

Appendix 7: Indicators Evaluated by Criteria

(See EDS applied methods: Set neighborhood types by showing different levels of neighborhood change for reference)

This pilot model does not include serious crime because that indicator did not clearly explain or predict neighborhood condition. That is, serious crime did not meet the criterion “discrete.” After overlaying the first four indicators, inclusion of serious crime resulted in elimination of all remaining tracts. Exclusion of serious crime does not mean that the indicator is not valuable or should be ignored but that a different representation of the indicator may be more appropriate (e.g. including violent and property crime separately). With further analysis, perhaps the crime variable would provide more explanation. In this case, inclusion of serious crime data devalues rather than contributes to the model.

Table A7

Indicators Evaluated by Criteria

Leading indicator/ Criteria	Discrete*	Inexpensive	Reliable	Relevant	Timely	Useful	Valid**	Simple
Mortgage Loan Approval Rate	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Number of Mortgage Loan Applications	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Median Home Purchase Loan*	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Delinquent Tax/True Cash Value	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Serious Crime per Capita	No	Yes	Yes	Yes	Yes	Yes	No	Yes

*Discrete—Indicators’ qualification as discrete largely stems from Galster’s findings. Similar studies or analysis would reveal such information about an indicator. As represented, serious crime does not meet this criterion because it does not obviously represent a clear picture of neighborhood condition.

**Valid—Valid can be assessed by verifying the patterns presented in the descriptive maps (Does mapping the variable accurately depict existing conditions?). Due to errors related to aggregation, every indicator may present misleading results regarding existing conditions. See Table 7 Leading Indicators Tested in “Part II EDS Methods Applied” of main report for considerations related to each indicator. Given this, each indicator listed contributes productively to the model, except serious crime. As a result, serious crime fails to meet the valid criterion and was excluded from the final model.

