



What's Brewing?

Opportunity Neighborhoods
in the Tower Grove South Area

Todd Swanstrom

**Des Lee Professor of Community Collaboration and Public Policy Administration
University of Missouri – St. Louis**

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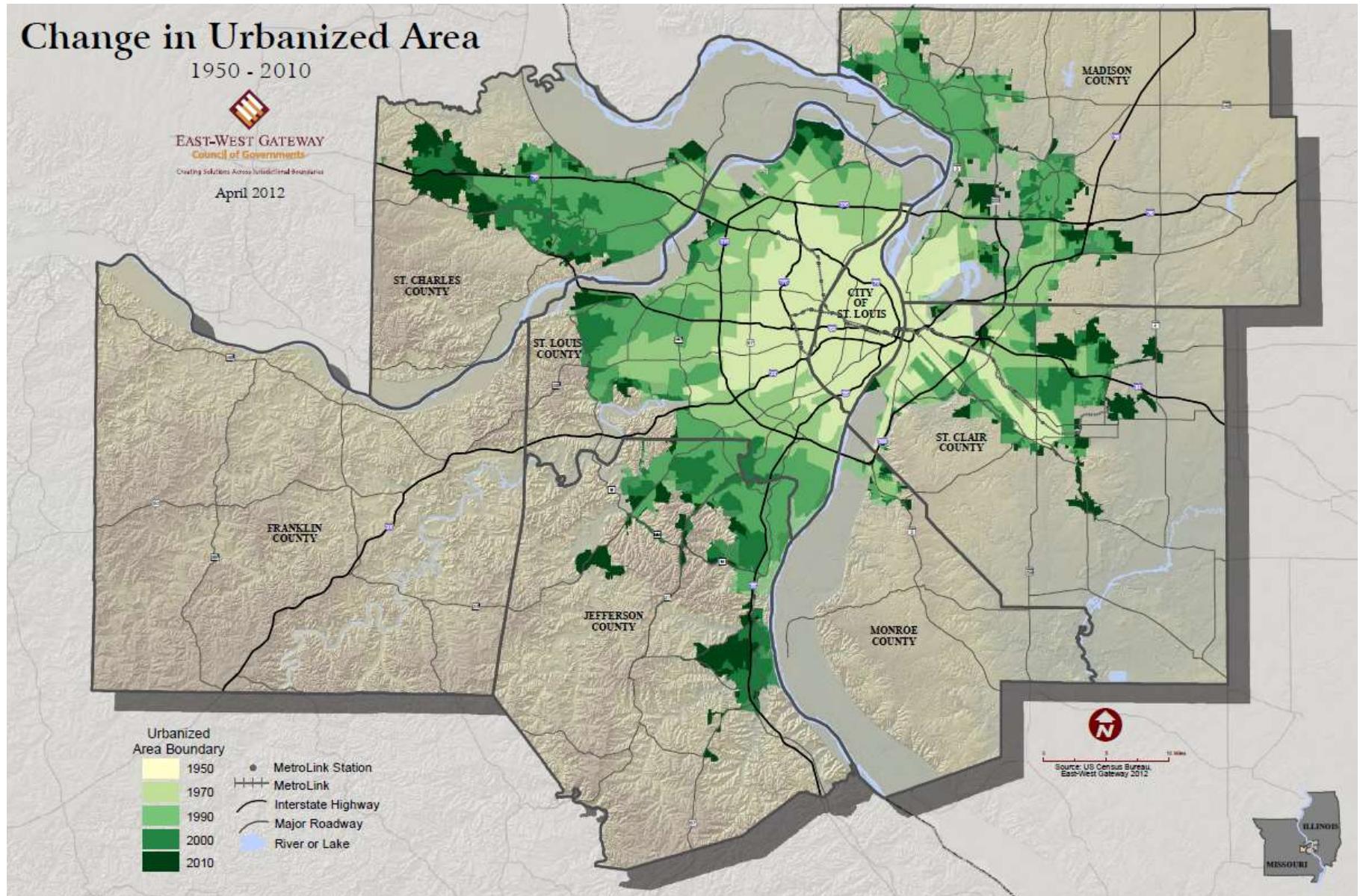
ABCD

- **Assets:** Resources and relationships that can help to improve the lives of people and places
- All communities have assets
- **Problems** can also be assets
 - Vacant land
 - Unemployment

Asset Mapping: Four Dimensions

- **Economic**
 - Land values
 - Incomes
- **Social**
 - Bridging social capital
 - Collective efficacy
- **Political**
 - Planning capacity
 - Civic engagement
- **Physical**
 - Diverse housing stock
 - Walkability

Constructing a Neighborhood Typology: The Geographic Area



Source: East-West Gateway Council of Governments. 2012. "Change in Urbanized Area."
<http://www.ewgateway.org/pdffiles/maplibrary/landuse/ChgInUrbanizedArea-1950-2010.pdf> (October 3, 2016).

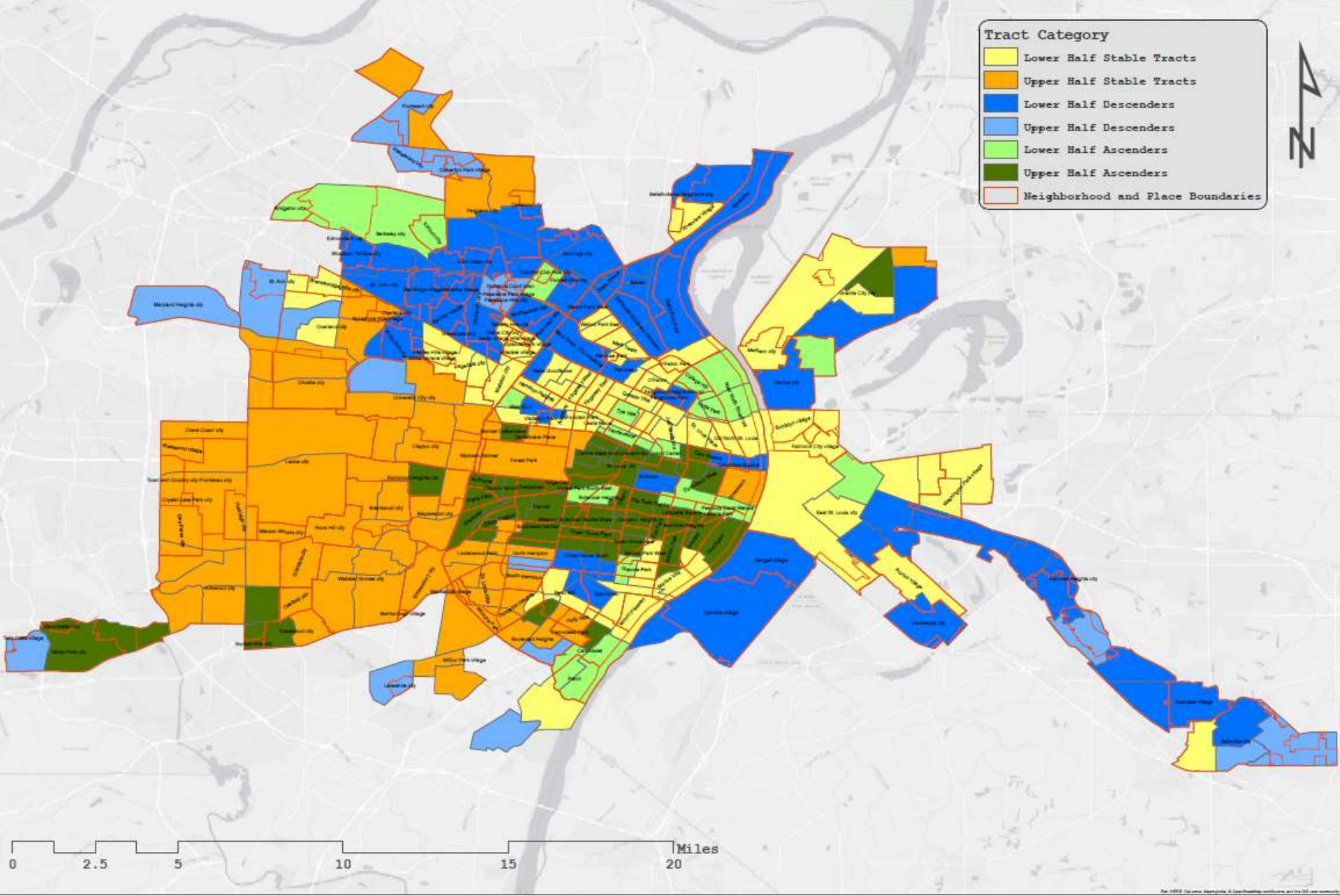
Two Dimensions

- 1. Present Position:** Upper or bottom 50 percent
- 2. Trend:** Moved up or down 10 percent or more

Index of Neighborhood Economic Vitality

1. Per Capita Income
2. Median Home Values
3. Median Rent

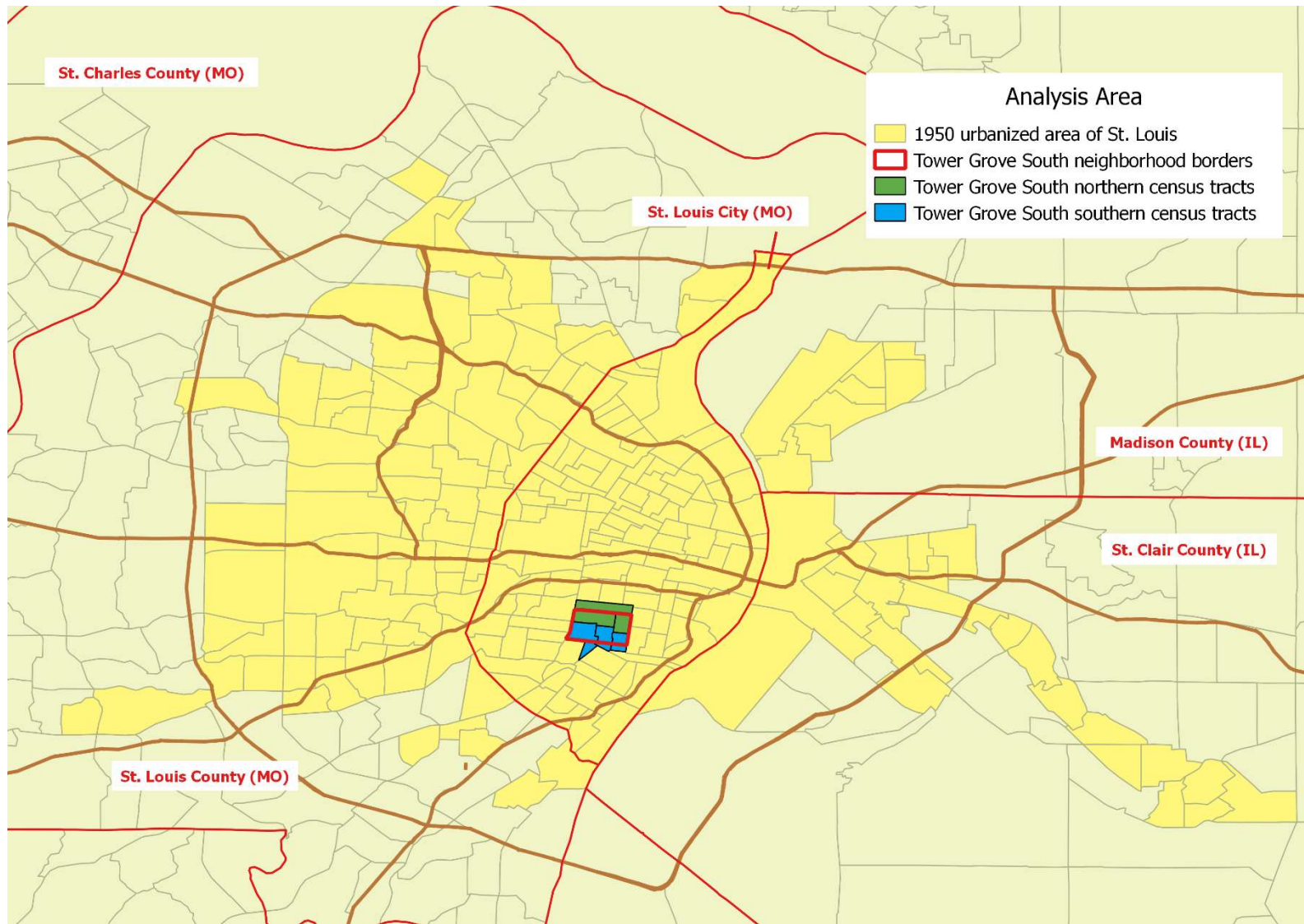
Six-Part Typology of St. Louis Neighborhoods



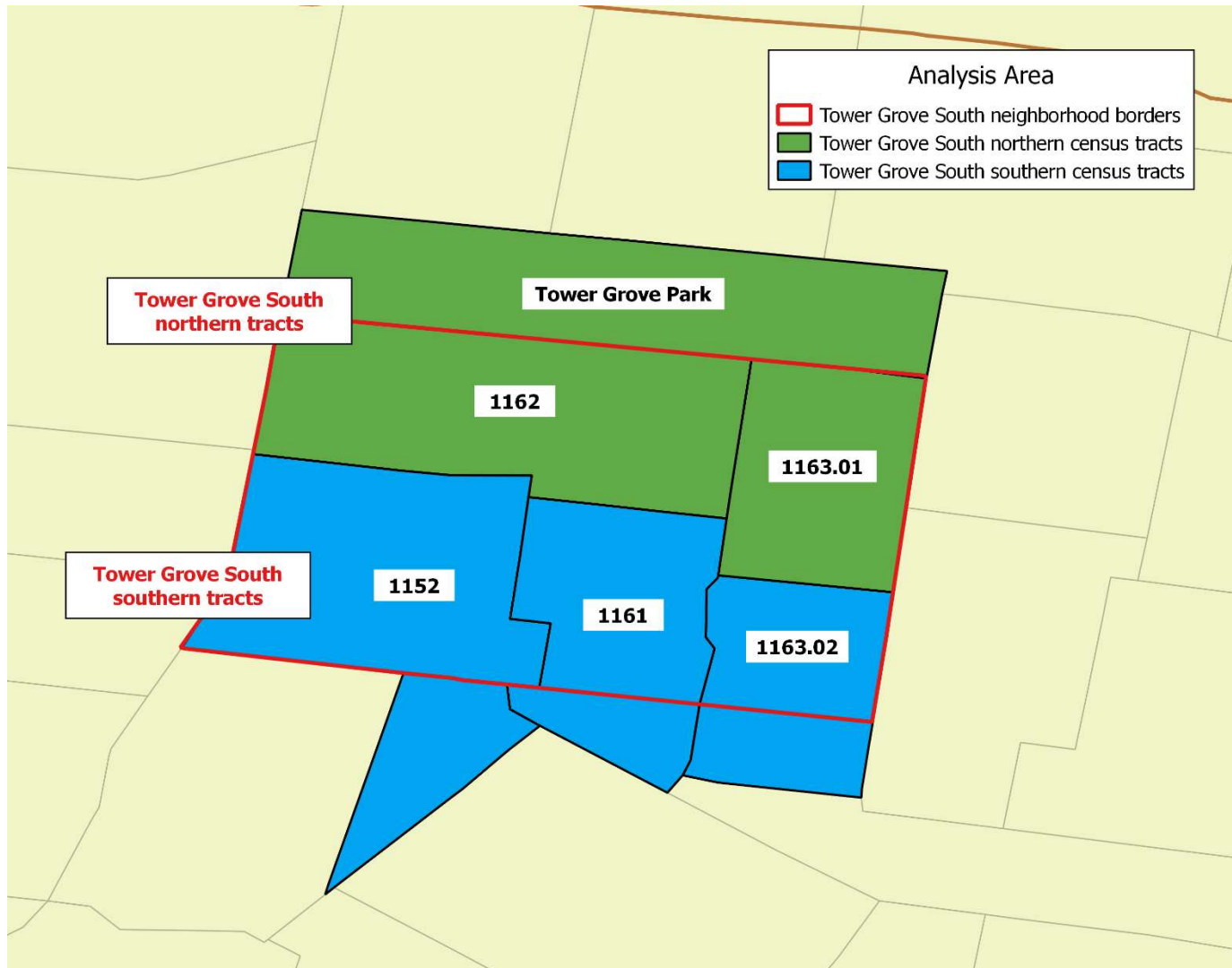
What are “Opportunity Neighborhoods”?

Opportunity neighborhoods are adjacent communities with complementary assets that could be leveraged for the benefit of both.

Tower Grove South Analysis Area



Tower Grove South Analysis Area



**Northern
tracts:**

1162
1163.01

**Southern
tracts:**

1152
1161
1163.02

Diversity of Neighborhood Types



Trends in Neighborhood Vitality Index: Median Income, Poverty Rate, Vacancy Rate



Tower Grove South (northern tracts)

Tracts 1162, 1163.01

	1970	1980	1990	2000	2010**	2014***
Population	11,561	9,730	8,843	8,521	7,324	7,663
Poverty Rate	7.91%	10.72%	12.69%	22.69%	18.88%	14.73%
Occupancy Rate	96.12%	94.82%	88.62%	85.33%	86.06%	86.67%
Per Capita Income*	\$18,428.25	\$14,639.93	\$16,144.24	\$15,342.89	\$25,635.99	\$31,615.92
Median Home Value*	\$82,958.36	\$83,770.57	\$99,308.52	\$90,838.78	\$180,075.15	\$169,951.15
Median Rent*	\$449.31	\$356.72	\$465.25	\$463.83	\$642.82	\$596.71
Percent Non-Hispanic White	99.42%	97.40%	88.69%	51.90%	55.58%	60.41%

* Adjusted for inflation

** ACS 2006-2010 5-year data estimates (for select variables)

*** ACS 2010-2014 5-year data estimates

Tower Grove South (southern tracts)

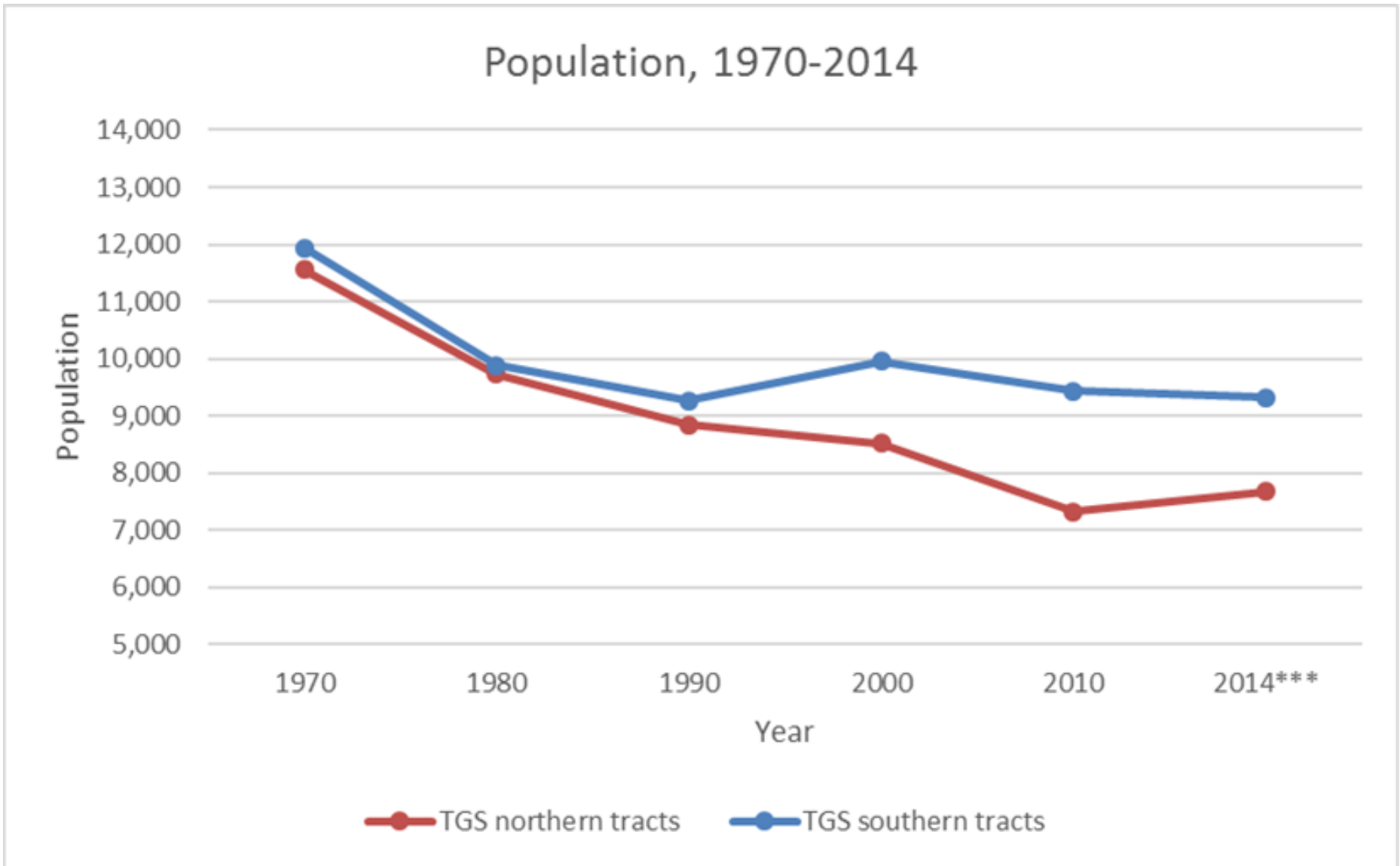
Tracts 1152, 1161, 1163.02

	1970	1980	1990	2000	2010**	2014***
Population	11,934	9,886	9,258	9,956	9,430	9,324
Poverty Rate	8.53%	8.91%	11.01%	23.67%	33.52%	32.46%
Occupancy Rate	96.42%	95.72%	89.48%	87.88%	83.87%	80.29%
Per Capita Income*	\$21,720.18	\$17,527.82	\$17,981.92	\$15,587.06	\$17,072.18	\$16,923.03
Median Home Value*	\$84,520.32	\$86,392.82	\$95,568.62	\$79,690.39	\$114,217.86	\$91,141.21
Median Rent*	\$493.73	\$389.16	\$466.73	\$450.06	\$483.97	\$467.89
Percent Non-Hispanic White	99.34%	97.17%	91.75%	58.70%	43.16%	33.47%

* Adjusted for inflation

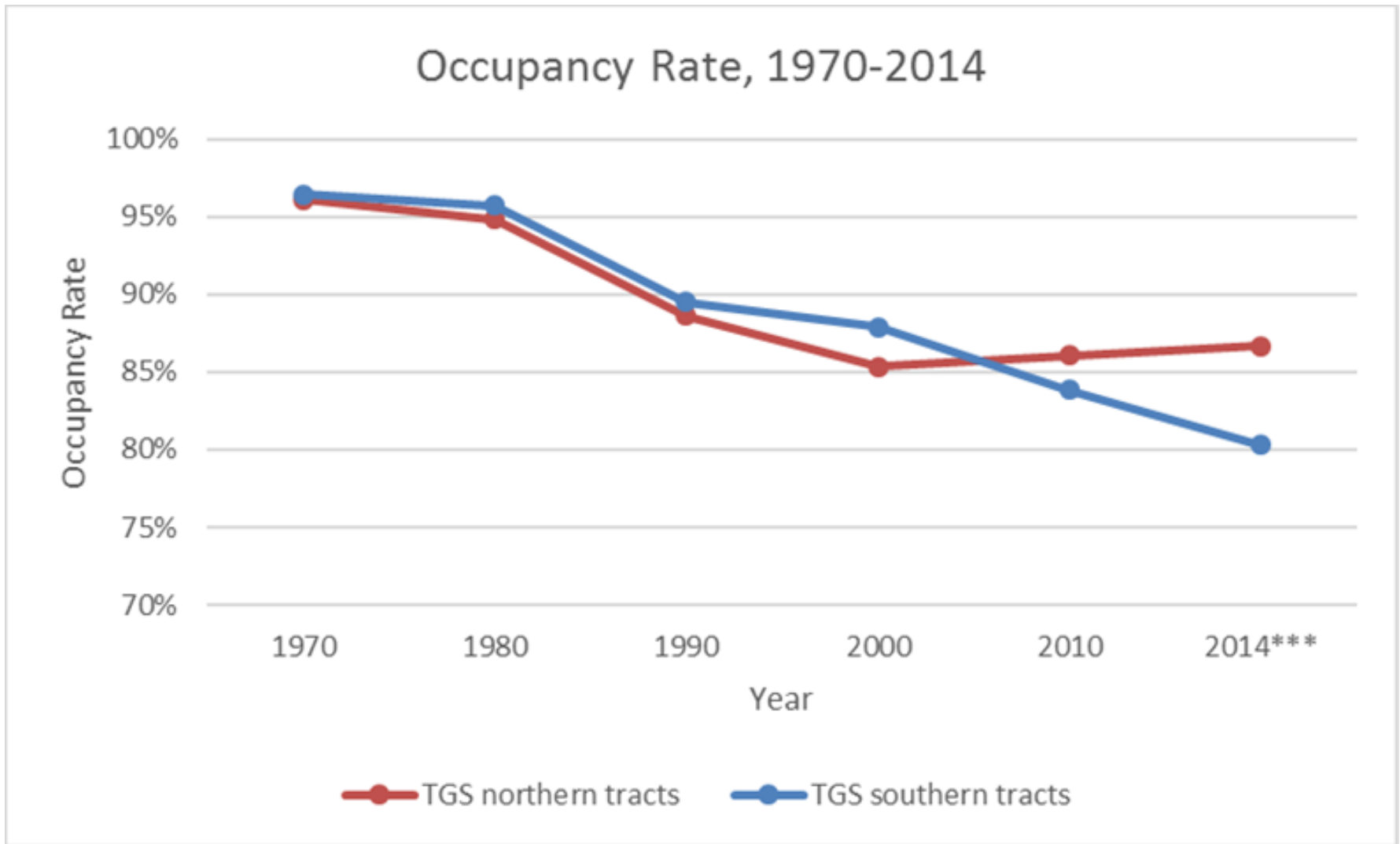
** ACS 2006-2010 5-year data estimates (for select variables)

*** ACS 2010-2014 5-year data estimates



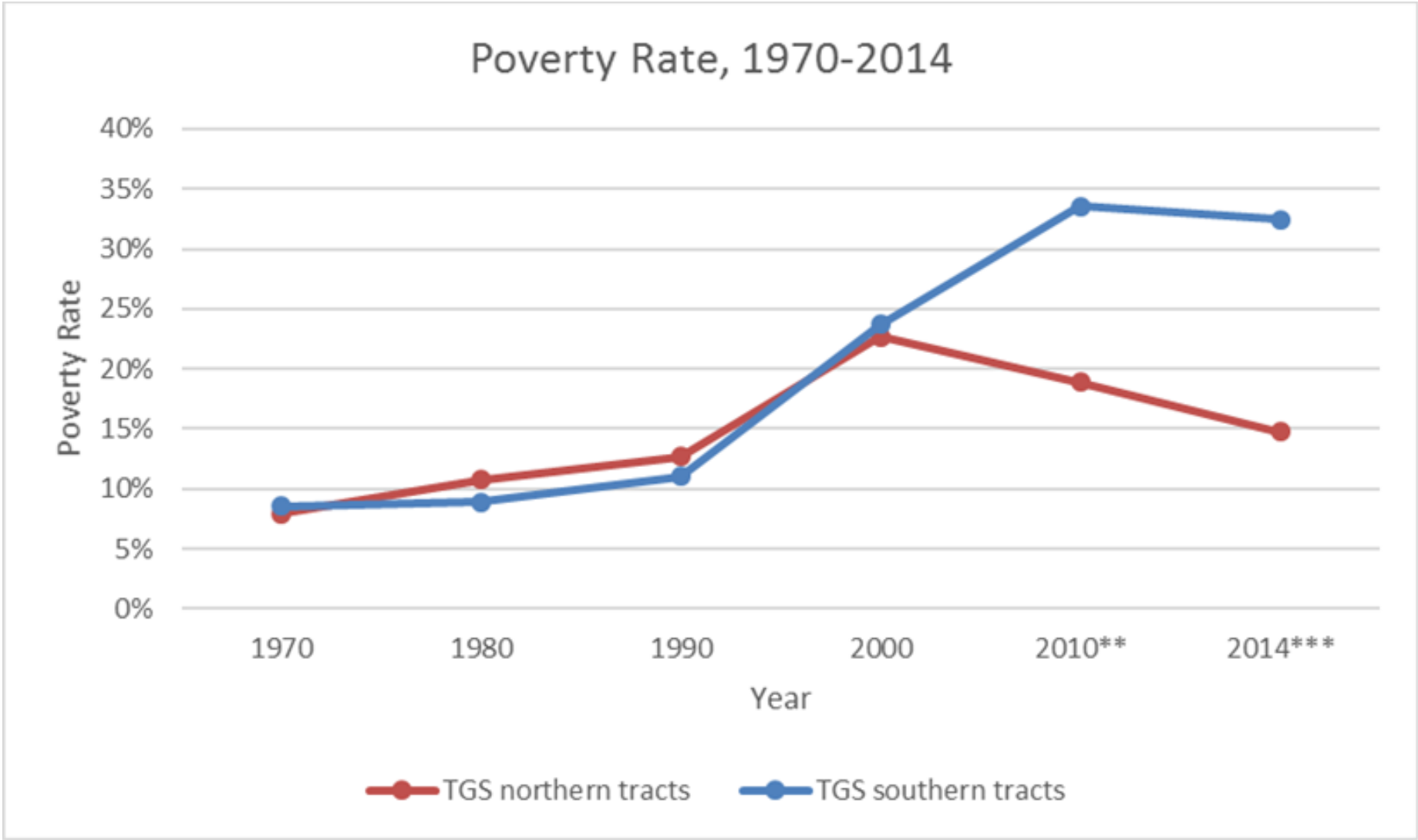
*** ACS 2010-2014 5-year data estimates

TGS: Tower Grove South



*** ACS 2010-2014 5-year data estimates

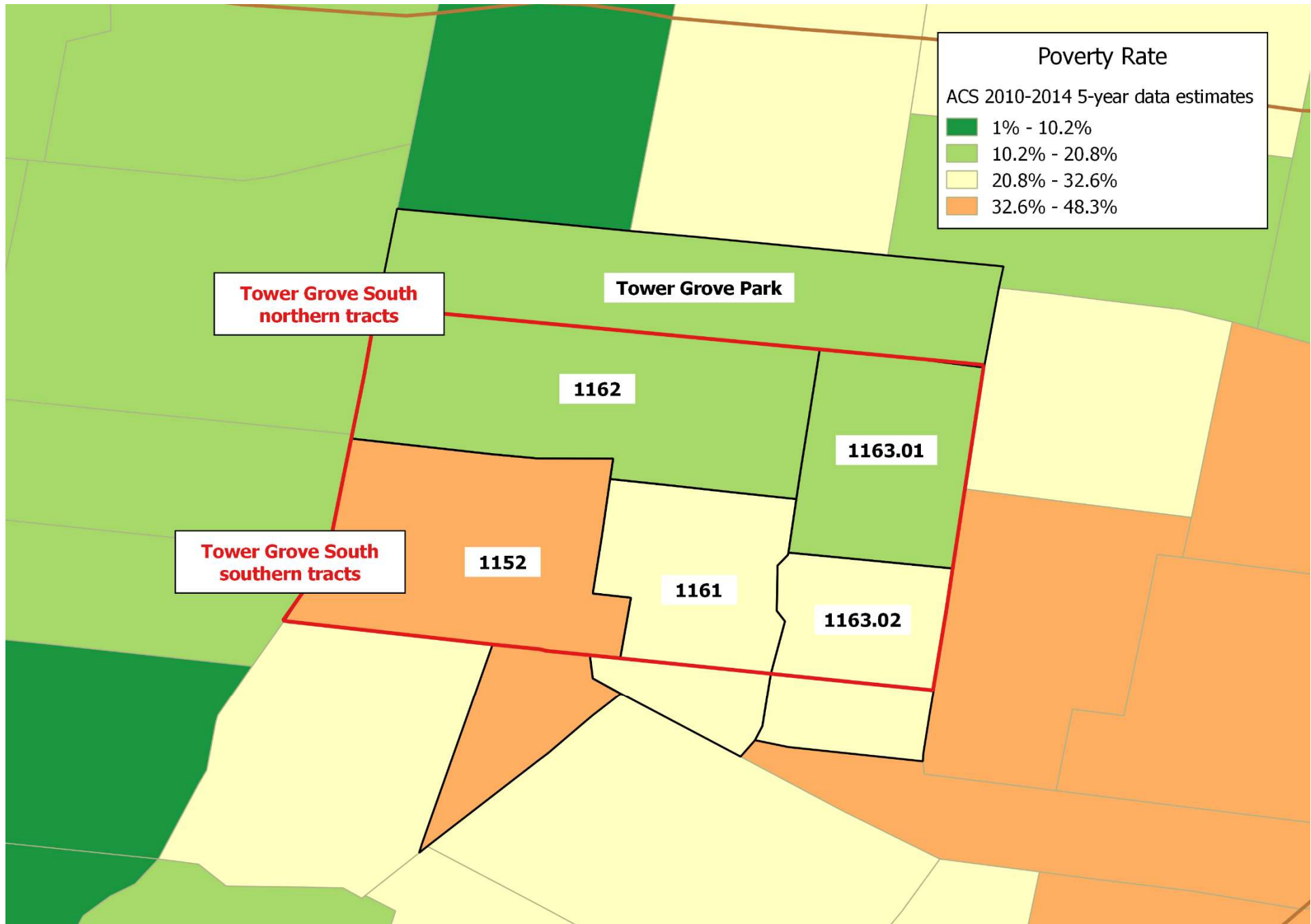
TGS: Tower Grove South

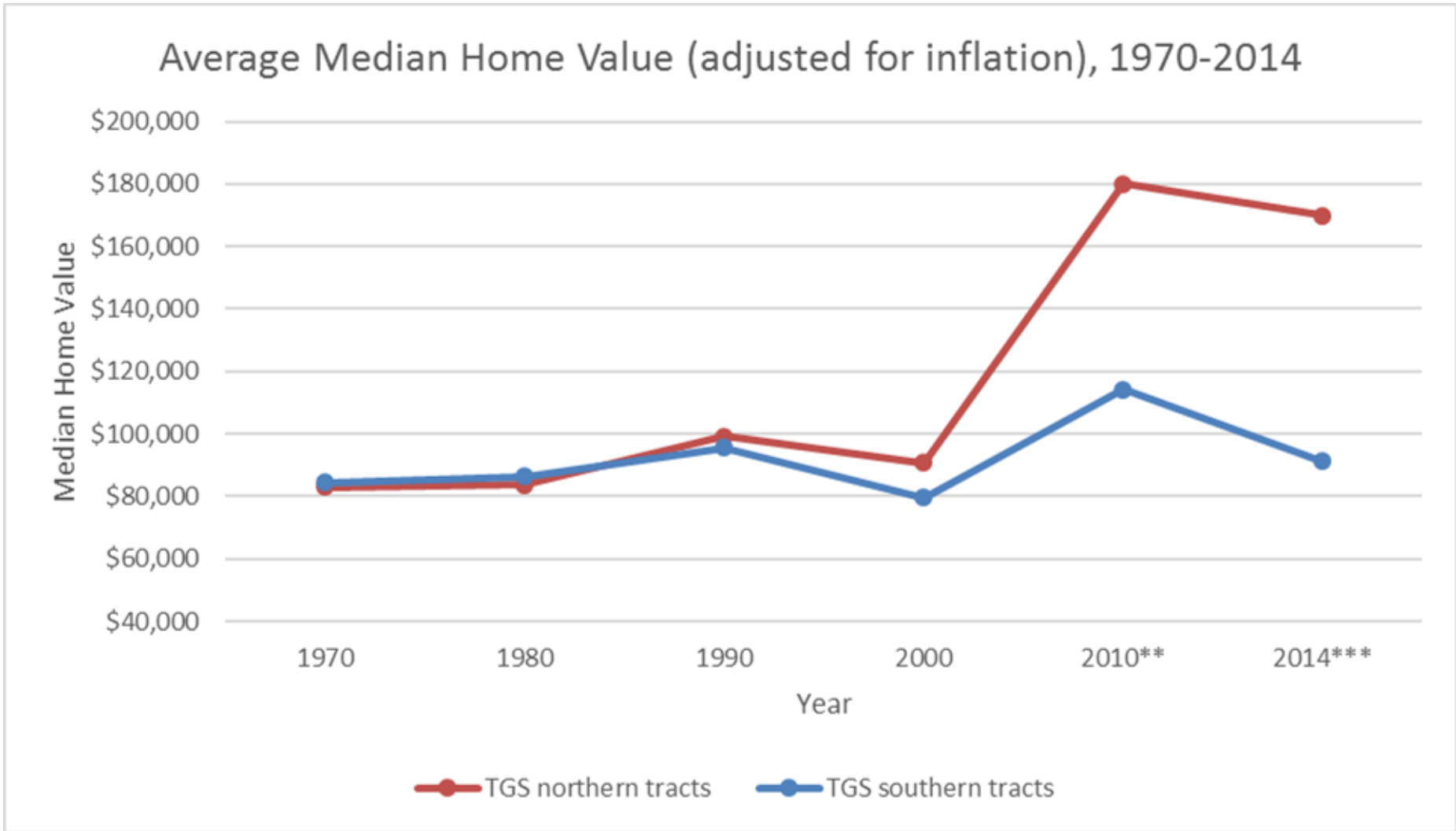


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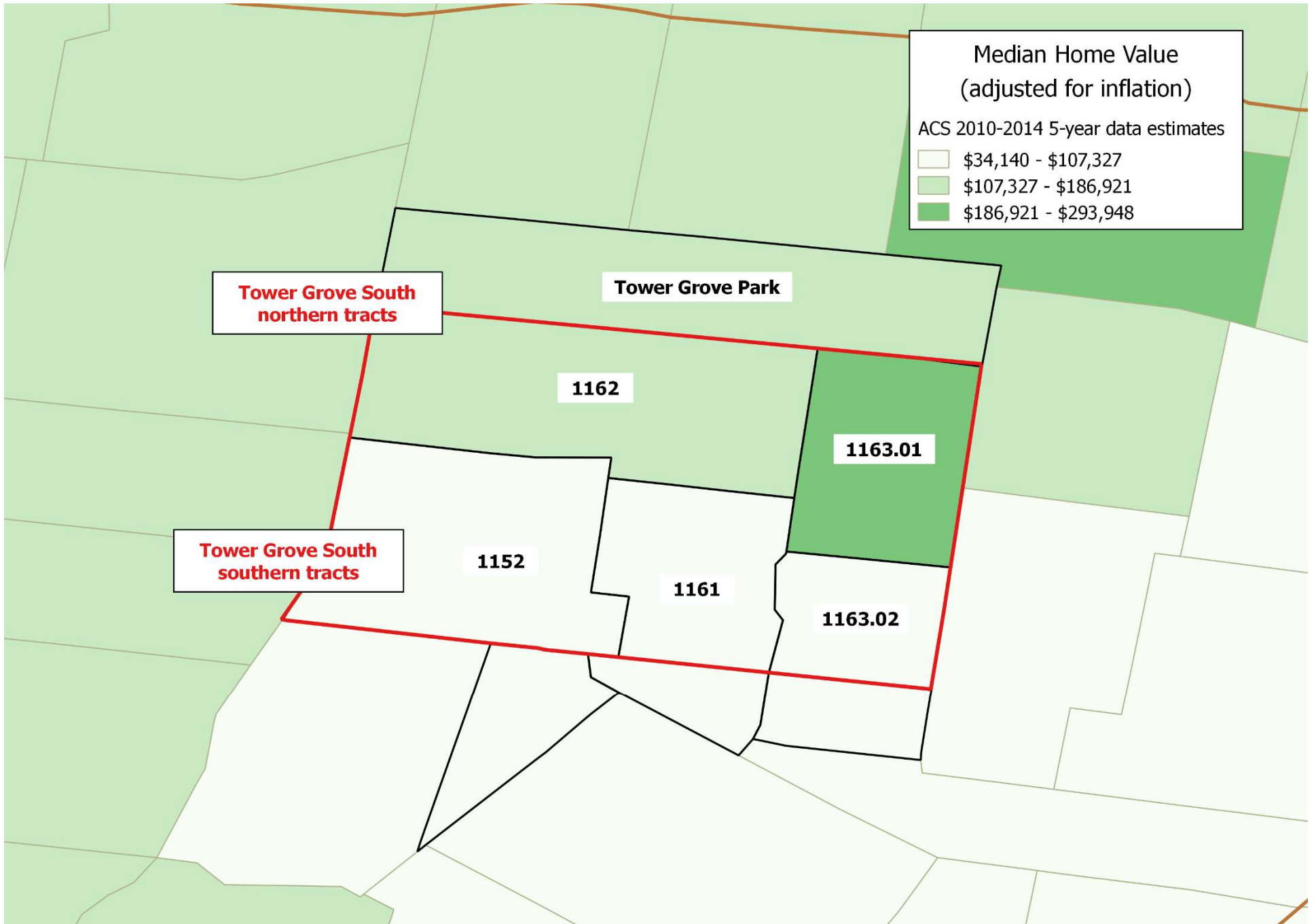


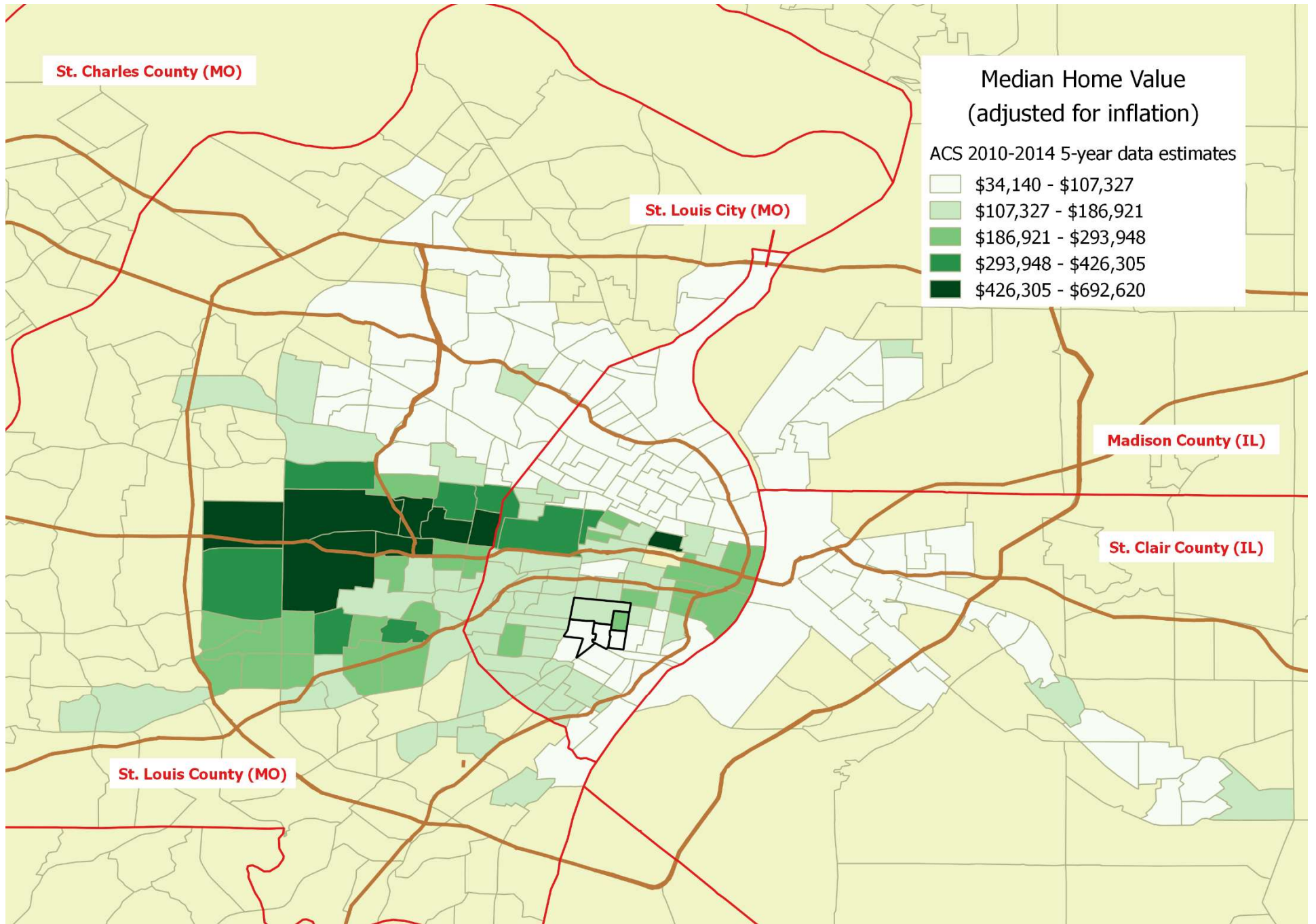


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TGS: Tower Grove South





Question

What assets do the northern and southern parts of Tower Grove possess that are complementary and could be leveraged for mutual benefit?