

MEASURING DISPARITY AND OPPORTUNITY

NNIP SHARED INDICATORS INITIATIVE

VOICES FROM THE FIELD: MEMPHIS

NNIP PORTLAND MEETING

SPRING 2012



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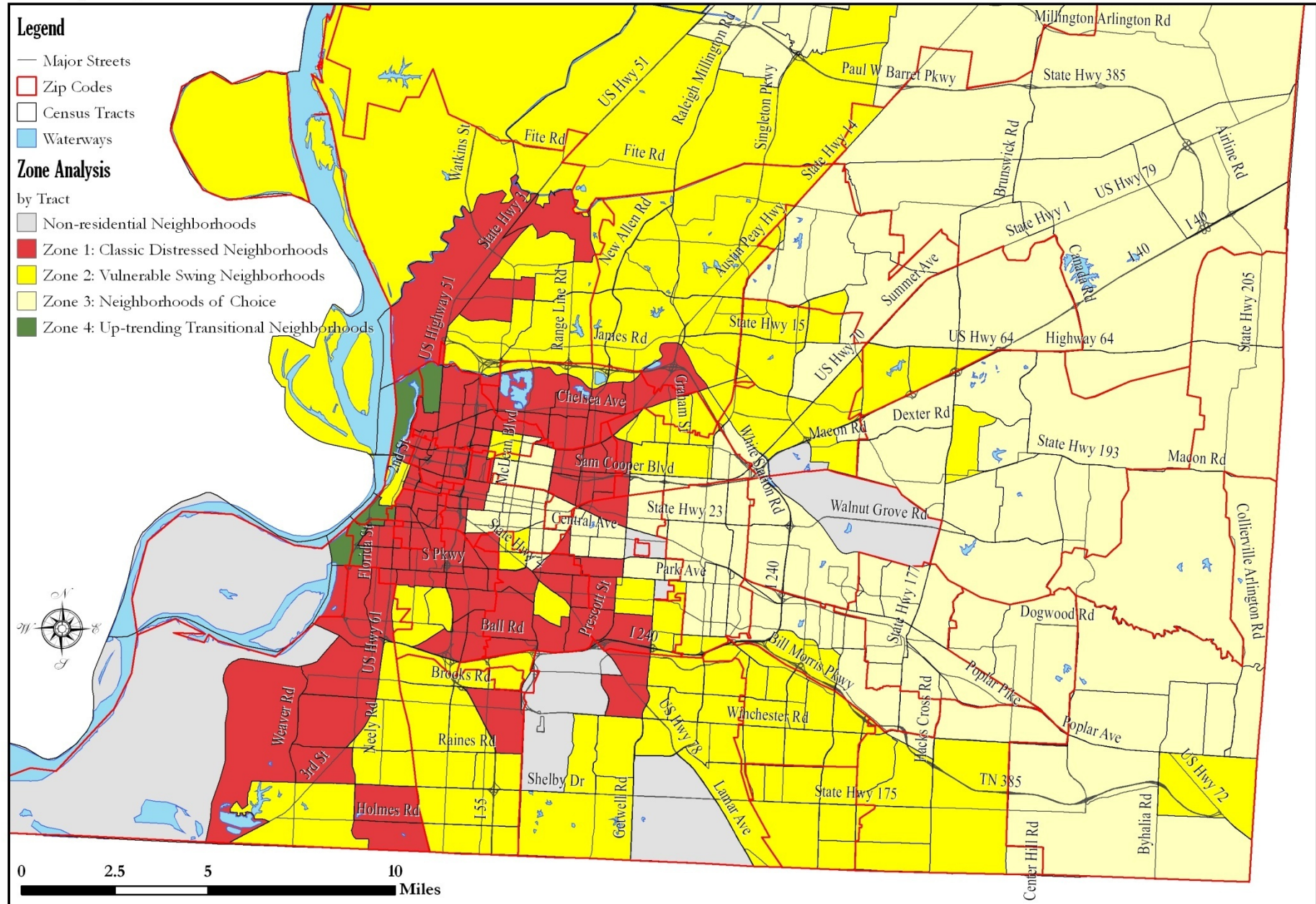
Memphis Challenge: Shared Indicators

- How best to mitigate poverty, grow economic opportunity and stabilize and restore neighborhoods amidst . . . (ACS 2010)
 - ▣ *High and growing poverty population in the city and the entire metro: 26% and 19%*
 - ▣ *Population concentrated in 20%+ poverty neighborhoods high and increasing*
 - 73%  84% [from 2000 to 2005/2009] city
 - 36%  48% [from 2000 to 2005/2009] metro
 - ▣ High *disparity* on quality of life indicators between high poverty and lower poverty tracks both within the city and metro-wide: average 2.7
 - #1 metro for high poverty concentration AND high disparity

	Highest (1.5-2.7)	Intermediate (1.0-1.5)	Lowest (1.0-1
Highest (51.72%)	Memphis Detroit Milwaukee San Antonio Cleveland Toledo Houston New York Philadelphia Austin Columbus Dallas Los Angeles	McAllen Fresno Jackson Tucson Buffalo Greensboro Akron Phoenix Tulsa	El Paso Bakersfield Springfield Baton Rouge Youngstown Lansing Oklahoma City Augusta Albuquerque Stockton New Orleans
Intermediate (41.51%)	Chicago New Haven Indianapolis Poughkeepsie Rochester Hartford Birmingham Denver Cincinnati Wichita Louisville Allentown Baltimore	Dayton Providence Madison Syracuse Albany Miami Nashville St. Louis Little Rock Omaha San Diego Charlotte	Greenville Knoxville Grand Rapids Riverside Columbia Pittsburgh Lakeland Charleston Sacramento
Lowest (64.77%)	Worcester Kansas City Richmond Virginia Beach Bridgeport San Francisco Oxnard Washington	Colorado Springs Atlanta Chattanooga Minneapolis Jacksonville Boston Las Vegas Des Moines Harrisburg Lancaster Salt Lake City San Jose	Modesto Tampa Raleigh Scranton Portland OR Orlando Seattle Boise City Honolulu Bradenton Palm Bay Portland ME Santa Rosa

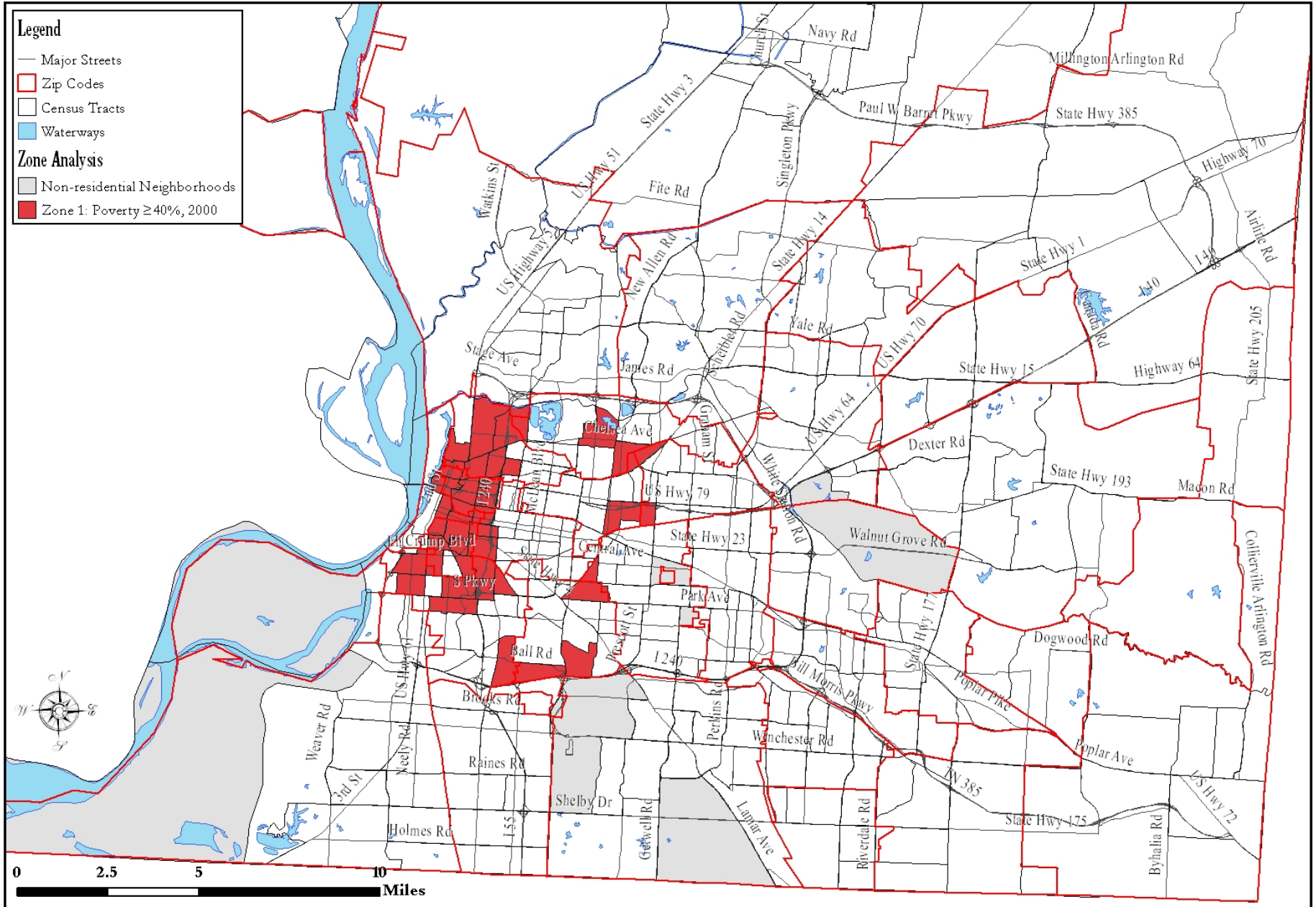
Memphis, Tennessee: ZONE ANALYSIS BY TRACT, 1990-2000

Map created by CBANA
Date: 7/24/08
Source: 1990 & 2000 US Census



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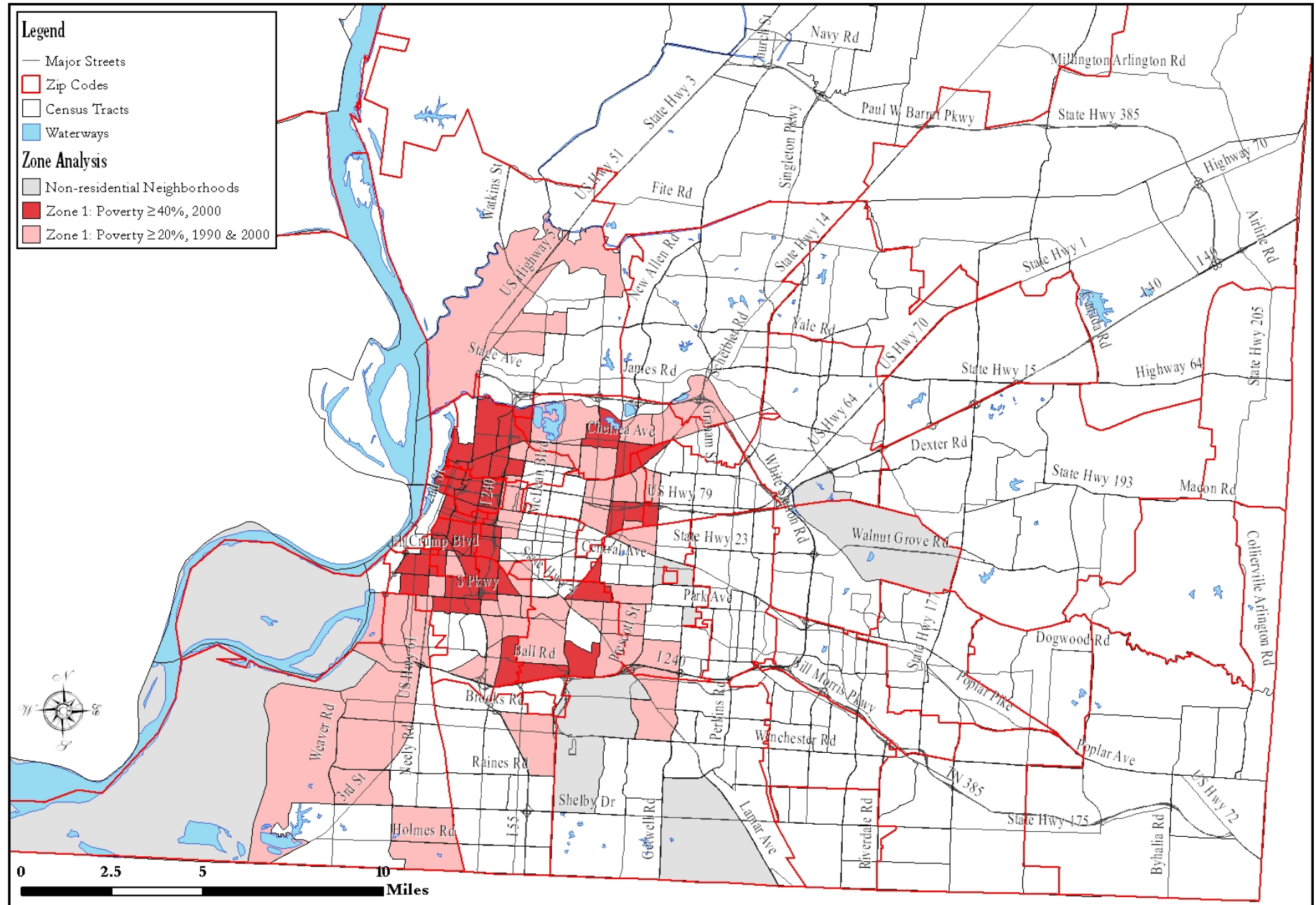
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Memphis, Tennessee: ZONE ANALYSIS

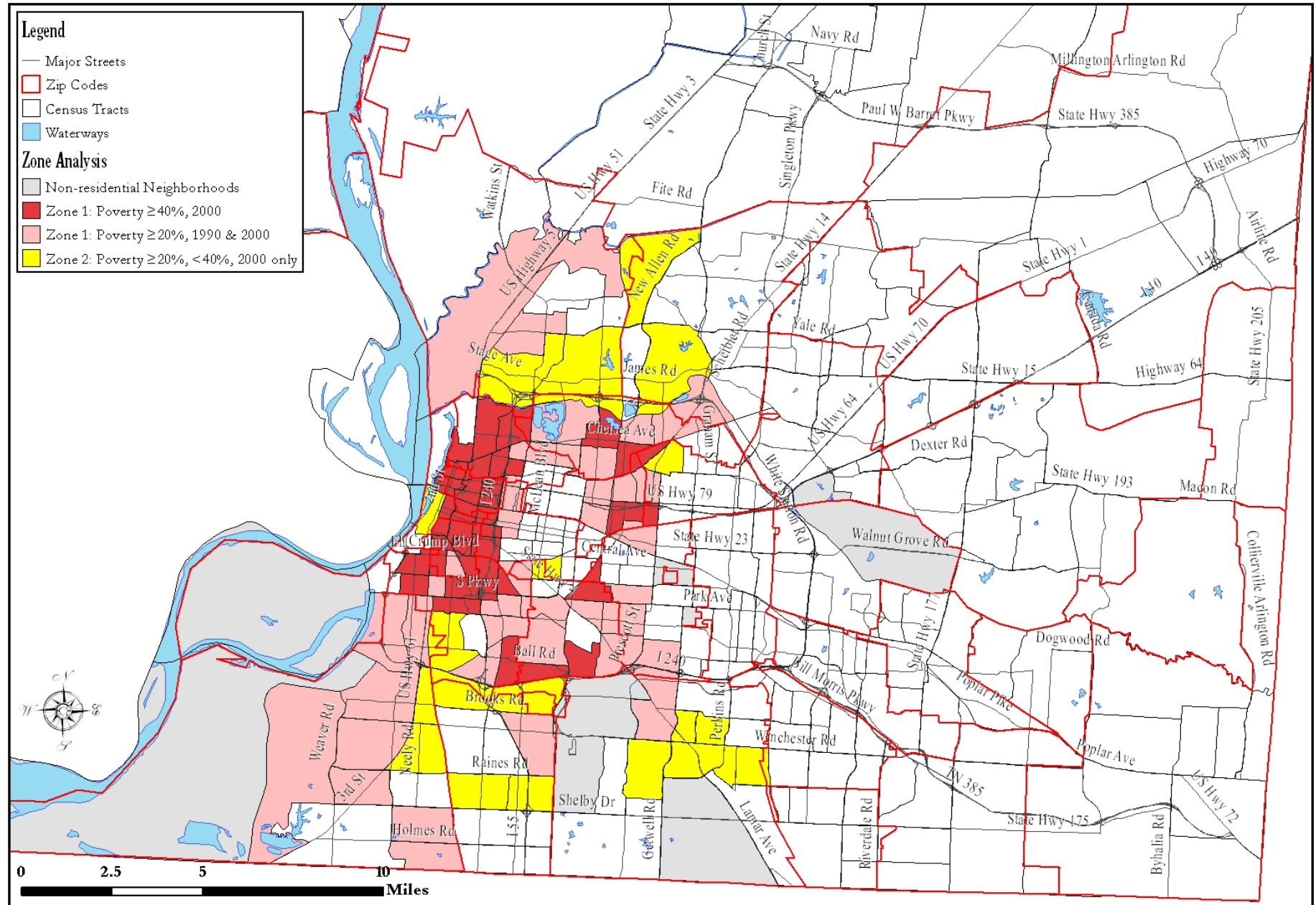
BY TRACT, 1990-2000

Map created by CBANA
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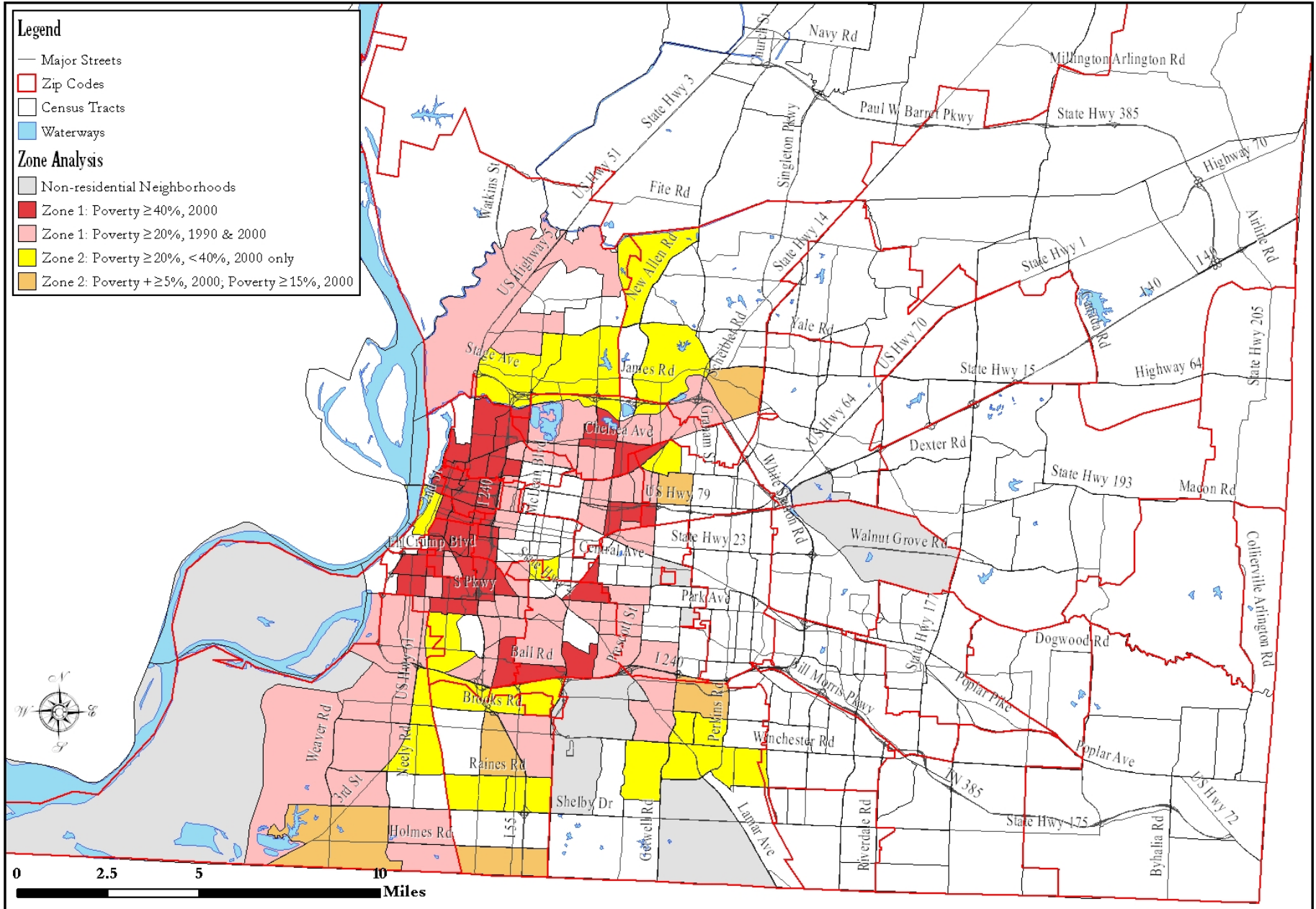
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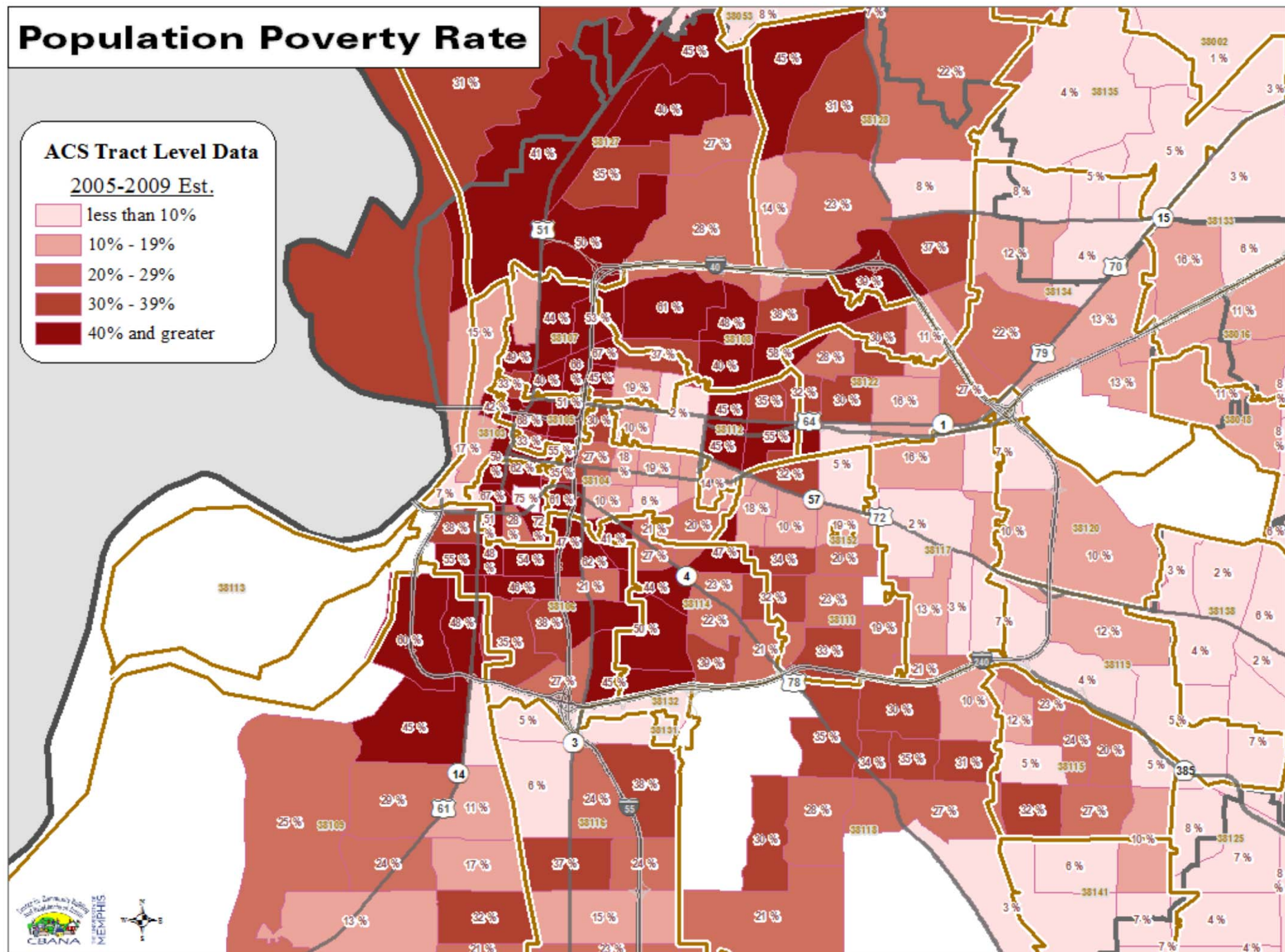
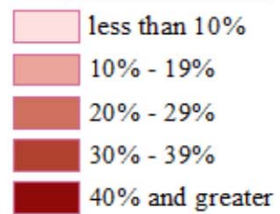
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Population Poverty Rate

ACS Tract Level Data

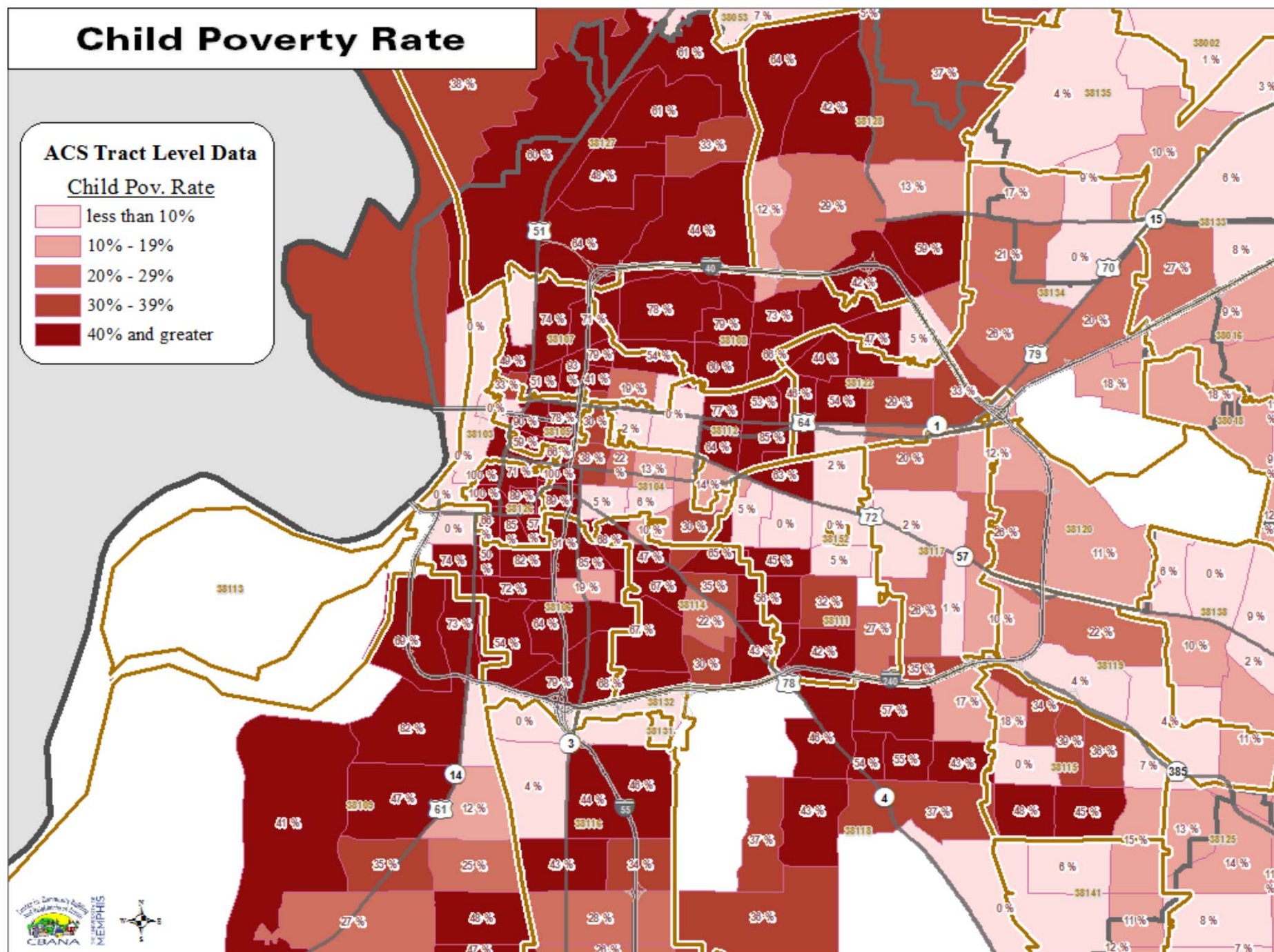
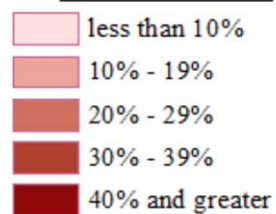
2005-2009 Est.



Child Poverty Rate

ACS Tract Level Data

Child Pov. Rate



[illegible]

2005-2009 Est.

less than 10%

10% - 19%

20% - 29%

30% - 39%

40% and greater

Apartments

Other Patterns for Consideration

- ***Geographic expansiveness of high poverty neighborhoods within core city AND metro***
- In Memphis . . .
 - ▣ Overexpansion of affordable apartment market (tax credit 60% AMI target market) while housing for families in ***extreme poverty*** remains ***extremely limited***
 - ▣ Moving to opportunity proving progressively illusive
 - ▣ Racial integration is the phase between early integration and virtual resegregation
 - ▣ May be mathematically impossible at given poverty rates to both move to opportunity and maintain socioeconomic stability within potential opportunity neighborhoods
 - ▣ High poverty neighborhoods are already as close to opportunity as is possible in the metro area

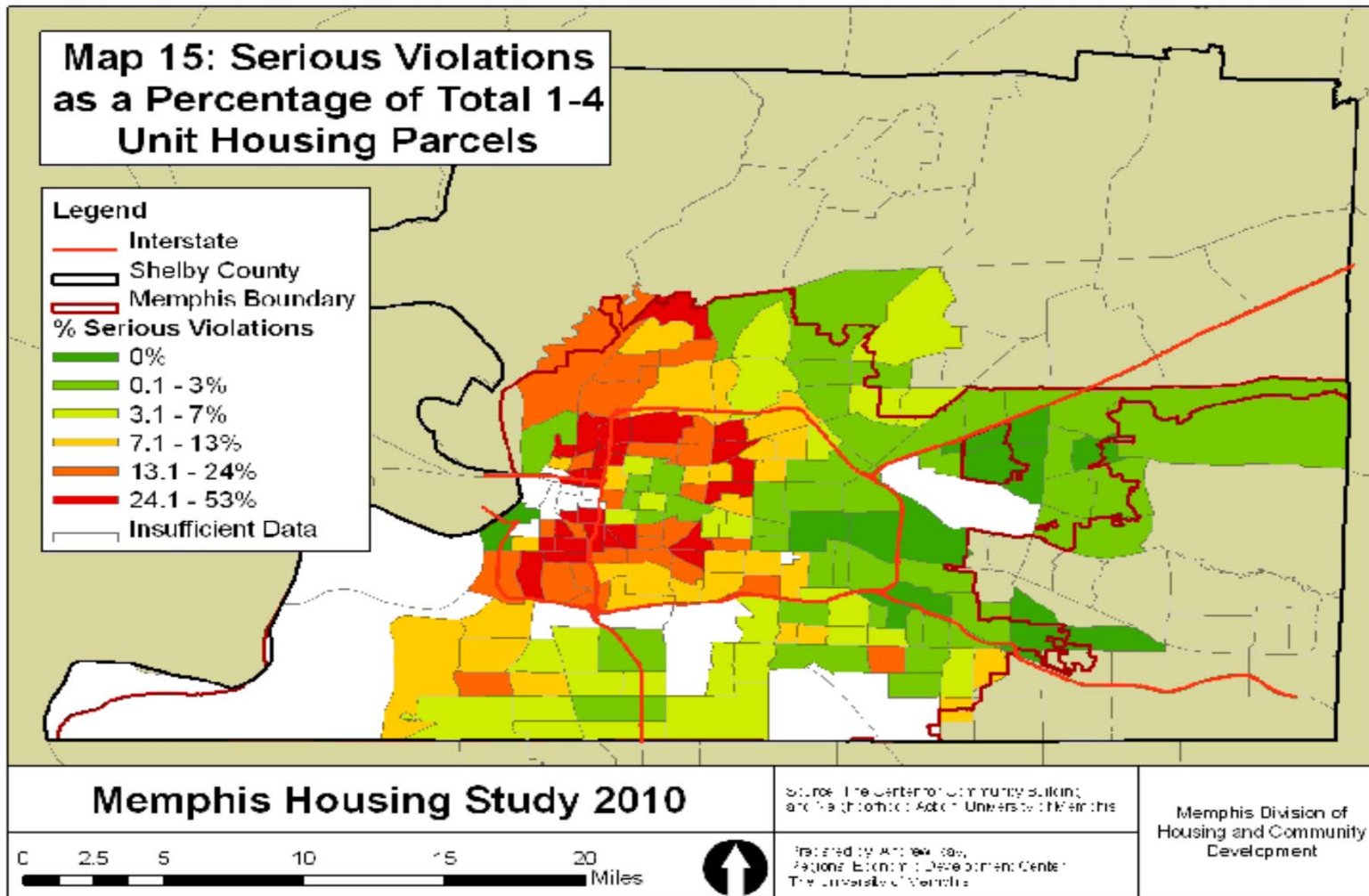
To be more precise . . .

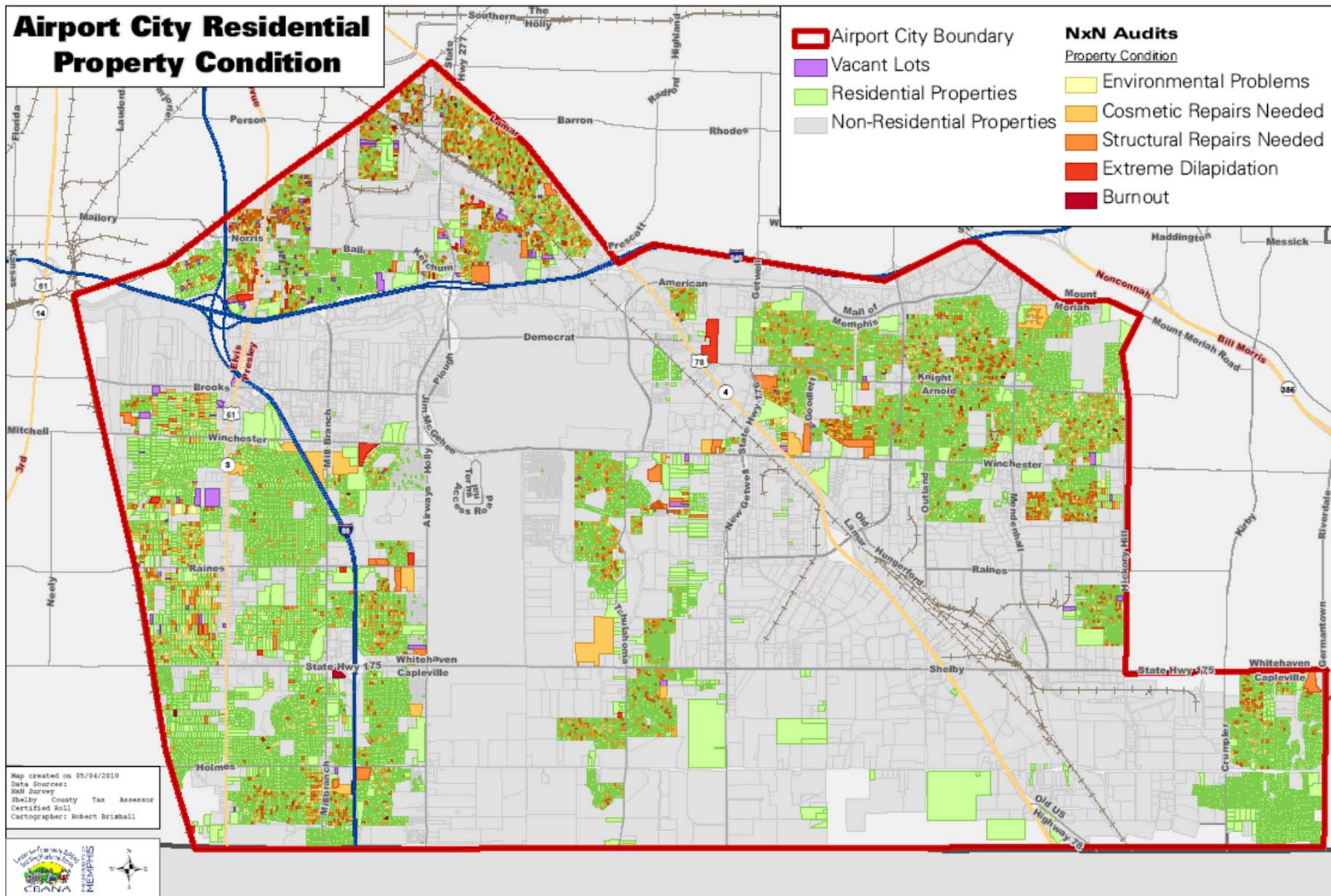
- Outside of Memphis-Shelby, only Desoto County MS is an “opportunity community” with access to employment, education, and affordable housing
 - ▣ Contiguous with Memphis and the southeast industrial and warehousing/logistical corridor
 - ▣ Already absorbing low income and African American Memphians
 - ▣ Remainder of metro rural and high poverty black and white
- Desoto County just across Stateline Road from the Southeast Memphis and the Airport City Planning initiative (HUD Community Challenge Grant)

Key Questions for Comprehensive Shared Indicators Analysis

- ▣ What would an early intervention pre 20+ poverty neighborhood stabilization agenda look like?
- ▣ What needs to be done differently in a 20-30% poverty neighborhood compared to classic distressed 40%+ neighborhoods?
- ▣ What would a deliberate reduction in tax credit stock and economic development “in place” look like?
- ▣ *What is significant about having a large chronic and extreme poverty population: do we need greater segmentation analysis to drive housing and community development policy?*
 - ▣ *Memphis 47% of poverty is chronic poverty*

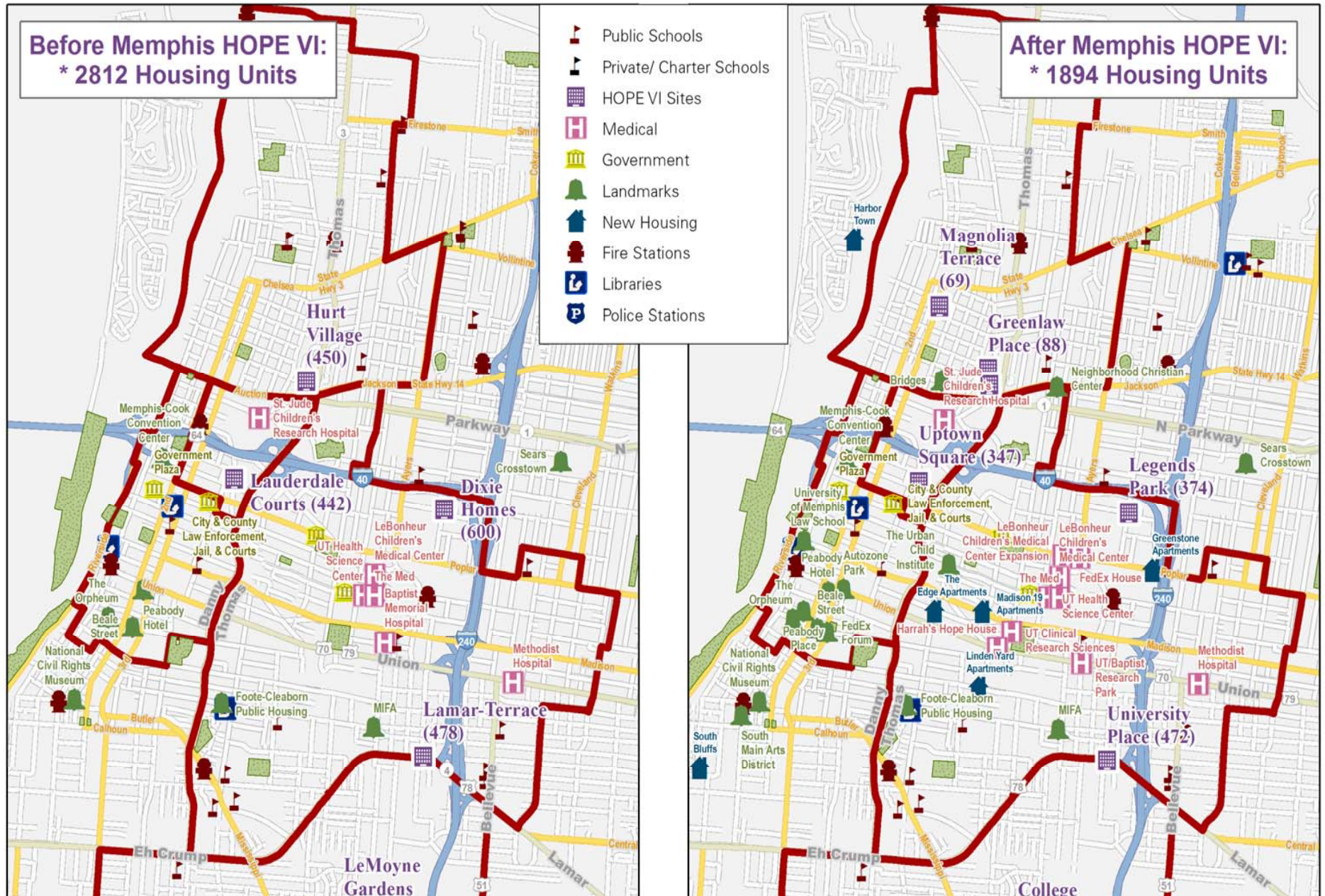
Much of Airport City looks Good by Comparison . . .





2008

The Successful HOPE IV Model in Memphis





Stabilizing and Restoring Neighborhoods and Growing Economic Opportunity In Memphis:

Other Indicators to Guide Policy for Diverse Metropolitan Areas

- ❑ **30,000 net out-migrants since 2000**
- ❑ **Virtual no growth scenario even for metro**
- ❑ **“Baseline” poverty: 20% + or –**
- ❑ **“Top ten” bankruptcy, credit ratings and delinquency, use of tax refund anticipation loans, disability payments, and labor force drop-outs**
- ❑ **One of two families with children are low income***

*

up to 200% federal poverty line, which is typically less than the 80% AMI guideline for low-income