Session 1: Thursday, September 14th 3-4pm

Location: Carnegie

Session Title: Indicators of Inclusive Growth

Organizer: Leah Hendey

Primary Notetaker: Kathy Pettit

Attendees: Merissa Piazza, Sheila Martin, Nina, Geoff Smith, Ryan Gerety, Mike Carnathan, Bobby Stahl, Amy, Jacob Wascalus, Lisa Kessler (Allegheny), Issac Robb, Bobby Stahl, Ji Won Shon, Jie Wu

Leah shares handout from table 3 from the Bridge Park report.

<http://www.urban.org/research/publication/equitable-development-planning-and-urban-park-space-early-insights-dcs-11th-street-bridge-park-project>

Mike - We used NCDB to show how we got to where we are? This got their attention. What do we need to do to make sure this doesn’t happen again?

What is the historical look? People think the neighborhood today is exactly what is going to be 10 years from now. Need to pay attention and do some planning.

Leah - DC has always been changing - that’s not new - the type of change is different.

Sheila - everyone in economic development is saying equity is a priority, but not doing anything differently. I want to challenge them. We spent $ on economic development, but what are we getting out of it? I’m interested in calling for some accountability for the rhetoric around equity.

Merissa - Equity, inclusive growth, inclusive competitiveness - these all mean different things. Focusing on competitive industries on including racial groups.

Mike - GA Power are economic development players. They have a map - gets cut off at I-20, which is the dividing line between the have and have-nots. So they don’t have to talk about it.

Amy - It’s about accountability. We are in Promise Zone in West Philly. People are most concerned about gentrification and displacement. The same thing that happened before around UPenn . We are involved through the Democracy collaborative. (See <http://anchors.democracycollaborative.org/>) Interested in real-time, recent gentrification. We are looking at affluent side of change (growth in professional/managerial class) to bring to the community to make PZ more accountable.

Leah - we are supposed to do outcomes, but we do need to track outputs. Cities are not tracking things well.

Sheila - We need intermediate ones.

Geoff - We are using housing data, like single-family house prices. We are also looking at small rental properties with 2-4 buildings. There is more turnover on them and they track. We are seeing a deconversion of those because there is a demand for single family homes where there is not supply. This reduces stock in high-demand area. We’re working on “real-time” on similar investment in Chicago of linear park. It connects a more established high-income neighborhood and more vulnerable neighborhood. Prices went up on Western half of the neighborhood in the low-cost place. There is an effect in the short-term, but what is the long-term effect of the investment? Short-term is about 1 year from the groundbreaking.

Leah - We have looked at the change in property types in DC - single-family homes converted into multifamily condos.

Geoff - In this neighborhood, the stock is older. So it depends on character of the ngh….

Mike C: What about the A to Z database? I bought something that I don’t know if I like.

Not that expensive ($2500/year, pay more if you want to download the data). There is a category of new movers - using credit card data, etc. [Added later: They are address based... So you can draw a boundary, and it will give you a list of recent movers. It just gives you those who moved in.]

Leah: That is hard to interpret.

Sheila - There is a door to door survey to ask people where they moved from, It is the last affordable neighborhood in the city. It could go either way - gentrify or be taken over.

Lisa - We have HUD vouchers getting returned - about 40% - because market-rate is so much higher. Landlords won’t accept HUD-acceptable rate. In homeless system, we have rapid re-housing.

...Echoes from Portland and Oakland.

Bobby - County Housing and Community Development manages vouchers and project-based section 8. They have extended the amount of time that the voucher is good for. Median rental price for market was $1200 more than HUD’s amount. County spent alot of money.

We’re concerned in Oakland -trying for a measure that captures precarity, shift in tenure. We are a majority renter city. We captured asking rents (Zillow, Trulia, scraped Craig's list) and what people are actually paying. The gap represents the incentive to displace tenants. Wage data - difficult to capture - high-sector growth. Working with EDA to get organizations to disclose data in equity in hiring practices. In health-care/technology, people of color are hired in dead-end jobs, minimum wage, with no advancement opportunity. People are at constant risk of displacement. They are moving to places in county without social service system to support them.

Sheila - If you are doing a development- who is working in the jobs that get created? In this post office development, using ES-202, want to track this (mixed-use development). There are subsidies going into it and affordable housing. Are all the jobs long-term minimal-wage retail jobs?

Bobby- Oakland is part of alliance for community benefits group for Brooklyn Basin (LInks: <https://urbanstrategies.org/making-good-on-a-promise-for-465-units-of-affordable-housing/>

. This includes a city’s contract compliance signatory. They get regular reports on jobs created, contracts, subcontracts. Horizontal stage of redevelopment, redoing army base. There are targets for local disadvantaged people being brought onto apprenticeships and getting trade union jobs. Warehouse and logistics jobs will come on later on. We want to know about economic/wage-related indicators.

Joy - Our rent-control ordinance is the only mechanism for affordability for middle-income. We are using two administrative data sets. When you have an eviction notice, you have to file with the city's departments. We look for anomalous trends - a portion of buildings that disproportionate eviction. We identified an algorithm to identify it real-time by linking the eviction data to ownership data. There are owners with unusual eviction rates. We are trying to do identify it within 30 days or shorter since you can’t un-do an eviction.

Leah - there was Investigative work by the Post on evictions.

Sheila - there’s no cause evictions. Rents go up so much that people leave.

Joy - We introduced the policy to collect that data - the city passed it. Fault evictions that have turned it this boom.

Amy - Philly policy created lead court - then came the enforcement and tracking.

Merissa - interested in how people can use social media data/hashtags to track social discourse in the neighborhoods. I’m tracking excellent examples of sentiment analysis on analysis.

Joy - She uses vendor to get Twitter data. There is nonprofit access to API with Twitter.

Merissa- what people are thinking or feeling about their neighborhood Maybe Air B&B?

Leah - short surveys?

Amy - Through Textizen doing quick surveys.

Be Heard Philly through Temple University- Philly Longitudinal Panel - do not have neighborhood level representation yet, but they can. With soda tax, they were the only ones had live data before the vote. Not alot of demographics up front, but creating profiles for each of the users. They are building a West Philly Promise Zone panel.

<http://www.cbsnews.com/news/philadelphia-mid-atlantic-dialect-accent-democratic-national-convention-2016/>

Beheardphilly.com

Joy - Kansas City has quarterly resident surveys that are long-standing. San Fransico does one every 2 years.

Geoff - what about a building owner survey? Asking about whether they going to raise rents, understanding sentiments and their plans.

Leah - There are lots of older buildings with 2-10 units. The next generation needs to renovate building.

C-A: In older communities in San Antonio, they divided up the home to rent out some of the home.

Merissa - we are engaging businesses around the historic tax credit. You need to fill it out for a reason. What are the incentives?

Bobby - no-cause eviction hard to track because of administrative burden. It is on the ballot this fall in a package of reforms that flips the responsibility to the evictor to report. Previously, the person being evicted had to report it.

Mike C - does anyone use the [National Housing Preservation DB](http://www.preservationdatabase.org/)?

Merissa - In Ohio, buildings don’t qualify for historic registry won’t be on there.

Jie - We are looking at building demolition and construction permits. See houstoninflux.com - built using arcgis

Amy - We have a grant to interview mayors’ offices through RWJ. We are doing interviews in 50 cities about how they are “doing” health equity.