

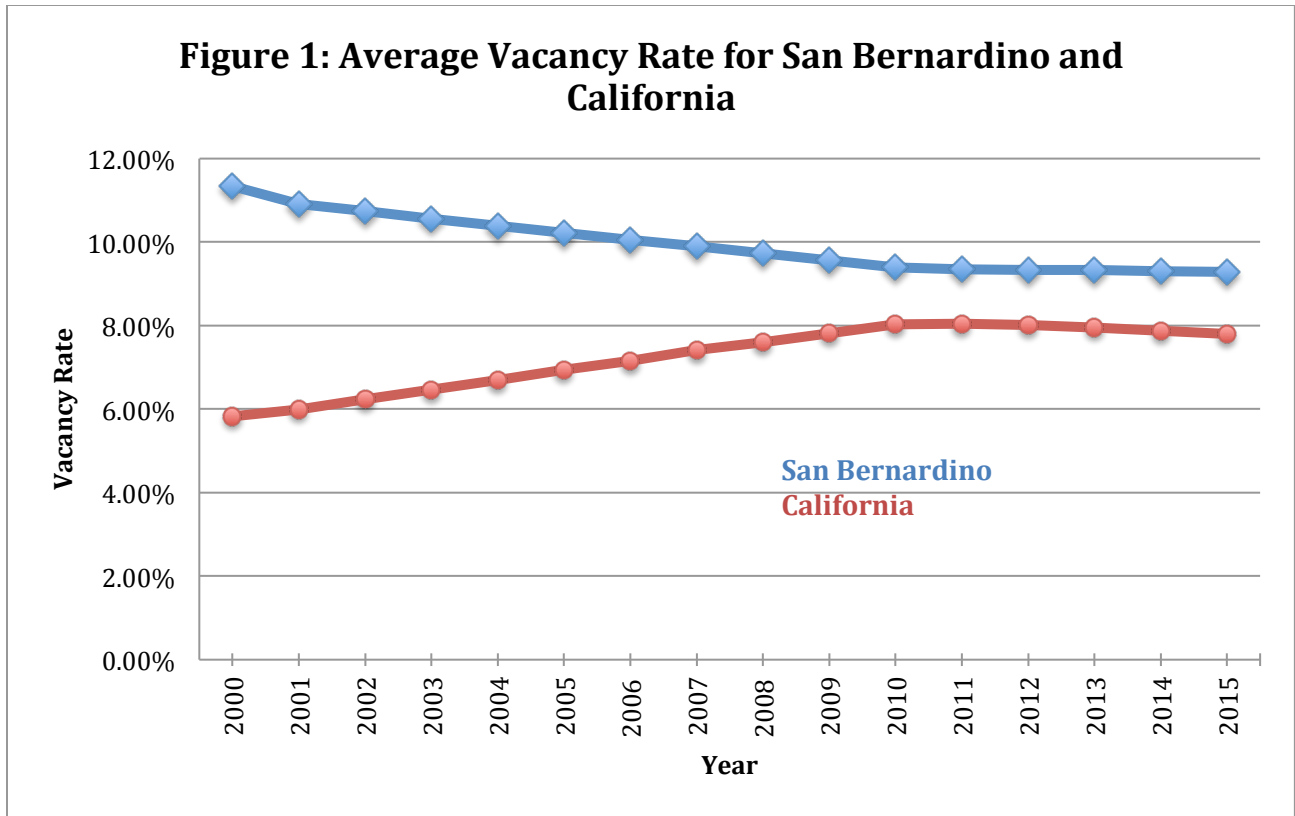
FINDINGS

Overview

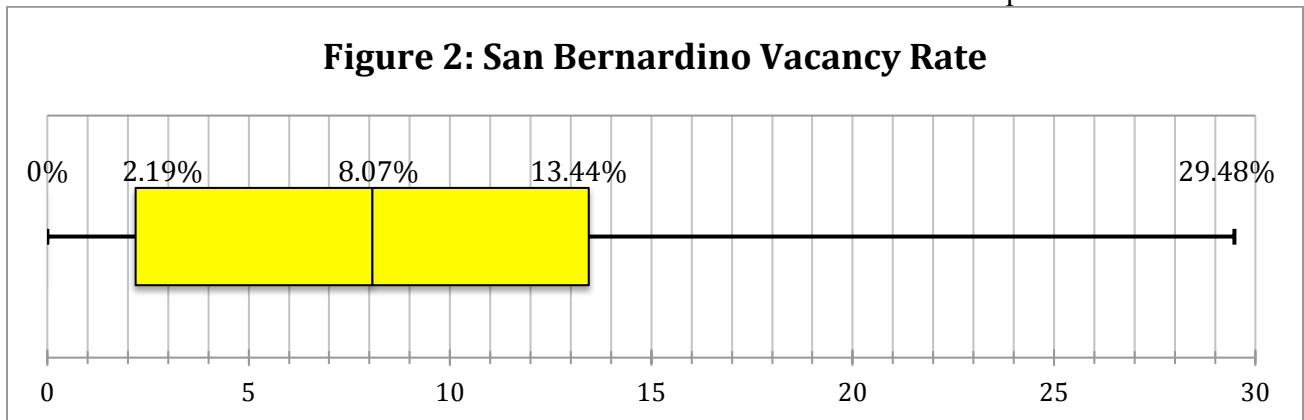
After reviewing the degree to which vacant homes are a problem in San Bernardino using data from the Census Bureau and California Department of Finance, regressions across race and income level are done to understand the level of segregation that occurs in the city. Afterwards, descriptive statistics are compared across the two selected neighborhoods – Central San Bernardino and Northwestern San Bernardino – for comparison. Then, survey results on collective efficacy are revealed and analyzed.

San Bernardino Housing Trends

The city of San Bernardino has undergone several changes demographically and physically in the past decade. As indicated in Figure 1, San Bernardino's average housing unit vacancy rate has remained above average in the state over the past decade and a half. Interestingly, the vacancy rate gap between the city and state has decreased dramatically – by as much as 6% – over the past decade. Additionally, San Bernardino's vacancy rate appears to not have been affected by the recession, which hit around 2008. This could possibly be due to constant population growth the city has been experiencing, or, on the other hand, reveals the inaccuracy government officials have on vacant housing in general. Although the vacancy rate is generally decreasing, which may partially stem from the high general housing demand in California, the recession hit San Bernardino especially hard with as many as 11,149 foreclosures from 2007 to 2014 alone (Southern California Association of Governments 2015). In the same time period, median income drastically decreased from \$44,855 in 2007 to \$38,774 in 2014 making it one of the most impoverished cities in the United States (U.S. Census Bureau 2014).



Source: California Dept. of Finance 2015



Source: ACS 2014, 5-year estimates

As indicated in Figure 2, vacancy rates vary significantly throughout the city’s 148 census block groups, particularly in the upper quartile. Considering the average vacancy rate in California is 7.88% in 2014, well over half of San Bernardino block groups surpass that rate with a median of 8.07%. Thus, although many have a high vacancy rates, San Bernardino neighborhoods are experiencing varying degrees.

After running best-fit line regressions across all 148 census block groups identified within the City, there were general trends that suggested a similar pattern to Rugh's (2010) findings on segregation and the foreclosure crisis, although not statistically significant. For instance, Figure 2 suggests neighborhoods with larger percentage of African American residents are slightly more likely to experience higher vacancy rates. Consistent with findings that African Americans were most likely to lose homeownership than whites in the San Bernardino area between 2000 and 2010 (Olson 2012), the less African American a neighborhood is, the more likely the neighborhood is to have a vacancy rate of 0%. This is not to say that all neighborhoods with large percentages of African American residents experience this. The only majority African American neighborhood, in fact, contains no vacant homes. In a similar way, higher income neighborhoods are less likely to experience vacancies than lower income neighborhoods as shown in Figure 3, whereas, Latino neighborhoods showed no relationship, which could likely be due to the relatively high percentage of Latinos in the city as a whole.

From these 148 census block groups, two were examined through surveys and three interviews in an effort to assess their respective neighborhood collective efficacies. These block groups are identified as the Central San Bernardino and Northwest San Bernardino, reflecting their geographic location in the City (See Appendix C).

Figure 3: % Vacant Housing units by % African American or Black Alone in San Bernardino

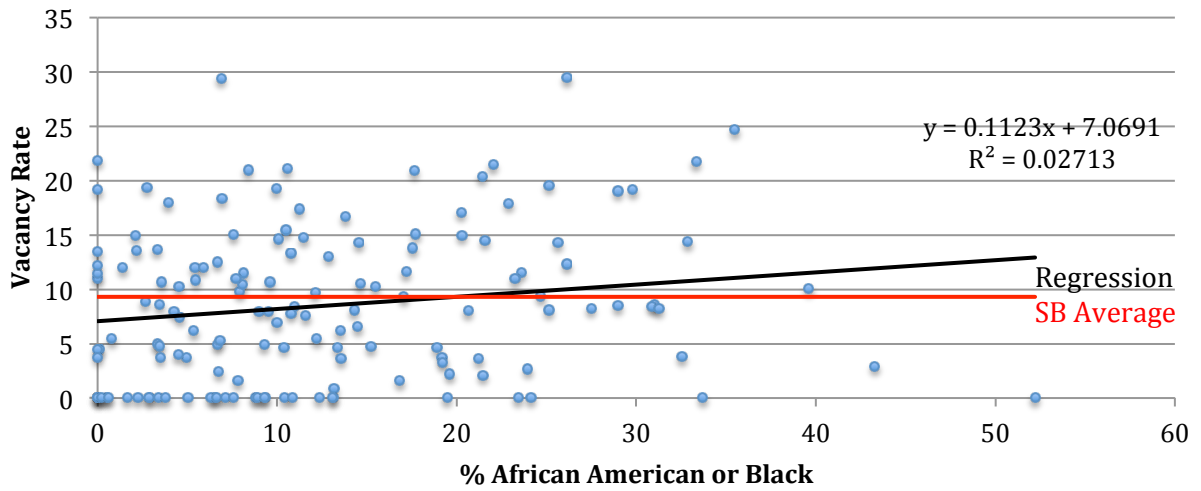
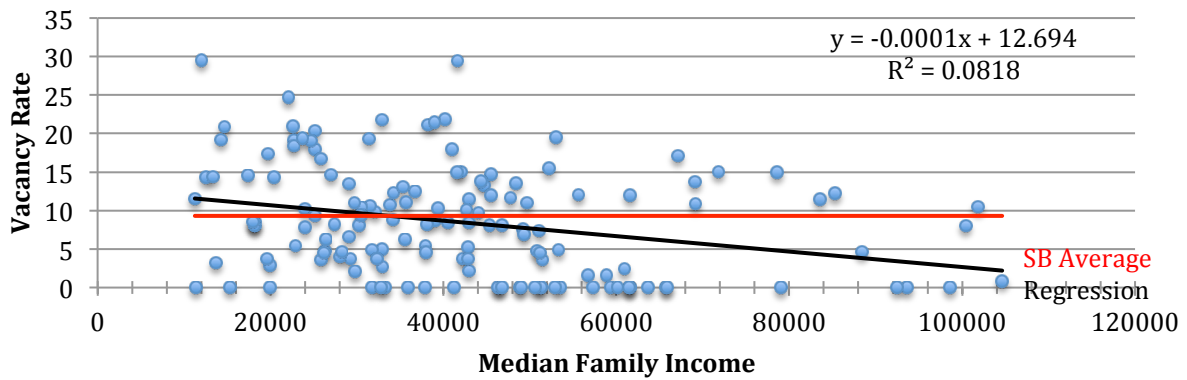


Figure 4: % Vacant Housing units by Median Household Income in San Bernardino



Source: ACS 2014, 5-year estimates