Land Use Tables

February 21, 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	-3.57	-9.46	-1.12	0.00
$\Delta_{1940-70}$ 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
$\widehat{GM}$	2.55	0.06	2.33	6.10
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   All

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues		
	(1)	(2)	(3)	(4) Special	(5) Outstanding
	Single Family	Apartments	Fines/Forfeits	Assessments	Debt
Above Median $\widehat{GM}$	-3.536 (3.321)	0.749*** (0.286)	0.374*** (0.130)	-0.146 (0.391)	1.972 (11.776)
Above Median $\widehat{GM}$ X Incorporated 1940-70	7.765** (3.339)	-0.567** (0.246)	0.713** (0.279)	-1.462*** (0.532)	-33.534 (27.341)
Incorporated 1940-70	0.420 (2.343)	-0.404** (0.168)	-0.082 (0.162)	1.080** (0.438)	9.350 (23.165)
Observations	7711	7711	7737	7737	7737

| | Percentage of Municipal Land Uses | | Percentage of Municipal Revenues | | |
| | (1) | (2) | (3) | (4) Special | (5) Outstanding |
	Single Family	Apartments	Fines/Forfeits	Assessments	Debt
Above Median GM	-7.788	1.641**	0.809***	-0.306	4.586
	(7.156)	(0.674)	(0.279)	(0.837)	(26.241)
Above Median GM X Incorporated 1940-70	15.163**	-1.217**	1.233*	-2.669***	-62.403
	(6.621)	(0.490)	(0.685)	(0.930)	(61.146)
Incorporated 1940-70	-5.901	0.125	-0.563	2.155***	34.746
	(4.891)	(0.344)	(0.525)	(0.747)	(52.211)
Observations	7711	7711	7737	7737	7737

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues		
	(1)	(2)	(3)	(4) Special	(5) Outstanding
	Single Family	Apartments	Fines/Forfeits	Assessments	Debt
Above Median $\widehat{GM}$	0.645	0.508**	0.268**	-0.109	-0.742
	(2.280)	(0.202)	(0.128)	(0.365)	(12.397)
Above Median $\widehat{GM}$ X Incorporated 1940-70	7.164**	-0.501**	0.715**	-1.439***	-33.473
	(3.155)	(0.251)	(0.281)	(0.531)	(27.231)
Incorporated 1940-70	1.191	-0.483***	-0.087	1.054**	9.221
	(2.294)	(0.177)	(0.160)	(0.435)	(23.113)
Observations	7711	7711	7737	7737	7737

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues		
	(1)	(2)	(3)	(4) Special	(5) Outstanding
	Single Family	Apartments	Fines/Forfeits	Assessments	Debt
Above Median GM	1.626	1.176**	0.634**	-0.278	-2.293
	(5.318)	(0.555)	(0.298)	(0.841)	(28.045)
Above Median GM X Incorporated 1940-70	13.030**	-1.070**	1.242*	-2.620***	-61.465
	(5.655)	(0.457)	(0.675)	(0.923)	(61.599)
Incorporated 1940-70	-4.037	-0.010	-0.567	2.104***	33.995
	(4.131)	(0.314)	(0.512)	(0.737)	(52.821)
Observations	7711	7711	7737	7737	7737

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues		
	(1)	(2)	(3)	(4) Special Assessments	(5) Outstanding Debt
	Single Family	Apartments	Fines/Forfeits		
ATET					
treat	-0.639*	-0.008	-0.282***	0.083	1.706
	(0.325)	(0.055)	(0.106)	(0.081)	(3.054)
Observations	6468	6468	6538	6538	6538

	Percentage of Municipal Land Uses		Percentage of Municipal Revenues		
	(1)	(2)	(3)	(4)	(5)
				Special	Outstanding
	Single Family	Apartments	Fines/Forfeits	Assessments	Debt
ATET					
treat	-0.639*	-0.008	-0.282***	0.083	1.706
	(0.325)	(0.055)	(0.106)	(0.081)	(3.054)
Observations	6468	6468	6538	6538	6538

3 Corelogic

3.1 Full Sample, OLS, no FEs

Table 1: Reduced Form Estimates, Region FEs, weighted by population

	Single Family	Single Family plus N.E.C.	Non-Single Family	Apartments
Above Median $\widehat{GM}$	-0.0382	-0.0625*	0.0466	0.00756**
	(0.0325)	(0.0342)	(0.0287)	(0.00296)
Above Median $\widehat{GM}$ X Incorporated 1940-70	0.0734**	0.0896**	-0.0796**	-0.00527**
	(0.0341)	(0.0422)	(0.0359)	(0.00241)
Incorporated 1940-70	0.00765	-0.0174	0.0142	-0.00440***
	(0.0242)	(0.0342)	(0.0300)	(0.00167)
Observations	7711	7711	7711	7711

Standard errors in parentheses

Non-Single Family land uses include apartments, multifamily, triplexes, duplexes, townhomes, condos, and mobile homes.

* p¡0.10, ** p¡0.05, *** p¡0.01

Table 2: IV Estimates, Region FEs, weighted by population

	Single Family	Single Family plus N.E.C.	Non-Single Family	Apartments
Above Median GM	-0.0809	-0.132*	0.0985*	0.0157**
	(0.0659)	(0.0685)	(0.0539)	(0.00605)
Above Median GM X Incorporated 1940-70	0.147**	0.184**	-0.161***	-0.0120**
	(0.0680)	(0.0791)	(0.0613)	(0.00496)
Incorporated 1940-70	-0.0548	-0.0968	0.0829*	0.00106
	(0.0504)	(0.0627)	(0.0488)	(0.00351)
Observations	7711	7711	7711	7711

Standard errors in parentheses

Non-Single Family land uses include apartments, multifamily, triplexes, duplexes, townhomes, condos, and mobile homes.

* p¡0.10, ** p¡0.05, *** p¡0.01

4   CoG Directory Surveys

Table 3: Reduced Form Estimates, Region FEs, weighted by population

	home_rule_charter	hcd_provided	hcd_not_prov	law_enforce_self	law_enforce_not_prov	law_enforce_prov_directly	law_enforce_cont_w_oth_govt
above_inst_med	0.0613	-0.0238	-0.0207	0.0233	0.00684	-0.0245	0.0126
	(0.0526)	(0.0351)	(0.0316)	(0.0187)	(0.00529)	(0.0213)	(0.0140)
samp_destXabove_z_med	0.0794	-0.00901	0.00421	0.00969	-0.0136	-0.00915	0.0625
	(0.157)	(0.0875)	(0.0771)	(0.114)	(0.0115)	(0.115)	(0.126)
samp_dest	-0.348***	0.0448	0.0483	0.154**	0.0135*	-0.156**	0.120*
	(0.0831)	(0.0791)	(0.0655)	(0.0608)	(0.00783)	(0.0604)	(0.0633)
N	7247	5860	5860	5860	5860	5860	5860

Standard errors in parentheses

* p¡0.10, ** p¡0.05, *** p¡0.01

Table 4: IV Estimates, Region FEs, weighted by population

	home_rule_charter	hcd_provided	hcd_not_prov	law_enforce_self	law_enforce_not_prov	law_enforce_prov_directly	law_enforce_cont_w_oth_govt
above_x_med	0.126	-0.0438	-0.0385	0.0429	0.0131	-0.0451	0.0215
	(0.118)	(0.0671)	(0.0599)	(0.0356)	(0.0104)	(0.0401)	(0.0267)
samp_destXabove_x_med	0.125	-0.0193	0.00725	0.0206	-0.0268	-0.0196	0.125
	(0.317)	(0.182)	(0.157)	(0.227)	(0.0211)	(0.229)	(0.246)
samp_dest	-0.392*	0.0551	0.0467	0.143	0.0248*	-0.145	0.0637
	(0.218)	(0.161)	(0.132)	(0.143)	(0.0144)	(0.144)	(0.148)
N	7247	5860	5860	5860	5860	5860	5860

Standard errors in parentheses

* p¡0.10, ** p¡0.05, *** p¡0.01

5   Independent Govt Finance Data

Table 5: Reduced Form Estimates, Region FEs, weighted by population

	Percent of Revenues				Percent of Expenditures			
	Fines/Forfeits	Charges	Special Assessments	Liquor Store	Correctional	Police	Welfare	Interest on Debt
Above Median $\widehat{GM}$	0.00316**	-0.00723	-0.000835	-0.00290	0.000809	0.0194**	0.0121	-0.00291
	(0.00141)	(0.0107)	(0.00386)	(0.00237)	(0.00207)	(0.00763)	(0.00861)	(0.00552)
Above Median $\widehat{GM}$ X Incorporated 1940-70	0.00745***	-0.0497*	-0.0142***	-0.00358*	-0.00378	0.0218	-0.0127	-0.00349
	(0.00276)	(0.0260)	(0.00535)	(0.00191)	(0.00237)	(0.0149)	(0.00820)	(0.00915)
Incorporated 1940-70	-0.00121	0.00551	0.0105**	0.00345*	0.00138	0.0285**	0.00246	-0.00723
	(0.00155)	(0.0218)	(0.00447)	(0.00178)	(0.00213)	(0.0116)	(0.00454)	(0.00648)
Observations	7737	7737	7737	7737	7733	7733	7733	7733

Standard errors in parentheses

* p¡0.10, ** p¡0.05, *** p¡0.01

Table 6: IV Estimates, Region FEs, weighted by population

	Percent of Revenues				Percent of Expenditures			
	Fines/Forfeits	Charges	Special Assessments	Liquor Store	Correctional	Police	Welfare	Interest on Debt
Above Median GM	0.00627**	-0.0134	-0.00129	-0.00587	0.00178	0.0392**	0.0253	-0.00587
	(0.00261)	(0.0206)	(0.00793)	(0.00458)	(0.00429)	(0.0183)	(0.0190)	(0.0109)
Above Median GM X Incorporated 1940-70	0.0127*	-0.0892**	-0.0259***	-0.00570***	-0.00719	0.0342	-0.0270	-0.00552
	(0.00688)	(0.0434)	(0.00931)	(0.00204)	(0.00447)	(0.0278)	(0.0191)	(0.0183)
Incorporated 1940-70	-0.00608	0.0409	0.0209***	0.00550***	0.00435	0.0164	0.0144	-0.00524
	(0.00528)	(0.0344)	(0.00746)	(0.00188)	(0.00363)	(0.0216)	(0.0132)	(0.0136)
Observations	7737	7737	7737	7737	7733	7733	7733	7733

Standard errors in parentheses

* p¡0.10, ** p¡0.05, *** p¡0.01