Fig. A.5.1. Bay Area Hispanic or Latino population share by 2000 census tract
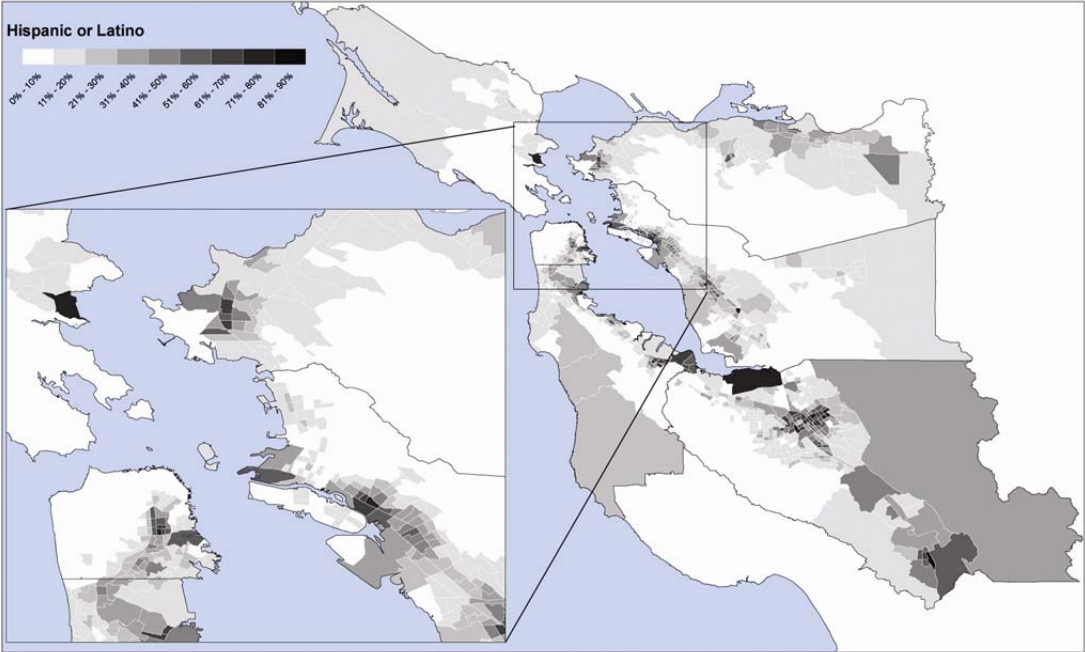
Fig A.5.2. Bay Area Asian population share by 2000 census tract
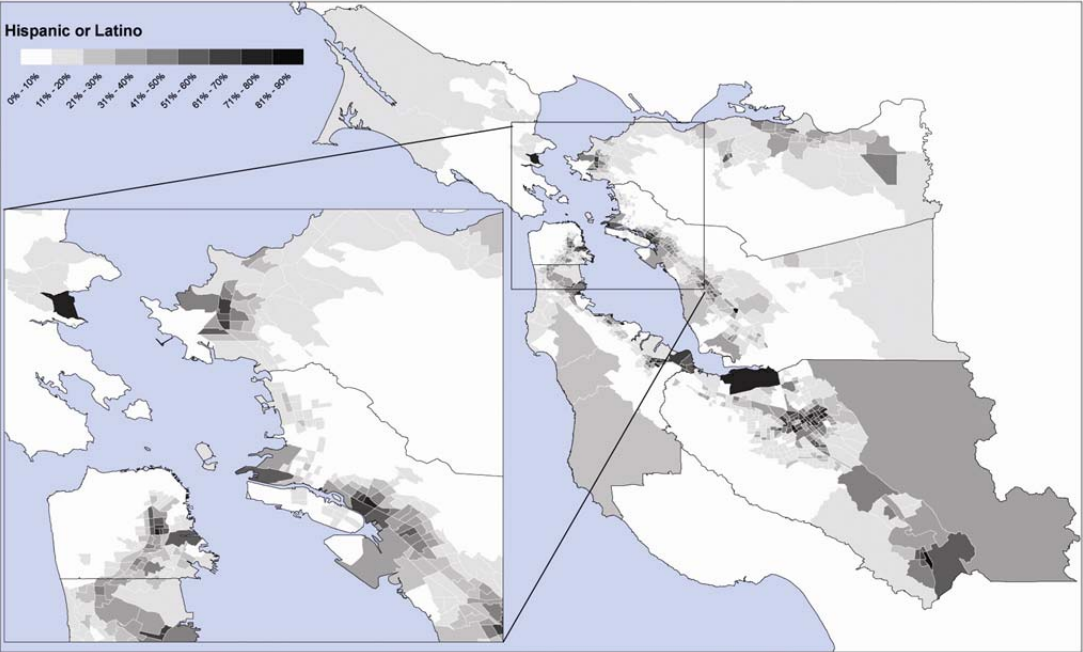

Hispanic or Latino

0% - 10% 11% - 20% 21% - 30% 31% - 40% 41% - 50% 51% - 60% 61% - 70% 71% - 80% 81% - 90%

Fig A.5.3. Bay Area non-Hispanic black population share by 2000 census tract

Black, Not Hispanic or Latino

0% - 10%   11% - 20%   21% - 30%   31% - 40%   41% - 50%   51% - 60%   61% - 70%   71% - 80%   81% - 90%
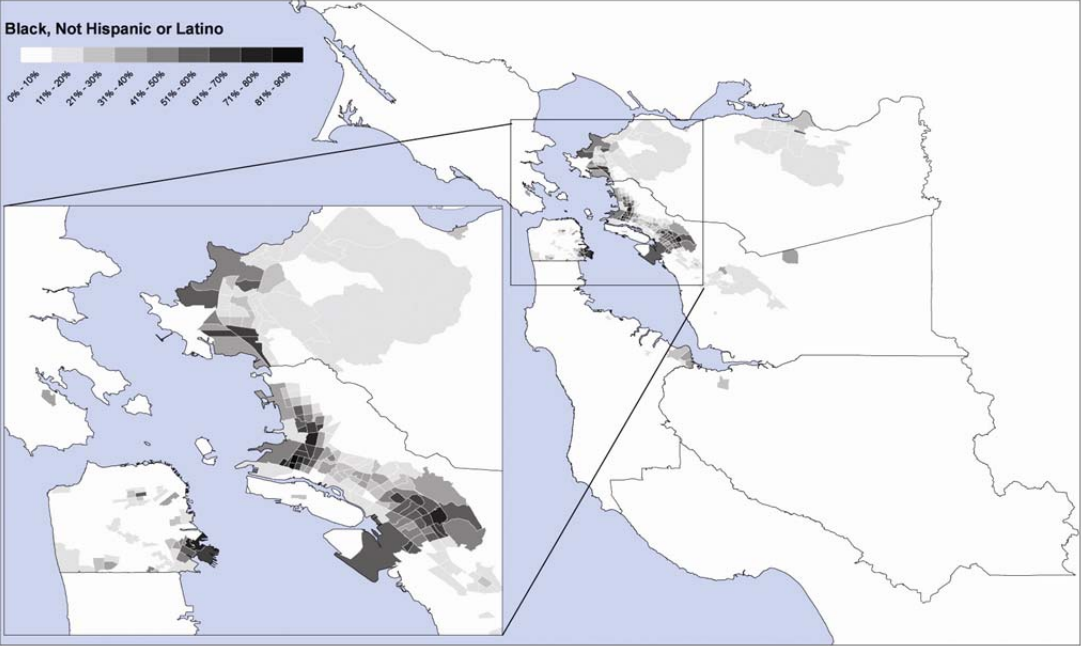
Fig A.5.4. Bay Area median household income by 2000 census tract: 1999
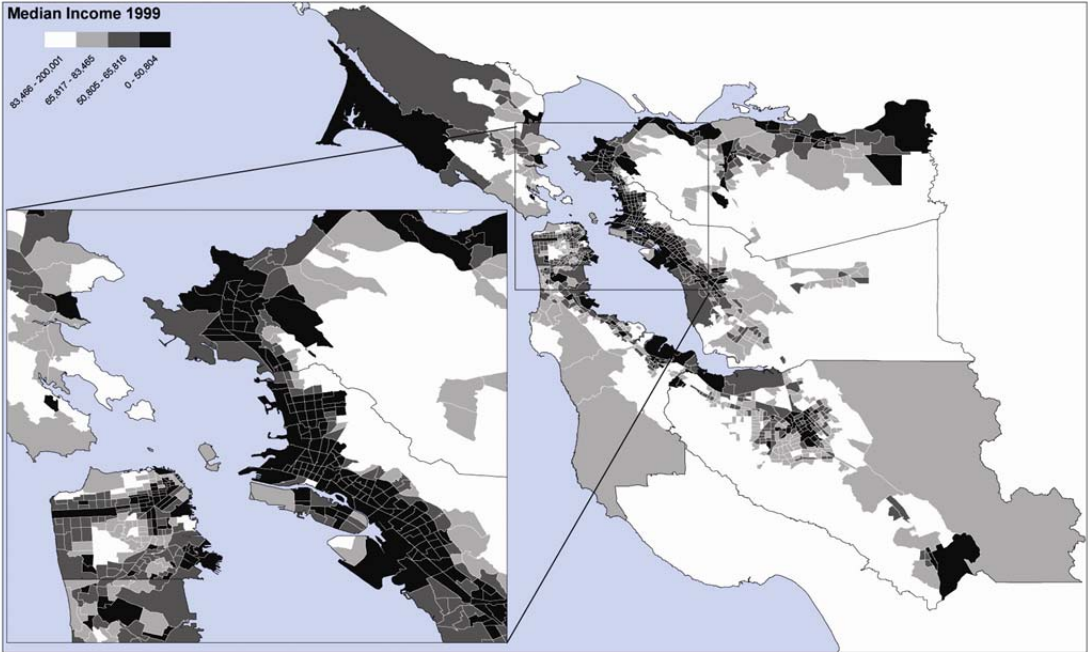
Table A.4.1. Descriptive Statistics of the Data

Baseline Demographic Data (1990)	Mean	Standard Deviation
Population (Density)	772	930
Pct Black	0.05	0.11
Pct Hispanic	0.19	0.20
Pct Asian	0.08	0.10
Pct Other Minority	0.01	0.02
Pct Households with single-parent families	0.08	0.07
Mean Rental Rate ($)	689	263
Mean Housing Value ($)	229,872	138,199
Pct Owning their Home	0.66	0.27
Pct Employed	0.94	0.05
Pct Employed in Manufacturing, if Employed	0.15	0.08
Pct Not Graduating from High School	0.10	0.07
Pct with Bachelor degree	0.49	0.14
Median Household Income ($)	46,461	21,551
Changes in Demographics (1990-2000)		
Population	92	256
Percentage Change in Population	0.09	0.67
Pct Non-Hispanic White	-0.09	0.13
Pct Black	0.01	0.06
Pct Hispanic	0.05	0.11
Pct Asian	0.03	0.08

Pct Single-Parent Households	0.01	0.06
Pct High School Dropout	0.08	0.16
TRI Data		
Pct with Baseline TRI Exposure (1988-1990)	0.10	NA
Pct with new TRI Exposure (1998-2000)	0.01	NA
Pct Losing TRI Exposure (1998-2000)	0.04	NA
Baseline Emissions	300,714	4,718,020
Baseline Emissions, among those Exposed	3,006,542	1.46e7
Locational Data		
1990 FBI Crime Index	0.08	0.28
Change in Crime Index	-0.03	0.14
Distance to Coast	47.2	45.3
Degrees Latitude	35.41	2.03
School or Zip Code Fixed Effects	NA	NA
Sample Size	25,166	NA

Table A.5.1 San Francisco Bay housing sales sample statistics, 1990 to 2006

Variable	Homes with:		
	One sale	Two sales	Three Sales
Number of Houses	322,511	153,585	54,827
Total Sales	322,511	307,170	164,481
Price ($1,000)	$411 ($261)	$400 ($259)	$377 ($250)
Age	34.4 (23.4)	33.6 (23.0)	33.6 (22.9)
Lot size	7,568 (6,440)	6,901 (5,666)	6,300 (4,946)
Sqft	1,756 (671)	1,676 (620)	1,592 (584)
Baths	2.1 (0.7)	2.1 (0.7)	2.0 (0.67)
Bedrooms	3.3 (0.8)	3.2 (0.8)	3.1 (0.8)
Annual Max 1 Hr Ozone Concentration (ppm) (3 yr simple moving average)	0.103 (0.008)	0.104 (0.008)	0.104 (0.008)

Note: Standard deviation reported in parenthesis.

Table A.5.2 Buyer-Panel Comparison with IPUMS 2000 5% Sample

Variable	SF Bay two buyer-panel	IPUMS 5% sample
Years	1990 to 2006	2000
Observations	11,578	186,874
Real income expressed in 2000$ ($1,000)	Mean = $138 Standard Deviation = $63	Mean = $114 Standard Deviation = $94
White	63%	56%
Asian	23%	23%
Black	2%	6%
Hispanic	12%	15%

Source: Ruggles et al 2010.

Note: IPUMS sample restricted to homeowners and two metro areas: San Francisco-Oakland-Vallejo, CA (id=736) and San Jose, CA (id=740).

Table A.5.3 Buyer-Panel Sample Statistics by Race/Ethnicity

Variable	All Buyers	White	Black	Hispanic	Asian
Number of buyers	11,578	7,336	286	1,349	2,607
Real income expressed in 2000$ ($1,000)	Mean = $138 Standard Deviation = $63	Mean = $144 Standard Deviation = $65	Mean = $112 Standard Deviation = $46	Mean = $112 Standard Deviation = $49	Mean = $140 Standard Deviation = $60
Previous Home's Appreciation Rate	Mean = 0.69 Standard Deviation = 0.59	Mean = 0.69 Standard Deviation = 0.57	Mean = 0.84 Standard Deviation = 0.70	Mean = 0.75 Standard Deviation = 0.72	Mean = 0.67 Standard Deviation = 0.57

Table A.7.1 Definitions & Descriptive Statistics

		Mean	Std. dev.
Housing attributes (from Fulton County Assessor's office)[a]			
ln(P)	P = sale price from market transaction	12.37393	.8216463
ln(land ft^2)	lot size, square feet	9.050016	1.293941
ln(bldg ft^2)	building size, square feet	7.485567	.5222943
Code	Assessor's quality code (VP, PR, FR, AV, GD, VG, EX), scaled from 0 – 7	5.232351	1.139889
Age	in years	30.39269	26.18624
Stories		1.411214	.4840386
Multistory	dummy variable if Stories>1	.6929142	.4612878
Census variables (from 2000 census at the block-group level)			
%White		.6006411	.3383228
%Poverty	at 150% of poverty level or below	.1680118	.1668902
ln(Income)	median household income	10.96654	.5853208
Geographic variables (computed in ArcGIS with ARC (2002)			
ln(DistCBD)	distance to Five Points station downtown, ft.	10.75097	.9367834
ln(DistPark)	distance to closest park	7.495677	1.041123
ln(DistHydro)	distance to closest major hydrography feature	9.127223	.920318
ln(DistExwy)	distance to closest expressway	8.662662	1.077804
ln(DistMARTA)	distance to closest MARTA station	9.608566	1.219234
ln(DistMfg)	distance to closest manufacturing plant	7.974807	.9219826
latitude	distance north, mi.	266.3457	11.33176
North	north of CBD dummy	.7141987	.4517977
DistTAD	shortest distance to BeltLine TAD, mi.	7.75738	7.056762
TAD	dummy for DistTAD=0	.0074784	.0861541
DistOver	shortest distance to BeltLine Overlay District, mi.	8.344533	7.336984
Overlay	dummy for DistOver=0	.0757754	.2646396
quarterly indicators[b]			
milestone$_1$	dummy for sales occurring after 14 February 2003 (Woolard's editorial)	.7227228	.447657
milestone$_2$	dummy for sales occurring after 1 November 2005 (city council passes BeltLine ordinance)	.2807436	.4493649

[a] Except for land ft^2, housing variables are available only for 2004-2006 observations.

[b] Quarterly variables are fixed effects for quarter-of-sale in Model A. They follow Kiel and Zabel

(1998) for Model B, where Q = -1 in quarter of first sale and Q = 1 in quarter of final sale.

milestone$_i$'s construction is similar.

Table A.8.1 Dallas-Fort Worth and Houston-Galveston Summary Statistics – All Plants Matched to 1990 Socio-Economic Characteristics

Variables	Houston-Galveston MSA		Dallas-Fort Worth MSA	
	Tracts With Plant (n=134)	**Tracts Without Plant** (n=488)	**Tracts With Plant** (n=150)	**Tracts Without Plant** (n=446)
Non-White	0.36 (0.27)	0.36 (0.30)	0.34 (0.28)	0.29 (0.29)
Foreign-Born	0.14 (0.12)	0.11 (0.10)	0.09 (0.09)	0.08 (0.08)
Poverty	0.20 (0.13)	0.18 (0.13)	0.17 (0.14)	0.15 (0.14)
Average Income	10,006 (4,717)	12,081 (7,530)	10,192 (3,908)	13,625 (9,465)
Renter	0.44 (0.21)	0.42 (0.23)	0.46 (0.23)	0.42 (0.23)

Table A.9.1 SUMMARY STATISTICS (N=1616)

VARIABLE	MEAN	(STD DEV)
Dependent Variables		
INSP Number of air pollution inspections	0.503	(1.875)
ENFORCE Number of air pollution enforcement actions	0.267	(1.054)
Plant-level Control Variables		
SIZE Log of total value of shipments	9.482	(1.780)
LPROD Log of labor productivity	5.617	(1.025)
CAPITAL Log of the capital stock	8.191	(2.474)
FUELS Log of the cost of purchased fuels	3.908	(2.401
SINGLE Dummy variable =1 if this plant is a single plant firm	0.418	(0.493)
AGE Log of the age of the plant	3.022	(0.545)
VIOL_97 Dummy variable = 1 if the plant was out of compliance with air regulations in 1997	< 0.05	
Political Variables		
TURNOUT Percentage of the population over 18 voting in the 2000 presidential election	49.820	(8.460)
DEMOCRAT Percentage of the population over 18 voting Democrat in the 2000 presidential election	54.757	(9.917)

Appendix Table Cont'd

Demographic Variables	1-Mile Circle Mean (Std Dev)	10-Mile Circle Mean (Std Dev)
POPDEN Log of population density	7.742 (1.593)	7.538 (1.165)
CHILDREN Percentage of the population under 6 years old	8.839 (2.449)	8.717 (1.271)
ELDERS Percentage of the population 65 years old and over	11.297 (4.571)	11.165 (2.532)
POOR Percentage of the population living below the poverty line	13.675 (9.587)	12.296 (5.439)
MINORITY Percentage of the population who are minorities (Hispanic and/or non-white)	26.471 (23.021)	6.518 (18.134)
HOM_RACE Homogeneity index = sum of squared shares of racial groups in population (African Americans, Asians, Native Americans, Hispanics, and non-Hispanic whites)	0.676 (0.215)	0.599 (0.209)
HOM_ED Homogeneity index = sum of squared shares of educational groups in population (college graduates, high-school graduates, high-school dropouts)	0.503 (0.054)	0.464 (0.045)

Table A.10.1 Variable Definitions

VARIABLE	DESCRIPTION
LAW	0=state does not tax waste, 1=state has a waste tax
TAX	Weighted average waste tax per ton
CONTROL VARIABLES	
NORTHEAST	CT, DE, ME, MD, MA, NH, NJ, NY, PA, RI, VT, VA, WV
SOUTHEAST	AL, FL, GA, KY, MS, NC, SC, TN
MIDWEST	IL, IN, IO, KS, MI, MN, MO, NE, OH, WI
NORTH	CO, MT, ND, SD, UT, WY
SOUTH	AR, LA, NM, OK, TX
WEST	CA, ID, NV, OR, WA
ENVIRONMENTAL JUSTICE VARIABLES	
BLACK_STATE	% of population that identifies as Black
HISPANIC_STATE	% of population that identifies as Hispanic
BLACK_HOST AREA *(hazardous waste only)*	% of population that is Black in areas surrounding hazardous waste sites in state
HISPANIC_HOST AREA *(hazardous waste only)*	% of population that is Hispanic in areas surrounding hazardous waste sites in state
INCOME	Median household income per 1000
VOTE	% of citizens who voted in 2006 Presidential elections
EFFICIENCY VARIABLES	
Socioeconomics	
INCOME	(*same as above: only enters once*)
AGE	% population under age 5
Environmental interest groups	
ENVIRO DONATIONS	2001 Per-capita contributions to environmental organizations
Industry lobby groups	
OLIGOPOLY	% of total tons managed by three largest facilities in state
Risk	
GROUNDWATER	Trillions of gallons of withdrawals of groundwater in state
REVENUE SEEKING VARIABLES	
Other sources of revenue	
INCOME TAX DUMMY	0=state does not have an income tax; 1=if it does
SALES TAX RATE	State sales tax rate
Profitability of facilities	
TONS MANAGED	Haz. waste managed or solid waste disposed per 100,000 tons
NUMBER MANAGERS	Hazardous waste managers or municipal solid waste facilities
TIPPING FEE *(municipal solid waste only)*	Average tipping fee
INTERJURISDICTIONAL COMPETITION VARIABLES	
NEIGHBOR TAX DUMMY	% of surrounding states with a tax
AVG NEIGHBOR TAX	Average tax across all adjacent states
STATE/LOCAL TAX INTERACTION	
PRIVATE *(municipal solid waste only)*	% of facilities that are privately owned in state

Table A.10.2 Descriptive Statistics

VARIABLE	HAZARDOUS WASTE	SOLID WASTE
TAX and REGIONAL VARIABLES		
LAW	0.69 (0.47)	0.60 (0.49)
TAX	19.84 (56.58) [0, 389.35]	1.34 (1.89) [0, 8.25]
NORTHEAST		0.27
SOUTHEAST		0.17
MIDWEST		0.21
NORTH		0.13
SOUTH		0.10
WEST		0.13
ENVIRONMENTAL JUSTICE VARIABLES		
BLACK_STATE		0.11 (0.10)
HISPANIC_STATE		0.09 (0.10)
BLACK_HOST AREA	0.20 (0.18)	n/a
HISPANIC_HOST AREA	0.13 (0.15)	n/a
INCOME (1000s)		47.32 (7.48)
VOTE		0.50 (0.07)
EFFICIENCY VARIABLES		
INCOME		See above
AGE		0.07 (0.01)
ENVIRO DONATIONS		2.05 (2.82)
OLIGOPOLY	0.84 (0.19)	0.39 (0.21)
GROUNDWATER		8.41 (8.44)

REVENUE SEEKING VARIABLES

INCOME TAX DUMMY		0.88 (0.33)
SALES TAX RATE		5.01 (1.82)
TONS MANAGED (100,000s)	9.13 (22.53) [0, 148.73]	51.38 (58.45) [3.72, 323.99]
NUMBER MANAGERS	31.96 (32.09) [0, 135]	36.10 (33.22) [2, 189]
TIPPING FEE	n/a	37.69 (16.30) [16.6, 98]

INTERJURISDICTIONAL COMPETITION VARIABLES

NEIGHBOR TAX DUMMY	0.74 (0.21) [0.33, 1]	0.64 (0.28) [0, 1]
AVERAGE NEIGHBOR TAX	24.70 (45.63) [1.67, 209.68]	1.41 (1.02) [0, 3.8]

STATE/LOCAL TAX INTERACTION

PRIVATE	n/a	0.33 (0.21) [0, 0.9]

Means provided; standard deviation in parentheses; range in brackets.