

PLANNING

SAFETY

JOBS

LEADERSHIP

YOUTH



CONNECTIONS

LIVABLE

DEVELOPMENT

HOUSING

VIBRANT

STRATEGIC CITIZEN-DRIVEN

VISION CREATIVITY

REGION

What's Brewing?

Opportunity Neighborhoods

Bevo and Princeton Heights

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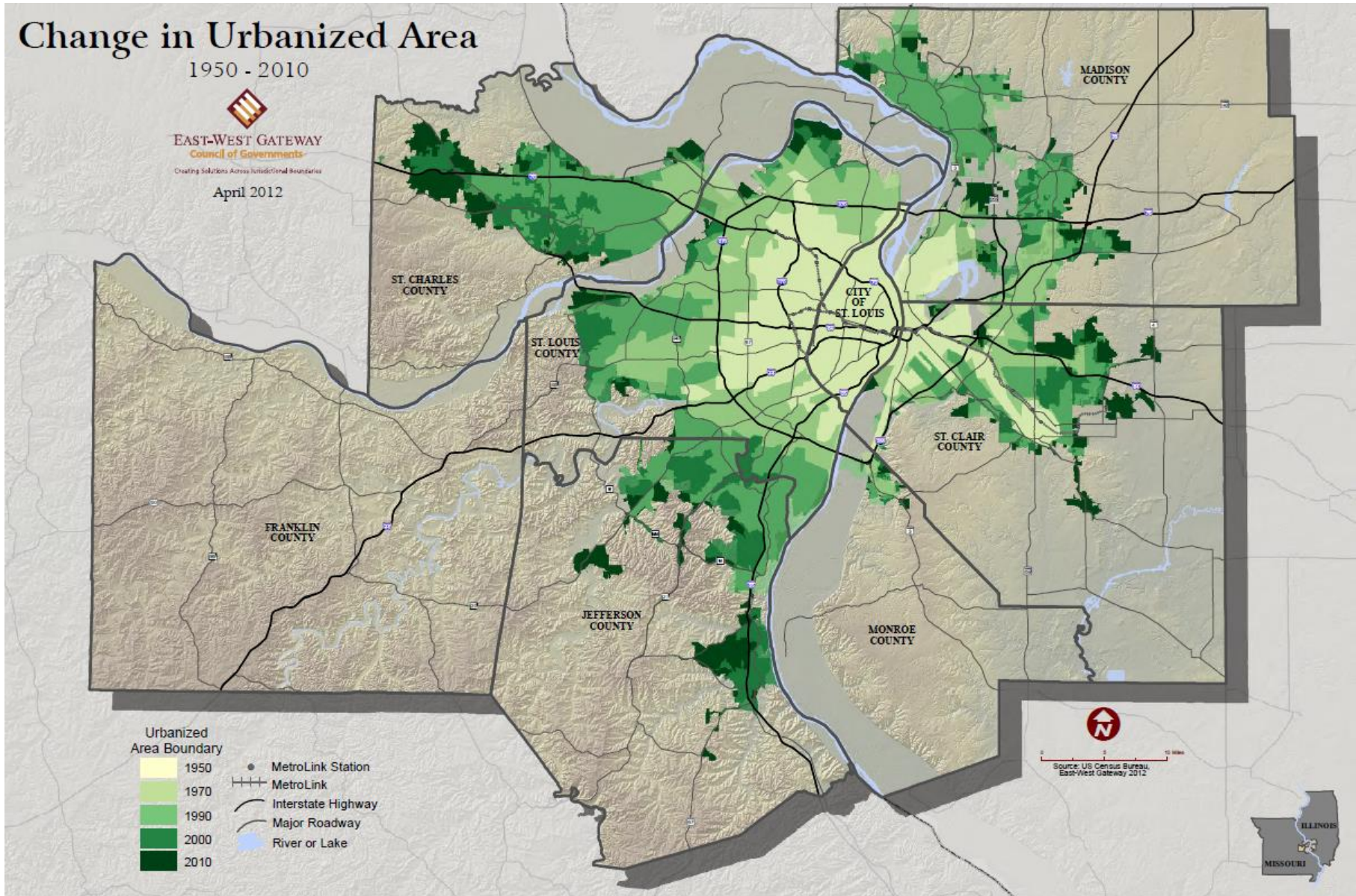
ABCD

- **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).

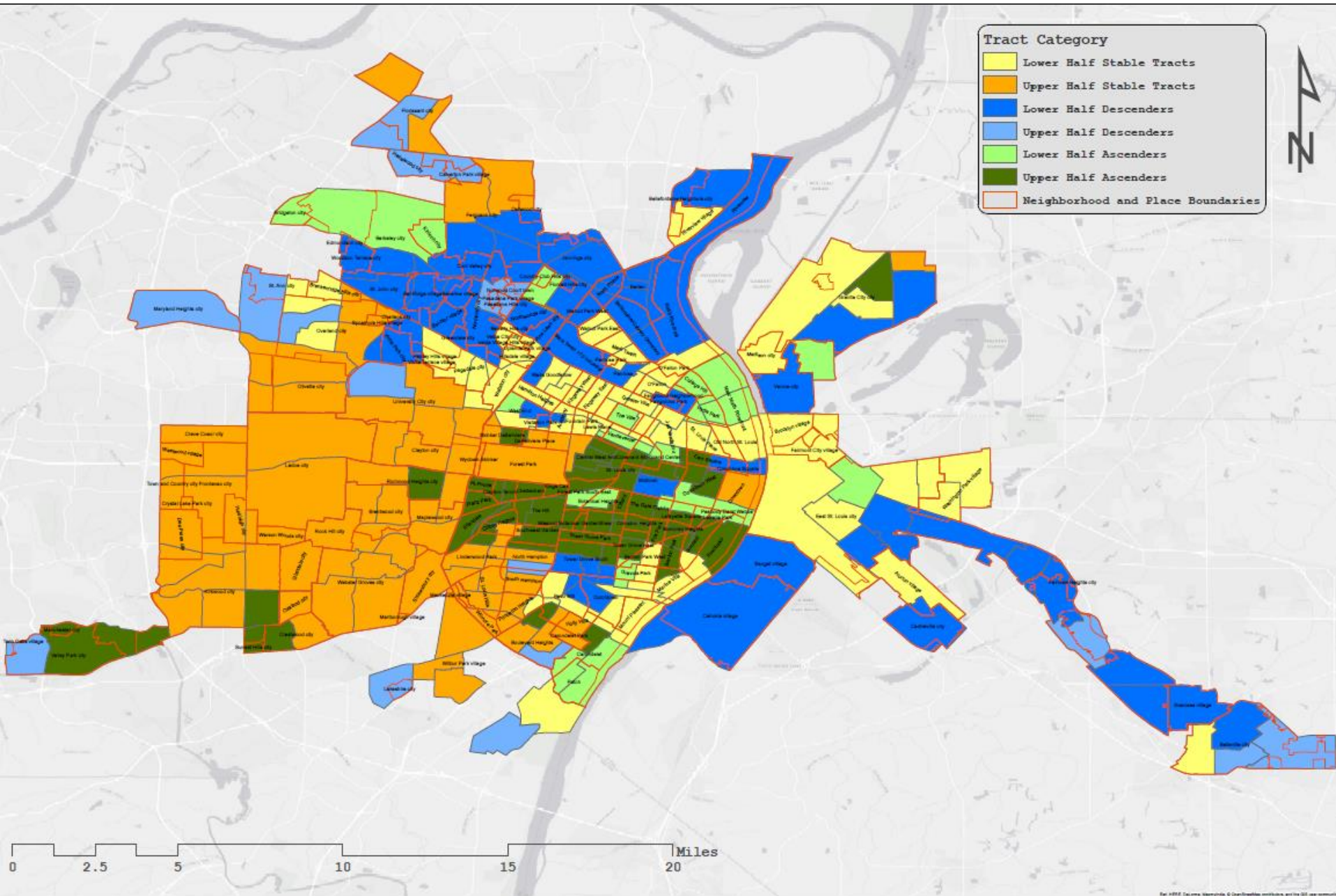
Two Dimensions

- 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

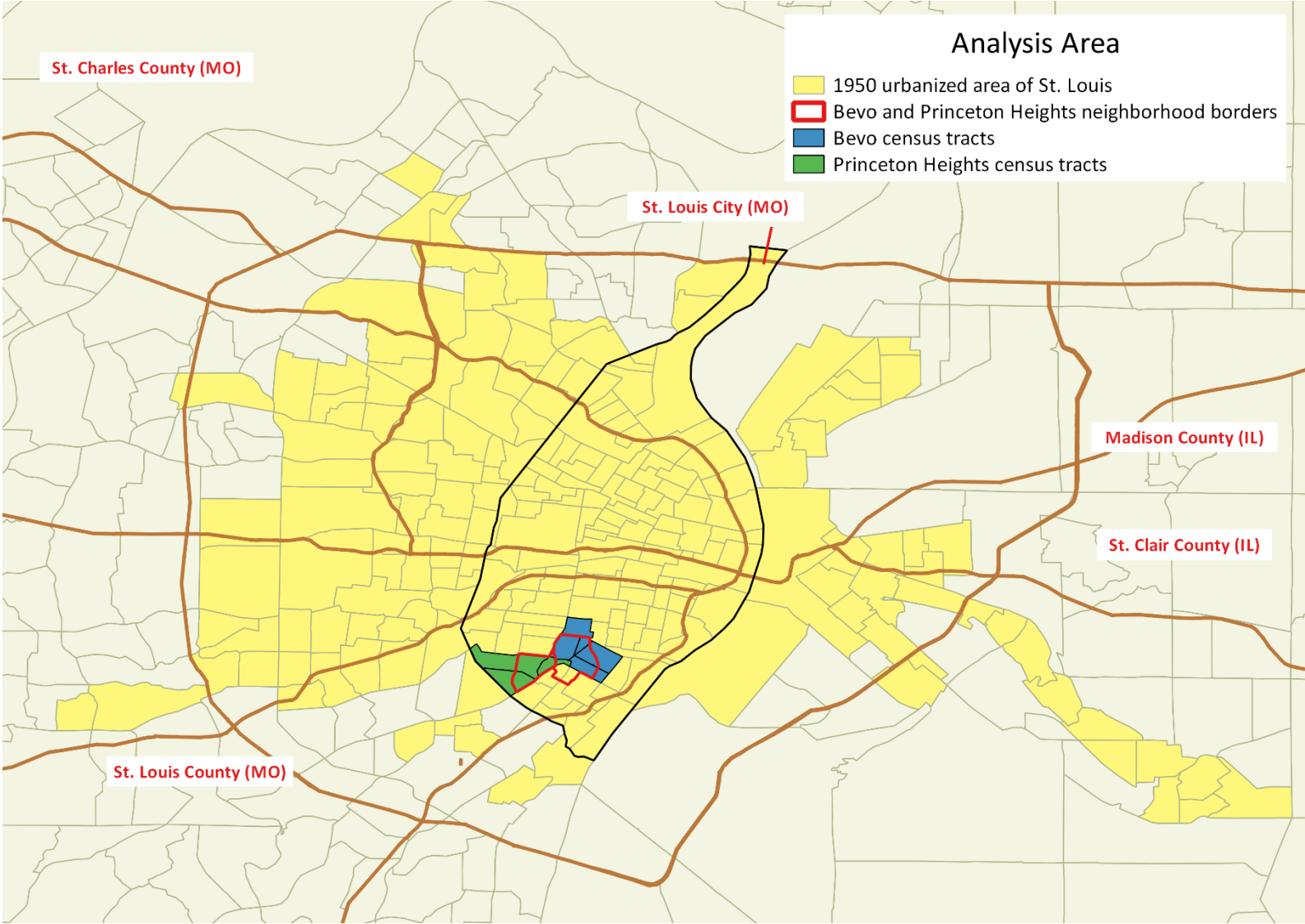
Six-Part Typology of St. Louis Neighborhoods



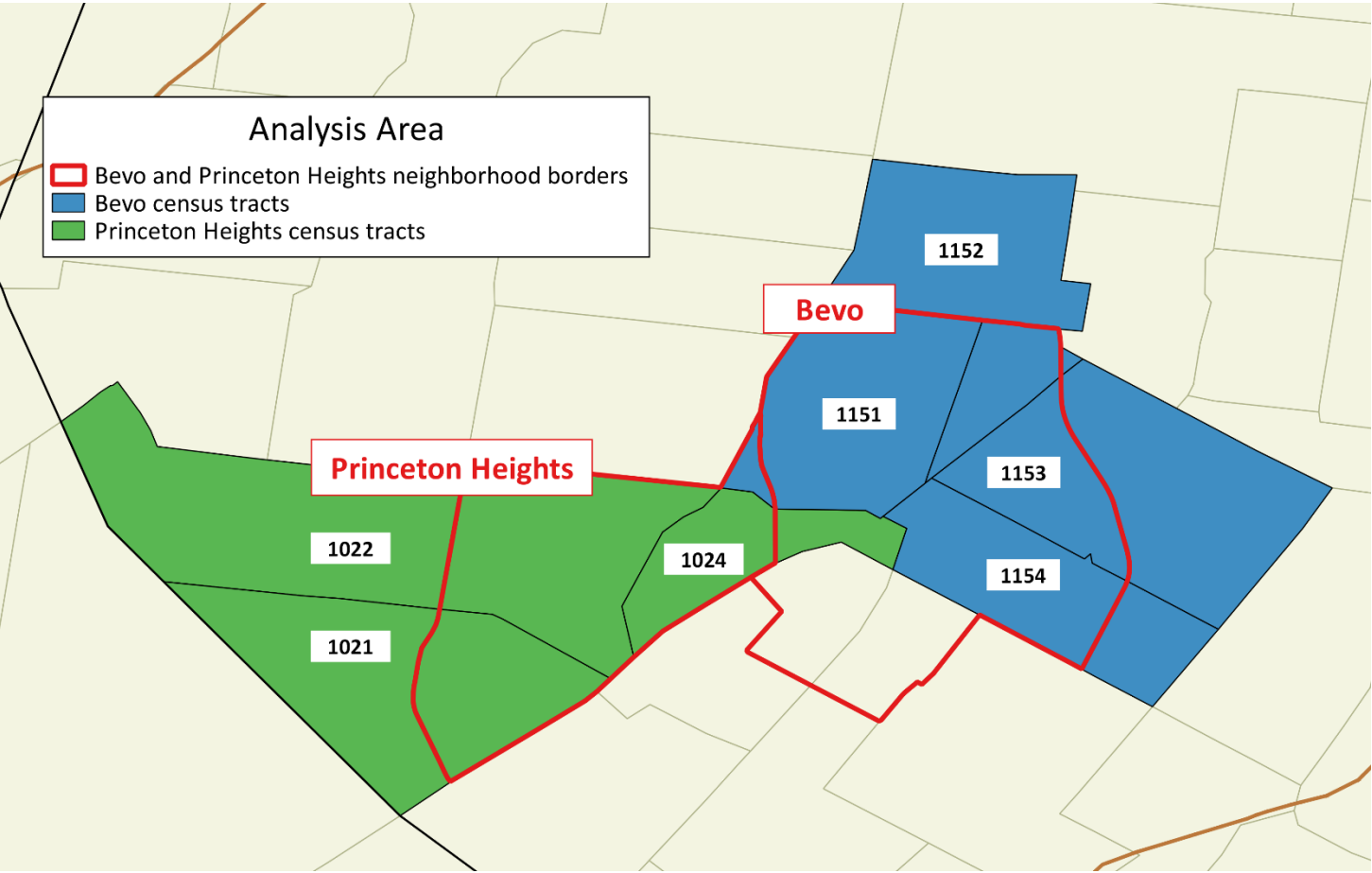
What are “Opportunity Neighborhoods”?

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

Bevo and Princeton Heights Analysis Area



Bevo and Princeton Heights Analysis Area



Bevo:

1151

1152

1153

1154

Princeton

Heights:

1021

1022

1024

Diversity of Neighborhood Types



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



Bevo**Tracts 1151, 1152, 1153, 1154**

	1970	1980	1990	2000	2010**	2015***
Population	19,626	16,828	15,953	16,849	15,516	16,007
Poverty Rate	6.98%	5.32%	12.57%	19.94%	26.59%	25.88%
Occupancy Rate	96.71%	96.52%	91.88%	89.15%	87.01%	85.97%
Per Capita Income*	\$21,285.70	\$22,761.58	\$22,191.93	\$19,996.09	\$19,543.55	\$17,757.75
Median Home Value*	\$79,638.35	\$89,428.60	\$91,856.81	\$74,679.94	\$107,624.31	\$86,250.00
Median Rent*	\$553.96	\$479.44	\$506.66	\$464.08	\$497.51	\$498.25
Percent Non-Hispanic White	99.21%	96.82%	91.31%	69.43%	57.59%	55.31%

* Adjusted for inflation

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

*** ACS 2011-2015 5-year data estimates

Princeton Heights

Tracts 1021, 1022, 1024

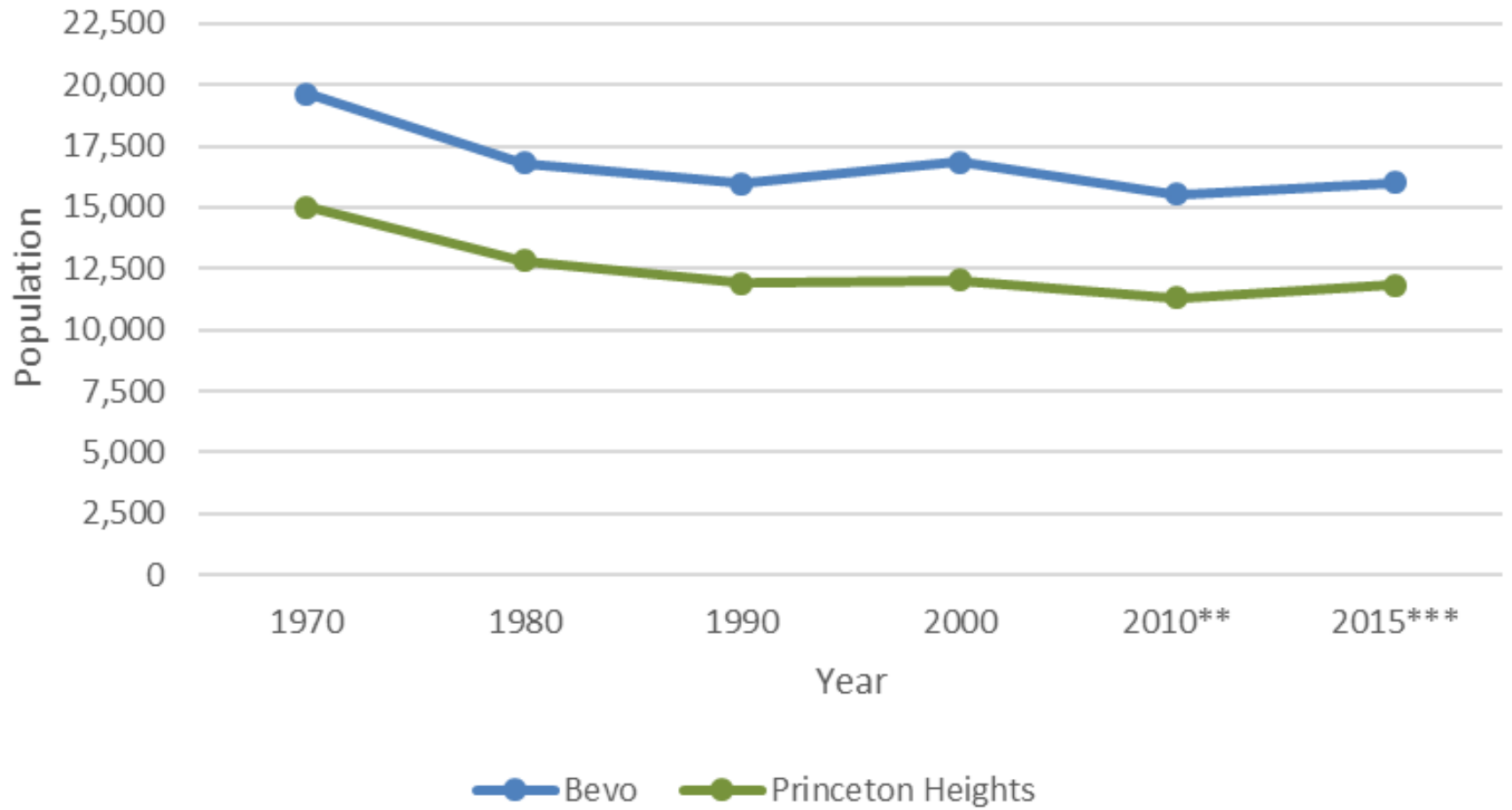
	1970	1980	1990	2000	2010**	2015***
Population	15,012	12,810	11,917	12,028	11,286	11,842
Poverty Rate	6.49%	4.07%	4.63%	6.05%	7.38%	10.65%
Occupancy Rate	98.34%	97.63%	94.81%	94.97%	91.37%	92.66%
Per Capita Income*	\$25,951.41	\$27,689.63	\$29,470.99	\$29,710.06	\$29,822.84	\$29,364.00
Median Home Value*	\$96,261.80	\$114,703.70	\$116,953.47	\$106,780.46	\$146,519.34	\$126,300.00
Median Rent*	\$579.56	\$511.98	\$582.54	\$543.86	\$558.38	\$613.33
Percent Non-Hispanic White	99.47%	98.81%	98.15%	93.45%	89.35%	86.24%

* Adjusted for inflation

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

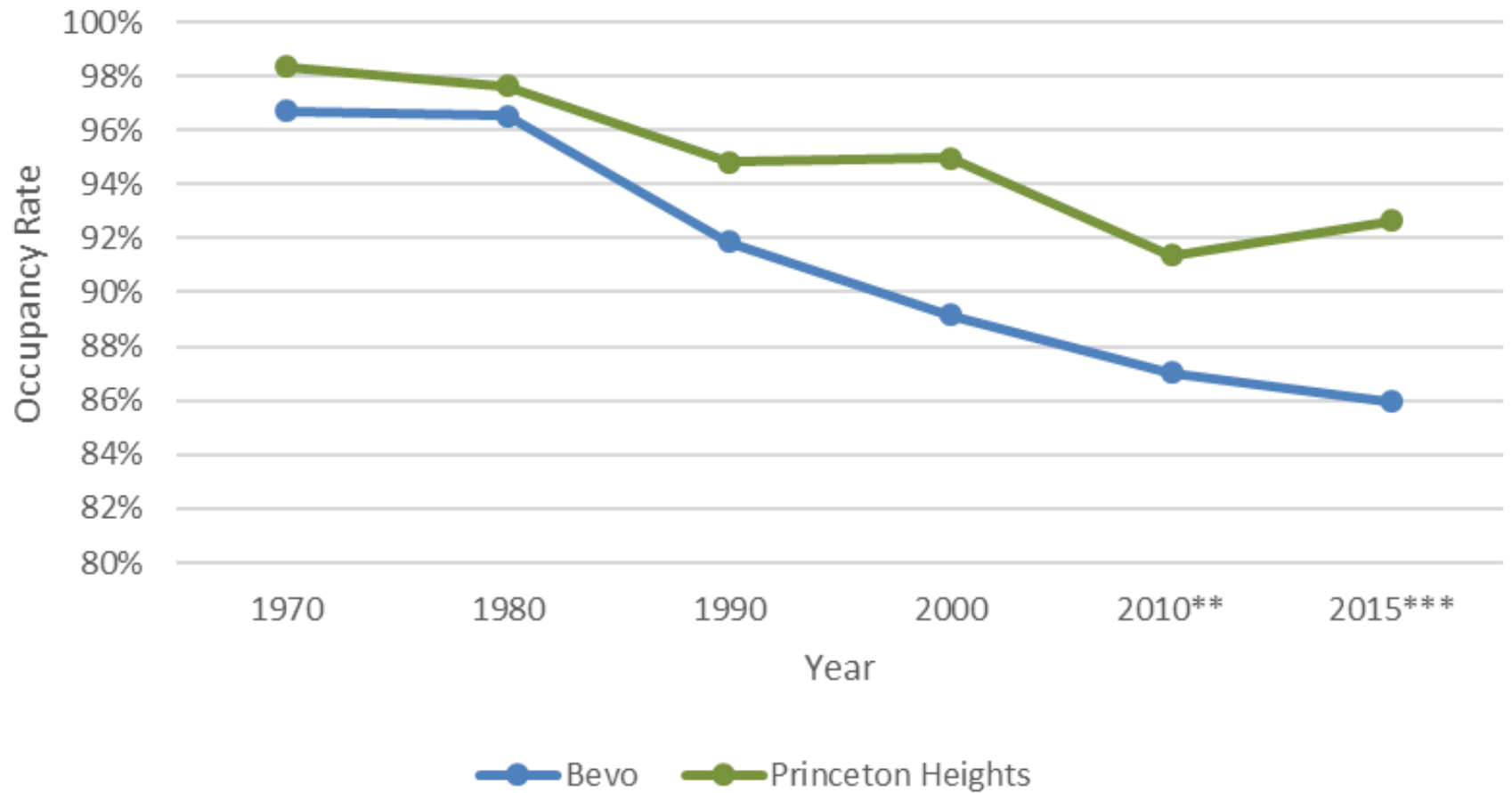
*** ACS 2011-2015 5-year data estimates

Population, 1970-2015



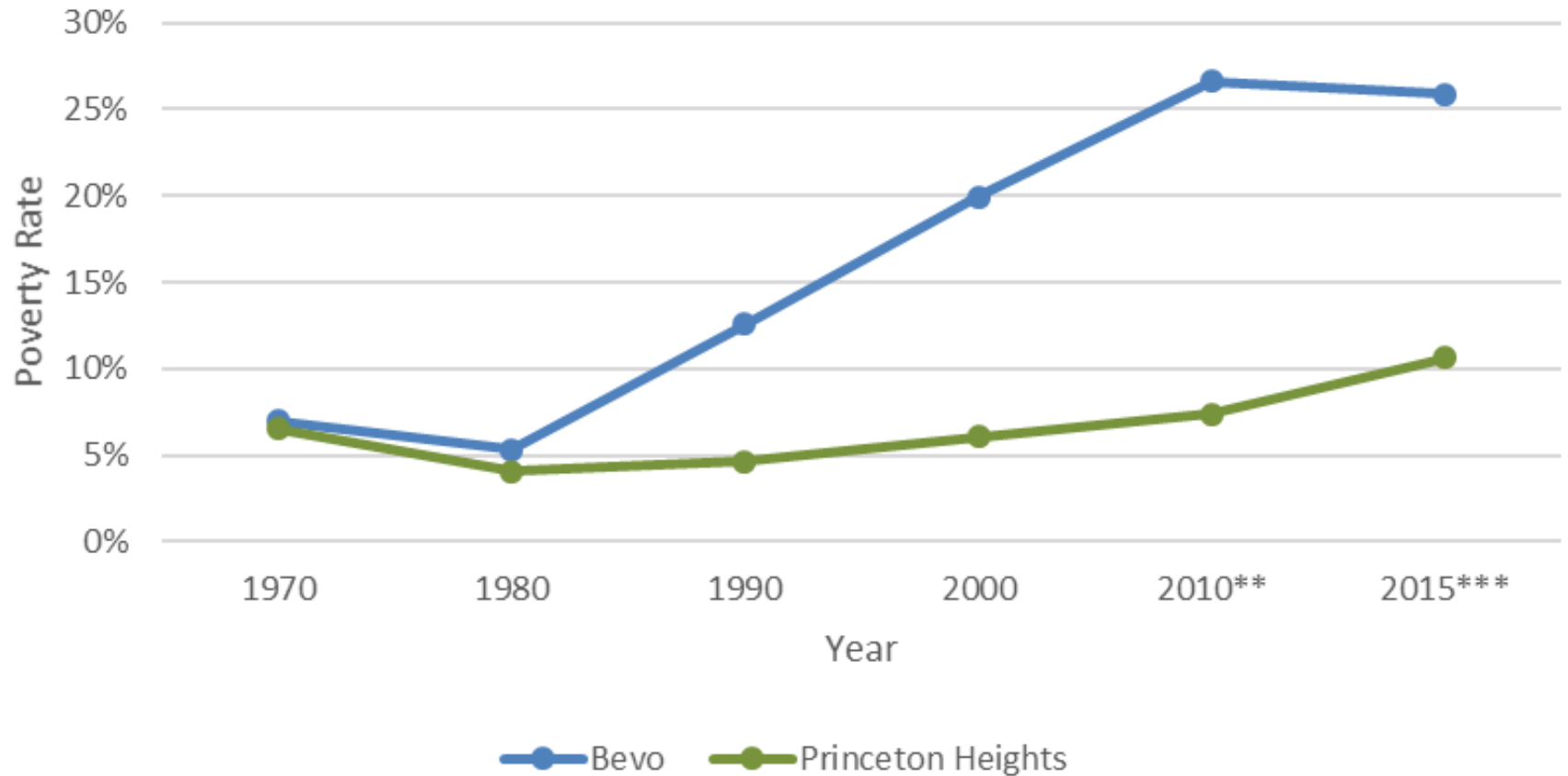
*** ACS 2011-2015 5-year data estimates

Occupancy Rate, 1970-2015



*** ACS 2011-2015 5-year data estimates

Poverty Rate, 1970-2015



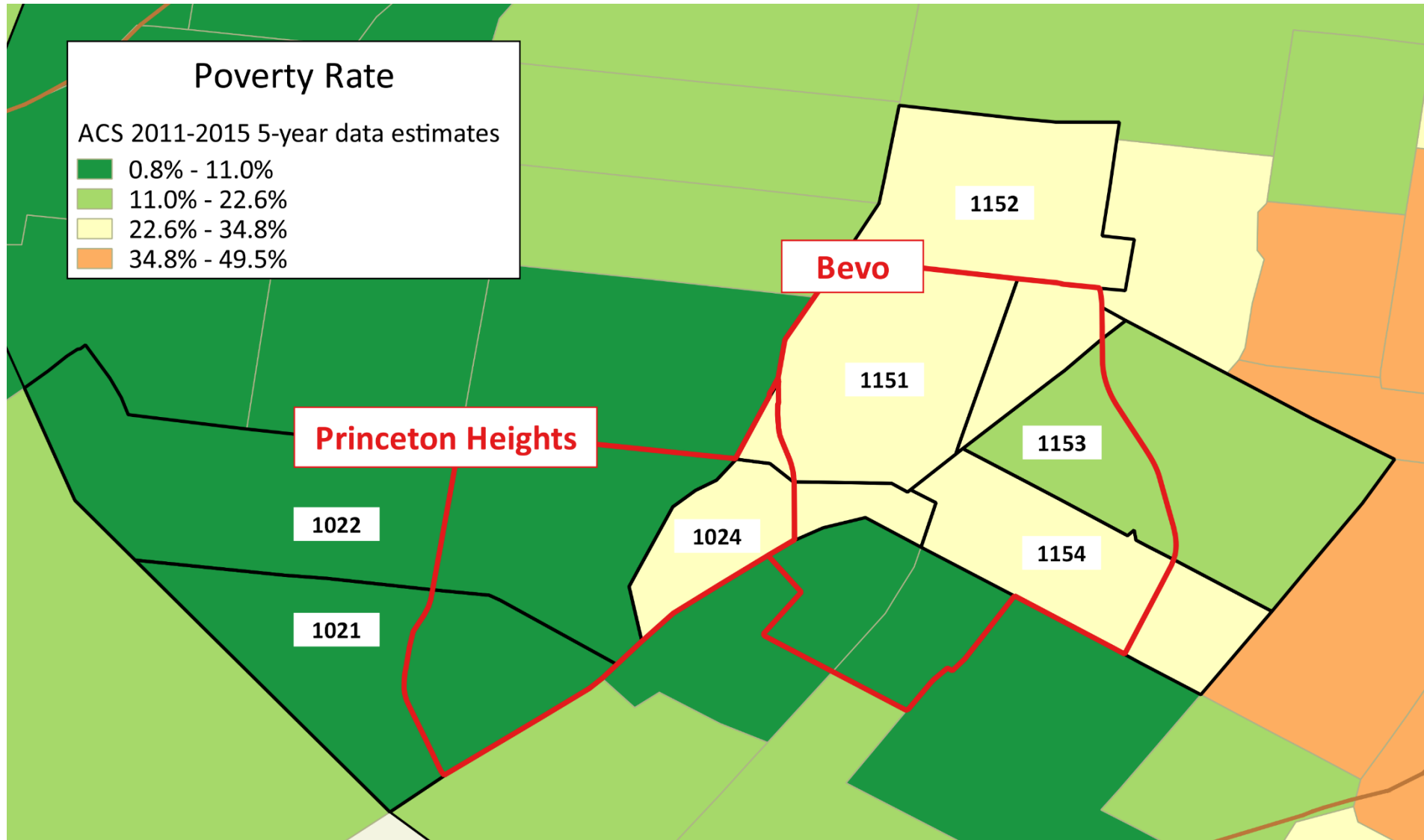
** ACS 2006-2010 5-year data estimates

*** ACS 2011-2015 5-year data estimates

Poverty Rate

ACS 2011-2015 5-year data estimates

- 0.8% - 11.0%
- 11.0% - 22.6%
- 22.6% - 34.8%
- 34.8% - 49.5%



Average Median Home Value (inflation-adjusted), 1970-2015



** ACS 2006-2010 5-year data estimates

*** ACS 2011-2015 5-year data estimates

Median Home Value

ACS 2011-2015 5-year data estimates

- \$32,700 - \$105,200
- \$105,200 - \$185,300
- \$185,300 - \$289,100

Princeton Heights

Bevo

1022

1021

1024

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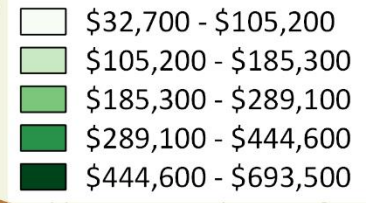
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St. Charles County (MO)

St. Louis City (MO)

Median Home Value

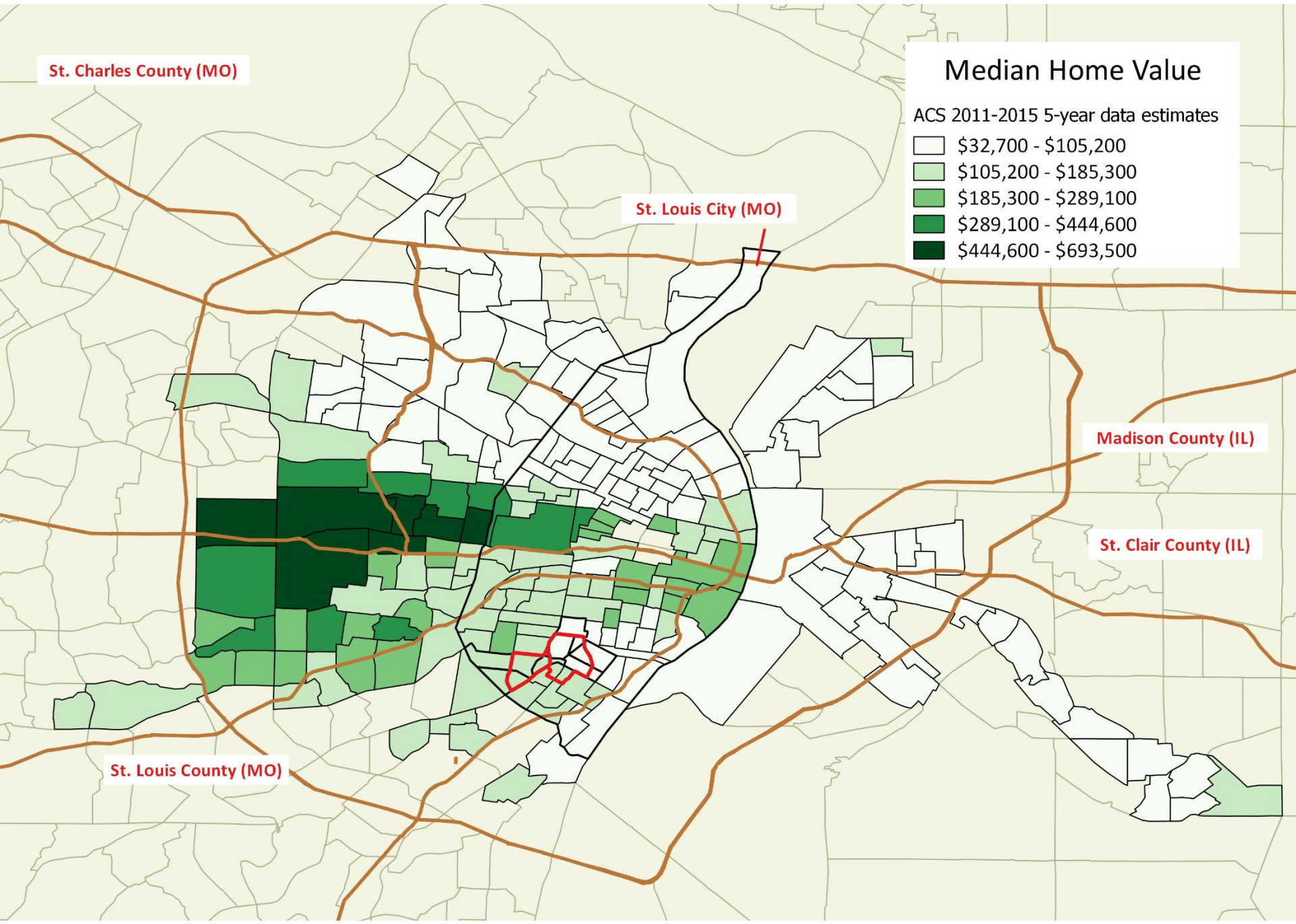
ACS 2011-2015 5-year data estimates



Madison County (IL)

St. Clair County (IL)

St. Louis County (MO)



Question

What assets do Bevo and Princeton Heights possess that are complementary and could be leveraged for mutual benefit?