

# **Creating Whole Communities Conference**

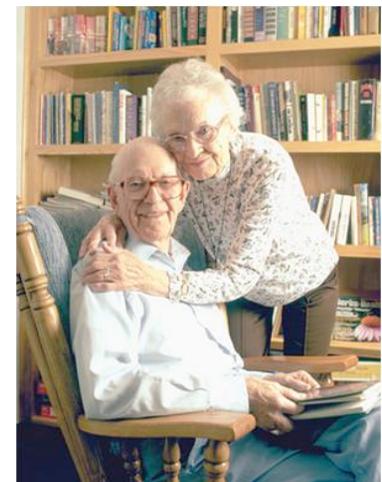
**Sponsored by  
Federal Reserve Bank of St. Louis  
East-West Gateway Council of Governments  
University of Missouri, St. Louis**

**Presentation by  
Todd Swanstrom  
Public Policy Research Center  
University of Missouri, St. Louis**

**April 23, 2010**



# What is it like to live in a “Whole Community?”

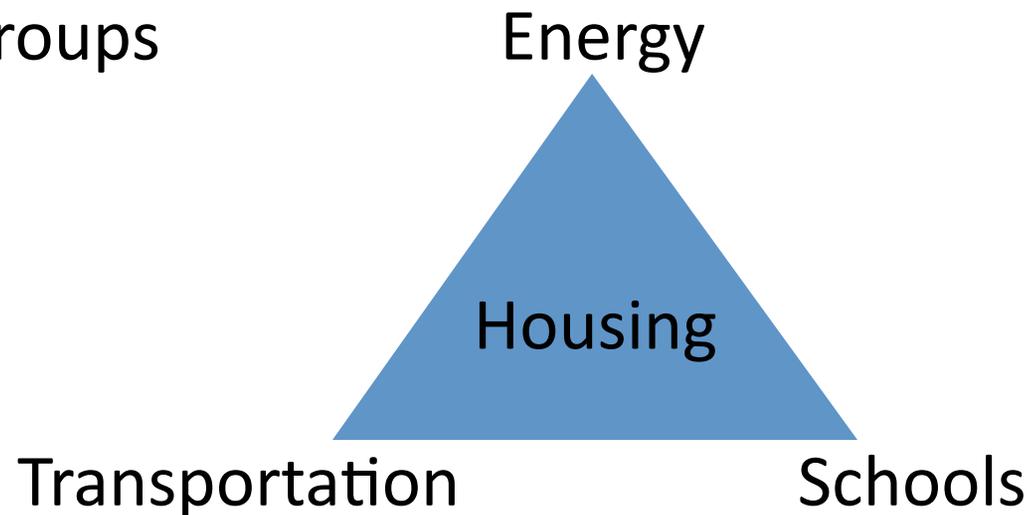


# Five Characteristics of “Whole Communities”

1. Life-Cycle Housing Choices
2. Workforce Housing
3. Energy Efficiency and Sustainability
4. Accessibility (Multi-Modal Transportation)
5. High-Performing schools

# Creating Whole Communities in the St. Louis Region

1. Annual “Creating Whole Communities” Conference
2. Website and Tool Kits
3. Affinity Groups



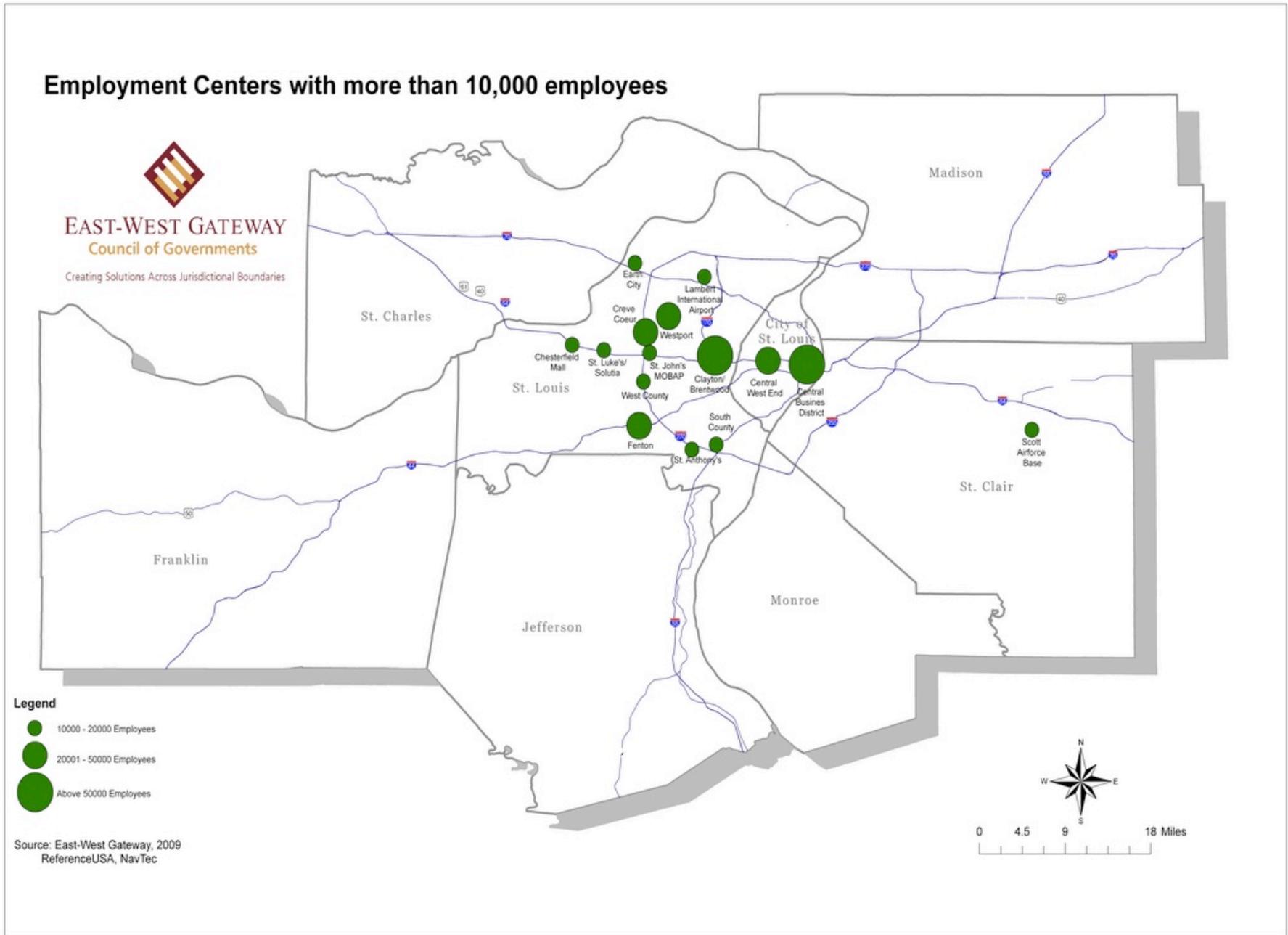
4. Annual “Creating Whole Communities” Award

# Four Challenges to Creating Whole Communities in St. Louis

1. Changing Demography: more elderly, more single households, more racial and ethnic diversity.



# 2. Changing Location of Jobs



### 3. Changing Energy Prices: Gasoline Prices and Average Household Expenses

Data Not Available

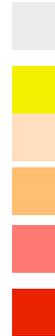
Less than 900 \$/Year

900 to 1,800 \$/Year

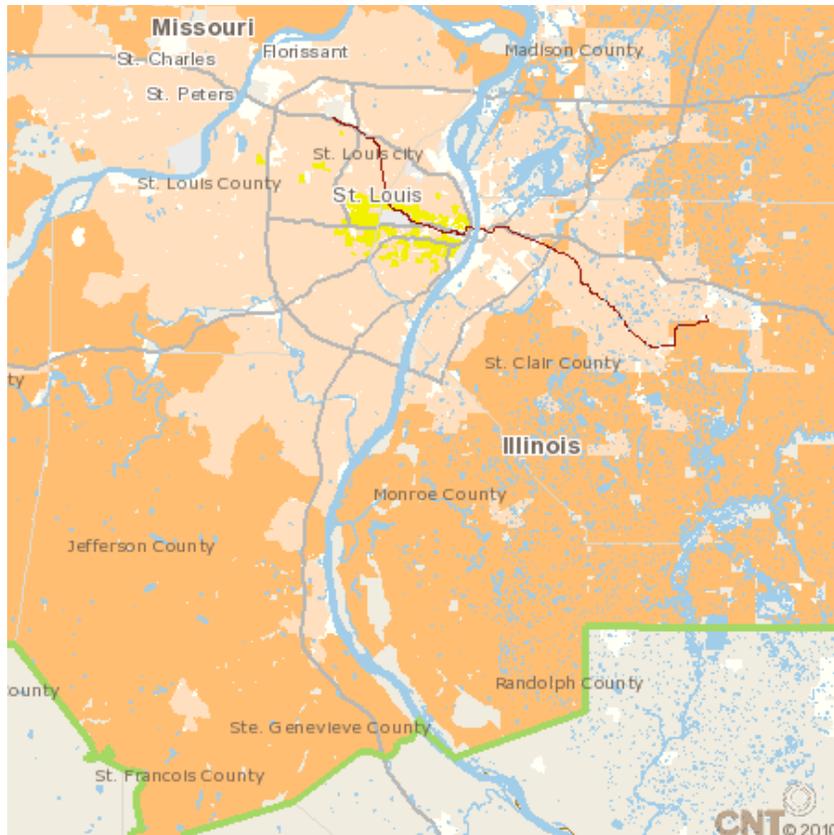
1,800 to 2,700 \$/Year

2,700 to 3,600 \$/Year

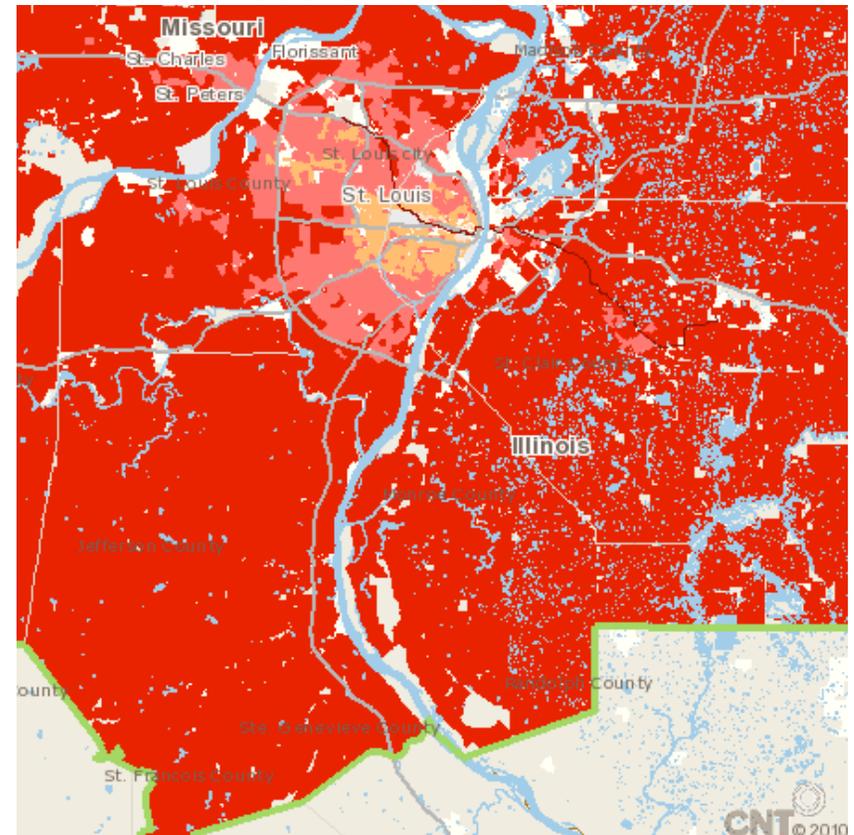
3,600 \$/Year and Greater



2000 Gas Price



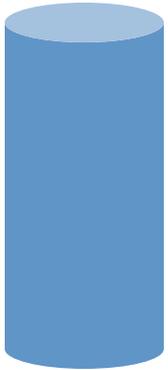
2008 Gas Price



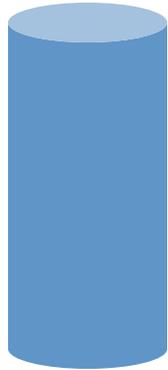
# 4. Changing Federal Policies

- TIGER Grants (DOT)
- Neighborhood Stabilization Grants<sup>2</sup> (HUD)
- New Starts (FTA)
- Choice Neighborhoods: HOPE VI (HUD)
- Promise Neighborhoods (Education)
- Office of Sustainable Housing and Communities (HUD)

# **In Addressing Challenges We Must Think(and Act) Outside of Organizational/Policy Silos**



Housing



Transportation



Energy



Schools

# **Housing Affordability: Breaking Out of the Housing Silo**

- Housing Silo: 30 % affordability standard

But Housing Also Includes ...

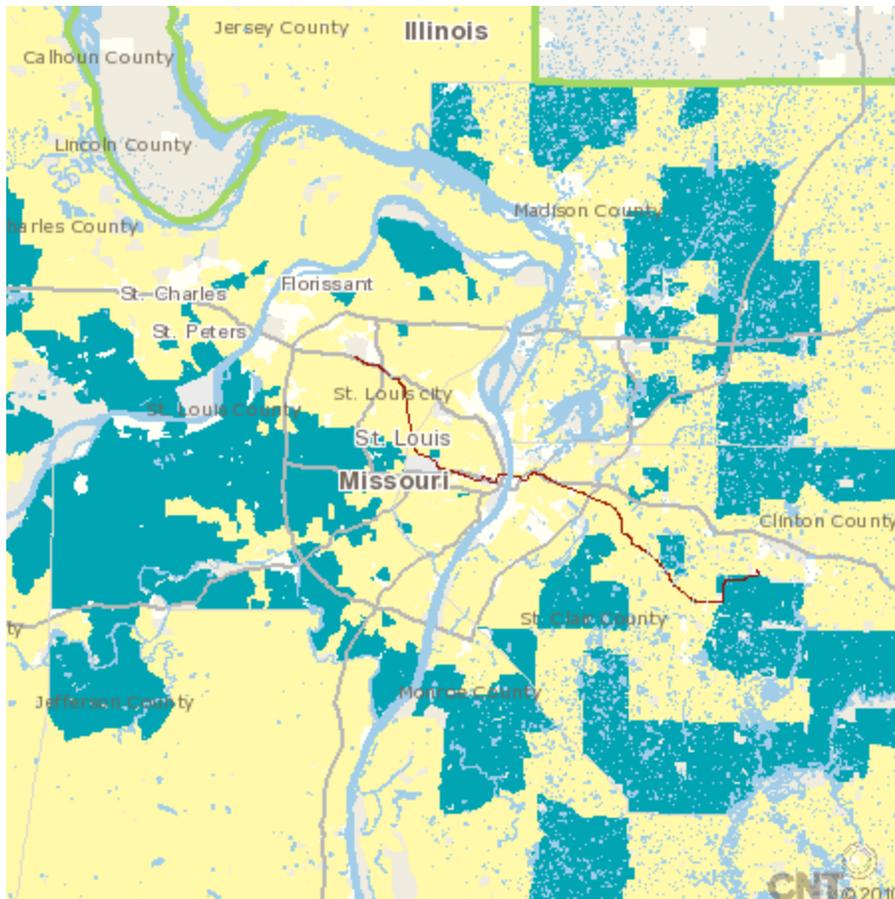
- Operating Costs
- Transportation Costs

# H + T Affordability Index

Data not available  
Less than 30 %  
30 % and greater

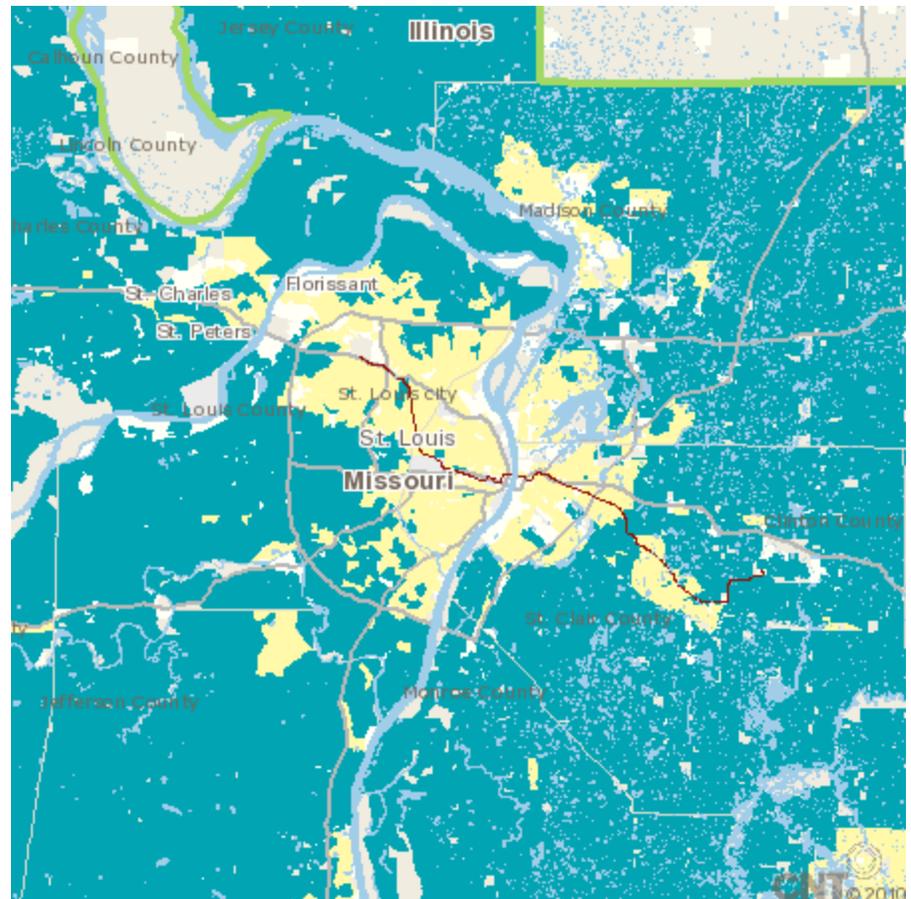


Housing Costs as % of Income



Data not available  
Less than 45 %  
45 % and greater

Housing and Transportation Costs as % of Income



# **Resilient Responses to Regional Challenges Require Collaboration Across ...**

1. Organizational/Policy Silos
2. Governments
3. Sectors (Private-Public-Nonprofit)

# The Problem of Fuzzines

1. Where do we start?**s!**
2. If this is so good, why isn't it already happening?
3. Endless meetings; no action!



# How Do We Make Regional Collaboration Clearer and More Practical?

1. Effects on Property Values?

*Answer: William Rogers*

1. What are the obstacles and opportunities?

*Answer: Panels on Best Practices in St. Louis*

2. How can I apply these lessons in my  
community?

*Answer: Small-Group Discussions*

# Place Matters

- Start with Local Communities
  - Beyond Housing, DeSales, Forest Park SE, CWE  
Midtown Development
- Combine Regional and Local Action
  - GRG, EWGCOG, Metro
- Collaborate Across Sectors
  - Habitat for Humanity, RHCDA, City of Chesterfield & Sachs Properties

# Any Questions?

