

# Neighborhood Stability and Neighborhood Change: A Study of Housing Unit Turnover in Low-Income Neighborhoods

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# A look at Neighborhood Stability

- Residential instability a concern in poor neighborhoods
  - Churning moves can lead to worse outcomes for families and, in particular, kids
  - Negative effect on collective efficacy
  - Resident engagement and leadership difficult to sustain
- Knowing what types of households, housing units, and neighborhoods are prone to instability can guide stabilization efforts

# Housing Unit Panel Ideal for Investigating Residential Instability in Neighborhoods

- Track same units (nested within neighborhoods) over multiple waves
- Turnover defined when a household moves out and another moves in or the unit becomes vacant
- Allows examination of predictors at multiple levels:
  - Household
  - Housing unit
  - Neighborhood

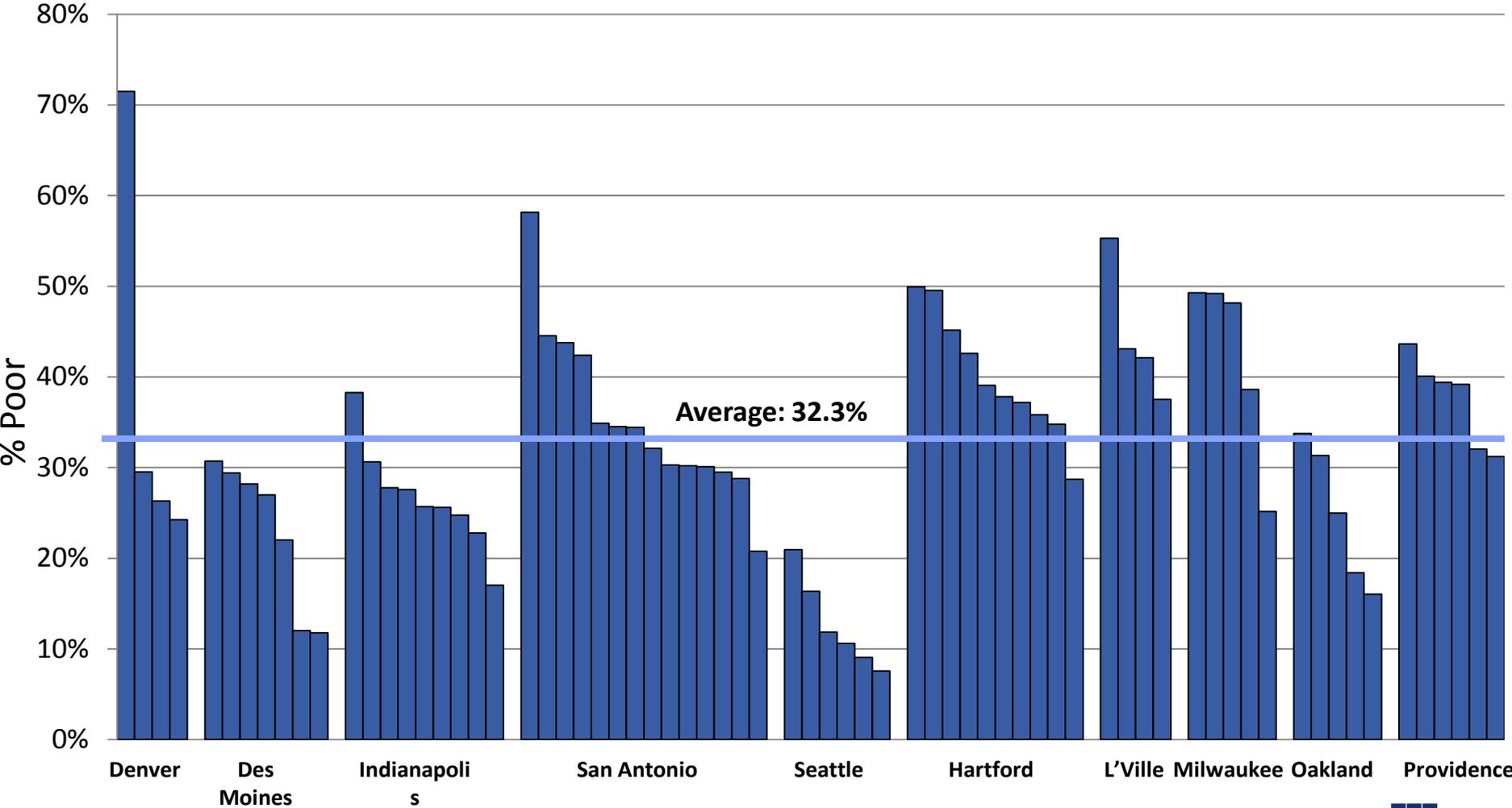
# Making Connections Survey Data

- Representative sample of housing units
  - Wave I (2002-03)
  - Wave II (2005-06)
  - Wave III (2008-09)
- 9,179 housing units observed in 70 neighborhoods in 10 cities, averaging 131 housing units per neighborhood

# Methods

- Multi-level (random coefficient) logistic model
  - DV: housing unit turnover (individual level)
  - IVs:
    - Household: age, income, employment, financial distress, race, nativity, homeownership, subsidized rent, collective efficacy
    - Housing unit: single/multi-family, physical condition, proximity to commercial businesses, factories, or parks
    - Neighborhood: homeownership, collective efficacy, poverty

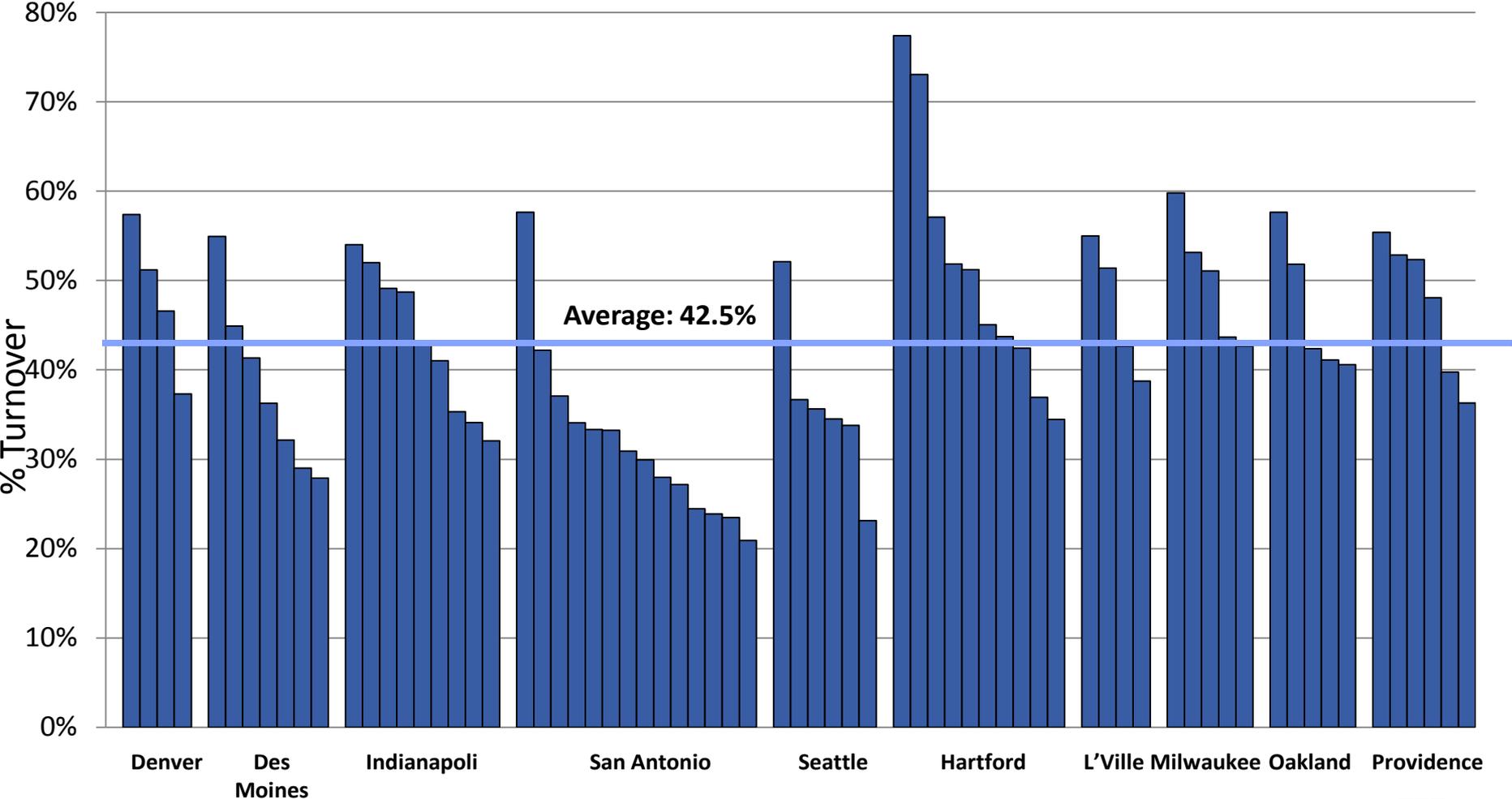
# Target neighborhoods disadvantaged



# Research Question 1

- How frequently did housing units turn over?

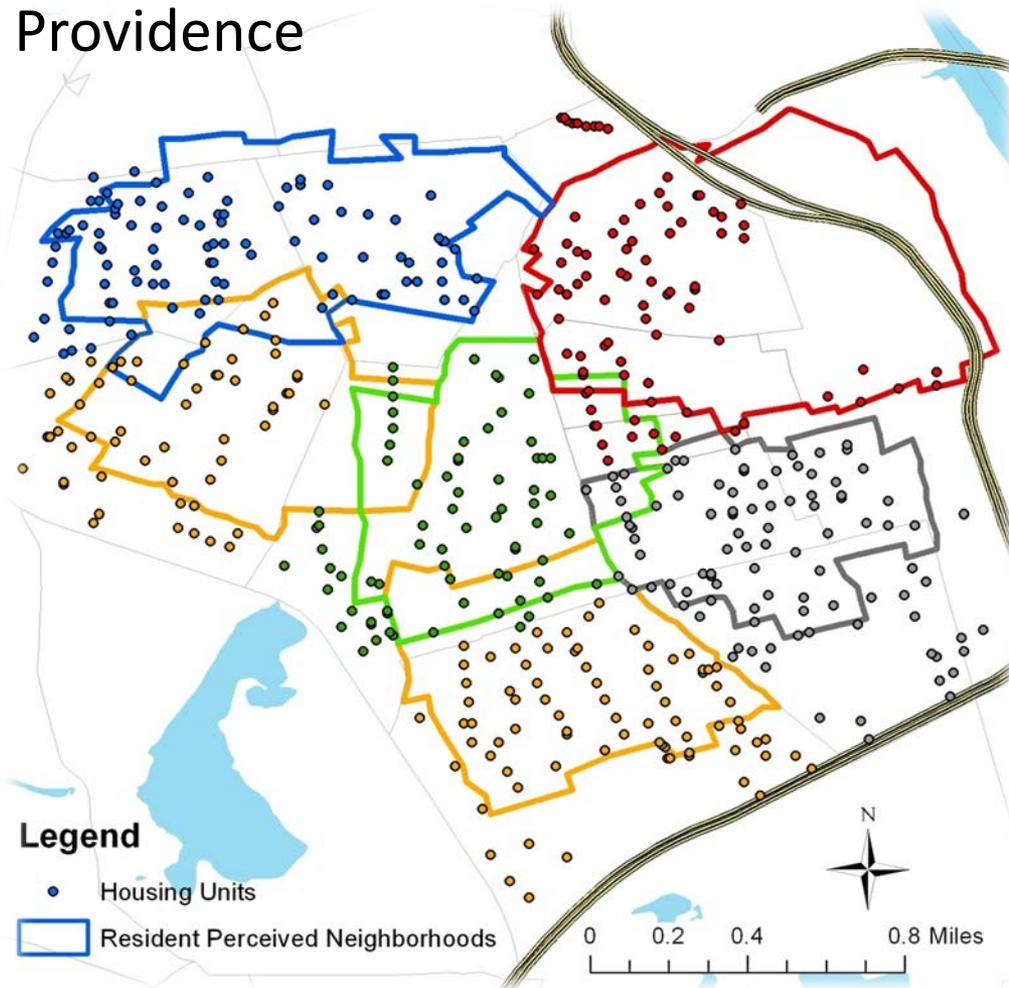
# Over four in ten units turn over in < 3 years



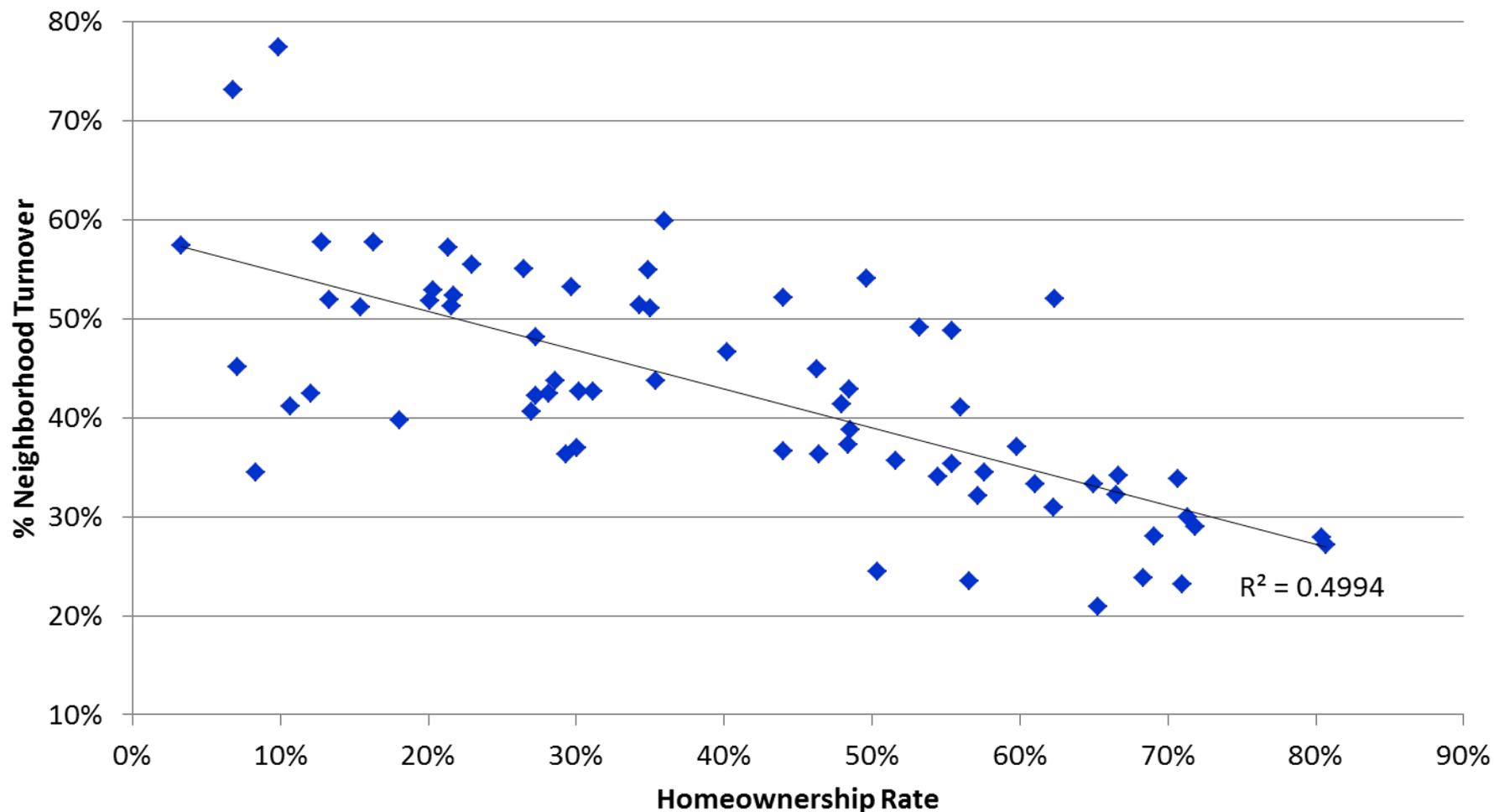
## Research Question 2

- How does housing unit turnover play out at the neighborhood level?

# Using Resident Defined Neighborhoods



# Low Turnover in High Homeownership N'hoods

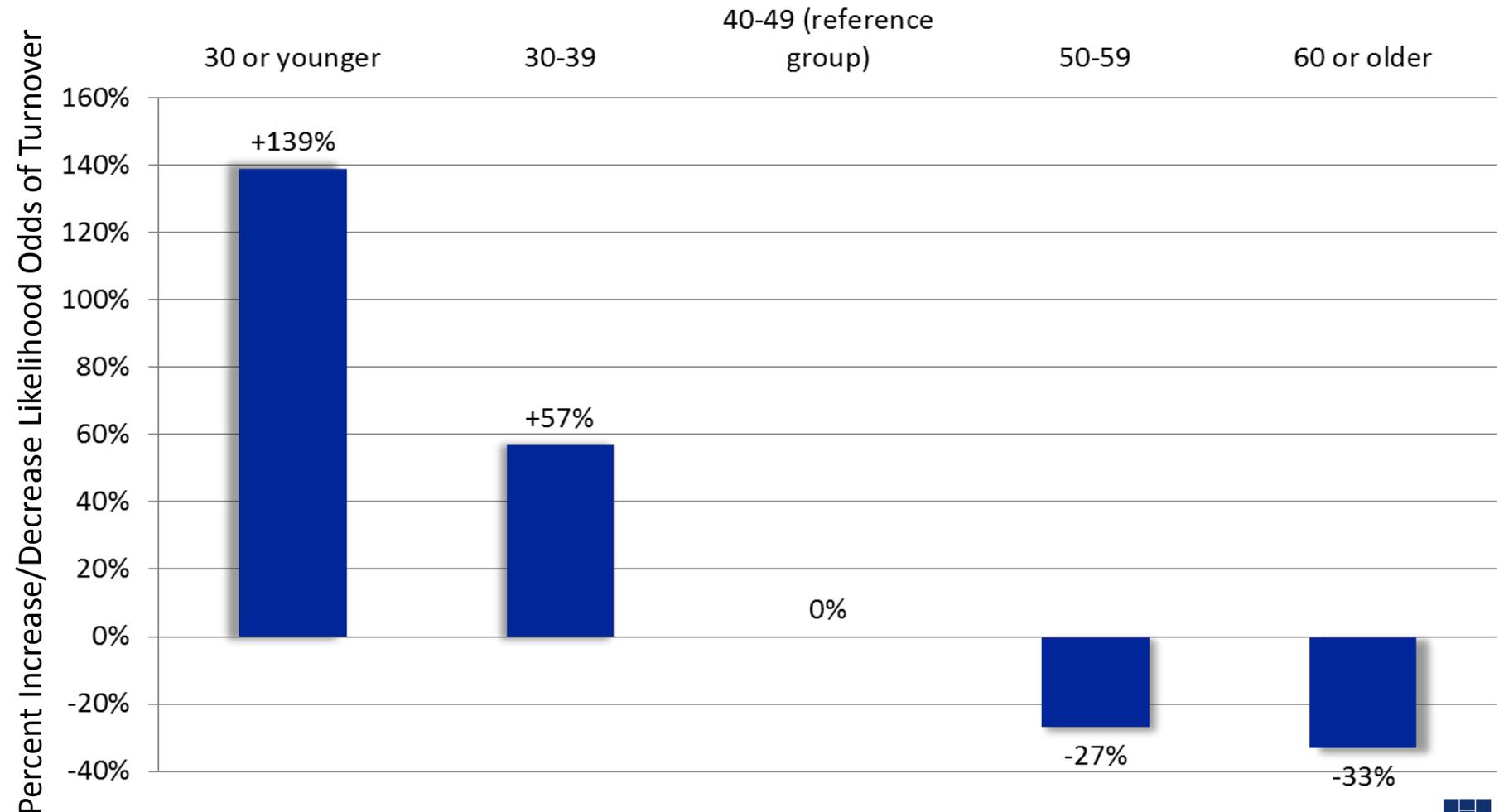


## Research Question 3

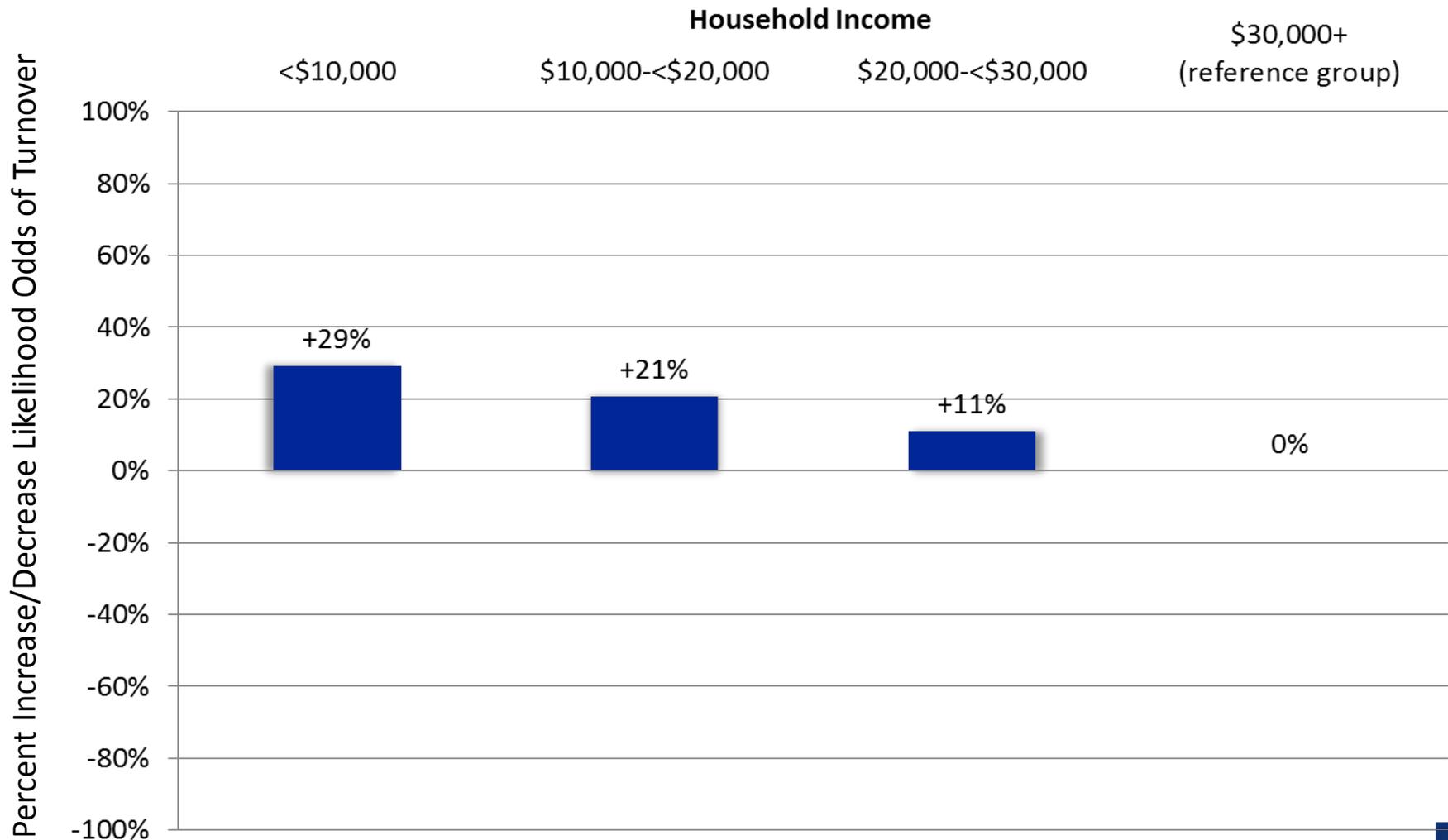
- What characteristics of households, housing units, and neighborhoods are associated with the higher rates of turnover?

# Household factors

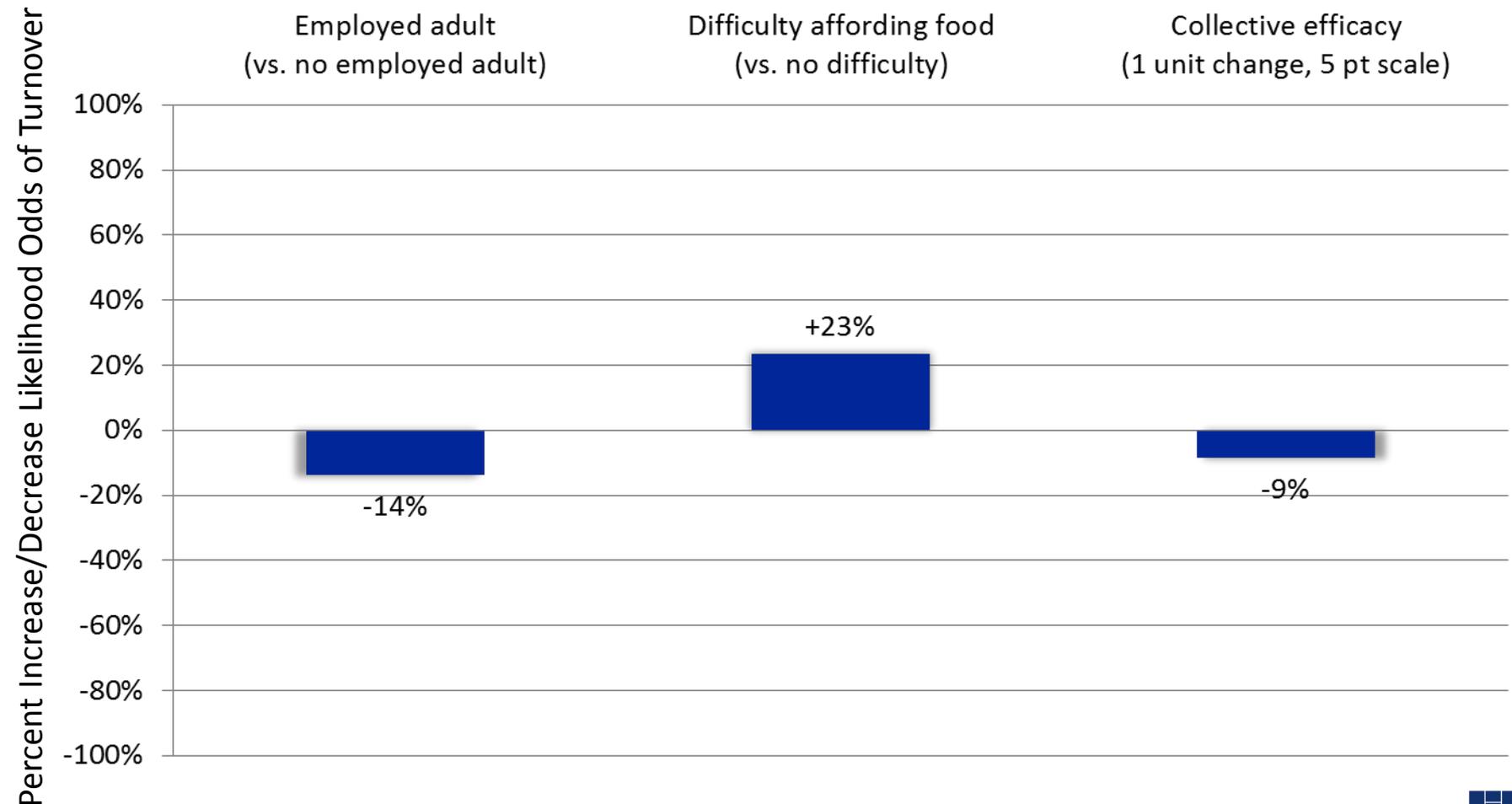
# Age a big driver in turnover



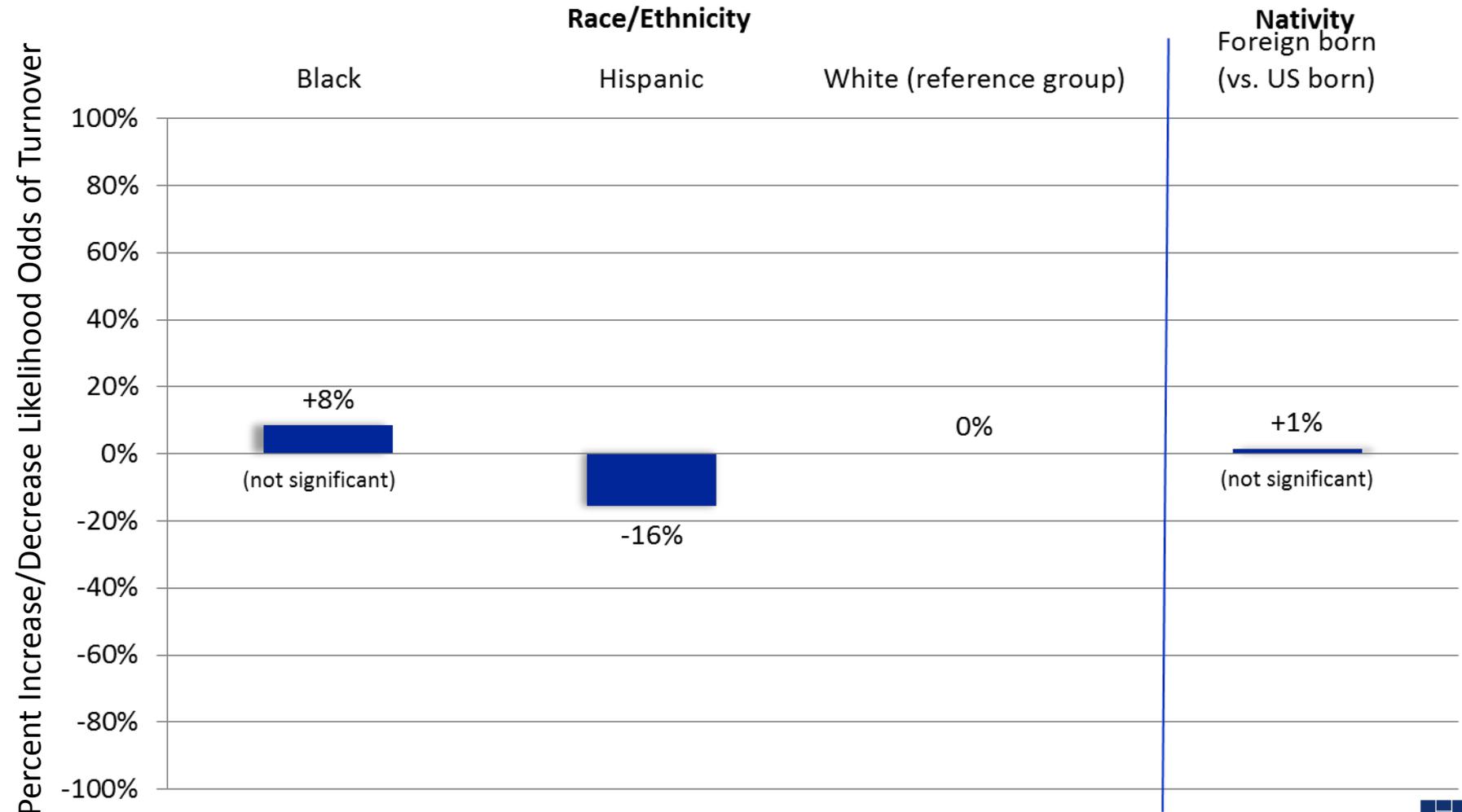
# Low-income households turn over more



# Employment, Financial Distress, and Collective Efficacy Matter



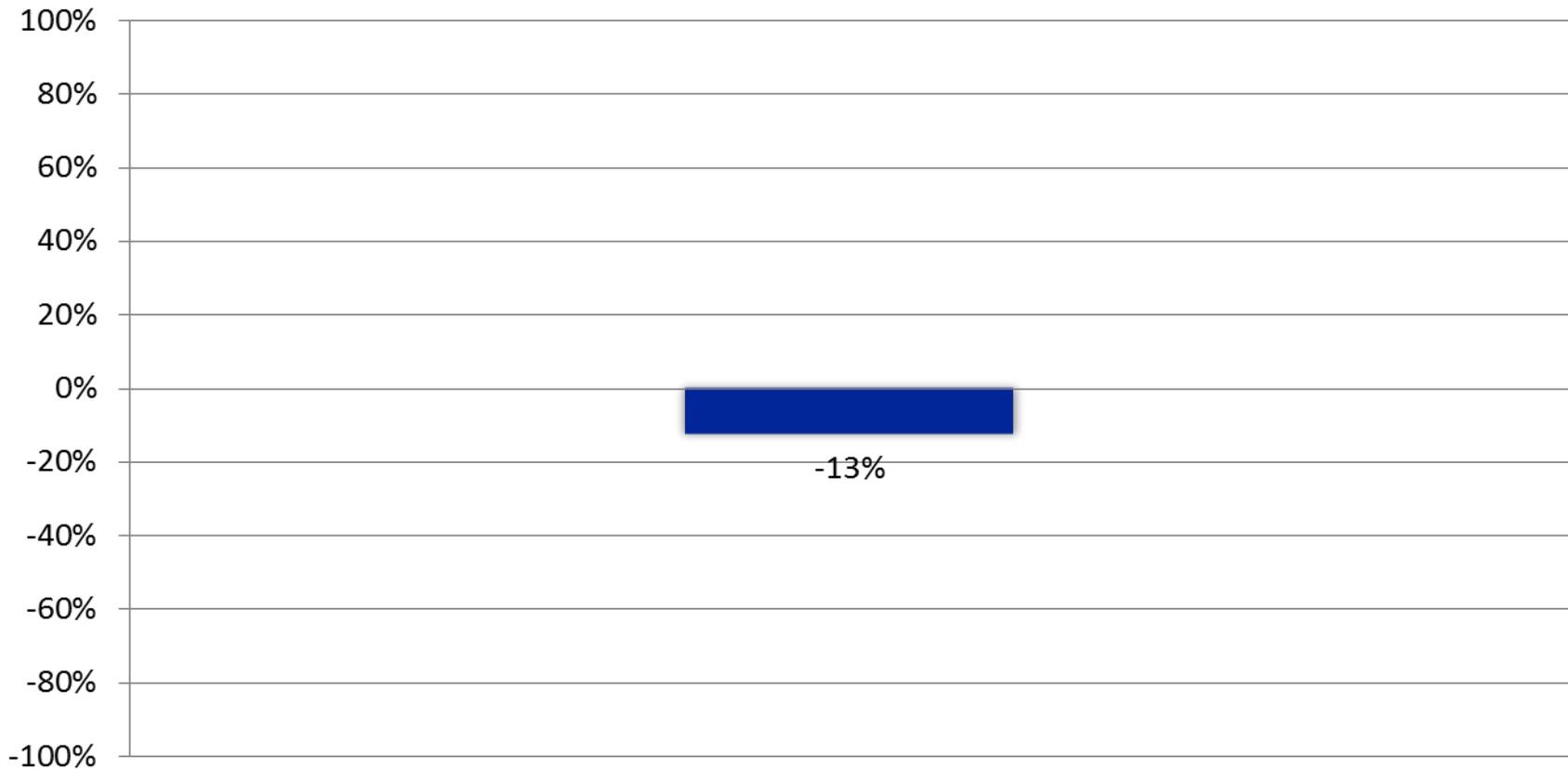
# Small difference by race/ethnicity or nativity



# Housing unit factors

# Turnover lower single-family homes

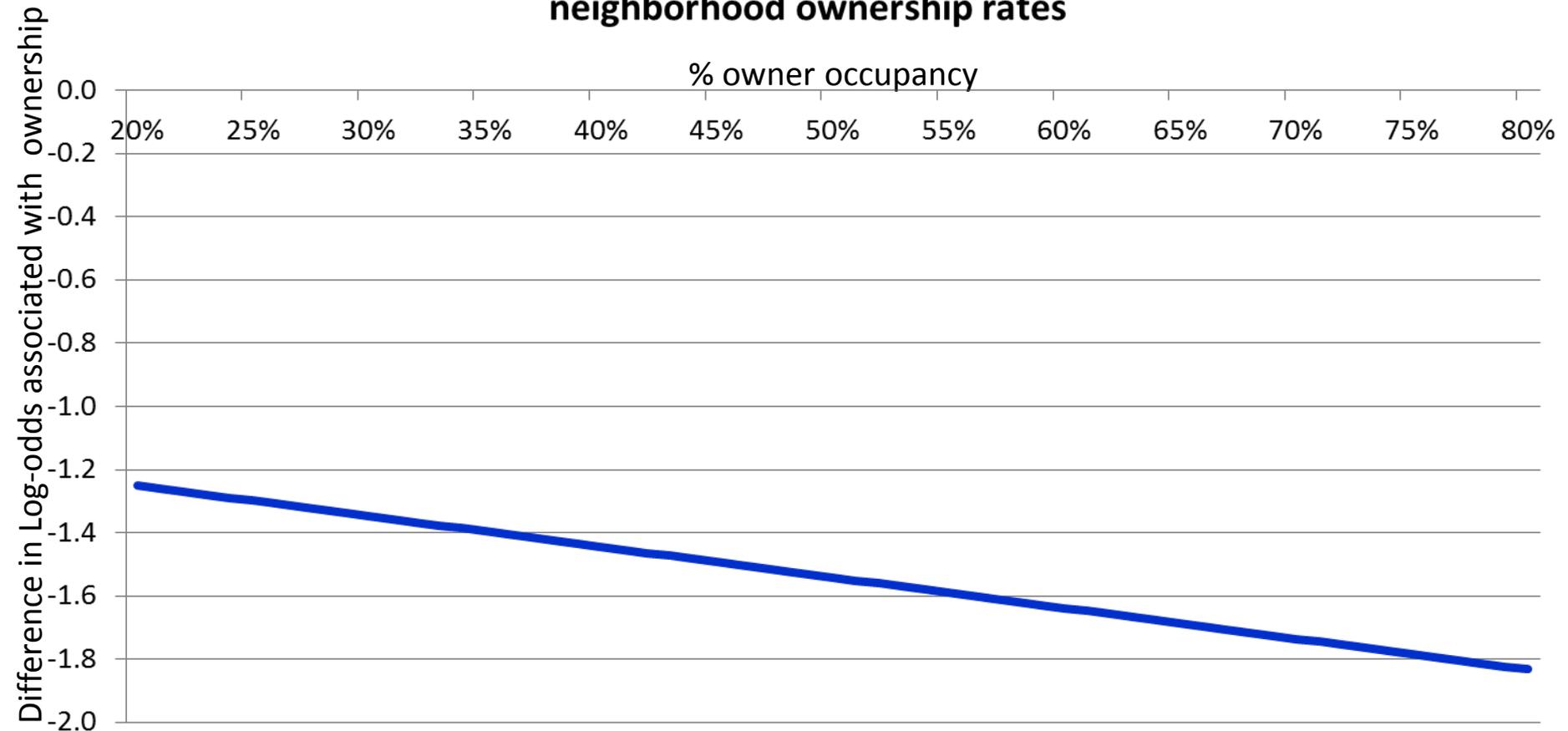
Single family home  
(vs. Multi-family home)



# Neighborhood factors

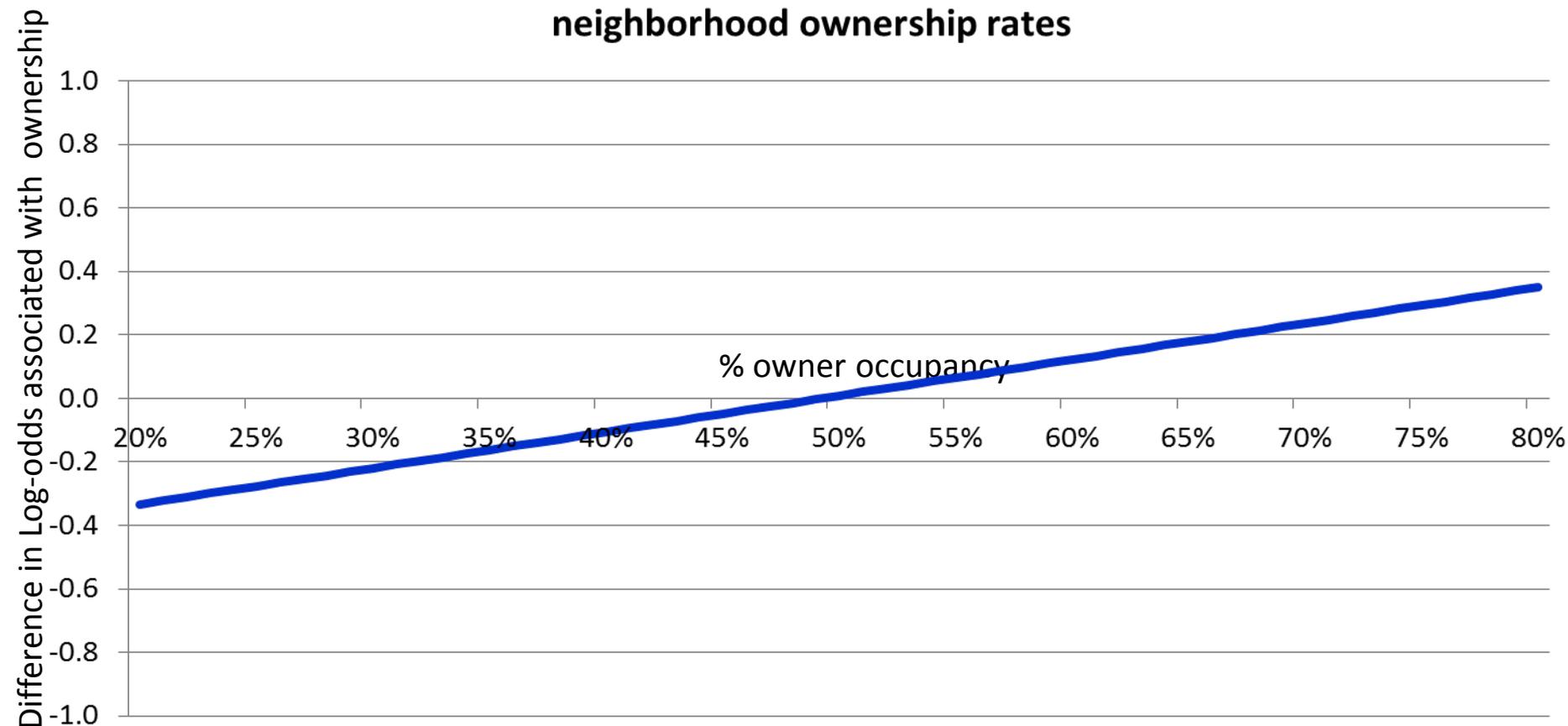
# Individual & neighborhood ownership associated with less turnover

Difference in log-odds associated with ownership vs. market rent by neighborhood ownership rates



# Subsidized rent protective in high rental neighborhoods, but not high owner

Difference in log-odds associated with subsidized rent vs. market rent by neighborhood ownership rates



# Recap

- Poor neighborhoods experience high residential instability
  - Over 4 in 10 households were gone in 3 years, and more than half of households left in many neighborhoods
- Age and homeownership are strongest predictive factors, but economic factors, collective efficacy, and built environment matter too

# Implications for resilience

- Subsidized housing may be platform to reduce instability
- Right mix of tenure, income and age can lower neighborhood turnover, but will poor, young renter families continue to churn?
- Can investments in community participation/collective efficacy reduce instability?
- Geographic concentrations of residential instability are partially explained by these factors, but contagion effects should also be explored