Impact of Neighborhood Context on Human Development and Innovation

Evidence from Baltimore’s Annual Vital Signs Report

6th International Conference on Innovation and Entrepreneurship

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People Vs. Place
What is Neighborhood?

Baltimore is a City of Neighborhoods

*Durable* properties of places based on people, history, geography

Can we *measure* those durable properties?

*Robert Sampson, Great American City* 2012
Community Based Indicators

• Neighborhood context influences how activities and policies take hold

• Bits of information that, when combined, generate a picture of what is happening in a local system

• They provide insight into and ongoing monitoring of the overall direction of a community

*Rhonda Phillips, Community Indicators* 2003
About BNIA-JFI

• “One-stop-shop” for comprehensive, non-partisan data indicators and training
  • Multiple topic areas
  • Longitudinal data (2000 – 2017)

• Member of the National Neighborhood Indicators Partnership at Urban Institute
  – 35 cities focusing on data democratization

  – http://www.neighborhoodindicators.org
Key Neighborhood Indicators
## Neighborhood Experience

<table>
<thead>
<tr>
<th>Growing</th>
<th>Stable</th>
<th>Declining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increased Retail</td>
<td>Maintenance</td>
<td>Vacant Buildings</td>
</tr>
<tr>
<td>Congestion</td>
<td>School Quality</td>
<td>Concentrated Poverty</td>
</tr>
<tr>
<td>Increased Crime</td>
<td>Rehabilitation</td>
<td>High Unemployment</td>
</tr>
<tr>
<td>Rise in Housing Costs</td>
<td></td>
<td>Violent Crime</td>
</tr>
<tr>
<td>Fear of Displacement</td>
<td></td>
<td>School Closings</td>
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<tr>
<td></td>
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<td>Food Deserts</td>
</tr>
</tbody>
</table>
The Role of Population Change

- Not just an exogenous variable
- Key path dependency/structural input

Population Change

Growing

Problems of Growth

Stable

Maintenance

Declining

Problems of Contraction
Population Decline is Not Homogenous

- Baltimore City lost 330,000 between 1950 and 2010.

<table>
<thead>
<tr>
<th>Community Statistical Area (CSA)</th>
<th>Pop 2000</th>
<th>Pop 2010</th>
<th>Pop Change</th>
<th>% Pop Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baltimore City</td>
<td>651,154</td>
<td>620,961</td>
<td>-30,193</td>
<td>-4.6</td>
</tr>
<tr>
<td>Greenmount East</td>
<td>11,561</td>
<td>8,184</td>
<td>-3,377</td>
<td>-29.2</td>
</tr>
<tr>
<td>Clifton-Berea</td>
<td>12,496</td>
<td>9,874</td>
<td>-2,622</td>
<td>-21.0</td>
</tr>
<tr>
<td>Greater Rosemont</td>
<td>21,877</td>
<td>19,259</td>
<td>-2,618</td>
<td>-12.0</td>
</tr>
<tr>
<td>Sandtown-Winchester/Winchester/Harlem Park</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park</td>
<td>17,495</td>
<td>14,896</td>
<td>-2,599</td>
<td>-14.9</td>
</tr>
<tr>
<td>Canton</td>
<td>7,010</td>
<td>8,100</td>
<td>1,090</td>
<td>15.5</td>
</tr>
<tr>
<td>Cross-Country/Cheswolde</td>
<td>11,796</td>
<td>13,034</td>
<td>1,238</td>
<td>10.5</td>
</tr>
<tr>
<td>Downtown/Seton Hill</td>
<td>4,767</td>
<td>6,446</td>
<td>1,679</td>
<td>35.2</td>
</tr>
<tr>
<td>Harbor East/Little Italy</td>
<td>3,523</td>
<td>5,407</td>
<td>1,884</td>
<td>53.5</td>
</tr>
</tbody>
</table>

- Most people/media attribute the loss to crime and poor education.
Percent of the Population that is Employed, 2010-2015

Percent of the Population Aged 16-64:

- 40.9% - 50.0%
- 50.1% - 57.2%
- 57.3% - 64.7%
- 64.8% - 73.2%
- 73.3% - 85.9%

Natural breaks method used for displaying data.
Source: American Community Survey (ACS)
Map created by BNIA-IFI, 2017
Diversity: Supply of Housing
Rate of Housing Vouchers, 2015

Rate per 1,000 Rental Units:

- 4.2 - 42.9
- 43.0 - 107.9
- 108.0 - 168.1
- 168.2 - 245.5
- 245.6 - 420.9

Affordability Index - Rent, 2011-2015

Percent:

- 30.3% - 36.3%
- 36.4% - 45.9%
- 46.0% - 54.8%
- 54.9% - 62.3%
- 62.4% - 69.9%

Natural breaks method used for displaying data. 
Source: U.S. Department of Housing and Urban Development, Picture of Subsidized Housing

Map created by ENIA-JFI, 2017 American Community Survey (ACS)
Key Recommendations

Actionable Goal: Increase housing diversity in every neighborhood: Increasing housing diversity will provide realistic housing options for a range of household incomes and racial backgrounds.

1. Adopt the Small Area Fair Market Rent demonstration program. Rent set at median for the zipcode.

2. Only 1,000 vouchers turnover every year. Need a pipeline of programs

3. Address the scale of the waitlist—More than 25,000 households are on a waitlist for housing assistance
Occupancy: Vacant Housing
Population Change & Vacant Housing

![Graph showing population change and vacant housing](image)

- **Neighborhood Change Type**
  - Red: Decrease
  - Yellow: No change
  - Green: Increase

- **Locations**
  - Downtown
  - Sandtown-Winchester/ Harlem Park
Opportunity Through Education

- Education opportunity scores steadily decrease from the *High End* to the *Stressed* submarkets.
Key Recommendations

Actionable Goal: Reduce or maintain vacant and abandoned housing below 4% in every neighborhood: Communities need to plan and focus together, with city agencies and outside resources, on the best course of action in their neighborhood to create a vision for a less-than-4%-vacancy reality.

1. Need a plan for high vacancy neighborhoods

2. Ensure middle vacancy neighborhoods do not cross over to high vacancy neighborhoods
Accessibility: Transportation
Key Recommendations

Actionable Goal: Reduce the percentage of households traveling more than 45 minutes to get to work: Accessibility to work and other amenities for everyone in every neighborhood is the key to regional equity in the 21st century.

1. Invest in high-quality transit service that measurably improves access to jobs in neighborhoods with long commute times

2. Ensure that workforce training programs targeting high unemployment neighborhoods focus on connecting people to proximate jobs (i.e. jobs within 45 minutes of the neighborhood)

3. Improve the quality of life in high-commute neighborhoods so that more households will choose to move in and more jobs become available within the neighborhoods themselves
Message to Policy Makers

- Policies that impact **both people** and **place**

- All neighborhoods need:
  - **Diversity** – Housing choices that balance owner-occupancy, rent affordability and housing assistance
  - **Occupancy** – Vacant and abandoned building stock
  - **Accessibility** – 45-minute commute time

- Equity Lens: Affirmative Action for neighborhoods that have crossed a threshold
What’s the Message to Neighborhoods?

- Are people moving in or moving out?
- What can your neighborhood do to retain and attract people to move in?
  - Improving key quality of life indicators
  - Focusing on the everyday housing transactions
  - Marketing/Outreach
- Support policies to remove barriers that impede population stability or growth
Questions?

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