Using Data to Guide Neighborhood Strategies

Jeff Matson
Center for Urban and Regional Affairs

Solutions 2014
11/18/14
Oakland, CA

Overview

- CURA

- Twin Cities Housing Market Index
- Moving Beyond the Gap – Neighborhood Indicator Assessment

- Admin Data
- Web Tools

Center for Urban and Regional Affairs

- 45+ years of Community Engagement

- Student-based research
- Faculty-led research
- Technical Assistance
  - Community Geographic Information Systems (CGIS)

Better Data. Better Decisions. Better Communities.

NATIONAL NEIGHBORHOOD INDICATORS PARTNERSHIP

NATIONAL NEIGHBORHOOD INDICATORS PARTNERSHIP (NNIP)

- Collaborative effort since 1995
  - Urban Institute & local partners; now 35 cities
  - All partners regularly assemble, organize and transform neighborhood-level data to support local decisionmaking.
  - Success based on:
    - Trusted and engaged institutions
    - Relevant and high-quality data
    - Mission to support use of data for local action

Twin Cities Housing Market Index

- The Challenge of Neighborhood Stabilization*
  - Need to target funds very efficiently, but easy to make mistakes
  - Good decisions requires good data

* - LISC, Foreclosure Response.org

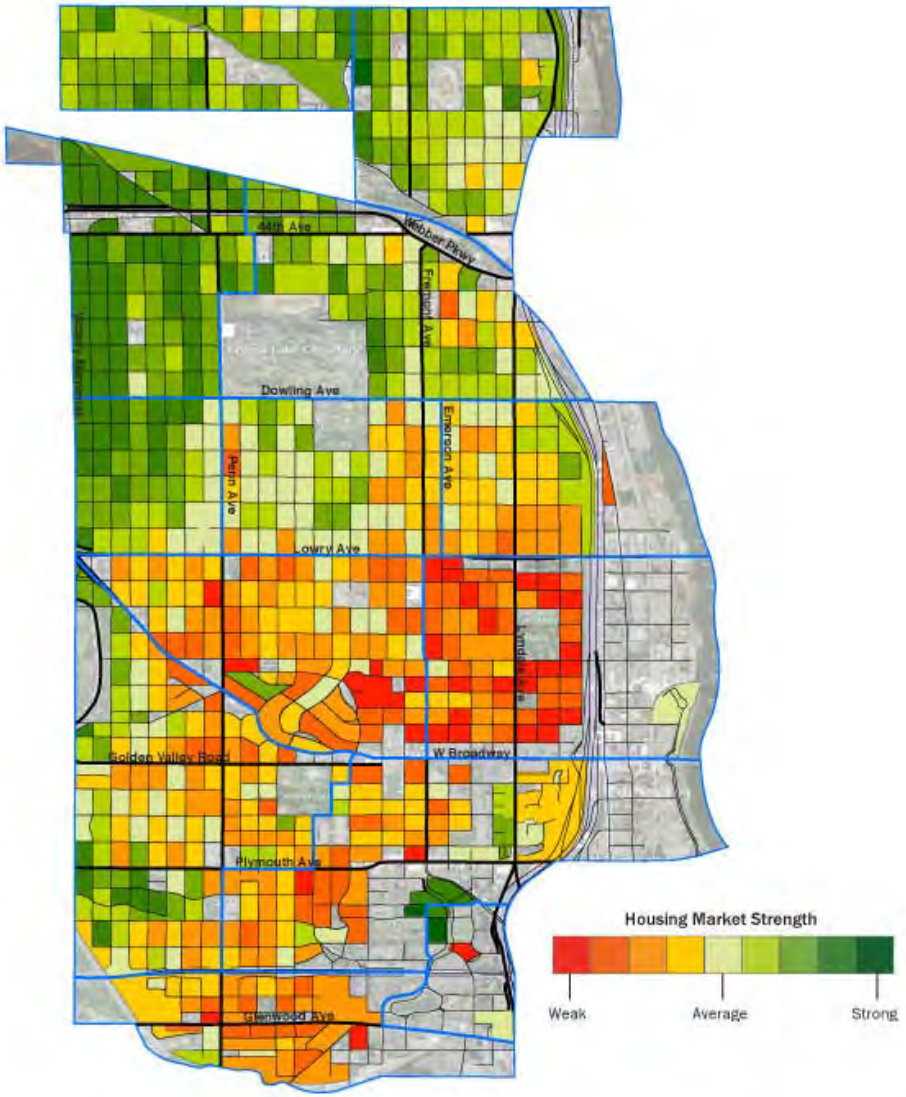
ALIGNING POLICIES WITH NEIGHBORHOOD CONDITIONS

MARKET STRENGTH	FORECLOSURE IMPACT RISK		
	C. Actual high foreclosure density	B. High risk of high foreclosure density	A. Low risk of high foreclosure density
1. Strong	Facilitate rapid sales to sustainable owners, low/no subsidy	Lower cost effort to prevent foreclosures and vacancies, low/no subsidy	Lower priority
2. Intermediate	High payoff/priority, rehab and rapid sale to sustainable owners, target subsidies, neighborhood maintenance	High payoff/priority, prevent foreclosures and vacancies, emphasize neighborhood maintenance	Lower priority but watch carefully, head-off emerging problems early
3. Weak	More emphasis on securing/demolishing, land banking to hold until market rebound	Lower cost effort to prevent foreclosures and vacancies	Lower priority but watch carefully, head-off emerging problems early

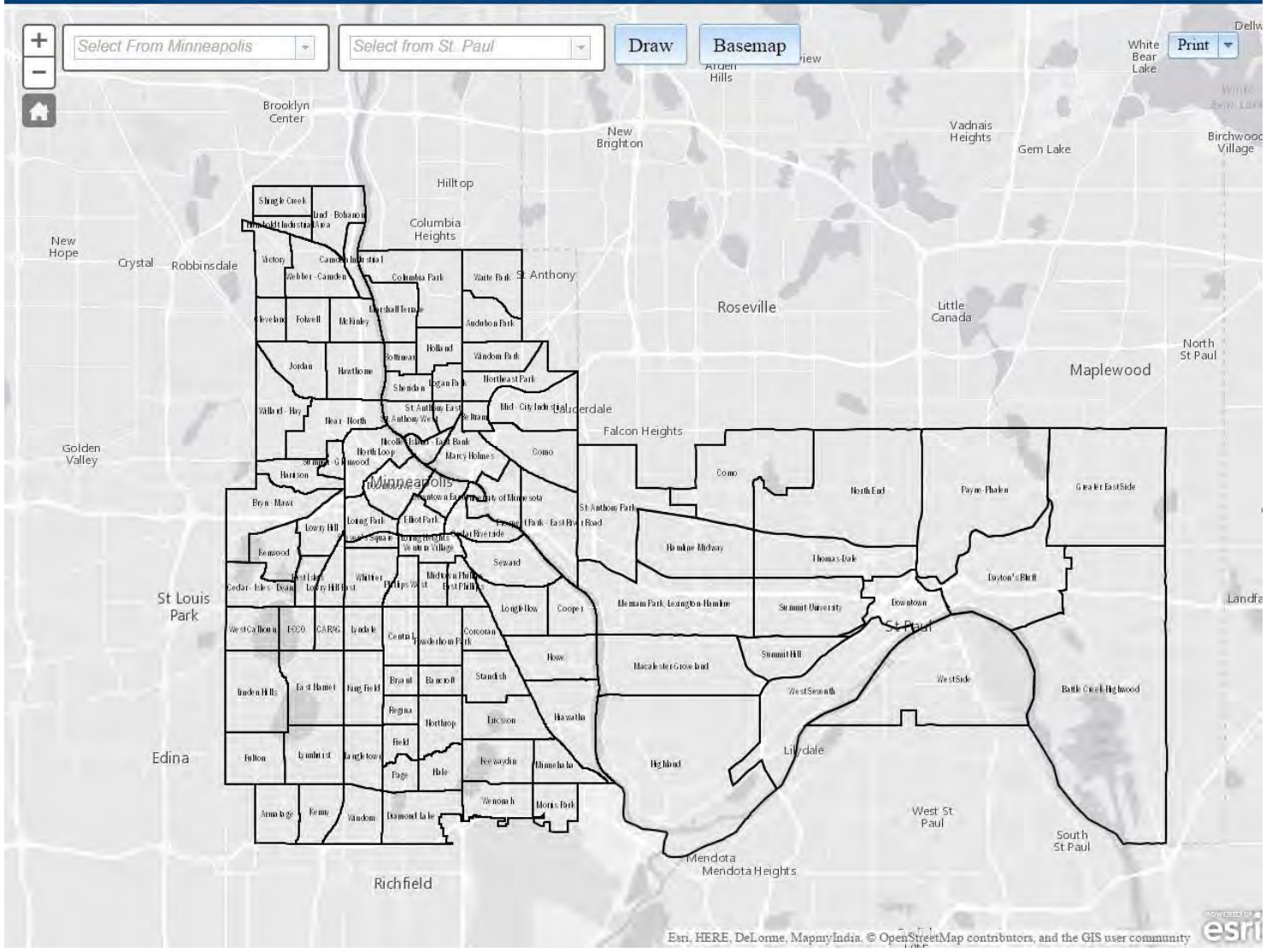
Housing Market Index Variables

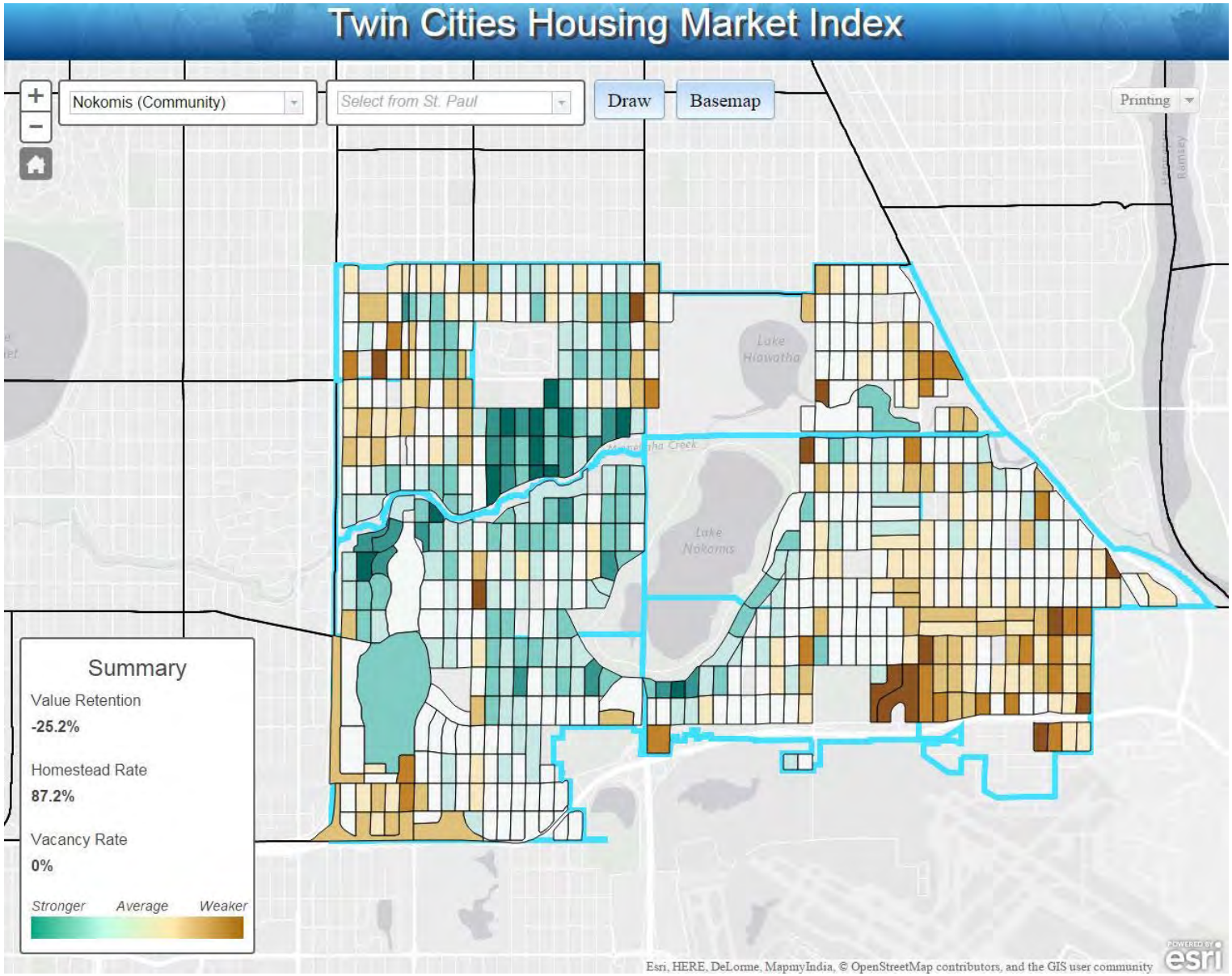
- Value Retention
- Owner-Occupants
- Housing Condition Rating
- Vacancies

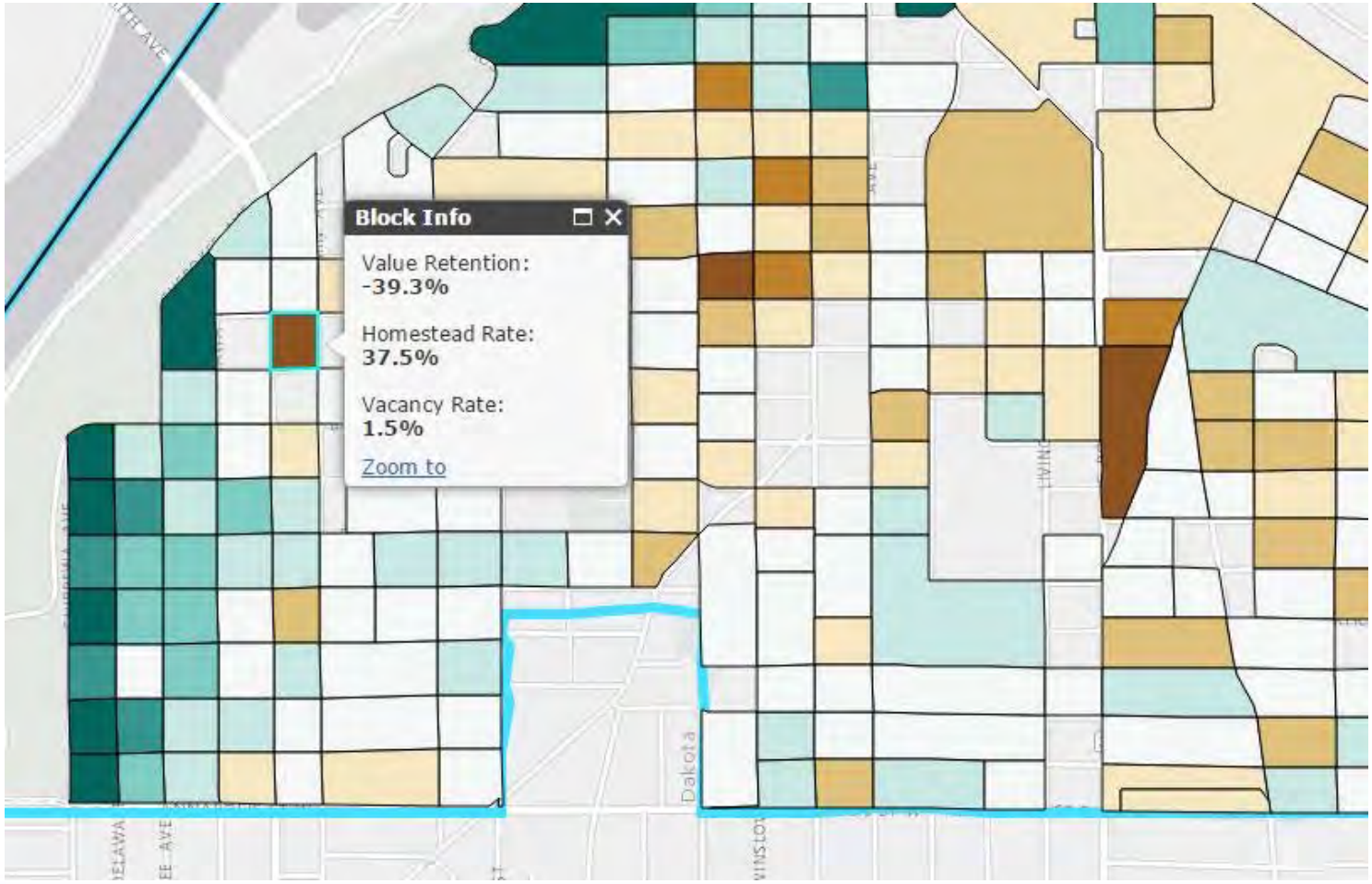
Composite Housing Market Index



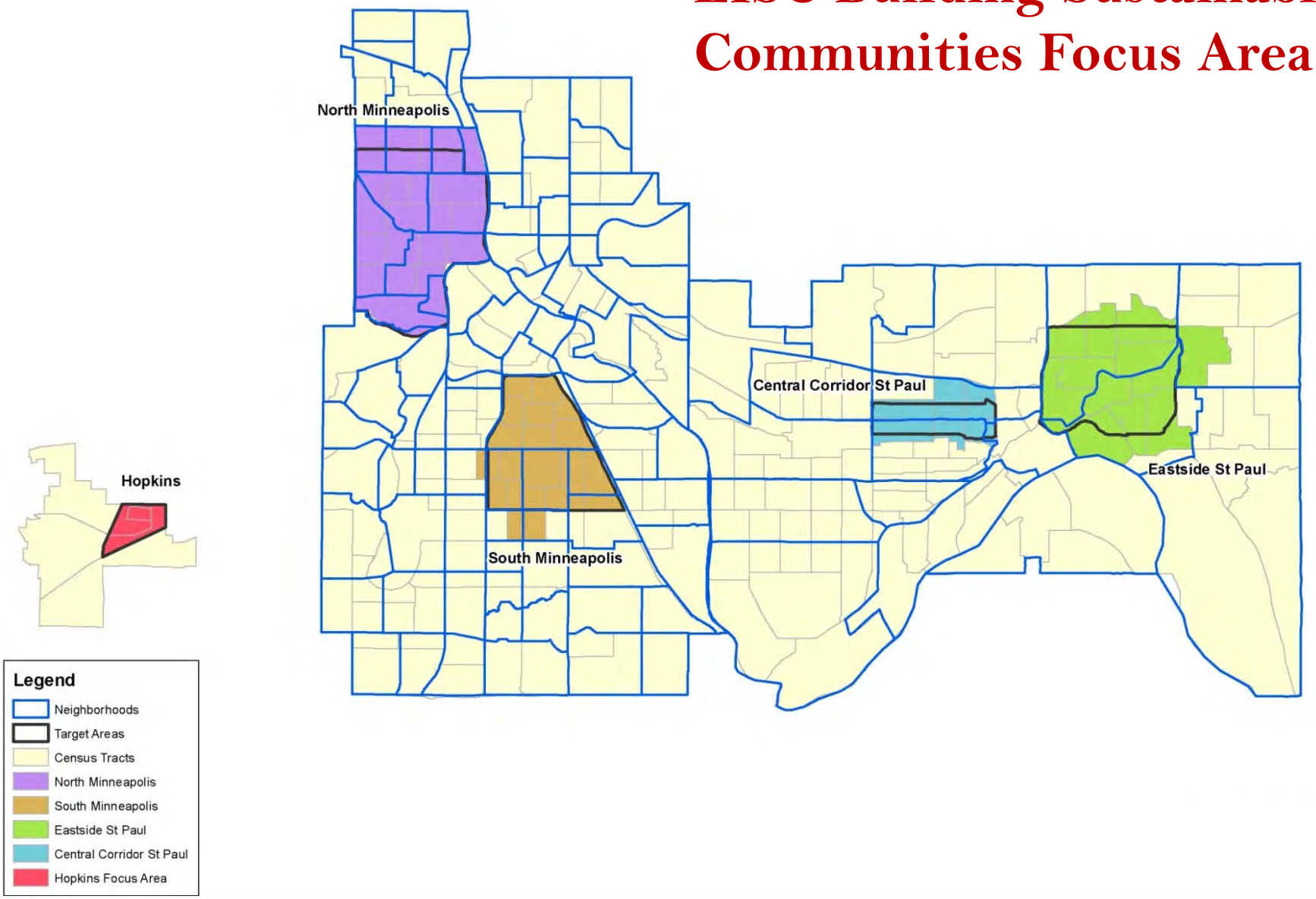
Twin Cities Housing Market Index




Twin Cities Housing Market Index
Nokomis (Community)
Select from St. Paul
Draw
Basemap
Printing
Lake Hiawatha
Lake Nokomis
Summary
Value Retention
-25.2%
Homestead Rate
87.2%
Vacancy Rate
0%
Stronger
Average
Weaker
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community


Block Info
Value Retention:
-39.3%
Homestead Rate:
37.5%
Vacancy Rate:
1.5%
Zoom to
Dakota

LISC Building Sustainable Communities Focus Areas



Fair Housing Equity Assessment

Behind the region's economic prosperity are wide disparities between people of color and the rest of the population.

The region ranks #1 nationally for disparities in poverty, employment and homeownership, and near the top (#4) for per capita income.

http://www.metrocouncil.org/Planning/Projects/Thrive-2040/Fair-Housing-Equity-Assessment-(FHEA)/FHEA/Fair-Housing-and-Equity-Assessment-(FHEA)-Report-S.aspx

Fair Housing Equity Assessment

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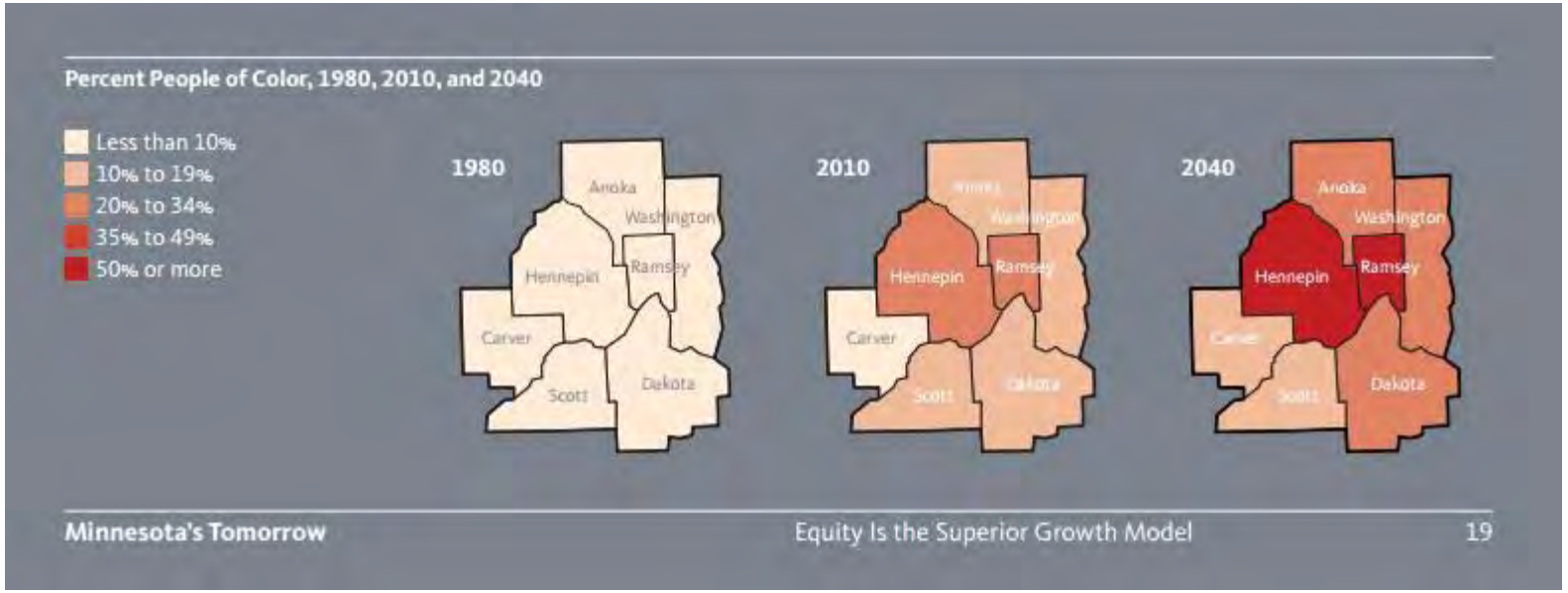
Changing Demographics



Minnesota's Tomorrow – PolicyLink, http://www.policylink.org/sites/default/files/MNT_032514.pdf

Overview

- Contract with LISC and Building Sustainable Communities Partners
  - Neighborhood Assessment
  - Technical Assistance

- Shared understanding of data
- Illuminating gaps & racial disparity
- Quantify the values in each critical category

- How can community organizations best use this data?

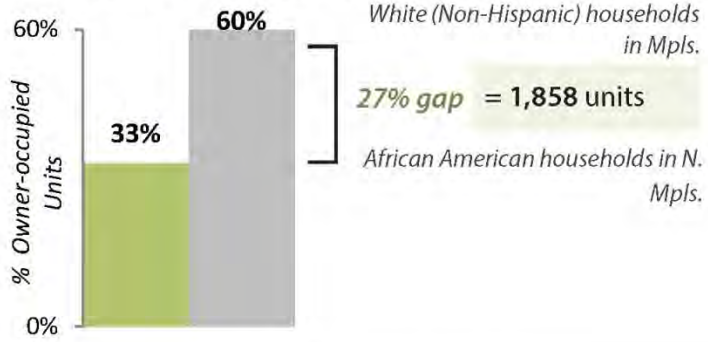
Data Categories

- Housing
  - Cost-burdened households
  - Vacancy
  - Home ownership
- Employment
  - Unemployment rates
  - Labor force participation
  - Joblessness
- Poverty
  - Households in poverty
  - Wage categories
- Public Safety
  - Crime

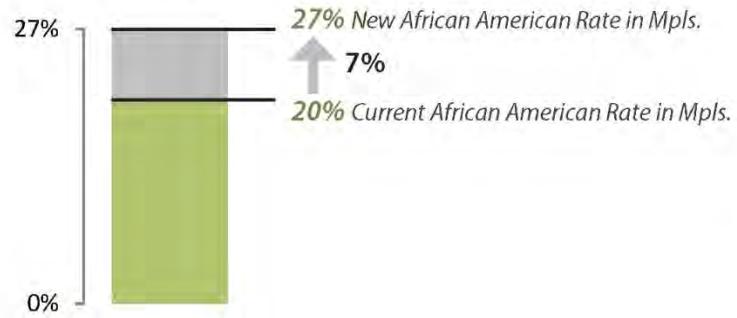
LISC Neighborhood Assessment

Housing: Home Ownership

Home Ownership Gap



Increase in Home Ownership Rate



KEY FINDINGS

Home Ownership Rate

- The overall home ownership rate for North Minneapolis is roughly equivalent to the overall citywide rate
- In North Minneapolis, the home ownership rate for Non-hispanic whites is more than 25 percentage points higher than for all other racial/ethnic groups

Home Ownership Gap

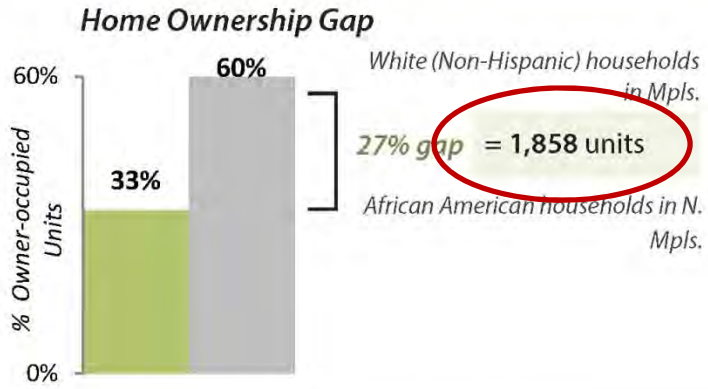
- If the home ownership rate for African Americans in North Minneapolis were to match the city rate for Non-hispanic whites, 1,858 African American households would need to enter home ownership

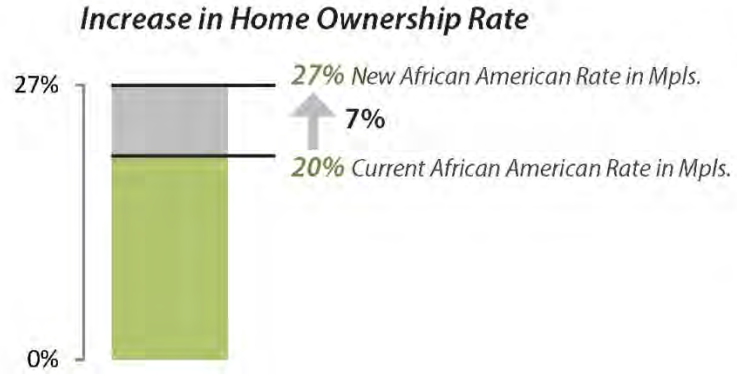
Increase in Home Ownership

- If 1,858 African American households purchased homes, the citywide African American home ownership wrate would increase from 20% to 27%

LISC Neighborhood Assessment

Housing: Home Ownership





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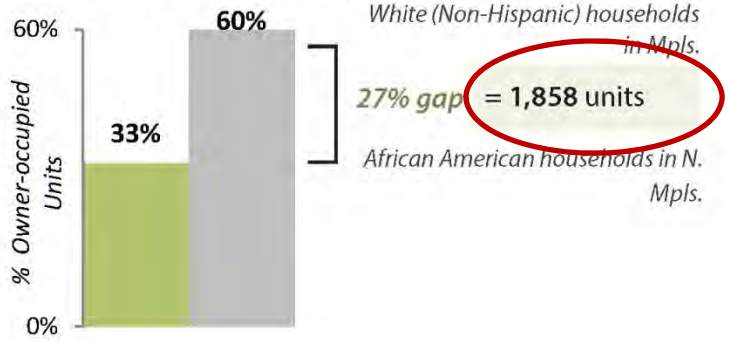

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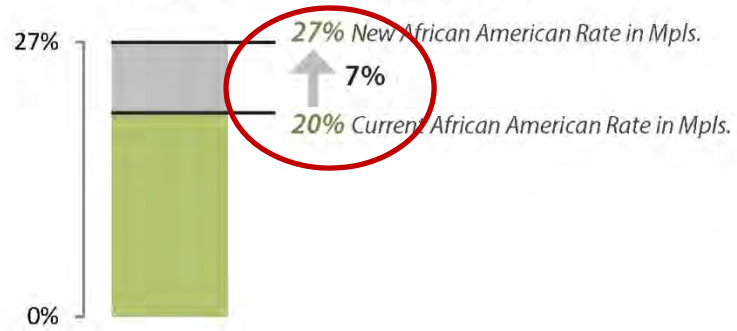

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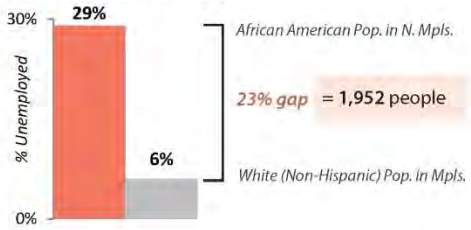
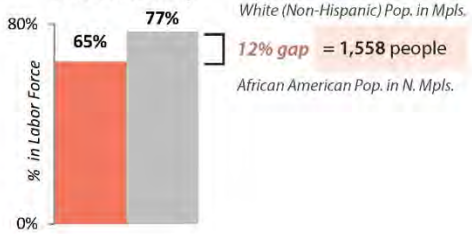
Gap Summary

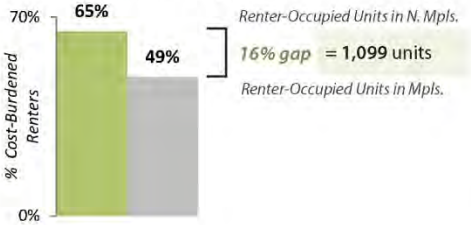
Unemployment Gap



Labor Force Gap

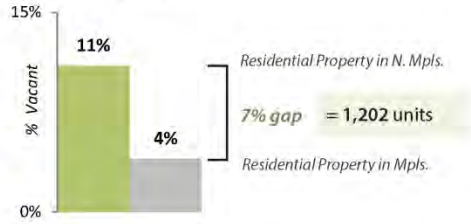


Cost-Burdened Gap (Renters)

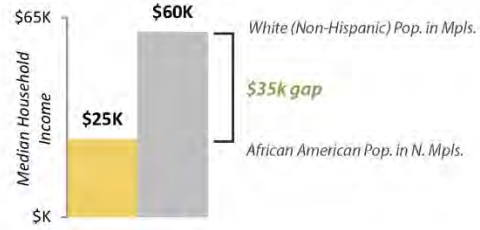


Cost-Burdened Gap (Owners)

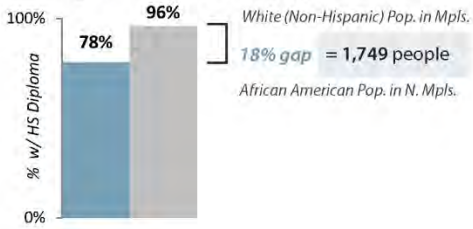
Vacancy Gap



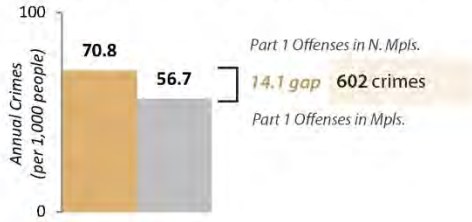
Income Gap

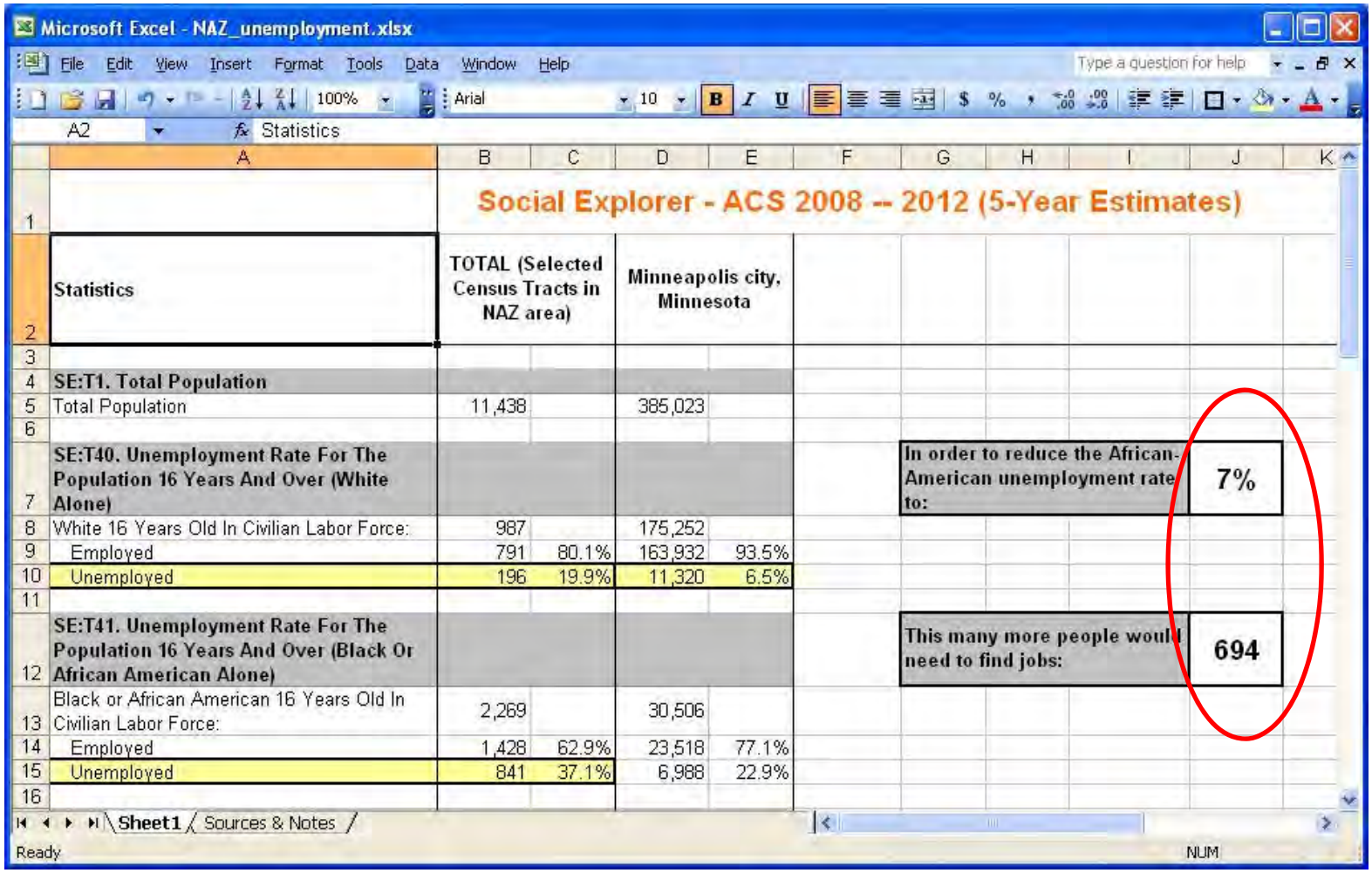


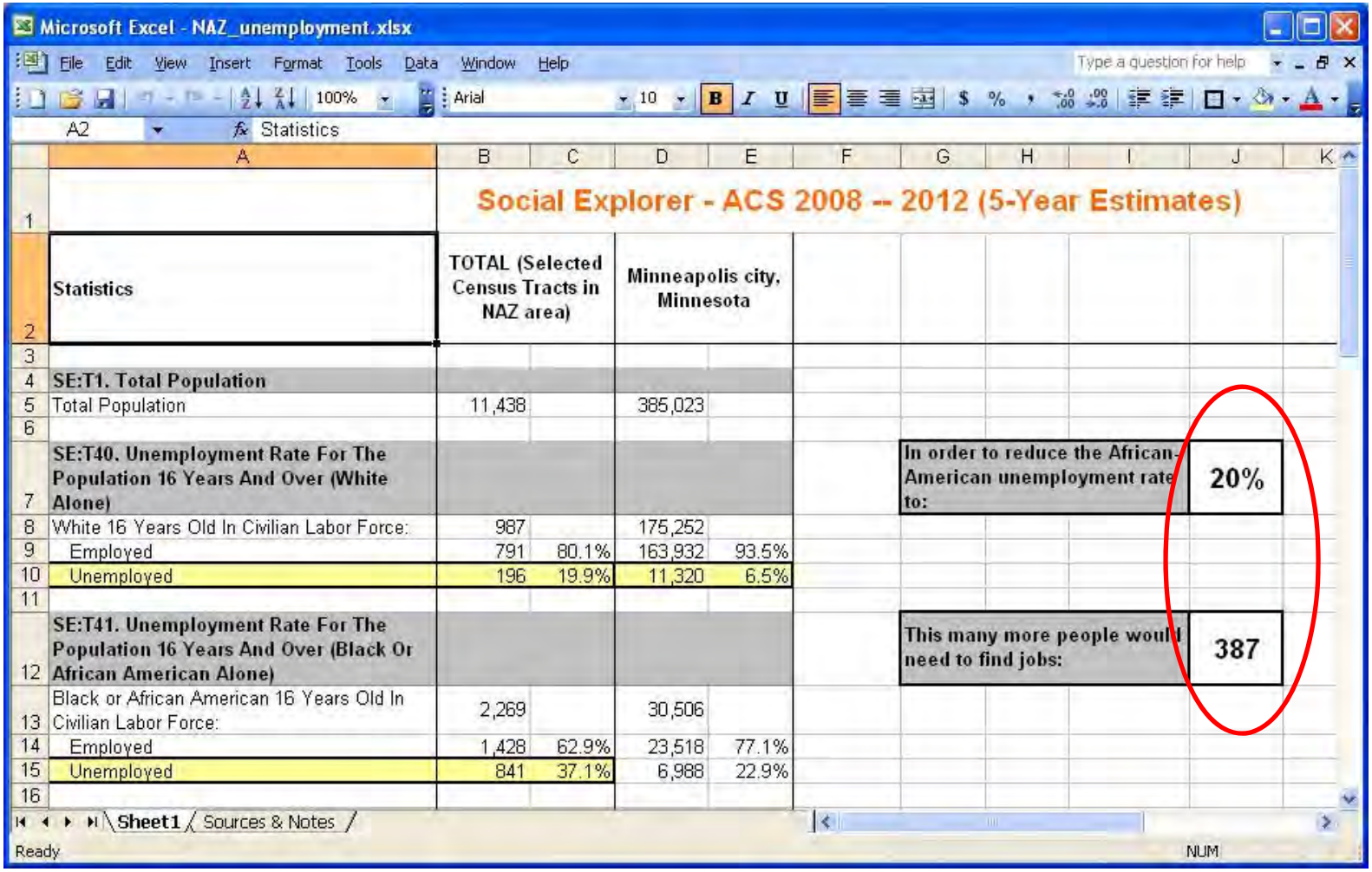
High School Graduation Gap



Part 1 Crime Gap (per 1,000 people)




Microsoft Excel - NAZ_unemployment.xlsx
File Edit View Insert Format Tools Data Window Help
Type a question for help
Arial 10
A2 Statistics
Social Explorer - ACS 2008 -- 2012 (5-Year Estimates)
Statistics
TOTAL (Selected Census Tracts in NAZ area)
Minneapolis city, Minnesota
SE:T1. Total Population
Total Population 11,438 385,023
SE:T40. Unemployment Rate For The Population 16 Years And Over (White Alone)
White 16 Years Old In Civilian Labor Force: 987 175,252
Employed 791 80.1% 163,932 93.5%
Unemployed 196 19.9% 11,320 6.5%
SE:T41. Unemployment Rate For The Population 16 Years And Over (Black Or African American Alone)
Black or African American 16 Years Old In Civilian Labor Force: 2,269 30,506
Employed 1,428 62.9% 23,518 77.1%
Unemployed 841 37.1% 6,988 22.9%
In order to reduce the African-American unemployment rate to:
7%
This many more people would need to find jobs:
694
Sheet1 Sources & Notes
Ready
NUM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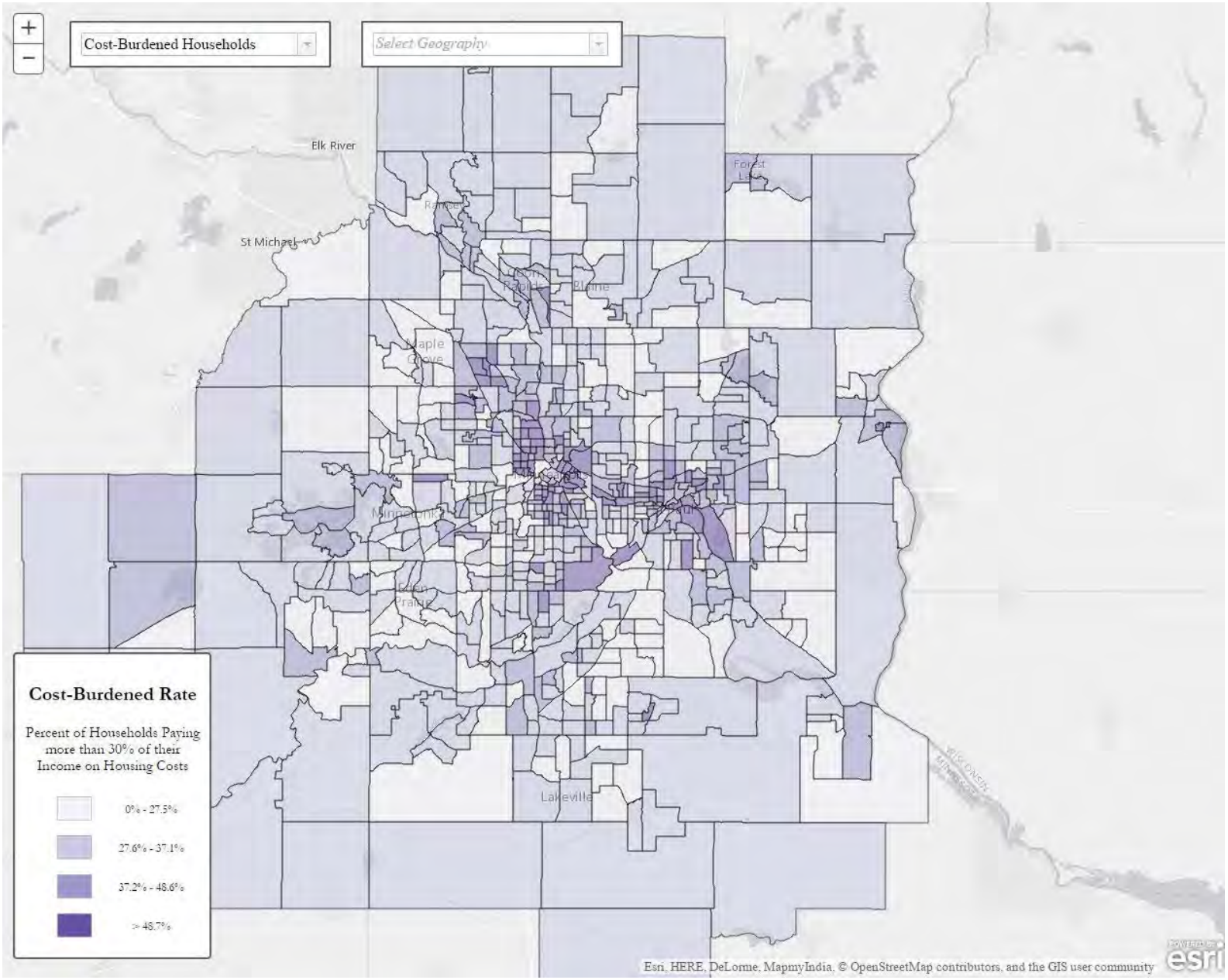
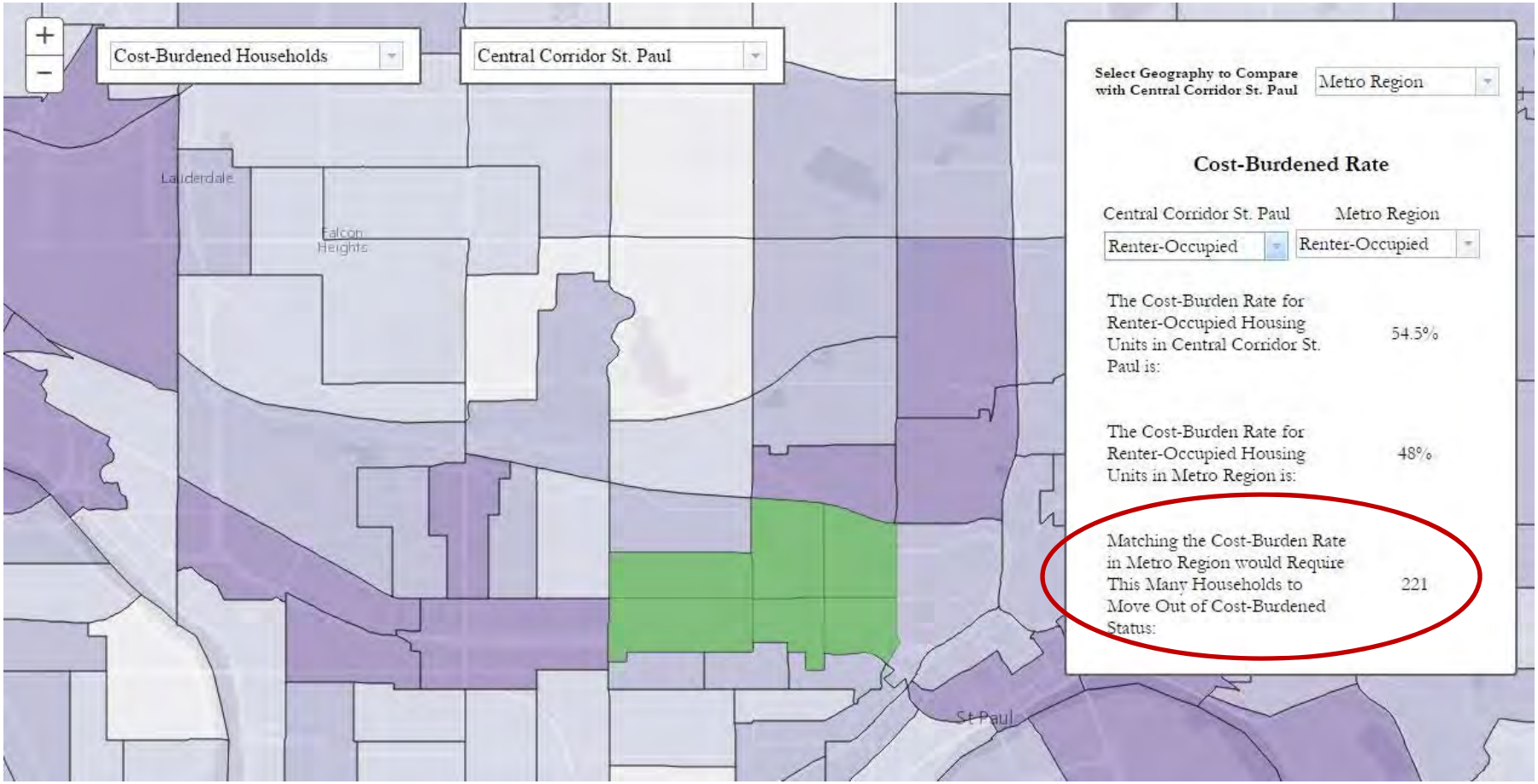
In order to reduce the African-American unemployment rate to:
20%
This many more people would need to find jobs:
387
Sheet1 Sources & Notes
Ready
NUM


Cost-Burdened Households
Select Geography
Elk River
St Michael
Ramsey
Forest Lake
Coon Rapids
Blaine
Maple Grove
Minneapolis
Minnetonka
Eden Prairie
Lakeville
Cost-Burdened Rate
Percent of Households Paying more than 30% of their Income on Housing Costs
0% - 27.5%
27.6% - 37.1%
37.2% - 48.6%
> 48.7%
Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community


Cost-Burdened Households
Central Corridor St. Paul
Select Geography to Compare with Central Corridor St. Paul
Metro Region
Cost-Burdened Rate
Central Corridor St. Paul
Metro Region
Renter-Occupied
Renter-Occupied
The Cost-Burden Rate for Renter-Occupied Housing Units in Central Corridor St. Paul is:
54.5%
The Cost-Burden Rate for Renter-Occupied Housing Units in Metro Region is:
48%
Matching the Cost-Burden Rate in Metro Region would Require This Many Households to Move Out of Cost-Burdened Status:
221
Lauderdale
Falcon Heights
St Paul

Indicator Assessment

- Consistent spatially concentrated and racially differentiated economic disparities North Minneapolis
- Trends have remained constant in the last decade
- Targeted strategies need to take into account both race and location

- Moving Forward
  - How can we target policies toward closing this gap?
  - Understanding the multi-dimensional framework of education, unemployment, housing cost and poverty
  - Place-specific and program-oriented

Thank You!

Jeff Matson

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