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ed on the quality nities, such as ⁻ neighborhood etail access" and

analyze how retail services vary across New York City neighborhoods by income and by racial composition. The authors then examine how retail services change over time, particularly in neighborhoods undergoing rapid economic growth. Results indicate that lower income and minority neighborhoods have fewer retail establishments, smaller average establishments, a higher proportion of "unhealthy" restaurants, and in certain cases, less diversity across retail subsectors. In addition, the rate of retail growth between 1998 and 2007 has been particularly fast in neighborhoods that were initially lower valued and experienced relatively high housing price appreciation compared with the city overall.



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Appendix

— Contents

Abstract

Social scientists stud of publicly provided grocery stores and u residents. In the cur ••• More



Table A1. Chain Stores and Restaurants in Database

Category

Chain name

Category	Chain name		
Clothes and shoes	American Apparel, Ann Taylor, Banana Republic, Brooklyn Industries, Foot Locker, Gap, H&M, Marshalls, Old Navy, Payless, The Childrens Place, Urban Outfitters		
Drugstore	CVS, Duane Reade, Rite Aid, Walgreens		
Financial services	H&R Block, Jackson Hewitt, Liberty Tax		
Food/beverage: Fast food	Auntie Annies, ^ª Burger King, ^ª Crown Fried Chicken, ^ª Dominos, ^ª Five Guys, ^ª Golden Krust, ^ª KFC, ^ª Master Wok, ^ª Mcdonalds, ^ª Nathans, ^ª Papa Johns, ^ª Pizza Hut, ^ª Popeyes, ^ª Pretzel Time, ^ª Ranch1, Sbarro, ^ª Taco Bell, ^ª Wendys, ^ª White Castle ^ª		
Food/beverage: Other	7-Eleven, Applebee's, Arthur Treacher, Au Bon Pain, Baskin Robbins, Ben and Jerrys, Blimpie, Boston Market, Carvel, Chevy's, Chipotle, Chuck E. Cheese, Cold Stone Creamery, Cosi, Crumbs, Dallas BBQ, Dunkin Donuts, Famiglia, Fridays, Gloria Jeans Coffee, Godiva, Haagen- Dazs, Hale and Hearty, Hard Rock Café, Ihop, Jamba Juice, Johnny Rockets, Juan Valdez, Le Pain Quotidien, Mrs Fields, Olive Garden, Outback, Panera Bread, Pax Wholesome, Pinkberry, Pret a Manger, Quiznos, Red Lobster, Starbucks, Subway, Tasti D-Lite, Tim Horton, Two Boots, UNO'S		
Gyms	Bally's Total Fitness, Crunch, Curves, David Barton, Equinox, Gold's Gym, Lucille Roberts, NY Sports Club		
Home goods	Home Depot, Rent-a-Center		
<i>Source.</i> Adapted from <u>Center for an Urban Future (2009)</u> . a. "Unhealthy" fast-food restaurant.			

Table A2. Supermarket Chains in Database

Supermarket name

Associated Supermarkets

Bravo

Citarella^a

Supermarket name
Costco
C-Town
D'Agostino ^a
Fairway
Fine Fare
Food Emporium
Garden of Eden ^a
Gourmet Garage ^a
Gristedes
Key Food
Morton Williams
Pathmark
Trader Joe's
West Side Market
Western Beef
Western Beef/Junior's
Whole Foods ^a
<i>Source</i> . Adapted from <u>Center for an Urban Future (2009</u>), additional online research by authors. a. "Upscale" supermarket.

Table A3. Does Retail Access Improve in High-Value Neighborhoods That Upgrade?

Percentage Change in Housing Values (1998-2007)

	Upgrading	Stable/Lagging	Difference
Percentage change est/acre			
Retail (44)	2.96	1.86	1.10
Food service (72)	29.70	17.35	12.34 <u>**</u>
Groceries	4.57	8.11	-3.54 <u>**</u>
Clothing	14.98	-7.38	22.36 <u>*</u>
Percentage change emp/acre			
Retail (44)	35.07	9.15	25.92 <u>***</u>
Food service (72)	40.06	23.86	16.20 <u>**</u>
Groceries	41.94	10.69	31.25 <u>**</u>
Clothing	47.75	14.95	32.80 <u>*</u>
Percentage change emp/est			
Retail (44)	32.66	7.39	25.27 <u>***</u>
Food service (72)	11.16	6.92	4.24
Groceries	37.84	3.11	34.73 <u>***</u>
Clothing	35.62	22.18	13.44
Percentage change Herfindahl			
Retail (44)	71.65	78.48	-6.83
Food service (72)	-4.68	3.32	-7.99 <u>**</u>
п	18	58	

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Note. All ZIPs had initial housing values (1998) \geq80% NYC average "Upgrading" defined as ZIP percentage change in average housing value > NYC percentage change in average housing value (1998-2007). Stable/lagging defined as ZIP percentage change in average housing value \leq NYC percentage change in average housing value (1998-2007).
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p < .10. **p < .05. ***p < .01.
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