

Comm. _____

Item No. 0299

Date: 5/9/17

Clerk's Office

Viviane Ernst

Item 2017-0299

SLUP 6 Ordinance

Dr. Dean Dabney

Presentation

and

Report

Submitted into

BOC Record

May 9, 2017

BOC meeting

The Relationship between SLUP 6 Businesses and Negative Outcomes in »» DeKalb County

Dean Dabney, Brent Teasdale & Audrey Clubb
Department of Criminal Justice & Criminology
Andrew Young School of Policy Studies
Georgia State University
Atlanta Ga

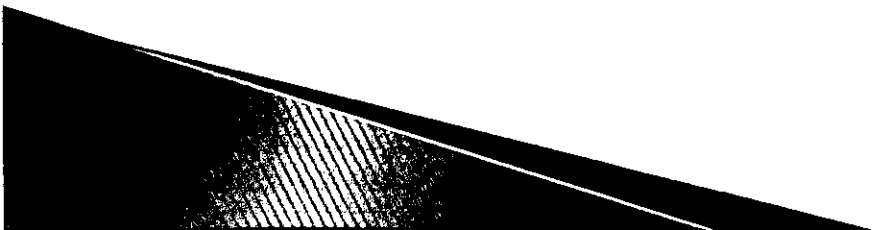
Existing Legislation and Literature

- ▶ A review of the existing statutory landscape uncovered ample evidence of suburban and urban jurisdictions subjecting SLUP6 businesses to special permitting processes.
 - Legislation generally identifies specific business types and often includes specific distance restrictions between multiple locations of the targeted business type or other land uses such as schools or other “protected” land use types or moratoriums
- ▶ The existing scholarly literature reveals a number of studies documenting significant relationships between SLUP 6 businesses and negative public safety, public health, and economic development outcomes.
 - Impacts are generally shown to be stronger in predominantly minority and lower Socio-Economic Status (SES) communities.



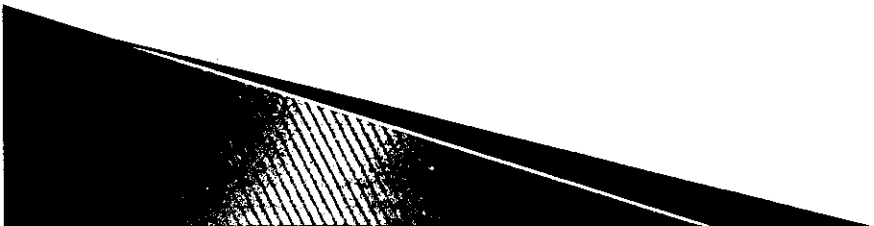
Jurisdictions Limiting Fringe Banking

- ▶ Cleveland OH, a 1,000 feet spacing between check cashing and limits number to 1 per 20,000 population (2009)
- ▶ Sacramento, CA, Memphis, TN, and Springfield, IL, Salt Lake City, UT, have distance requirements for Check Cashing and Pawn Shops



Jurisdictions Limiting Alcohol Sales

- ▶ Denver, CO and Dawsonville, GA, have requirements for liquor outlets to be spaced at least 1,000 feet apart
- ▶ Laurel, MD, Los Angeles, CA, and Polk County, FL all require a special conditional use permit for liquor outlets



Jurisdictions Limiting Fast Food

- ▶ In 2008, Los Angeles, CA passed a one year moratorium on opening or expanding fast food establishments
- ▶ San Francisco, CA restricted fast food establishment in the Geary Boulevard sub district
- ▶ Detroit, MI requires a minimum distance of 500 feet between fast food establishments and schools
- ▶ Seaside and Carmel passed ordinances prohibiting new fast food establishments

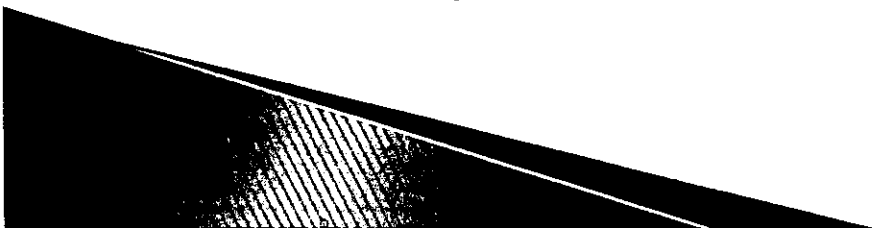


Prior Academic Research Findings

- ▶ Several studies show significant links between crime and liquor stores and fringe banking outlets
 - Relationship strongest in poor, minority areas

- ▶ Several studies document relationship between fast food or gas/convenience stores and obesity, coronary disease, and mortality among residents
 - Relationship strongest in poor, minority areas

- ▶ Research shows a link between auto repair shops and air pollution and lower property values



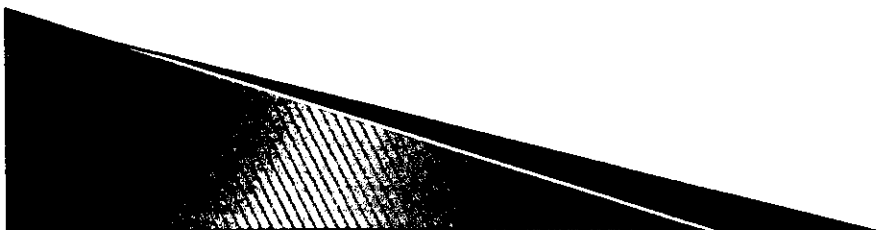
GSU Study Methodology

- ▶ *Gathered and cleaned relevant data* from DeKalb County agencies, the Georgia Department of Public Health, Atlanta Regional Commission, and the US Census Bureau.
- ▶ Generated a series of *geospatial maps and statistical models* to explore the impact of SLUP 6 businesses licensed at the end of 2012 on the levels of crime, vehicle accidents, and residential property values in 2013–2015.
 - Crime counts in 2013–2015 related to licensed businesses in tract at end of 2012
 - Crime counts in 2013–2015 related to change in licensed businesses in tract 2010–2012
 - Auto crash counts in 2014–2015 related to licensed businesses on block at end of 2012
 - Residential property values in 2015 related to licensed businesses on block in 2015
- ▶ Designed statistical models to determine the *relationship between the presence and proliferation of select businesses on crime, auto accidents and residential property values in the surrounding areas when holding constant relevant socio-economic and land use factors.*
- ▶ *Conducted counterfactual analysis* on businesses that provide similar services or have similar features but are generally thought to have a more positive impact (full service restaurants grocery stores, and banks)

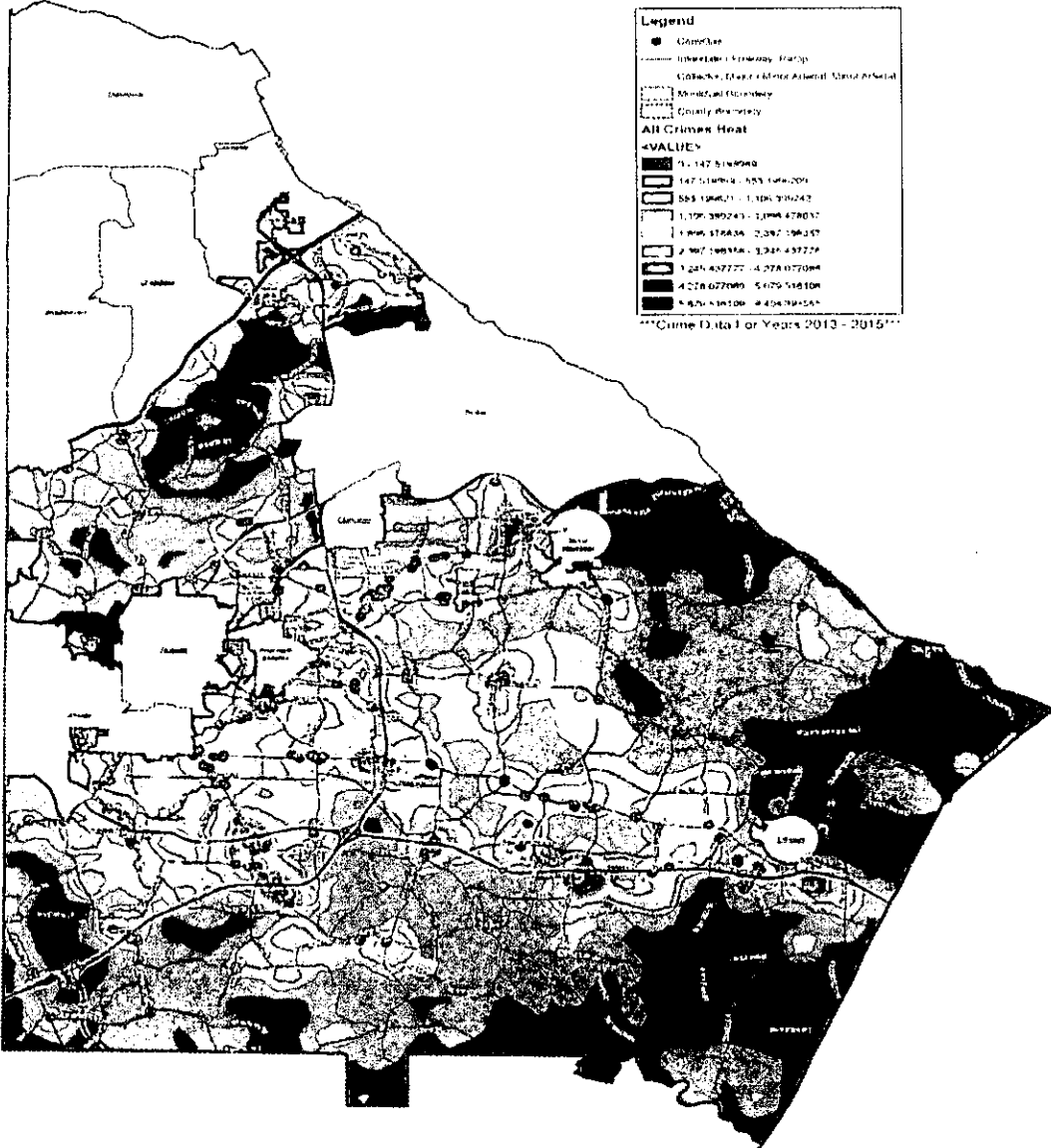


Automobile Repair

- ▶ In 2010, there were 344 auto repair shops spread across 66 census tracts. By the end of 2012, there were 386 located in 68 different census tracts.
- ▶ For each additional auto repair shop located in a given census tract at the end of 2012, one finds a 6.4% increase in 2013–2015 violent crime counts holding constant poverty, race, and population levels.
- ▶ Corresponding changes in the total, property, and public order crime counts were shown to be 7.1%, 7.1% and 6.4%.
- ▶ These increases were not statistically significant.



DeKalb County Police Department All Crimes - ConvGas Heat Map



Legend

- Crime
- Interstate Highway (I-75)
- State Road (GA-400, GA-285, GA-200)
- Local Road
- County Boundary

All Crimes Heat

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Crime Data for Years 2013 - 2015



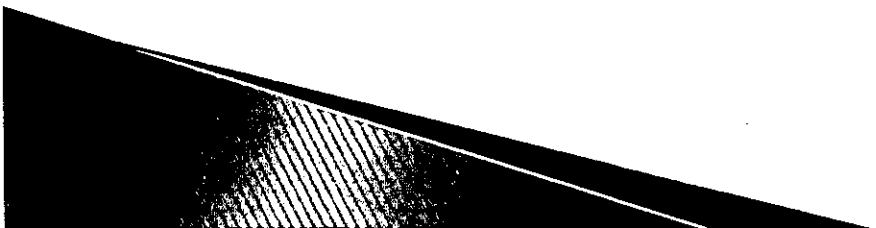
DeKalb County, GA
Geographic Information Systems Department

Map Symbols and Conventions

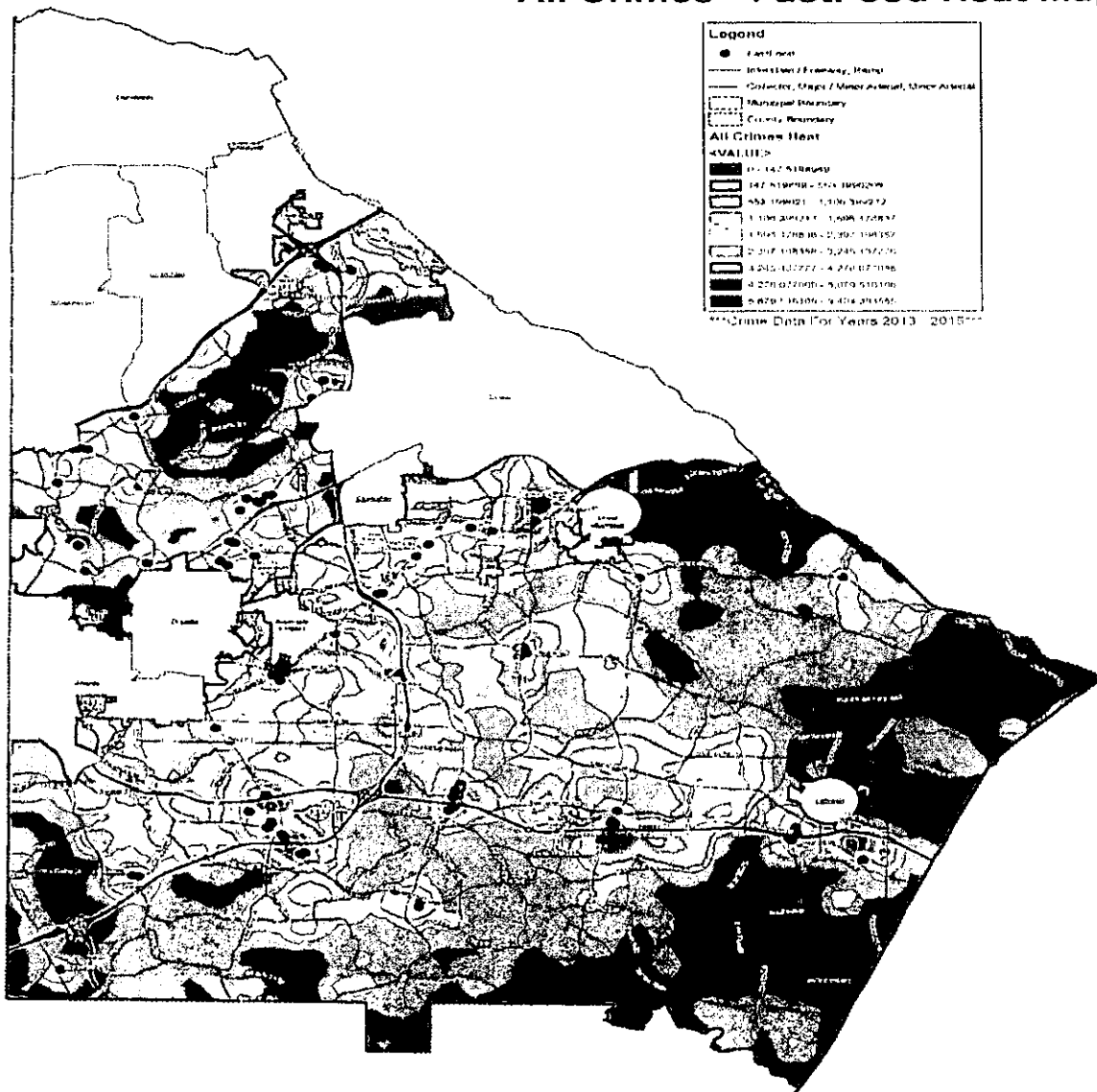
This map was created using ArcGIS 10.2.2. The data was obtained from the DeKalb County Police Department. The map is for informational purposes only and does not constitute a warranty of any kind. The map is subject to change without notice. The map is not to be used for any other purpose without the written consent of the DeKalb County Police Department.

Convenience Stores / Gas Stations

- ▶ In 2010, there were 231 businesses comprising the convenience store or gas station category in 71 different census tracts. By 2013, there were 287 located in 75 different census tracts.
- ▶ For each additional gas station or convenience store located in a given census tract at the end of 2012, one finds a significant 13.2% increase in the 2013–2015 violent crime count holding constant poverty, race, and population.
- ▶ Corresponding changes in the total, property, and public order crime counts were show to be 14.6%, 15.1% and 13.2%.
- ▶ All increases are statistically significant and in line with prior studies.



DeKalb County Police Department All Crimes - FastFood Heat Map



Legend

- Land Use
- Interstate / Freeway / Road
- Collector, Major / Minor Arterial, Minor Arterial
- Municipal Boundary
- County Boundary

All Crimes Heat
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1,207,230,549 - 1,383,849,199
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2,973,417,049 - 3,149,035,699
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Crime Data For Years 2013 - 2015

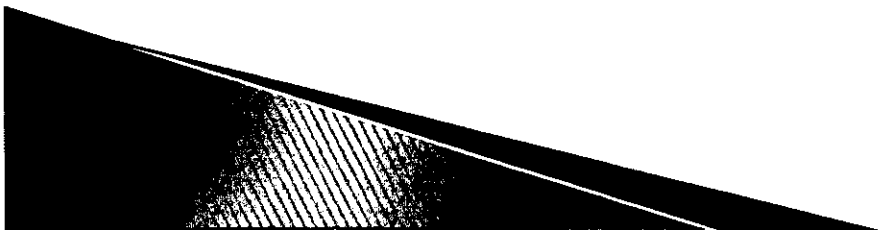



DeKalb County, GA
 Geographic Information Systems Department

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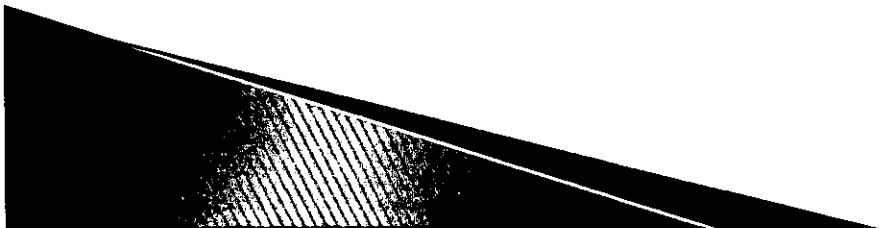
Fast Food

- ▶ In 2010, there were 92 fast food restaurants located in 44 census tracts. By 2012, the number had increased to 93.
- ▶ For each additional fast food restaurant located in a given census tract at the end of 2012, one finds a statistically significant 31.8% increase in the 2013–2015 violent crime count holding constant poverty, race, and population.
- ▶ Corresponding changes in the total, property, and public order crime counts were shown to be statistically significant at 42.3%, 48.6% and 36.2%.
- ▶ All increases are statistically significant.



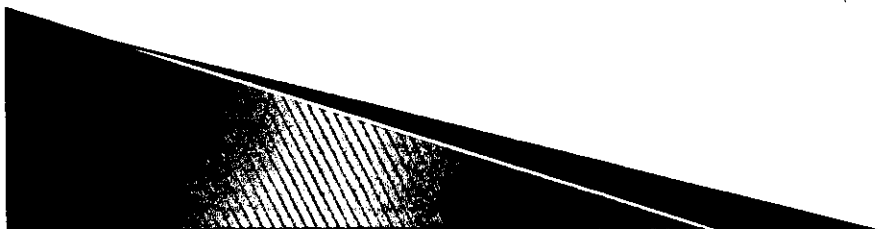
Liquor Stores

- ▶ In 2010, there were 33 liquor stores spread across 28 tracts. By 2012, the number increased to 53 located in 37 different census tracts.
- ▶ Each additional liquor store located in a census tract is associated with an increase in the violent crime count of 50.5% holding constant poverty, race, and poverty levels.
- ▶ Corresponding changes in the total, property, public order crime counts were shown to be statistically significant at 61.3%, 68.5% and 57.0%.
- ▶ All increases are statistically significant and consistent with prior studies.

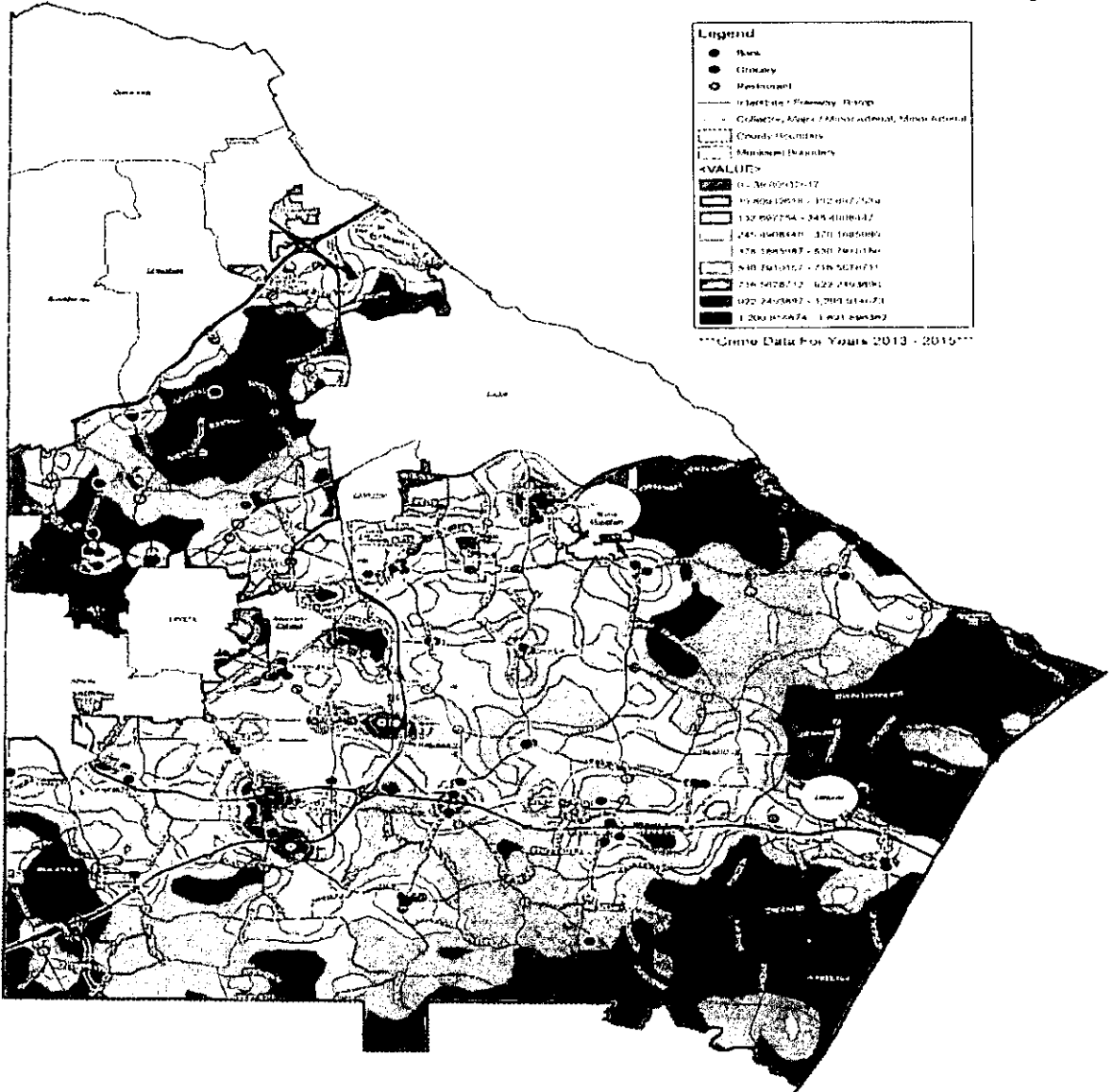


Pawn Shops / Check Cashing

- ▶ In 2010, there were 50 of these businesses located in 29 different census tracts. By 2012, the number increased to 51 in 30 census tracts.
- ▶ Each additional pawn shop or check cashing outlet is associated with a 98.3% increase in the 2013–2015 violent crime counts holding constant poverty, race and population levels.
- ▶ Corresponding changes in the total, property, and public order crime counts were shown to be statistically significant at 78.9%, 51.6% and 61.7%.
- ▶ All increases are statistically significant and consistent with prior studies.



DeKalb County Police Department Violent Crimes Heat Map



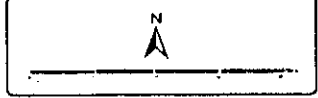
Legend

- Park
- Grocery
- Restaurant
- Interstate / Freeway / Road
- County, Atty / Major Artery, Minor Artery
- County Boundary
- Municipal Boundary

<VALUE>

0	0 - 30,000,000
1	30,000,000 - 100,000,000
2	100,000,000 - 240,000,000
3	240,000,000 - 370,000,000
4	370,000,000 - 500,000,000
5	500,000,000 - 630,000,000
6	630,000,000 - 760,000,000
7	760,000,000 - 890,000,000
8	890,000,000 - 1,020,000,000
9	1,020,000,000 - 1,150,000,000

Crime Data For Years 2013 - 2015





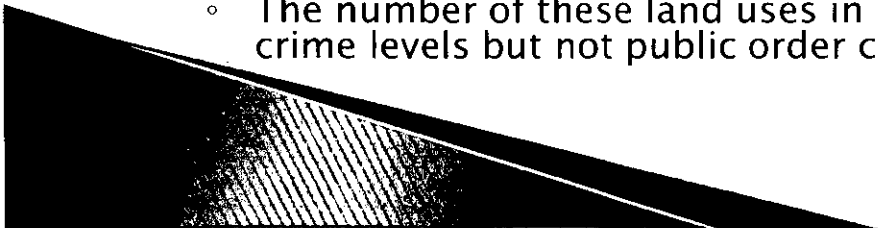
DeKalb County, GA
Geographic Information Systems Department



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Counterfactual Multivariate Crime Models

- ▶ At the end of 2012, there were 350 full service restaurant located in 67 census tracts, 118 banks in 35 tracts, and 87 grocery stores in 48 tracts.
- ▶ No significant relationship between total, violent, or public order crime and the number of banks in a census tract holding constant race, poverty, and population levels.
- ▶ Observed mixed findings with respect to the relationship between crime and the number of full service restaurants and grocery stores located in a given census tract.
 - Each additional restaurant in a census tract produced a significant 6.3% increase in the 2013–2015 reported violent crime holding poverty, race, and population constant.
 - Each additional grocery store in a census tract produced a significant 34.2% increase in the 2013–2015 reported violent crime holding poverty, race, and population constant.
 - The number of these land uses in 2012 was related to total, violent, and property crime levels but not public order crime levels in 2013–2015.



Additional Auto Crash Findings

- ▶ Face blocks that contained a fast food restaurant at end of 2012 experience 69.0% more auto crashes in 2014–2015 than those blocks that did not, holding constant the presence of other business types on the block.
- ▶ Face blocks containing an auto body shop at the end of 2012 experienced 141% more auto crashes in 2014–2015 than those blocks that did not.
- ▶ Face blocks containing a grocery store in 2012, experienced 67.9% less accidents in 2014–2015 than those blocks that did not.
- ▶ Face blocks containing banks, full service restaurants or gas/convenience stores at the end of 2012 showed no statistically significant change in 2014–2015 auto crashes.
- ▶ Blocks containing 2+ auto repair, fast food, or gas/convenience outlets within 1,000 feet of one another at the end of 2012 experienced more than twice the number of 2014–2015 auto crashes than blocks housing only one of each.



Additional Crime & Property Findings

- ▶ Census tracts showing an increase in the number of pawn, check cashing, fast food, liquor, or gas/convenience outlets during 2010–2012 saw their 2013–2015 numbers double across all crime types, when controlling for poverty, race, and population.
- ▶ Census blocks containing 2+ auto repair, fast food, or gas/convenience outlets within 1,000 feet of one another at the end of 2012 exhibited more than twice the 2013–2015 total and violent crime than block with only one of each.
- ▶ The presence of any SLUP6 business on a block in 2015 significantly decrease it residential property values that year by an average of \$13,519 while the presence of a bank, full service restaurant or grocery store on the block yields a \$10,567 increase in property values, holding constant average square footage, condition, and age of the property on the block.

