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

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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.
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
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.
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.
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.
  - 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).
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.
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.
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.
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.
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.
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 its 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.