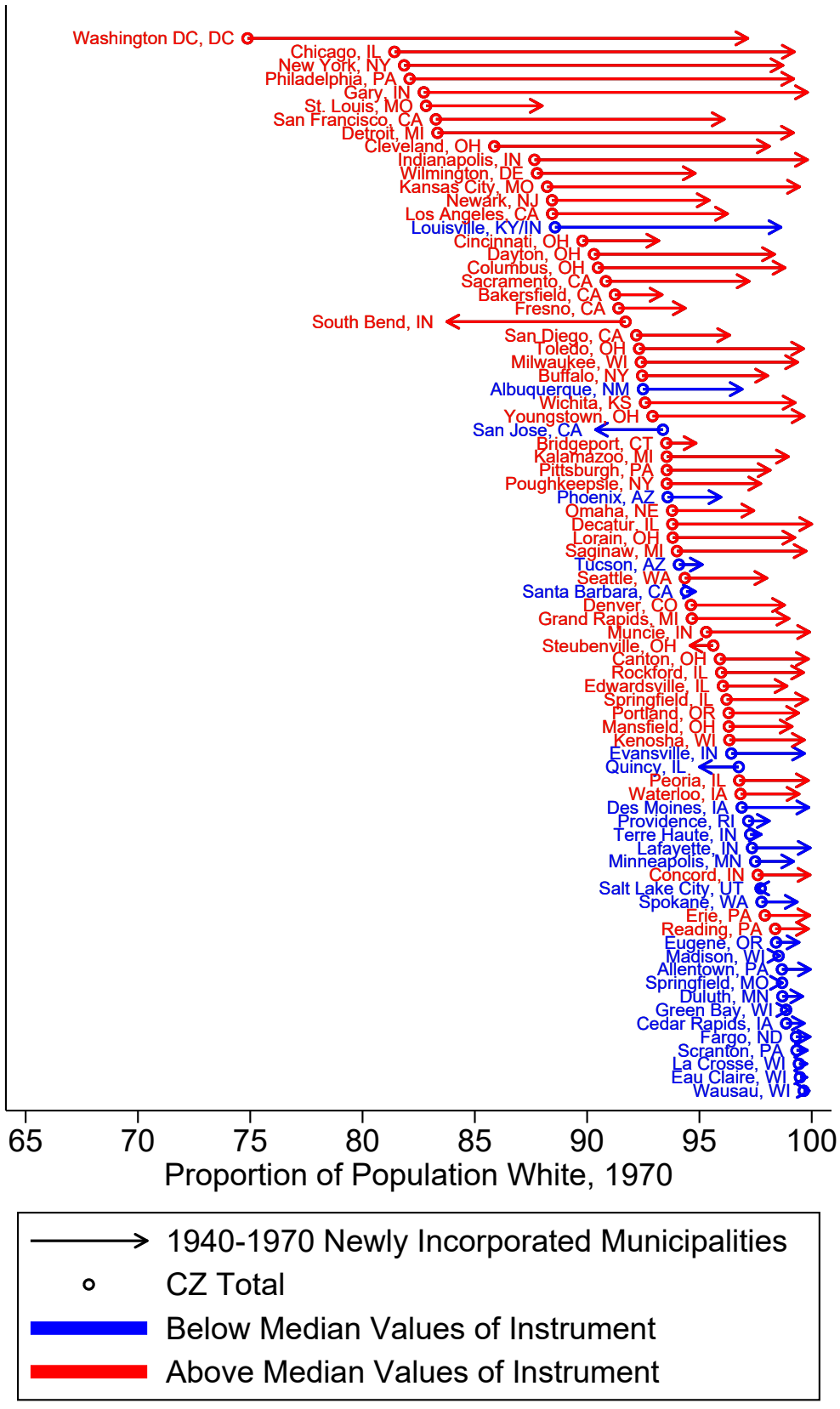
Full sample storytelling

September 29, 2024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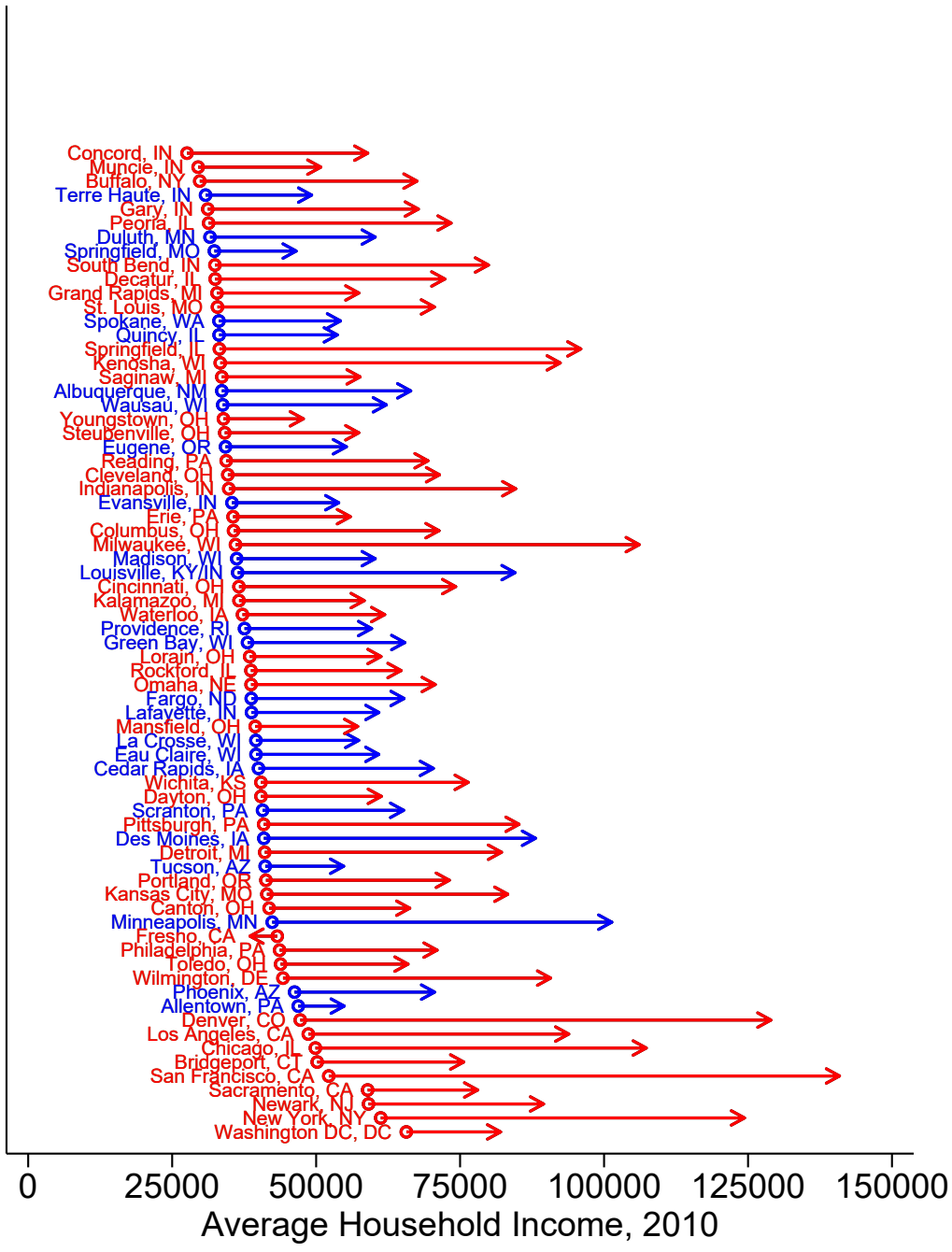
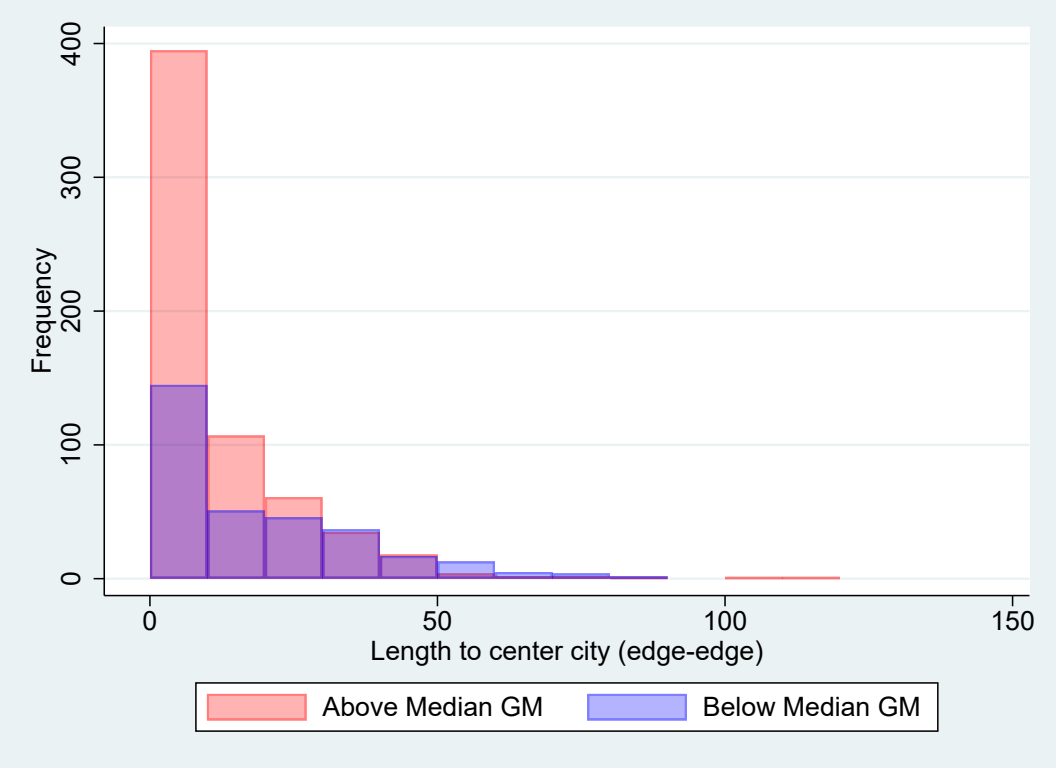
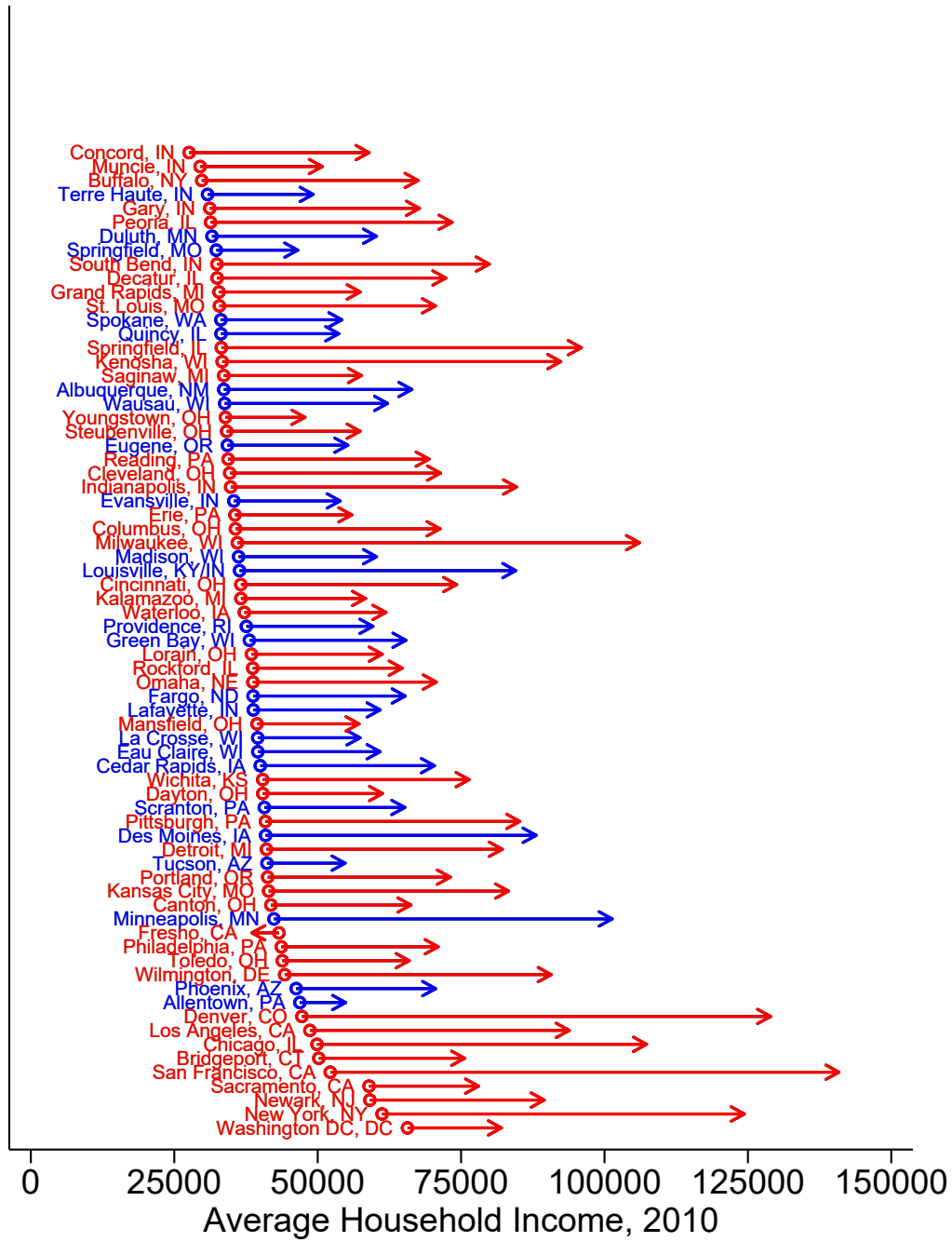
Newark, NJ
Los Angeles, CA
Louisville, KY/IN
Cincinnati, OH
Dayton, OH
Columbus, OH
Sacramento, CA
Bakersfield, CA
Fresno, CA
South Bend, IN
San Diego, CA
Toledo, OH
Milwaukee, WI
Buffalo, NY
Albuquerque, NM
Wichita, KS
Youngstown, OH
San Jose, CA
Bridgeport, CT
Kalamazoo, MI
Pittsburgh, PA
Poughkeepsie, NY
Phoenix, AZ
Omaha, NE
Decatur, IL
Lorain, OH
Saginaw, MI
Tucson, AZ
Seattle, WA
Santa Barbara, CA
Denver, CO
Grand Rapids, MI
Muncie, IN
Steubenville, OH
Canton, OH
Rockford, IL
Edwardsville, IL
Springfield, IL
Portland, OR
Mansfield, OH
Kenosha, WI
Evansville, IN
Quincy, IL
Peoria, IL
Waterloo, IA
Des Moines, IA
Providence, RI
Terre Haute, IN
Lafayette, IN
Minneapolis, MN
Concord, IN
Salt Lake City, UT
Spokane, WA
Erie, PA
Reading, PA
Eugene, OR
Madison, WI
Allentown, PA
Springfield, MO
Duluth, MN
Green Bay, WI
Cedar Rapids, IA
Fargo, ND
Scranton, PA
La Crosse, WI
Eau Claire, WI
Wausau, WI
65
70
75
80
85
90
95
100
Proportion of Population White, 1970
1940-1970 Newly Incorporated Municipalities
CZ Total
Below Median Values of Instrument
Above Median Values of Instrument



Above Median Average Difference: 92.82%
Below Median Average Difference: 69.28%

	Panel A: Below Median GM CZs							
	1940-70 Incorporations		All other munis		Principle Cities		CZ Average	
	mean	sd	mean	sd	mean	sd	mean	sd
HH Income, 1970	12766	3483	10884	1998	10928	961	10249	1208
Home Value, 1970	23926.41	7993.26	18911.51	5168.46	19071.57	3848.10	16704.70	3683.49
HH Income, 2010	93106.92	35914.21	66251.96	21733.07	63186.18	14829.39	64193.71	11133.63
Pct White, 1970	97.46	4.58	97.36	3.03	95.41	2.47	97.57	2.38
Pct White, 2010	79.30	17.70	82.73	14.06	75.24	14.12	87.56	8.02
	Panel B: Above Median GM CZs							
	1940-70 Incorporations		All other munis		Principle Cities		CZ Average	
	mean	sd	mean	sd	mean	sd	mean	sd
HH Income, 1970	13909	5272	12744	4930	10899	922	11561	1050
Home Value, 1970	24188.34	10264.59	19825.29	9170.47	17723.56	4297.08	19469.02	4371.02
HH Income, 2010	85549.13	50883.49	72903.95	41440.82	52307.90	14353.43	68475.28	12857.98
Pct White, 1970	96.50	10.70	96.63	8.41	79.97	13.80	92.06	5.41
Pct White, 2010	80.14	24.20	89.44	16.25	59.45	17.34	79.32	11.02
	Panel C: All CZs							
	1940-70 Incorporations		All other munis		Principle Cities		CZ Average	
	mean	sd	mean	sd	mean	sd	mean	sd
HH Income, 1970	13673	5143	12187	4595	10640	980	7041	2498
Home Value, 1970	23466.38	10127.76	18463.10	8568.00	17379.00	3989.75	11080.05	4545.15
HH Income, 2010	82269.09	48062.29	68406.05	35778.02	53366.29	12657.06	55682.89	9825.92
Pct White, 1970	96.74	9.62	97.19	7.41	88.31	12.97	94.86	4.97
Pct White, 2010	83.55	21.74	91.52	14.13	71.84	18.86	83.86	10.64


Frequency
0
100
200
300
400
0
50
100
150
Length to center city (edge-edge)
Above Median GM
Below Median GM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Allentown, PA
Denver, CO
Los Angeles, CA
Chicago, IL
Bridgeport, CT
San Francisco, CA
Sacramento, CA
Newark, NJ
New York, NY
Washington DC, DC
0
25000
50000
75000
100000
125000
150000
Average Household Income, 2010
1940-1970 Newly Incorporated Municipalities
CZ Total
Below Median Values of Instrument
Above Median Values of Instrument

Table 1: Economic Characteristics

	(1) Family Income, 1970	(2) Home Value, 1970	(3) Household Income, 2010	(4) Prop White, 1970	(5) Prop White, 2010	(6) place_pop1970	(7) Muni A
Incorporated 1940-70	1818.821	-1264.950	2427.757	8.302	12.626	-3244843.865	-3.201e-
	(1990.582)	(4979.257)	(14611.107)	(5.095)	(9.044)	(2017697.722)	(5056162
Above Median GM	827.587***	2152.461**	2302.127	-7.895***	-12.826***	347593.363	-626821
	(262.536)	(894.999)	(3416.881)	(0.994)	(3.085)	(213280.006)	(8120199
Above Median GM X Inc. 1940-70	-619.356	-2560.180***	-13240.523***	8.309***	9.336***	-343132.011	-1.694e+
	(500.678)	(969.601)	(4255.056)	(1.044)	(2.044)	(214640.756)	(8861990
Observations	2785	4251	7836	4343	7836	7849	7717
R^2	0.104	0.261	0.132	0.260	0.269	0.290	0.337

Standard errors in parentheses

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

Table 2: Raw Splits

	(1) touching	(2) below_len_edge	(3) len_edge_edge
samp_dest	0.462	0.044	-8.732
	(0.280)	(0.235)	(8.633)
above_x_med	0.005	-0.020	-0.332
	(0.038)	(0.049)	(2.122)
samp_destXabove_x_med	-0.046	-0.027	1.861
	(0.144)	(0.041)	(1.908)
N	7719	7719	7594
R^2	0.024	0.050	0.056

Standard errors in parentheses

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

Table 3: Muni-District similarity

	(1) exclusive_district_place	(2) exclusive_district_shape	(3) psum_shared_boundary_muni	(4) min_hausdorff_muni
samp_dest	0.133	-0.055	-0.171	-0.044
	(0.222)	(0.214)	(0.214)	(0.045)
above_x_med	0.021	-0.081	0.077*	-0.023**
	(0.022)	(0.052)	(0.040)	(0.010)
samp_destXabove_x_med	-0.087	0.129**	0.018	-0.005
	(0.076)	(0.055)	(0.054)	(0.009)
N	7849	7849	7849	7849
R^2	0.069	0.174	0.205	0.175

Standard errors in parentheses

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

Table 4: Raw Splits

	(1) landuse_sfr	(2) landuse_apartment	(3) pct_rev_ff	(4) pct_rev_sa	(5) pct_rev_debt
samp_dest	14.881	-2.518**	-0.641	0.869	50.974
	(13.873)	(0.984)	(1.062)	(1.257)	(177.372)
above_x_med	-0.183	0.365*	0.516***	0.108	-11.683
	(2.518)	(0.214)	(0.156)	(0.423)	(12.737)
samp_destXabove_x_med	10.185***	-0.466**	0.708**	-1.751***	-27.132
	(2.288)	(0.195)	(0.287)	(0.599)	(37.523)
N	7716	7716	7738	7738	7738
R^2	0.260	0.292	0.085	0.055	0.057

Standard errors in parentheses

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

Table 5: AI Zoning - Density

	(1) Allows Mixed Use	(2) Allows attached SFH	(3) Allows ADUs	(4) Allows flex zoning by right	(5) Average min lot size	(6) Max min lot size
Incorporated 1940-70	-1.088***	-0.482***	-1.002**	-0.494**	36357.515*	62215.901
	(0.415)	(0.116)	(0.407)	(0.226)	(19435.604)	(52491.468)
Above Median GM	-0.113***	0.116	-0.128	-0.010	-2762.223	-18323.995
	(0.040)	(0.073)	(0.104)	(0.057)	(3660.235)	(17871.498)
Above Median GM X Inc. 1940-70	0.018	-0.141**	0.015	-0.008	-11645.263	8701.767
	(0.082)	(0.061)	(0.100)	(0.092)	(9176.759)	(22595.478)
Observations	2605	2633	2623	2635	2457	2453
R^2	0.056	0.046	0.190	0.044	0.062	0.068

Standard errors in parentheses

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

Table 6: AI Zoning - Regulations

	(1) Inclusionary Zoning	(2) Permit caps	(3) Number of agencies	(4) Public hearings for MF	(5) Max review days
Incorporated 1940-70	0.301	0.903***	-1.248*	0.601*	-82.383
	(0.356)	(0.299)	(0.644)	(0.334)	(93.938)
Above Median GM	0.179*	0.004	-0.194	0.130	68.079***
	(0.106)	(0.059)	(0.159)	(0.085)	(22.275)
Above Median GM X Inc. 1940-70	-0.502***	-0.005	0.963***	-0.083	-34.216
	(0.089)	(0.060)	(0.222)	(0.102)	(31.136)
Observations	2520	2637	2613	2599	2311
R^2	0.215	0.047	0.068	0.048	0.108

Standard errors in parentheses

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

Table 7: Muni-District similarity, CZ level

	(1) EI	(2) mean_dist_max_int	(3) mean_min_hausdorff_muni	(4) mean_psum_shared_muni
GM_raw_pp	0.007***	0.011***	-0.004***	0.005
	(0.003)	(0.003)	(0.001)	(0.004)
N	118	118	118	118
R^2	0.681	0.709	0.742	0.342

Standard errors in parentheses

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

Table 8: CZ Segregation

	(1) vr_blwt_cz	(2) diss_blwt_cz	(3) SP_nexpd_1970	(4) rco1970
GM_raw_pp	0.016***	0.003***	0.007***	-0.033***
	(0.003)	(0.001)	(0.002)	(0.007)
N	118	118	130	130
R^2	0.724	0.582	0.258	0.433

Standard errors in parentheses

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

Table 9: School District Amenities

	(1) mean_ap	(2) totenroll	(3) st_ratio_leaid	(4) pct_white_leaid	(5) pct_free_red_lunch_leaid
int_0	35.346	5567.768*	15.801	-2.097***	0.711
	(22.336)	(3010.331)	(12.475)	(0.519)	(0.708)
above_x_med	1.177	193.388**	1.910***	-0.087**	0.010
	(0.925)	(78.164)	(0.474)	(0.037)	(0.022)
above_x_med_int_0	-4.696	-872.194***	-3.359**	0.233***	0.045
	(3.479)	(324.655)	(1.512)	(0.074)	(0.127)
above_x_med_int_0	0.000	0.000	0.000	0.000	0.000
	(.)	(.)	(.)	(.)	(.)
N	3089	4224	4199	4224	4224
R^2	0.118	0.081	0.395	0.369	0.082

Standard errors in parentheses

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

	All	White	Black	W-B Gap	Not Ec. Disadvantaged	Ec. Disadvantaged	NEC-ECD Gap
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
Panel A: IV with GM							
Percentage Point Change in Urban Black Population	-0.003	0.002	-0.001	0.003	-0.002	-0.003**	0.001
	(0.002)	(0.004)	(0.002)	(0.003)	(0.002)	(0.001)	(0.002)
Panel B: OLS with Munis							
New Number of Municipal Govts, P.C. (total)	-0.114**	0.083	-0.010	0.079	0.010	-0.040	0.046
	(0.047)	(0.077)	(0.039)	(0.072)	(0.049)	(0.037)	(0.054)
Panel C: Two Step with Munis							
New Number of Municipal Govts, P.C. (total)	-0.493**	-0.098	-0.404**	0.244	-0.454**	-0.498***	0.032
	(0.198)	(0.333)	(0.156)	(0.246)	(0.213)	(0.131)	(0.168)
Dep. Var Mean	0.045	0.180	-0.377	0.562	0.318	-0.255	0.574
Observations	130	130	130	130	130	130	130
Panel B: OLS with School Districts							
New Ind. Sch. Dists., P.C. (total)	0.001	0.006***	0.003**	0.002	0.002*	0.001	0.001
	(0.002)	(0.002)	(0.001)	(0.002)	(0.001)	(0.001)	(0.002)
Panel E: Two Step with School Districts							
New Ind. Sch. Dists., P.C. (total)	-0.005**	-0.001	-0.004**	0.001	-0.007**	-0.007***	-0.001
	(0.003)	(0.005)	(0.002)	(0.005)	(0.003)	(0.002)	(0.003)
Dep. Var Mean	0.039	0.174	-0.390	0.570	0.313	-0.258	0.572
Observations	118	118	118	118	118	118	118

Table 10: School District Capital Expenditure

	(1) Capital outlays/Total Expenditure	(2) Capital outlays/Total Enrollment	(3) Log Capital Outlays	(4) log(Capital outlays/Total Enrollme
Prop Border with 40-70 incorporation	0.040	1.275	2.175	1.288
	(0.088)	(1318.729)	(2.454)	(1.254)
Above Median GM	-0.002	73.278	0.516**	0.137
	(0.009)	(105.966)	(0.214)	(0.104)
Prop Border 40-70 X Above Median GM	-0.036	-385.582	-1.882***	-0.520**
	(0.022)	(364.857)	(0.496)	(0.244)
Observations	4117	4117	4116	4116
R^2	0.063	0.013	0.180	0.055

Standard errors in parentheses

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

	(1) stu_vr_blwt_cz	(2) stu_diss_blwt_cz	(3) stu_RCO_blwt_cz	(4) stu_SP_nexpd_blwt_cz	(5) stu_A_01_blwt_cz	(6) stu_A_09_blwt_cz
Panel B: School District Segregation						
GM_raw_pp	0.015***	0.003***	-0.026	0.015***	0.002***	0.012***
	(0.002)	(0.001)	(0.026)	(0.006)	(0.000)	(0.002)
Dep. Var. Mean	0.211	0.264	0.246	1.287	0.114	0.549
Observations	118	118	118	118	118	118

	VR	Diss	RCO	SP	Atkinson ($\beta = 0.1$)	Atkinson ($\beta - 0.9$)
	(1)	(2)	(3)	(4)	(5)	(6)
Panel A: IV with GM						
Percentage Point Change in Urban Black Population	0.012***	0.003***	-0.037*	0.016**	0.002***	0.012***
	(0.002)	(0.001)	(0.023)	(0.008)	(0.001)	(0.003)
Panel B: OLS with Munis						
New Number of Municipal Govts, P.C. (total)	0.111*	0.017	-0.345	0.071	0.011	0.101
	(0.067)	(0.040)	(0.296)	(0.156)	(0.018)	(0.098)
Panel C: Two Step with Munis						
New Number of Municipal Govts, P.C. (total)	1.387***	0.501***	-4.764**	2.086**	0.260***	1.484***
	(0.208)	(0.089)	(2.059)	(0.807)	(0.042)	(0.204)
Dep. Var Mean	0.092	0.192	-0.496	1.112	0.080	0.340
Observations	130	130	130	130	130	130
Panel D: OLS with School Districts						
New Ind. Sch. Dists., P.C. (total)	0.009***	0.004***	-0.031***	0.012**	0.001***	0.011***
	(0.002)	(0.001)	(0.010)	(0.005)	(0.000)	(0.002)
Panel E: Two Step with School Districts						
New Ind. Sch. Dists., P.C. (total)	0.029***	0.012***	-0.101**	0.045***	0.005***	0.033***
	(0.004)	(0.002)	(0.039)	(0.015)	(0.001)	(0.004)
Dep. Var Mean	0.093	0.194	-0.529	1.115	0.083	0.348
Observations	118	118	118	118	118	118

	(1) Variance Ratio	(2) Dissimilarity Index	(3) Relative Concentration	(4) Spatial Proximity	(5) Atkinson Index ($\beta = 0.1$)	(6) Atkinson Index ($\beta = 0.9$)
Panel A: IV with GM						
GM	0.015***	0.003***	-0.026	0.015***	0.002***	0.012***
	(0.002)	(0.001)	(0.026)	(0.006)	(0.000)	(0.002)
Panel B: OLS with Δ School Districts Per Capita						
Δ School Districts P.C.	0.012***	0.003***	-0.032	0.016***	0.002***	0.011***
	(0.002)	(0.001)	(0.021)	(0.004)	(0.000)	(0.002)
Dep. Var. Mean	0.092	0.192	-0.496	1.112	0.114	0.549
Observations	118	118	118	118	118	118