

Health in Hartford's Neighborhoods Data Walk

Neighborhoods with high and low stability index measures:

1. Housing stability index comprised of these measures: occupancy, rent to income ratio, mortgage to income ratio, eviction rate, foreclosure rate, average length of tenure, and assessed value per square foot.
 2. We divided census tracts into quintiles based on their housing stability scores. Tracts in the lowest quintile were labeled 'low stability' (score of 18 or less in peach). Tracts in the highest were labeled 'high stability' (scores above 26 in green)
 3. Compared health outcomes for the neighborhoods
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Guiding questions:

What do you notice?

What do you wonder?

How will you use these data/findings?

500 Cities Data Measures

Health Outcomes	Arthritis among adults aged ≥18 years
	Current asthma among adults aged ≥18 years
	High blood pressure among adults aged ≥18 years
	Cancer (excluding skin cancer) among adults aged ≥18 years
	High cholesterol among adults aged ≥18 years who have been screened in the past 5 years
	Chronic kidney disease among adults aged ≥18 years
	Chronic obstructive pulmonary disease among adults aged ≥18 years
	Coronary heart disease among adults aged ≥18 years
	Diagnosed diabetes among adults aged ≥18 years
	Mental health not good for >14 days among adults aged ≥18 years
	Physical health not good for >14 days among adults aged ≥18 years
	All teeth lost among adults aged ≥65 years
	Stroke among adults aged ≥18 years
Unhealthy Behavior Measures	Current smoking among adults aged ≥18 years
	No leisure-time physical activity among adults aged ≥18 years
	Obesity among adults aged ≥18 years
	Sleeping less than 7 hours among adults aged ≥18 years
	Binge drinking among adults aged ≥18 years

(Source: CDC 500 Cities Measure Definitions, accessed online [here](#))

Data indicators and sources

	Description of Indicator	Data Source
Stability	Percentage of owner-occupied units	ACS 5-Year Estimates, 2011-2015
	Percentage of income going toward rent, or the rent to income ratio	ACS 5-Year Estimates, 2011-2015
	Percentage of income going toward mortgage expenses, or the mortgage to income ratio	ACS 5-Year Estimates, 2011-2015
	Average annual eviction rate from 2011-2015, measured by total legal evictions divided by the count of residential units	Eviction Lab, evictionlab.org
	Average length of time residents have lived in housing units, or average length of tenure	ACS 5-Year Estimates, 2011-2015
	Average annual foreclosure rate from 2011-2015, measured by the total number of foreclosure filings divided by the residential parcels	Foreclosure/Lis Pendens from City of Hartford , normalized using Parcels from City of Hartford .
	Property value , as measured by the assessed value normalized by the developed square footage of a property	Hartford's Grand List, from City of Hartford

Cross Sector Data Walk

Side by side visualizations of housing stability and housing conditions:

Housing stability - finances and tenure (turn page over for more details)

- % owner-occupied units
- Rent to income ratio (% of income going towards rent)
- Mortgage to income ratio (% of income going towards mortgage)
- Eviction rate (average annual rate from 2011-2015; legal evictions divided by residential units)
- Foreclosure rate (average annual rate from 2011-2015; filings divided by residential units)
- Average length of tenure (how long lived in residential units)
- Assessed price per square foot

Housing conditions index focused on physical quality

- Average annual vacancy rate, 2011-2015
 - Housing code violations per residential units
 - Average annual fire incidents per parcel
 - Bedbug complaints per residential unit
 - Essential service complaints per residential unit
 - Vacate now violation complaints per residential unit
 - Rodent violation complaints per residential unit
 - Average annual fire incidents per parcel
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Conditions	Total number of housing code violations per unit , 2011-2015, measured by all violations reported to the Housing Code Enforcement office or Public Health office, divided by total residential units	Housing Code Cases from City of Hartford , downloaded June 2018.
	Total number of bedbugs violation complaints per residential unit , 2011-2015.	Housing Code Cases from City of Hartford , downloaded June 2018.
	Total number of essential services code violation complaints per residential unit , 2011-2015, which includes complaints regarding lack of running water or heat, among other issues	Housing Code Cases from City of Hartford , downloaded June 2018.
	Total number of rodent violation complaints per residential unit , 2011-2015.	Housing Code Cases from City of Hartford , downloaded June 2018.
	Total number of vacate now violation complaints per residential unit , 2011-2015. These complaints were serious enough to result in immediate evacuation of housing units.	Housing Code Cases from City of Hartford , downloaded June 2018.
	Average annual vacancy rate , 2011-2015	USPS Vacancy Data, produced by the Department of Housing and Urban Development
	Average annual fire incidents , per parcel, 2011-2015.	Fire Incidents datasets, 2011, 2012, 2013, 2014, and 2015, from City of Hartford , downloaded July, 2018.

Cross Sector Data Walk

Foreclosures and Foreclosure hotspot analysis

The foreclosure data came into the project after we examined other aspects of health and housing. This is a good example of how data analysis spawns new questions and ideas.

Hotspot map shows in red - statistically significant concentrations of foreclosures.

- Main finding: foreclosure rate is a robust predictor of poor health.

Three census tracts with the highest rate of foreclosures were in the north end of the city, and the remaining two were centered on Park Street in the Frog Hollow and Parkville neighborhoods. Interestingly, these neighborhoods have very low homeownership rates compared with the city, suggesting that distressed landlords were more likely to experience foreclosure than owner-occupants. These high foreclosure neighborhoods also have higher rates of all negative health indicators under study.

Guiding questions:

What do you notice?

What do you wonder?

Does it make sense that it tracks the financial precariousness and instability for both renters and owners?

How will you use these data/findings?