

Main City and 40-70 sample storytelling

September 18, 2024

Table 1: Economic Characteristics

	(1)	(2)	(3)	(4)	(5)	(6)
	Family Income, 1970	Home Value, 1970	Household Income, 2010	Prop White, 1970	Prop White, 2010	place_pop1970
Incorporated 1940-70	2120.193 (2205.933)	-5164.475 (4537.410)	24997.458 (17093.031)	12.941*** (3.305)	6.369 (13.412)	-7007869.311*** (618372.385)
Above Median GM	-53.621 (255.675)	85.399 (693.521)	-6464.374** (3257.549)	-11.021*** (2.137)	-4.920 (5.302)	668963.747** (322438.391)
Above Median GM X Inc. 1940-70	-322.468 (861.037)	-1757.042 (1872.250)	-10855.403 (7959.225)	11.235*** (2.010)	1.755 (4.147)	-658964.189** (322702.741)
Observations	861	1020	1467	1049	1467	1467
R^2	0.378	0.799	0.551	0.853	0.711	0.956

Standard errors in parentheses

* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 2: Raw Splits

	(1)	(2)	(3)
	touching	below_len_edge	len_edge_edge
samp_dest	0.095 (0.312)	-0.109 (0.242)	-1.050 (8.510)
above_x_med	-0.041 (0.058)	-0.040 (0.055)	0.465 (2.342)
samp_destXabove_x_med	0.021 (0.160)	-0.023 (0.048)	1.852 (1.927)
N	8514	8514	8386
R^2	0.038	0.072	0.085

Standard errors in parentheses

* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 3: Muni-District similarity

	(1)	(2)	(3)	(4)
	exclusive_district_place	exclusive_district_shape	psum_shared_boundary_muni	min_hausdorff_muni
samp_dest	-1.145*** (0.309)	0.682** (0.319)	-0.082 (0.297)	0.024 (0.057)
above_x_med	-0.051 (0.089)	-0.369** (0.179)	0.100* (0.059)	0.039** (0.017)
samp_destXabove_x_med	0.218** (0.104)	0.463** (0.182)	-0.002 (0.079)	-0.064*** (0.016)
N	1467	1467	1467	1467
R^2	0.268	0.694	0.346	0.701

Standard errors in parentheses

* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 4: Raw Splits

	(1)	(2)	(3)	(4)	(5)
	landuse_sfr	landuse_apartment	pct_rev_ff	pct_rev_sa	pct_rev_debt
samp_dest	22.600* (13.016)	-3.391** (1.448)	0.863 (1.051)	0.103 (1.398)	155.056 (174.801)
above_x_med	-4.672 (3.155)	1.045** (0.453)	0.502** (0.195)	0.718** (0.282)	-83.421** (38.668)
samp_destXabove_x_med	14.176*** (3.426)	-1.156*** (0.427)	0.596 (0.399)	-2.320*** (0.820)	62.942 (56.314)
N	1448	1448	1439	1439	1439
R^2	0.905	0.879	0.297	0.263	0.392

Standard errors in parentheses

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Table 5: AI Zoning - Density

	(1)	(2)	(3)	(4)	(5)	(6)
	Allows Mixed Use	Allows attached SFH	Allows ADUs	Allows flex zoning by right	Average min lot size	Max min lot size
Incorporated 1940-70	-0.901 (0.581)	-0.978*** (0.298)	-1.774*** (0.562)	-0.047 (0.402)	82017.323** (37780.021)	290103.876* (156098.843)
Above Median GM	-0.039 (0.034)	0.507*** (0.159)	-0.066 (0.135)	0.521** (0.231)	-11133.497 (8007.805)	-89893.176** (37177.727)
Above Median GM X Inc. 1940-70	-0.052 (0.099)	-0.534*** (0.143)	-0.069 (0.163)	-0.559** (0.251)	784.748 (10460.136)	83488.202** (39702.217)
Observations	735	776	773	774	705	699
R^2	0.306	0.637	0.531	0.496	0.471	0.433

Standard errors in parentheses

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Table 6: AI Zoning - Regulations

	(1)	(2)	(3)	(4)	(5)
	Inclusionary Zoning	Permit caps	Number of agencies	Public hearings for MF	Max review days
Incorporated 1940-70	-0.256 (0.430)	-0.086 (0.343)	-1.141 (1.308)	0.580 (0.463)	30.721 (145.700)
Above Median GM	0.775*** (0.133)	0.470** (0.180)	-0.510 (0.367)	0.583*** (0.161)	448.583*** (101.521)
Above Median GM X Inc. 1940-70	-1.060*** (0.171)	-0.464** (0.188)	1.223*** (0.395)	-0.491*** (0.146)	-425.757*** (105.259)
Observations	743	776	764	760	676
R^2	0.754	0.528	0.575	0.534	0.724

Standard errors in parentheses

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Table 7: School District Amenities

	(1)	(2)	(3)	(4)	(5)
	mean_ap	totenroll	st_ratio_leaid	pct_white_leaid	pct_free_red_lunch_leaid
int_0	25.131 (21.165)	5770.704*** (1745.408)	12.346 (12.386)	-1.360** (0.560)	0.453 (0.752)
above_x_med	-1.088 (1.019)	245.289*** (66.405)	2.475*** (0.540)	-0.128*** (0.044)	0.064** (0.030)
above_x_med_int_0	-1.985 (3.200)	-676.980*** (194.683)	-3.590** (1.499)	0.239*** (0.082)	-0.001 (0.142)
above_x_med_int_0	0.000 (.)	0.000 (.)	0.000 (.)	0.000 (.)	0.000 (.)
N	521	892	884	892	892
R^2	0.256	0.145	0.564	0.412	0.183

Standard errors in parentheses

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Table 8: School District Achievement

	(1)	(2)	(3)	(4)	(5)	(6)
	bw_gap_math_raw	bw_gap_math_pct	bw_gap_read_raw	bw_gap_read_pct	bw_gap_grad_raw	bw_gap_grad_pct
GM_raw_pp	0.190 (0.236)	-0.004 (0.005)	0.059 (0.233)	-0.005 (0.005)	-0.212** (0.097)	-0.003** (0.001)
N	103	103	103	103	111	111
R^2	0.464	0.445	0.536	0.536	0.198	0.166

Standard errors in parentheses

* $p < 0.10$, ** $p < 0.05$, *** $p < 0.01$

Table 9: School District Capital Expenditure

	(1)	(2)	(3)	(4)
	Capital outlays/Total Expenditure	Capital outlays/Total Enrollment	Log Capital Outlays	log(Capital outlays/Total Enrollment)
Prop Border with 40-70 incorporation	0.143 (0.108)	183.905 (1668.769)	-1.076 (3.080)	1.381 (1.717)
Above Median GM	-0.010 (0.012)	-5.349 (146.573)	0.829*** (0.290)	0.117 (0.148)
Prop Border 40-70 X Above Median GM	-0.028 (0.023)	-252.381 (389.826)	-2.336*** (0.631)	-0.509* (0.290)
Observations	837	837	837	837
R^2	0.090	0.039	0.216	0.118

Standard errors in parentheses
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