

# Land Use Tables

August 6, 2024

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# 1 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

## 2 Binary X/Z

### 2.1 OLS, No Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Pct in New Muni	Pct w/AP	Pct w/DE	Pct w/GT
Above Median GM	-3.086 (2.772)	0.597** (0.246)	0.569*** (0.169)	0.112 (0.427)	-8.900 (12.898)	0.100 (0.349)	107.363 (85.753)	-4.835 (3.163)	0.378 (6.348)
Above Median GM X Inc. 1940-70	9.981*** (2.632)	-0.520*** (0.173)	0.781*** (0.275)	-1.821*** (0.616)	-23.590 (39.248)	-0.233 (4.858)	-67.198 (155.943)	-3.206 (5.823)	1.535 (11.210)
Incorporated 1940-70	-3.659 (2.277)	-0.293** (0.126)	-0.314 (0.195)	1.624*** (0.601)	10.894 (40.703)	76.305*** (3.258)	110.062 (153.912)	-6.519 (5.356)	-10.400 (11.532)
Observations	11780	11780	7768	7768	7768	12095	12095	12095	12095

2.2 RF, No 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	Pct in New Muni	Pct w/AP	Pct w/DE	Pct w/GT
Above Median $\widehat{GM}$	-3.056 (2.973)	0.662** (0.268)	0.366*** (0.128)	-0.142 (0.388)	2.131 (11.777)	0.537 (0.344)	-5.192 (94.055)	1.404 (3.614)	0.001 (5.457)
Above Median $\widehat{GM}$ X Inc. 1940-70	7.631** (3.161)	-0.465** (0.225)	0.790*** (0.291)	-1.524*** (0.544)	-38.073 (29.212)	-9.513* (5.458)	-69.072 (126.756)	-13.720** (6.143)	-6.129 (7.175)
Incorporated 1940-70	-0.706 (2.490)	-0.404** (0.185)	-0.221 (0.188)	1.198** (0.513)	18.209 (27.876)	83.039*** (3.067)	107.107 (100.629)	0.558 (5.787)	-4.602 (6.386)
Observations	11780	11780	7768	7768	7768	12095	12095	12095	12095

## 2.3 IV, No Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Pct in New Muni	Pct w/AP	Pct w/DE	Pct w/GT
Above Median GM	-6.998 (6.580)	1.489** (0.662)	0.779*** (0.276)	-0.273 (0.832)	5.559 (26.573)	1.404 (1.199)	-10.068 (212.278)	3.428 (8.492)	0.135 (12.172)
Above Median GM X Inc. 1940-70	16.254** (6.501)	-1.127** (0.519)	1.500* (0.858)	-3.032*** (0.887)	-77.109 (73.454)	-19.231 (15.740)	-137.005 (270.123)	-27.916 (20.691)	-12.291 (13.061)
Incorporated 1940-70	-8.876* (5.286)	0.195 (0.417)	-0.933 (0.756)	2.666*** (0.746)	55.848 (69.697)	92.434*** (13.439)	173.373 (217.353)	14.243 (20.428)	1.378 (11.049)
Observations	11780	11780	7768	7768	7768	12095	12095	12095	12095

## 2.4 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	Pct in New Muni	Pct w/AP	Pct w/DE	Pct w/GT
Above Median GM	0.637 (2.299)	0.309 (0.195)	0.519*** (0.155)	0.110 (0.423)	-12.101 (12.928)	-0.047 (0.097)	26.139 (85.214)	-5.687* (3.149)	0.278 (6.330)
Above Median GM X Inc. 1940-70	8.648*** (1.997)	-0.444** (0.170)	0.654** (0.276)	-1.792*** (0.618)	-18.701 (35.436)	-0.809 (5.595)	-18.529 (170.017)	-5.969 (5.312)	-0.994 (11.619)
Incorporated 1940-70	-0.405 (3.380)	-0.370 (0.447)	1.281 (0.799)	1.955** (0.987)	-51.258 (40.308)	46.151*** (9.904)	-158.120 (292.731)	-15.057 (10.985)	-12.060 (17.032)
Observations	11780	11780	7768	7768	7768	12095	12095	12095	12095

2.5 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	Pct in New Muni	Pct w/AP	Pct w/DE	Pct w/GT
Above Median $\widehat{GM}$	0.558 (2.056)	0.463** (0.189)	0.284** (0.126)	-0.084 (0.359)	-1.312 (12.552)	-0.138 (0.177)	-76.976 (104.088)	-0.230 (4.008)	-2.761 (5.478)
Above Median $\widehat{GM}$ X Inc. 1940-70	6.673*** (2.217)	-0.412** (0.195)	0.545** (0.251)	-1.701*** (0.473)	-28.801 (24.067)	-4.761 (3.467)	-2.162 (134.503)	-13.872*** (5.219)	-6.920 (7.697)
Incorporated 1940-70	-0.523 (3.630)	-0.319 (0.469)	1.210 (0.883)	2.403** (1.009)	-32.504 (46.947)	51.604*** (9.097)	-164.158 (297.256)	-2.998 (10.849)	-3.646 (15.677)
Observations	11780	11780	7768	7768	7768	12095	12095	12095	12095

2.6 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	Pct in New Muni	Pct w/AP	Pct w/DE	Pct w/GT
Above Median GM	1.420 (4.859)	1.094** (0.551)	0.671** (0.300)	-0.224 (0.837)	-3.539 (28.389)	-0.393 (0.457)	-182.287 (262.851)	-0.737 (9.331)	-6.634 (13.103)
Above Median GM X Inc. 1940-70	12.747** (5.195)	-1.003** (0.474)	0.956** (0.470)	-3.276*** (0.964)	-55.507 (61.064)	-9.166 (6.500)	29.392 (286.863)	-26.783 (16.928)	-12.205 (11.948)
Incorporated 1940-70	-4.552 (4.681)	0.166 (0.578)	0.972 (0.885)	3.458** (1.325)	-14.600 (73.710)	54.558*** (9.558)	-199.537 (374.459)	5.691 (18.597)	-0.575 (16.560)
Observations	11780	11780	7768	7768	7768	12095	12095	12095	12095



3 Normal X/Z

4 All

4.1 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	Pct in New Muni	Pct w/AP	Pct w/DE
Percentage Point Change in Urban Black Population	-0.321 (0.204)	0.041** (0.016)	0.047*** (0.011)	0.014 (0.022)	-0.289 (0.617)	0.043*** (0.015)	4.628 (6.002)	-0.271 (0.211)
samp_destXGM	0.419*** (0.154)	-0.031* (0.017)	0.063* (0.035)	-0.074* (0.043)	-2.990** (1.443)	-0.697* (0.355)	-8.207 (6.441)	-0.250 (0.460)
Incorporated 1940-70	0.080 (2.633)	-0.400** (0.163)	-0.497 (0.358)	0.984 (0.652)	28.637 (27.798)	84.786*** (4.149)	150.824 (103.760)	-5.758 (5.021)
Observations	11780	11780	7768	7768	7768	12095	12095	12095

4.2 RF, 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	Pct in New Muni	Pct w/AP	Pct w
Predicted Percentage Change in Urban Black Population	-0.604 (0.438)	0.079** (0.034)	0.142*** (0.027)	-0.026 (0.060)	-2.080 (1.865)	0.107*** (0.041)	26.211*** (9.502)	0.1 (0.4
samp_destXGM_hat	0.751** (0.327)	-0.008 (0.042)	0.245*** (0.091)	-0.136 (0.094)	-5.175* (3.047)	-3.026*** (0.742)	-48.186*** (12.127)	-2.00 (1.0
Incorporated 1940-70	3.095 (2.118)	-0.727*** (0.155)	-0.293 (0.194)	0.432 (0.460)	4.245 (16.059)	83.676*** (2.427)	167.305** (68.244)	-4.2 (3.5
Observations	11780	11780	7768	7768	7768	12095	12095	120

4.3 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	Pct in New Muni	Pct w/AP	Pct w/DI
Percentage Point Change in Urban Black Population	-0.311 (0.210)	0.040** (0.017)	0.064*** (0.011)	-0.011 (0.028)	-0.928 (0.899)	0.069*** (0.024)	13.587*** (4.914)	0.084 (0.213)
samp_destXGM	0.408** (0.161)	-0.010 (0.022)	0.112** (0.056)	-0.064 (0.043)	-2.411* (1.387)	-1.466*** (0.489)	-25.273*** (7.138)	-1.007* (0.566)
Incorporated 1940-70	0.193 (2.762)	-0.668*** (0.249)	-1.151* (0.620)	0.910 (0.624)	22.408 (25.204)	94.400*** (6.415)	348.387*** (108.150)	3.084 (7.330)
Observations	11780	11780	7768	7768	7768	12095	12095	12095

4.4 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	Pct in New Muni	Pct w/AP	Pct w/DE
Percentage Point Change in Urban Black Population	-0.109 (0.203)	0.024 (0.016)	0.048*** (0.010)	0.017 (0.024)	-0.503 (0.662)	0.012 (0.012)	-1.081 (6.804)	-0.348 (0.215)
samp_destXGM	0.328** (0.150)	-0.026 (0.017)	0.051 (0.031)	-0.094** (0.046)	-2.553* (1.483)	-0.307 (0.347)	-2.565 (7.986)	-0.091 (0.489)
Incorporated 1940-70	0.102 (5.960)	-0.216 (0.401)	0.364 (0.583)	2.607** (1.214)	0.250 (64.609)	53.453*** (9.396)	-102.727 (319.813)	-17.232 (13.102)
Observations	11780	11780	7768	7768	7768	12095	12095	12095

4.5 RF, With Controls

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues			Percentage of White Pop.		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	Single Family	Apartments	Fines/Forfeits	Special Assessments	Outstanding Debt	Pct in New Muni	Pct w/AP	Pct w
Predicted Percentage Change in Urban Black Population	-0.160 (0.379)	0.040 (0.030)	0.134*** (0.026)	-0.018 (0.057)	-2.691 (1.903)	0.035 (0.033)	17.213* (9.740)	0.1 (0.4)
samp_destXGM_hat	0.841** (0.409)	0.016 (0.043)	0.275*** (0.095)	-0.227** (0.110)	-3.712 (3.414)	-2.047** (0.875)	-50.042*** (17.177)	-2.16 (1.0)
Incorporated 1940-70	0.500 (6.345)	-0.988* (0.530)	-0.808 (0.711)	2.347** (1.182)	-32.283 (63.739)	64.659*** (9.001)	284.098 (302.572)	-0.8 (11.7)
Observations	11780	11780	7768	7768	7768	12095	12095	120

4.6 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	Pct in New Muni	Pct w/AP	Pct w/DE
Percentage Point Change in Urban Black Population	-0.088 (0.203)	0.022 (0.016)	0.066*** (0.011)	-0.008 (0.028)	-1.323 (1.002)	0.022 (0.021)	9.496* (5.452)	0.060 (0.246)
samp_destXGM	0.399** (0.176)	0.003 (0.023)	0.118* (0.061)	-0.103** (0.044)	-1.552 (1.536)	-0.937* (0.488)	-24.537*** (9.052)	-0.998* (0.587)
Incorporated 1940-70	-1.888 (6.742)	-0.996 (0.627)	-1.513 (1.316)	2.946*** (1.107)	-22.936 (69.909)	70.155*** (11.539)	432.957 (353.146)	5.012 (14.184)
Observations	11780	11780	7768	7768	7768	12095	12095	12095

	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