

Rebound Neighborhoods in Older Industrial Cities: The Case of St. Louis

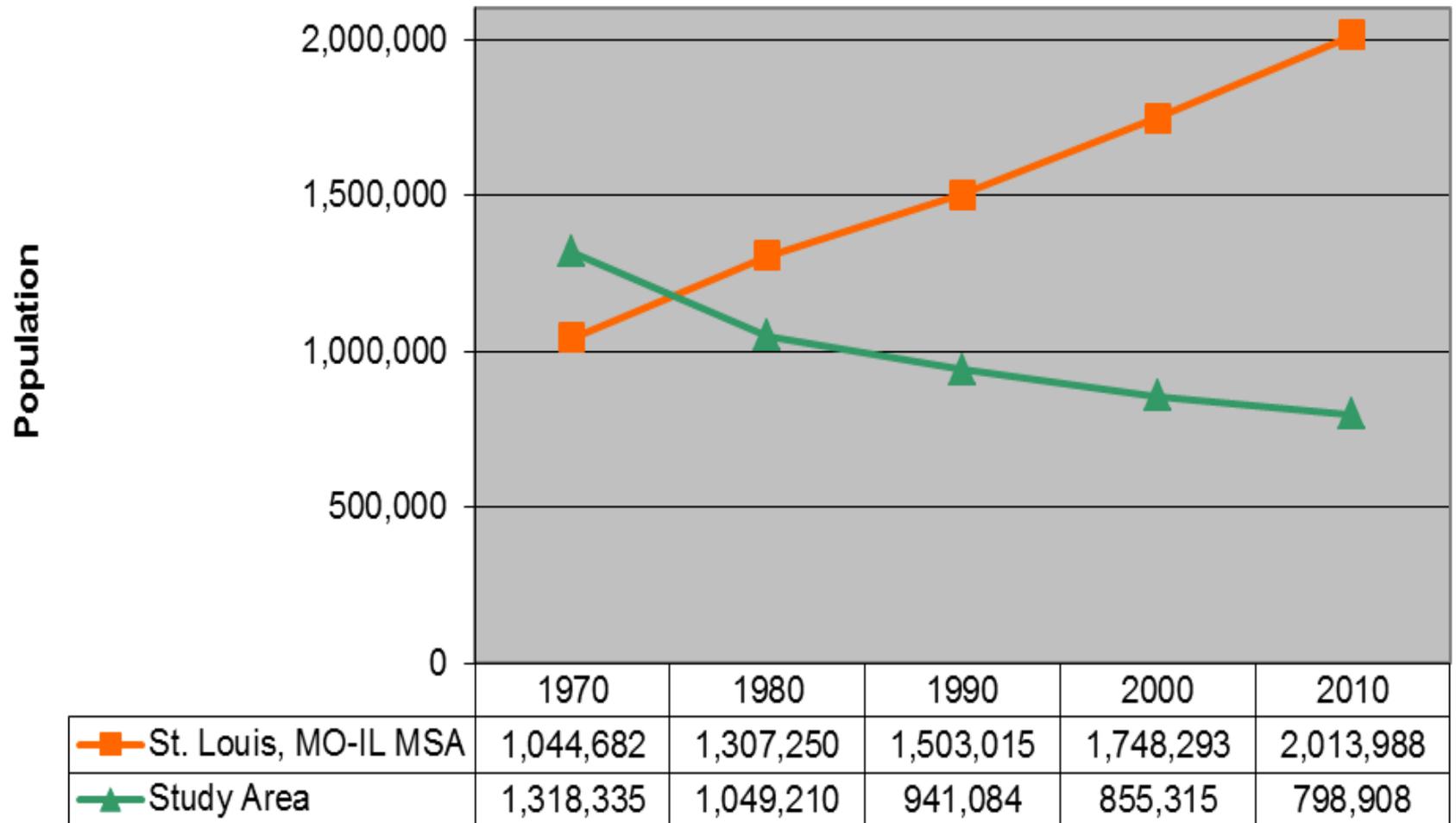
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Molly Metzger, Washington University**

**Federal Reserve System Community Development Conference
Washington, DC
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Strong and Weak Regional Housing Markets

Metropolitan Area	Median Housing Value/Median Household Income
Los Angeles-Long Beach-Anaheim	7.82
San Francisco-Oakland-Hayward	7.68
San Diego-Carlsbad	6.79
New York-Newark-Jersey City	6.06
Boston-Cambridge-Newton	5.05
Seattle-Tacoma-Bellevue	4.63
Portland-Vancouver-Hillsboro	4.53
Riverside-San Bernardino-Ontario	4.46
Washington-Arlington-Alexandria	4.20
Denver-Aurora-Lakewood	4.15
Miami-Fort Lauderdale-West Palm Beach	4.08
Baltimore-Columbia-Towson	4.00
Philadelphia-Camden-Wilmington	3.92
Phoenix-Mesa-Scottsdale	3.48
Chicago-Naperville-Elgin	3.46
Orlando-Kissimmee-Sanford	3.28
Minneapolis-St. Paul-Bloomington	3.11
Tampa-St. Petersburg-Clearwater	2.99
Atlanta-Sandy Springs-Roswell	2.93
St. Louis	2.85
Dallas-Fort Worth-Arlington	2.70
San Antonio-New Braunfels	2.63
Pittsburgh	2.59
Houston-The Woodlands-Sugar Land	2.55
Detroit-Warren-Dearborn	2.36

Population Change: Study Area Compared to MSA*



*SMSA/MSA boundaries change over time

Change in Urbanized Area

1950 - 2010

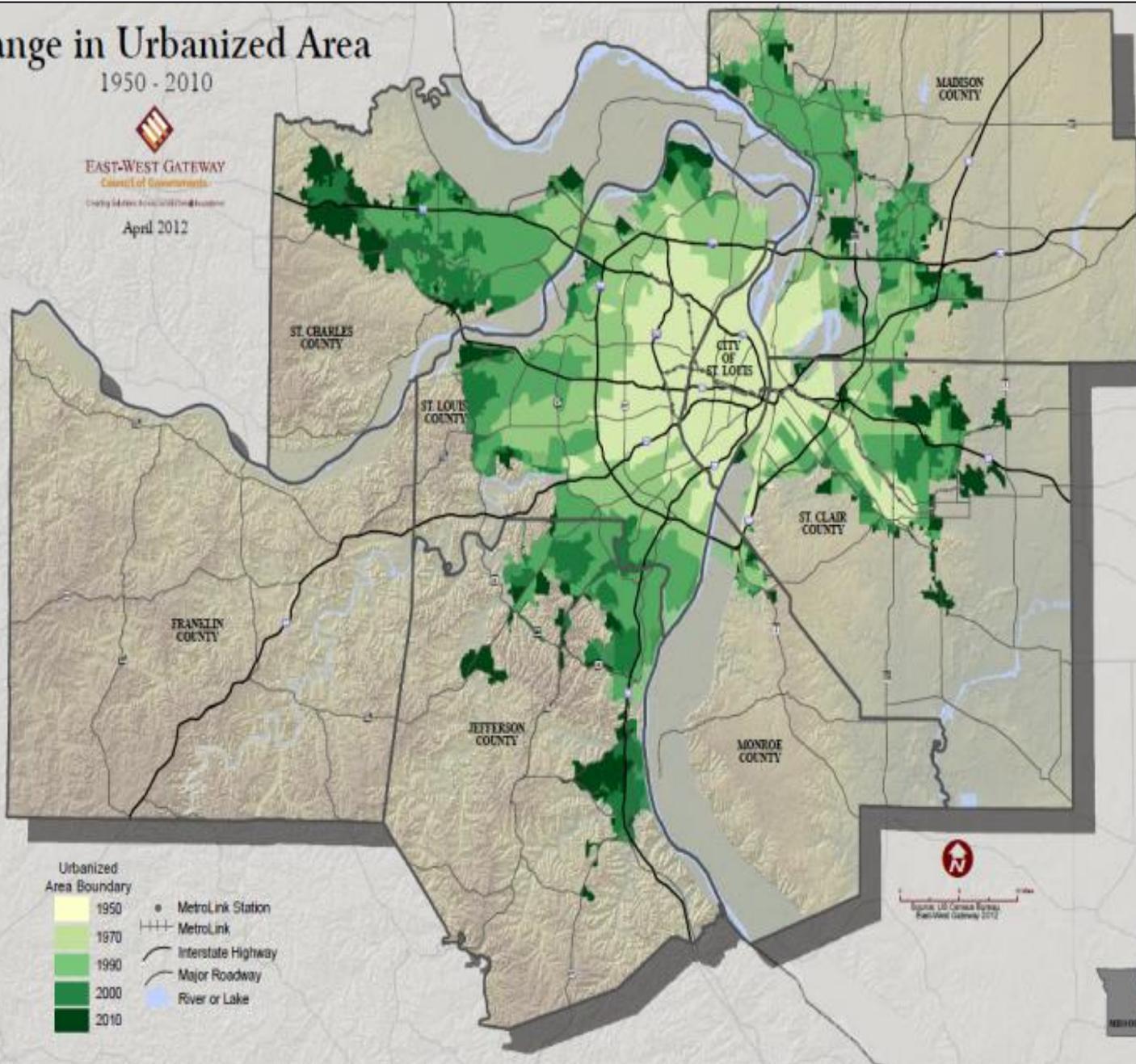


EAST-WEST GATEWAY

Council of Governments

10000 Market Avenue, Suite 1000, St. Louis, MO 63143

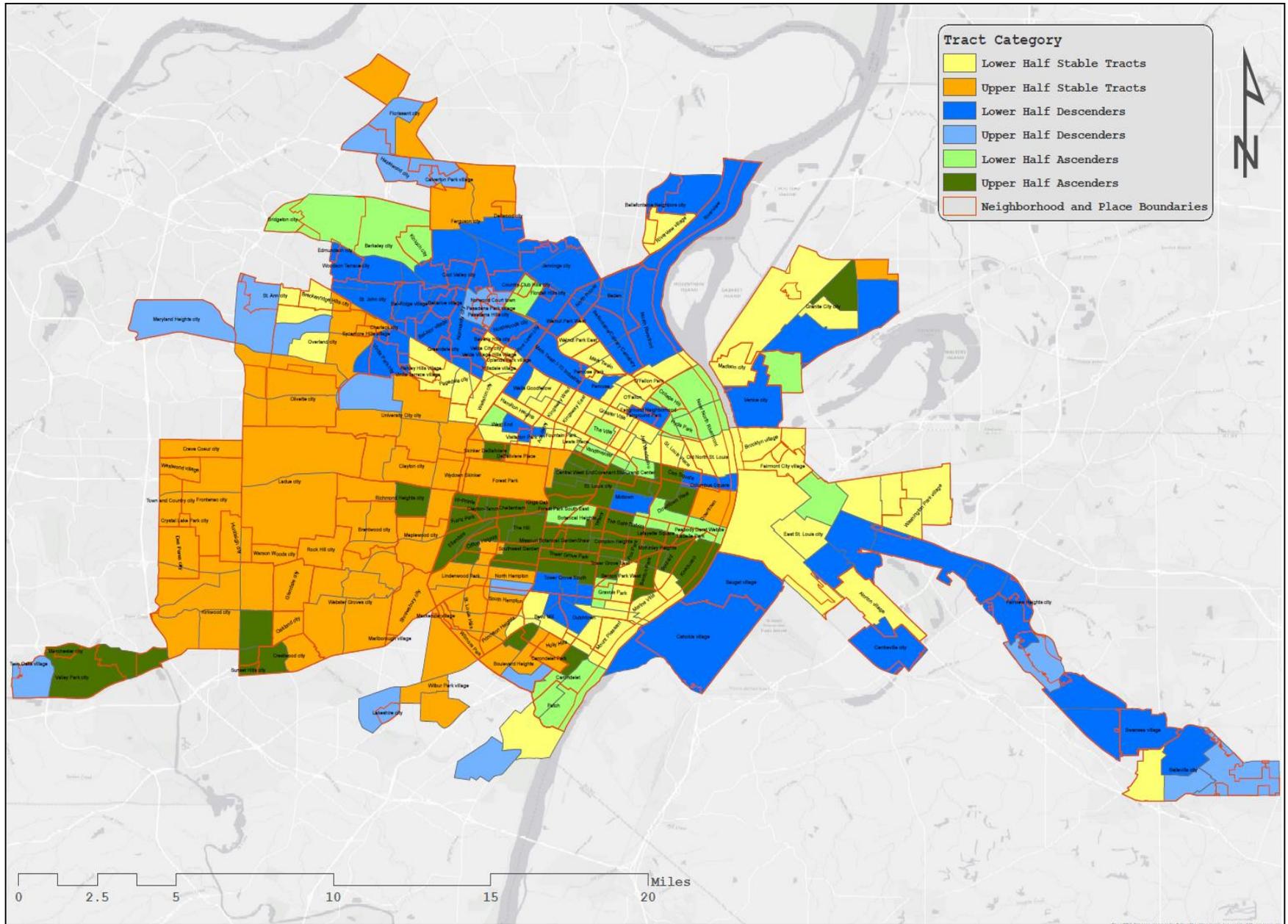
April 2012



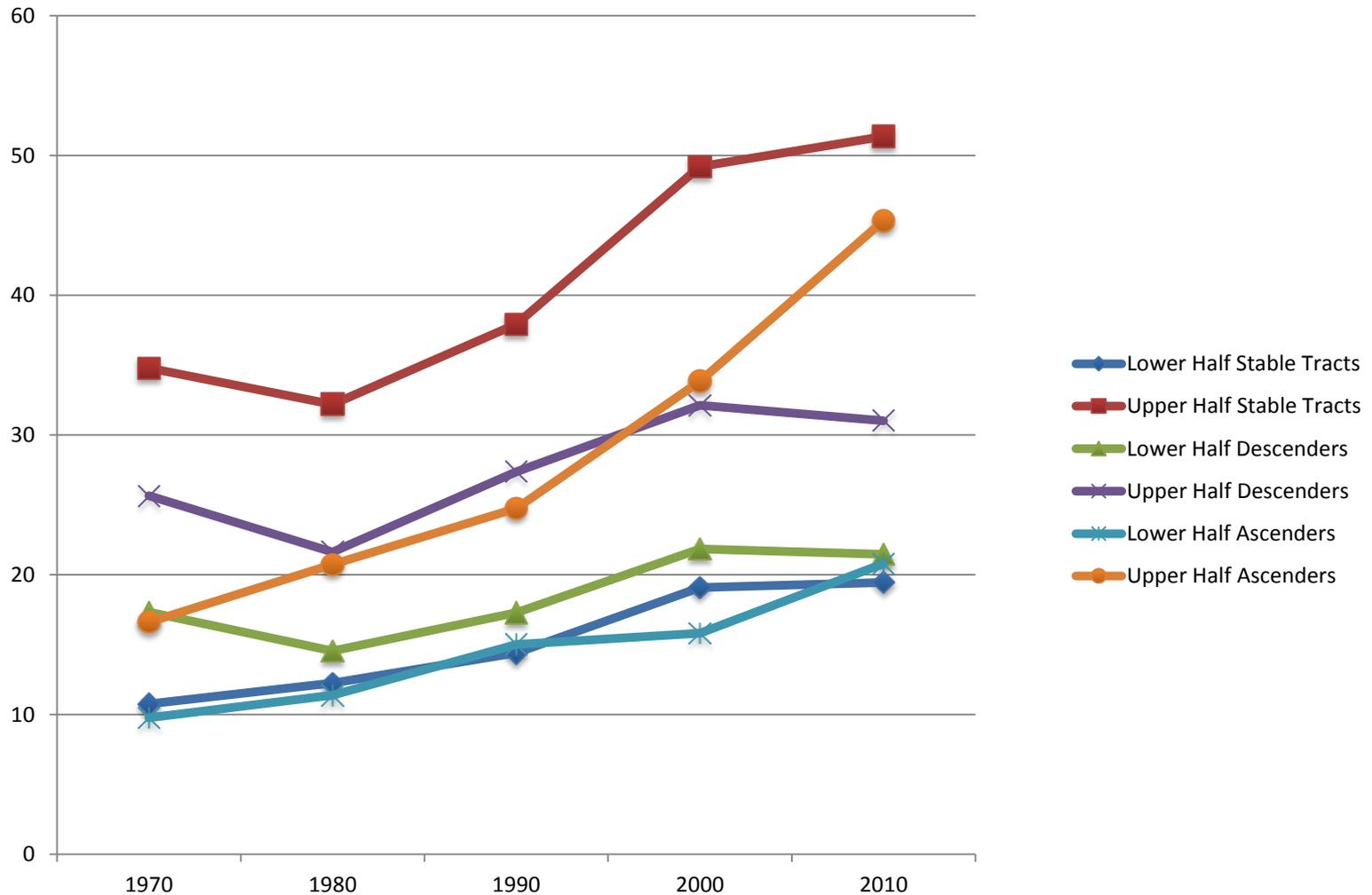
Neighborhood Typology

1. Ascending high (35 tracts: “rebound tracts)
2. Ascending low (16 tracts)
3. Stable high (59 tracts)
4. Stable low (51 tracts)
5. Descending high (15 tracts)
6. Descending low (16 tracts)

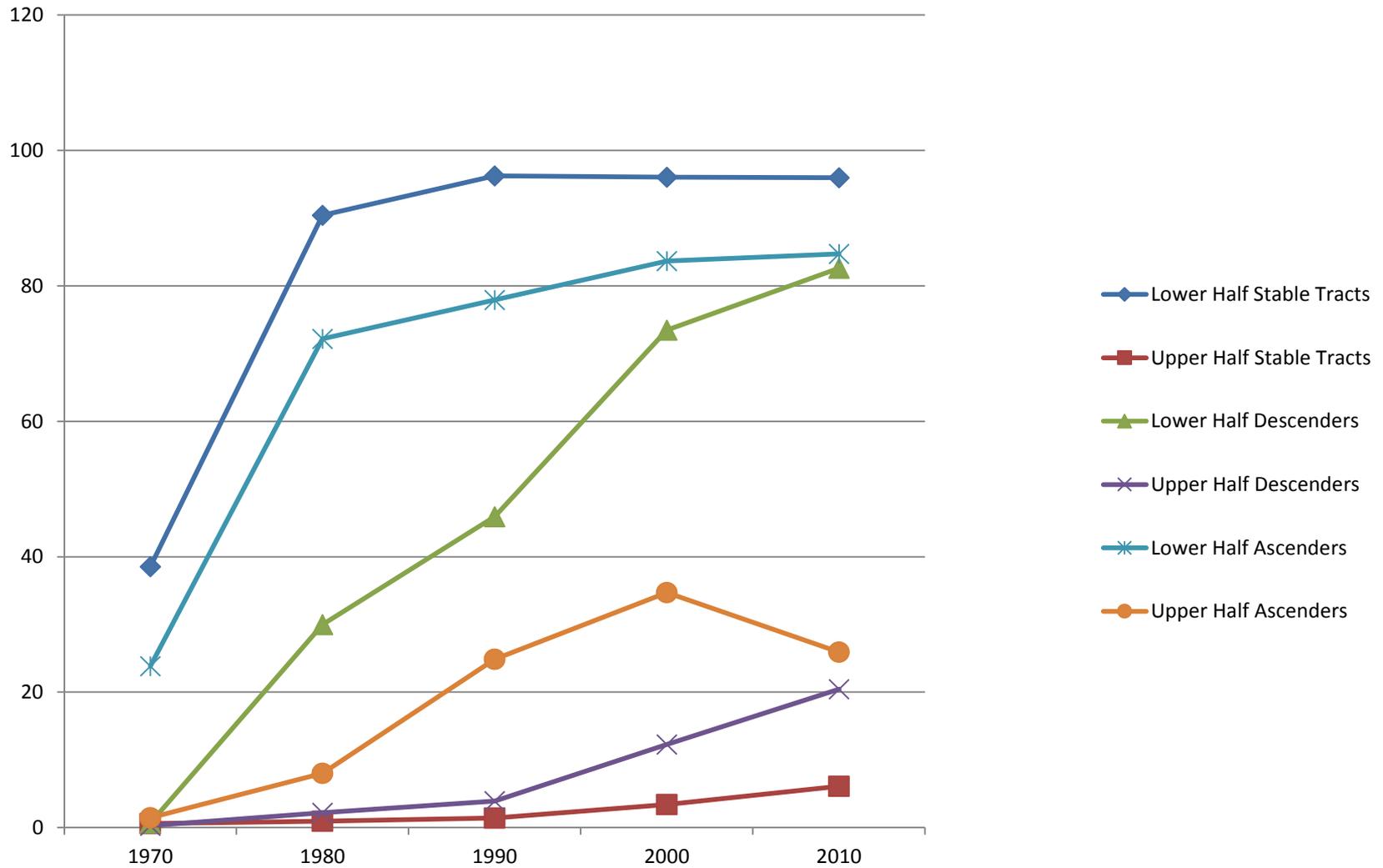
Neighborhood Typology Map



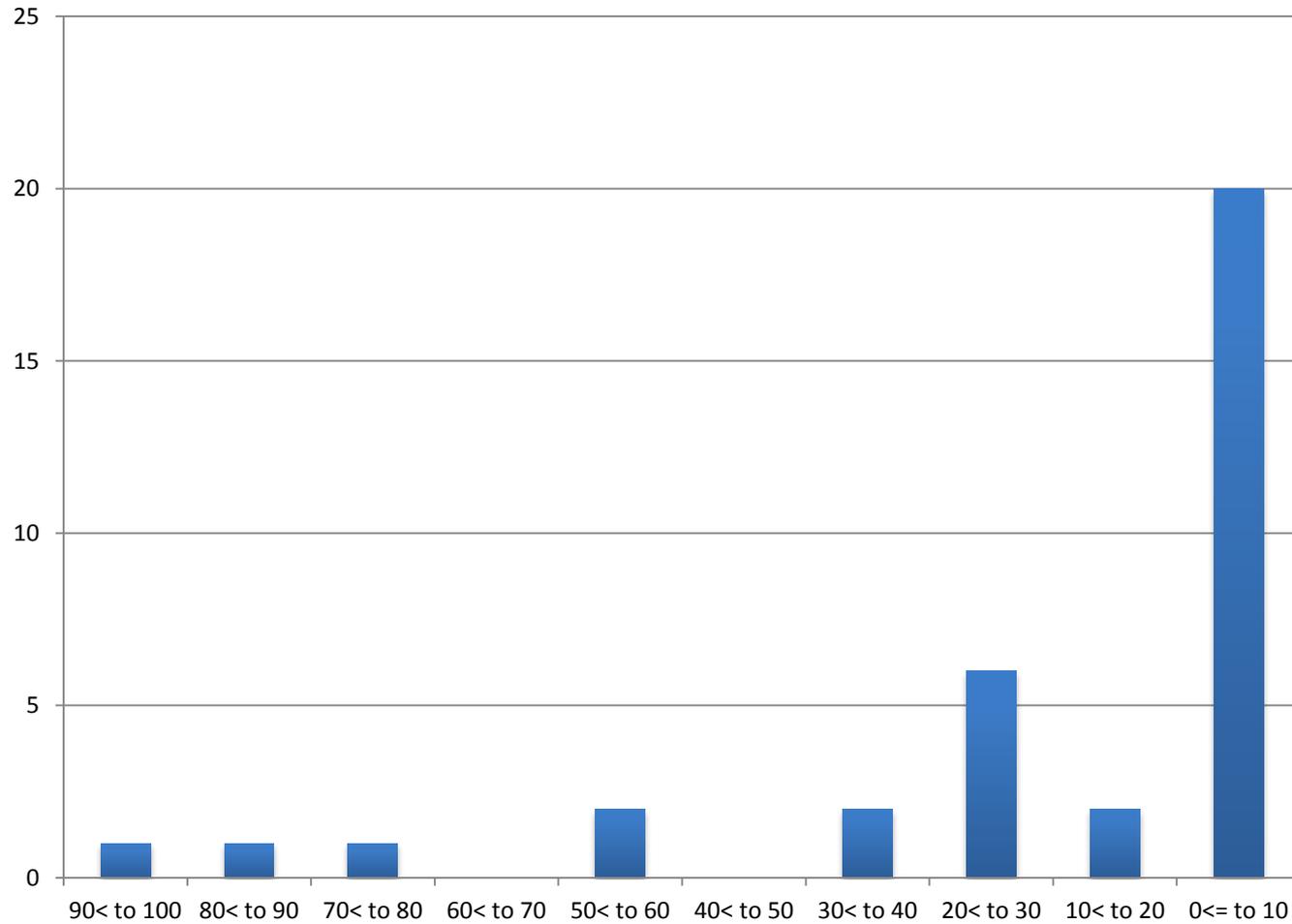
Percentage of Local Workforce in Professional Occupations, 1970-2010

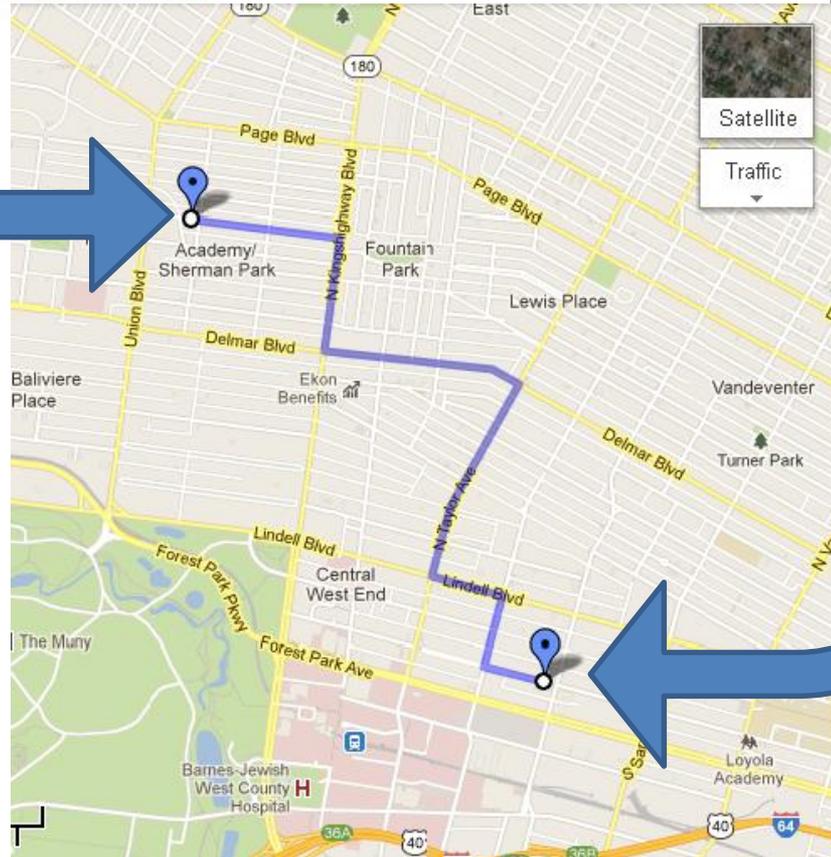


Percent African American by Neighborhood Type, 1970-2010



Rebound Tracts by Percent African American, 1970





4 bedrooms
3 Baths
2,625 sq. ft.
Year built:1903

For Sale = \$38,200

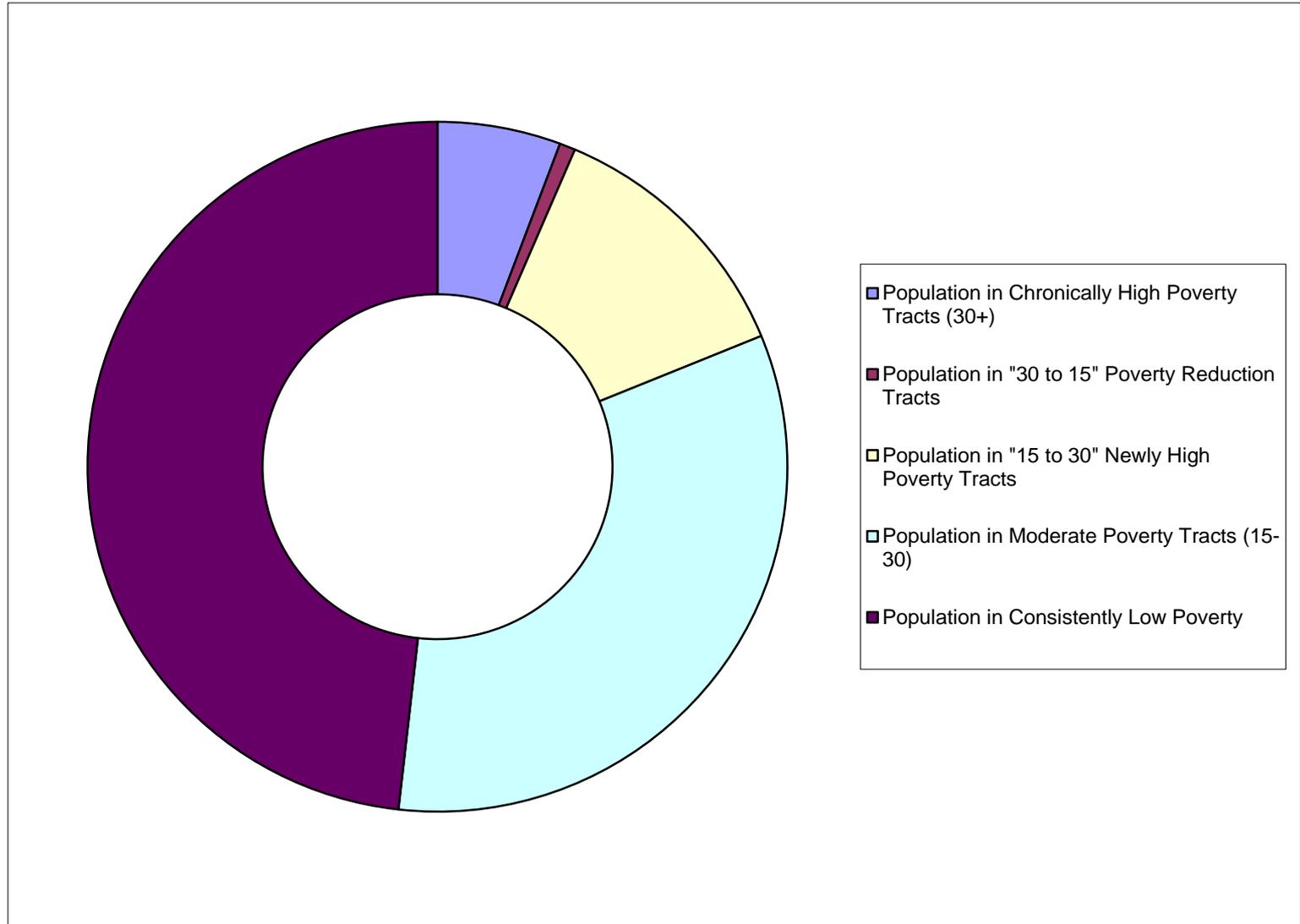
5 bedrooms
5 Baths
2,202 sq. ft
Year built:
1888

For Sale = \$165,000

Population of Neighborhood Types, 2010

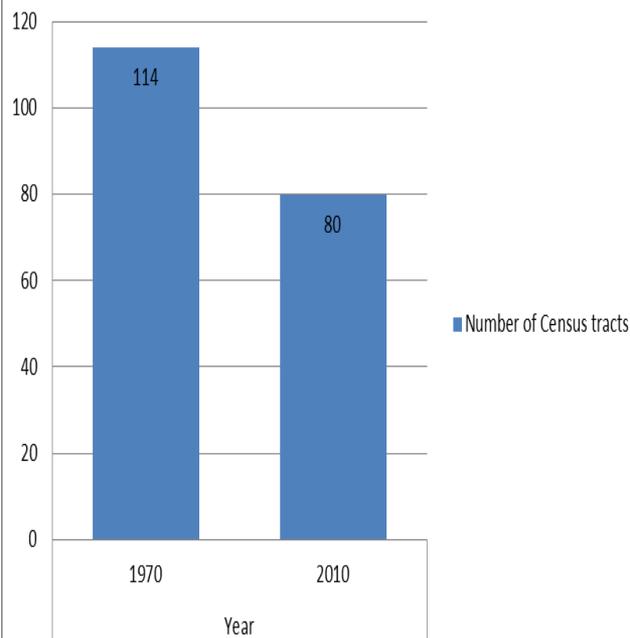
Neighborhood Type	Population	Percentage
Upper Half Ascenders	107,621	13.5 %
Lower Half Ascenders	42,291	5.3 %
Upper Half Stable	262,306	32.8 %
Lower Half Stable	154,458	19.3 %
Upper Half Descenders	65,192	8.2 %
Lower Half Descenders	167,040	20.9 %

Population by Changing Poverty Rates, 1970 and 2010

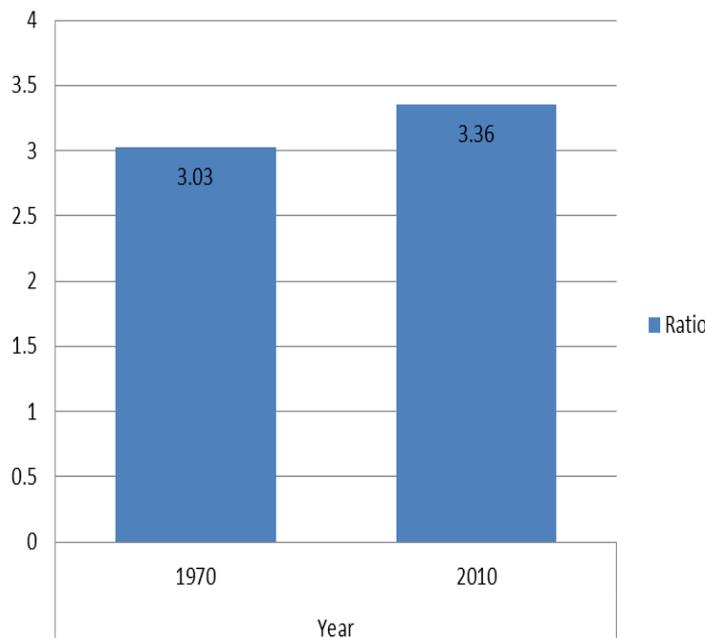


Rising Inequality Across St. Louis Neighborhoods

Number of Census Tracts Between 75 and 125 Percent of the Area Median Household Income



90th Percentile to 10th Percentile Ratio of Tract-Level Median Household Income



95th Percentile to 5th Percentile Ratio of Tract-Level Median Household Income

