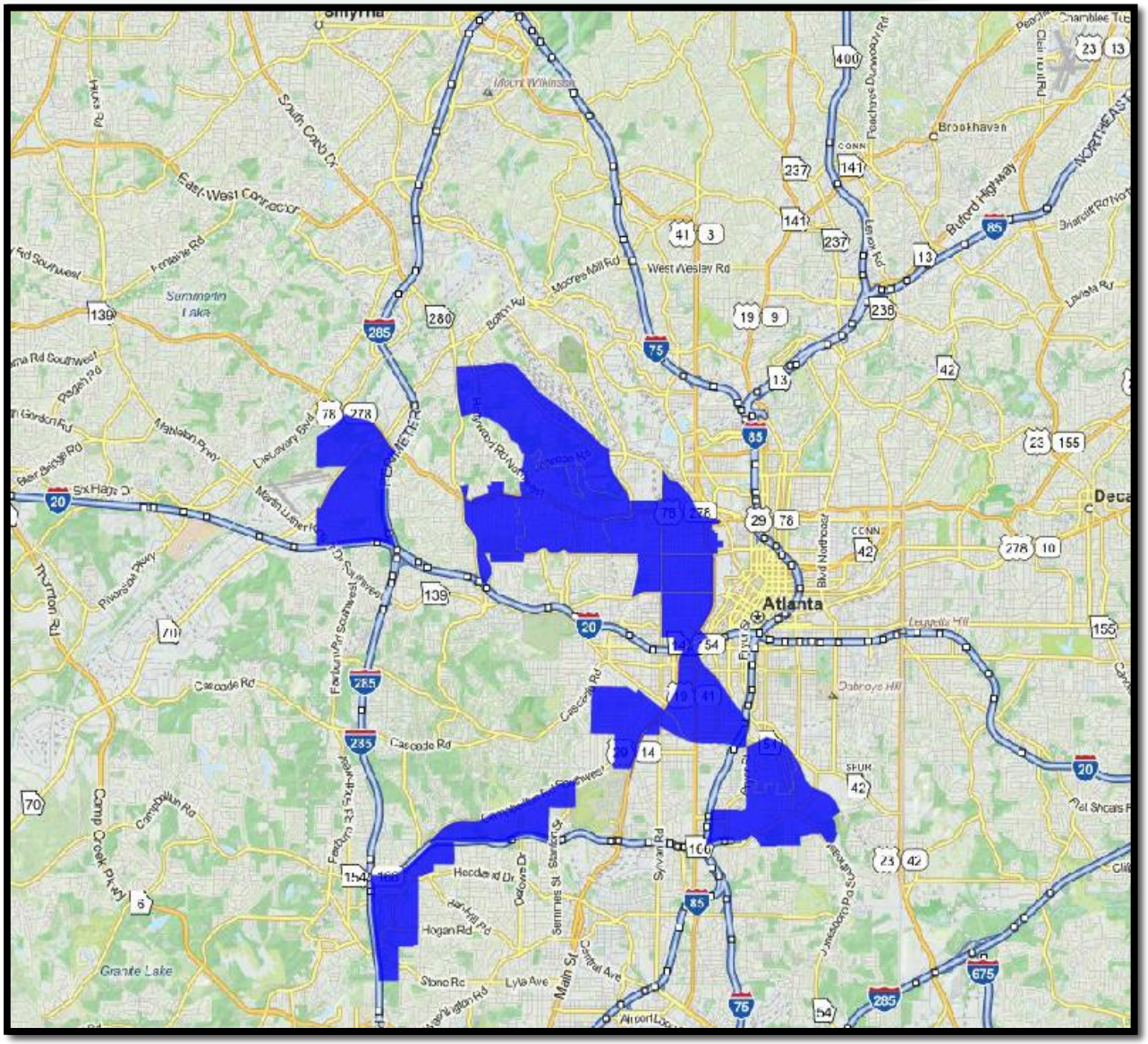
Externalities



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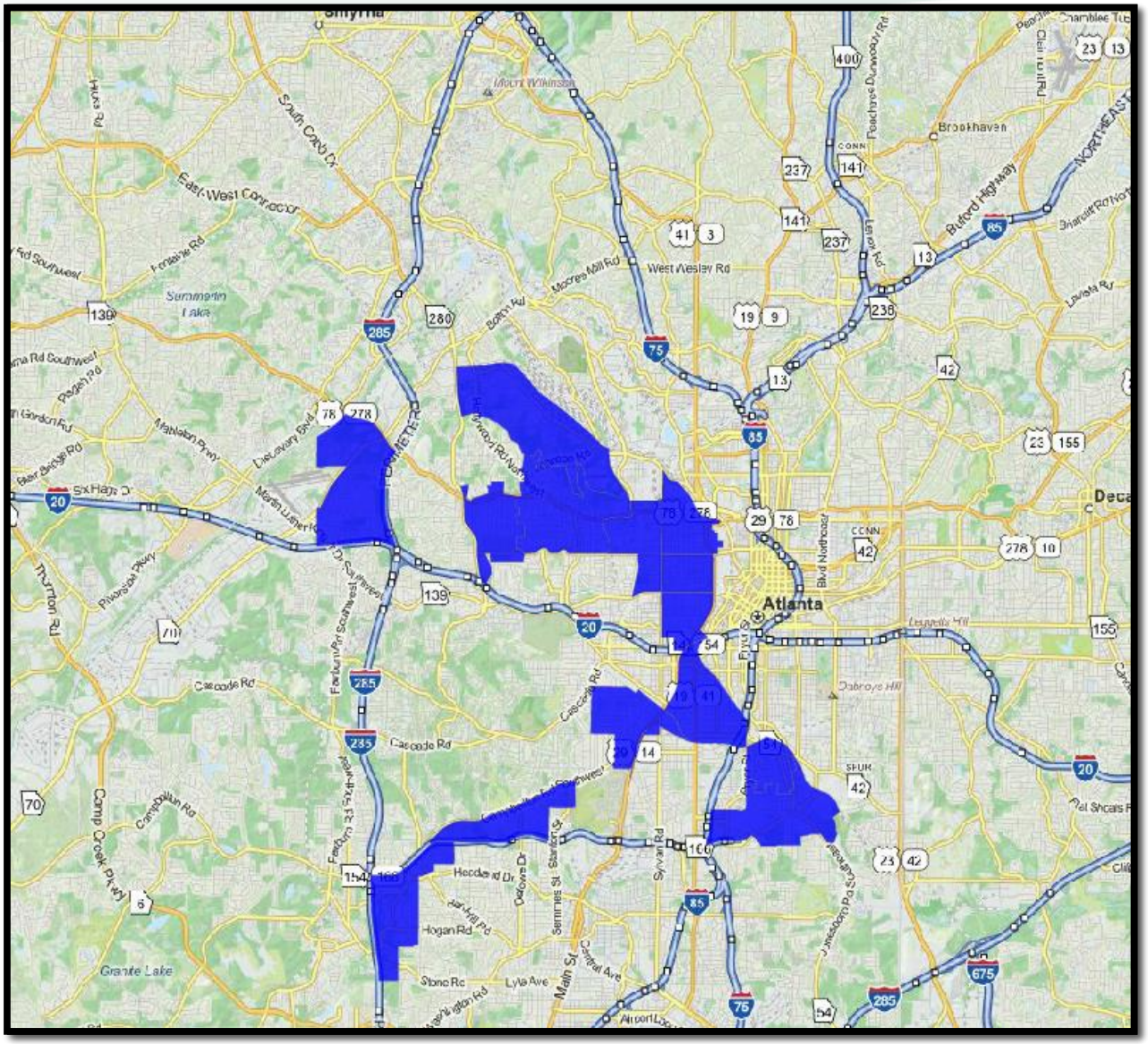
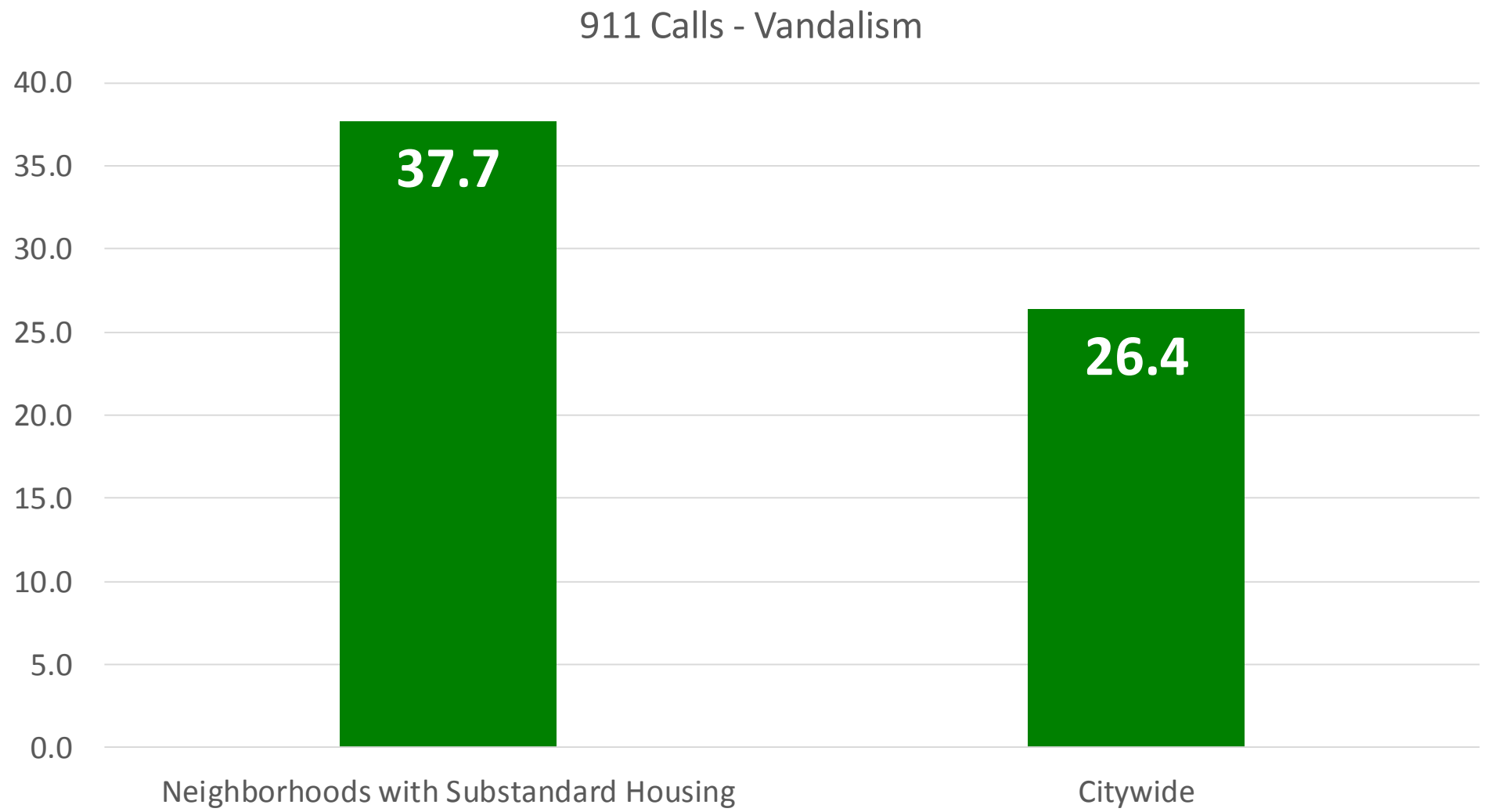
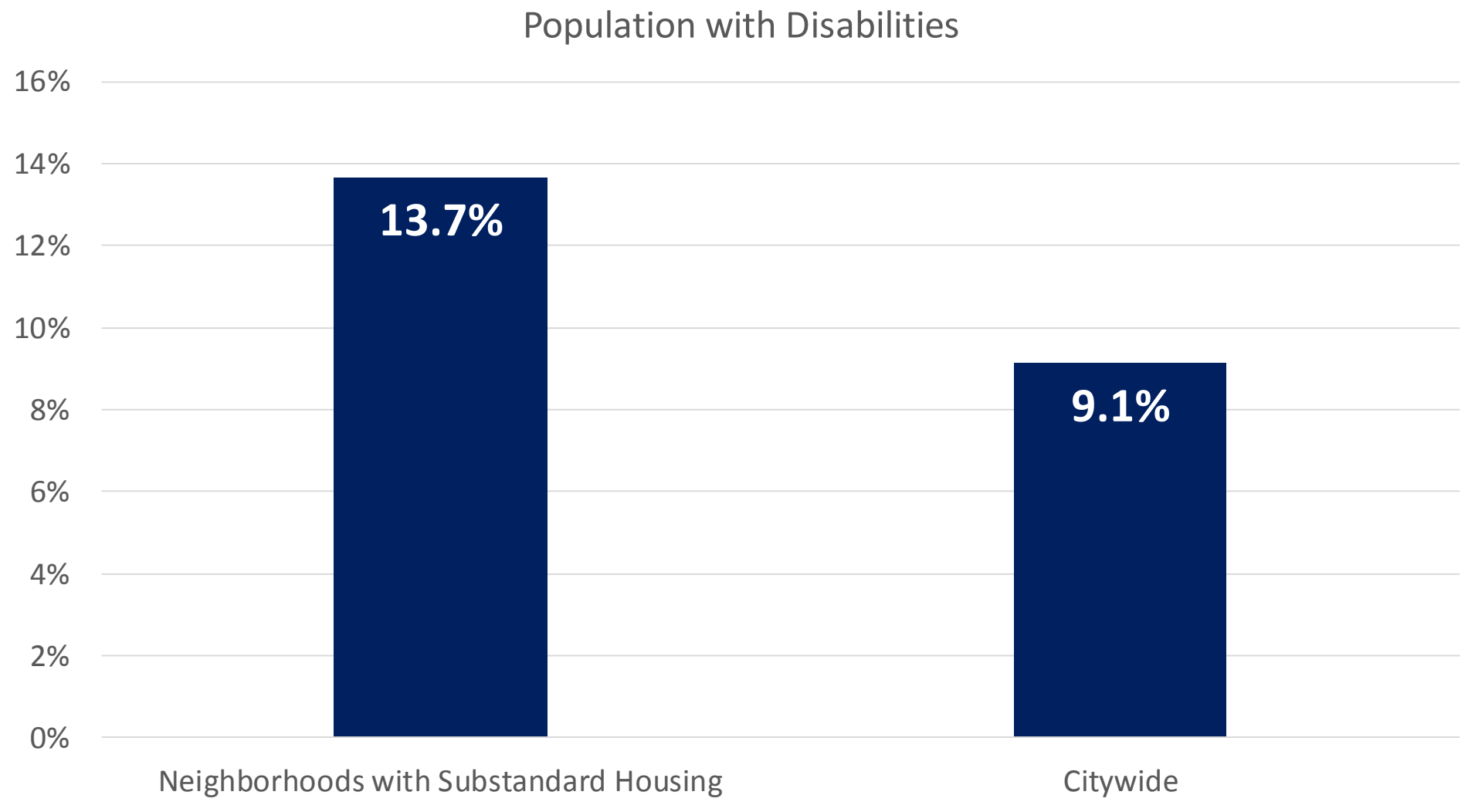


Crime Per Square Mile, 2009-2014
2500.0
2000.0
1500.0
1000.0
500.0
0.0
2186.8
1552.7
Neighborhoods with Substandard Housing
Citywide

neighborhood nexus



neighborhood nexus



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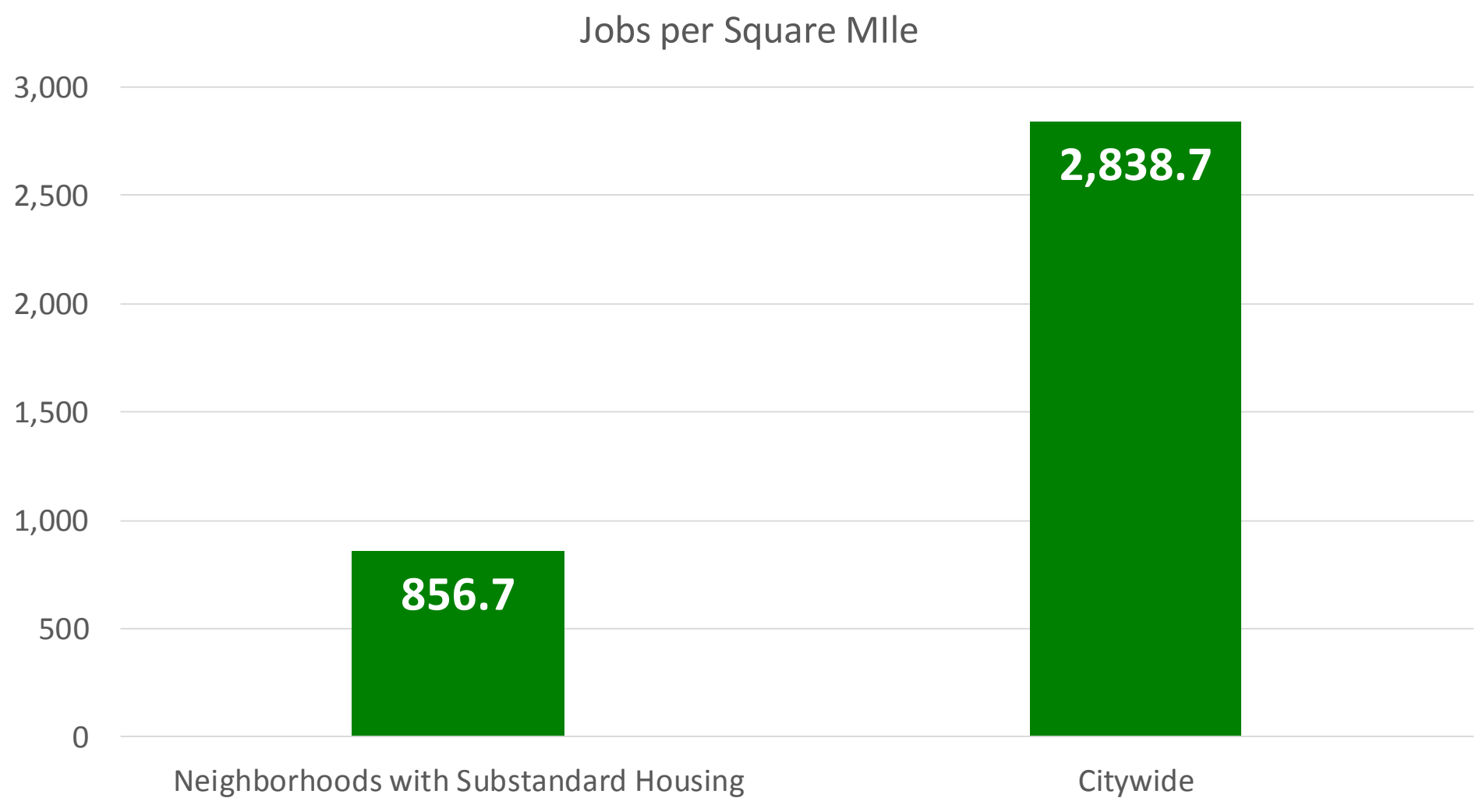
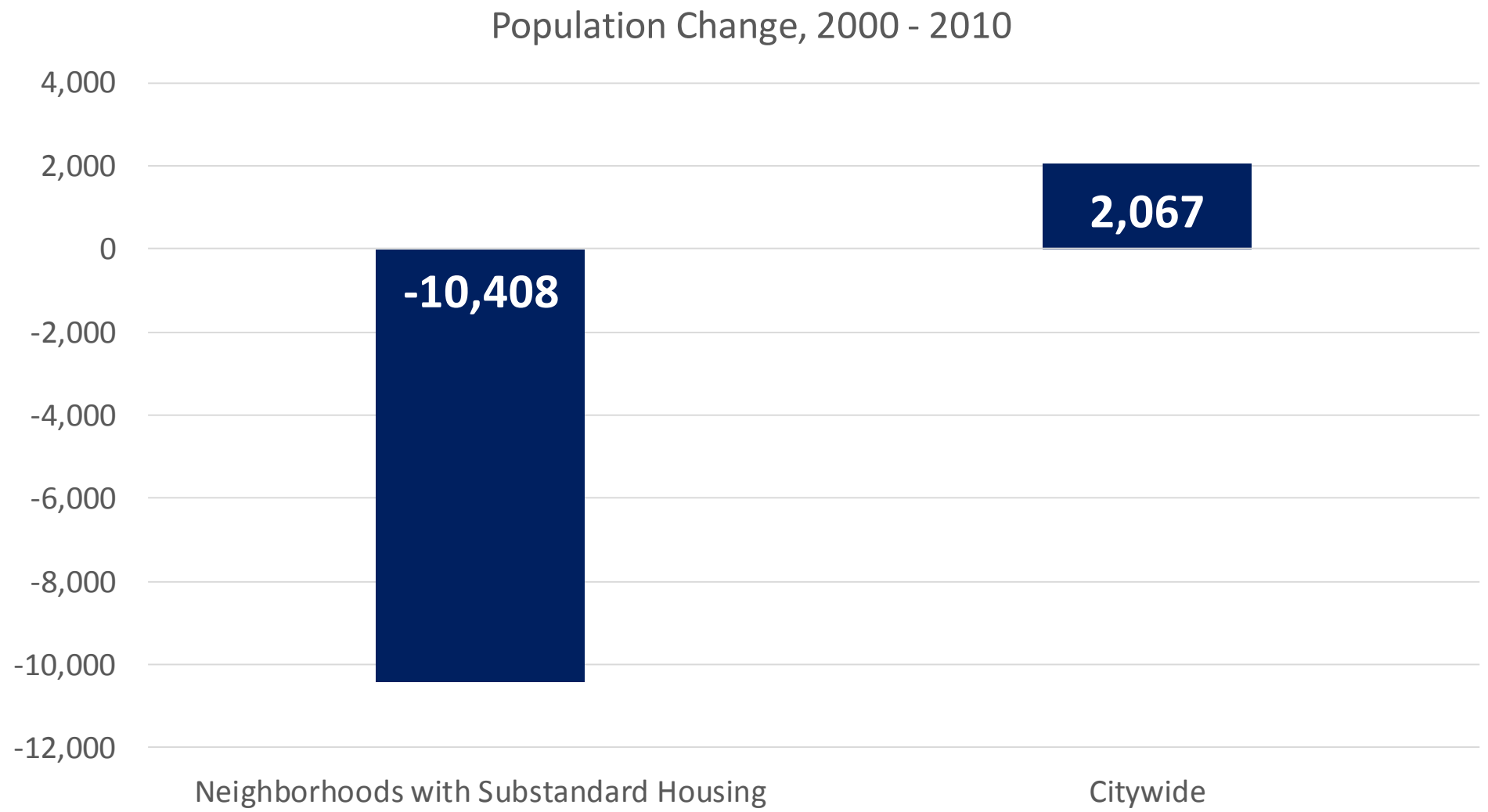
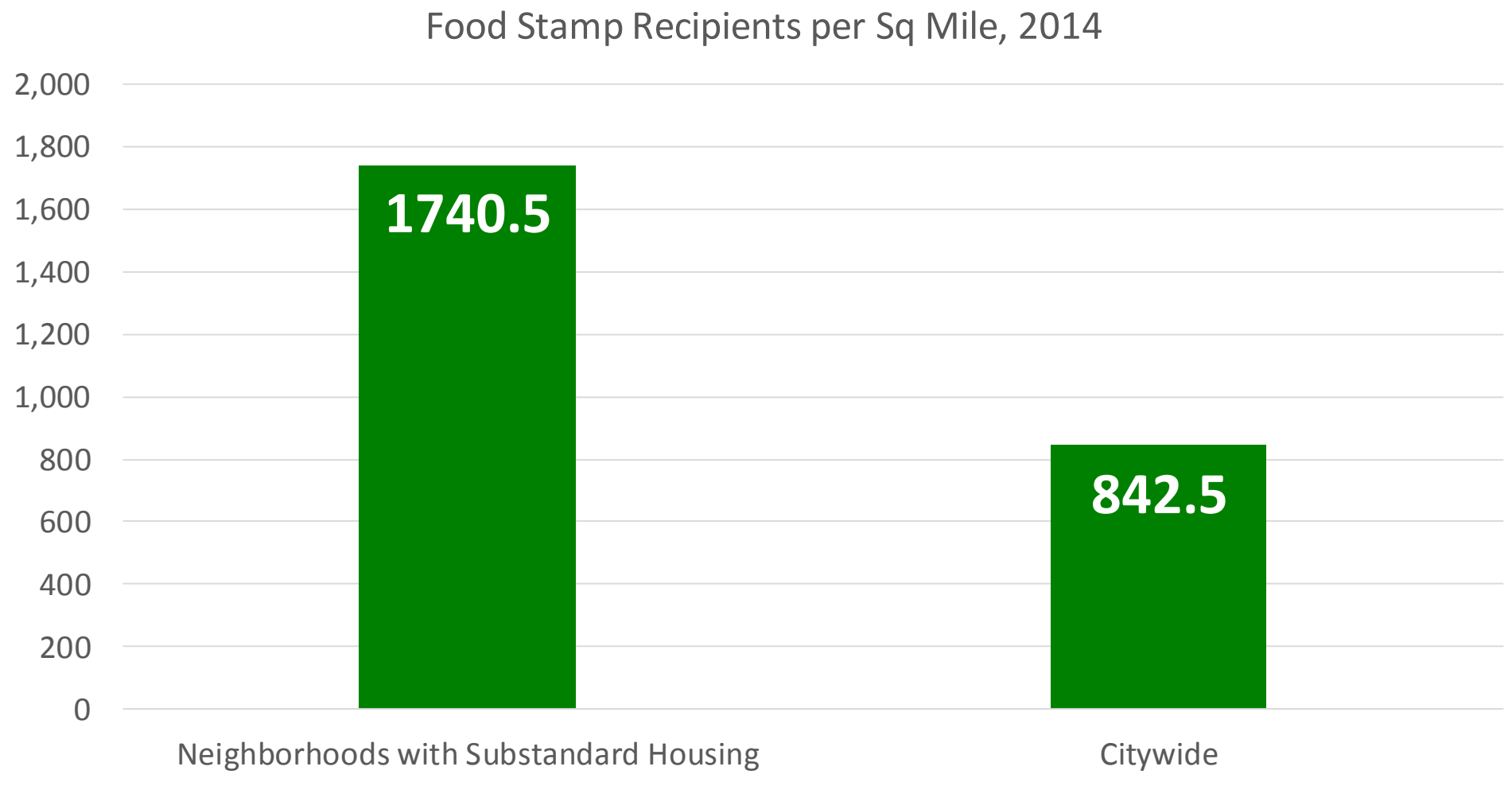


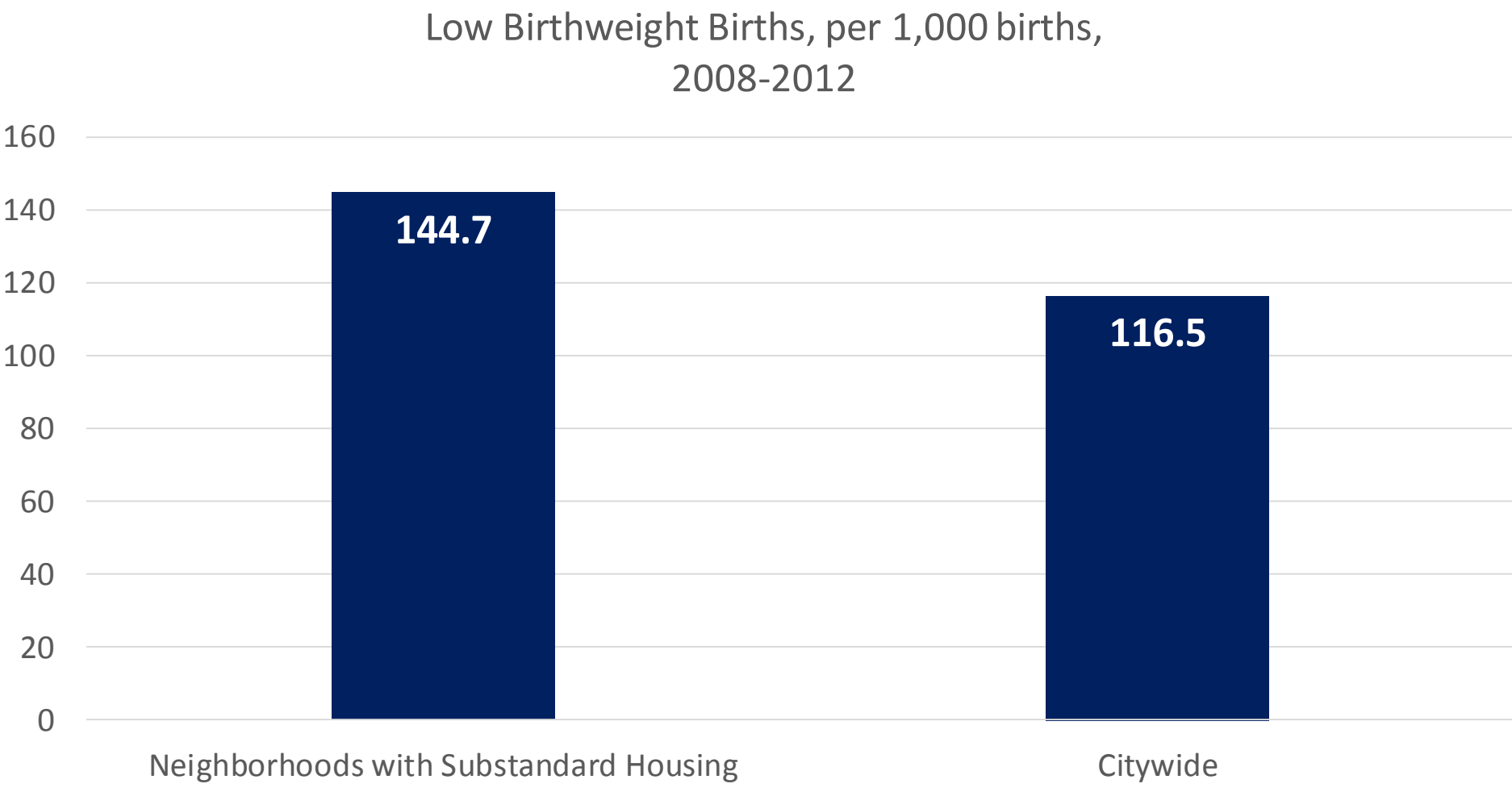
neighborhood nexus



neighborhood nexus



neighborhood nexus



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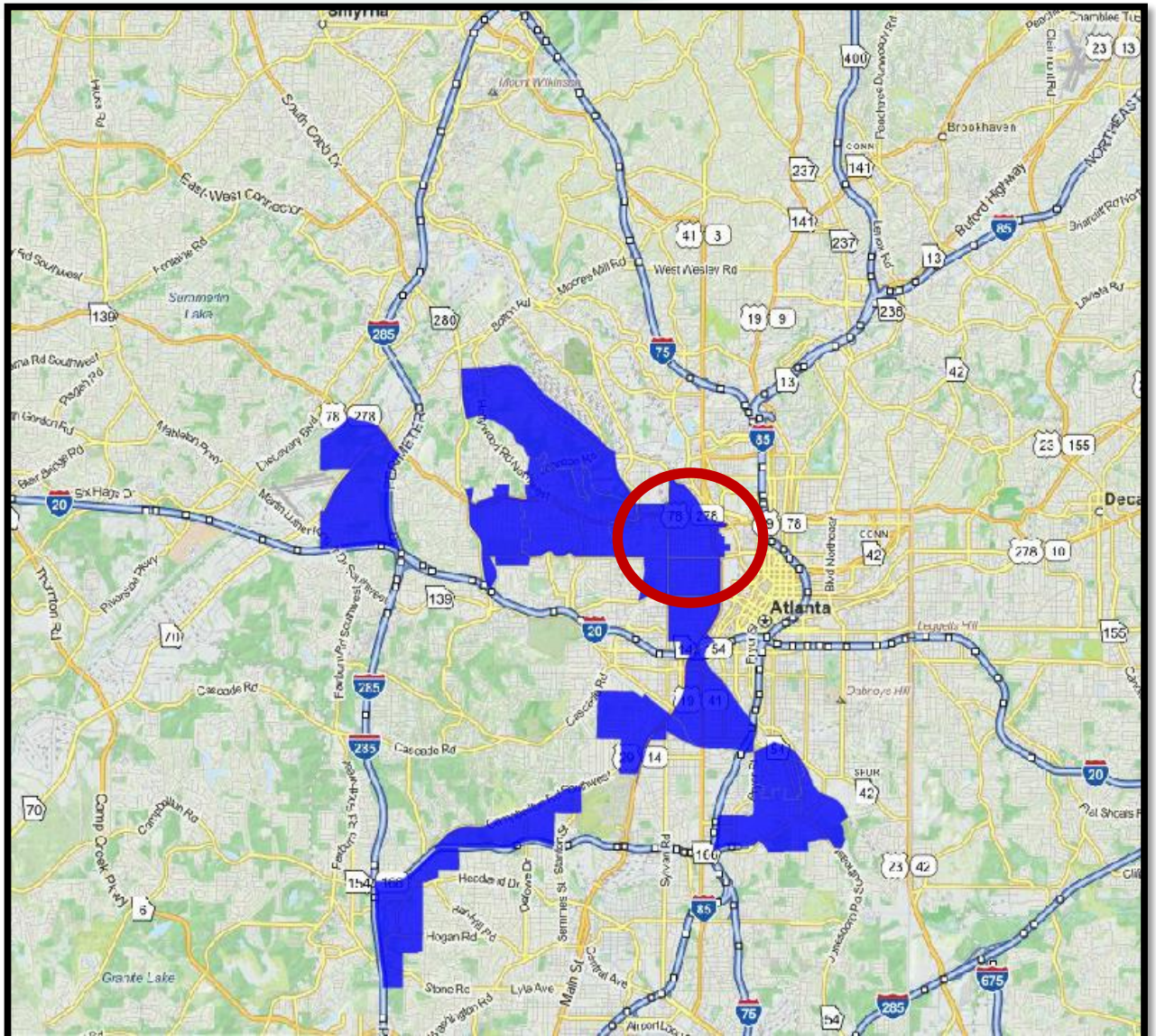
English Avenue/Vine City (AKA "Stadium Neighborhoods")



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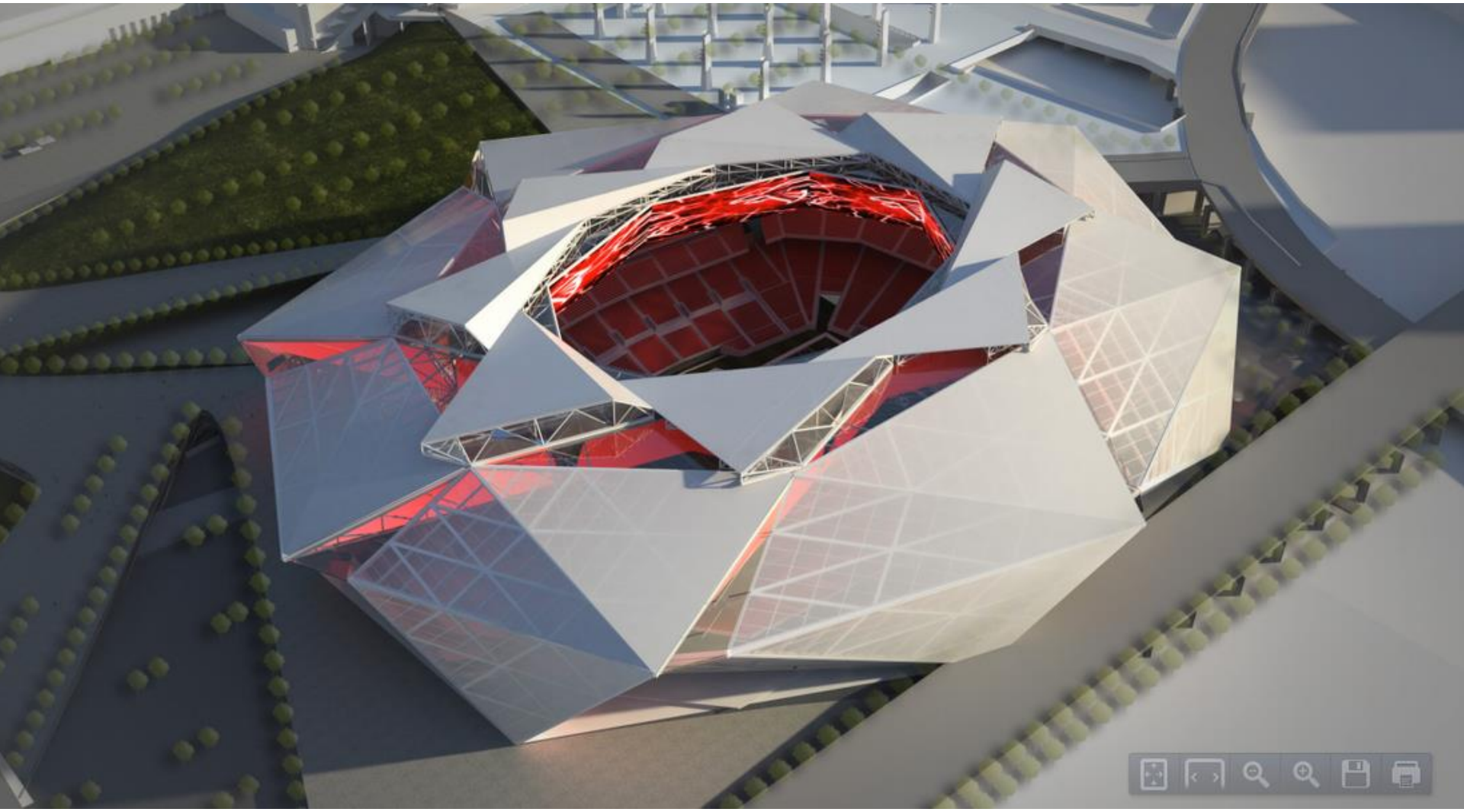
Shiny New Stadium in 2017



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Opportunities to Turn These Neighborhoods Around?

SAPORTA REPORT

Valued voices share insights about Atlanta and beyond

Community cut out of community benefits deal at Falcons stadium; Mayor Reed ready to engage

November 21, 2013, 12:54 am / 13 Comments

ATLANTA BLACKSTAR

With Legally Binding Pact, New Atlanta Stadium Will Benefit Neighborhoods

May 6, 2013 | Posted by ABS Staff

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CREATIVE LOAFING ATLANTA

Tough times in Vine City

By Thomas Wheatley @thomaswheatley

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90.1 FM WABE

English Avenue and Vine City See Promise In New Plan Targeting Blight

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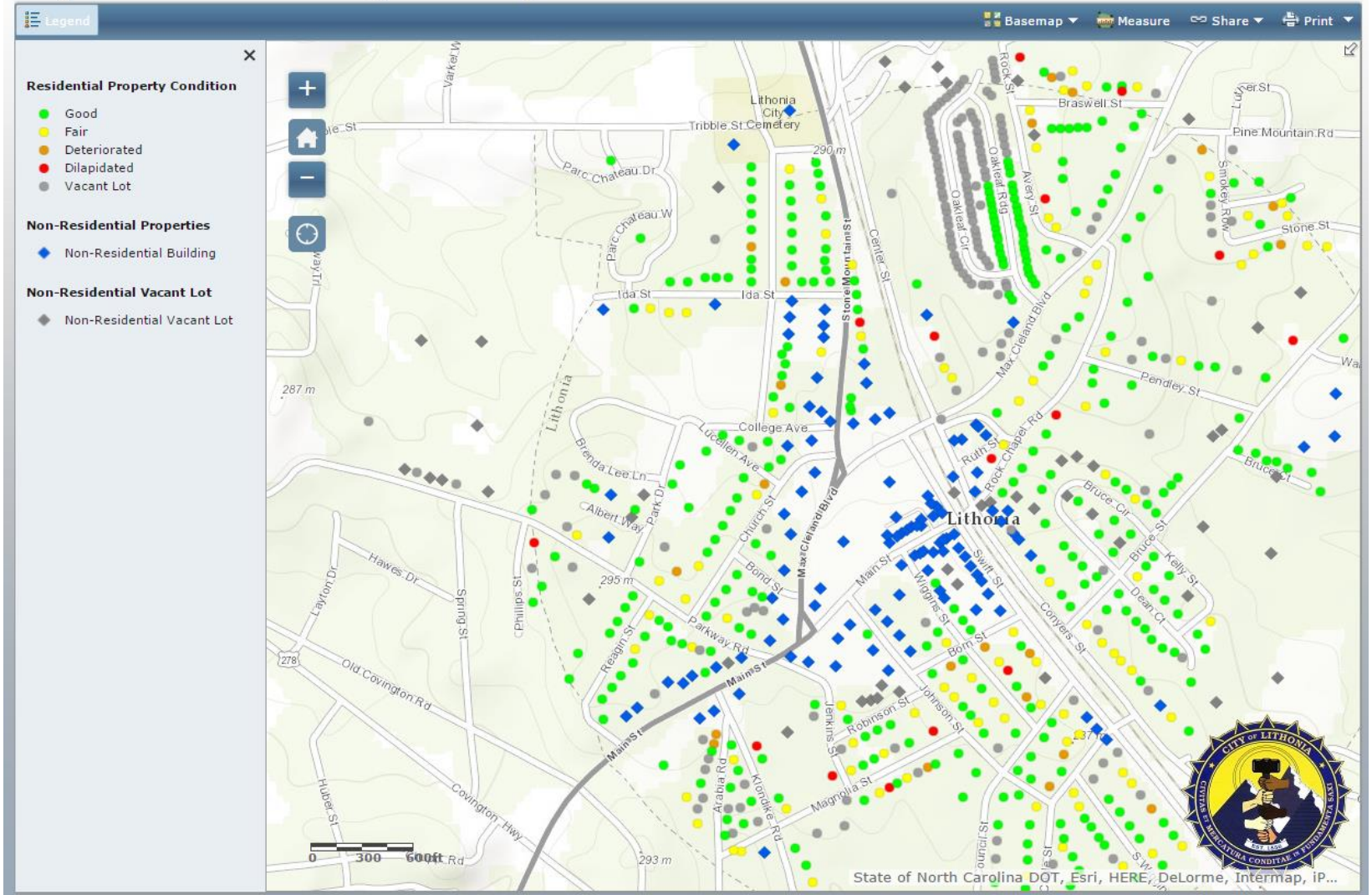
Do-It-Yourself Housing Inventory!

City of Lithonia Housing Inventory



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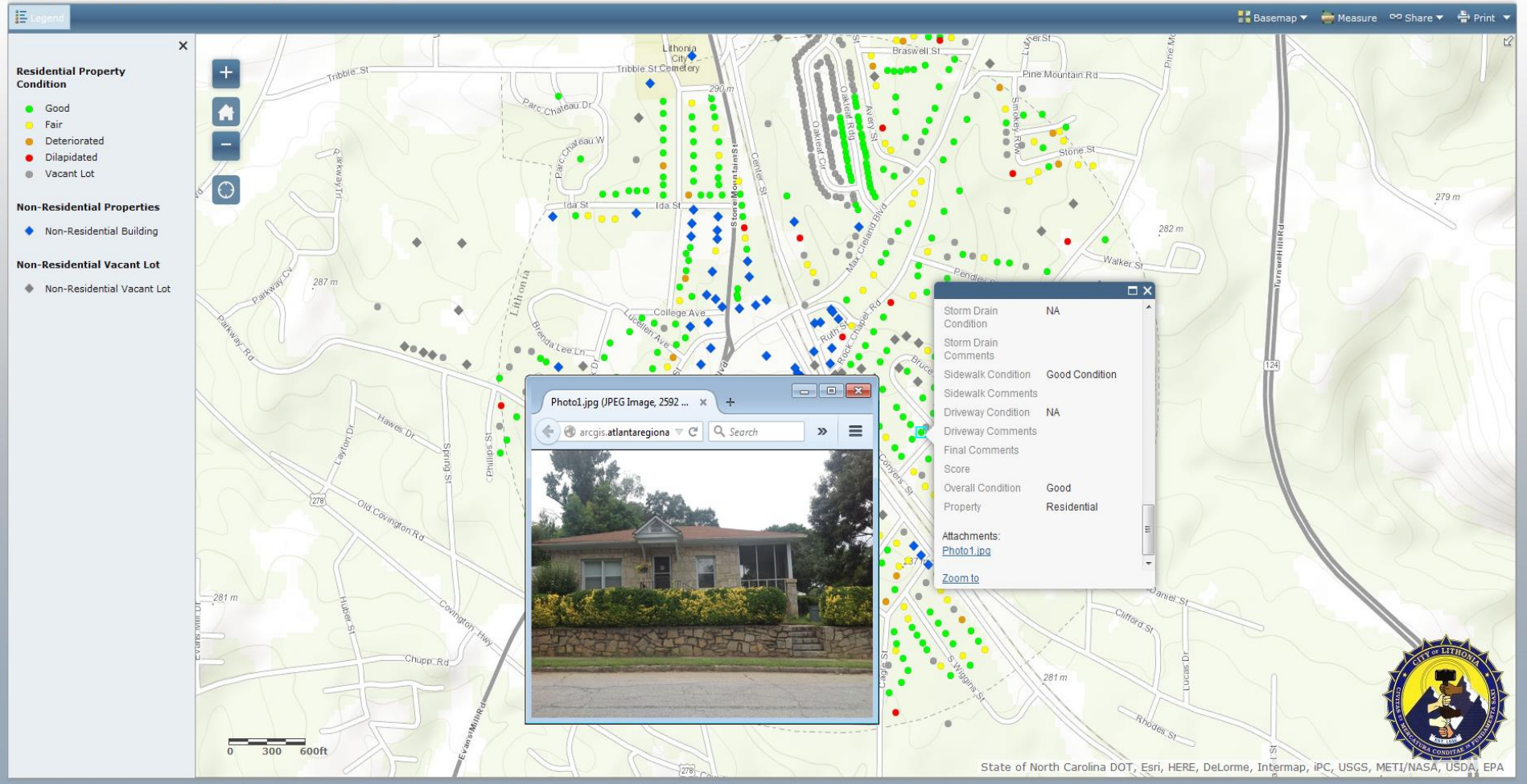
Do-It-Yourself Housing Inventory!

City of Lithonia Housing Inventory