

# Turning the Corner

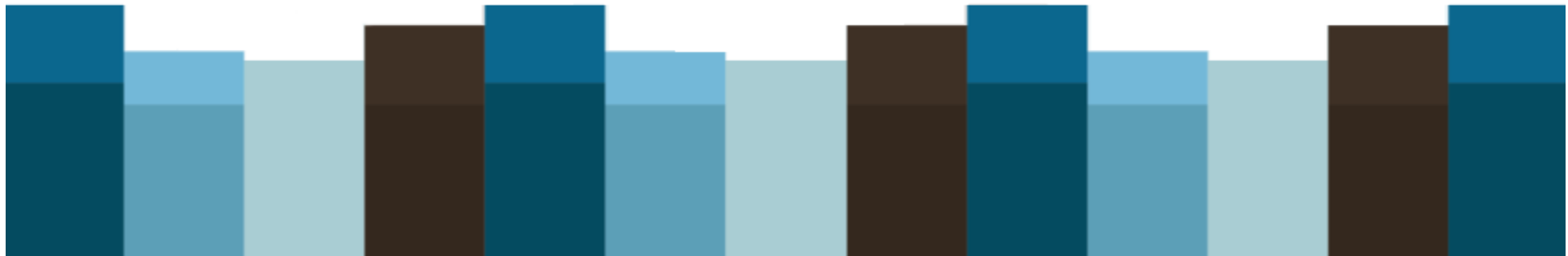
## Update on the Cross-site Project

Community Development Alliance Meeting

December 5, 2018

Kathleen Pritchard, Ph.D.

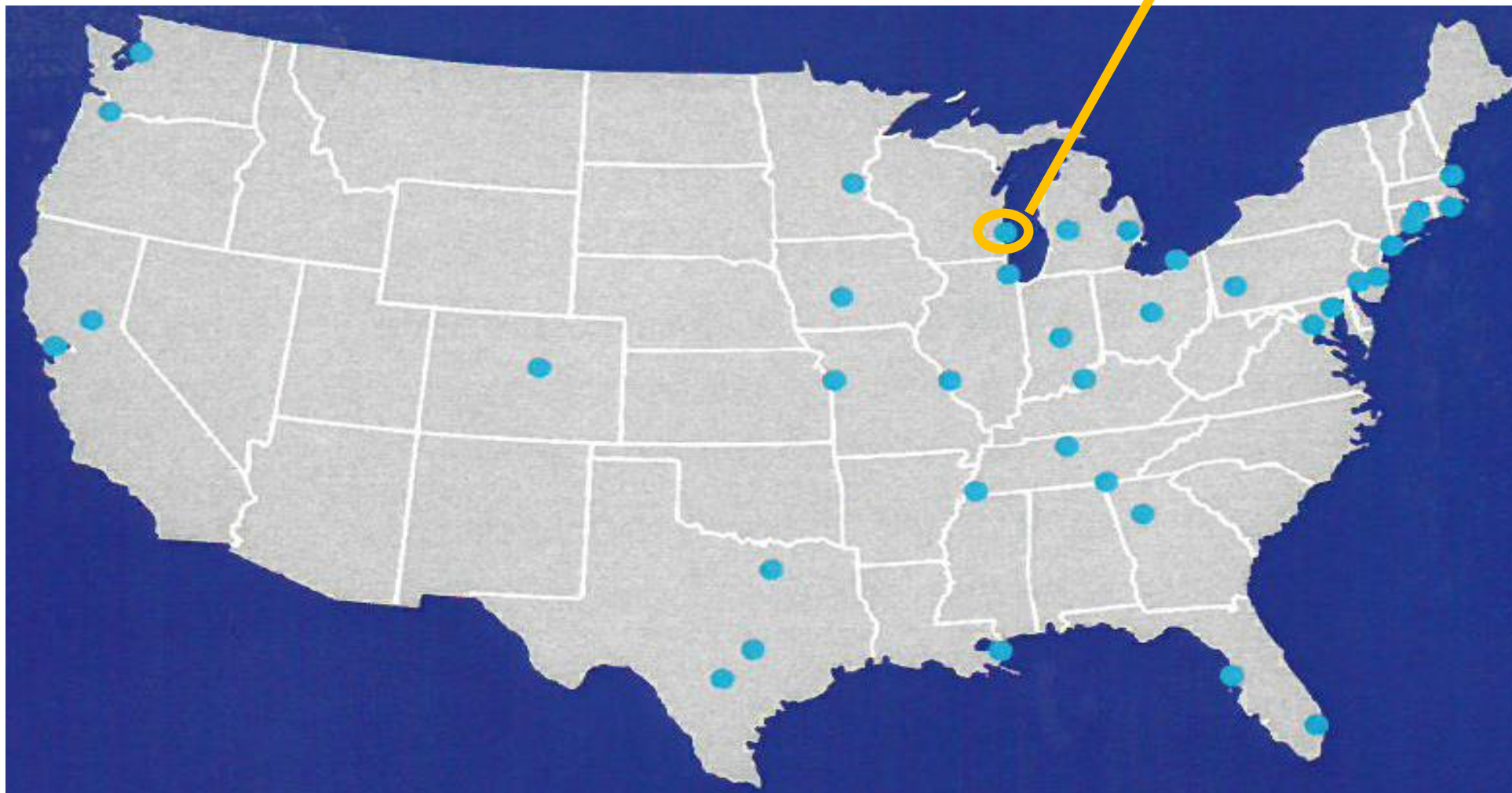
Data You Can Use, Inc.



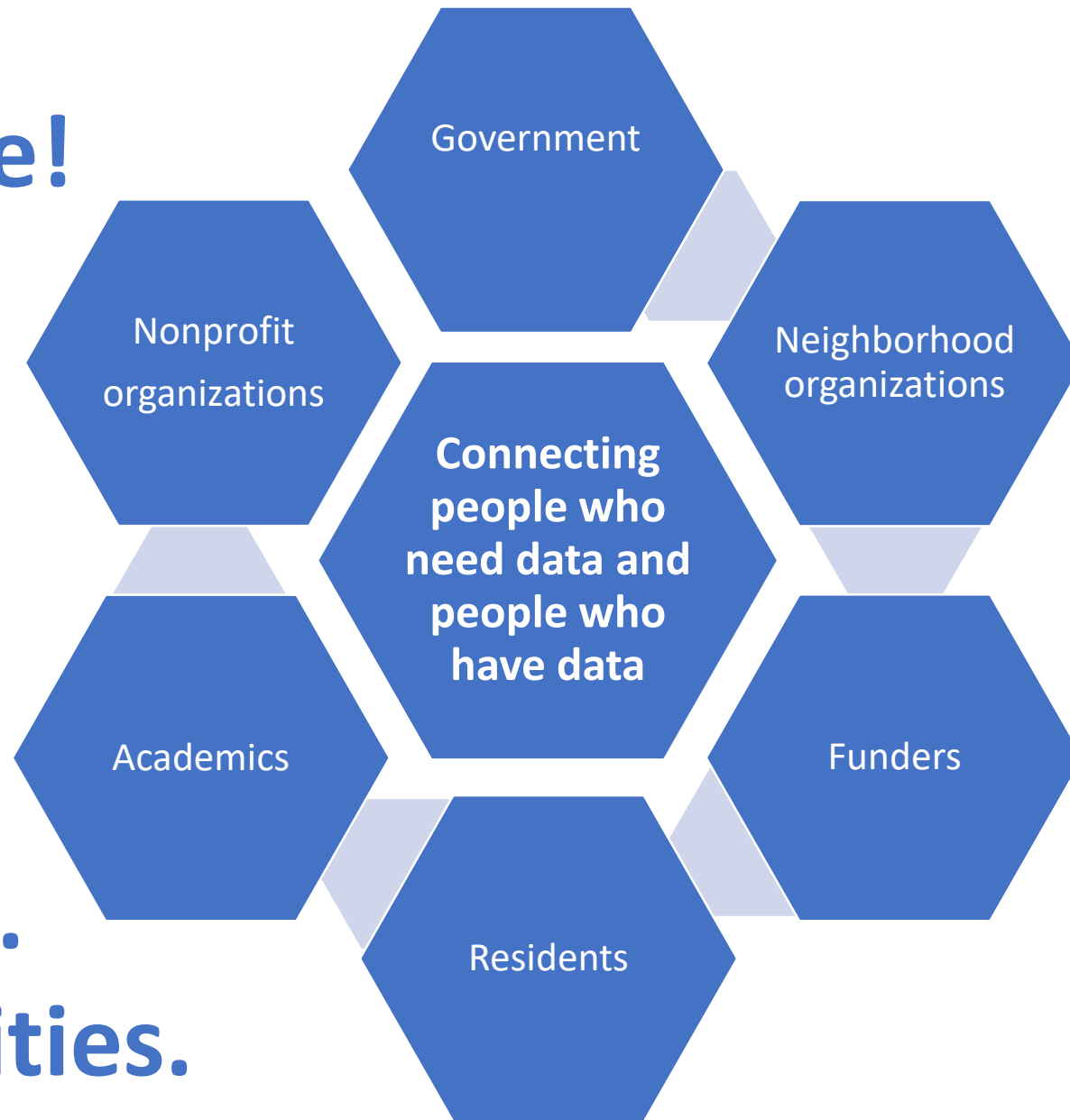


# NATIONAL NEIGHBORHOOD INDICATORS PARTNERSHIP

DATA YOU CAN USE



# Dataphyles Unite!



**Better Data.  
Better Decisions.  
Better Communities.**

# *Turning the Corner*--Today's Agenda

## What we'll cover

- ❑ Background/Purpose/Process of the study
- ❑ Milwaukee Context
- ❑ The Challenge of Change
- ❑ Suggested Indicators
  - ❑ Brewers Hill
  - ❑ Walker's Point
- ❑ Other important things to consider
- ❑ Questions

# *Turning the Corner: Monitoring Neighborhood Change for Action*

- National Sponsors
  - Urban Institute NNIP
  - Funders Network -Federal Reserve Philanthropy Initiative
  - Kresge Foundation
- Partner Cities
  - Buffalo
  - Detroit
  - Minneapolis
  - Phoenix
- Local Support
  - City of Milwaukee-Department of City Development
  - Greater Milwaukee Foundation
  - Greater Milwaukee Committee-MKE United
  - LISC-Milwaukee
  - Northwestern Mutual Foundation
  - Zilber Family Foundation
- Neighborhood Organizations
  - Brewers Hill
  - Walker's Point
- Residents and Business Owners
- Data You Can Use team

# Elevate the Conversation about Neighborhood Change and “Gentrification”

- Background research on topic of neighborhood change and gentrification
- Learnings from other efforts in Milwaukee
- Shared Learnings from Partner Cities
- Interviews— “long-time” business and residents
- Focus groups with “long-time” residents
- Partner Feedback

# Challenges to Informed Conversation: Why is this so hard?

- Change is constant
- Definition depends on
  - Time frame
  - Perspective
- Spectrum of change
- Specter of displacement

# Challenges to good measurement How will we know?

- Which indicators?
- Compared to what?
- Accounting for mobility
- What level?



# Which Indicators? Based on seven recent studies...

- residents who rent (6)
- residents who are white (5)
- residents without a college degree (5)
- percent low income (5)
- percent housing cost-burdened (4)
- change in median rent (4)

Constructed by Data You Can Use from [Where is Gentrification Happening in Your City?](#)

# Which “Comparables”?

## How do we relate to lessons from San Francisco and New York?

NOTE variables in blue are those included in the Harvard study cited above. The top five used in those seven studies are represented in the PCIT.

Milwaukee's Peer Cities on Key indicators			
Construct			
Equity (racial and socioeconomic composition)	Resilience (economic and labor market conditions)	Outlook (demographic and economic future)	Housing (affordability, tenure and age of housing stock)
Indicators			
Hispanic-white dissimilarity index	Labor force participation	Percent foreign born	Percent of housing units built before 1980
Black-white dissimilarity index	Changes in labor force participation	Percent population change	Vacancy rate
Poverty rate	Labor share of manufacturing	Percent of families with children	Home value to income ratio
Changes in poverty rate	Median family income	Percent of population 20-64	Homeownership rate
Percent white	Labor share of manufacturing both	Population size	Percent rent burdened households
Percent with a bachelor's degree	Changes in median family income		
Milwaukee's Peer Cities			
Atlantic City, NJ	Allentown, PA	Kansas City, MO	Allentown, PA
Cleveland, OH	Canton, NJ	Long Beach, CA	Binghamton, NY
Dayton, OH	Cincinnati, OH	Memphis, TN	Bridgeport, CT
Detroit, MI	Covington, KY	Oakland, CA	Lancaster, PA
Flint, MI	Euclid, OH	St. Paul, MN	Reading, PA
Gary, IN	Memphis, TN	Tucson, AZ	Rochester, NY
Patterson, NJ	New Britain, CT	Tulsa, OK	Springfield, MA
Saginaw, MI	Vallejo, CA	Virginia Beach, VA	Syracuse, NY
Trenton, NJ	Winston-Salem, NC		Utica, NY
Youngstown, OH			York, PA

Constructed from the Peer City Identification Tool (PCIT), Federal Reserve Bank of Chicago, by Data You Can Use, Inc.

# How do we adjust for known mobility patterns?

- About 12% of the population moves each year.
- Urban people move more than rural people.
- Most people move within the same county.
- Black or African Americans report the highest housing-related reasons for moving of any race.
- Males are more likely than females to move for job-related reasons.
- Young people 25-29 have the lowest percentage of housing-related reasons for moving.
- People with a bachelor's degree or advanced education have different reasons for moving than those with lower levels of educational attainment.
- People move for:
  - housing-related reasons (48%)
  - family-related reasons (30%) and
  - job-related reasons (19%).

Which Level?  
Where do we  
see change?

- City?
- ZIP?
- Neighborhood?
- Census Tract?
- Census Block Tract?
- “Block by block, house by house”







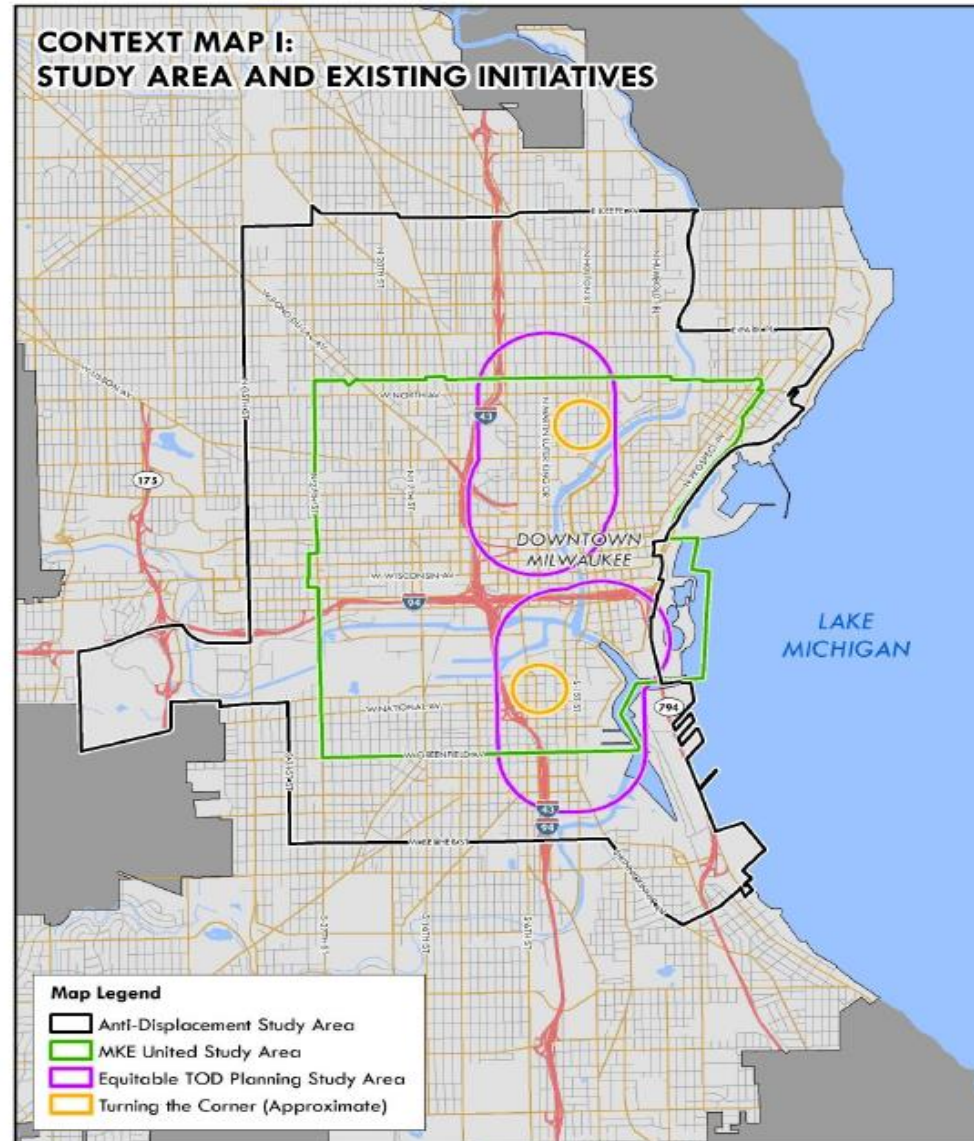








Context Map I: Area Overview and Existing Initiatives



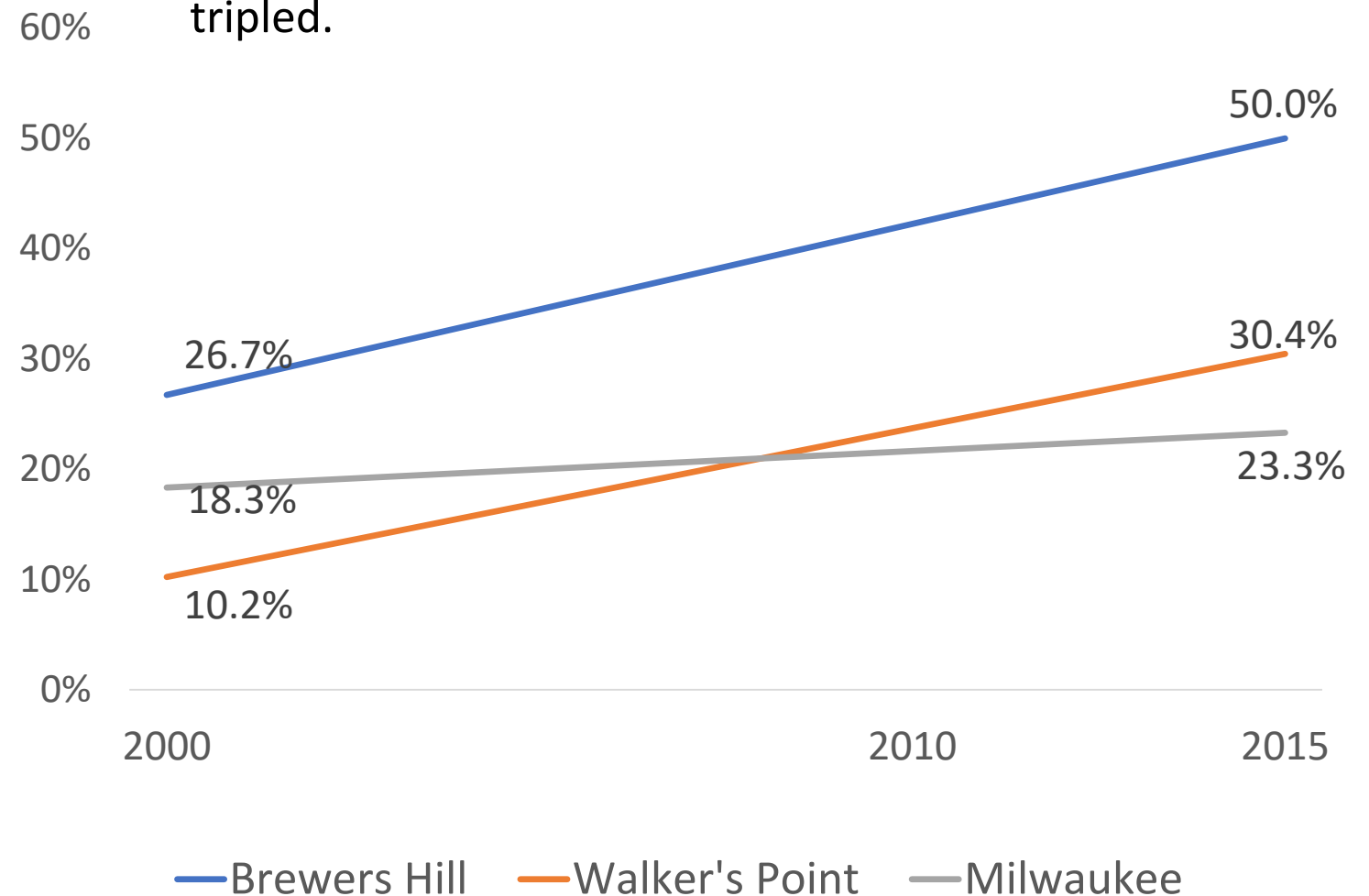


# Data You Can Use indicators

- Evidence of Gentrification at the Micro (Census Block) level
  - increase in the percent of the population that is white
  - Increase in the percent of the population with a college degree
- Risk of Displacement
  - Increase in the percent of renters who are housing-burdened
  - Increase in the percent of homeowners who are housing-burdened

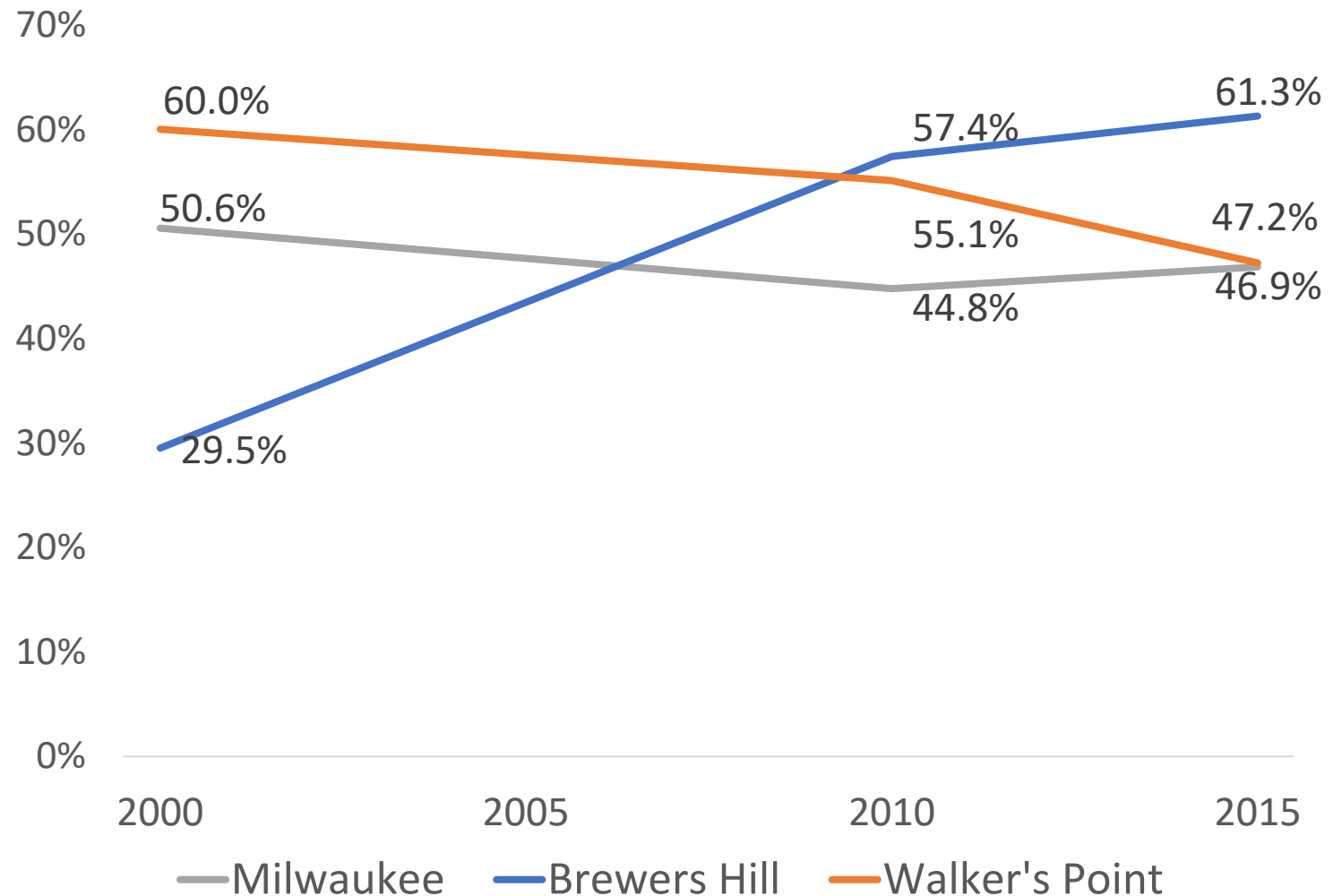
## Educational attainment

The percentage of the population with a Bachelor's degree increased slowly across the city. In Brewers Hill it nearly doubled, and in Walker's Point it nearly tripled.



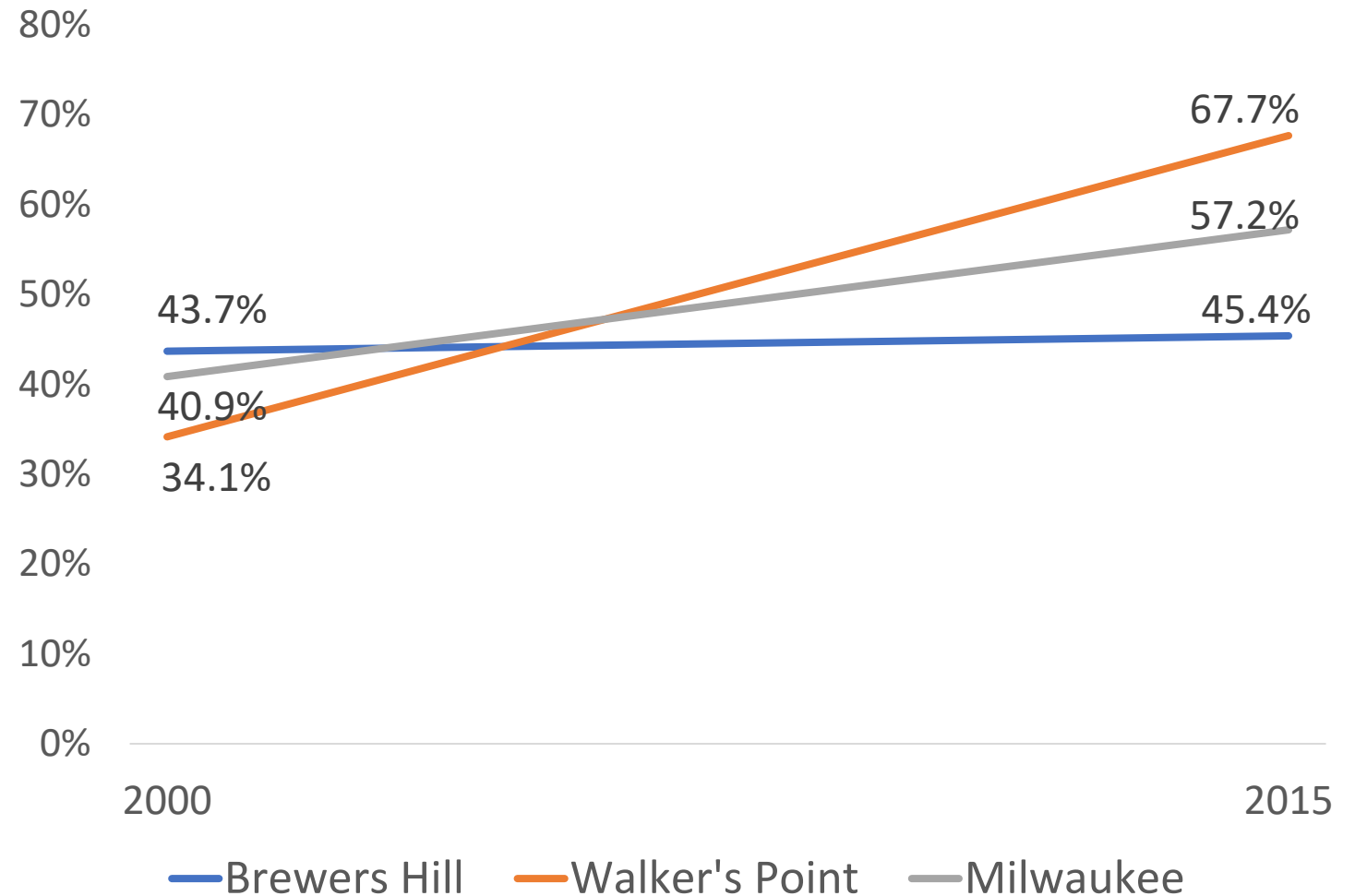
Percent of the  
population that  
is white

The change in Walker's Point and Brewers Hill  
between 2000 and 2015 is different than the city as a  
whole and different from each other.



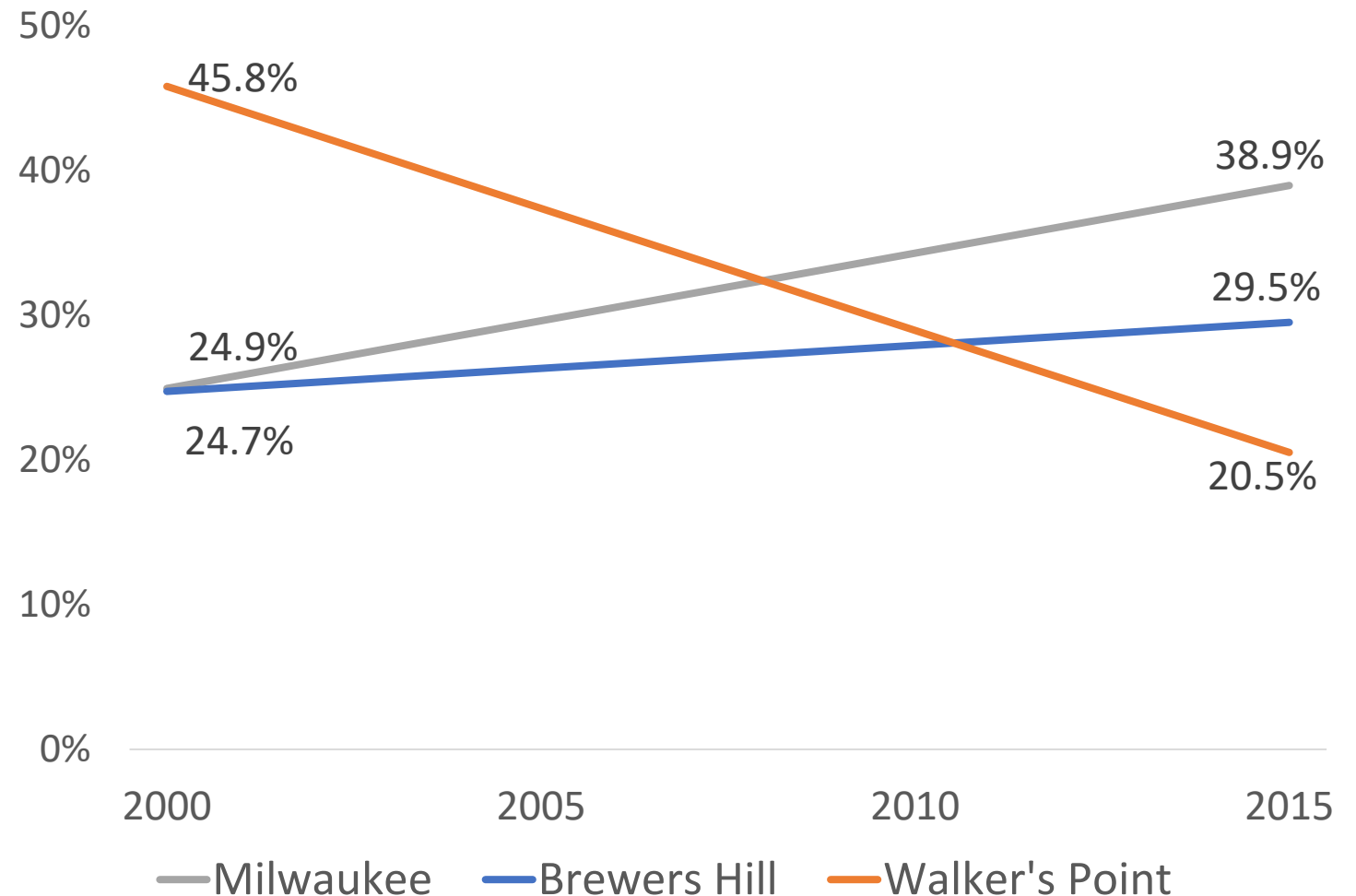
## Displacement: Renters with housing burden

The increase in the percent of renters who are housing-burdened varies from the city in both neighborhoods, with Brewers Hill remaining relatively flat and Walker's Point increasing dramatically.



## Displacement: Homeowner housing- burden

The percent of the homeownership population that was housing burdened increased city wide but in Brewers Hill it was a smaller increase and in Walker's Point, it was a significant decrease.



Other  
factors to  
consider

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Class

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Diversity

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Historic Legacy

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“FEAR” of Change

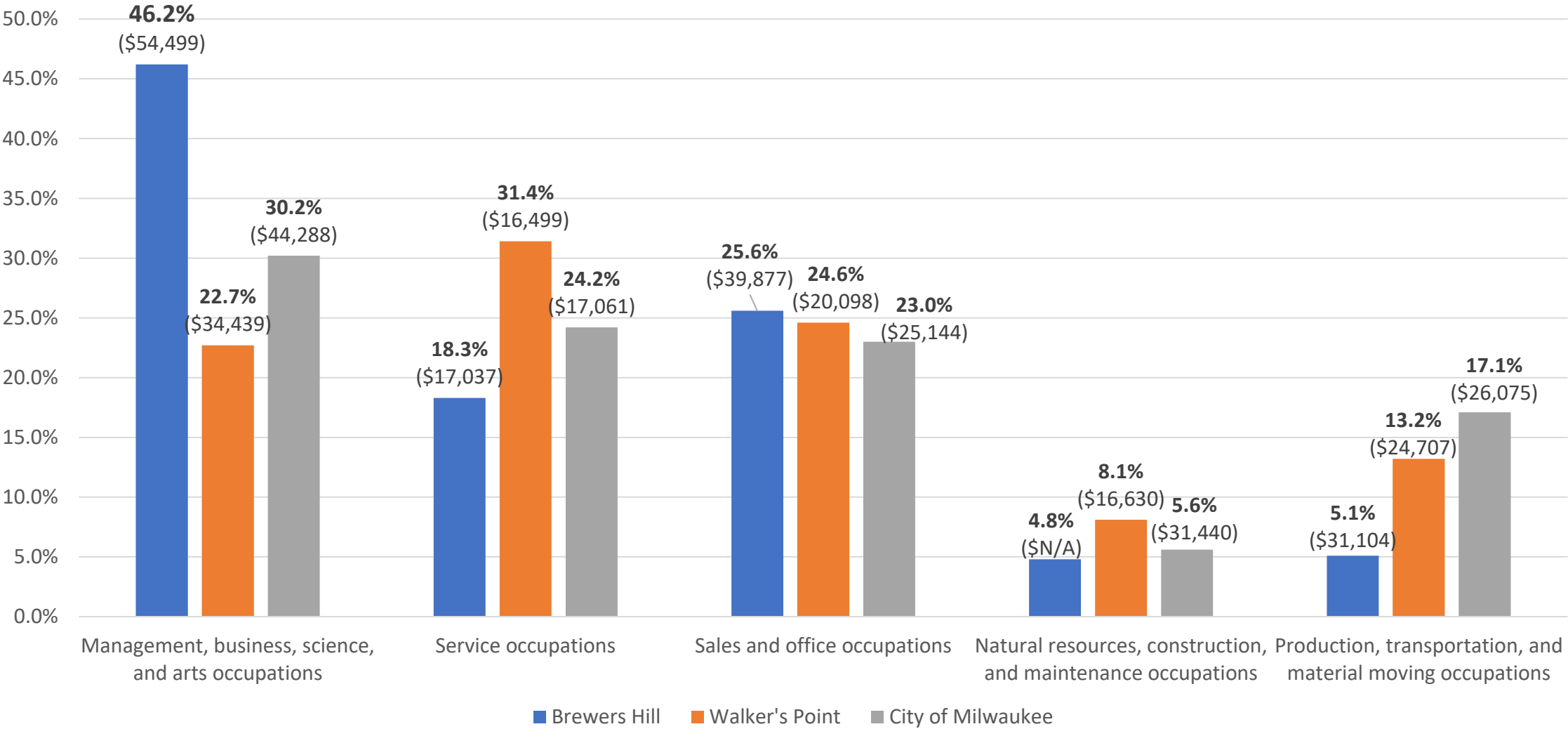
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Protective Factors

# Class

- 50 years with a socialist mayor put class, not race, at the center of the Milwaukee model of urban development
- Origins of the term “gentrification”– 1960’s come from Britain
- Class usually includes considerations of:
  - Occupation (academics, artists, entrepreneurs – early adaptors)
  - Income
  - Education
  - Wealth (investments in housing, education and health care)
- Race is not monolithic, people of color as part of the gentrification movement
  - Middle class black professionals in Brewers Hill – interested in proximity to downtown but not in getting involved in neighborhood groups
  - Middle class Latino business owners who live in Walker’s Point because their families are there.

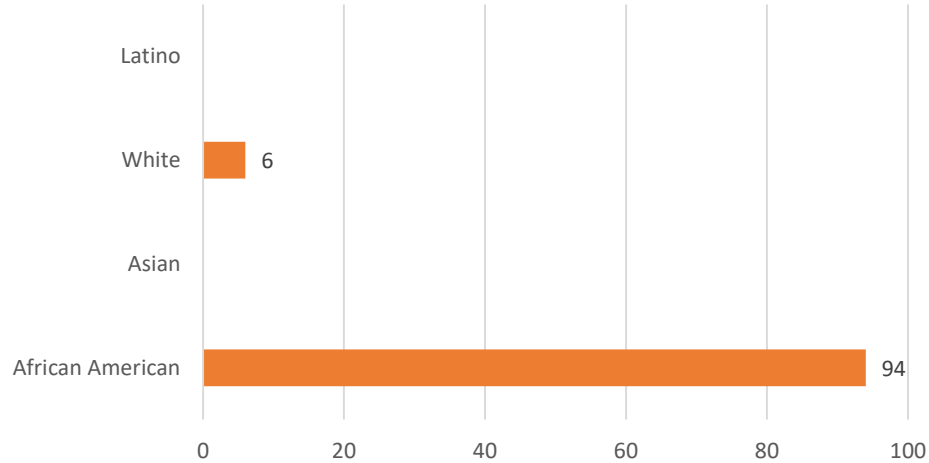
**Occupation— The largest share of Brewers Hill workers are in Management, Business, Science and Arts with avg. earnings of ~ \$55,500. The largest share in Walker’s Point are in Service Occupations with average earnings of ~\$16,500.**



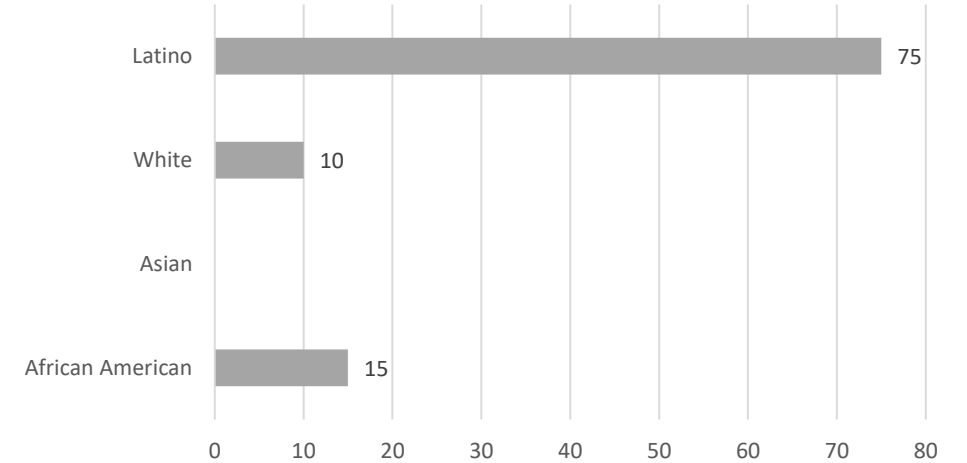


# Which neighborhood is more diverse?

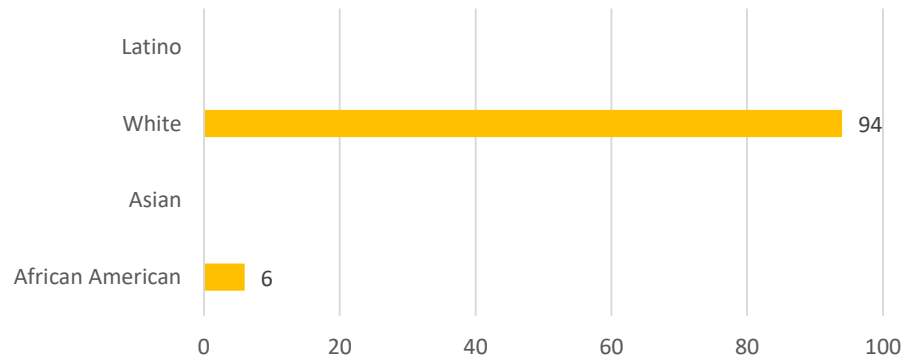
Neighborhood A



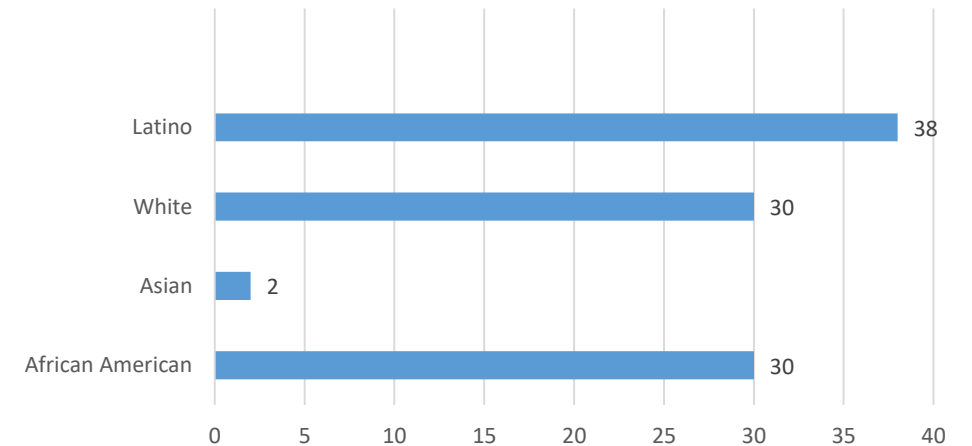
Neighborhood C



Neighborhood B



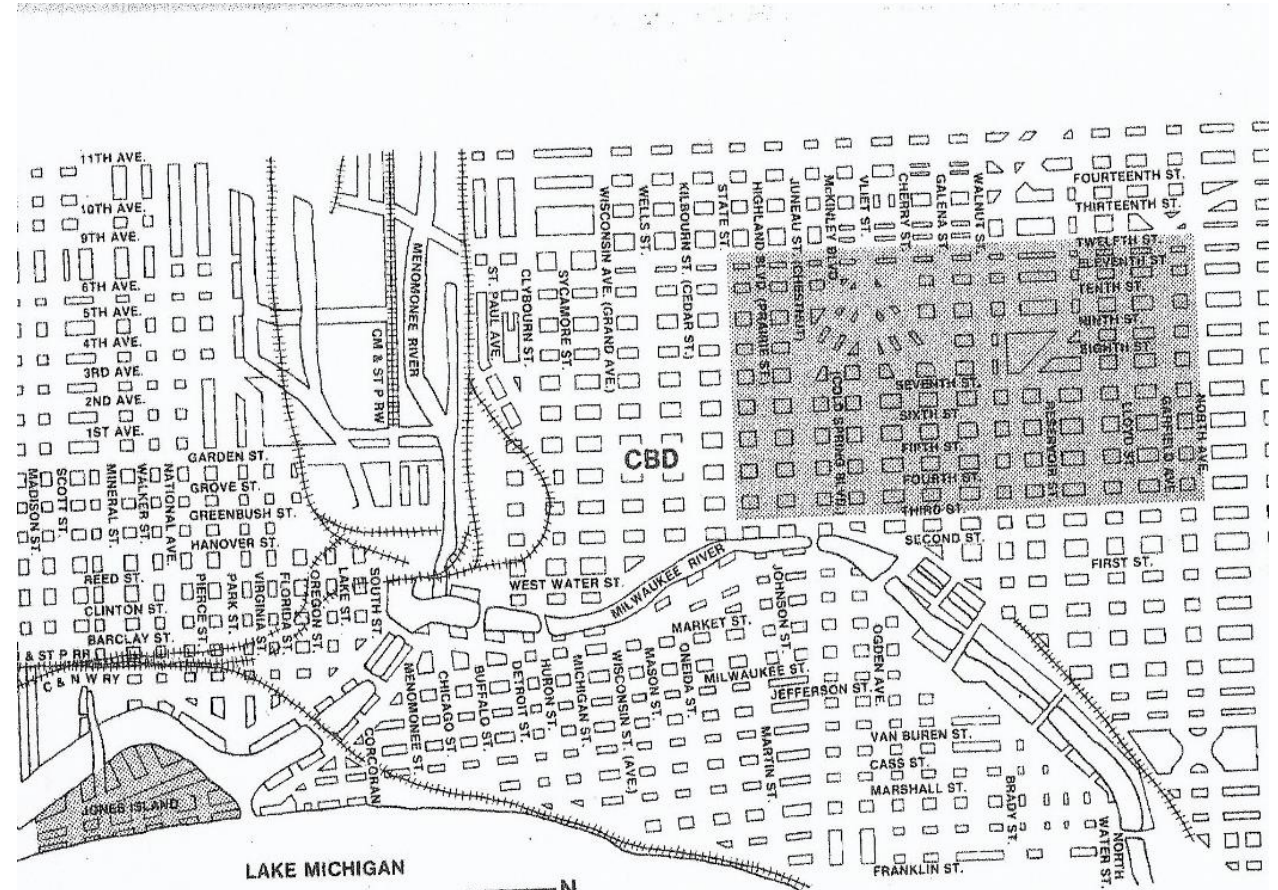
Neighborhood D



# Historic Legacy

- A legacy of disinvestment in Milwaukee's "inner core"
- "An identifiable seventy- five block "Black District" that "through a mixture of choice, economic necessity, restrictive housing covenants, discriminatory real estate and loan practices, and overt racism" suffers a legacy of disinvestment.

Source: Jones, Patrick D. "The Selma of the North," Harvard University Press, 2010, p. 19



ly View (further south)  
it shown on map

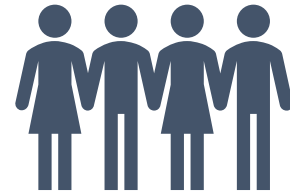
**Map 2.2. Milwaukee's Black District, 1932**

Source: Wright Directory Company, *Wright's Map of Milwaukee* (Milwaukee: Wright Directory Company, 1918); Milwaukee City Engineers Department, *Map of Milwaukee Ward Boundaries, 1931* (City of Milwaukee, 1931); Paula Lynagh, "Milwaukee's Negro Community" (Milwaukee: Citizen's Government Research Bureau, 1946), p. 2.

# “FEAR” of Gentrification



**Gentrification as fear of change and lack of involvement**



**Failure to engage the right people at the right time**



## Protective factors

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Informed conversations

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Active neighborhood organizations

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Responsive political representatives

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Neighborhood schools

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Diversity of housing options

# Most Common Words



“The nature of a city is to reinvent.”

(40 -year resident of Walker's Point)

# *Turning the Corner: Monitoring Neighborhood Change for Action*

Watch	Watch for change—net migration, people moving in- people moving out •Younger, higher level of education
Get	Get the right comparables
Look	Look at the hyper-local level
Ask	Ask the experts- people in the neighborhoods
Separate	Separate “gentrification” from displacement
Value	Value changes in diversity
Address	Address the “FEAR of gentrification” •failure to engage right person at the right time •Change is coming and I wasn’t involved.
Build	Build protective factors •Informed conversations •Neighborhood organizations— residents and business



# References and Resources:

- The full *Turning the Corner Report*, including summaries of the research, concurrent local efforts, interviews, focus groups and data on Brewers Hill and Walker's Point will be posted on the [Data You Can Use](#) Website
- *Data You Can Use*, [Neighborhood Data Portraits](#)
- *Data You Can Use – Turning the Corner updates*
- *Urban Institute, National Neighborhood Indicators Partnership, Turning the Corner* <http://www.neighborhoodindicators.org/turningthecorner>
- [Where is Gentrification Happening in Your City?](#)(Harvard DataSmart)
- Patrick D Jones, *The Selma of the North*, Civil Rights Insurgency in Milwaukee, Harvard University Press, 2010.
- Federal Reserve Bank of Chicago Peer City Identification Tool <https://www.chicagofed.org/region/community-development/data/pcit>
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# Questions???Comments??

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Thank you!!!

