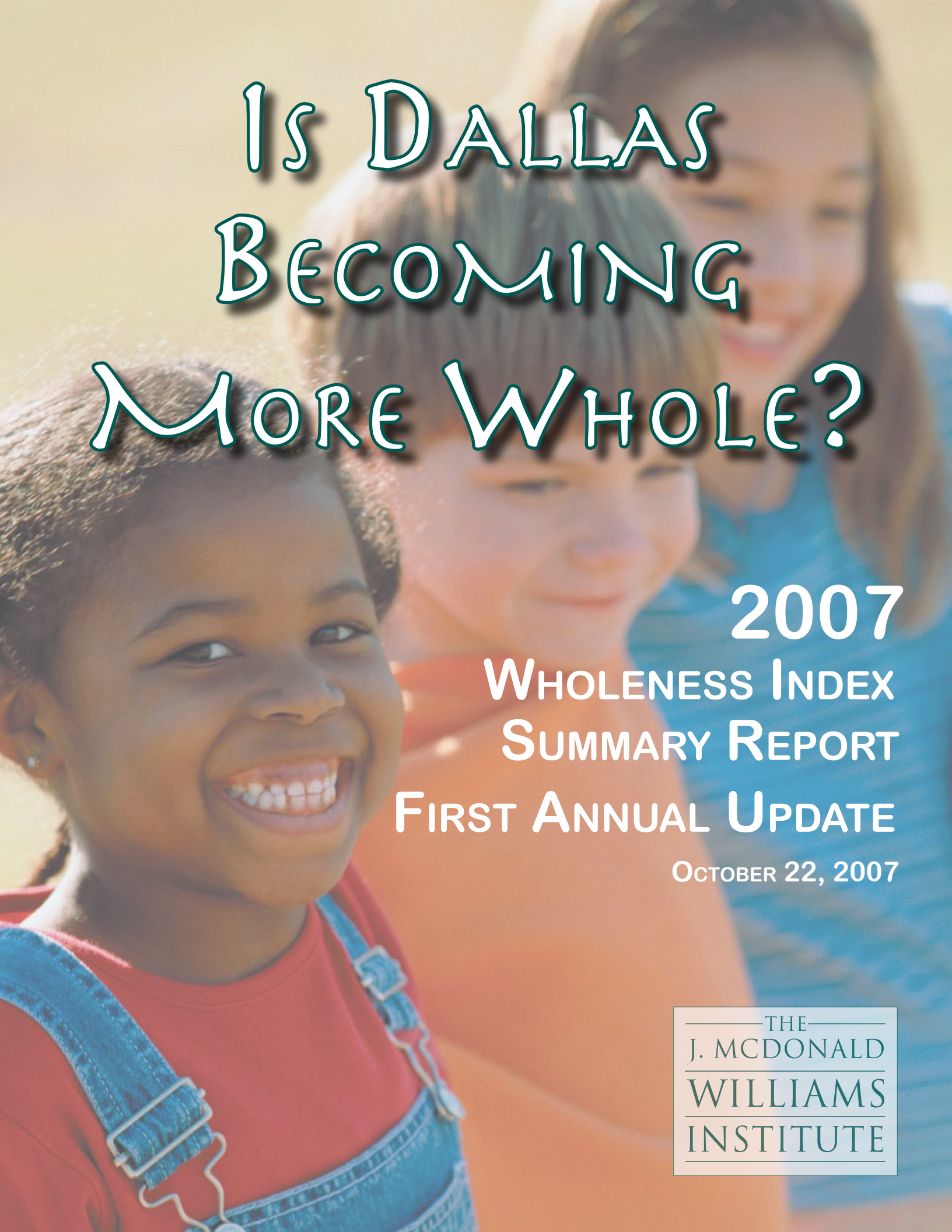


Is Dallas Becoming More Whole?

2007 Wholeness Index Summary Report

First Annual Update

October 22, 2007

The J. McDonald Williams Institute

QUALITY OF LIFE INDICATORS

School Holding Power

SAT Scores

Graduation Rates

Middle-Class Housing

Fit Housing

Renter Occupancy

Index Crime Rate

Families not in Poverty

Wealth

Life Span

Access to Retail

Voter Turnout

What Is Wholeness?

Wholeness means that each person in a city enjoys an equally productive and satisfying life, regardless of where in the city he or she lives. In a whole city, residents of every part of town have an equal opportunity to achieve financial success, are equally self-sufficient, and are equally active in political and civic life.

Disparity is the opposite of wholeness. The greater the disparities from one part of town to the other (in practice, often meaning from the richest to the poorest neighborhoods), the less whole the city is.

Why Does Wholeness Matter?

At the Williams Institute and the Foundation for Community Empowerment, we believe that wholeness is the fundamental measure of a city's (or a nation's) success. Wholeness is a moral and political imperative, but data strongly suggest that it is also an economic imperative. That is, cities and regions with less disparity enjoy better overall economic growth—and spend less on prisons, emergency medical care and other band-aids for disparity—than those that are less whole.

What Is the Wholeness Index?

Most attempts to measure how a city is doing rely on averages. If some people's situations improve (in terms of wealth, say) and a roughly equal number of people's situations worsen, the average stays about the same. But averages don't experience life—people do.

The Wholeness Index takes a new—and more useful—approach, measuring whether the quality of life for people in various Dallas neighborhoods is converging (moving toward greater wholeness) or diverging (moving away from wholeness).

What's Next for Wholeness?

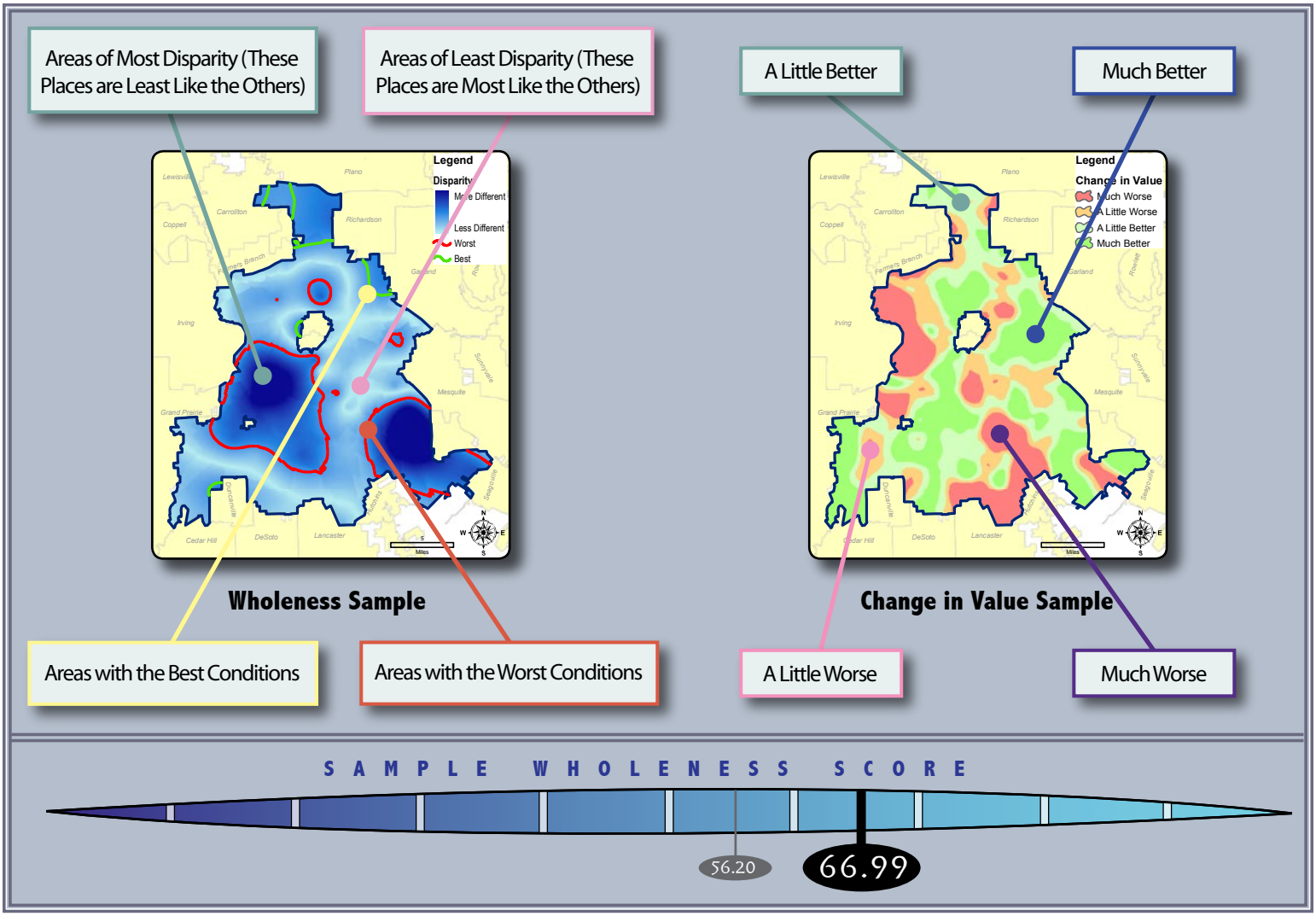
The Wholeness Index is only the first step in creating a whole Dallas, defining the problem and helping to identify the areas that need improvement. The next step is to move the needle, improving lives and eliminating disparities in quality of life. The Williams Institute has qualitative research projects underway to complement the Wholeness Index and help government, community groups, and ordinary citizens make the most impact. Visit our Wholeness Index website at **www.wholenessindex.org** to download new reports as they become available and to learn more about the Wholeness Index project.

Best Practices Research

The Institute strongly believes in the benefits of capitalizing on the successes of other cities. In the end, Dallas is not the first city to confront issues such as struggling public schools or troubling crime. With extensive research on existing tools, techniques, and approaches, the Institute will release a series of Best Practices Reports that catalogue "what works." More importantly, through our partnerships with local policy advocates and practitioners, the Institute will work to ensure that these best practices land in the hands of those working on the front lines to make Dallas a more whole city.

Faces of Wholeness

While the Wholeness Index, as a pointer system, helps to highlight disparities in quality of life using quantitative tools, it lacks the qualitative approach that examines life in Dallas through the eyes of families and children who live in disparate communities. A qualitative research approach is capable of capturing the subtle nuances of human experience, and the Faces of Wholeness initiative will take our understanding to a new level. This information will also be readily available to service providers and others who currently lack the information they need to effectively engage in program design and service delivery.



Reading the Wholeness Maps (in blue)

Two basic facts are portrayed on each map. First, the map shows disparity—which parts of the city are more different than others. For each indicator, we calculate a local value and then compare it to the citywide average. Areas shaded darker blue are least like the citywide average, while areas shaded lighter blue are more like the average. Second, the red and green lines make this information more actionable by indicating whether areas are more different because they are doing well, or more different because they are doing poorly. Areas outlined in red represent places that are unlike the average, but in a bad way (low SAT scores or a high crime rate, for instance). Areas outlined in green represent places that are unlike the average, but in a good way (high SAT scores or a low crime rate).

Reading the Change in Value Maps (in red & green)

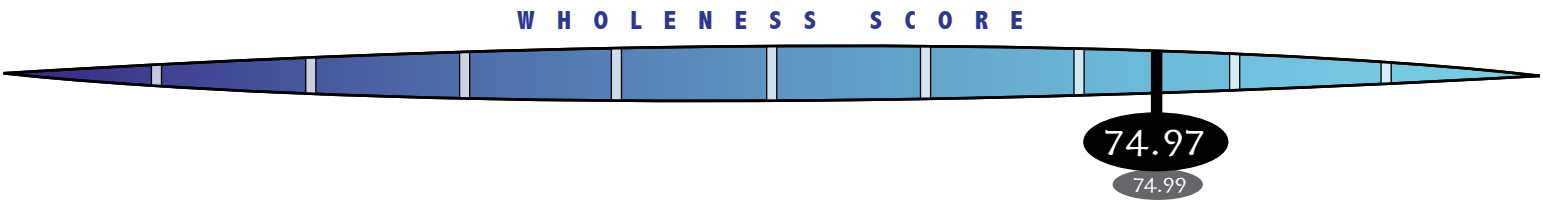
These maps show, for each indicator, where things improved from year to year (higher SAT scores or a lower crime rate, for instance), and where they worsened (lower SAT scores or a higher crime rate). Red indicates a worsening, and green indicates an improvement In some instances, these maps may not seem to match the blue *Wholeness* maps. For example, between the 2006 Wholeness Index and the 2007 Wholeness Index, voter turnout increased in South Dallas, indicated by green on the *Change in Value* map. At the same time, South Dallas moved from light blue (average) to dark blue (more different) on the wholeness map. This is because voter turnout in other parts of town increased more than in South Dallas. Therefore, South Dallas experienced a positive *change in value* for voter turnout, but, relative to other parts of town, its *degree of difference* worsened.

Reading the Wholeness Score

Wholeness scores range from 0 to 100. A score of 0 represents how whole the city would be if all neighborhoods were as different as possible, while a score of 100 represents how whole the city would be if all neighborhoods were as similar as possible. Although tempting, it is misleading to refer to the scores as percentages. The number shown in black represents the 2007 wholeness score, while the number in grey shows the 2006 score.

Interpreting the Wholeness Score

By far the best use of the wholeness score is as a benchmark against which to evaluate year-to-year progress. While the maximum theoretical score is 100, that is not actually achievable. We'll get some idea of what constitutes an achievable score only by tracking wholeness for a number of years.



SCHOOL HOLDING POWER

What It Measures

This indicator estimates the willingness of middle-class parents, who could potentially afford to send their children to private schools, to enroll them in public elementary schools. It reflects the difference between the proportion of middle-class children who live in a neighborhood and the proportion who are enrolled in public schools. Citywide, that difference was 59 percentage points.

Why It's Important

The performance of our public schools is of paramount importance to the city's future. If schools are performing adequately, then middle-class families, which can more readily afford alternatives, will not leave the public schools.

Where It's Best

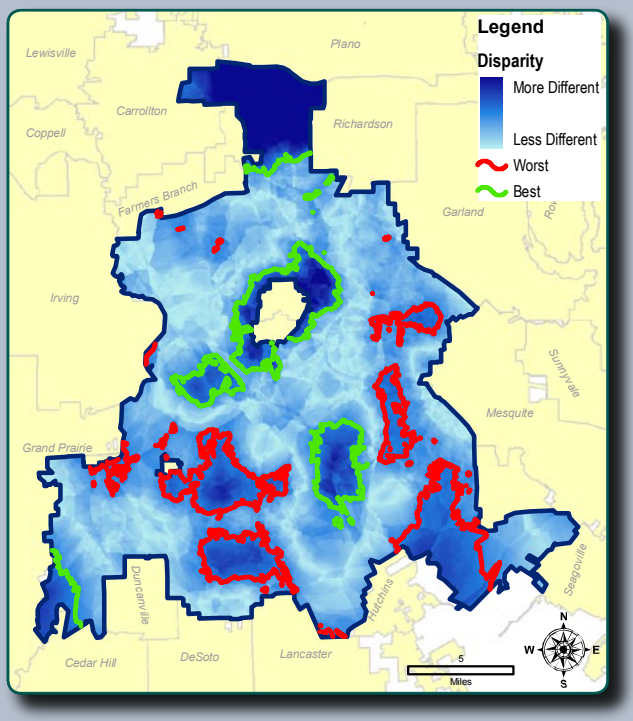
In Far North Dallas the estimated gap is the smallest, with only a 28 percentage point difference. Around the Park Cities, and in West and South Dallas, the difference between the proportion of middle-class kids in the community and in public schools is somewhat larger, at roughly 40 percentage points. However, this is an instance where similar scores may have different origins. In Far North Dallas, the green-bounded area may indicate parental satisfaction with high performing public schools. In South and West Dallas, the shortage of private schools may leave parents feeling as if they have few alternatives.

Where It's Worst

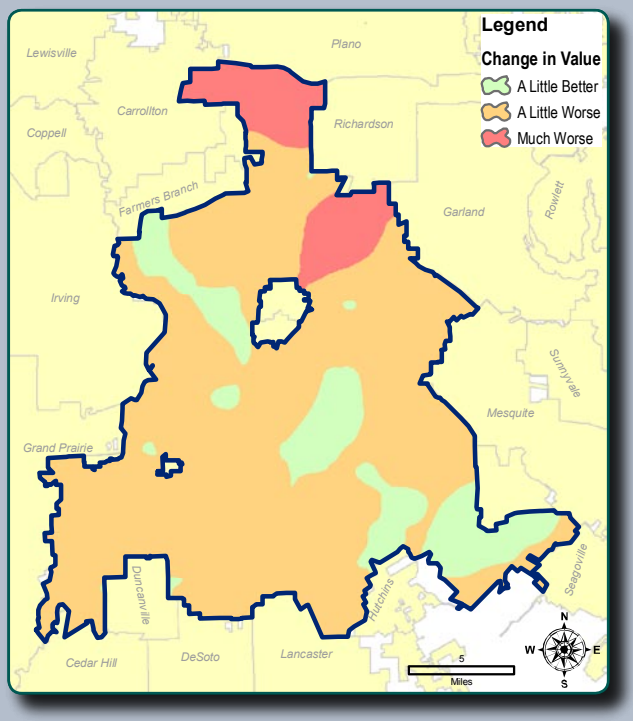
The areas highlighted in the Southern Sector all had estimated gaps of at least 70 percentage points, including the far southeastern corner of the city, east of the Trinity River and south of Lake June Road, as well as an area along Illinois, extending from Cockrell Hill to Cedar Crest, and then as far north as Jefferson.

How It's Changed

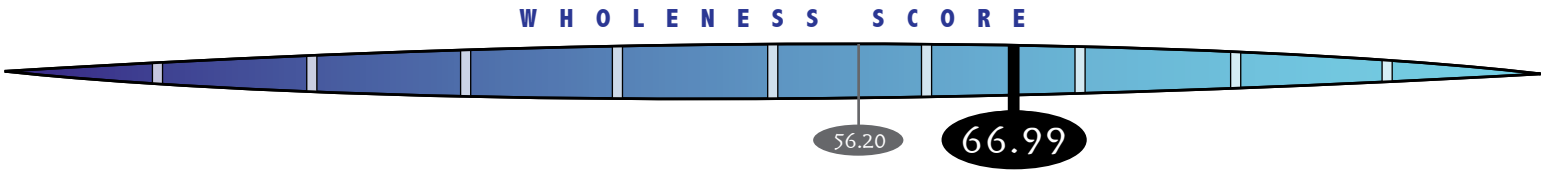
This is one indicator for which both the score and the map are nearly identical to last year's. Unfortunately, those results mask a pervasive—and, in some areas, steep—decline in school holding power, as the second map reveals.



School Holding Power: Wholeness



School Holding Power: Change in Value



GRADUATION RATE

What It Measures

This indicator measures the proportion of students attending regularly zoned (i.e., non-magnet) public high schools who graduated within 4 years. This year's Wholeness Index looks at students who began high school in the fall of 2001 and graduated in the spring of 2005. Citywide, 76% of students did so. All school districts serving students in the City of Dallas were included.

Why It's Important

Healthy communities require an educated workforce. Recent research suggests that, while a GED does confer an advantage in the labor market, it does not provide the same income potential as actually graduating.

Where It's Best

Far North Dallas continued to show the highest graduation rates, with rates not only higher than the rest of the city but better than last year's. In this area, the average graduation rate was 91%

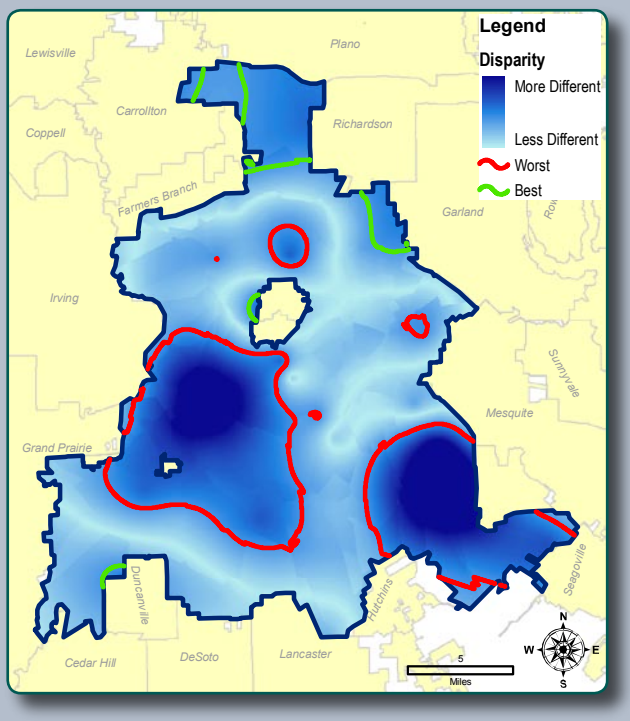
Where It's Worst

Like last year, much of Oak Cliff, West Dallas, Oak Lawn, and the far southeastern section of the city fell within the red boundaries. In addition, and unlike last year, an area just north of the Park Cities and a small area near the intersection of Garland Road and Easton Road ranked among the worst. The average rate within all of the red-outlined areas was 69%. In the darkest blue areas, the rate was 57%.

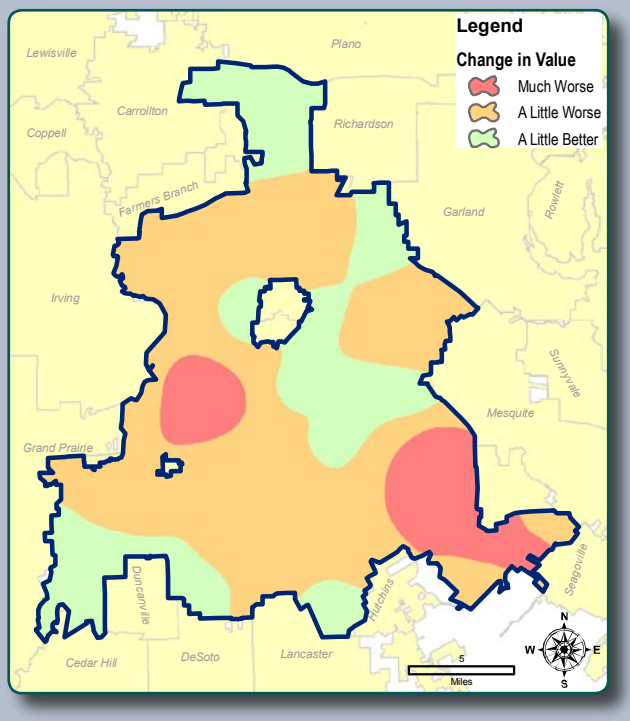
How It's Changed

Graduation rates present a mixed story across the city. Rates declined in a few areas, such as West Dallas and the far southeastern section of the city. Conversely, rates increased in South Dallas, lifting this area out of the "worst" category and placing it close to the citywide average.

Editor's note: The Texas Education Agency (TEA) has made some changes to the way it tracks graduation rates, necessitating caution in interpreting the results.



Graduation Rate: Wholeness



Graduation Rate: Change in Value

SAT SCORES

What It Measures

This indicator measures the average SAT score for students in the class of 2004-2005 who took the test. Only students attending regularly zoned (i.e., non-magnet) public high schools in districts serving the City of Dallas are included.

Why It's Important

High scores on the SAT influence both admission to and financial aid for attending quality 4-year colleges. Scoring poorly can severely restrict a student's range of college choices, thereby affecting his educational experiences and earnings potential.

Where It's Best

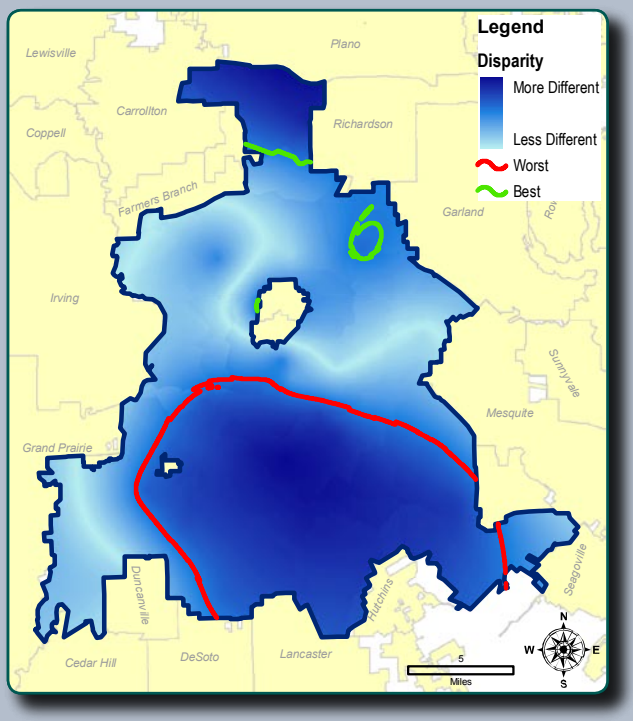
Despite a slight decline in scores for some portions of Far North Dallas (reflected as the orange hue in the *Change in Value* map), the area north of LBJ maintained the distinction achieved in the 2006 Wholeness Index calculations of having the best SAT scores in the city. A modest improvement in students' scores in a portion of Lake Highlands put that area within a green boundary as well. Students' scores in the darkest-blue portions of the green-bounded areas averaged 1102.

Where It's Worst

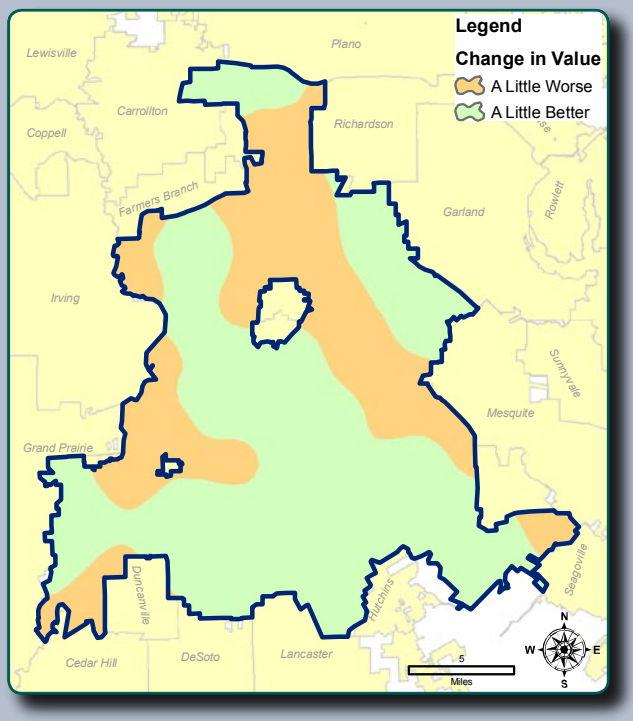
Much of the Southern Sector fell within the red boundary. However, portions of Oak Lawn and Old East Dallas were no longer encompassed by the red line. Students' average SAT score within the red boundary was 777, with students in the darkest blue pockets scoring an average of 740.

How It's Changed

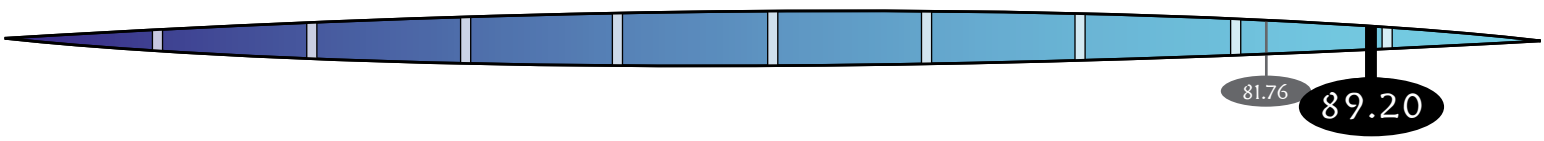
The modest gain in the wholeness score derives from a combination of lower SAT scores in some traditionally strong and average areas and modestly improved scores throughout much of the central and southern sections of the city. As of yet, however, these gains were enough to lift only one area, Oak Lawn, out of the "worst" category.



SAT Scores: Wholeness



SAT Scores: Change in Value



INDEX CRIME RATE

What It Measures

This indicator measures the index crime rate at the block group level, as reported by the Dallas Police Department (DPD) in 2006. The index crimes included in the calculation are murder, robbery, aggravated assault, theft, burglary, and motor vehicle theft. The average rate for block groups citywide was 97 crimes per 1,000 population.

Why It's Important

High crime rates cause families and businesses to leave an area (if they can afford to do so) and deter others from moving in. As middle-class families and businesses leave, neighborhoods are left without the building blocks of community that lead to wholeness.

Where It's Best

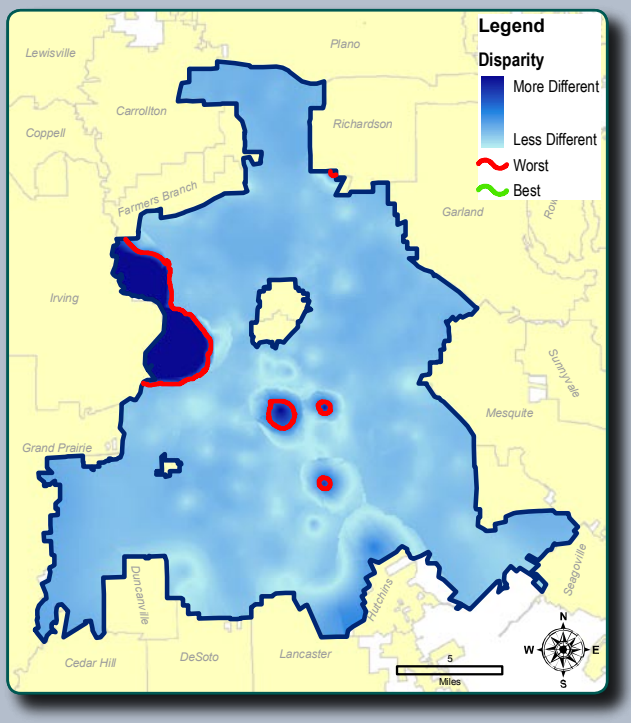
Unlike other quality of life measures, data on crime do not typically produce a normal distribution—the bell-shaped curve in which few people or places have very high or low numbers, and most fall in the middle of the range. Instead, in Dallas like in other cities, the bulk of block groups have relatively little crime. The index crime rate, excluding a handful of areas, was quite uniform, averaging 84 per 1,000 population.

Where It's Worst

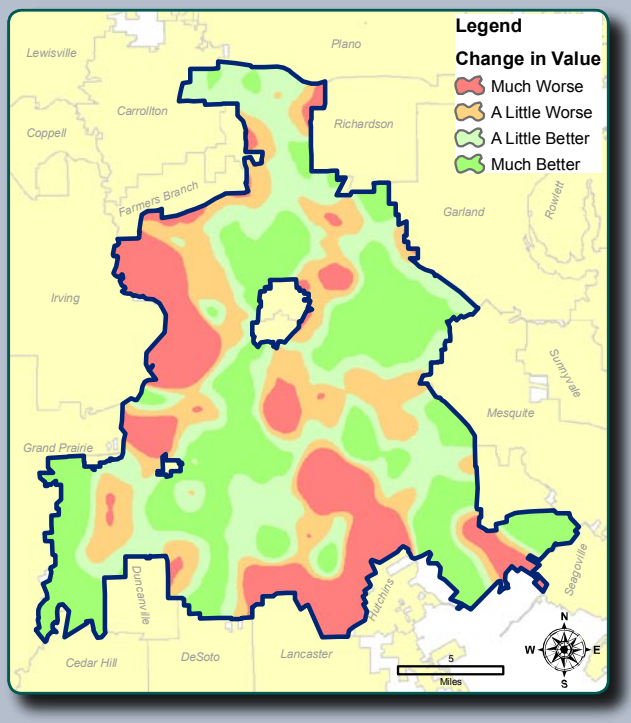
The red-bordered area in the northwest, lying mostly west of I-35E, from TX-356 to I-635, had the highest average block group crime rate at 3,217 crimes per 1,000 population—33 times the citywide average. The other hotspots were relatively small—and shrinking—pockets in the Central Business District and South Dallas.

How It's Changed

Areas of improvement and decline were interspersed more or less throughout the city, with improvement being the dominant trend. Most noteworthy, perhaps, was the persistent and worsening area of extremely high crime in the northwest section of the city.



Index Crime Rate: Wholeness



Index Crime Rate: Change in Value

MIDDLE-CLASS HOUSING

What It Measures

This indicator measures the proportion of single-family homes that fall within a "middle-class" price range. The lower end of the range is the value of a home obtainable by a household earning 50% of the area median income (AMI). The upper end of the range is the value of a home obtainable by a household earning 120% of the AMI. For 2006, the middle-class price range for the City of Dallas was $138,446 to $332,271. It is worth noting that in much of the Southern Sector, most homes were valued at less than $138,446, and were therefore not designated as middle-class housing.

Why It's Important

Neighborhoods need homes that are desirable to middle-class families and the businesses that employ them. Without such housing, both new arrivals and families that move up the income ladder are forced to leave the city to find housing that is simultaneously desirable and affordable.

Where It's Best

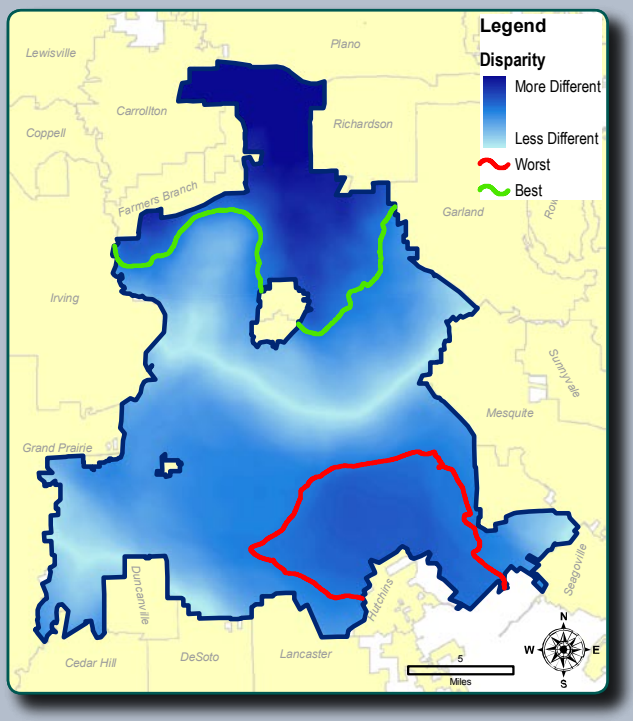
North of I-635, at least 60% of homes were in the middle-class price range. In the rest of the green-bordered area, 51% of homes were middle-class.

Where It's Worst

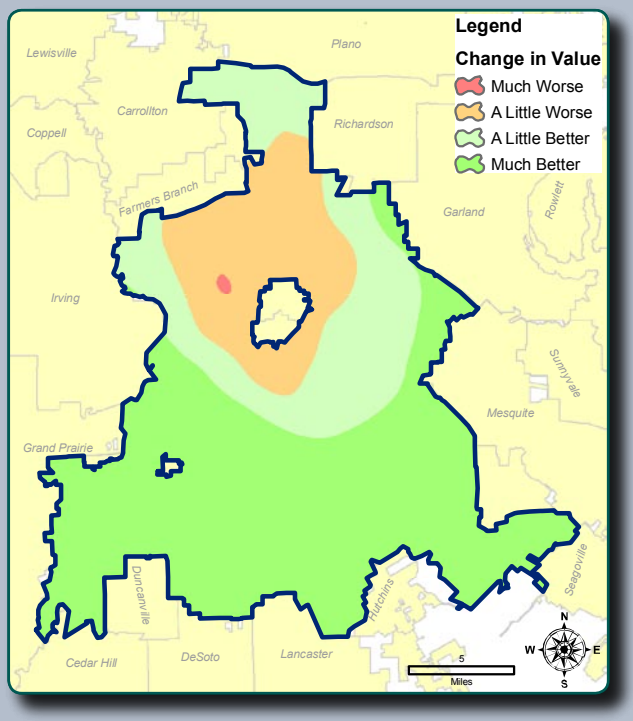
In the large area bounded generally by Redbird on the west, Ledbetter on the north, and Buckner on the east, fewer than 2% of single-family homes were in the middle-class range.

How It's Changed

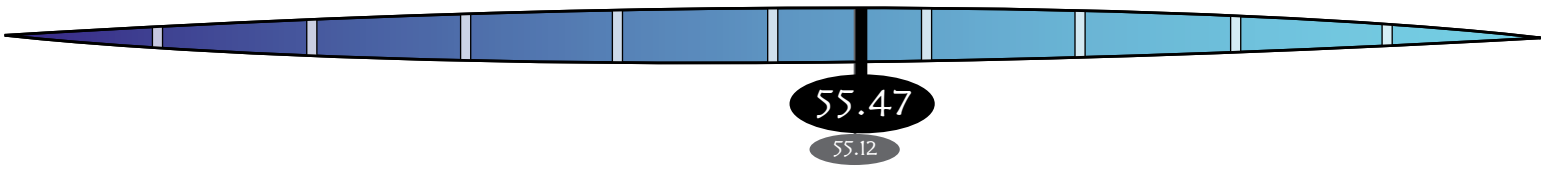
Although the wholeness score for this indicator increased by nearly six percentage points, and although the map shows considerable change, the pattern strongly suggests that rising interest rates—rather than any widespread improvement in the housing stock—were largely responsible. As mortgage rates rose in 2006, the prices families at given income levels could pay for houses went down, shifting the "middle-class" price range downward. Some Northern Sector homes fell out of the top, while some Southern Sector homes (previously priced too low) entered the range.



Middle-Class Housing: Wholeness



Middle-Class Housing: Change in Value



FIT HOUSING

What It Measures

This indicator measures the proportion of single-family residences rated as fit (excellent, very good, good, or average condition) by the Dallas Central Appraisal District (DCAD). Unfit houses were rated as fair, poor, very poor, or in unsound condition. Citywide, 82% of single-family residences were rated as fit in 2006.

Why It's Important

A healthy, fit house is vital for two reasons. First, adequate fit housing stock allows a neighborhood to become a desirable choice in the competition to attract new residents. More importantly, fit houses are important to the healthy growth and development of children and families.

Where It's Best

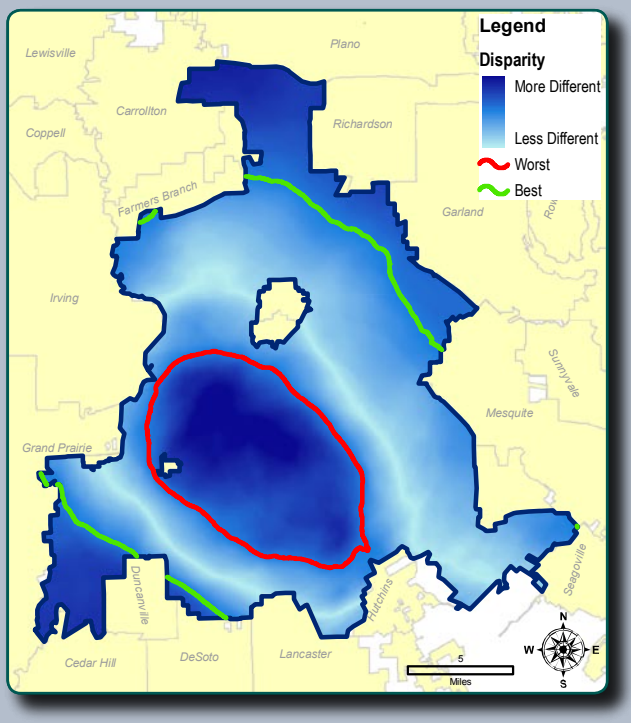
In the far southwest, generally south of Mountain Creek and I-20, 94% of houses were rated as fit. In addition, in the north and northeast, particularly north of I-635, 93% of houses were rated as fit.

Where It's Worst

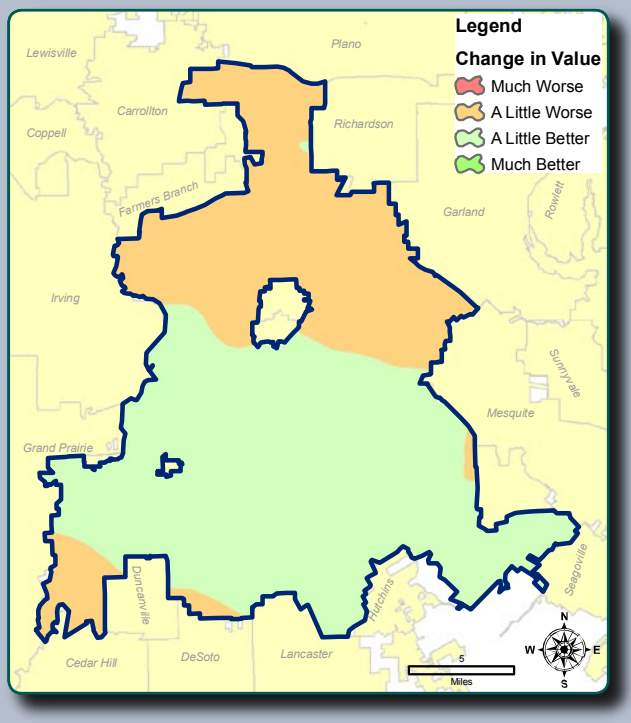
The large red-outlined area is roughly bounded by TX-356 and I-35E on the north, White Rock Creek on the east, and then generally along Loop 12 to the city limits. In this area of just over 72 square miles, only 70% of houses were rated as fit.

How It's Changed

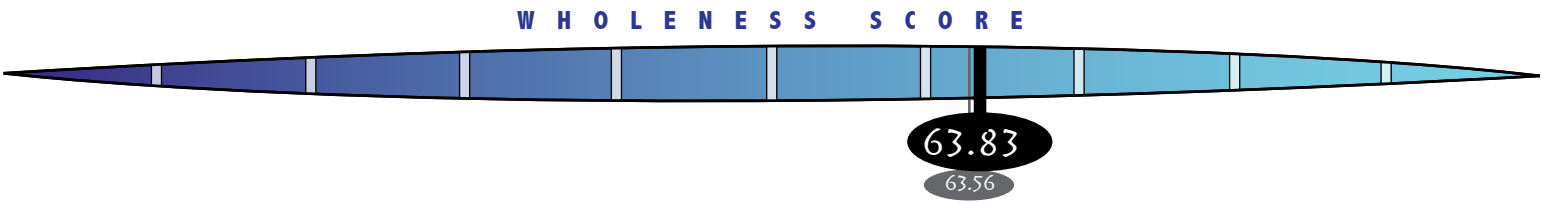
Small improvements in the Southern Sector, combined with minor declines in the Northern Sector and around Mountain Creek, were not enough to produce an overall shift in either the wholeness score or the areas designated as best or worst.



Fit Housing: Wholeness



Fit Housing: Change in Value



OWNER OCCUPANCY

What It Measures

This indicator measures the percentage of single-family residences that are occupied by the owner (rather than rented to someone other than the owner). It excludes apartments altogether. For the city as a whole, the owner occupancy rate was 76% in 2006.

Why It's Important

Besides serving as a staple of the "American Dream," home ownership provides a number of economic benefits to families and the neighborhoods in which they live. Homeowners have access to collateral to secure loans for education and new businesses, and tend to take a more active role in their communities.

Where It's Best

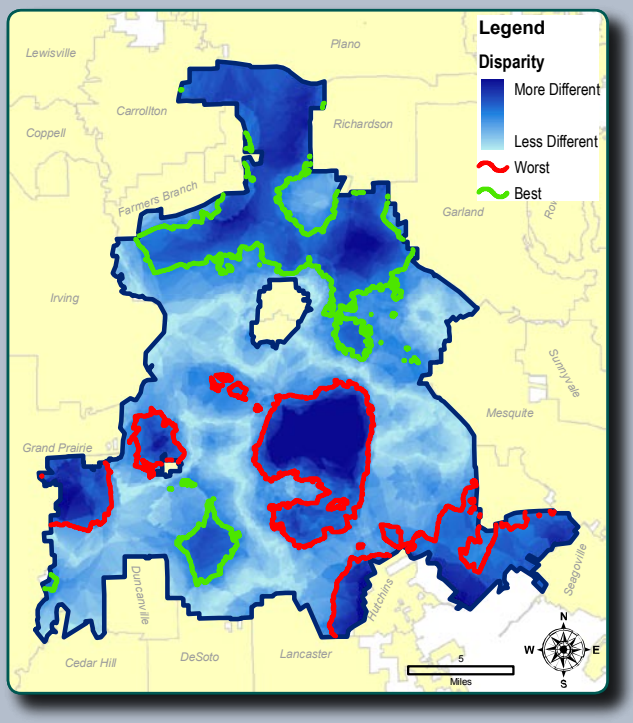
In the green-bordered area north of Walnut Hill, 89% of single-family homes were owner occupied. The exception was a pocket bounded by the Richardson city limit, Greenville, Royal, and Hillcrest. The Southern Sector also had an area of very high homeownership, centered at the intersection of Loop 12 and US-67. There, 88% of homes were owner occupied.

Where It's Worst

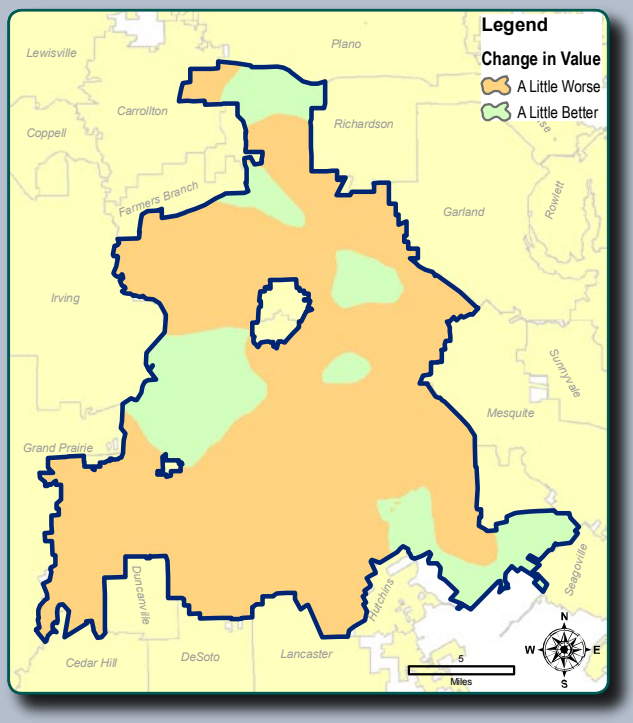
Virtually all of South Dallas and much of East Oak Cliff occupied a red-bordered area where the rate of owner occupancy was just 54%. Other portions of the Southern Sector with low owner occupancy rates included small pockets of West Dallas, the far southeastern edge of the city, and areas near the Grand Prairie city limit.

How It's Changed

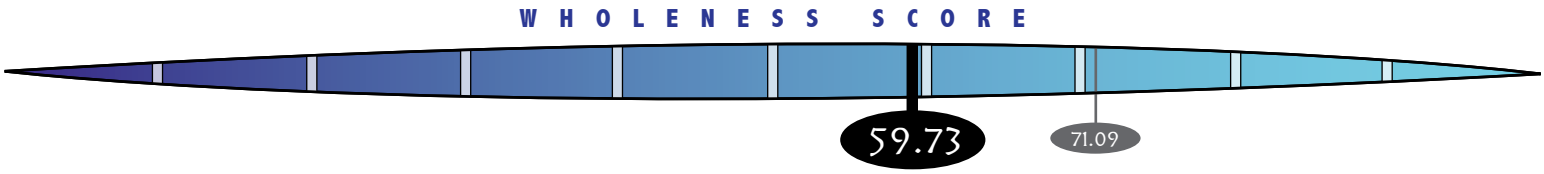
Like the score, the maps show very little change. Wide swaths of light orange suggest slight declines in owner occupancy, while a light green patch covering much of West Dallas shows a modest improvement there.



Owner Occupancy: Wholeness



Owner Occupancy: Change in Value



VOTER TURNOUT

What It Measures

This indicator measures, at the precinct level, the percentage of registered voters casting ballots in the general election of November 2006. Citywide, the average was 32%.

Why It's Important

Voter turnout represents a key ingredient of "quality of life"—civic engagement. Civic engagement occurs when residents of the community participate in community life and collective decision making.

Where It's Best

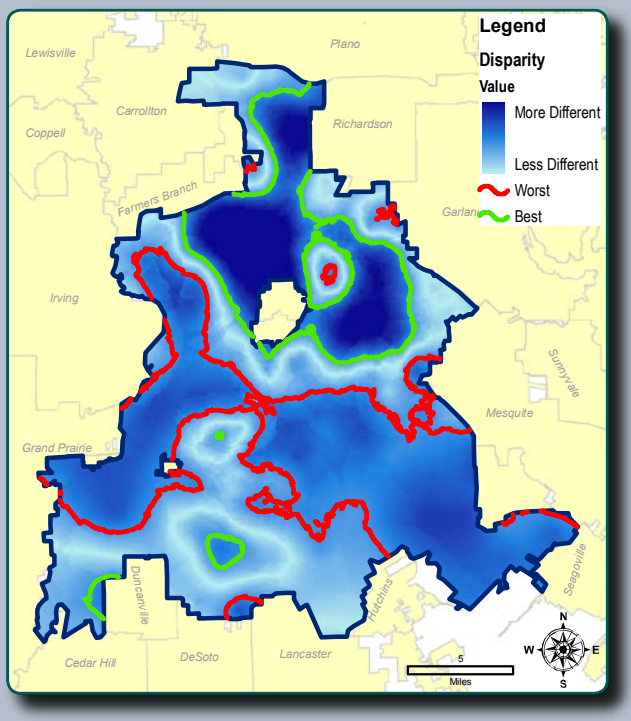
The entire heart of the Northern Sector fell within the green borders, with an average voter turnout of 49%. Another island of robust turnout was in the Southern Sector, in the area surrounding the intersection of US-67 and Loop 12, where another 49% percent of registered voters cast ballots.

Where It's Worst

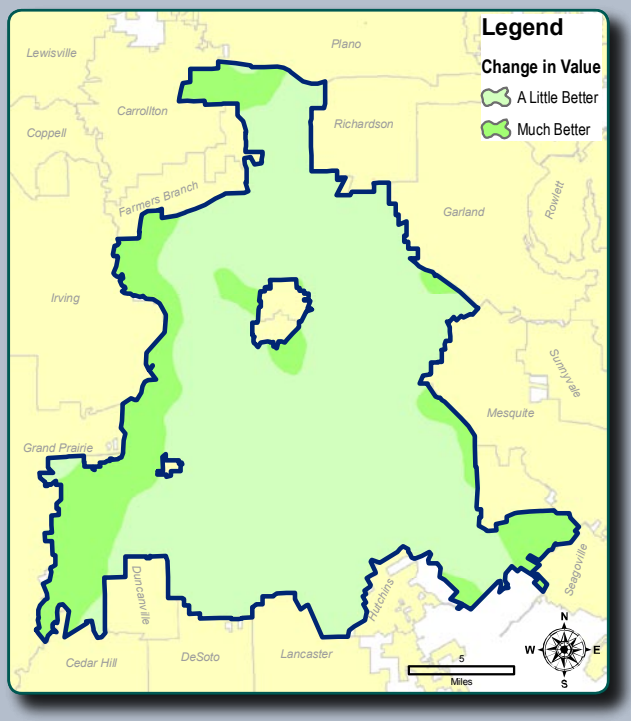
With the exception of Oak Cliff, virtually all of the Southern Sector made a weak showing in comparison to the rest of the city. The precincts within the red-bordered areas had an average turnout of 21%.

How It's Changed

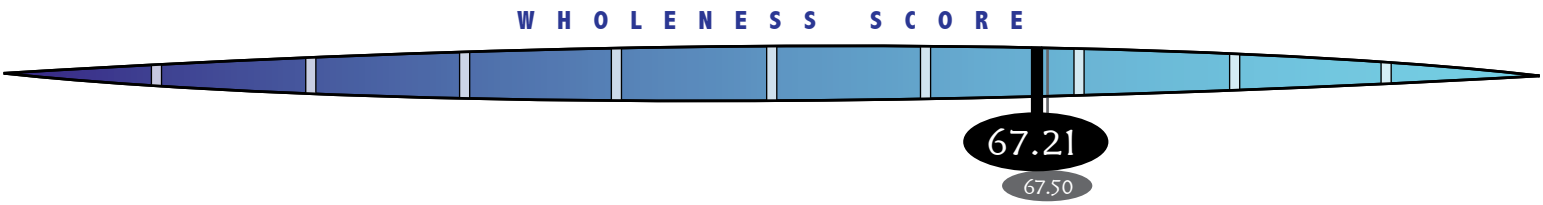
The good news is that, without exception, the entire city achieved higher turnout rates than in the November 2005 general election. The bad news—from the point of view of wholeness—is that the increase in the Northern Sector was more dramatic than in the Southern Sector. Consequently, the wholeness score declined more than 11 points, and areas such as South Dallas, which were not among the worst on last year's voter turnout calculations, fell into that category.



Voter Turnout: Wholeness



Voter Turnout: Change in Value



FAMILIES NOT IN POVERTY

What It Measures

This indicator measures, at the block group level, the percentage of families living at or above the poverty level in 2006. For a family of four, not living in poverty in 2006 meant an annual income of $20,444 or higher. Citywide, an average of 85% of families were estimated to be living above the poverty line.

Why It's Important

Lower levels of poverty are vitally important to community wellbeing. Families not in poverty are more likely to have the resources available to own a home, pursue higher education, and invest in their neighborhood.

Where It's Best

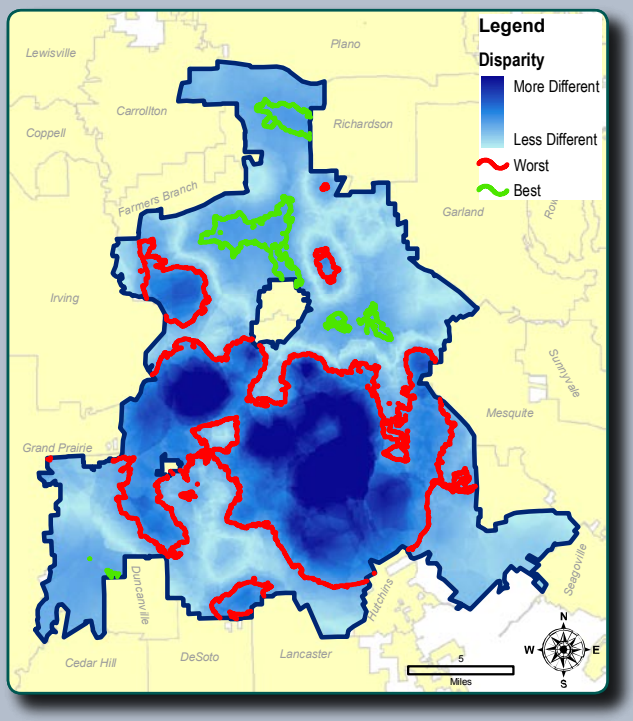
The areas with the lowest prevalence of family poverty fell in the Northern Sector. In the areas bounded by green, 99% of families were not living in poverty. Outside of these green areas, the rate was almost 93%.

Where It's Worst

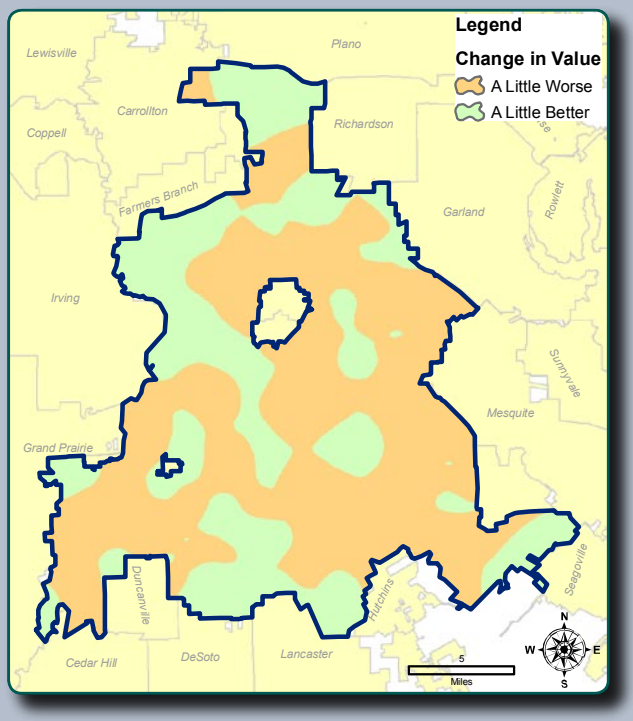
In the red-bounded area that encompasses much of the Southern Sector and a small portion of the Northern Sector, only 73% of families were living above the poverty line. Within this large area were pockets of severely concentrated poverty; in five block groups there were fewer than 30% of families living above the poverty line. In other words, in these neighborhoods 7 in 10 families were living below the poverty line.

How It's Changed

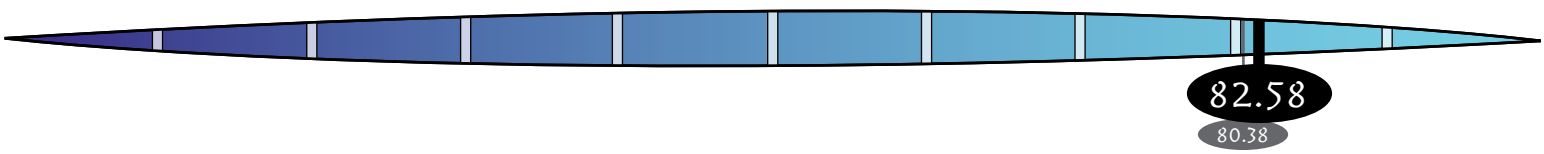
Some areas got slightly better and some slightly worse, but neither the magnitude nor the spatial distribution of the changes had any effect on the wholeness score or the designation of "best" and "worst" areas. The *Wholeness* map was essentially identical to the previous year.



Families Not In Poverty: Wholeness



Families Not In Poverty: Change in Value



WEALTH

What It Measures

This indicator measures, at the block group level, the income residents received from interest, dividends, and rents, compared with the income they received from wages, salaries, and self-employment in 2006. That ratio reflects their accumulated wealth and their economic stability. Citywide, non-wage income amounted to 6% of wage income.

Why It's Important

The presence of savings and wealth in a community creates stability, allowing families to prepare for emergencies and plan for the future. Wealth also spurs investment in businesses and in the health of the community.

Where It's Best

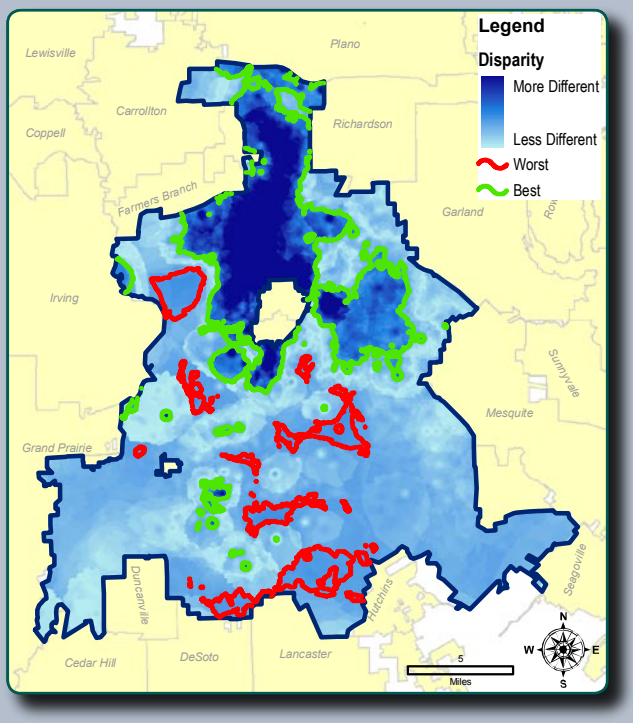
In the green-outlined area that encompasses much of the Northern Sector, interest, dividend, and rent income averaged 17% of wage income. In the Southern Sector, the largest green pocket, located in South Oak Cliff, had non-wage income of almost 27% of wage income, due largely to one anomalous block group.

Where It's Worst

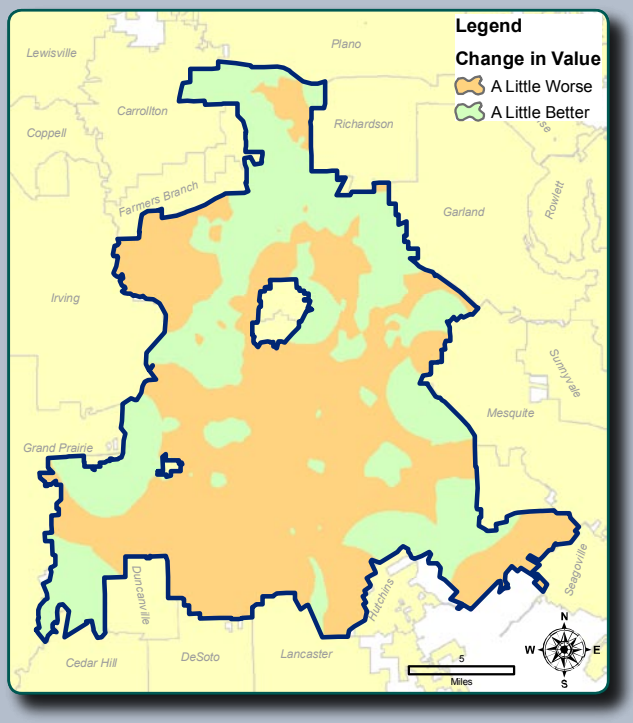
One of the lowest wealth ratios was located in the Northern Sector. The nearly 4-square-mile area immediately surrounding the intersection of Northwest Highway and Harry Hines had a wealth income less than 0.4% of wage income. In the Southern Sector, parts of Oak Cliff and much of the South Dallas neighborhood had ratios of roughly 0.7%.

How It's Changed

As with the proportion of families living above poverty, various sections of the city experienced modest upward or downward changes in the level of wealth. But these shifts did not alter the pattern appreciably nor move the wholeness score more than a couple of points.

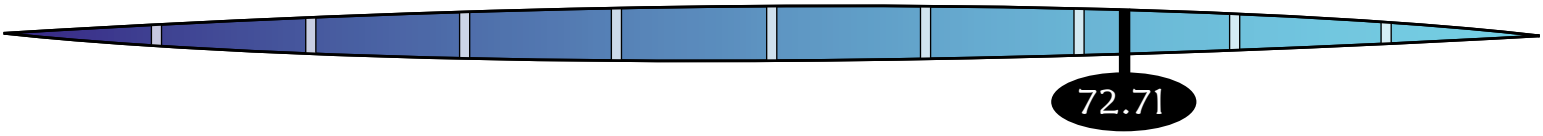


Wealth: Wholeness



Wealth: Change in Value

WHOLENESS SCORE



LIFE SPAN

What It Measures

This indicator measures, at the ZIP code level, the years of potential life lost when people die before age 65, expressed as a rate per 100,000 population. If a person dies at age 55, her death represents 10 years of potential life lost.

Why It's Important

A person who dies during what should be productive years represents a loss not only to his family, but also to the wider community. Early deaths also are an indicator of pervasive public health problems that can lower productivity and quality of life.

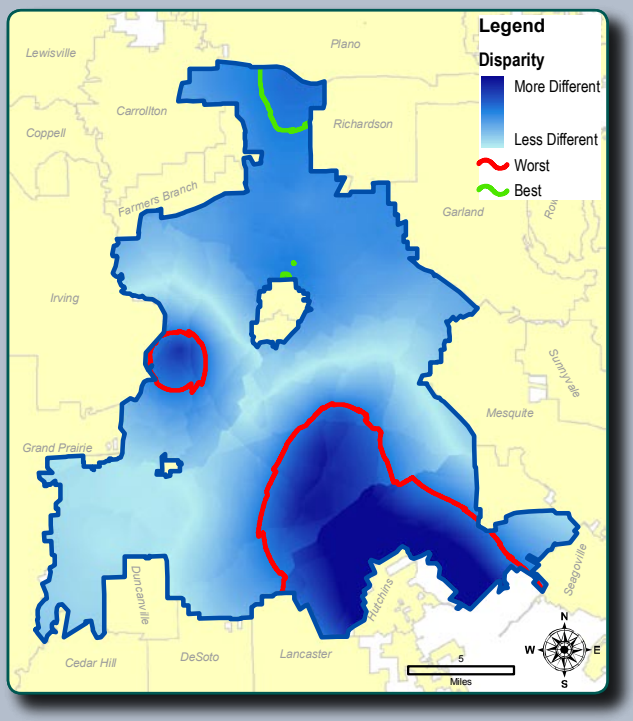
Where It's Best

The area with the lowest rate of deaths prior to age 65, or the longest life span, was in the eastern corner of Far North Dallas, running from the city limits south almost to Arapaho, and west past Preston. There, the average rate of years of life lost was 2,353 per 100,000 population, less than one-half of the city average.

Where It's Worst

Two areas with especially high rates of deaths prior to age 65 are evident. The entire South Dallas neighborhood and southward to the city limits is an area of concern; the rate of years of potential life lost per 100,000 population is 9,054—almost double the citywide rate. Also of significant concern is the area bisected by the Trinity River, running between Inwood, TX-183, Bernal, and the city limits. This area lost 7,890 years of potential life per 100,000 population in 2004.

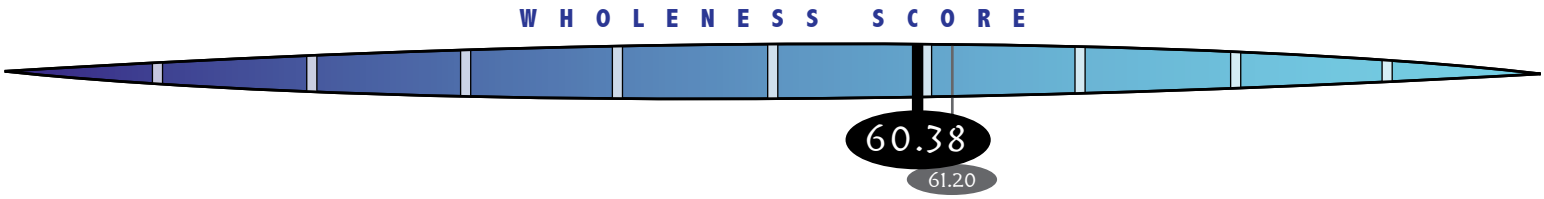
Editor's Note: 2005 mortality data has not been released by the Texas Department of State Health Services. Therefore we reuse the 2004 data employed in last year's report.



Life Span: Wholeness

No change can be calculated, see Editor's Note above.

Life Span: Change in Value



ACCESS TO RETAIL

What It Measures

This indicator measures, at the ZIP code level, the ratio of the retail sales generated by a neighborhood's grocery stores, drugstores, and clothing stores to the amount that neighborhood residents reported spending on those commodities. Ratios above 1.0 suggest that people from elsewhere are coming to the neighborhood to shop. Ratios below 1.0 suggest that residents must go elsewhere, outside of the neighborhood, to secure groceries, medicines, and clothing.

Why It's Important

Communities, like individuals, become self-sufficient when they are better equipped to meet their own basic needs. Neighborhoods that provide residents with nearby access to basic necessities such as food, medicine, and clothing also provide opportunities for a secure future.

Where It's Best

In the massive central area outlined in green, the ratio of retail sales to local expenditures was 1.55 to 1.

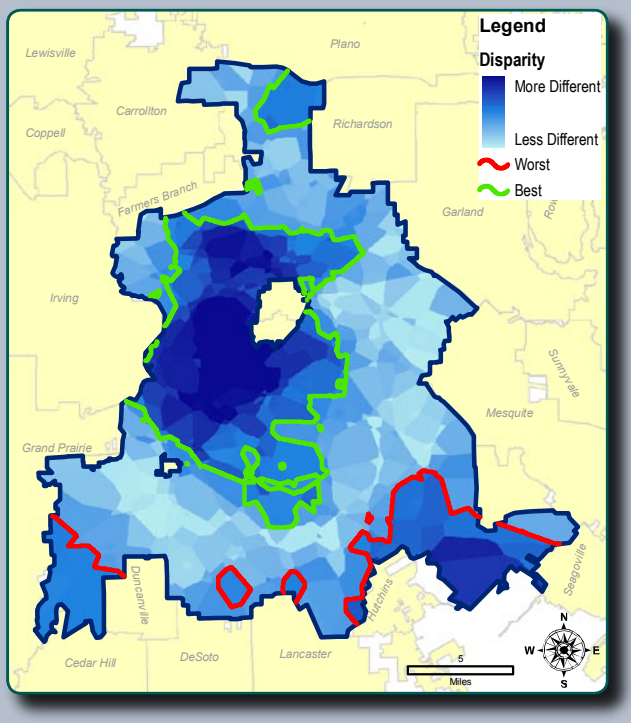
Where It's Worst

The red-outlined area in the southeastern quadrant of the city had the lowest sales-to-expenditures ratio at 0.79 to 1.

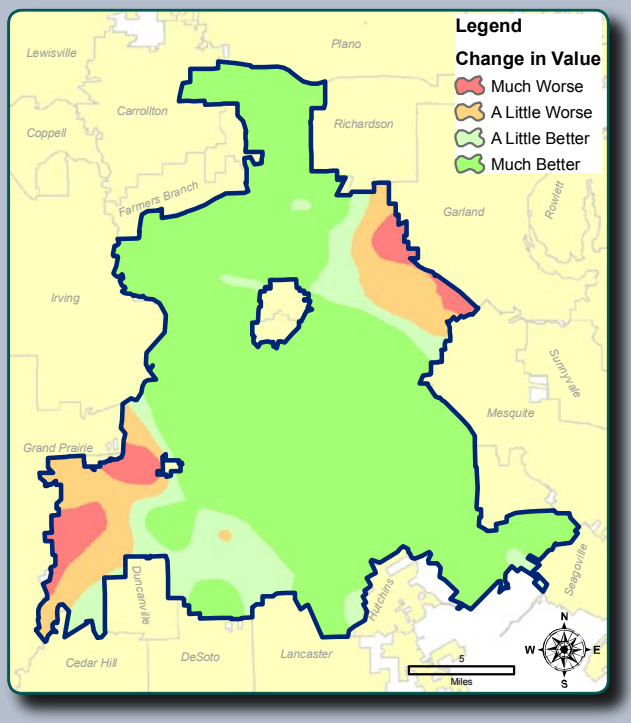
How It's Changed

Although the wholeness score did not change dramatically (falling by just over one point), the pattern of best and worst areas did shift. Areas near the border with Garland fell out of the "best" category, while sections of West Dallas, Oak Lawn, Oak Cliff, and South Dallas improved from average to among the best. Meanwhile, the border of the retail-starved area in the southeast receded significantly.

Editor's note: One of the underlying data sources used last year was not readily available as of press time, so we have used an alternate source. It is possible that some portion of the changes observed may be due to this change in source data.



Access to Retail: Wholeness



Access to Retail: Change in Value

Putting It All Together: Wholeness in Dallas

Basic Terms

Block Group: A basic unit of Census geography; it literally comprises groups of street blocks, generally encompassing about 1,500 people.

Northern/Southern Sector: In Dallas, the area south of the Trinity River and I-30 is considered the Southern Sector, while the area to the north of this line is considered the Northern Sector.

Data Sources

Education Data: Data related to public school performance and student composition were taken from the Texas Education Agency's 2005–2006 Academic Excellence Indicators System.

Housing Data: Data related to owner occupancy, housing condition, and fitness were provided by analyses from the University of Texas at Dallas.

Crime Data: Data related to crime were taken from Dallas Police Department 2006 reported offenses.

Election Data: Data relating to voter turnout were taken from Dallas, Tarrant, Collin, and Denton precinct-level election data for the 2006 general election.

Demographic Data: Data related to estimates of poverty, wealth, and population in 2006 were provided by Claritas.

Mortality Data: Data related to 2004 mortality were provided by the Department of State Health Services' Center for Health Statistics.

Retail Data: Data related to 2006 retail sales and expenditures were provided by Claritas.

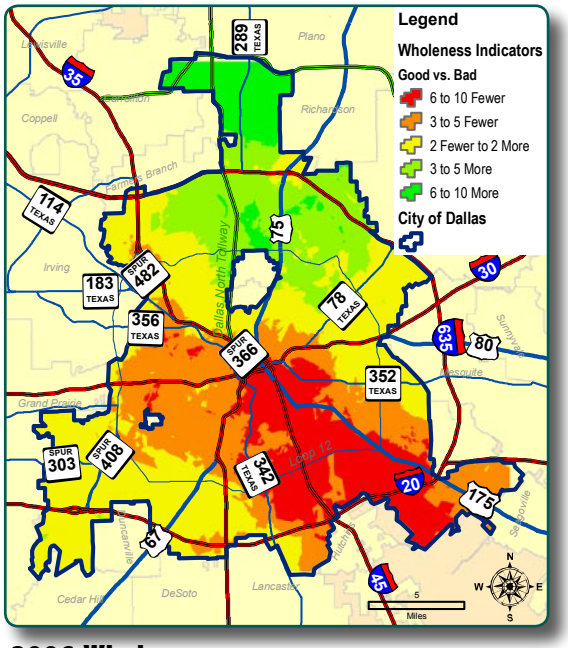
As the graph to the right shows, Dallas' overall 2007 wholeness score across all 12 indicators was 66.79, up 1.3 points from the 2006 score of 65.49. Given a possible maximum score of 100, this suggests a marginal improvement in wholeness in Dallas. However, while the realistic maximum score remains to be seen, an increase of 1.3 points indicates that greater wholeness is achievable, and that Dallas is making strides in the right direction.

As it was last year, Dallas is most whole on crime and wealth indicators. Middle-class housing, fit housing, and SAT scores still are among the least whole indicators, but the increase in wholeness for middle class housing did mean it is no longer the least whole of the 12 indicators (although the change may be largely attributable to rising interest rates rather than improvements to the housing stock).

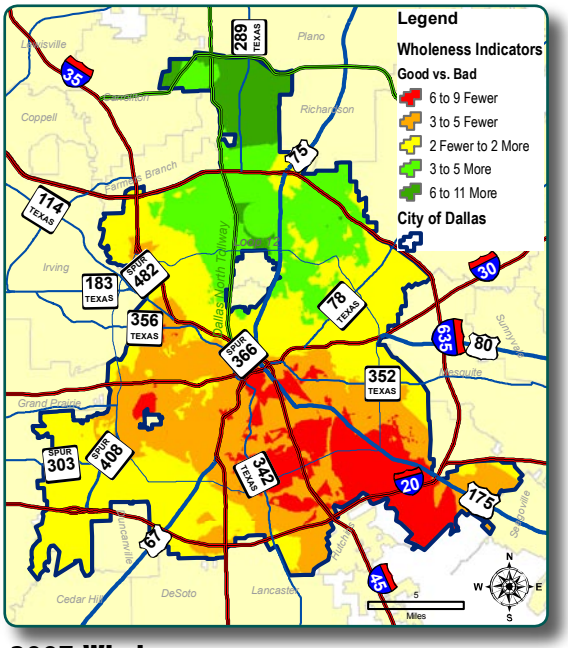
Notable movement has occurred in the crime rate, graduation rate, and voter turnout rankings. A significant increase in wholeness for crime means it led the pack even more strongly than last year. A similar improvement in wholeness for graduation rates has moved that indicator from near the bottom of the list to roughly the middle. Conversely, a decline in wholeness for voter turnout has moved it toward the bottom of the list.

Although analyzing wholeness indicator-by-indicator is a valuable tool for shaping public policy, quality of life is about the intersection of these indicators. They must be understood in their collective context. To help explore this context, the maps below depict, for 2006 and 2007, whether a given area had more indicators ranked as "best" than as "worst"—or a balance of the two. In the Northern Sector, areas represented by the darkest shades of green had between 6 and 11 more "best" indicators than "worst" indicators. In the Southern Sector, areas represented by the darkest shades of red had between 6 and 10 more "worst" indicators than "best" indicators. In contrast, areas of Southwest Dallas and East Dallas were more balanced and had a roughly equal number of "best" and "worst" indicators.

In general, a critical change in the concentration of disparity is evident in the maps. In the

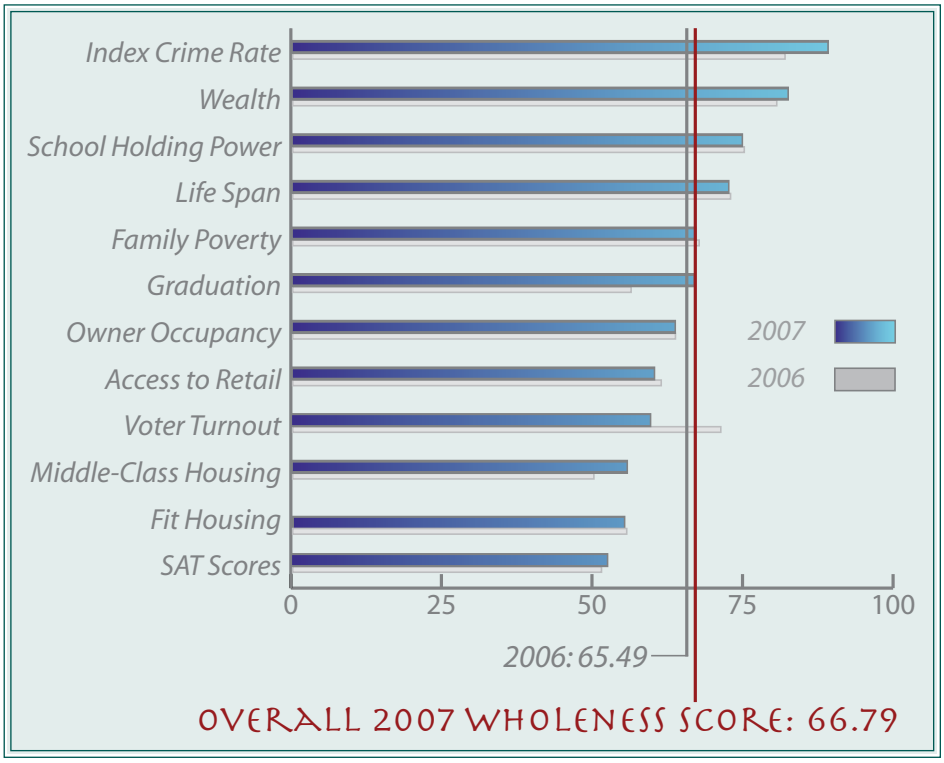


2006 Wholeness



2007 Wholeness

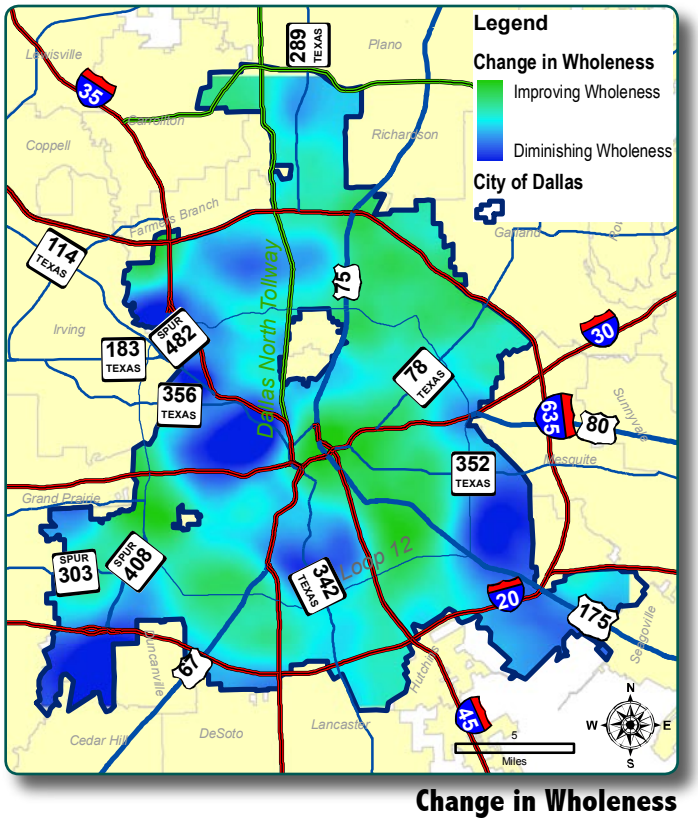
2006 map, a significant portion of the city's Southern Sector was highlighted in orange and red. In 2007, much of the red area converted to orange, indicating that fewer of the quality of life indicators were ranked among the worst in the city. Comparatively little change occurred in the city's Northern Sector.



Most notably, the data pinpoint both the magnitude and the geographic distribution of the disparities that prevent Dallas from being whole. As the results of this first annual comparison suggest, these problems are not insurmountable. Indeed, three measures of quality of life (index crime, graduation rates, and middle-class housing) showed marked improvements.

Yet another way exists to assess the change in wholeness. The blue-green *Change in Wholeness* map shows, for each area, how its contribution to overall wholeness changed from 2006 to 2007. Progressively darker shades of blue identify areas that moved away from the citywide average on a variety of indicators (in either a good or bad direction). In contrast, the green areas moved closer to the citywide average on a variety of indicators. Neighborhoods that contributed to greater overall wholeness (areas of dark green) included the Central Business District, South and East Dallas, and Northeast Dallas. Areas that detracted from wholeness through an increase in disparity (depicted in dark blue) included West Dallas, portions of Oak Cliff, the Northwest Highway corridor, and Far East Dallas.

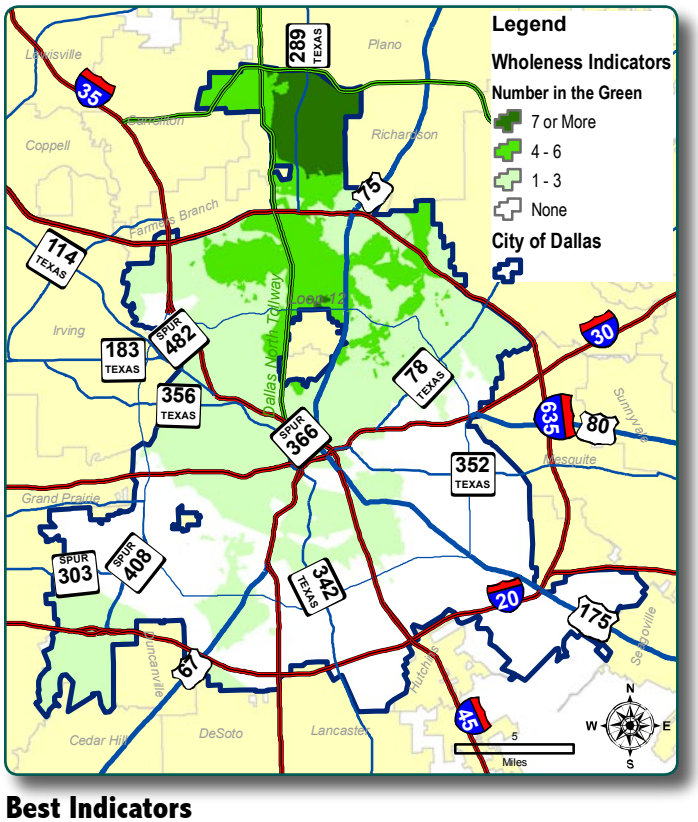
Fundamentally, the 2007 Wholeness Index illustrates two key points. First, increased wholeness is achievable. In one year, the overall score for Dallas has improved by more than one point. Second, greater wholeness is achieved by tackling specific problems in specific places. As the maps show, change has not been uniform. In fact, wholeness is achieved more swiftly when change is not uniform, but rather when resources are directed to the neighborhoods most in need of assistance. The hope of the Williams Institute, looking to 2008 and beyond, is that reports such as this one, combined with subsequent in-depth analyses, will help policymakers direct resources effectively, moving Dallas toward greater wholeness.



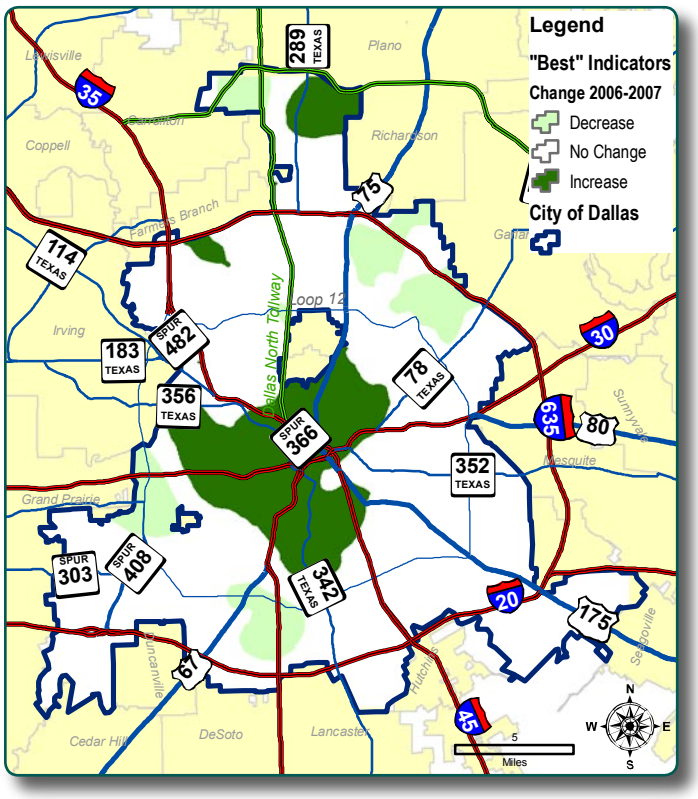
Change in Wholeness

Understanding Neighborhood Issues

Quality of life is important for the City of Dallas, and indeed for the entire Metroplex. But, what counts most is how people actually experience it as a lived reality. Quality of life is fundamentally a *neighborhood* attribute. In the neighborhoods where people live, children play, and businesses grow, the roots of quality are established. For this reason, truly appreciating the neighborhood-by-neighborhood differences in quality of life illustrated by the *Wholeness* maps has incalculable utility. While the city's wholeness score changes from year to year, the day-to-day experiences of the city's residents constitute the true benchmark of success.



Best Indicators



Change in Best Indicators

A Portrait of Neighborhood Change

Quality of life is not a single entity, but the cumulative effect of many different variables—which we have attempted to capture with 12 indicators. It is not static, but dynamic, changing in complex ways from year to year. The maps presented on this and the next page relate that story of change.

The *Best Indicators* map to the left shows, for any part of town, the number of indicators on which a specific area fell within a green boundary, marking it as one of the best in the city. The more intense the green, the greater the number of indicators on which the area ranked among the best. Almost every neighborhood in the Northern Sector ranked among the best on at least one indicator. Areas between the Dallas North Tollway and US-75 north of the Park Cities fell within a green boundary on between four and six indicators. Some neighborhoods in Far North Dallas ranked among the best in the city on the majority of indicators (seven or more).

The other map on this page, labeled *Change in Best Indicators*, shows how the concentrations of green shifted from year to year. The dark green areas saw an increase in the number of indicators on which they ranked among the best. These areas include Oak Lawn, West Dallas, Oak Cliff, and parts of East Dallas, East Oak Cliff, and South Dallas. Some isolated pockets in the city witnessed a decline in the number of indicators on which they ranked among the best. These areas are shaded light green.

The maps to the right highlight the other side of the coin. In the *Worst Indicators* map, patches of darker red indicate areas ranked among the worst on seven or more indicators. These pockets of extreme distress were located in specific neighborhoods within the Southern Sector, with a particularly large area located along I-20 southwest of US-175. Most neighborhoods in the Southern Sector, including West

Dallas, Oak Cliff, and South Dallas, were among the worst on four to six indicators. Other parts of South Dallas only showed one to three indicators ranked in the red—as did areas of Oak Lawn, East Dallas, and Northwest Dallas.

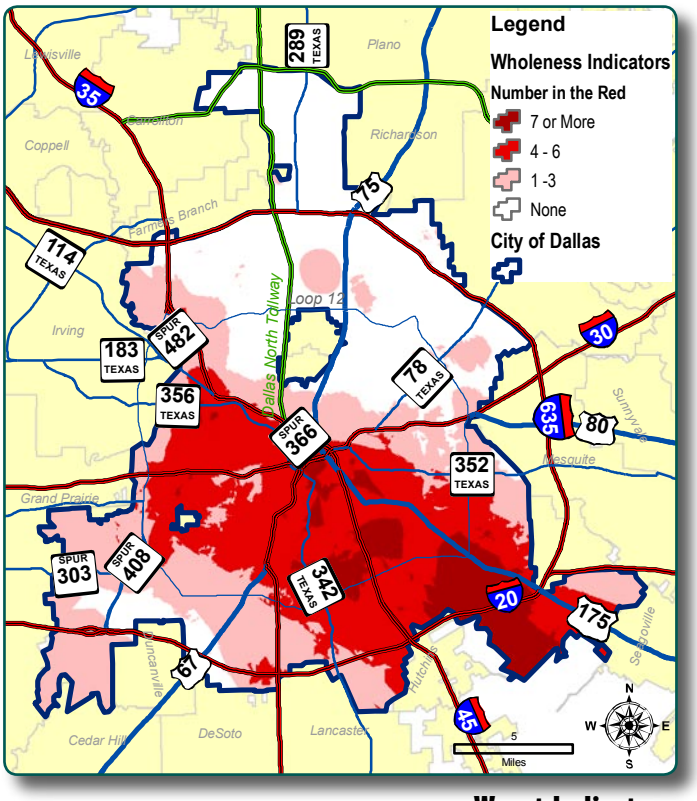
The *Change in Worst Indicators* map shows how the concentration of distress in various neighborhoods changed from last year's to this year's Wholeness Index. A striking pattern of decrease, identified by the light red shading, can be seen stretching from Oak Lawn and East Dallas, south through South Dallas to I-20. These areas improved their relative standing, ranking among the worst on fewer indicators in 2007 than 2006. The scattered dark red areas represent the cause for greatest concern; they ranked among the worst on more indicators in 2007 than in the prior year.

Beyond the Numbers: A Vision for Neighborhood Research

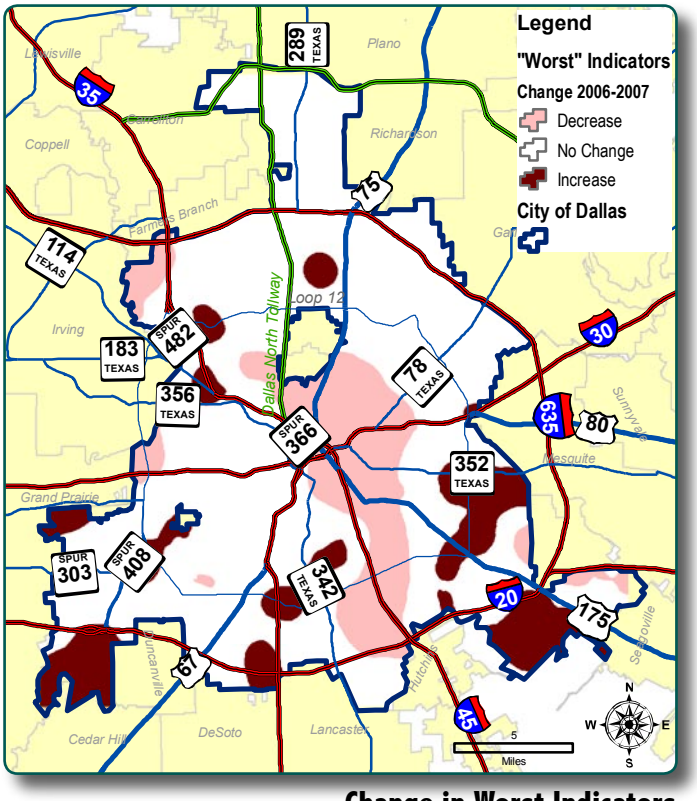
The neighborhood-level patterns seen in the indicator maps, composite maps, and change maps illustrate the importance of understanding the true nature of quality of life in Dallas' neighborhoods. The Williams Institute is committed to promoting that understanding and translating it into real policy change that improves quality of life for all Dallas residents. In 2008, we will embark on an ambitious research agenda that leverages our existing partnerships and fosters new ones, culminating in a platform for a continued deeper understanding of life in Dallas.

As was seen with the 2000 U.S. Census, and continues to be illustrated today, current high-level survey techniques often fail to accurately reflect what is happening in our inner-city communities. Working through our Center for Urban Economics at the University of Texas at Dallas (UTD), we are developing an accurate household survey for Dallas. With a sampling process that ensures that all are counted, this tool will highlight issues of economic strain, job and employment concerns, educational successes, and consumerism, as well as important information about trust, altruism, faith, and hope. Once the survey is deployed throughout the city, policymakers will possess a tool that delivers in-depth, up-to-date information about the state of Dallas' residents.

Two qualitative research projects already mentioned, the Faces of Wholeness and the Wholeness Index Best Practices, will bring a depth and nuance to our work on wholeness. For more information, visit us online at *www.wholenessindex.org*



Worst Indicators



Change in Worst Indicators

Discovering the pieces
that make cities whole.

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