Using OnTheMap to Measure Neighborhood Change

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LED Webinar
11.16.16
Center for Urban and Regional Affairs

• Almost 50 years of Community Engagement history
• Student-based research
• Faculty-led research
• Technical Assistance
  ▪ Community GIS

The Center for Urban and Regional Affairs (CURA) connects the resources of the University of Minnesota with the interests and needs of urban communities and the region for the benefit of all.

National Neighborhood Indicators Partners

Legend
- Potential Partners
- Current Partners
LODES Data Since 2004
Outline

- Demographic shift & gentrification myth
- Home Area Profiles (race, education & income)
- Varying scales of analysis – wards, neighborhoods, tracts

- Advantages of using LED
- Combining LED & other data

- Next steps
Population: White non-Hispanic

**Hennepin County**

Data Source: Decennial U.S. Census

**City of Minneapolis**

Data Source: American Community Survey
1-year estimates
Demographic Future

The Myth of Gentrification?

MINNPOST
If Twin Cities gentrification is a myth, what’s the real problem?
By Bill Lindeke | 01/14/16

In Twin Cities, gentrification not really hurting the poor, UMN study says

A view of St. Paul, looking east from a rooftop near the intersection of Loring Avenue and Milton Street, includes St. Agnes Catholic Church’s onion steeple clock tower, the Minnesota Capitol and, foreground, St. Stephenus Lutheran Church. (Pioneer Press archives: Joe Oden)

Poverty pimps and the gentrification scam

SEARCH

Archives
Before 2014 Archive

BY ED FELIEN
Reality of Neighborhood Change

• Community Concerns
• Natural Foods Co-op “Friendship Store”
Percentage African-American

Race (ACS 2013 5-year)

Ward 5
African-American: 55%
Asian: 15%
White (non-Hispanic): 17%

Ward 9
Hispanic/Latino: 33%
African American: 18%
White (non-Hispanic): 35%
Percentage Hispanic/Latino

Race (ACS 2013 5-year)

Ward 5
African-American: 55%
Asian: 15%
White (non-Hispanic): 17%

Ward 9
Hispanic/Latino: 33%
African American: 18%
White (non-Hispanic): 35%
Methodology

• Import Geography
• Export the detailed analysis
• Compare with City
• Compare with other Wards
Import from SHP
Run Analysis

<table>
<thead>
<tr>
<th>Analysis Settings</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Home/Work Area</strong></td>
</tr>
<tr>
<td>Determines whether the selection area is analyzed on where workers live (&quot;Home&quot;) or where workers are employed (&quot;Work&quot;).</td>
</tr>
<tr>
<td>○ Home</td>
</tr>
<tr>
<td>○ Work</td>
</tr>
<tr>
<td><strong>Analysis Type</strong></td>
</tr>
<tr>
<td>Determines the type of results that will be generated for the selected area.</td>
</tr>
<tr>
<td>○ Area Profile</td>
</tr>
<tr>
<td>Labor Market Segment:</td>
</tr>
<tr>
<td>▪ All Workers</td>
</tr>
<tr>
<td>○ Area Comparison</td>
</tr>
<tr>
<td>Areas to Compare:</td>
</tr>
<tr>
<td>▪ Places (Cities, CDPs, etc.)</td>
</tr>
<tr>
<td>Labor Market Segment:</td>
</tr>
<tr>
<td>▪ All Workers</td>
</tr>
<tr>
<td>○ Distance/Direction</td>
</tr>
<tr>
<td>○ Destination</td>
</tr>
<tr>
<td>Destination Type:</td>
</tr>
<tr>
<td>▪ Places (Cities, CDPs, etc.)</td>
</tr>
<tr>
<td>▪ Inflow/Outflow</td>
</tr>
<tr>
<td>Note: Home/Work choice does not affect results</td>
</tr>
<tr>
<td><strong>Year</strong></td>
</tr>
<tr>
<td>Determines the year(s) of data that will be processed in the analysis.</td>
</tr>
<tr>
<td>○ 2013</td>
</tr>
<tr>
<td>○ 2012</td>
</tr>
<tr>
<td>○ 2011</td>
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<td>○ 2010</td>
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<td>○ 2003</td>
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<tr>
<td>○ 2002</td>
</tr>
<tr>
<td><strong>Job Type</strong></td>
</tr>
<tr>
<td>Determines the scope of jobs that will be processed in the analysis.</td>
</tr>
<tr>
<td>○ All Jobs</td>
</tr>
<tr>
<td>○ Primary Jobs</td>
</tr>
<tr>
<td>○ All Private Jobs</td>
</tr>
<tr>
<td>○ Private Primary Jobs</td>
</tr>
</tbody>
</table>

[Go! Button]
Change in White Alone (RAC)

Minneapolis: +2%
Ward 9: +21%
Educational Attainment

Overall Increase in Ward 9 of Employed Residents with some college or higher +25% (from 3,800 to 4,612)
### Home Area Profile (demographics)

#### Jobs by Worker Race

<table>
<thead>
<tr>
<th>Race</th>
<th>2009 Count</th>
<th>2009 Share</th>
<th>2013 Count</th>
<th>2013 Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Alone</td>
<td>6,280</td>
<td>69.3%</td>
<td>7,606</td>
<td>73.4%</td>
</tr>
<tr>
<td>Black or African American Alone</td>
<td>1,798</td>
<td>19.8%</td>
<td>1,811</td>
<td>17.5%</td>
</tr>
<tr>
<td>American Indian or Alaska Native</td>
<td>280</td>
<td>3.1%</td>
<td>262</td>
<td>2.5%</td>
</tr>
<tr>
<td>Asian Alone</td>
<td>489</td>
<td>5.4%</td>
<td>431</td>
<td>4.2%</td>
</tr>
</tbody>
</table>

#### Jobs by Worker Ethnicity

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>2009 Count</th>
<th>2009 Share</th>
<th>2013 Count</th>
<th>2013 Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic or Latino</td>
<td>920</td>
<td>10.2%</td>
<td>1,082</td>
<td>10.4%</td>
</tr>
</tbody>
</table>

Total Primary Jobs increase of 1,304 from 9,063 to 10,367 (14%)
No corresponding loss in Black or Latino residents
High Income Earners (>\$3,333/mo.)

<table>
<thead>
<tr>
<th>Jobs by Worker Race</th>
<th>2009</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Count</td>
<td>Share</td>
</tr>
<tr>
<td>White Alone</td>
<td>2,322</td>
<td>79.7%</td>
</tr>
<tr>
<td>Black or African American Alone</td>
<td>345</td>
<td>11.8%</td>
</tr>
<tr>
<td>American Indian or Alaska Native Alone</td>
<td>64</td>
<td>2.2%</td>
</tr>
<tr>
<td>Asian Alone</td>
<td>125</td>
<td>4.3%</td>
</tr>
</tbody>
</table>

**Jobs by Worker Ethnicity**

<table>
<thead>
<tr>
<th></th>
<th>2009</th>
<th>2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic or Latino</td>
<td>137</td>
<td>4.7%</td>
</tr>
</tbody>
</table>

White Alone increase of 32.6%

Citywide increase of 11.0%
Comparative Analysis 2009-2013

• Change in Total Employed Residents
  Minneapolis: +1.3%
  Ward 5: +3.4%
  Ward 9: +14.4%

• Change in White Alone Employed Residents
  Minneapolis: +2%
  Ward 5: -3%
  Ward 9: +21%
Other Findings

• High Earning Residents (2009-2013)
  Minneapolis: +11%
    Ward 5:  +4%
    Ward 9:  +26%

• Ward 9
  o Decrease in Younger workers, increase in older workers
  o Industry Increases in Professional/Scientific, Health Care, Arts/Entertainment, Construction
Second Methodology

• Home Area Profile for Minneapolis
• Download geography
• Summary by geography
Second Methodology
Percent Change in White Employed Residents 2009-2014
New Multi-Family Construction Permits by Type, 2012-2015

Unknown type
- $170,000.00 - $160,000.00
- $160,000.01 - $37,000.00
- $37,000.01 - $73,102,363.00

Luxury
- $170,000.00 - $160,000.00
- $160,000.01 - $37,000.00
- $37,000.01 - $73,102,363.00

Market Rate
- $170,000.00 - $160,000.00
- $160,000.01 - $37,000.00
- $37,000.01 - $73,102,363.00

Student
- $170,000.00 - $160,000.00
- $160,000.01 - $37,000.00
- $37,000.01 - $73,102,363.00

Affordable
- $170,000.00 - $160,000.00
- $160,000.01 - $37,000.00
- $37,000.01 - $73,102,363.00

Affordable Artist
- $170,000.00 - $160,000.00
- $160,000.01 - $37,000.00
- $37,000.01 - $73,102,363.00

Affordable Senior
- $170,000.00 - $160,000.00
- $160,000.01 - $37,000.00
- $37,000.01 - $73,102,363.00

2009-2014 LED Resident Area Characteristics
- Pct increase White Residents
  - Top Quintile (> 25.9%)
  - Above City Avg (> 4%)

Center for Urban and Regional Affairs (CUARA)
University of Minnesota

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Ward 9 average increase was 21% but 10 of 25 tracts saw increases of 28% to 78%.
Percent Change in College Degrees 2009-2014
Percent Change in High Income Earners 2009-2014
Scale Matters

Bates Metro Index
Demographic Trends

Hennepin County

2010 Distribution of Race and Ethnicity
Black or African American

2010 Distribution of Race and Ethnicity
Hispanic or Latino

2009-2014 LED Resident Area Characteristics
Pet Increase White Residents
Top Quintile (> 25.0%)
Above City Avg (> 4%)

Center for Urban and Regional Affairs (CURA)
UNIVERSITY OF MINNESOTA
Sponsored by Discover
Advantages of LED Data

• Not a survey
• Annual updates
• Small geography
• Demographic variables
Conclusions & Next Steps

• Something is happening

• Look at individual neighborhoods
• Look at property data

• High-earnings only
• Remove newly developed tracts
Other Data

• Number of Units, Vacancy
  o 292 units added (mostly low-income apartments)
  o Decrease in vacancy (11% to 8%)

• Property Data (sale price, homestead status)
  o Median sale price increasing
  o Owner Occupied % slight decrease

• HMDA
  o Loan originations by race

• Business Licensing
• Remodeling Permits
Thank you!

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