Update on the Cross-site Project
Community Development Alliance Meeting
December 5, 2018

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Data You Can Use, Inc.
Connecting people who need data and people who have data

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

http://www.neighborhoodindicators.org/turningthecorner
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?

<table>
<thead>
<tr>
<th>Milwaukee’s Peer Cities on Key indicators</th>
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<tr>
<td><strong>Construct</strong></td>
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<td>Equity (racial and socioeconomic composition)</td>
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<th>Indicators</th>
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<td>Hispanic-white dissimilarity index</td>
<td>Labor force participation</td>
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<tr>
<td>Black-white dissimilarity index</td>
<td>Changes in labor force participation</td>
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<td>Poverty rate</td>
<td>Labor share of manufacturing</td>
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<td>Changes in poverty rate</td>
<td>Median family income</td>
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<tr>
<td>Percent white</td>
<td>Labor share of manufacturing both</td>
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<td>Percent with a bachelor’s degree</td>
<td>Changes in median family income</td>
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<td>Patterson, NJ</td>
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<td>Saginaw, MI</td>
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<td>Trenton, NJ</td>
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<td>Youngstown, OH</td>
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**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.
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: STUDY AREA 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
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 more than doubled.
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.
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.
The percent of the homeownership population that was housing burdened increased citywide but in Brewers Hill it was a smaller increase and in Walker’s Point, it was a substantial decrease.
Other factors to consider

Class
Diversity
Historic Legacy
“FEAR” of Change
Protective Factors
• 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.
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?
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.

“FEAR” of Gentrification

Gentrification as fear of change and lack of involvement

Failure to engage the right people at the right time
Protective factors

- Informed conversations
- Active neighborhood organizations
- Responsive political representatives
- Neighborhood schools
- Diversity of housing options
“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 |
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<tbody>
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<td>Get</td>
<td>Get the right comparables</td>
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<td>Look</td>
<td>Look at the hyper-local level</td>
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<td>Ask</td>
<td>Ask the experts- people in the neighborhoods</td>
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<tr>
<td>Separate</td>
<td>Separate “gentrification” from displacement</td>
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<tr>
<td>Value</td>
<td>Value changes in diversity</td>
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</table>
| 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](http://www.neighborhoodindicators.org/turningthecorner) 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](http://www.neighborhoodindicators.org/turningthecorner)

• **Where is Gentrification Happening in Your City?** (Harvard DataSmart)


• Photo Credits: Casandra Leopold for Data You Can Use
Questions?? Comments??

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Thank you!!!