



## Turning the Corner: Monitoring Neighborhood Change for Action Project Description

Launched in January 2016, the Turning the Corner project 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 project of the Urban Institute's National Neighborhood Indicator Partnership (NNIP), the Funders' Network's Federal Reserve-Philanthropy Initiative, and the Kresge Foundation.

### Why is this project needed?

Housing markets, especially in low-income neighborhoods, were particularly weakened by the recession and now operate in lending and investment environments that are different than before. Now, some neighborhoods in recovering cities are seeing the fruits of public and private investments. This new investment is often seen as a harbinger of displacement, potentially shutting low-income residents out of the benefits of this new growth. The fears are exacerbated in neighborhoods of color that have been shaped by decades of disinvestment and public policies that perpetuate racial inequalities. However, the new investment also provides a window of opportunity to craft proactive, equitable neighborhood revitalization strategies. Equipping communities – especially institutions that influence development and current residents - with data on changing conditions will facilitate informed conversations about possible policy and program responses. National institutions and local communities will also make more progress by communicating with others who are taking on similar research and practice challenges related to neighborhood change.

### What do we hope to accomplish?

Turning the Corner has five goals:

- Develop holistic metrics for in-depth and broad understanding of neighborhood dynamics in the postrecession economy, especially in neighborhoods at risk of becoming unaffordable.
- Facilitate informed community conversations among stakeholders, who can use the data and analysis to develop creative local policies and programs to equitably restore neighborhoods.
- Advance the field through a cross-site summary of local findings on monitoring neighborhood change and strategies for incorporating analysis into local decisionmaking.
- Share strategies on local policies and programs from places with varying economic and housing market strength.
- Produce protocols and methodology to monitor neighborhood revitalization that can be adapted by other cities.

## How will we do the work?

The design and implementation of this project relies on the combined expertise of local and national organizations. A steering committee with representatives from the collaborating national institutions guides the work of the project. Turning the Corner provides a framework for local research and engagement adapted to each local context.

Key design elements include

- qualitative and quantitative methods to capture various aspects of neighborhood change;
- exploration of various types of displacement, such as residential, cultural, and commercial; and
- practical application of research to urgent program and policy questions through local advisory groups.

## What are the project activities?

- Phase 1: Project and protocol design (January – December 2016)
- Phase 2: Local implementation and early learning (June 2016 – December 2017)
- Phase 3: Cross-site summary and dissemination of findings (June 2018 – December 2018)

## National partners

The design and implementation of this project relies on the combined expertise of national and local organizations. A steering committee with representatives from the collaborating national institutions guides the work of the project.

*The Kresge Foundation* is a \$3.6 billion private, national foundation that works to expand opportunities in America's cities through grantmaking and social investing in arts and culture, education, environment, health, human services, and community development.

Kresge project roles:

- Support Urban's national role
- Participate in the Detroit Advisory Group

The *Federal Reserve-Philanthropy Initiative* is an endeavor of the Older Industrial Cities Working Group of the Funders' Network for Smart Growth and Livable Communities, of which the Kresge Foundation is a member. The initiative is a gathering of Federal Reserve and philanthropic leaders committed to shared learning, greater collective community impact, and collaborative work on issues related to the economic restoration of cities, neighborhoods, and low-income citizens. This project emerged from discussions within the initiative. Contact: Julia Seward, [juliawseward@gmail.com](mailto:juliawseward@gmail.com).

FPI project roles:

- Engage funders in participating cities
- Link this project to other philanthropic and Federal Reserve Bank audiences

*The Urban Institute* is a nonprofit organization that seeks to open minds, shape decisions, and offer solutions through economic and social policy research. Urban coordinates NNIP, a network of local partners in 32 cities to further the use of neighborhood data for local decisionmaking. Contact: Kathryn Pettit, [kpettit@urban.org](mailto:kpettit@urban.org).

Urban project roles:

- Lead project design
- Facilitate cross-site learning and communicate local progress
- Synthesize experiences across sites

For updates on the *Turning the Corner* project, visit <http://www.neighborhoodindicators.org/turningthecorner>.

## Local partners

Local coalitions in five cities are implementing the project locally. Each participating team includes a *research partner*, an *advisory group*, *local funders*, and participation by *regional Federal Reserve office*.

### Buffalo

The Center for Urban Studies at the University of Buffalo leads the research, collaborating with the city Urban Renewal Authority and planning departments on the engagement activities. The project is funded by the Ralph Wilson, Jr. Foundation in coordination with the Community Foundation for Greater Buffalo. The team is focusing on three neighborhoods facing diverse market conditions: Waterfront/Lakeview, Willert Park/Ellicott and Medical Campus/Fruit Belt.

Contact: Henry Taylor, Founding Director of the Center for Urban Studies - [htaylor@acsu.buffalo.edu](mailto:htaylor@acsu.buffalo.edu)

### Detroit

Data Driven Detroit (the NNIP Partner) directs the research and engagement in their city and engaged in the design and incubation of the project. The project is funded by the Community Foundation of Southeast Michigan, Hudson-Webber Foundation, the Knight Foundation and The Skillman Foundation. The project team is working in North End, next to the revitalized Midtown district, and Southwest Detroit, home to Mexicantown and adjacent to growing Corktown.

Contact: Noah Urban, Senior Analyst at Data Driven Detroit - [noah@datadrivendetroit.org](mailto:noah@datadrivendetroit.org)

### Milwaukee

Data You Can Use, a nonprofit and the NNIP partner, leads the research and engagement activities. Partners in the project work include MKE United, LISC Milwaukee, and the Department of City Development. The project is supported by the Greater Milwaukee Foundation, the Northwestern Mutual Foundation, and the Zilber Family Foundation, and is being implemented in coordination with the city's Equity Through Transit Oriented grant from the US Department of Transportation. For this project, the Advisory Committee has selected two historically significant and gentrifying neighborhoods next to downtown-- Brewers Hill and Walker's Point.

Contact: Katie Pritchard, Executive Director - [katie@datayoucanuse.org](mailto:katie@datayoucanuse.org)

### Phoenix

The Center for Real Estate Theory and Practice at the Arizona State University, leads the quantitative research and LISC Phoenix heads up the engagement and qualitative research. Vitalyst Health Foundation and the Arizona Community Foundation provided funding to support the work, supplementing the in-kind contributions from the research partners. They have selected three neighborhoods from different parts of the greater Phoenix area that are the focus of the regional Transit Oriented Development plan (Eastlake, Garfield, West Camelback) or being considered for light-rail extension (Glendale Avenue).

Contacts: Mark Stapp, ASU Professor in Real Estate & Director of Masters of Real Estate Development Program - [mark.stapp@asu.edu](mailto:mark.stapp@asu.edu) and Terry Benelli, Executive Director of LISC Phoenix - [tbenelli@lisc.org](mailto:tbenelli@lisc.org)

### Twin Cities

LISC Twin Cities serves as the community engagement and administrative lead for the grant from the McKnight Foundation. The NNIP partner, the Center for Urban and Regional Affairs at the University of Minnesota, directs the quantitative research and Wilder Research manages the qualitative research. The Twin Cities team selected three neighborhoods that represent different types of market pressures related to displacement - Whittier and Near North/Jordan in Minneapolis and Dayton's Bluff in St. Paul.

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