MEASURING DISPARITY AND OPPORTUNITY
NNIP SHARED INDICATORS INITIATIVE
VOICES FROM THE FIELD: MEMPHIS

NNIP PORTLAND MEETING
SPRING 2012

Phyllis Betts, Director
Center for Community Building and Neighborhood Action
School of Urban Affairs and Public Policy
University of Memphis
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
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<th>Highest (51-72%)</th>
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<td>Stockton</td>
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<td>New Orleans</td>
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<th>Intermediate (41-51%)</th>
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<th>Lowest (6-41%)</th>
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<td>Palm Bay</td>
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<td>Portland ME</td>
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<td>Santa Rosa</td>
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Memphis, Tennessee: ZONE ANALYSIS
BY TRACT, 1990-2000

Legend
- Major Streets
- Zip Codes
- Census Tracts
- Waterways

Zone Analysis
by Tract
- Non-residential Neighborhoods
- Zone 1: Classic Distressed Neighborhoods
- Zone 2: Vulnerable Swing Neighborhoods
- Zone 3: Neighborhoods of Choice
- Zone 4: Up-trending Transitional Neighborhoods

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

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Date: 7/24/08
Source: 1990 & 2000 US Census
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...
The Successful HOPE IV Model in Memphis

Before Memphis HOPE VI: * 2812 Housing Units

After Memphis HOPE VI: * 1894 Housing Units
Distribution of Large Complexes

Map 18: Location of 100+ Unit Apartments by Zip Code

Legend
- Interstate
- Memphis Boundary
- 100+ Unit Complexes
- 1-6
- 7-11
- 12-18
- 17-21
- 22-28
- 29-36
- 32-36

Memphis Housing Study 2010

Memphis Division of Housing and Community Development
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