

# Land Use Tables

September 24, 2024

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# 1 main table long

	C. Goodman	Census of Governments		Census
	Municipalities		School districts	CBD Share
	(1)	(2)	(3)	(4)
Panel A: First Stage				
$\widehat{GM}$	2.185*** (0.302)	2.185*** (0.302)	2.185*** (0.302)	2.185*** (0.302)
Panel B: OLS 1940-1970				
GM	0.004* (0.002)	0.007** (0.003)	0.427*** (0.089)	-0.925*** (0.105)
Panel C: 2SLS 1940-1970				
GM	0.006* (0.004)	0.010*** (0.004)	0.553*** (0.135)	-1.125*** (0.127)
1940-70 Avg.	-0.26	-0.33	-12.95	-3.37
Panel D: OLS 1940-2010				
GM	0.010*** (0.003)	0.014*** (0.004)	0.440*** (0.090)	-0.742*** (0.203)
Panel E: 2SLS 1940-2010				
GM	0.012*** (0.005)	0.016*** (0.005)	0.568*** (0.137)	-1.016*** (0.187)
1940-2010 Avg.	-0.39	-0.49	-13.31	-20.83
1940 Avg.	1.49	1.61	14.09	32.86
First State F-Stat	52.50	52.50	52.50	52.50
Observations	130	130	118	31

2 summary

	Mean	10th Percentile	Median	90th Percentile
Panel A: Outcome Variables				
$\Delta_{1940-70}$ Number of Municipalities, Per Capita (C. Goodman)	-0.14	-0.39	-0.11	-0.03
$\Delta_{1940-70}$ Number of Municipalities, Per Capita (CoG)	-0.17	-0.46	-0.14	-0.03
$\Delta_{1940-70}$ Number of School Districts, Per Capita	-4.06	-11.13	-1.54	-0.14
$\Delta_{1940-70}$ Number of Townships, Per Capita	-0.25	-0.78	-0.14	0.00
$\Delta_{1940-70}$ Number of Special Districts, Per Capita	0.26	-0.16	0.13	0.86
$\Delta_{1940-70}$ Main City Share, Per Capita	-14.64	-27.17	-16.93	-2.46
Panel B: Treatment Variables				
GM	14.03	1.99	14.70	26.58
Predicted Percentage Change in Urban Black Population	3.03	0.06	2.75	7.06
Panel C: Control Variables				
Urban Population Share of 1935-39 Black Migrants	0.19	0.02	0.19	0.36
Share of LF employed in manufacturing, 1940	25.03	15.26	27.02	35.92
Average Transport Cost out of CZ, 1920	9.57	6.97	9.34	15.89
Meters of Railroad per Square Meter of Area, 1940	0.00	0.00	0.00	0.00
Observations	130	130	130	130

### 3 Binary X/Z

#### 3.1 OLS, No Controls

	Muni Characteristics		Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Muni-District Similarity
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Touching	2010 HH Income	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Exclusive District
Above Median GM	-0.041 (0.058)	-5.0e+03 (3956.591)	-0.751 (2.532)	0.619** (0.270)	0.391*** (0.138)	0.473 (0.419)	-61.021* (33.267)	-0.309* (0.166)
Above Median GM X Inc. 1940-70	0.021 (0.160)	-1.2e+04* (7444.362)	10.255*** (2.933)	-0.731*** (0.231)	0.707** (0.309)	-2.074*** (0.566)	40.542 (52.894)	0.403** (0.167)
Incorporated 1940-70	0.095 (0.312)	8465.569 (1.7e+04)	27.137** (11.206)	-2.910*** (0.779)	0.018 (1.078)	0.809 (1.173)	92.093 (175.905)	0.417 (0.287)
Observations	8514	8819	8699	8699	8694	8694	8694	8836

3.2 RF, No Controls

	Muni Characteristics		Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Muni-District Similarity
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Touching	2010 HH Income	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Exclusive District
Above Median $\widehat{GM}$	-0.084 (0.052)	2262.450 (3413.964)	-0.933 (3.402)	0.201 (0.285)	0.004 (0.225)	-0.642* (0.364)	27.061 (30.625)	0.051 (0.150)
Above Median $\widehat{GM}$ X Inc. 1940-70	0.167** (0.081)	-1.4e+04*** (3307.582)	7.818*** (2.945)	-0.208 (0.279)	0.963*** (0.344)	-1.078** (0.501)	-29.787 (38.188)	-0.016 (0.152)
Incorporated 1940-70	0.108 (0.204)	2.3e+04*** (8016.748)	26.866*** (5.797)	-2.809*** (0.593)	-0.596 (0.454)	0.632 (0.686)	13.749 (60.699)	0.457* (0.263)
Observations	8514	8819	8699	8699	8694	8694	8694	8836

### 3.3 IV, No Controls

	Muni Characteristics		Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Muni-District Similarity
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Touching	2010 HH Income	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Exclusive District
Above Median GM	-0.192 (0.147)	-8.3e+03 (1.0e+04)	-50.280 (33.449)	4.439 (3.025)	-0.337 (1.359)	-3.299* (1.971)	40.951 (67.954)	0.088 (0.278)
Above Median GM X Inc. 1940-70	0.356** (0.181)	-1.6e+04 (1.4e+04)	64.035* (37.086)	-4.454 (3.009)	2.268 (1.646)	-0.135 (1.669)	-46.395 (72.124)	-0.018 (0.283)
Incorporated 1940-70	-0.120 (0.274)	1.4e+04 (1.6e+04)	-48.799 (30.605)	3.601 (2.582)	-2.267* (1.347)	-1.670 (1.634)	-14.124 (71.521)	0.195 (0.241)
Observations	8514	8819	8699	8699	8694	8694	8694	8836

3.4 OLS, With Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Student-Teacher Ratio	Pct w/AP	Pct w/DE	Pct w/GT
Above Median GM	7.066*** (2.284)	0.081 (0.109)	0.534*** (0.151)	-0.040 (0.207)	-3.838 (7.318)	2.368*** (0.521)	8.645*** (2.648)	5.956*** (2.187)	-0.306 (2.826)
Above Median GM X Inc. 1940-70	8.908** (4.243)	-0.023 (0.210)	1.227** (0.551)	-0.048 (0.315)	-24.973** (12.079)	-0.374 (1.125)	1.991 (5.965)	-0.609 (4.946)	6.824 (4.951)
Incorporated 1940-70	-23.758 (15.207)	1.347* (0.773)	-1.582 (2.489)	0.214 (1.237)	145.440 (91.055)	5.406** (2.345)	23.126 (25.207)	0.218 (29.863)	-0.152 (20.225)
Observations	7761	7761	7795	7795	7795	3272	7904	7904	7904

3.5 RF, With Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Student-Teacher Ratio	Pct w/AP	Pct w/DE	Pct w/G
Above Median $\widehat{GM}$	6.335** (2.453)	0.176 (0.128)	0.500*** (0.146)	-0.235 (0.209)	-11.962 (7.686)	2.166*** (0.606)	6.950** (2.960)	4.291* (2.552)	0.712 (2.927)
Above Median $\widehat{GM}$ X Inc. 1940-70	2.464 (2.823)	-0.030 (0.211)	1.094** (0.533)	-0.157 (0.312)	-17.700 (12.794)	-0.876 (0.909)	0.980 (5.846)	-1.620 (4.354)	0.620 (4.868)
Incorporated 1940-70	-8.549 (12.272)	1.396* (0.831)	-1.672 (2.691)	0.549 (1.340)	138.570 (94.566)	7.687*** (2.468)	28.068 (23.846)	5.565 (27.769)	12.899 (20.716)
Observations	7761	7761	7795	7795	7795	3272	7904	7904	7904



3.6 IV, With Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Student-Teacher Ratio	Pct w/AP	Pct w/DE	Pct w/GT
Above Median GM	9.225*** (3.538)	0.256 (0.188)	0.722*** (0.207)	-0.339 (0.306)	-17.265 (11.449)	3.268*** (0.884)	10.043** (4.220)	6.201* (3.630)	1.029 (4.215)
Above Median GM X Inc. 1940-70	3.754 (4.242)	-0.041 (0.315)	1.610** (0.818)	-0.235 (0.442)	-26.133 (19.564)	-0.955 (1.781)	1.514 (8.697)	-2.308 (6.311)	0.913 (7.096)
Incorporated 1940-70	-13.621 (12.716)	1.305 (0.819)	-2.510 (2.817)	0.766 (1.433)	154.411 (99.416)	6.336** (2.974)	23.483 (25.094)	3.828 (29.267)	12.173 (21.492)
Observations	7761	7761	7795	7795	7795	3272	7904	7904	7904

4 Normal X/Z

5 All

5.1 OLS, No Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Student-Teacher Ratio	Pct w/AP	Pct w/Black
Percentage Point Change in Urban Black Population	0.279** (0.126)	-0.005 (0.007)	0.052*** (0.010)	-0.003 (0.010)	-0.378 (0.352)	0.116** (0.051)	0.561*** (0.174)	0.001 (0.001)
samp_destXGM	0.208 (0.198)	0.029 (0.021)	0.134** (0.061)	0.006 (0.018)	-1.189** (0.468)	-0.047 (0.053)	-0.042 (0.294)	-0.001 (0.001)
Incorporated 1940-70	0.618 (6.700)	-1.382*** (0.321)	-1.695** (0.792)	-0.147 (0.240)	-1.046 (9.816)	1.872** (0.886)	-9.095 (10.065)	-7.000 (6.000)
Observations	7761	7761	7795	7795	7795	3272	7904	7904

5.2 RF, No Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Student-Teacher Ratio	Pct w/AP
Predicted Percentage Change in Urban Black Population	0.352 (0.342)	-0.009 (0.018)	0.153*** (0.025)	-0.033 (0.026)	-2.989*** (0.821)	0.260* (0.146)	0.532 (0.463)
samp_destXGM_hat	0.164 (0.479)	0.098* (0.051)	0.432*** (0.143)	0.036 (0.046)	-1.263 (1.102)	-0.249** (0.124)	-0.470 (0.673)
Incorporated 1940-70	2.604 (6.312)	-1.232*** (0.277)	-0.979** (0.446)	-0.129 (0.146)	-10.709 (8.785)	1.567** (0.762)	-8.548 (9.744)
Observations	7761	7761	7795	7795	7795	3272	7904

5.3 IV, No Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Student-Teacher Ratio	Pct w/AP	Pct w/Black
Percentage Point Change in Urban Black Population	0.171 (0.167)	-0.004 (0.009)	0.075*** (0.010)	-0.016 (0.013)	-1.459*** (0.513)	0.116* (0.060)	0.259 (0.203)	0.001 (0.001)
samp_destXGM	0.079 (0.236)	0.048* (0.026)	0.207*** (0.072)	0.017 (0.022)	-0.593 (0.581)	-0.111** (0.054)	-0.229 (0.315)	-0.001 (0.001)
Incorporated 1940-70	2.098 (6.654)	-1.585*** (0.375)	-2.522*** (0.933)	-0.264 (0.281)	-6.636 (10.297)	2.468*** (0.945)	-6.753 (9.850)	-4.001 (6.001)
Observations	7761	7761	7795	7795	7795	3272	7904	7904

5.4 OLS, With Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Student-Teacher Ratio	Pct w/AP	Pct w/
Percentage Point Change in Urban Black Population	0.253* (0.146)	0.002 (0.008)	0.053*** (0.011)	0.003 (0.008)	-0.238 (0.378)	0.133** (0.053)	0.469** (0.204)	0.2 (0.1)
samp_destXGM	0.303 (0.215)	0.018 (0.022)	0.123** (0.058)	0.005 (0.018)	-1.325*** (0.439)	-0.070 (0.050)	0.017 (0.317)	-0.3 (0.3)
Incorporated 1940-70	-11.560 (14.303)	0.798 (0.695)	-2.679 (2.978)	-0.087 (1.260)	129.986 (86.220)	6.856*** (2.152)	27.876 (23.779)	2.1 (27.1)
Observations	7761	7761	7795	7795	7795	3272	7904	7904

5.5 RF, With Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Student-Teacher Ratio	Pct w/AP
Predicted Percentage Change in Urban Black Population	0.241 (0.364)	0.005 (0.020)	0.145*** (0.025)	-0.019 (0.019)	-2.672*** (0.812)	0.298* (0.155)	0.384 (0.537)
samp_destXGM_hat	0.324 (0.494)	0.077 (0.056)	0.425*** (0.135)	0.037 (0.046)	-1.588 (1.084)	-0.320*** (0.116)	-0.545 (0.745)
Incorporated 1940-70	-4.918 (12.467)	0.604 (0.715)	-3.146 (2.498)	-0.191 (1.295)	113.013 (83.508)	7.275*** (2.292)	35.669 (23.026)
Observations	7761	7761	7795	7795	7795	3272	7904

5.6 IV, With Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Student-Teacher Ratio	Pct w/AP	Pct w/Black
Percentage Point Change in Urban Black Population	0.128 (0.193)	0.003 (0.011)	0.078*** (0.011)	-0.010 (0.010)	-1.432** (0.577)	0.142** (0.067)	0.205 (0.267)	0.001 (0.001)
samp_destXGM	0.158 (0.258)	0.039 (0.029)	0.211*** (0.072)	0.019 (0.023)	-0.726 (0.606)	-0.152*** (0.051)	-0.286 (0.372)	-0.001 (0.001)
Incorporated 1940-70	-6.575 (12.802)	0.187 (0.834)	-5.457 (3.627)	-0.401 (1.293)	120.991 (86.876)	8.985*** (2.490)	38.800 (23.619)	11.000 (26.000)
Observations	7761	7761	7795	7795	7795	3272	7904	7904

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues		
	(1)	(2)	(3)	(4)	(5)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt
ATET treat	-0.234 (0.264)	0.000 (0.058)	-0.200** (0.095)	0.090 (0.082)	4.005 (3.011)
Observations	7169	7169	7254	7254	7254



	Percentage of Municipal Land Uses		Percentage of Municipal Revenues		
	(1)	(2)	(3)	(4)	(5)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt
ATET treat	-0.234 (0.264)	0.000 (0.058)	-0.200** (0.095)	0.090 (0.082)	4.005 (3.011)
Observations	7169	7169	7254	7254	7254