Place-Based Investments: Righting the Wrongs of the Past

*Dallas Independent School District
Child Poverty Action Lab*

February 10, 2020

Leslie Williams, Deputy Chief of Racial Equity, Dallas ISD

Ashley Flores, Senior Director, Child Poverty Action Lab

Presentation Overview

- Race and Redlining: Legacies of Dallas' Segregated Past
- The Community Resource Index (CRI)
- Equity in Bond Planning: Neighborhood Hubs
- CRI Application at Lincoln High School
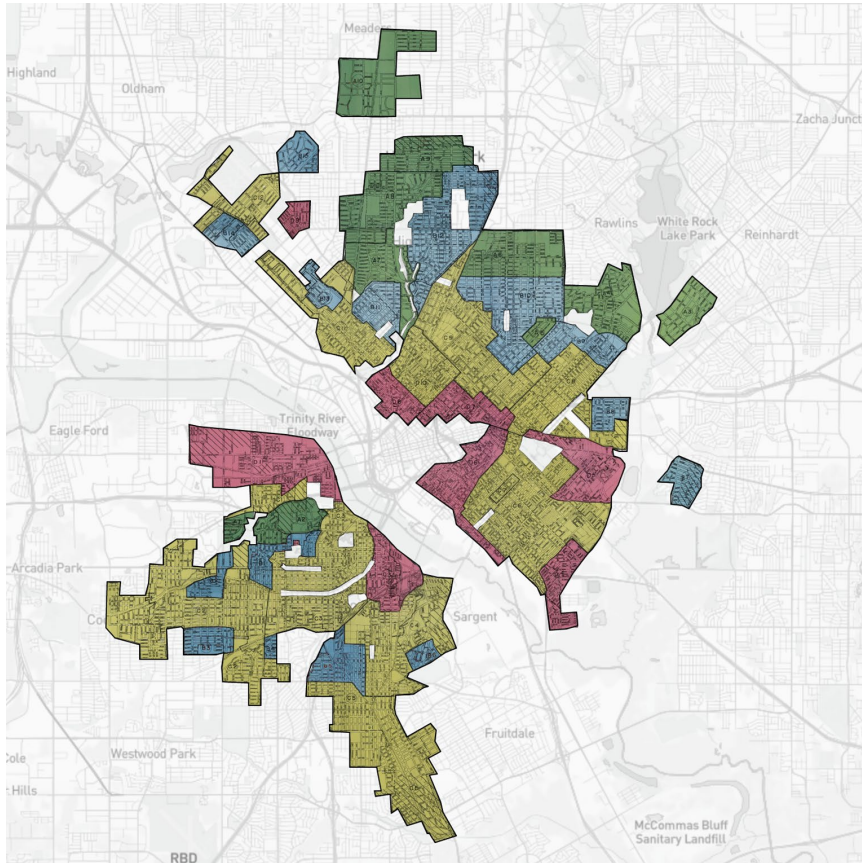- Next Steps and Collaboration with the City

Purpose

- Inform Committee about development of Community Resource Index
- Illustrate application of CRI to Dallas ISD Bond planning
- Share Dallas ISD next steps
- Propose opportunities for Dallas ISD/City of Dallas collaboration

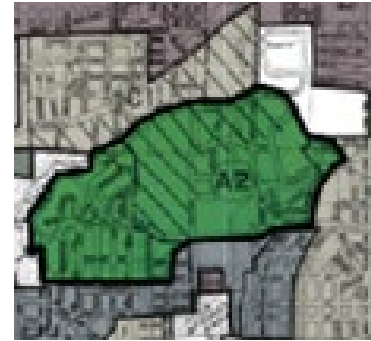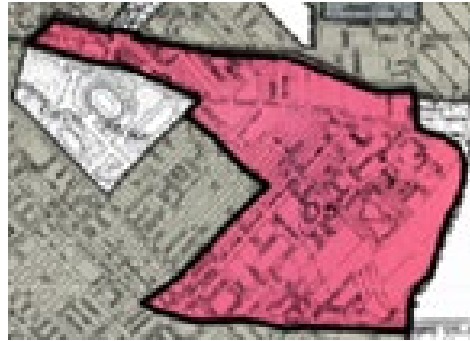# Redlining in New Deal America

First Grade – Exclusively White, 80% Mortgage Value

Second Grade – Mostly White, 60-80% Mortgage Value

Third Grade – Mixed, Poor, 5% Mortgage Value

Fourth Grade – Mostly Black, Ineligible for Mortgage Insurance

Community Impact of Redlining

Tract 203 (Yellow/Redlined)

- 2010 Median Income: **$19,422**
- Poverty Percentage: **34%**
- Median House Value: **$99,700**
- Marriage Rate: **28%**
- High School Graduation Rate: **73%**
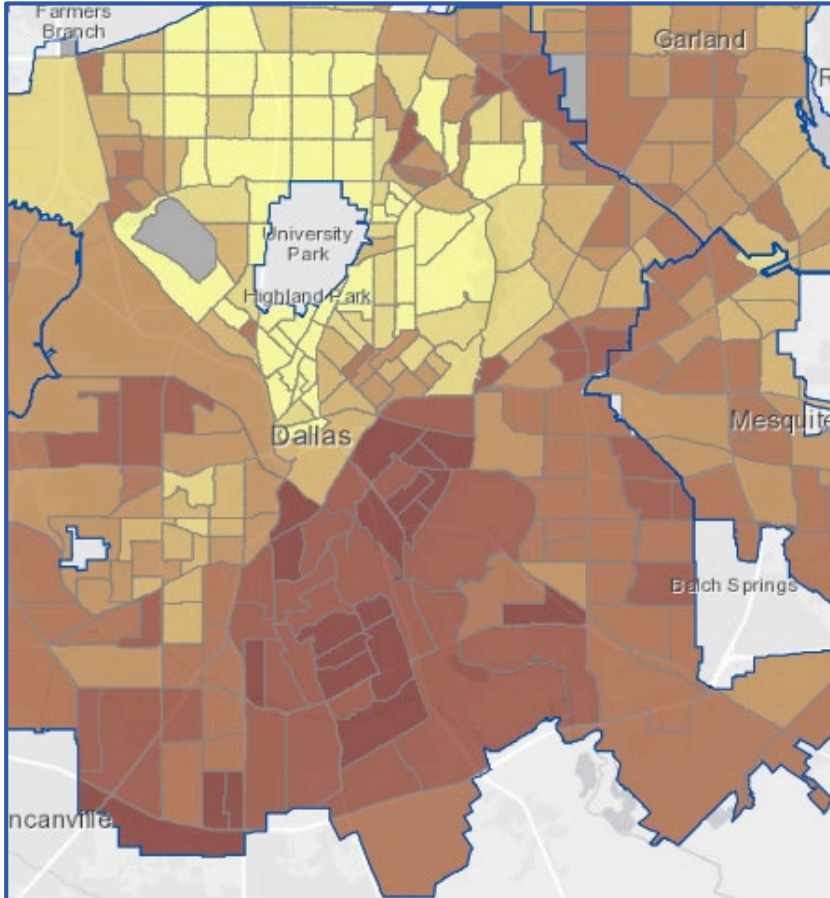- Bachelor's Degree Rate: **14%**

Tract 44 (Greenlined)

- 2010 Median Income: **$103,510**
- Poverty Percentage: **8%**
- Median House Value: **$395,800**
- Marriage Rate: **63%**
- High School Graduation Rate: **93%**
- Bachelor's Degree Rate: **58%**

Community Impact of Redlining

Asthma Rates
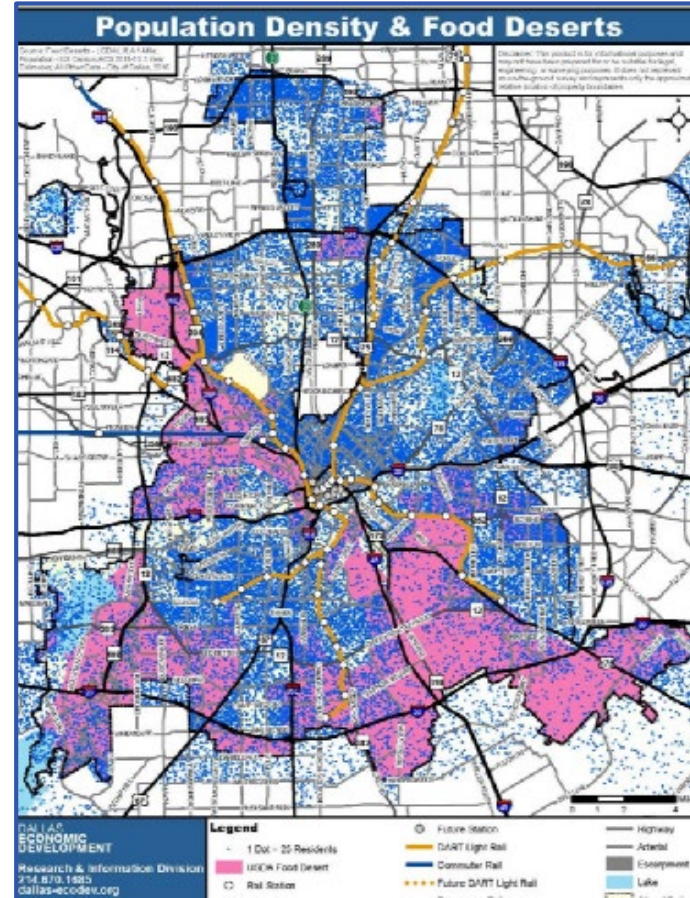
USDA Food Deserts

Community Impact of Redlining
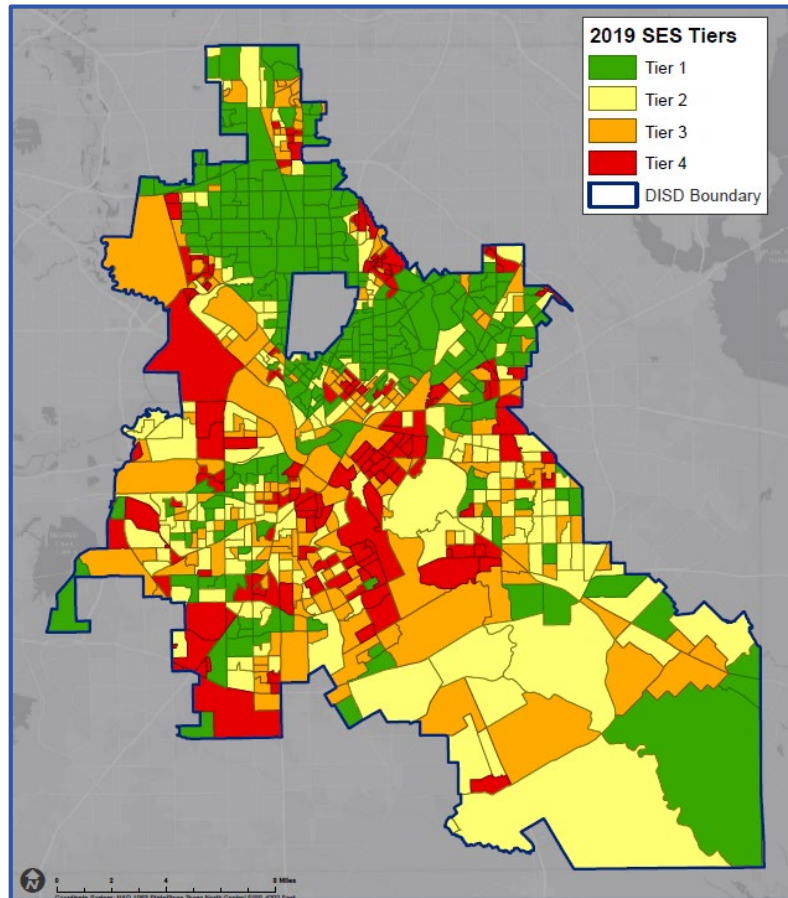
Historical redlines approximate modern-day intensity of poverty. Decades of disinvestment have resulted in concentration of deep poverty in particular neighborhoods.

Community Impact of Redlining

"High Opportunity" (Top 25%)
79 neighborhoods

"Moderate Opportunity" (Next 25%)
78 neighborhoods

"Limited Opportunity" (Next 25%)
79 neighborhoods

"Focus Areas" (Bottom 25%)
79 neighborhoods
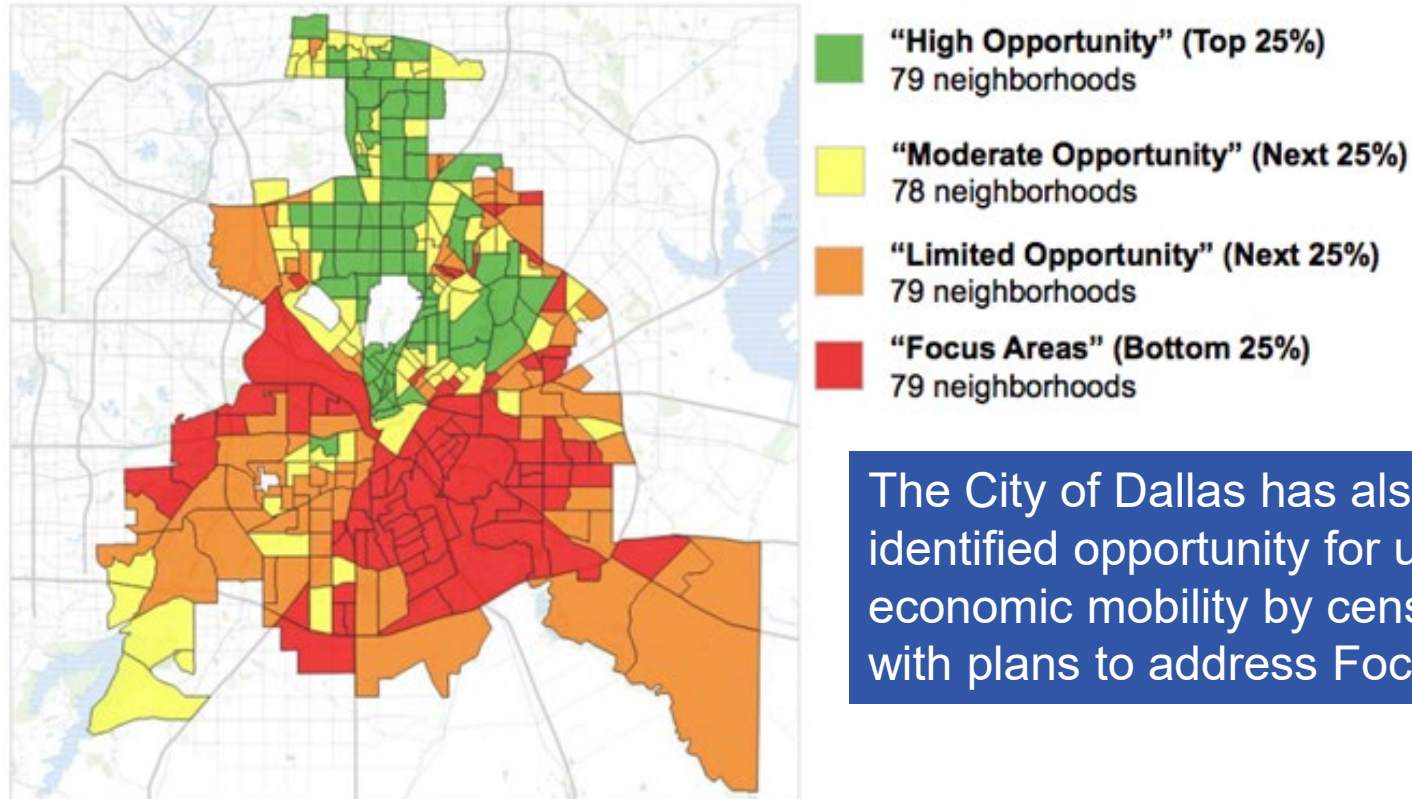
The City of Dallas has also identified opportunity for upward economic mobility by census tract, with plans to address Focus Areas.

Development of the CRI

- **Purpose:** The Community Resource Index illustrates the condition of the neighborhood around Dallas ISD campuses and can be used to identify where 2020 Bond investment might provide needed support for local communities and residents.

Development of the CRI

- **Application:**
  - Within school communities, CRI indicators reveal particular needs.
  - **The CRI can be used with the Facility Condition Index (FCI) to prioritize and deploy 2020 Bond funding in a way that both improves the school's physical plant and catalyzes community change.**
  - The CRI could also inform investment decisions/resource allocation by other stakeholders and public agencies in Dallas.

CRI Indicators

COMMUNITY		
Housing Affordability	Percent of households that are cost-burdened	
Housing Stability	Eviction removals	
Property Conditions	Vacant residential properties	
	Vacant commercial properties	
Public Amenities	Access to libraries, parks, and community centers	
Violent Crime	Violent crime reported to law enforcement (Group A Crime)	
Incarceration	Number of people from the community incarcerated in jail or prison	

ECONOMICS		
Wages	Median household income
Poverty	% of the population below the federal poverty line
Jobs	Unemployment rate
	Number of jobs
Financial Services	Number of banks (e.g. commercial banks, credit unions)
	Number of payday lend-ing and check-cashing businesses
Opportunity Youth	% of young adults 16-24 who are not working

FAM.		
Childcare	Number of licensed child care centers
Parents/Guardians	% of two-parent households

EDU.		
Preschool Enrollment	% of 3- and 4-year olds attending preschool
Afterschool Programs	Number of neighborhood out-of-school time programs
Postsecondary Education	% of people aged 25 or older with a college degree

HEALTH		
Health Insurance Coverage	% of the population with health insurance coverage
Life Expectancy	Anticipated life expectancy for people born 2010-2015
Access to Primary Health Care	Number of doctor's offices
	Number of pharmacies
Access to Healthy Food	Number of grocery stores and produce vendors
	Average monthly spending on fresh vegetables

Interpreting the CRI

- The CRI has five categories. All campuses have an index score for each category *and* an overall composite score.

- The data for each variable represents a two-mile radius around each campus.

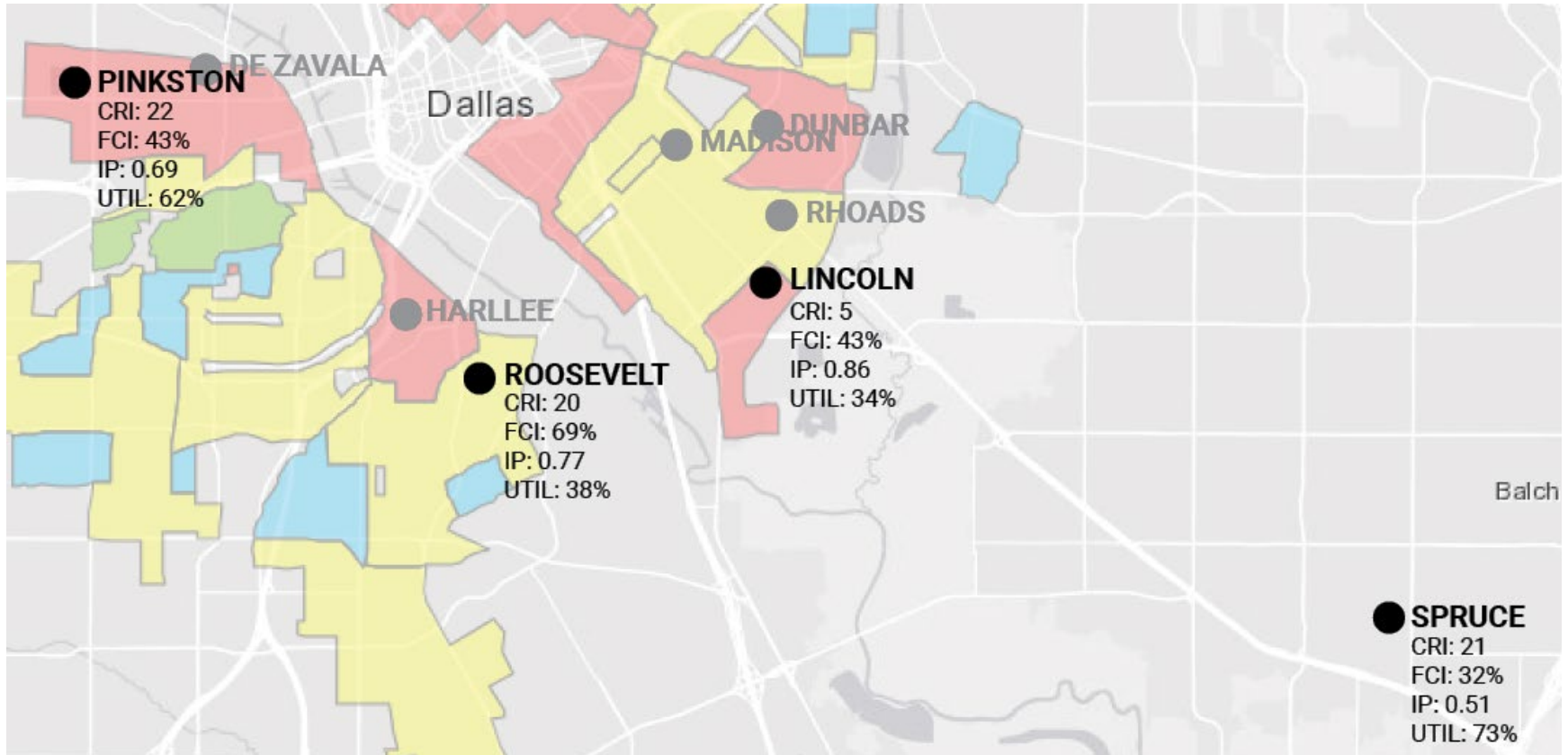| Schools by All Indices	CRI Rank (Out of 196)	Economic Index Rank	Education Index Rank	Family Index Rank	Health Index Rank	Community Index Rank
WILMER-HUTCHINS H S	196	156	163	195	188	188
J P STARKS EL	195	190	152	177	190	181
J N ERVIN EL	194	173	138	193	196	179
KENNEDY-CURRY MIDDLE	193	178	141	192	195	178
SEAGOVILLE H S	192	51	187	189	184	193
W W BUSHMAN EL	191	180	143	166	192	192
SEAGOVILLE MIDDLE	190	58	188	184	185	186
WILLIAM B MILLER EL	189	191	139	154	182	189
KLEBERG EL	188	69	189	187	178	176
LINCOLN HUMANITIES/CO..	187	195	106	194	193	131
ELISHA M PEASE EL	186	176	128	159	194	195
SEAGOVILLE NORTH EL	185	37	193	178	175	194
CHARLES RICE LEARNING ..	184	179	103	196	189	152
ELADIO R MARTINEZ LEAR..	183	123	178	183	177	130
NANCY MOSELEY EL	182	85	195	137	157	180
SEAGOVILLE EL	181	32	194	171	176	196
EBBY HALLIDAY EL	180	73	196	150	164	128

Proposed Neighborhood Hubs

PINKSTON
CRI: 22
FCI: 43%
IP: 0.69
UTIL: 62%

LINCOLN
CRI: 5
FCI: 43%
IP: 0.86
UTIL: 34%

ROOSEVELT
CRI: 20
FCI: 69%
IP: 0.77
UTIL: 38%

SPRUCE
CRI: 21
FCI: 32%
IP: 0.51
UTIL: 73%

DE ZAVALA
Dallas
MADISON
DUNBAR
RHOADS
HARLLEE
Balch

Case Study | Lincoln

Lincoln has an overall CRI of 5, FCI of 43%, Intensity of Poverty of 0.86, and Utilization of 34%.

COMMUNITY			
Housing Affordability	Percent of households that are cost-burdened	29.7% home-owners 68.4% renters	
Housing Stability	Eviction removals	309	
Property Conditions	Vacant residential properties	~13%	
	Vacant commercial properties	~12%	
Public Amenities	Access to libraries, parks, and community centers	1 library 7 community centers 2.5 square miles park space	
Violent Crime	Violent crime reported to law enforcement (Group A Crime)	3,248 count of violent crime	
Incarceration	Number of people from the community incarcerated in jail or prison	462 (2%) incarcerated adults	

FAM.			
Childcare	Number of licensed childcare centers	16	
Parents/Guardians	% of two-parent households	37%	

EDU.			
Preschool Enrollment	% of 3- and 4-year olds attending preschool	33.6%	
Afterschool Programs	Number of neighborhood out-of-school time programs	29 afterschool programs 2,272 capacity for programs	
Postsecondary Education	% of people aged 25 or older with a college degree	7% people with Bachelor's degree	

ECONOMICS			
Wages	Median household income	$26,635	
Poverty	% of the population below the federal poverty line	7,902 (37.8%) of total population in poverty, 2,765 (49%) of children in poverty	
Jobs	Unemployment rate	9%	
	Number of jobs	5,355	
Financial Services	Number of banks (e.g. commercial banks, credit unions)	4 banks	
	Number of payday lending and check-cashing businesses	2	
Opportunity Youth	% of young adults 16-24 who are not working	20.5%	

HEALTH			
Health Insurance Coverage	% of the population with health insurance coverage	72%	
Life Expectancy	Anticipated life expectancy for people born 2010-2015	70	
Access to Primary Health Care	Number of doctor's offices	28	
	Number of pharmacies	5	
Access to Healthy Food	Number of grocery stores and produce vendors	50	
	Average monthly spending on fresh vegetables and fruit	$240	

Data on this slide was pulled from the CRI Dashboard.

CRI Bond Dollars at Lincoln

COMMUNITY	Housing Affordability	Percent of households that are cost-burdened	29.7% home-owners 68.4% renters
	Housing Stability	Eviction removals	309
	Property Conditions	Vacant residential properties	~13%
		Vacant commercial properties	~12%
	Public Amenities	Access to libraries, parks, and community centers	1 library 7 community centers 2.5 square miles park space
	Violent Crime	Violent crime reported to law enforcement (Group A Crime)	3,248 count of violent crime
	Incarceration	Number of people from the community incarcerated in jail or prison	462 (2%) incarcerated adults

FAM.	Childcare	Number of licensed childcare centers	16
	Parents/Guardians	% of two-parent households	37%

EDU.	Preschool Enrollment	% of 3- and 4-year olds attending preschool	33.6%
	Afterschool Programs	Number of neighborhood out-of-school time programs	29 afterschool programs 2,272 capacity for programs
	Postsecondary Education	% of people aged 25 or older with a college degree	7% people with Bachelor's degree

Create dedicated office space for attorneys to hold after-school office hours for tenant/landlord cases.

Open campus library to the public after school hours and on the weekend.

Expand afterschool programs on-site to grow neighborhood capacity.

CRI Bond Dollars at Lincoln

ECONOMICS	Wages	Median household income	$26,635
	Poverty	% of the population below the federal poverty line	7,902 (37.8%) of total population in poverty, 2,765 (49%) of children in poverty
	Jobs	Unemployment rate	9%
		Number of jobs	5,355
	Financial Services	Number of banks (e.g. commercial banks, credit unions)	4 banks
		Number of payday lending and check-cashing businesses	2
	Opportunity Youth	% of young adults 16-24 who are not working	20.5%

HEALTH	Health Insurance Coverage	% of the population with health insurance coverage	72%
	Life Expectancy	Anticipated life expectancy for people born 2010-2015	70
	Access to Primary Health Care	Number of doctor's offices	28
		Number of pharmacies	5
	Access to Healthy Food	Number of grocery stores and produce vendors	50
		Average monthly spending on fresh vegetables and fruit	$240

Collaborate with local partners, e.g., City of Dallas, Chamber of Commerce, etc. to provide job training services.

Create dedicated office(s) for local partners, e.g., Parkland, to sign community members up for health insurance.

Dallas ISD Next Steps

- **Facilitate meetings in each neighborhood hub for parents and community to provide input**
- Identify specific projects to address using 2020 Bond funds
- Estimate what those projects might cost (using a cost estimator)
- **Prioritize Bond projects that would yield the greatest community impact**

Potential Collaboration with City of Dallas

- Explore feasibility of CRI alignment to Dallas Equity Indicators

- Co-facilitate community meetings in neighborhood hubs

- Analyze quantitative and qualitative data to prioritize projects across public agencies

Place-Based Investments: Righting the Wrongs of the Past

Dallas Independent School District
Child Poverty Action Lab

February 10, 2020

Leslie Williams, Deputy Chief of Racial Equity, Dallas ISD

Ashley Flores, Senior Director, Child Poverty Action Lab