

Monitoring Neighborhood Change for Equitable Development

Thursday afternoon 1:30 - 2:45 p.m.

Equitable development doesn't happen by accident. Without policies and programs focused on community stability and economic mobility, the risk for displacement of vulnerable populations exists. For cities experiencing rapid growth or implementing strategies to encourage revitalization, market forces can't ensure that current residents and businesses can afford to stay in their neighborhoods.

Community organizations, foundations, and local governments around the country are faced with the challenge of how to better understand and monitor neighborhood change, as well as how policy influences that change. NNIP Partners have long used data to aid stakeholders in these efforts, but some data sources have time lags and are only useful as long-term measures of change. To better inform community action, some partners are identifying which indicators are appropriate and accessible for monitoring change and policies closer to real-time. And in some cases partners are exploring new sources of information that need to be mined.

The purpose of this session is to share and discuss efforts by NNIP Partners to identify and use data to monitor neighborhood change as it occurs to better inform equitable development strategies and prevent displacement.

Elizabeth Reynoso from Living Cities will moderate the panel of three NNIP partners who represent different housing market and development contexts: Detroit, the Twin Cities, and the District of Columbia. Elizabeth will begin with a short introduction on Living Cities' commitments to equitable development and then each speaker will have 12 minutes to share their strategies to monitor neighborhood change. The panel will be followed by plenary discussion.

- *Peter Tatian* from NeighborhoodInfo DC will describe the 11th Street Bridge Park project and the efforts to build, launch, and monitor an equitable development strategy for the project.
- *Jeff Matson* from the University of Minnesota will describe their efforts to marry qualitative information with quantitative data, look at smaller geographies and track change with new sources of information.

- *Erica Raleigh* from Data Driven Detroit will share their first take on potential data sources for tracking change and describe their pilot to monitor development and neighborhood composition.

Discussion: (35 minutes)

- What data sources are best monitoring neighborhood change in the short, medium, and long term?
- What are the biggest data gaps for understanding change in your community?
- What alternative data sources or methods are there to monitor policies designed to bring about neighborhood change?
- How have you used qualitative information to supplement gaps in data?
- Have you found good proxies for indicators that are harder to calculate regularly? Or can only be found through surveys?
- What advice can we share on how best to communicate the indicators to spur inclusive community conversations and inform development actions?

Resources:

Turning the Corner: Monitoring Neighborhood Change for Action:

This is an NNIP cross-site project that pilots a research model that monitors neighborhood change, drives informed government action, and supports displacement prevention and inclusive revitalization. Working in select cities, the project focuses on developing an understanding of neighborhood dynamics within the context of recovering and moderate housing markets. It is a collaboration of NNIP, the Funders' Network's Federal Reserve-Philanthropy Initiative, and the Kresge Foundation.

<http://www.neighborhoodindicators.org/activities/projects/turning-corner-monitoring-neighborhood-change-action>

"What if Cities Used Data to Drive Inclusive Neighborhood Change" is an essay in a five-part series that explores how cities can promote inclusion:

<http://www.urban.org/sites/default/files/alfresco/publication-pdfs/2000807-What-if-Cities-Used-Data-to-Drive-Inclusive-Neighborhood-Change.pdf>

Gentrification and Displacement in Portland:

<https://www.portlandoregon.gov/bps/62635>

City of Seattle's Growth and Equity: Analyzing Impacts on Displacement and Opportunity Related to Seattle's Growth Strategy

http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/p2273984.pdf