NEIGHBORHOOD DATA AND INDICATORS

JUNE 8, 2020

CHANGES OVER TIME

- **Really important for all sorts of urban planning questions!**
  - Did more people in Fruitvale take transit after putting in new transit-oriented development?
  - Have crimes in Richmond gone down around Pogo Park after the new lighting was installed?
  - Are house values going up more quickly in the Mission than in the rest of San Francisco?
  - Is the percent of children in Chinatown increasing or decreasing?

SOME GENERAL RULES

- **In general, do not compare ACS time periods that overlap!**
  - E.g., don't compare county level data from 2011 1-year ACS to 2015 5-year ACS
  - Don't compare 2011-15 ACS to 2014-2018 ACS
  - When you are comparing your community to a larger geography (e.g. county), use the same ACS 5-year dataset, even if you can get a single year estimate for the larger geography
    - In other words, when comparing across places at different scales, use the ACS dataset they have in common

CHANGING VARIABLE DEFINITIONS

- **Tables, and also the definitions of the underlying data, change; there is no easy fix or rule**
  - True for Census/ACS, but also all other datasets
- **Metadata**
  - Is the universe the same?
  - Are the variables the same?
- **If you're comparing ACS 2017 5-year estimates to 2000 SF3 (long form) Census data**
  - Census table compatibility website
  - Note that it is going to give you very conservative answers

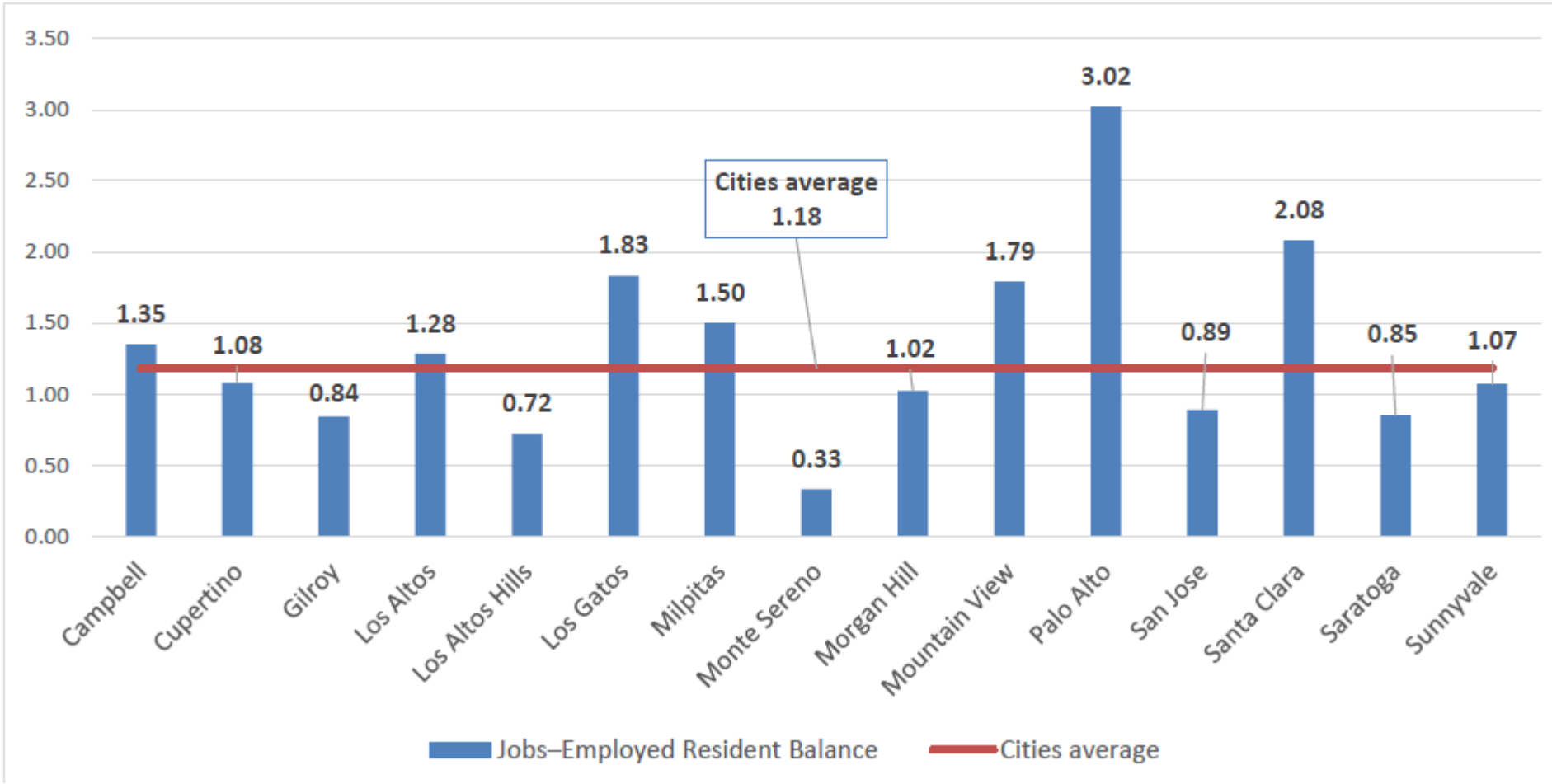
INDICATORS

Indicators: Second-hand, multi-dimensional and/or normalized measurements

- Neighborhood of residence as an indicator of status
- School test scores as an indicator of neighborhood quality
- Unemployment rate as an indicator of people looking for work
- GDP as a measure of nation's economic health

INDICATOR EXAMPLE: JOBS/HOUSING BALANCE

Figure 2. Cities Jobs/Employed Residents Balance in 2014



Potential source: LEHD

COMPOUND INDICATORS

Gentrification ***(process of neighborhood change characterized by new real estate investment and an influx of new residents with different demographic characteristics)*****:**

Urban Displacement Project definition

- For vulnerable neighborhoods
  - Change in income (relative to regional median)
  - Change in educational attainment (relative to regional median)
  - Housing price appreciation and rent increases (relative to reg'l median)

Other possibilities?

- Change in race/ethnicity
- Change in household type
- Change in tenure (renter→owner-occupied)
- Year resident moved in
- Age of housing stock

A QUESTION!

Sean Adibi – Singleton Chapter 5

The authors argue that formalizing the broad array of urban experiences into succinct variables ensure effective and equitable policymaking. For one, the United Kingdom defines six 'indices of deprivation' that inform urban planning initiatives: (1) employment, (2) education, skills, and training, (3) health and disability, (4) crime, (5) barriers to housing and services, and (6) living environment.

Has the United States identified a succinct set of indices in order to adequately quantify variegated neighborhood effects between metropolitan areas? How might the implementation of the United Kingdom's indices of deprivation in the United States promote equity and justice for low-income, urban communities? How might the standardization of variables inadvertently oversimplify and, in turn, obscure specific neighborhood effects that vary on a city-by-city basis?

IS WEST BERKELEY GENTRIFIED?

Characteristic	Tract 4221			Berkeley		
	1990	2000	% change	1990	2000	% change
Hispanic	735	674	-8.3%	7,989	10,031	25.6%
Non-Hispanic						
White	844	866	2.6%	60395	56,670	-6.2%
Black	754	687	-8.9%	18805	13,739	-26.9%
Asian	192	242	26.0%	14896	16561	11.2%
Other/multiple	24	161	570.8%	639	5,328	733.8%
Median household income (1999$)	$ 34,328	$ 39,602	15.4%	$ 39,957	$ 44,485	11.3%
In family households	1,898	1786	-5.9%	54,399	53,994	-0.7%
In family households, nonrelatives	54	83	53.7%	2,645	2,608	-1.4%
In nonfamily households	580	761	31.2%	34,661	40,326	16.3%
Housing units by tenure						
Owner-occupied	556	517	-7.0%	18,998	19,207	1.1%
Renter-occupied	489	579	18.4%	24,455	25,748	5.3%
Median value (1999$)	$ 182,051	$ 233,300	28.2%	$ 344,620	$ 380,200	10.3%
Percent of housing built before 1939		37.5%			48.8%	
Percent moved in 1995-2000						
Owner-occupied		22.4%			25.3%	
Renter-occupied		64.8%			72.3%	

INDICES

Scaled or normalized indicator

- Density (population standardized by square mile)
- Per capita income (aggregate income/population)
- Household income as % of area median income (for housing programs)
- Poverty line
- Favorable ranking (often on Likert scale)
- Location quotients

LOCATION QUOTIENTS

measure that compares composition between two places, one of which is a subset of the other

Composition	Places
Race	tract vs. city
Age (used as a category)	city vs. county
Housing Stock	school district vs. state
Occupation	metro area vs. nation
Employment by sector	nation vs. world

COMPARISON GEOGRAPHIES

- **What's the right comparison?**
  - Often depends on the question, context of local geography, and goal of the research
- **Different possible scales**
  - Neighborhood (tract or multiple tracts) → County
  - Neighborhood (tract or multiple tracts) → City
  - County → MSA (or region)
  - County → State
  - State → USA
- **We usually compare a smaller geography to the totality of the larger scale geography**
  - E.g., if you're looking at Fruitvale, the comparison is Alameda county, not Alameda County minus Fruitvale tracts
- **However, bear in mind that the larger geography includes your case study data, which could be important if the case study area is a sizable share of the larger geography**

LOCATION QUOTIENTS

 # in category in subarea/total # in subarea
 # in category in reference place/total # in reference place

(a ratio of two ratios)

LOCATION QUOTIENTS

 # Hispanic in tract/total population in tract

 # Hispanic in Oakland/total # in Oakland

If LQ > 1: tract is over-represented relative to city

If LQ < 1: tract is under-represented relative to city

LOCATION QUOTIENTS

 # Hispanic in tract/total population in tract
 # Hispanic in Oakland/total # in Oakland

200/4000 = 0.05 = 0.22 (underrepresented)
87,467/399,484 0.23

2000/4000 = 0.50 = 2.17 (overrepresented)
87,467/399,484 0.23

UNDERUTILIZED METRICS IN CENSUS

- **Mobility (Tenure by Year Householder Moved into Unit) (B25038)**
- **Vacancy Status (B25004)**
  - Includes how many are owned but not lived in, as well as how many are “seasonal” or “recreational”
  - Over time, could be an indicator of increase AirBnB, “investor” condos
- **Loss of naturally occurring affordable housing**
  - Simplest way: look at change in rental unit cost mix over time – has your tract lost units that rent at less than $800 per month?