

Turning the Corner: July Partner Update from Data You Can Use

The second Turning the Corner cross-site call was held on June 27th, and a representative from each of the five cities involved provided an update on their efforts. Milwaukee's progress is highlighted below, followed by an update from Detroit, Buffalo, Phoenix and the Twin Cities. An update from the Urban Institute, a research note, selected readings and future call dates are also included.

Progress in Milwaukee: The work in Milwaukee is supported by the Community Development Alliance (CDA), a body of funders whose goal is informed investment and shared knowledge. We want our Turning the Corner project to build on and complement the ongoing efforts, and have been meeting with partners to build shared data agreements and assure the study is coordinated with the many development efforts underway in the city.

That work has informed the choice of our sites: Brewers Hill and Walker's Point. Both are immediately adjacent to downtown and have benefited from growth and development there and will offer lessons to both replicate and avoid. Both are also adjacent to neighborhoods (MLK, Bronzeville, Harambee and the Harbor District) that are the target of future investments and can benefit from lessons drawn from the neighborhoods that have "turned the corner."

The Milwaukee Department of City Development has received an Equity Through Transit Oriented Development (TOD) grant and is working with national consultants to conduct a market and affordability study of the areas adjacent to the installation of a new streetcar, its projected extension and a half mile radius. (see attached map). We have confirmed data sharing agreements which will provide data gathered by their national consultants at the census tract level. Data You Can Use will incorporate this into their analysis for key indicators based on the Lisa Bates' Gentrification Typology. This data will be available in August. Data You Can Use joined the City and the consultant team on Wednesday, June 28 on a tour of the area and captured comments from the participants which help describe the neighborhoods.



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MKE United is an initiative of the Greater Milwaukee Committee, the Urban League and the Greater Milwaukee Foundation. They are creating a shared vision for the Greater Downtown area to leverage unprecedented downtown development to create more equitable benefit for the adjacent neighborhoods. In creating their Action Agenda, they recently conducted a survey of over 600 city residents and stakeholders about equity and development in their neighborhoods. They have agreed to pull and share the data from respondents in the Turning the Corner neighborhoods which will be used to inform the selection of interview participants, and questions, as well as potential indicators.

LISC Milwaukee has been working with residents and business owners in the Brewer's Hill/ King Drive/ Harambee neighborhoods and Data You Can Use is partnering with them to select participants for the interviews and focus groups, which will be aimed at long-term residents of the neighborhoods.

We expect to complete focus groups and interviews by early fall. In each neighborhood, we are looking for 25 residents and 10 business owners who have been residents for a minimum of five years. We will use the established protocols informed by the additional data that are being collected.

Additionally, we are joined the summer by Cassandra Leopold, a Master's degree student in Urban Planning who is skilled in photography and data visualization. We are exploring opportunities to add this element to the work and are interested in how other sites are incorporating data visualization into this project. A few of her pictures from the Brewers Hill and Walker's Point neighborhoods are included here.



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Updates from Other Sites:

Detroit: The lead agency is Data Driven Detroit (NNIP partner) with support from the Kresge Foundation. Six neighborhoods of interest have been identified, and Data Driven Detroit has identified qualitative data points that they will generate for the city as a whole, and for each of the target neighborhoods. They have held two large advisory meetings with 25-30 stakeholders who include: investors, non-profit staff, and neighborhood business owners. Next, they intend to recruit for focus groups and interviews, using the stakeholder group as participants and recruiters.

Twin Cities: The Center for Urban and Regional Affairs at the University of Minnesota (NNIP partner) is the lead agency along with LISC-Twin Cities and Wilder Research. They are in the process of narrowing their neighborhood candidates from five to three, and scheduling a meeting of their advisory group in late summer with 25-30 participants (funders, community stakeholders, etc.)

Buffalo: The Center for Urban Studies (CUS) at the University of Buffalo and the city Urban Renewal Authority and planning departments are involved. CUS has identified 13 eligible neighborhoods, and plans to select three with stakeholder input. They are closely partnered with the City in choosing and using quantitative data. Their panel consisted of 11 people from various organizations and representatives. Interestingly, the City of Buffalo defines neighborhoods based on census tracts rather than matching tracts to neighborhoods.

Phoenix: LISC- Phoenix and the Real Estate Development program at the Arizona State University are the leads. Three neighborhoods have been chosen, and Phoenix asked for input on strong baseline data from the group.

Communications Guidance

To assist with external communications, the Urban Institute, the backbone agency for Turning the Corner and the National Neighborhood Indicators Partnership (NNIP), will be preparing a document to summarize and share information on each city's neighborhoods of interest and a short summary of the plan.

Data You Can Use will prepare demographics, photographs, and a narrative on Brewers Hill and Walker's Point to be included in the Urban Institute's Turning the Corner flyer. This document will be available for use by local stakeholders.



Research Notes and Resources

Urban Institute staff discussed interesting data being used as frequently updated short-term measures of neighborhood revitalization, including perceived cultural value using Yelp, a count of NYT’s media mentions, real estate listings, and use of luxury grocery stores.

Jeff Matson of the University of Minnesota discussed the methods being used in the Twin Cities to identify neighborhoods based on quantitative data and new data sets that are being considered for incorporation in this work. A modification of the methodology developed by Dr. Lisa Bates in Portland is being used to identify neighborhoods susceptible to gentrification. Key metrics include: median home value, people of color, renters, people without bachelor’s degrees and median household income. Identifying those neighborhoods with indicators better than the city average will suggest neighborhoods at risk of gentrification. Additional data sets that are being explored in the Twin Cities include: permits, household tenure, crime, 311 calls, bicycle and dog licensing, and business licensing.

Other resources include:

[Where is Gentrification Happening in Your City?](#) This piece is focused on how local governments in Los Angeles, Portland, Seattle, New York City and Boston are identifying and intervening in neighborhoods in the early stages of gentrification.

[Gentrification and Displacement Study](#) This whitepaper written by Dr. Lisa Bates for the City of Portland, includes the methodology and measures of displacement and gentrification that will be included in the Milwaukee and Twin Cities sites.

Future Phone Meetings: Monthly phone check-ins with the research sites will occur on the following dates from 12:30—1:30 central time. Partners are welcome to join all of the calls but may be particularly interested in the general call on October 24th.

August 22	Research
October 24	General
November 8	Research

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