



Turning the Corner: MONITORING NEIGHBORHOOD CHANGE TO PREVENT DISPLACEMENT

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Urban Waters Learning Network Webinar

June 5, 2019



BETTER DATA. BETTER DECISIONS. BETTER COMMUNITIES.

Why Monitor Neighborhood Change?

Displacement risk is not the same everywhere



Photo courtesy of Cassandra Leopold

Residents can leverage data to have a voice in decisionmaking



Photo courtesy of Data Driven Detroit

Large-scale investments can increase displacement pressures



["Wiehle-Reston East Metro Station"](#) by [kyle.anderson2](#)

Turning the Corner – Project Description

Turning the Corner National Organizations

<http://www.neighborhoodindicators.org/turningthecorner>



Local Research Partners and Funders

Buffalo

- University of Buffalo's Center for Urban Studies, the City of Buffalo
- Community Foundation for Greater Buffalo, Ralph C. Wilson, Jr. Foundation

Detroit

- Data Driven Detroit
- Community Foundation for Southeast Michigan; Hudson-Webber Foundation, The Skillman Foundation, John S. and James L. Knight Foundation

Milwaukee

- Data You Can Use
- Greater Milwaukee Foundation; Northwestern Mutual Foundation; Zilber Family Foundation

Phoenix

- LISC Phoenix, Arizona State Univ.
- Vitalyst Health Foundation, Arizona Community Foundation

Twin Cities

- Federal Reserve Bank of Minneapolis, LISC Twin Cities, Wilder Research Group, University of Minnesota's Center for Urban and Regional Affairs
- McKnight Foundation

Key Themes from the Sites

Perceptions of community safety vary



Recommendations on public safety

- Expand the definition of safety.
- Contextualize data with resident insights and neighborhood history.
- Be proactive!



Neighborhood change creates risks and opportunities for small businesses



Recommendations on small business

- Ensure equitable access to resources and support for small businesses
- Develop accurate data on small businesses
- Leverage resident voices to influence development



Photo courtesy of Cassandra Leopold

[http://www.neighborhoodindicators.org/
turningthecorner](http://www.neighborhoodindicators.org/turningthecorner)



20TH ANNIVERSARY



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Applying Lessons from The 606 to Map Displacement Pressure in Chicago

Presented by Institute for Housing Studies

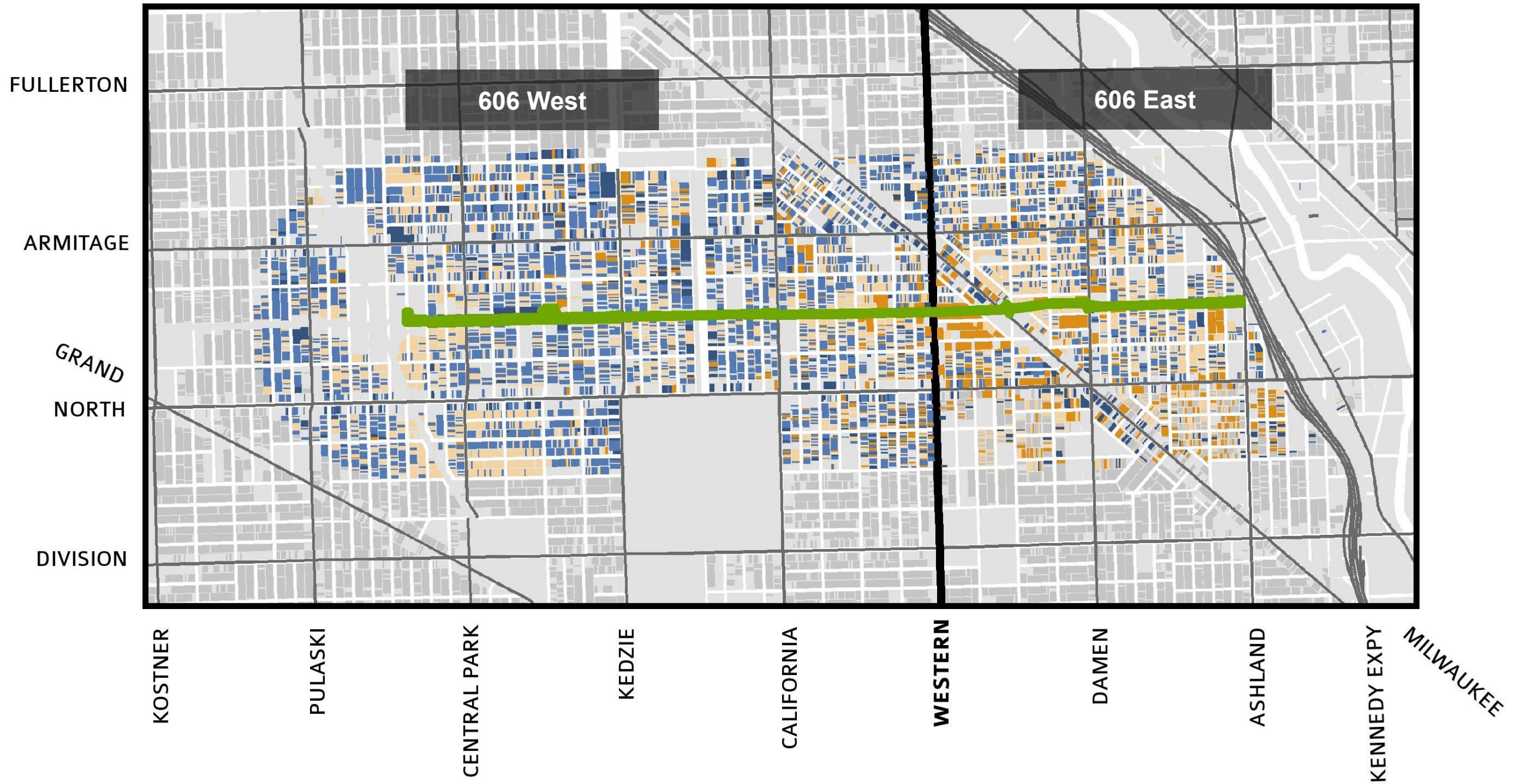
Institute for Housing Studies

- IHS's mission is to provide reliable, impartial, and timely data and research to inform housing and community development policy decisions and discussions in the Chicago region and nationally
- IHS accomplishes this through an applied research model
 - Data collection and improvement
 - Research
 - Technical assistance
- **Presentation – Lessons from Measuring the Impact of The 606**
 - Research on changing housing market dynamics in neighborhoods near The 606
 - How the market response varied depending on underlying demographic, socioeconomic and housing market characteristics
 - Implications for preserving affordability around future public investment projects and how IHS is building on these findings to understand displacement citywide

Role of Public Investment in Driving Neighborhood Change

- **Impacts on housing demand, supply, and affordability**
 - A new amenity can attract new households, increasing demand for housing
 - New demand and investments can lead to increased house prices and rents
 - New development likely unaffordable to low- and moderate-income households
- **Lost affordability and displacement pressure**
 - Increased costs exacerbate cost-burden and destabilize housing situations
 - Renters, seniors, low-income households, large households, and cost-burdened households are at greater risk for displacement in a rising cost environment
- **Price changes are an indicator of shifting demand and affordability**
 - IHS used its House Price Index to understand the impact of The 606
 - Price index model controls for housing, location, and transaction characteristics to track changes in the sales price of a “typical” single family home

The 606 linear park region includes very different markets



SOURCE: IHS DATA CLEARINGHOUSE

The 606 linear park region includes very different markets

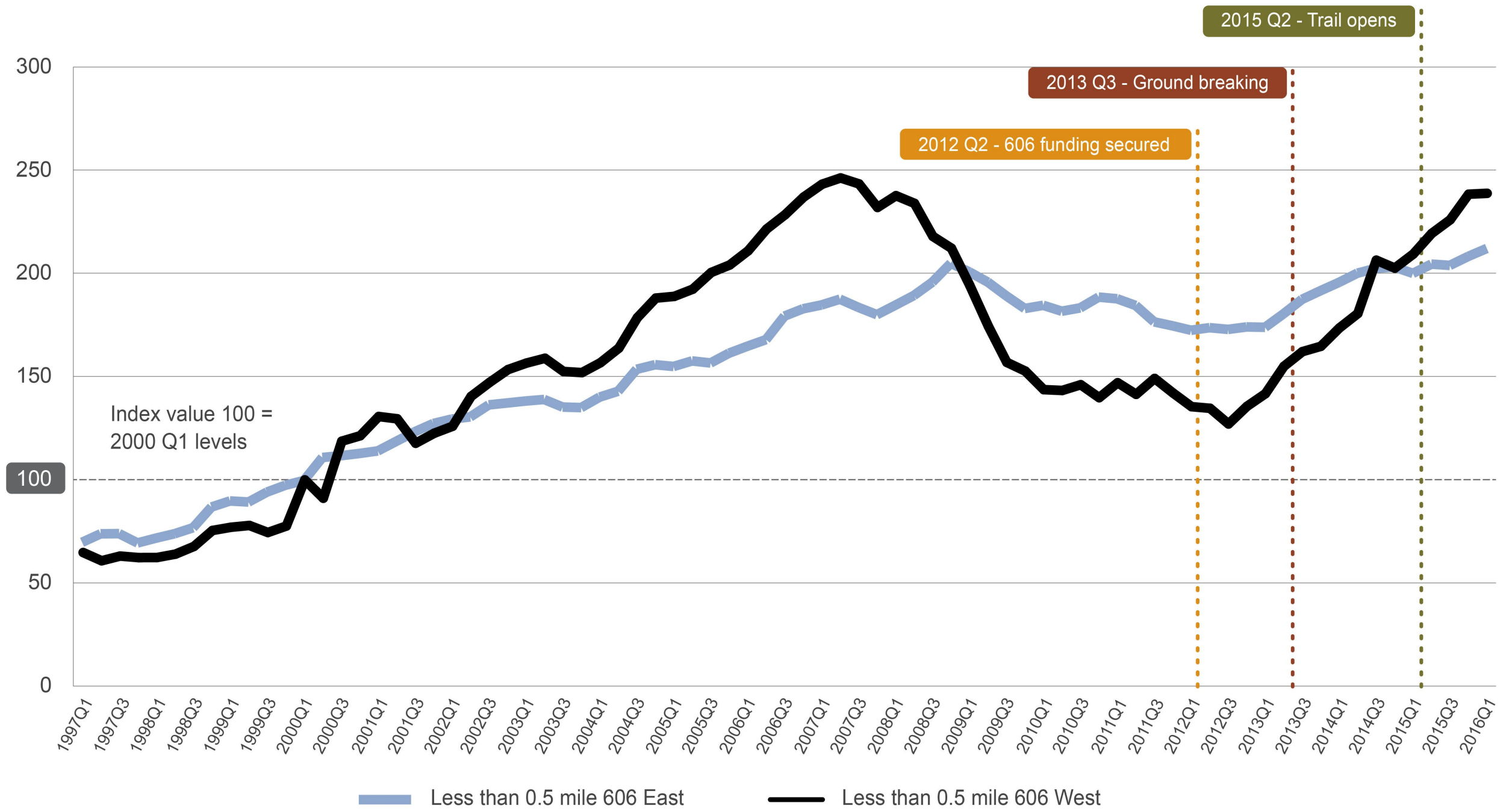
Characteristics of the eastern and western neighborhoods adjacent to The 606

	606 West	606 East
Median Household Income	\$ 49,701	\$ 115,924
Poverty Rate	25.5%	4.8%
Renter Share	61.5%	41.5%
Renter Cost-Burden Share	50.5%	27.0%
Latino Share	67.3%	11.1%
4+ Person Household Share	25.5%	9.4%
Properties Impacted by Foreclosure	24.1%	7.1%
Investor Share	20.7%	4.8%

SOURCE: IHS CALCULATIONS OF AMERICAN COMMUNITIES SURVEY DATA - 5-YEAR, 2009-14, IHS DATA CLEARINGHOUSE, 2015

Price trends along The 606

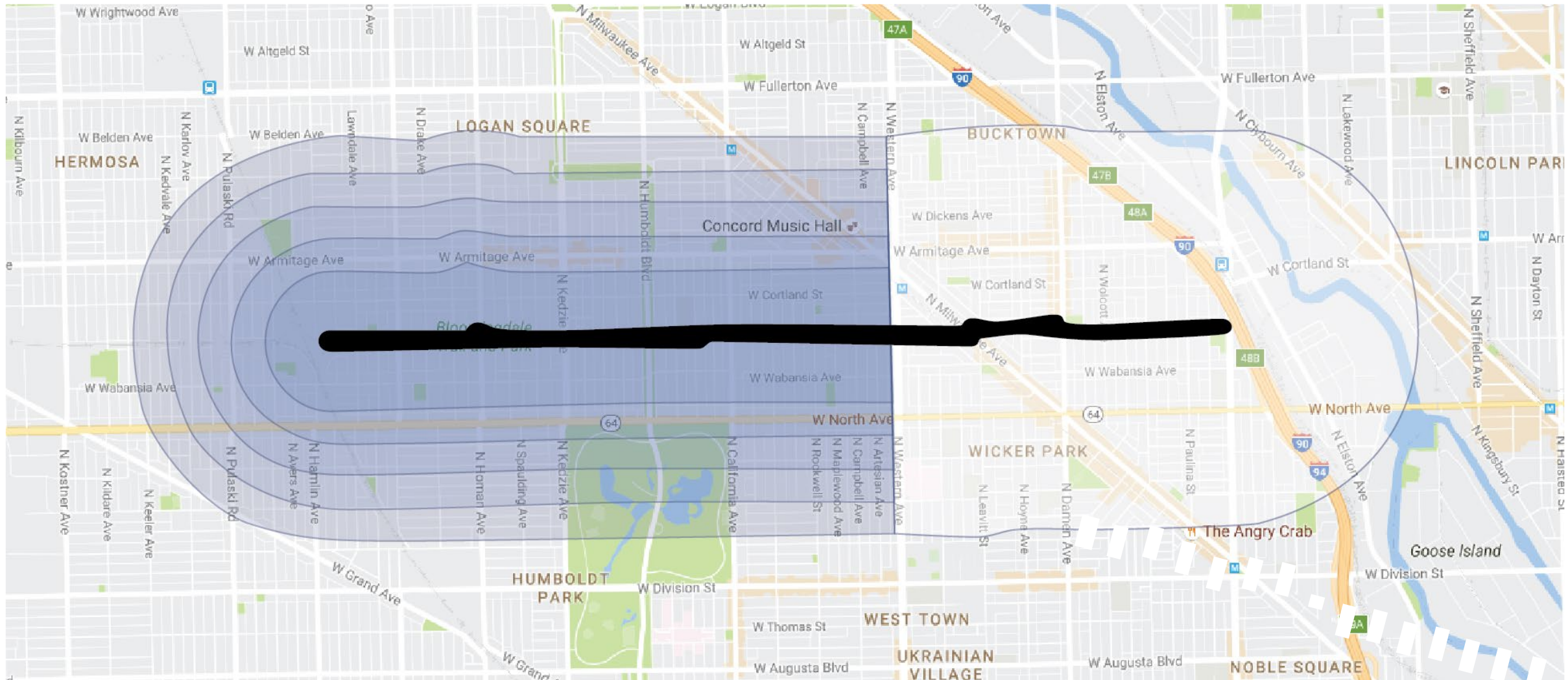
Quarterly price trends for single family homes within ½ mile of The 606, 1997 to 2016 1Q



SOURCE: IHS COOK COUNTY HOUSE PRICE INDEX 2016 1Q

Was there a premium in 606 West?

Change in price premium in 606 West by distance (miles) from The 606



SOURCE: IHS CALCULATIONS OF DATA FROM IHS COOK COUNTY HOUSE PRICE INDEX 2016 1Q

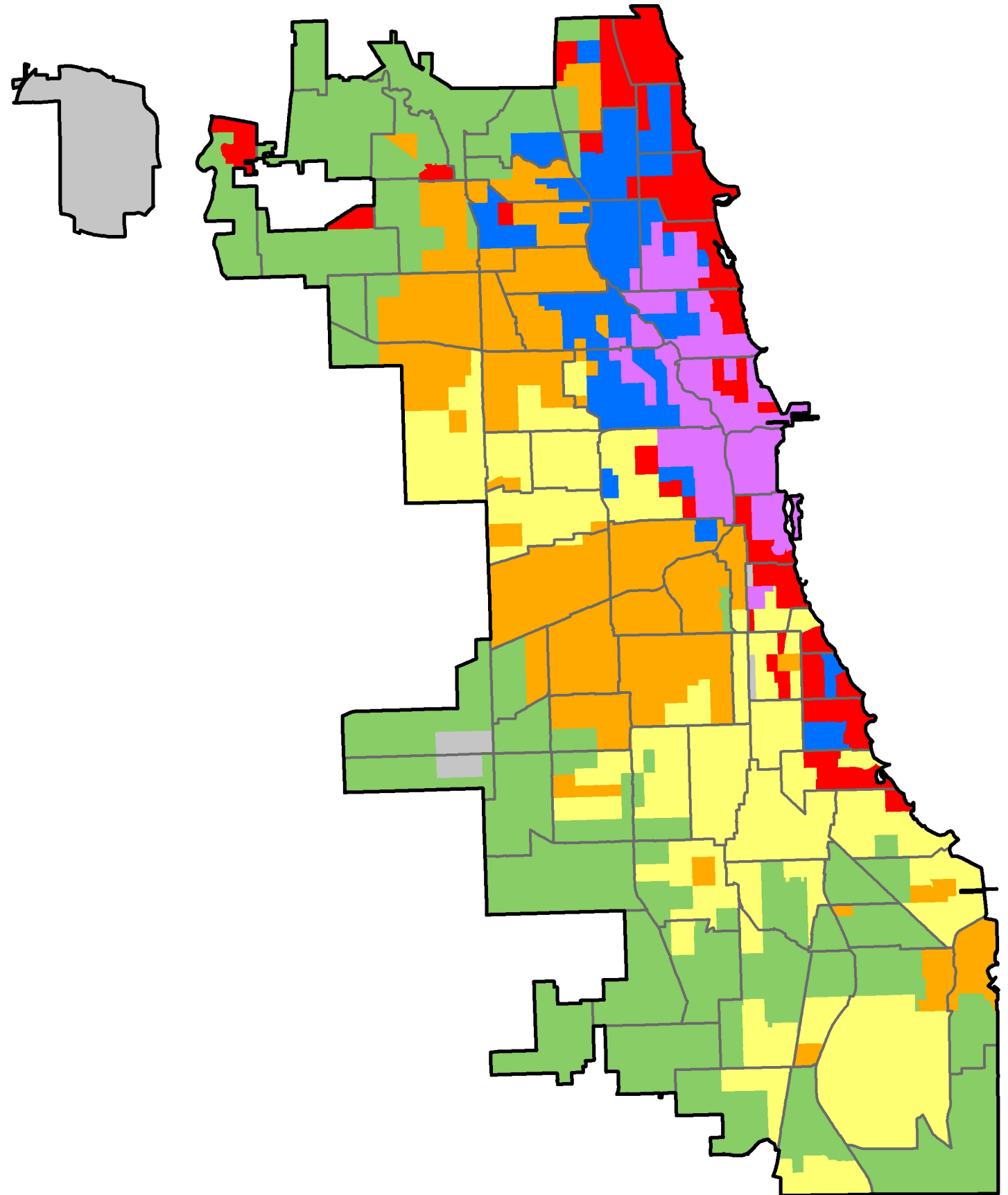
Key Findings for Policy and Practice

- **Neighborhood characteristics matter**
 - A neighborhood's location, housing characteristics and the underlying vulnerability of the population to displacement can help us anticipate effects.
- **The timing of interventions are important to their success**
 - The market can change quickly and many of the most robust strategies to preserve affordability are impractical in strong markets.
- **Proximity matters**
 - The impact varies depending on distance to the project and policies can similarly be geographically targeted.
- **Policy incentives must be responsive to market changes**
 - Understanding the scale of effects can help inform policy incentives targeted to owners to keep housing affordable.

Using data to target and prioritize preservation strategies

Identifying areas with vulnerable populations and housing types

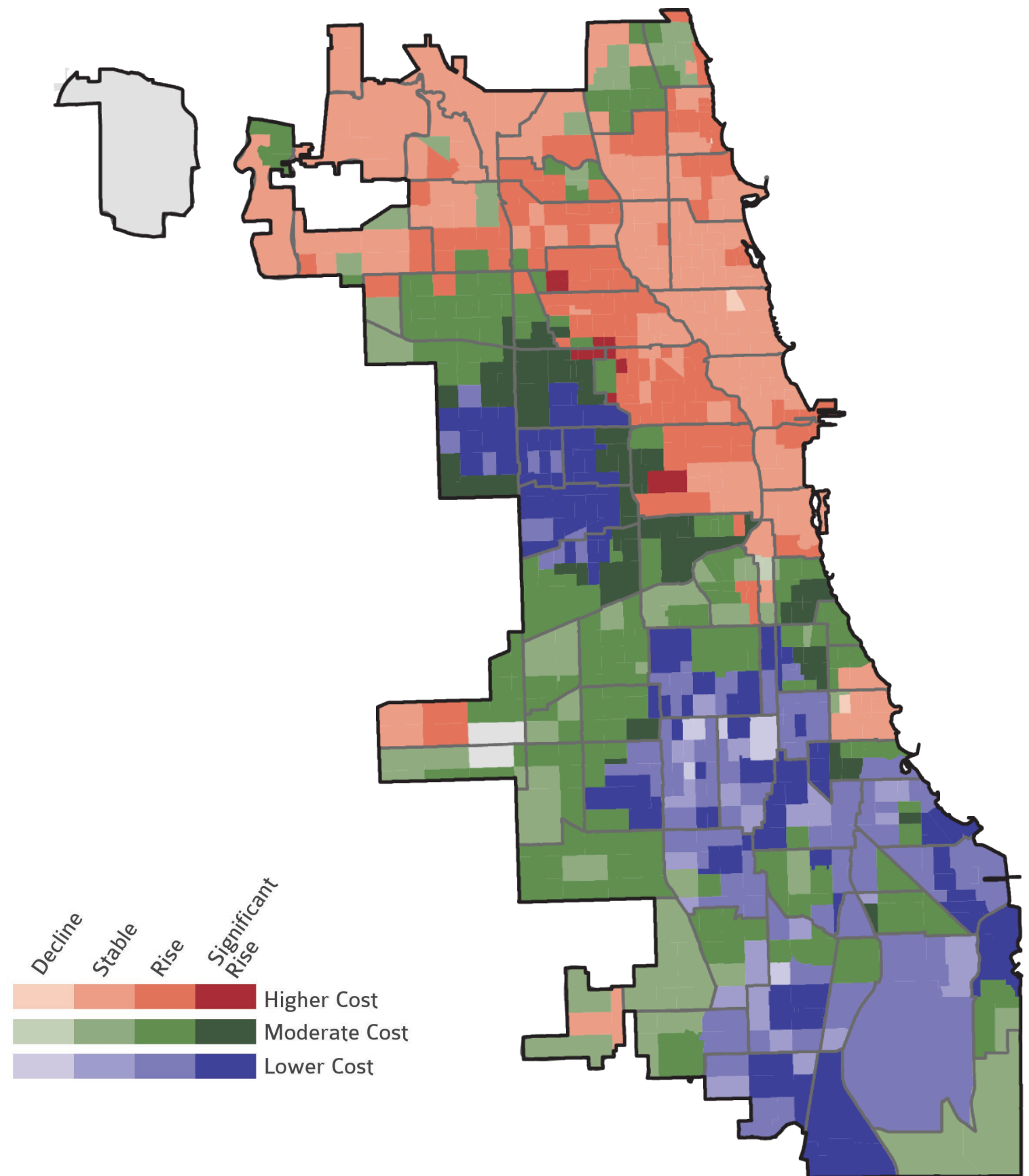
SOURCE: IHS CALCULATIONS OF 5-YEAR AMERICAN COMMUNITY SURVEY DATA, 2011-15



Using data to target and prioritize preservation strategies

Current and changing levels of affordability

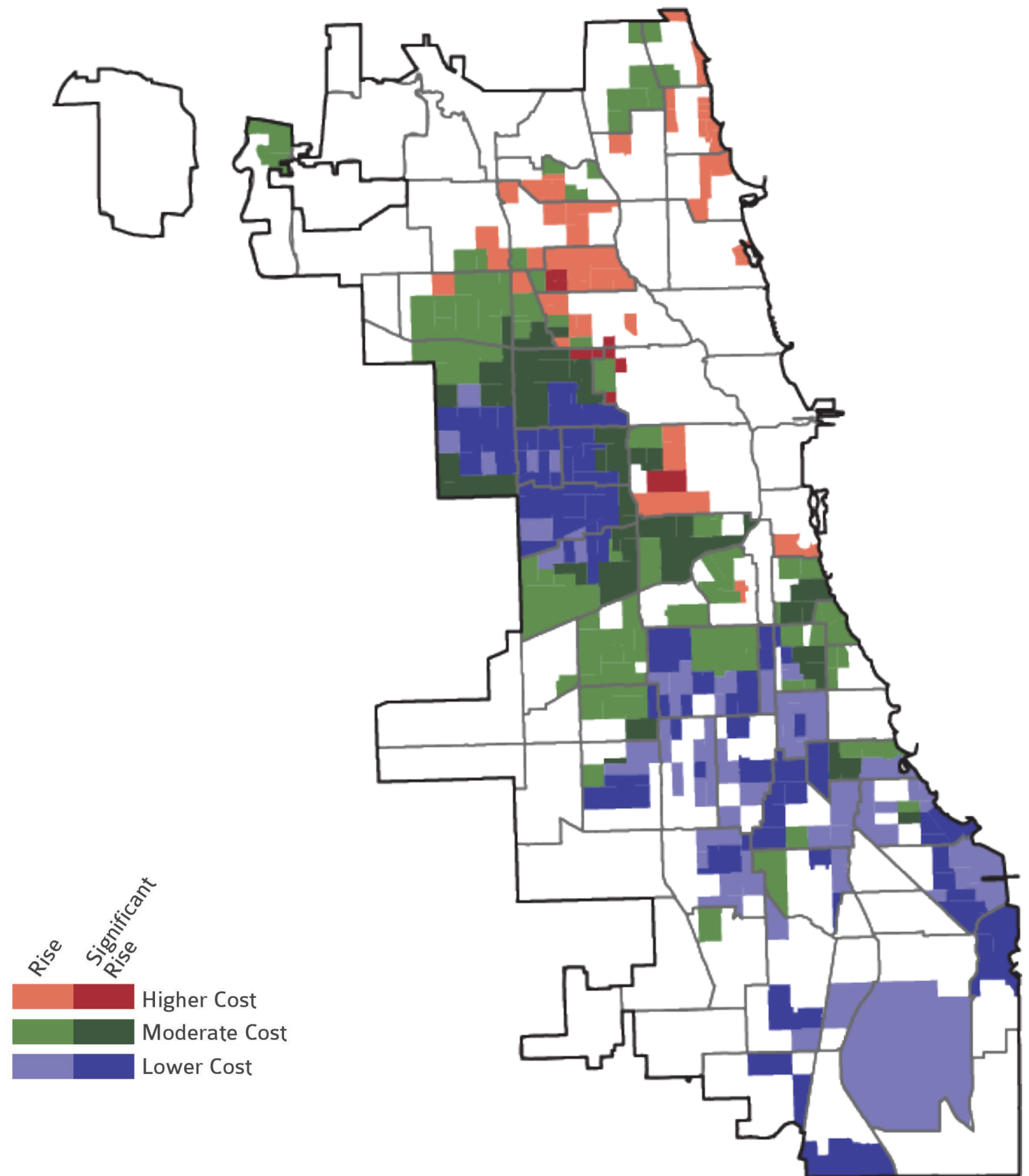
SOURCE: IHS CALCULATIONS OF PROPERTY SALES DATA FROM COOK COUNTY RECORDER OF DEEDS, 2017 AND 2012, COOK COUNTY ASSESSOR



Using data to target and prioritize preservation strategies

Current and changing levels of affordability in vulnerable neighborhoods

SOURCE: IHS CALCULATIONS OF 5-YEAR AMERICAN COMMUNITY SURVEY DATA, 2011-15 AND PROPERTY SALES DATA FROM COOK COUNTY RECORDER OF DEEDS, 2017 AND 2012, COOK COUNTY ASSESSOR



Assessing Displacement Risk in Vulnerable, Rising Markets

- **High-cost**

- Likely active displacement
- High demand for market-rate housing creates opportunities and challenges for policies leveraging that demand to build and preserve affordable units

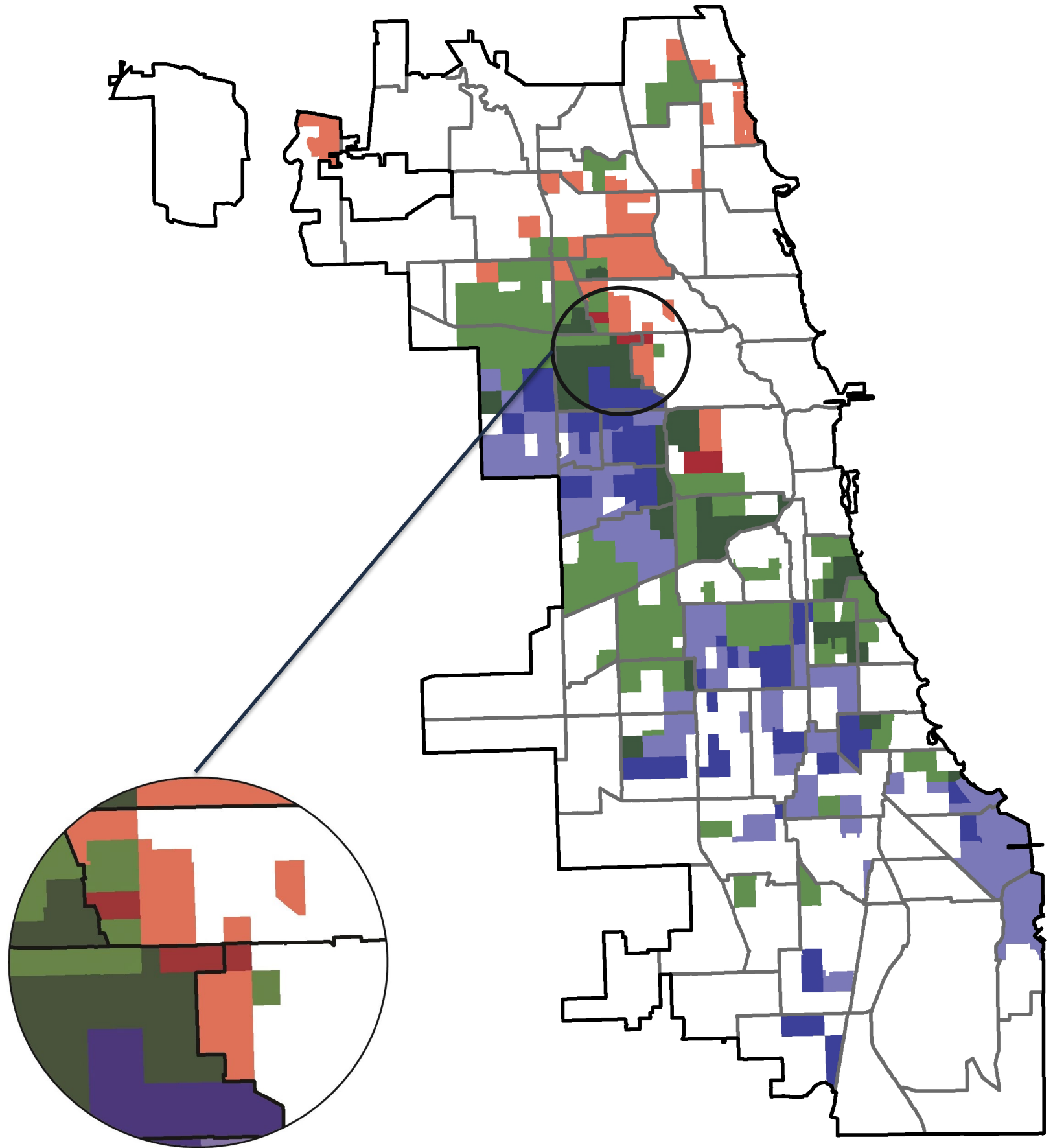
- **Moderate-cost**

- Potential “tipping-point” neighborhood
- The relative affordability of these markets gives practitioners an opportunity for more proactive policies to preserve affordability, but window is closing

- **Low-cost**

- Limited current risk from rising prices
- Population loss tied to long-term disinvestment might be more critical type of displacement
- Abundance of lower-value properties and land may provide the best opportunity for comprehensive, long-term housing strategies for inclusive growth

Census Tracts Vulnerable to Displacement with Rising Costs

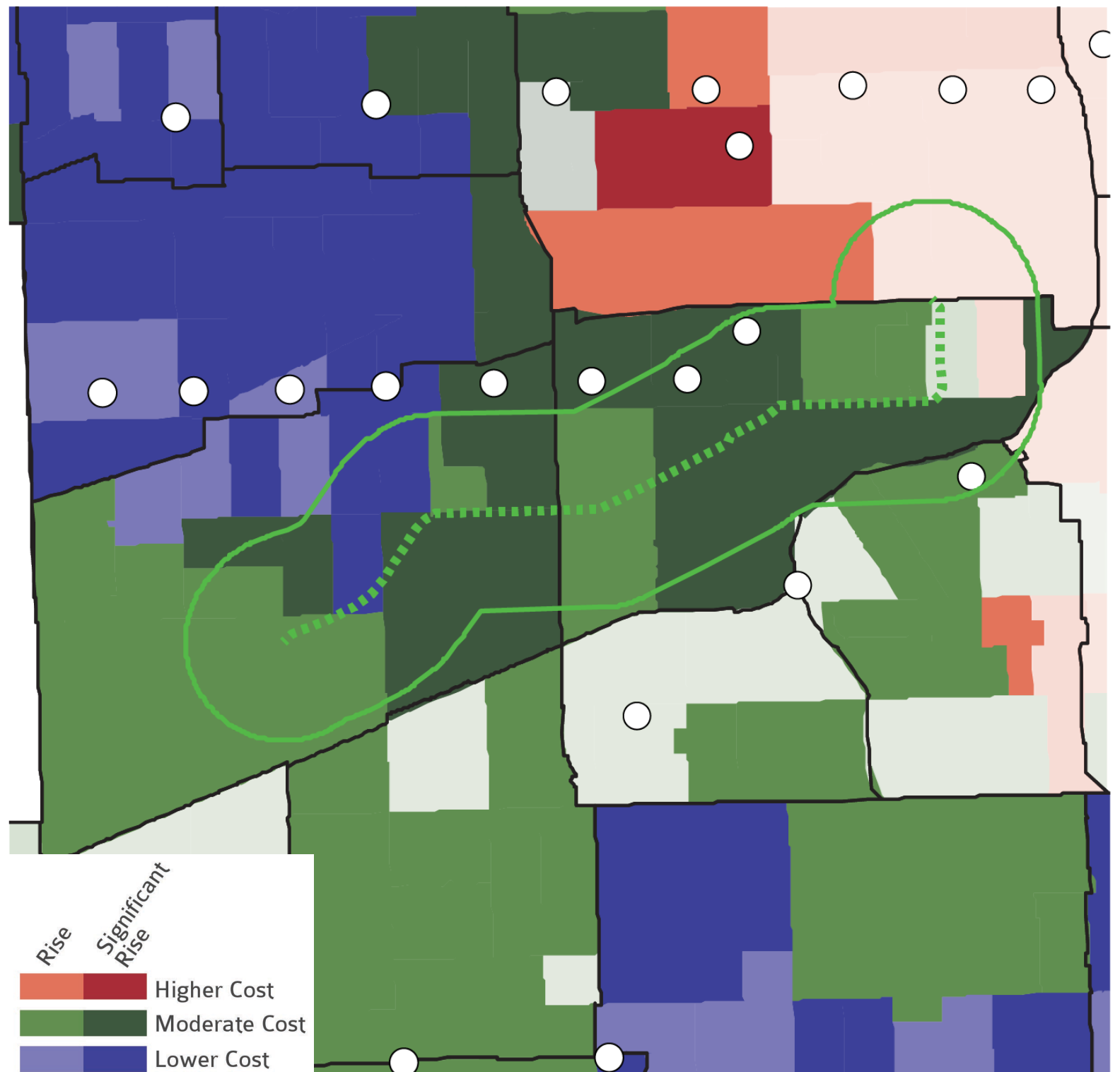


SOURCE: IHS CALCULATIONS OF 5-YEAR AMERICAN COMMUNITY SURVEY DATA, 2011-15 AND PROPERTY SALES DATA FROM COOK COUNTY RECORDER OF DEEDS, 2016 AND 2012

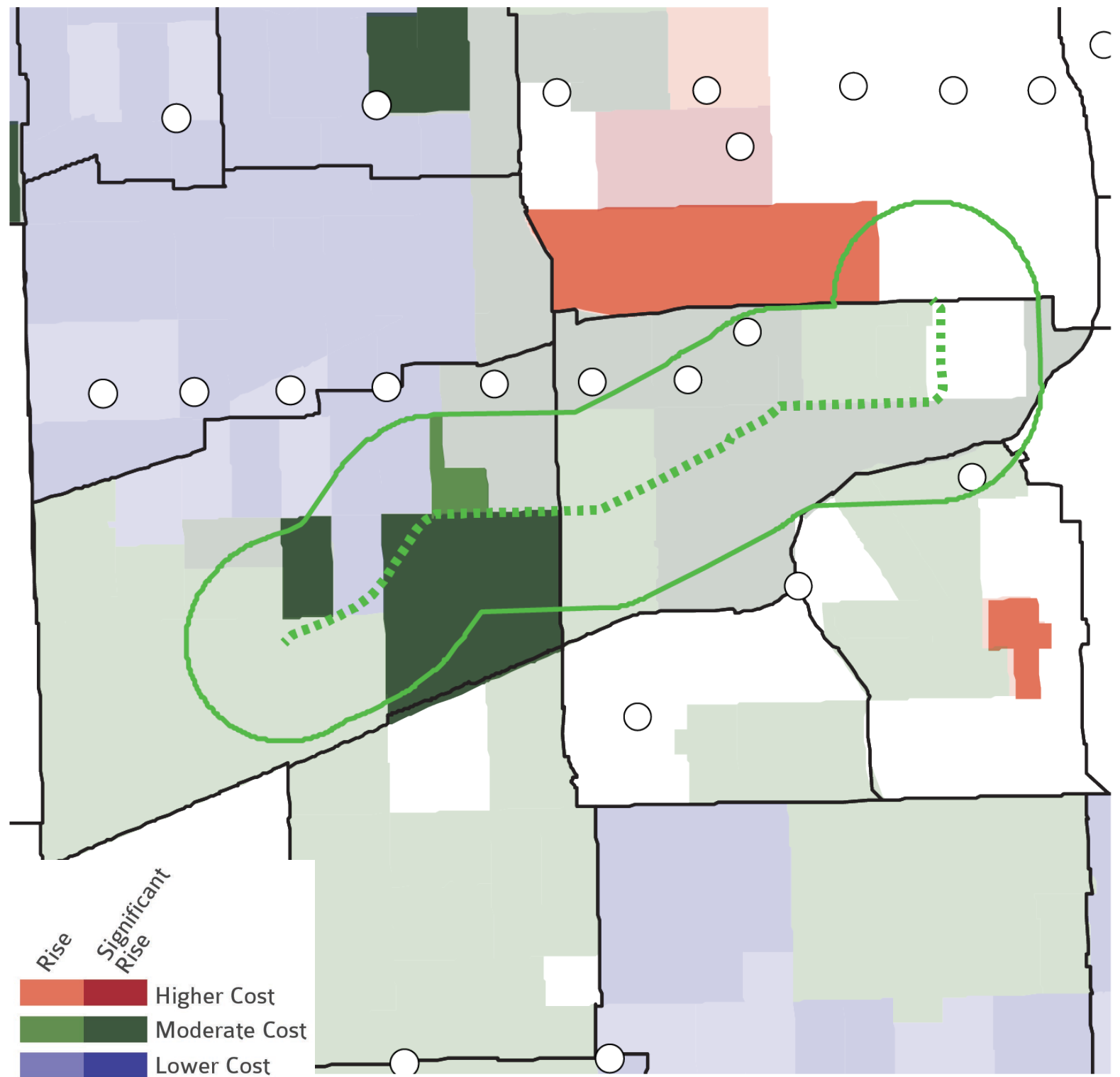
Case study – Neighborhoods Surrounding Proposed El Paseo Trail



SOURCE: IHS CALCULATIONS OF 5-YEAR
AMERICAN COMMUNITY SURVEY DATA,
2011-15 AND PROPERTY SALES DATA FROM
COOK COUNTY RECORDER OF DEEDS, 2017
AND 2012



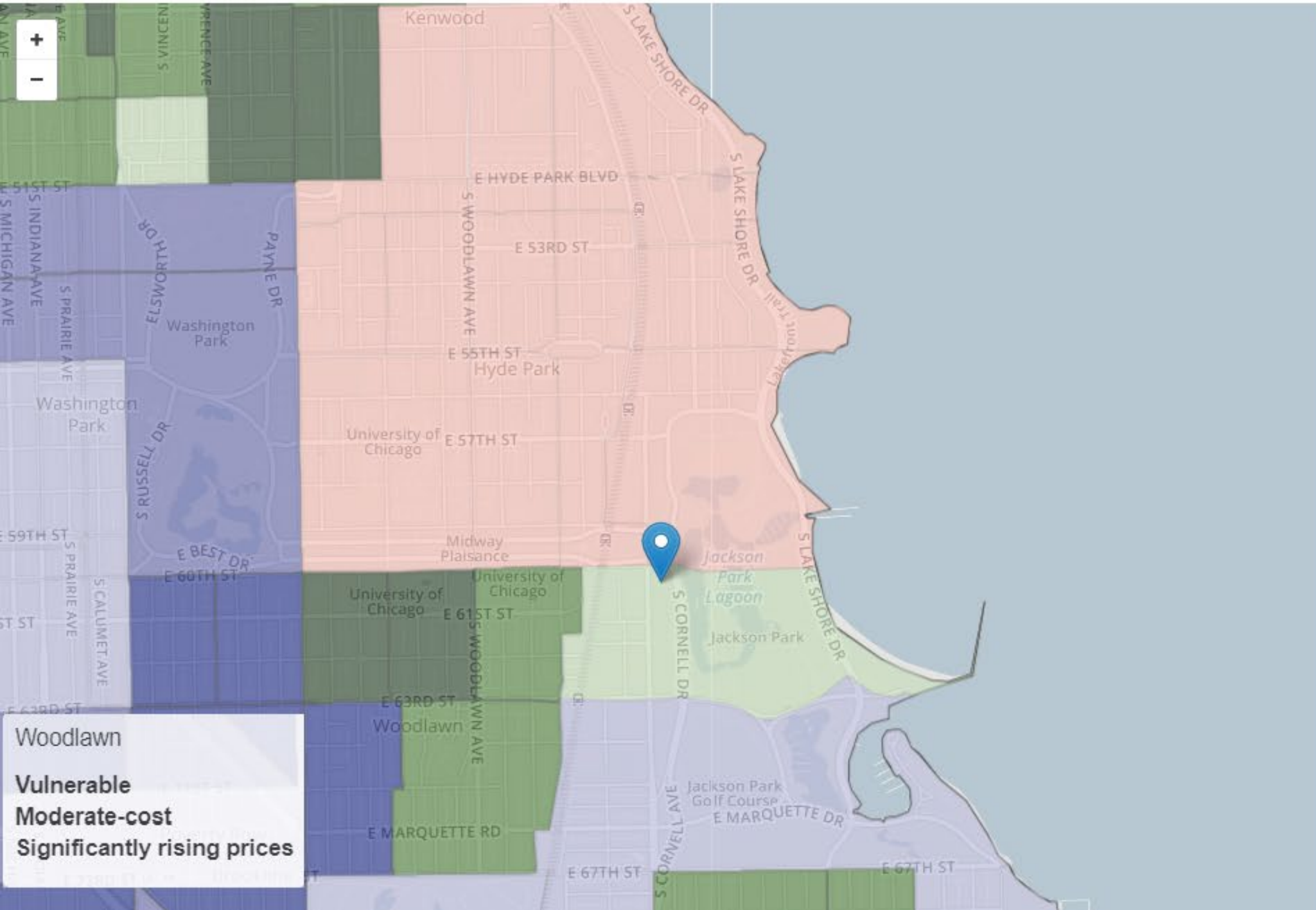
Case study – Intensifying Neighborhoods Surrounding El Paseo Trail



SOURCE: IHS CALCULATIONS OF 5-YEAR
AMERICAN COMMUNITY SURVEY DATA,
2011-15 AND PROPERTY SALES DATA FROM
COOK COUNTY RECORDER OF DEEDS, 2017
AND 2012

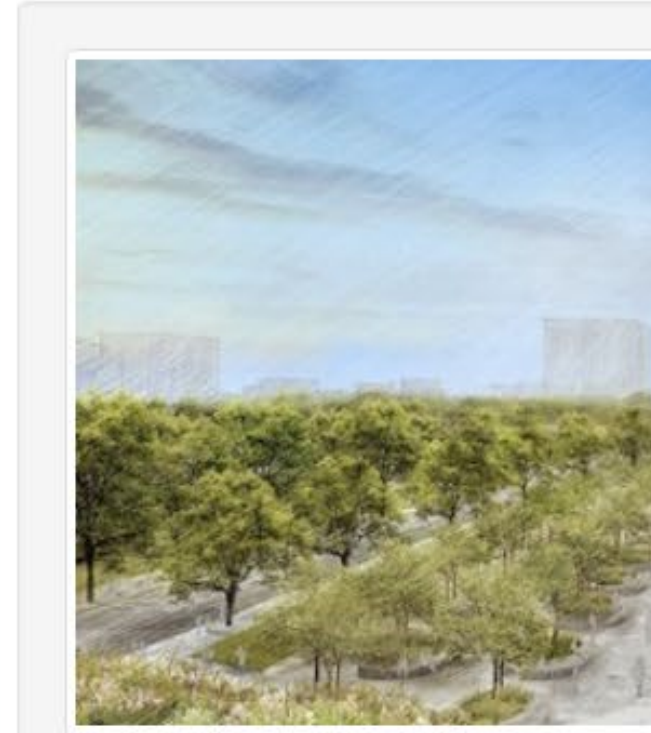
MAPPING DISPLACEMENT PRESSURE IN CHICAGO

Where is displacement a concern in Chicago? View different levels of displacement and lost affordability pressures at the neighborhood level and learn about strategies to preserve housing affordability in areas with different levels of displacement risk. [Read the full report »](#)



High-risk Moderate-risk Low-risk

606 Trail Paseo Trail Obama Pr



THE OBAMA PRESIDENT

The Obama Presidential Center will be located at the end of Midway Plaisance and Lake Michigan. The center will include gardens, trails, green space, and recreational facilities, a restaurant, and spaces for educational and cultural activities. The Science and Industry, the Obama Presidential Center is comparable to the city's Museum of Contemporary Art.



June 5, 2019

Applying Lessons from The 606 to Map Displacement Pressure in Chicago



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June 5, 2019 | Urban Waters Learning Network Webinar

Tracking equitable development outcomes in Washington DC

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Urban Institute and 11th Street Bridge Park



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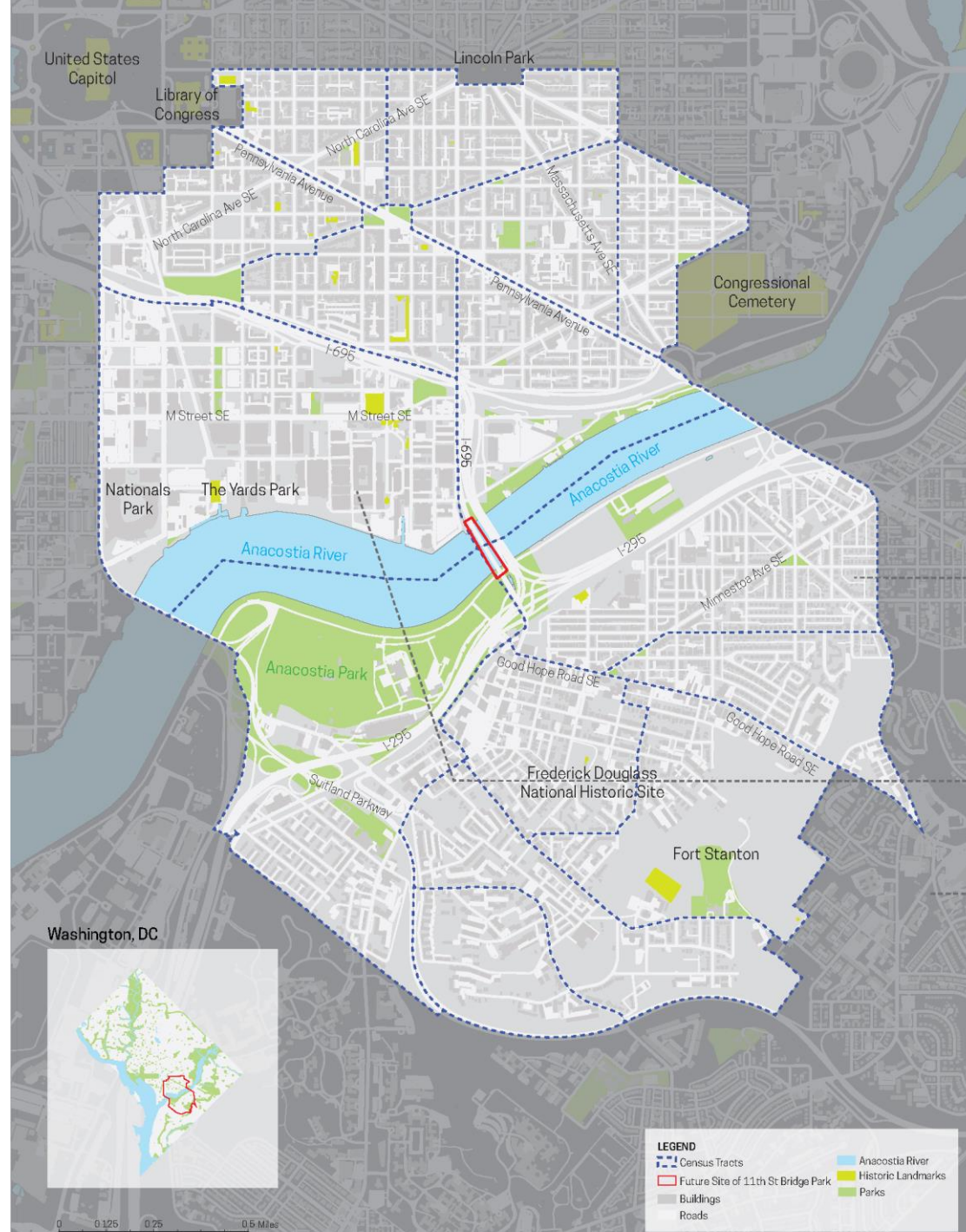


Image credit: Copyright OMA & Luxigon



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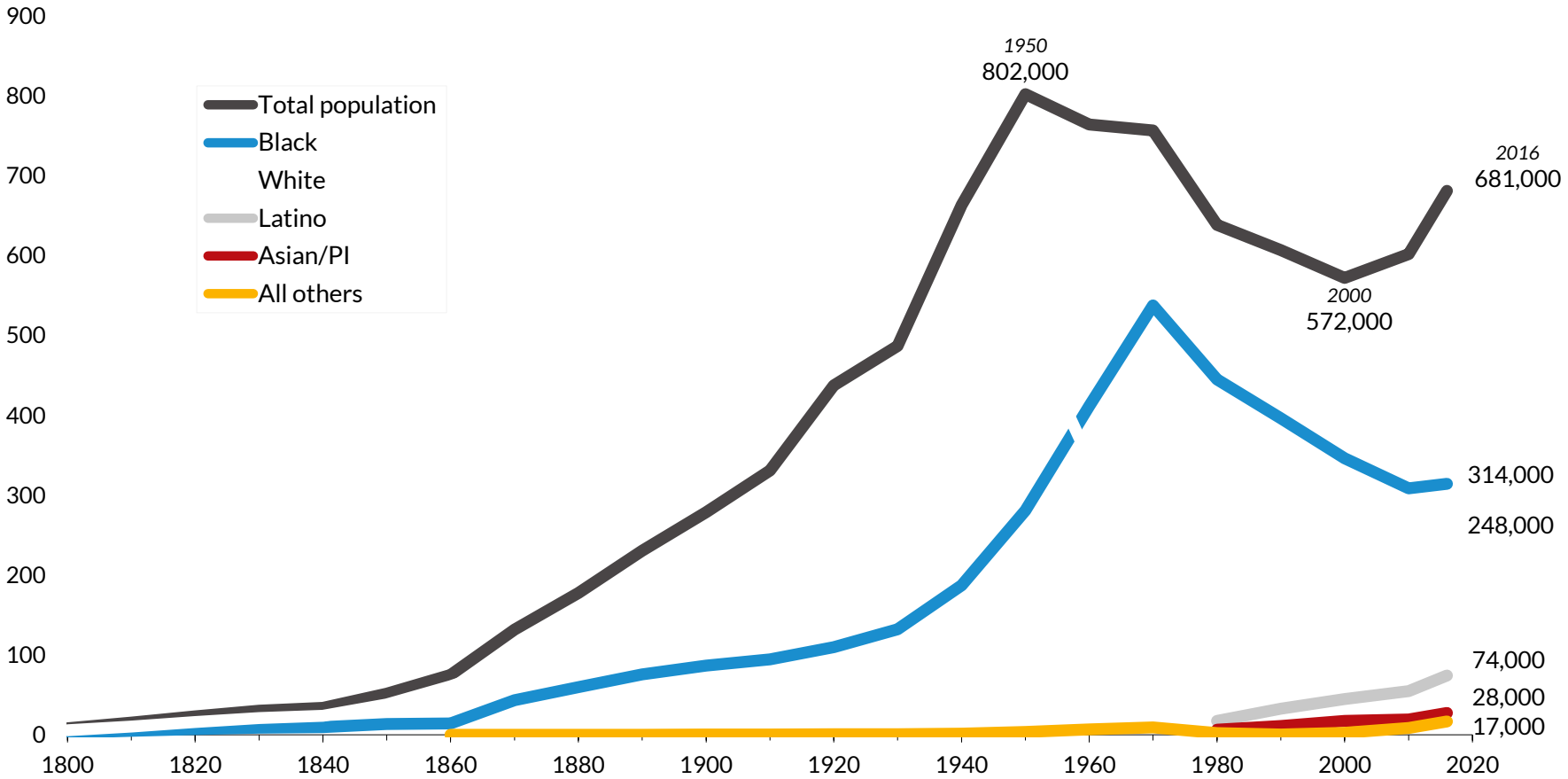


LEGEND

- Census Tracts
- Future Site of 11th St Bridge Park
- Buildings
- Roads
- Anacostia River
- Historic Landmarks
- Parks

DC's population is constantly changing

Population (thousands), 1800 to 2016



Source: U.S. Census Bureau decennial census and annual estimate data compiled by Urban: Greater DC (GreaterDC.urban.org).

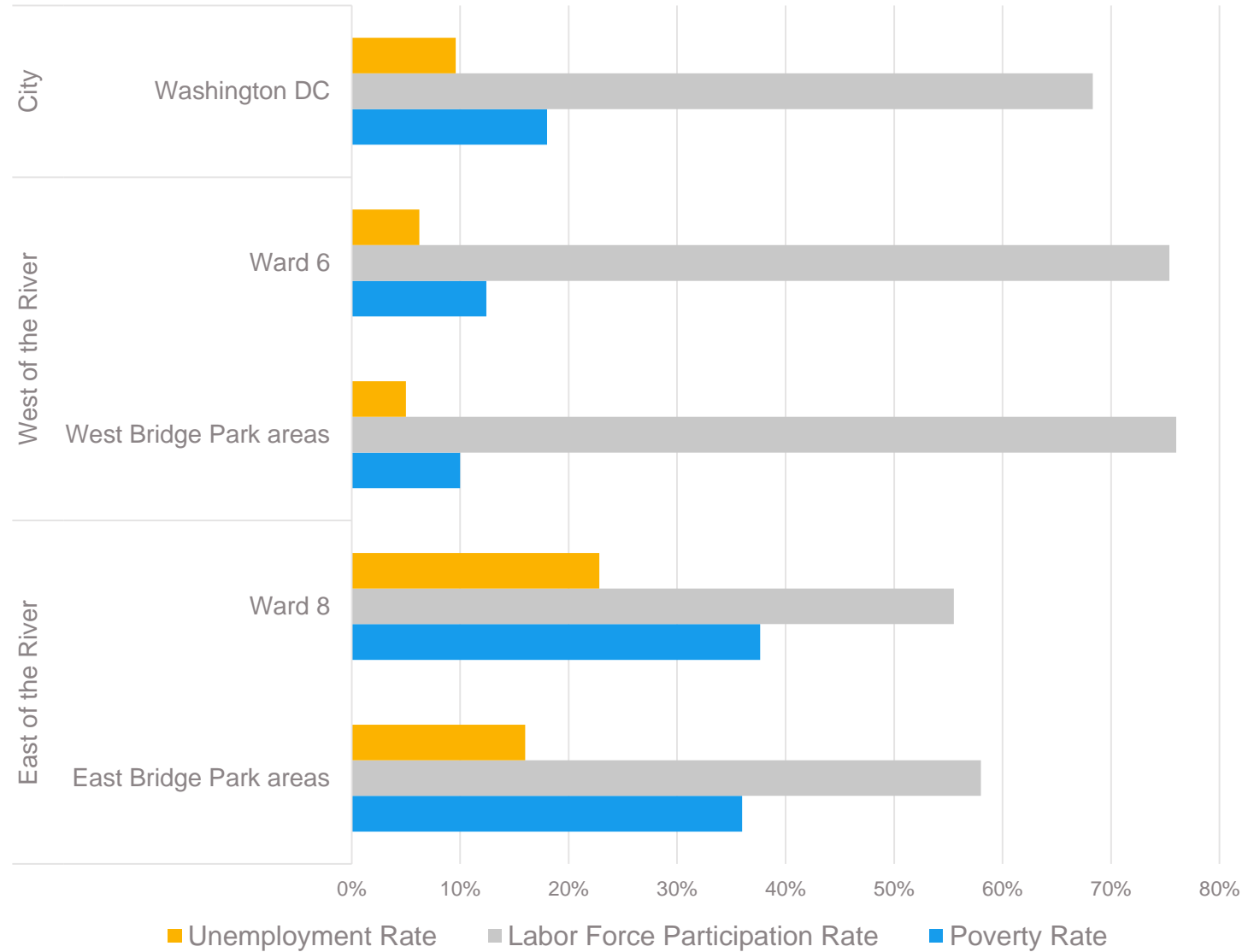
Ward 8 is a symbol of black self-empowerment

- Attractive destination for southern African American families
- Influential black community
- Descendants of pre-Civil War free blacks, including Frederick Douglass



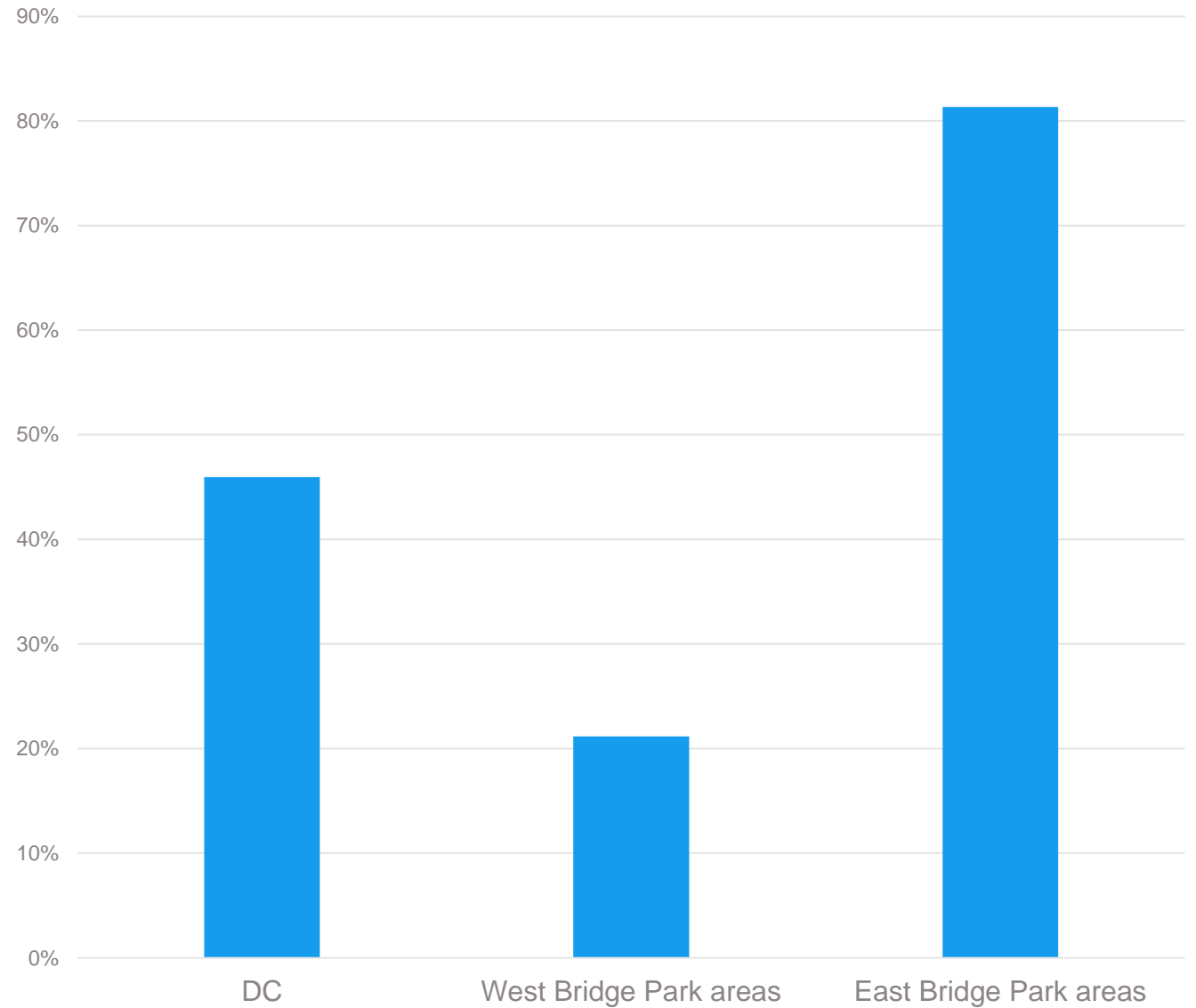
Poverty rates east of the Anacostia River far outpace the rest of the city

Comparative Analysis of Neighborhoods to the West and East of the Anacostia River



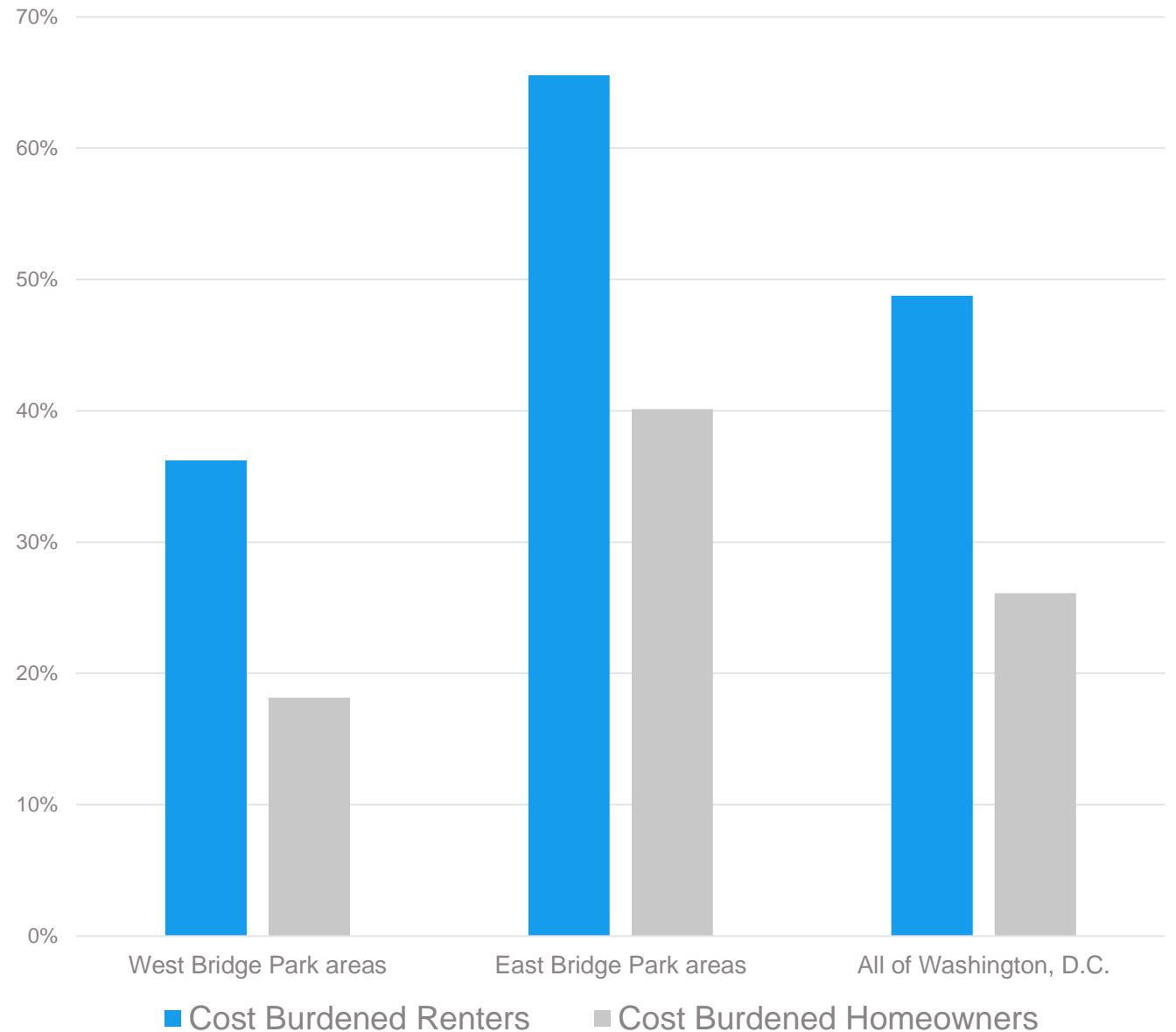
Families living East of the Bridge Park face more pressure to cover typical expenses like food, housing, and transportation

Share of Families with Incomes below \$75,000



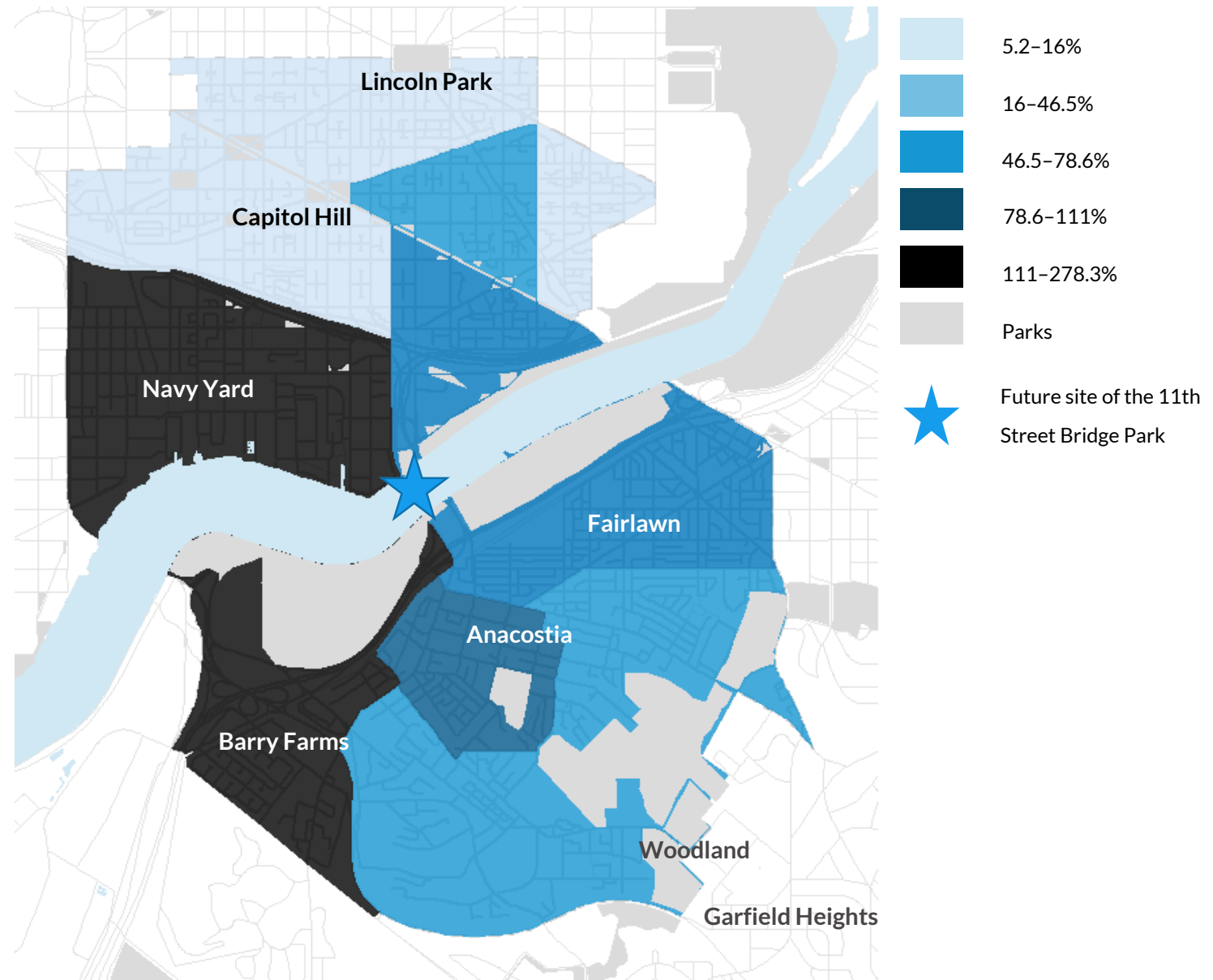
East of the river residents are significantly more rent-burdened than other District residents

Share of Cost-Burdened Renters or Homeowners ACS 2011-2015



East of the river will experience major population change in the coming years

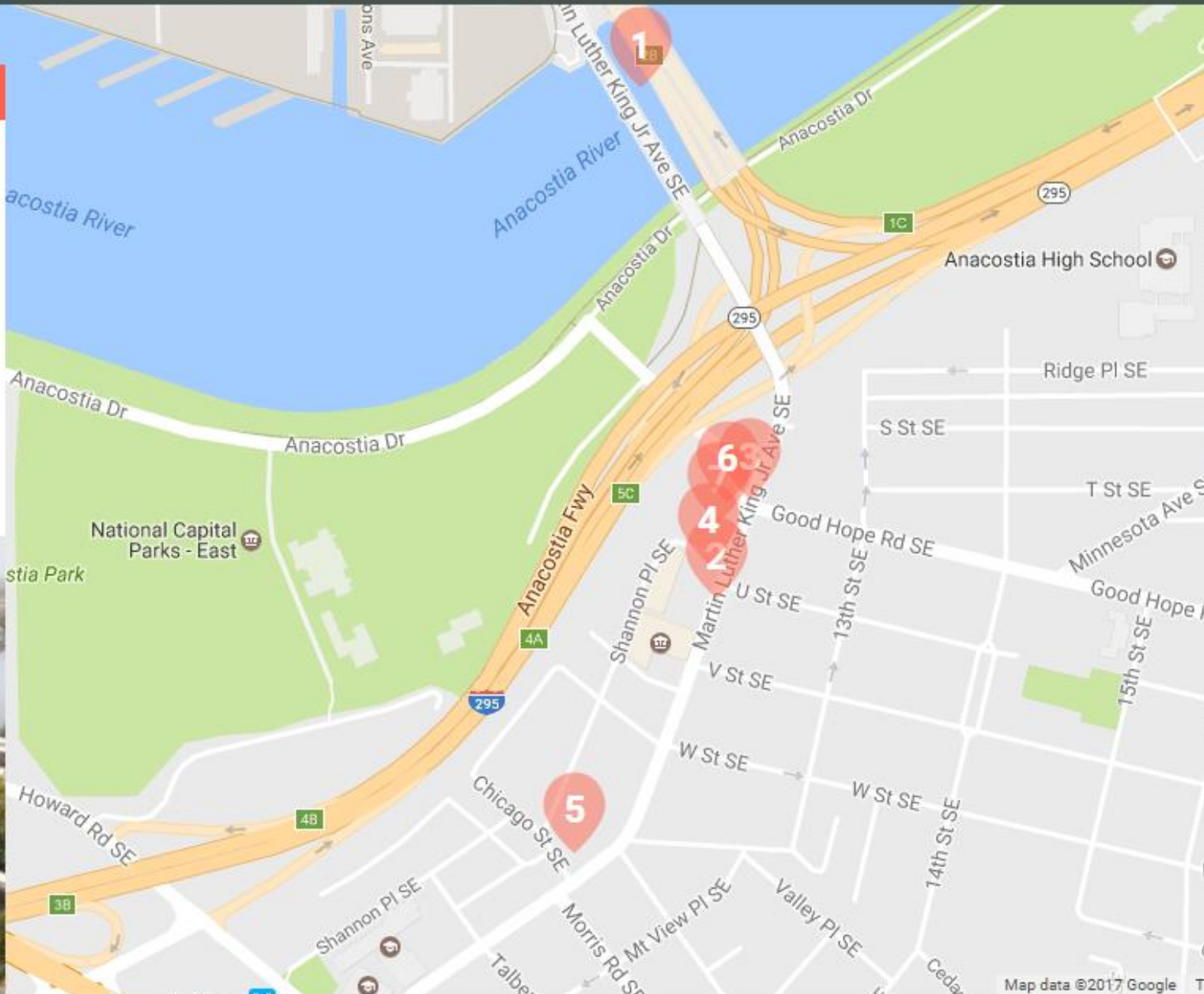
Percentage Change in Number of Households: Census Tracts East and West of the Future Bridge Park Site, 2015–45



All One

Anacostia's Biggest Up-and-Coming Developments, Mapped

BY MICHELLE GOLDCHAIN | JUN 17, 2016, 3:41PM EDT

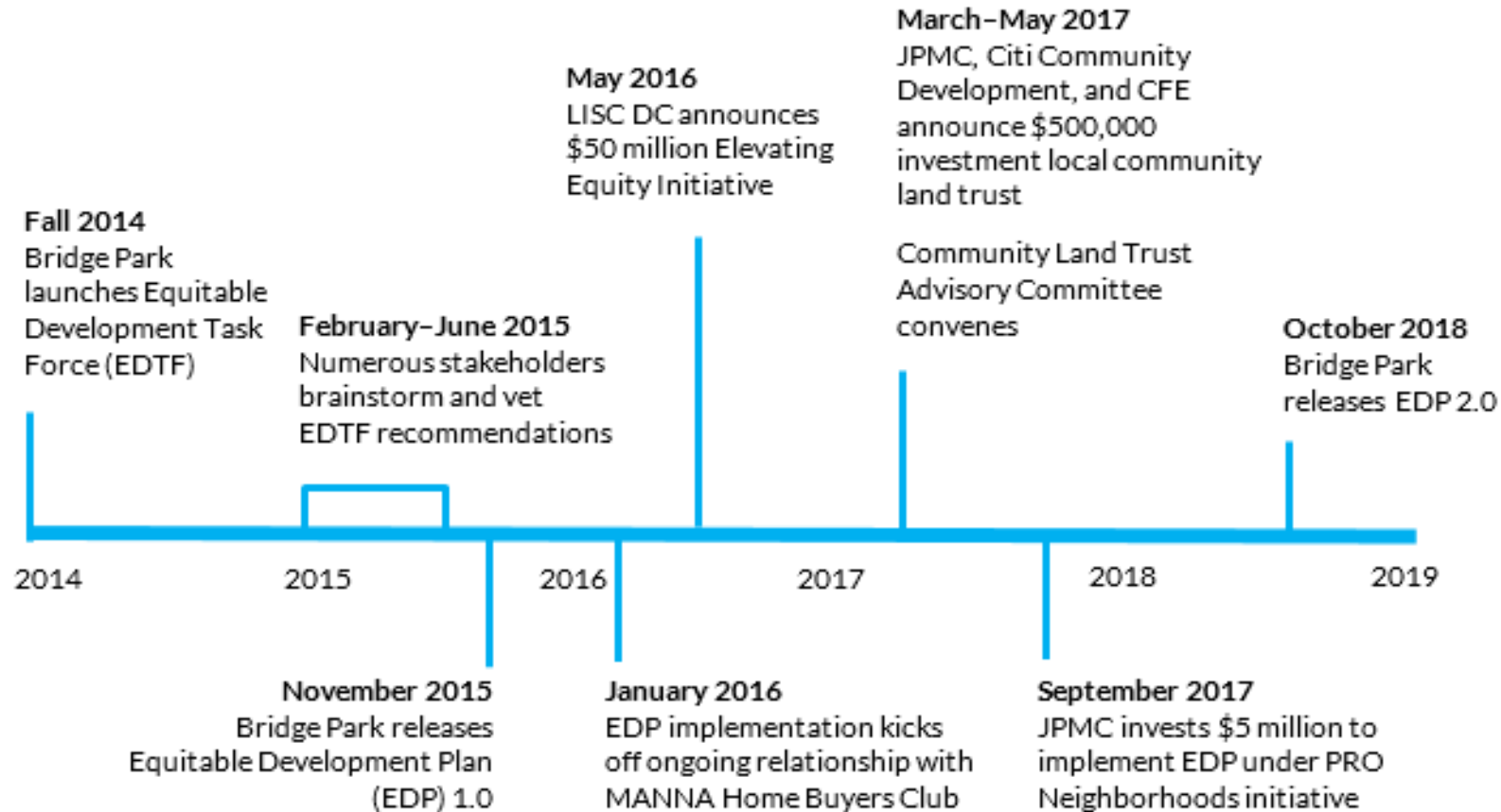


Equitable development in Anacostia

11th Street Bridge Park's Equitable Development Plan



5 years, 2 plan updates, and 14 strategies across 4 domains





Workforce development

- First-source hiring for park construction
- Skill development
- Advocacy



Small business development

- Loans
- Technical assistance
- Businesses on the park

Housing

- Home buyers' club
- Douglass Community Land Trust
- Tenants rights education



Arts, culture, and social equity

- Info hub
- Affordable programming that prioritizes longtime residents
- Use of park space
- Building the local arts community
- Urban farms



Using data to track equitable development outcomes

“Robust data and research are essential to developing strategies to build an equitable economy.” – PolicyLink

Racial equity “is the condition that would be achieved if one’s racial identity no longer predicted, **in a statistical sense**, how one fares.” – Racial Equity Tools

Three key purposes

- To track BP's equitable development outcomes
 - Program-level continuous improvement and ongoing evaluation
- To locate the BP in broader equity context
 - Population-level trends
- To explore new questions that shape BP's approach
 - New analyses that can be “weaponized”

Program-level outcomes

Building the Bridge Park's capacity for continuous improvement

- Led workshops with program partners
- Developed logic models for all programs
- Created corresponding metrics and indicators
- Set targets across programs
- Ongoing, collaborative data collection

Housing: Strategy 2 (2016)

Goals	Inputs/Activities	Outputs	Intermediate outcomes	Long-term outcomes
<p>Work with city agencies and nonprofits to preserve existing affordable housing, and leverage additional resources to build new affordable housing</p>	<p>Secure funding for down payment assistance program and Manna’s Home Buyers Club</p> <p>Pursue creation of Community Land Trust</p> <p>Support additional housing nonprofits</p> <p>Partner with homeownership initiatives within the Bridge Park impact area</p>	<p>Vacant, blighted, properties will be converted to additional affordable units</p> <p>Down payment assistance will be made available in Bridge Park impact area</p>	<p>More nonprofits and philanthropic funders are involved in securing affordable housing in the Bridge Park impact area</p> <p>Homeownership campaign is active within Bridge Park impact area</p>	<p>Homeownership in the Bridge Park impact area increases</p> <p>Residents in the Bridge Park impact area have more access to wealth</p> <p>More affordable housing options are available near the Bridge Park</p> <p>Establishment of a sustainable Community Land Trust</p>

Housing: Strategy 2 (2018)

Goals	Inputs/Activities	Outputs	Intermediate outcomes	Long-term outcomes
<p>Work with city agencies and nonprofits to preserve existing affordable housing, and leverage additional resources to build new affordable housing</p>	<p>Secure funding for down payment assistance program and Manna’s Home Buyers Club</p> <p>Pursue creation of Community Land Trust and secure CLT funding</p> <p>Support additional housing nonprofits</p> <p>Partner with homeownership initiatives within the Bridge Park impact area</p> <p>Identify and acquire city-owned property for potential conversion to affordable housing</p>	<p>Vacant, blighted, and city-owned properties will be converted to additional affordable units</p> <p>Down payment assistance will be made available in Bridge Park impact area</p> <p>Affordable housing units created and preserved</p> <p>Host Ward 8 Homebuyers Club Workshops</p> <p>Partner with City First Enterprises to launch CLT</p> <p>CLT Advisory Committee meets monthly and CLT board is formed</p> <p>Give CLT presentations to local associations and city leadership</p>	<p>More nonprofits and philanthropic funders are involved in securing affordable housing in the Bridge Park impact area</p> <p>Homebuyers Club participants purchase homes</p> <p>Homeownership campaign is active within Bridge Park impact area</p>	<p>Homeownership in the Bridge Park impact area increases</p> <p>Residents in the Bridge Park impact area have more access to wealth</p> <p>More affordable housing options are available near the Bridge Park</p> <p>Establishment of a sustainable Community Land Trust</p> <p>Limited displacement and reduce housing instability and homelessness</p> <p>Homebuyers Club participants maintain home purchases</p>

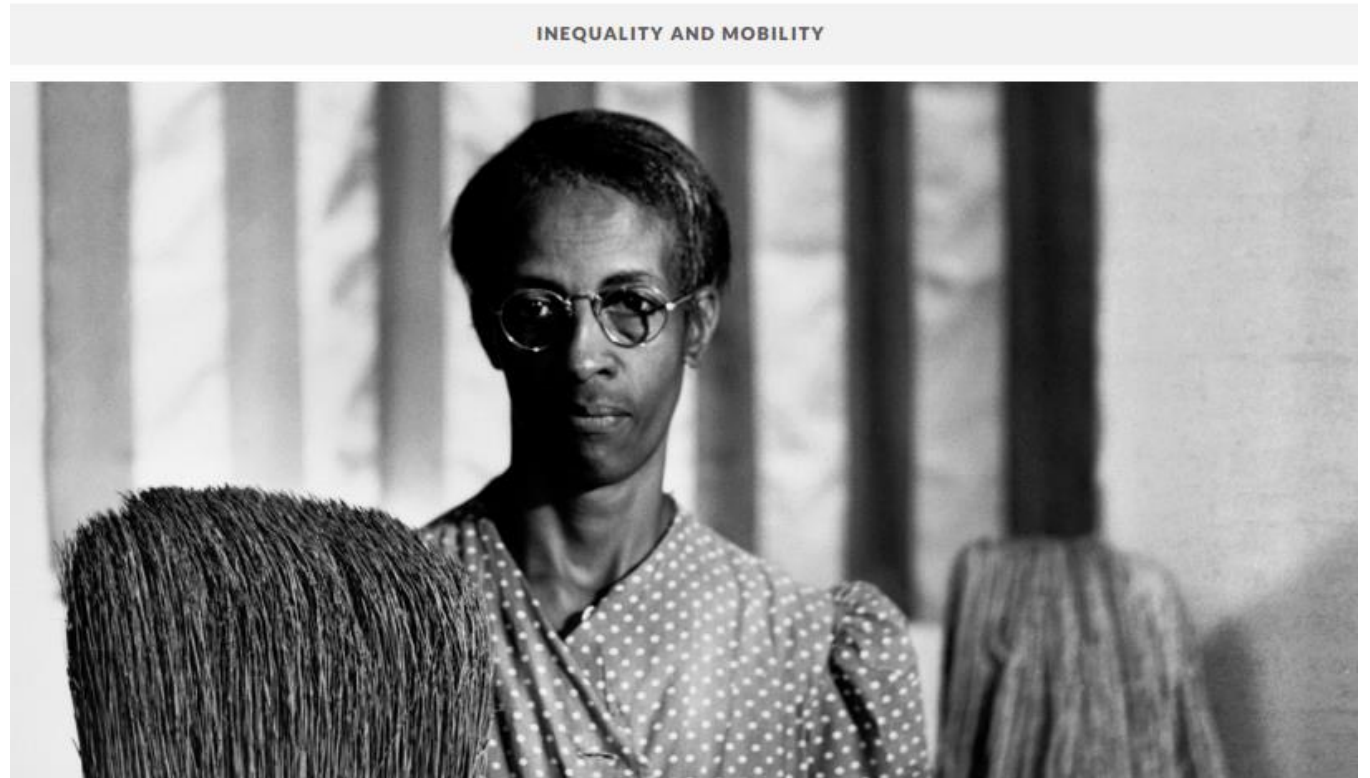
Housing metrics

Baseline Data (population level for Bridge Park area)		Source
- # of building permits issued for residential construction/rehab	- # of Workforce or Naturally Occurring Affordable Housing (NOAH) units developed/rehabilitated	DCRA; DC Preservation Catalog; Real property data; HMDA
- # of affordable units from Preservation Catalog	- # of participants at tenants rights workshops	Program data
- # of renter households	- # of direct tenants' rights mailings	
- # of homeowner households	- # of tenants reached through door-to-door canvassing	
- % homeowner households (homeownership rate)	- # of property owners engaged	
- % renters with severe housing cost burden	- # of Home Buyers Club workshops hosted	
- % homeowners with severe housing cost burden	- # of participants enrolled in HBC workshops	
- # of home sales	- # of HBC participants purchase homes	
- median sales price of SF homes/condominiums	- # of CLT public events hosted and presentations given	
- % of residential property owned by area residents	- \$ in acquisition fund	
- # of mortgage-financed home purchases by race/ethnicity of buyer	- # of CLT properties purchase	
- # of mortgage-financed home purchases by income of buyer		

Putting the Bridge Park in context: population-level trends

Structural barriers for people of color impact the way demographic changes play out

Photo: Gordon Parks' American Gothic, Washington, DC, 1942.



RESEARCH REPORT

The Color of Wealth in the Nation's Capital

A Joint Publication of the Urban Institute, Duke University, The New School, and the Insight Center for Community Economic Development

Leveraging Urban—Greater DC’s research and resources

- Ongoing data agreements with District agencies
 - Police, health and human services, housing, buildings
- Regular updates of national data sources like Census
- Data summarized at multiple geographical levels, including the Bridge Park’s focus area

The Bridge Park, partners, and general public can access equity data about DC

- Closing Equity Gaps in DC's Wards and Neighborhoods, Urban Institute (2018)

Adults with a postsecondary degree, 2012-16

Ward 7



DC



Ward 7 in an equitable DC

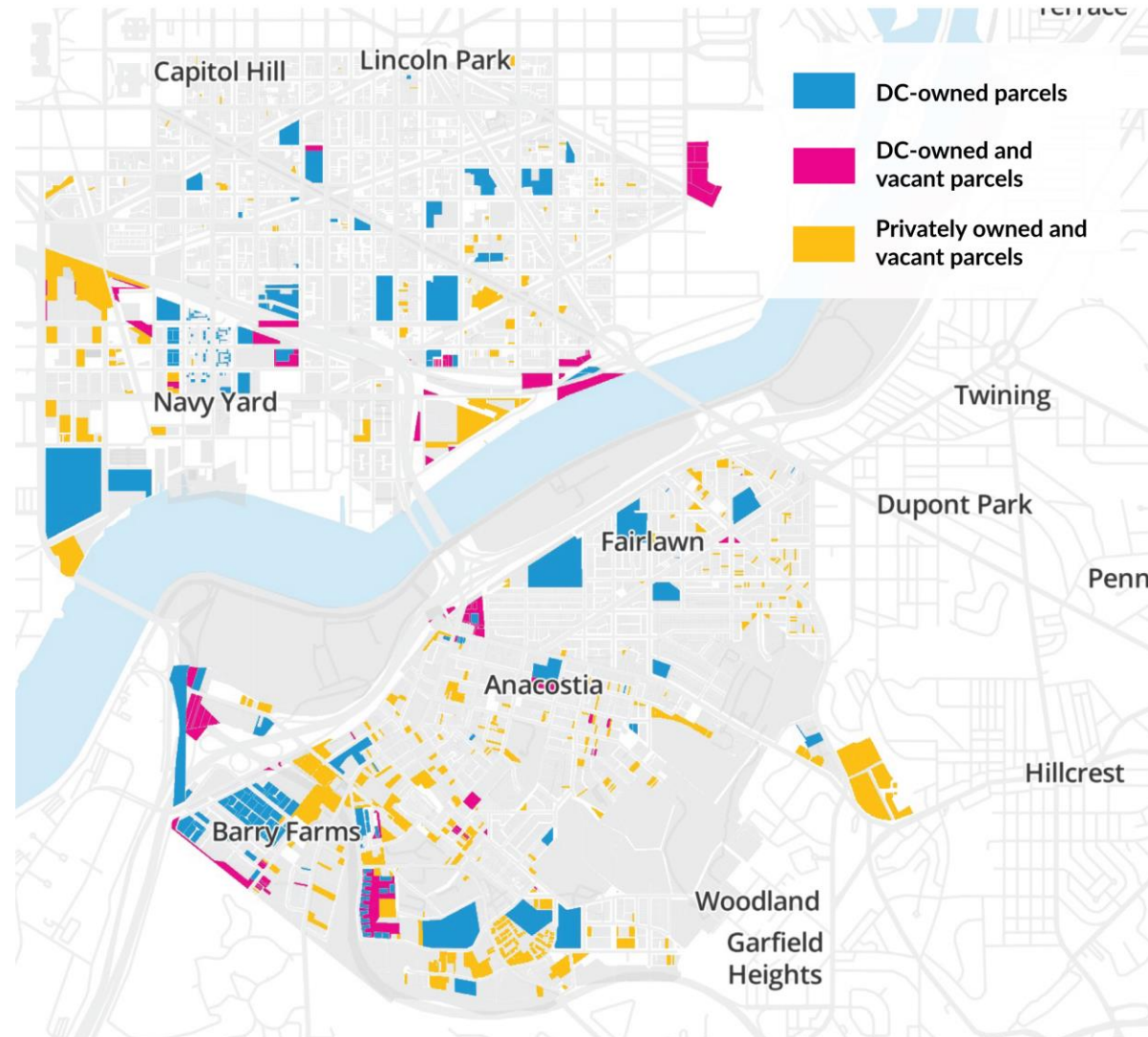


If we closed this equity gap, **18,003 more adults in Ward 7 would have postsecondary degrees.**

New analyses to inform the Bridge Park's approach

Exploring opportunities to expand Douglass Community Land Trust with city-owned property

DC-Owned and Vacant Parcels in the Bridge Park Impact Area

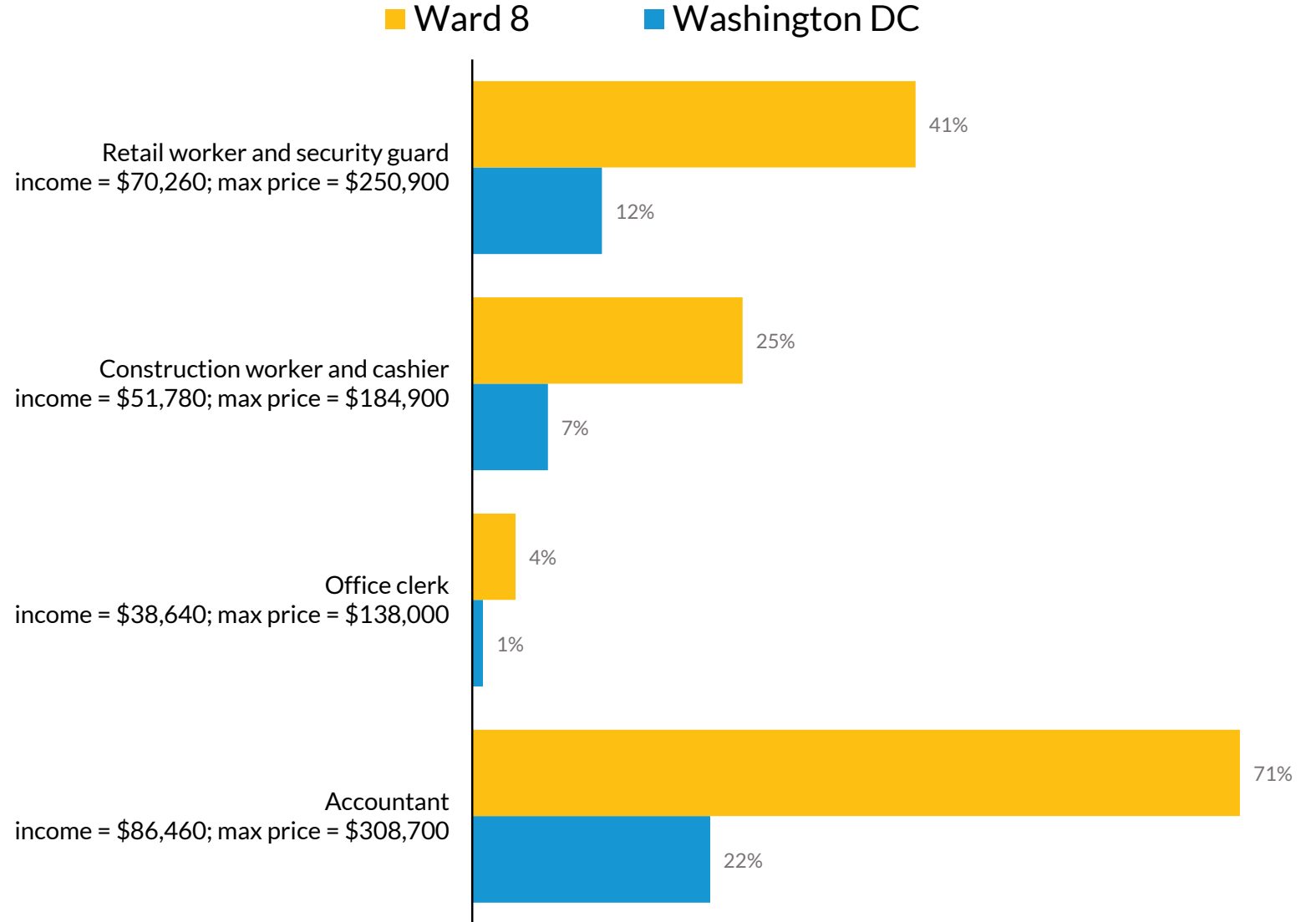


Sources: DC open data common ownership lots and DC real property data.

URBAN INSTITUTE

Finding new ways to articulate ongoing challenges

Home Sales Affordable to First-Time Buyers in 2016, by Occupation



Three ways we use data to advance equity in Anacostia

- To track BP's equitable development outcomes
- To locate the BP in broader equity context
- To explore new questions that shape BP's approach

We can communicate BP results, but not necessarily impact on equity overall

- We can always use more data we don't currently have
- BP convenes a handful of service providers among a sea of nonprofits
- Limited capacity to track individuals

New opportunities in the future to leverage data

- Quantifying the economic impact of the Bridge Park's programs
- Institutionalizing continuous improvement processes within the Bridge Park and their partner organizations

Lessons and suggestions for others

Develop a realistic plan

- If you're doing place-based work, consider how your geographic scope may change

Collaborate with other service providers who may share service populations

- Set performance-level targets to coordinate effort and track progress for achieving equitable development results across partners

Equitable development and equity are related but different

- Locate your organizations in larger systems and support program and population-level data collection
- Hold multiple parties accountable for achieving equity in a measurable way

Build organizational capacity to support continuous improvement activities

- Revisit your logic models and metrics
- Learn by doing
- Be in it for the long haul

References

- Equitable Development and Urban Park Space: Results and Insights from the First Two Years of Implementation of the Equitable Development Plan of DC's 11th Street Bridge Park Project, <https://www.urban.org/research/publication/equitable-development-and-urban-park-space-results-and-insights-first-two-years-implementation-equitable-development-plan-dcs-11th-street-bridge-park-project>
- Urban analysis of NeighborhoodInfo DC data, <http://dcpres.urban.org/dcp/>.
- Leah Hendey and Serena Lei, “A Vision for an Equitable DC,” Urban Institute, December 12, 2016, <https://www.urban.org/features/vision-equitable-dc>.
- Mychal Cohen and Peter Tatian, “Can a community land trust give long-term residents a foothold in a changing neighborhood?” Urban Institute, January 29, 2018, <https://www.urban.org/urban-wire/can-community-land-trust-give-long-term-residents-foothold-changing-neighborhood>
- Our Changing City, Urban Institute, <https://www.urban.org/features/our-changing-city-collection>

Resources

- 11th Street Bridge Park Equity Tools (access the plan and how-to videos): <https://bbardc.org/equitytools/>
- Urban—Greater DC Data Explorer: <https://greaterdc.urban.org/>
- Closing Equity Gaps in DC's Wards and Neighborhoods (interactive tool): <https://apps.urban.org/features/dc-equity-indicators/>
- PolicyLink's National Equity Atlas: <https://nationalequityatlas.org/>