

Appendix 5: Misleading Results

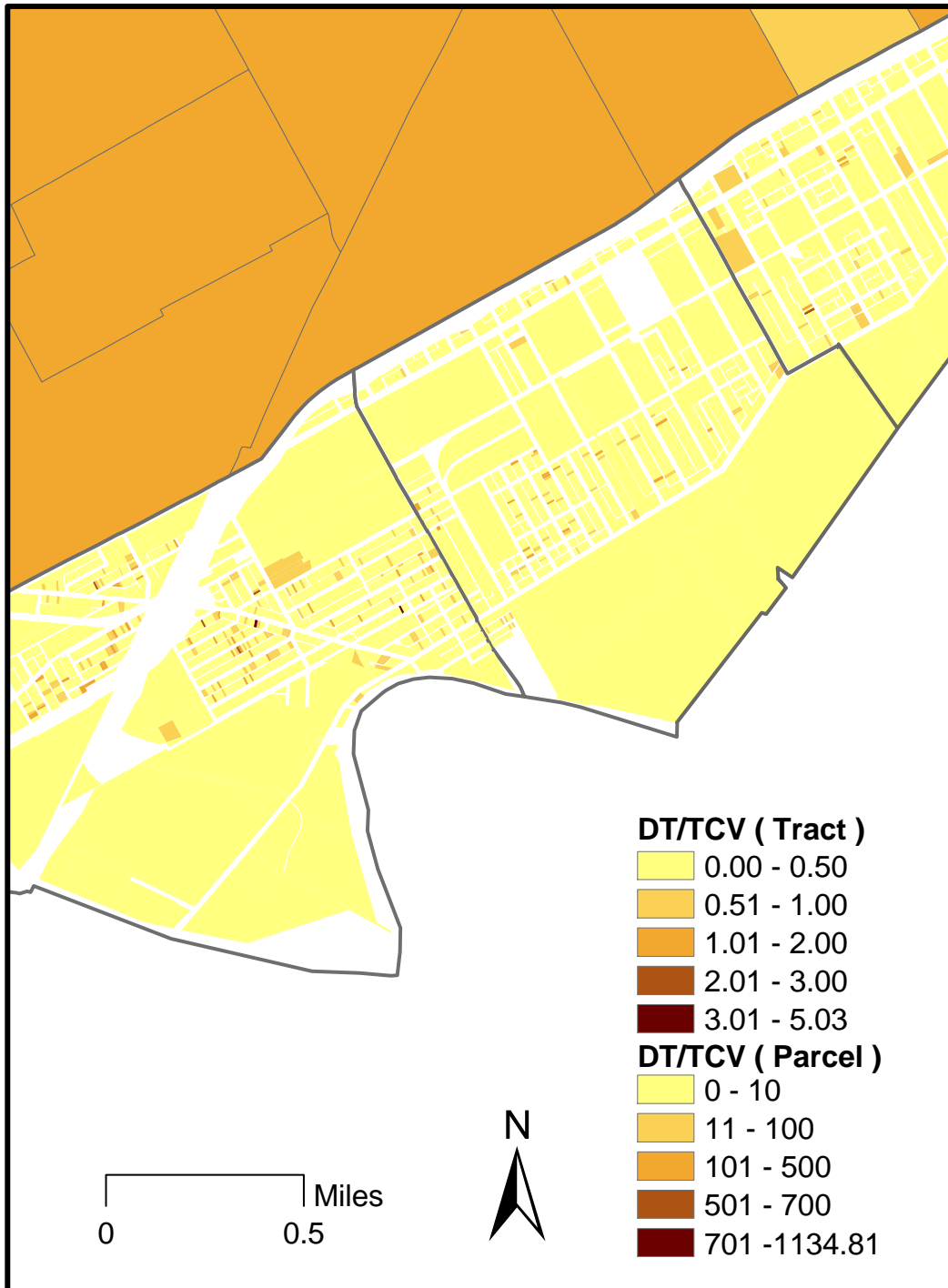
(See APilot EDS: EDS Methods Applied; Thresholds for Neighborhood Change for reference)

In Figure A16, the three census tracts (5237, 5236, 5235) in the Delray area of cluster 5 all show an average amount of delinquency (property value as a function of delinquent property tax) at the census tract level. This is misleading because the area has many vacant and delinquent residential properties. The parcel-level data reveal a more accurate picture of neighborhood conditions and suggest that the presence of non-delinquent industrial properties probably lowers the average value for the tract and therefore suggests that properties are in better condition than they are.

Figure A17 shows a census tract (5122) on the northern edge of cluster 3. This tract is an area with considerable vacant land and abandoned residential property and is represented as such in the model. This is misleading in a different way than the first figure. Here, an area is shown as having an unusually high rate of delinquency. This is because the tract contains a large park. Since this information is lost when observing data at the tract level, this manner of presentation may misleadingly encourage a viewer to interpret as blighted a larger area than is appropriate.

Figure A16

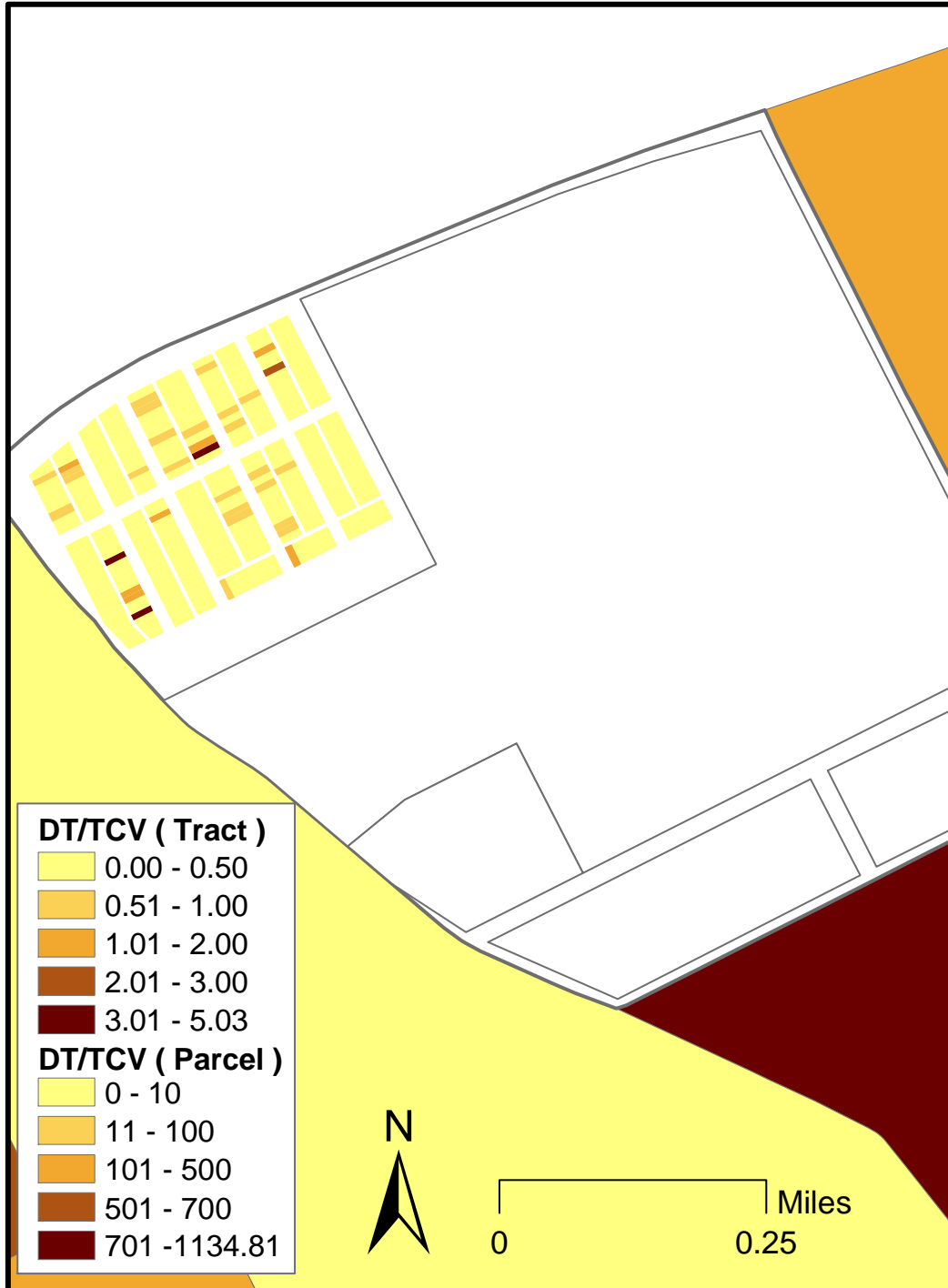
Parcel-level Data Values in the Delray Area, Cluster 5
Delinquent Tax (DT)/Total Cash Value (TCV)



Source: U.S. Census 2000; City of Detroit Planning & Development Department;
City of Detroit, Finance Department - Assessments Division data 2002;
HMDA 2002

Figure A17

Parcel-level Data Values in Tract 5122, Cluster 3
Delinquent Tax (DT)/Total Cash Value (TCV)



Source: U.S. Census 2000; City of Detroit Planning & Development Department;
City of Detroit, Finance Department - Assessments Division - data 2002;
HMDA 2002