

PLANNING

SAFETY

JOBS

LEADERSHIP

YOUTH



CONNECTIONS

LIVABLE

DEVELOPMENT

HOUSING

VIBRANT

STRATEGIC CITIZEN-DRIVEN

VISION CREATIVITY

REGION

## ***What's Brewing?***

Opportunity Neighborhoods in the Pagedale-University  
City Area

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October 13, 2016

# The Regional Context of Community Development: Older Neighborhoods Are Running Up the Down Escalator



# 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

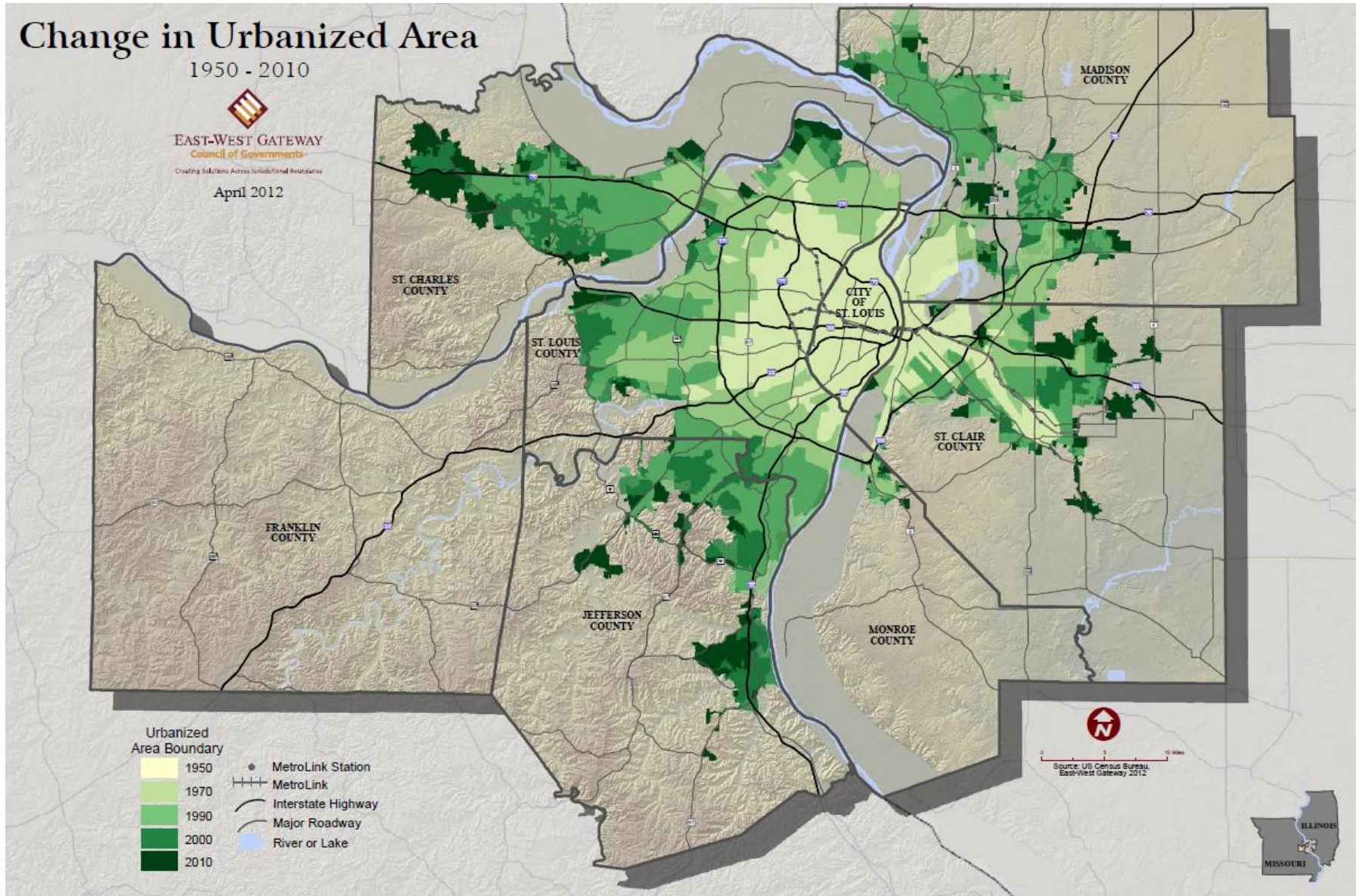
Vacant land

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/pdf/files/maplibrary/landuse/ChgInUrbanizedArea-1950-2010.pdf> (October 3, 2016).

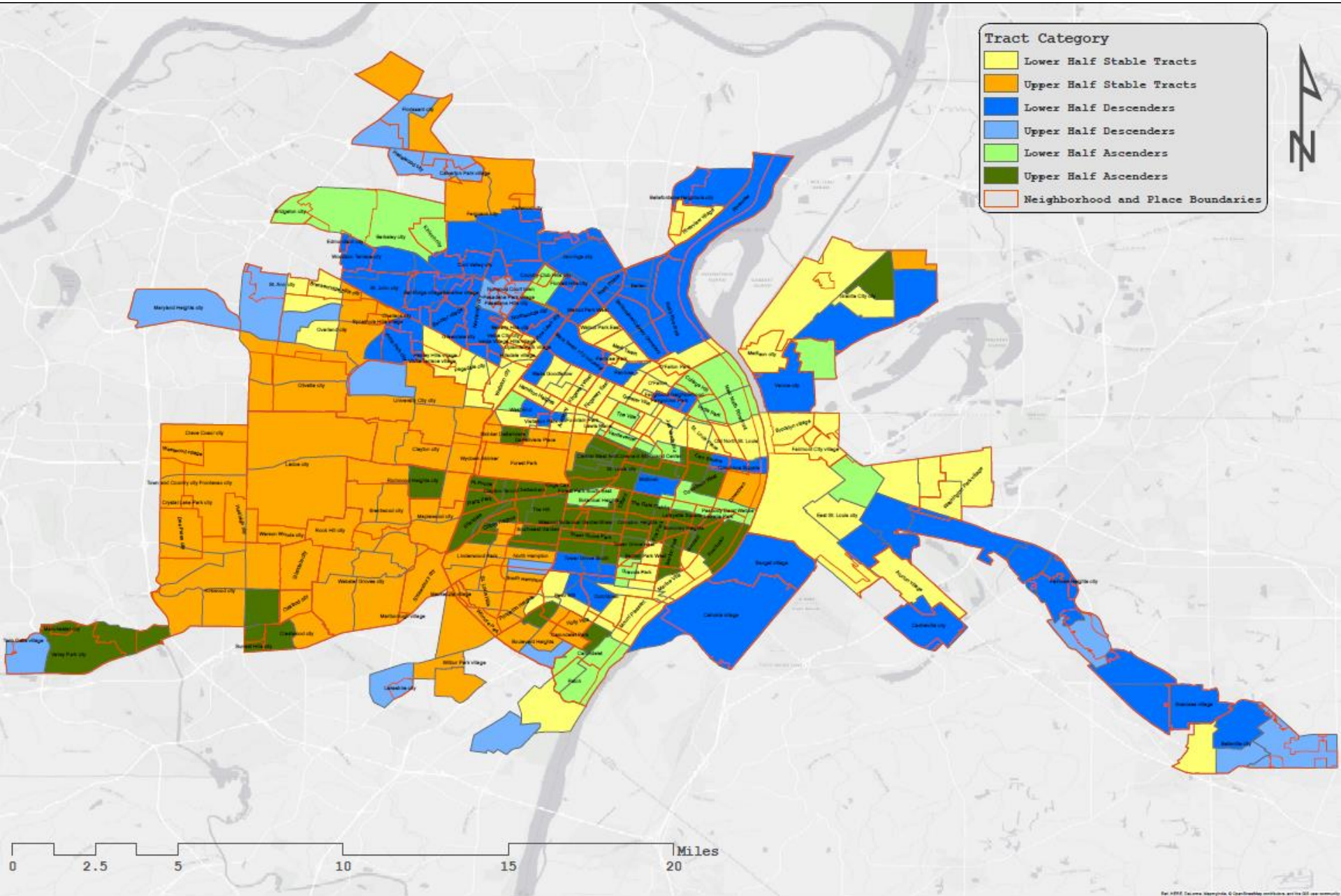
# Two Dimensions

1. Present Position: upper or bottom 50 percent
2. Trend: Moved up or down 10% or more

# **Index of Neighborhood Economic Vitality**

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

# Six-Part Typology of St. Louis Neighborhoods

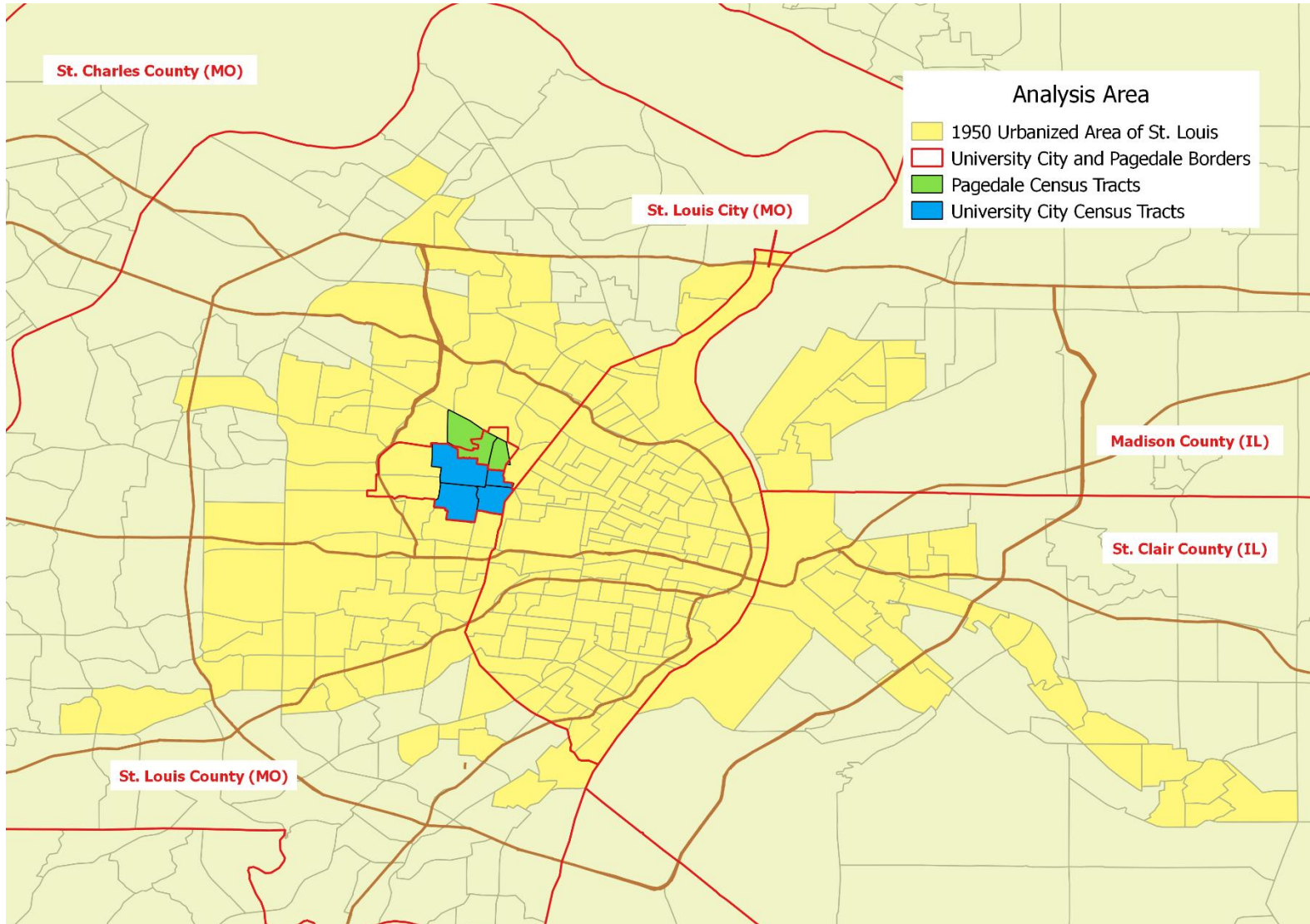




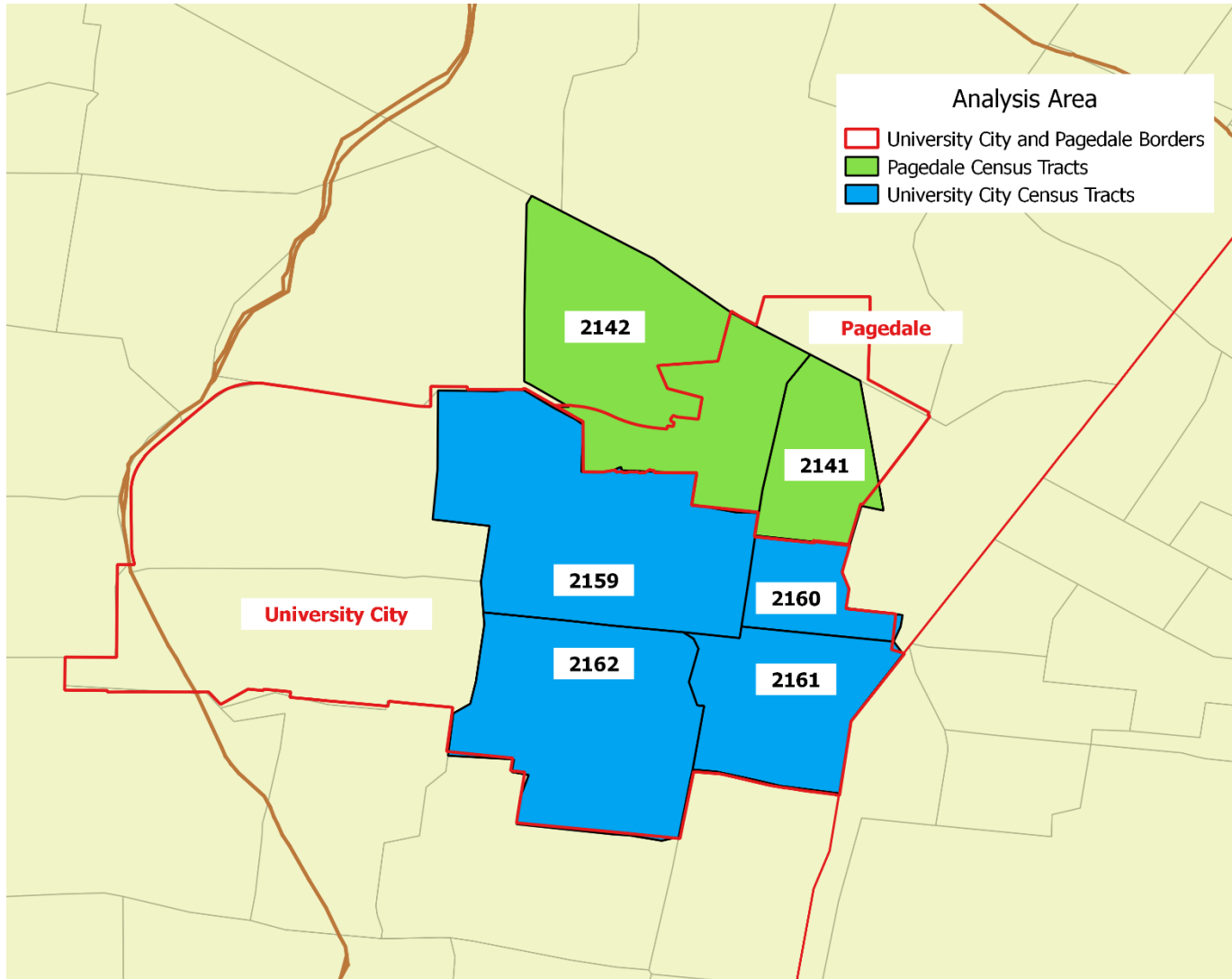
# What Are “Opportunity Neighborhoods”?

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

# Pagedale and University City Analysis Area



# Pagedale and University City Analysis Area



**Pagedale:**

2141

2142

**University**

**City:**

2159

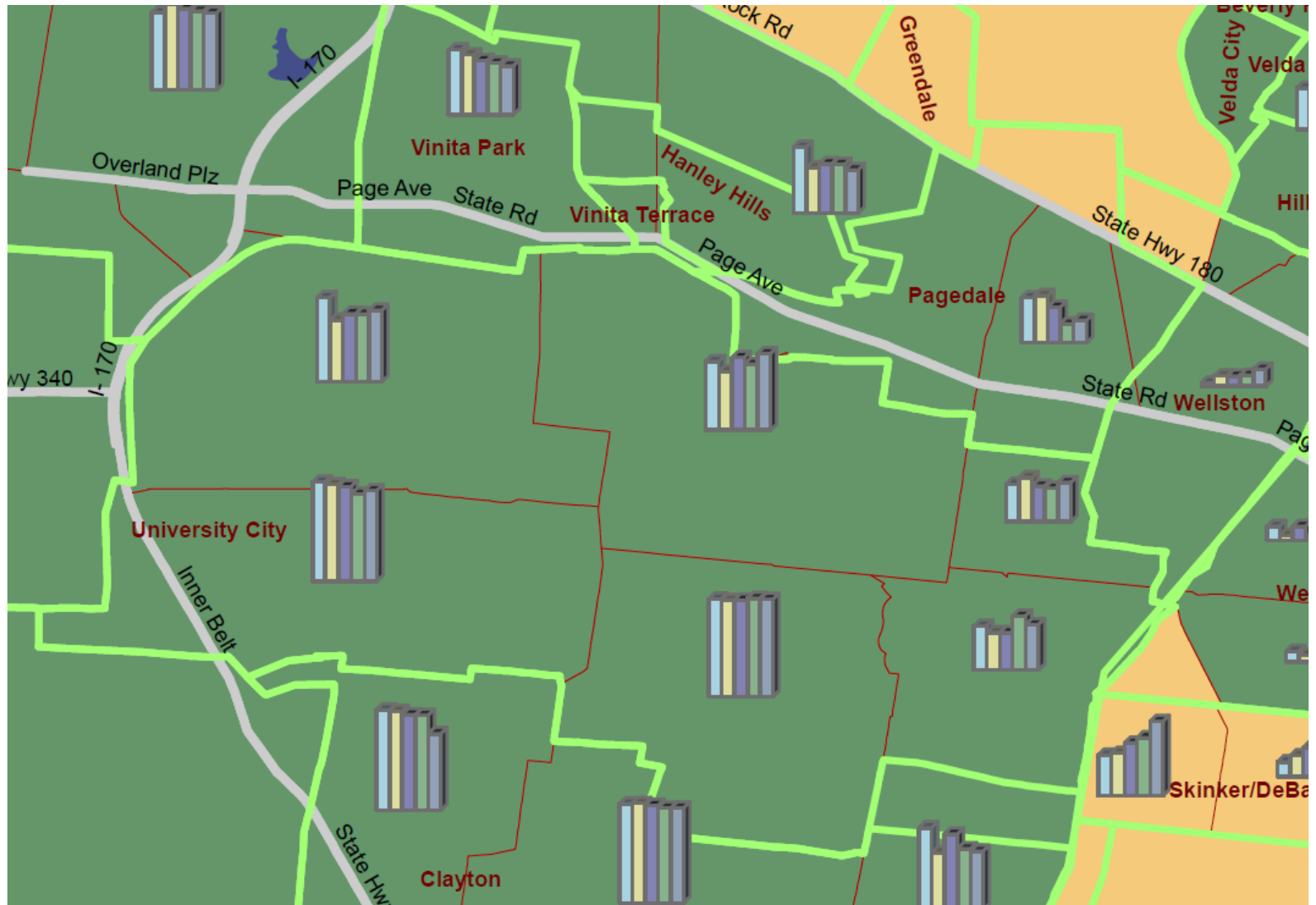
2160

2161

2162



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



**Pagedale**  
(Tracts 2141, 2142)

	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010**</b>	<b>2014***</b>
<b>Population</b>	6,439	6,217	5,596	4,947	4,828	4,855
<b>Poverty Rate</b>	5.60%	11.17%	17.45%	22.44%	26.88%	28.33%
<b>Occupancy Rate</b>	97.04%	94.87%	90.96%	86.79%	83.88%	82.53%
<b>Per Capita Income*</b>	\$24,016.45	\$17,137.36	\$15,793.18	\$15,973.74	\$15,626.44	\$15,685.56
<b>Median Home Value*</b>	\$73,113.45	\$61,509.52	\$66,568.45	\$55,741.98	\$77,539.90	\$55,816.06
<b>Median Rent*</b>	\$520.31	\$414.25	\$524.20	\$562.93	\$559.68	\$618.73
<b>Percent Non-Hispanic White</b>	80.79%	37.14%	23.66%	11.11%	5.22%	5.62%

\* Adjusted for inflation

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

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

**University City**  
(Tracts 2159, 2160, 2161, 2162)

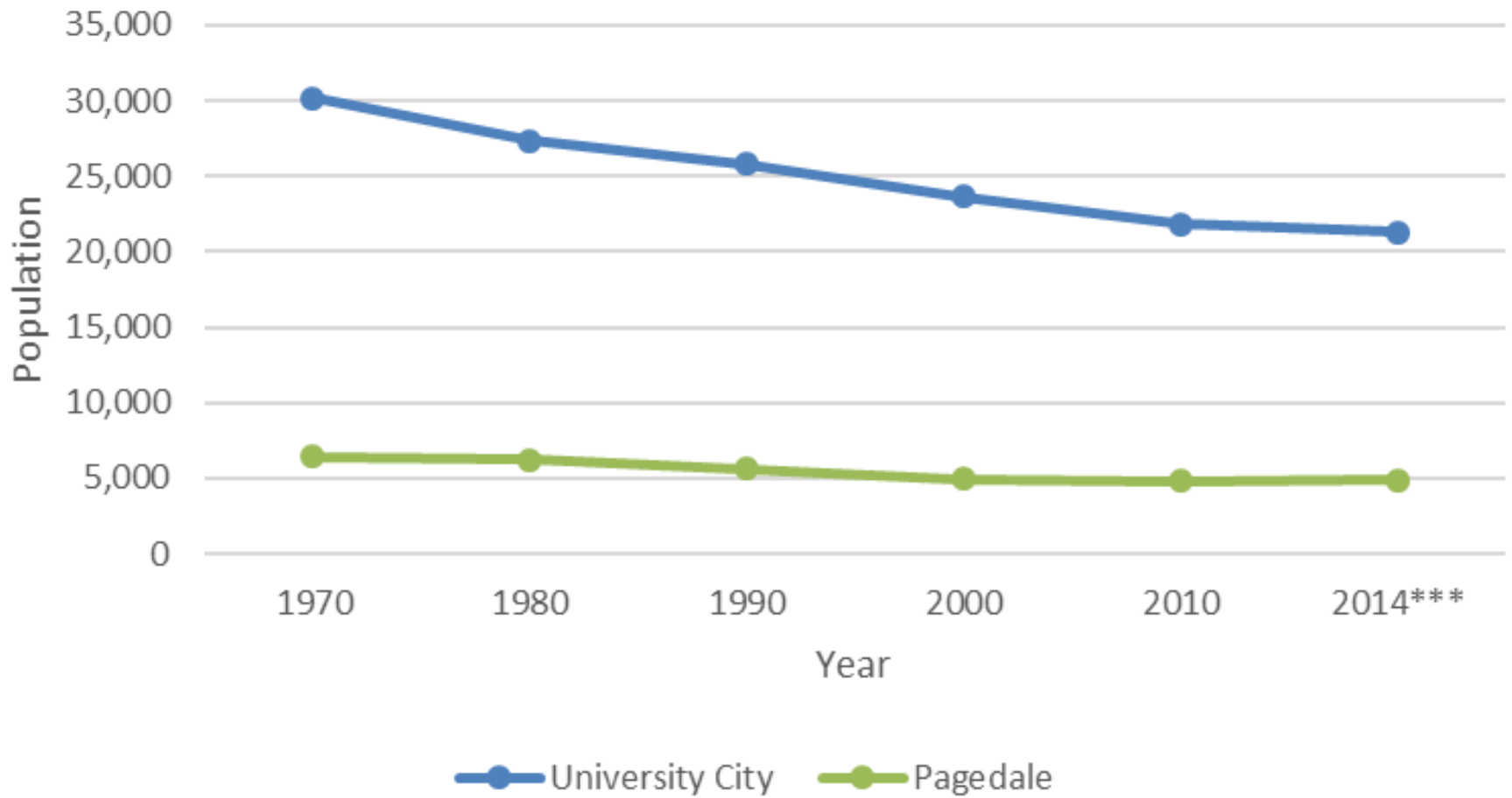
	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2010**</b>	<b>2014***</b>
<b>Population</b>	30,184	27,365	25,805	23,668	21,826	21,277
<b>Poverty Rate</b>	7.41%	12.09%	15.32%	15.59%	16.70%	17.83%
<b>Occupancy Rate</b>	95.97%	96.02%	92.86%	93.97%	89.89%	87.72%
<b>Per Capita Income*</b>	\$30,923.45	\$21,812.69	\$31,175.65	\$33,052.73	\$31,386.27	\$35,085.03
<b>Median Home Value*</b>	\$116,096.72	\$146,140.76	\$184,728.82	\$211,213.63	\$262,423.94	\$247,568.01
<b>Median Rent*</b>	\$642.71	\$544.32	\$658.34	\$667.46	\$728.67	\$722.61
<b>Percent Non-Hispanic White</b>	76.70%	54.84%	48.28%	49.37%	49.91%	55.41%

\* Adjusted for inflation

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

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

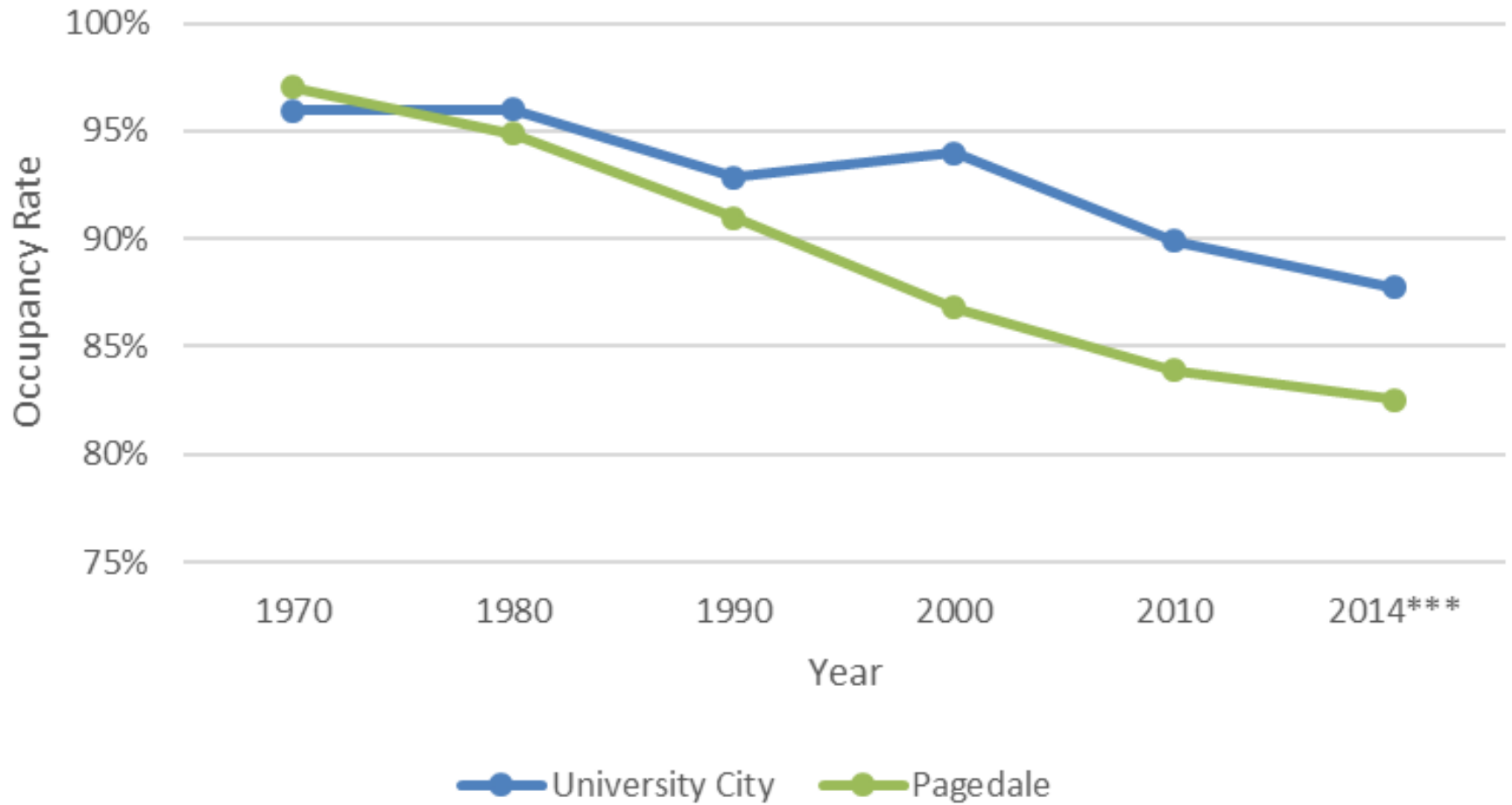
## Population, 1970-2014



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



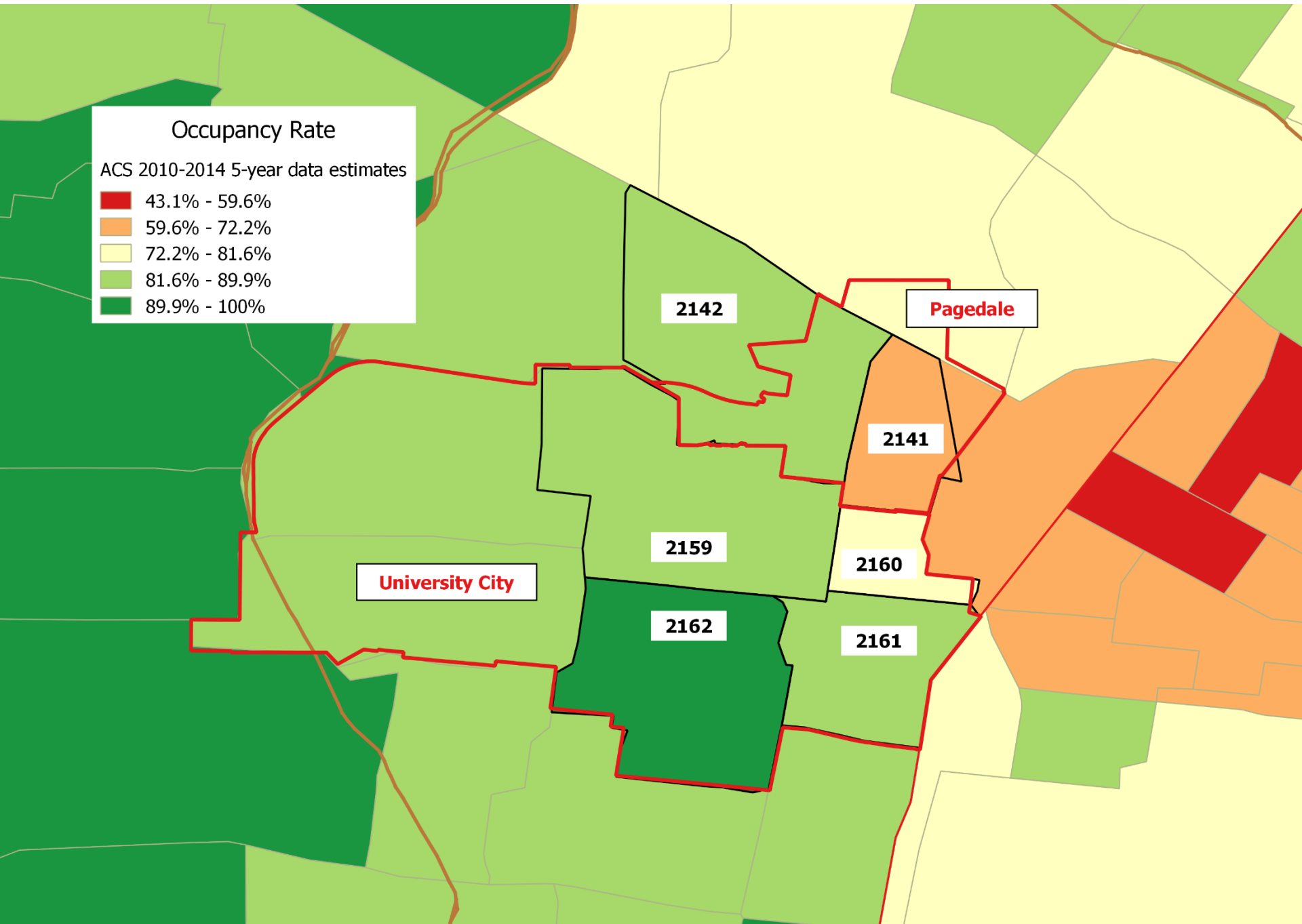
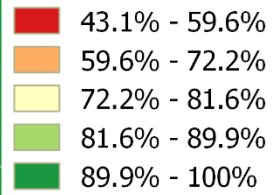
## Occupancy Rate, 1970-2014



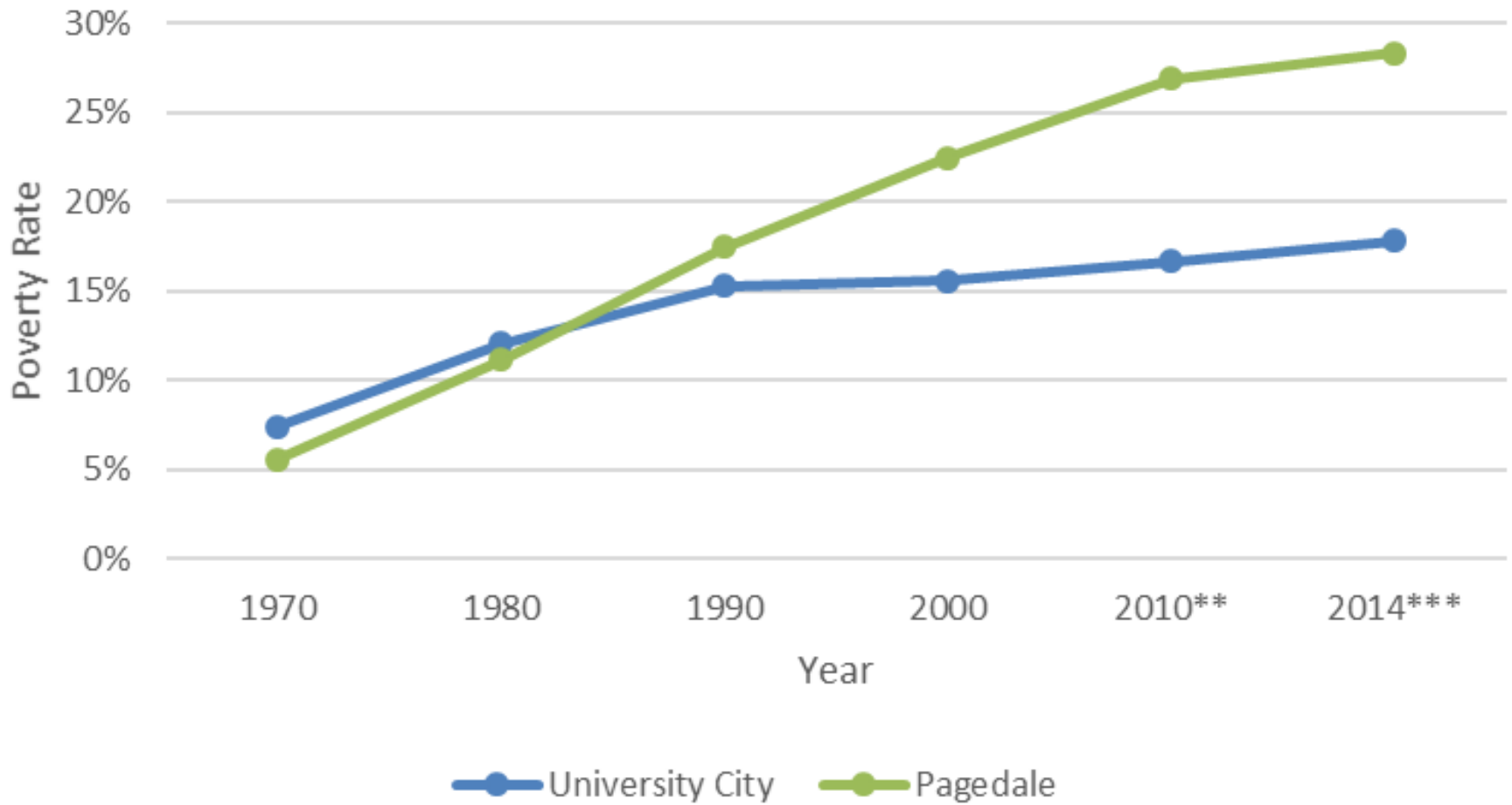
\*\*\* ACS 2010-2014 5-year data estimates

## Occupancy Rate

ACS 2010-2014 5-year data estimates



## Poverty Rate, 1970-2014

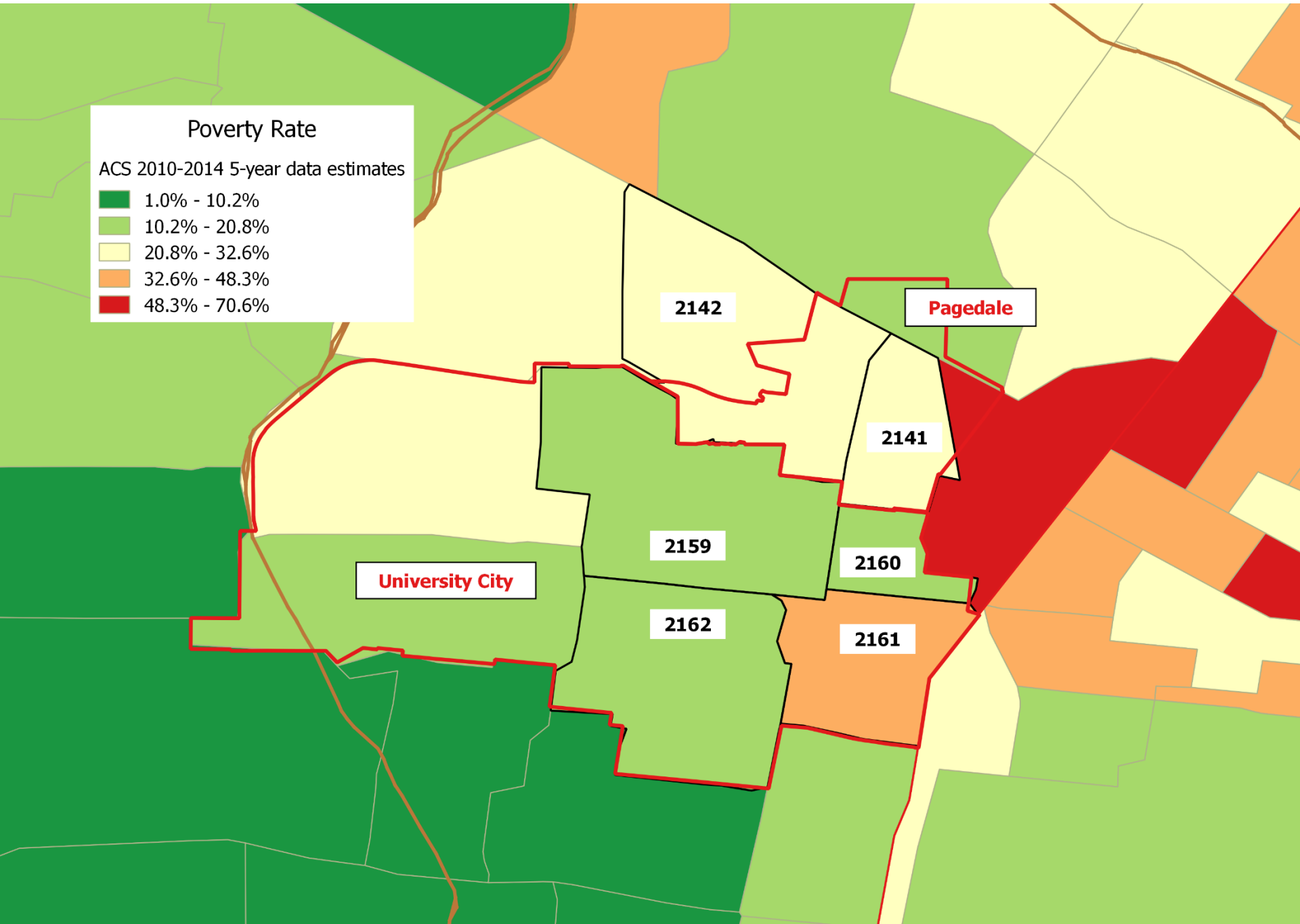
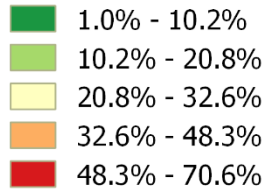


\*\* ACS 2006-2010 5-year data estimates

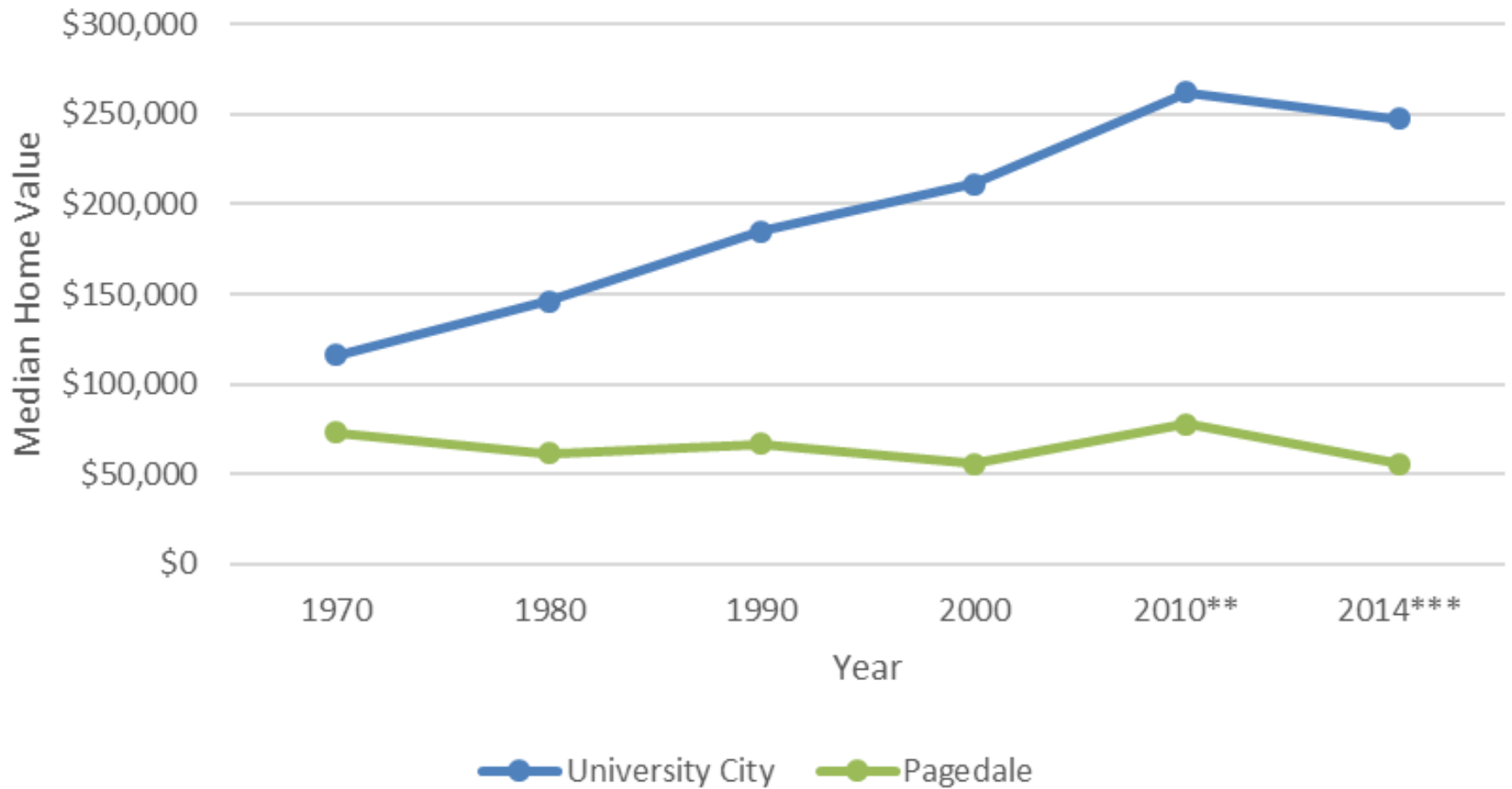
\*\*\* ACS 2010-2014 5-year data estimates

## Poverty Rate

ACS 2010-2014 5-year data estimates



## Median Home Value (adjusted for inflation), 1970-2014



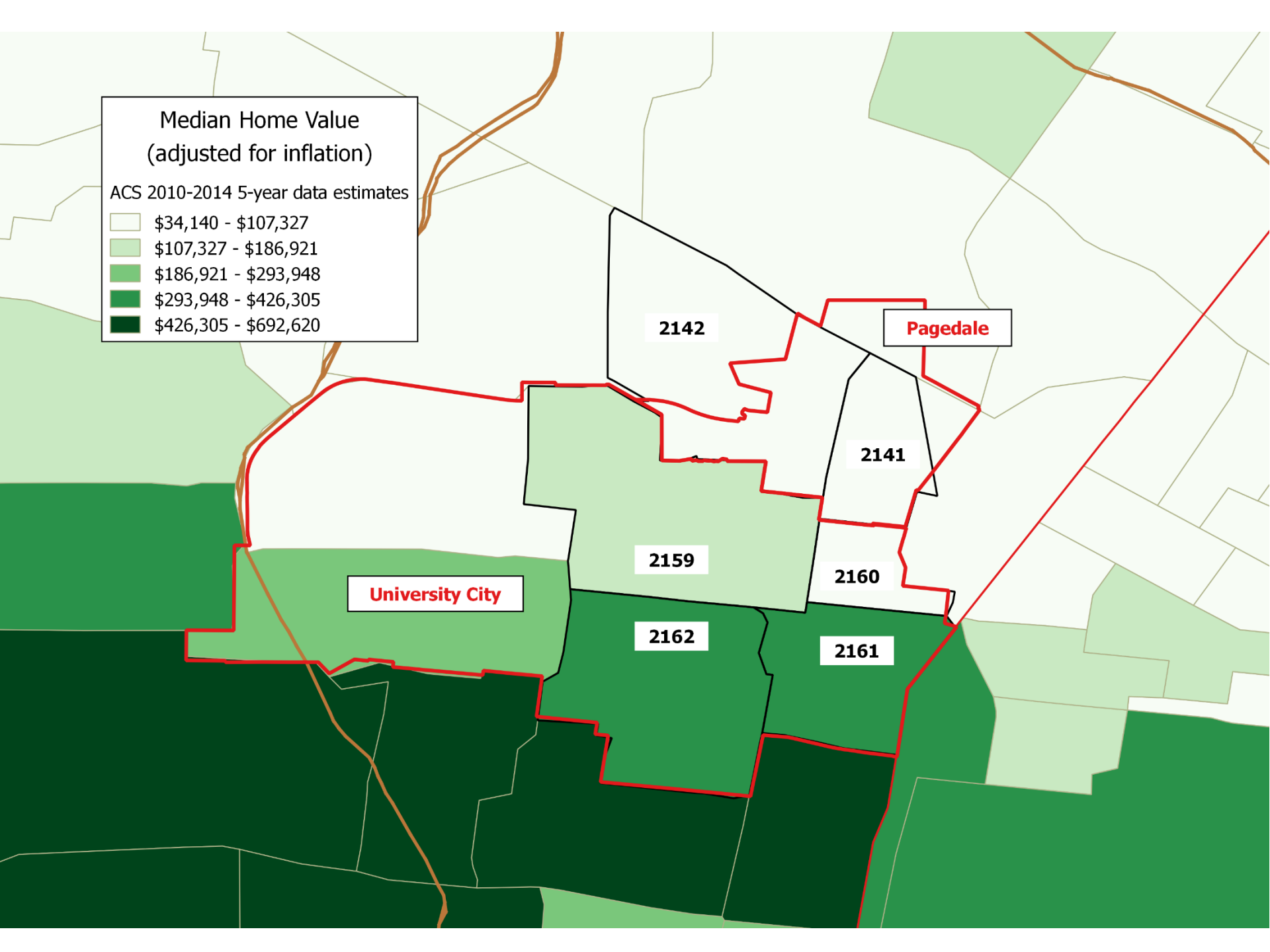
\*\* ACS 2006-2010 5-year data estimates

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

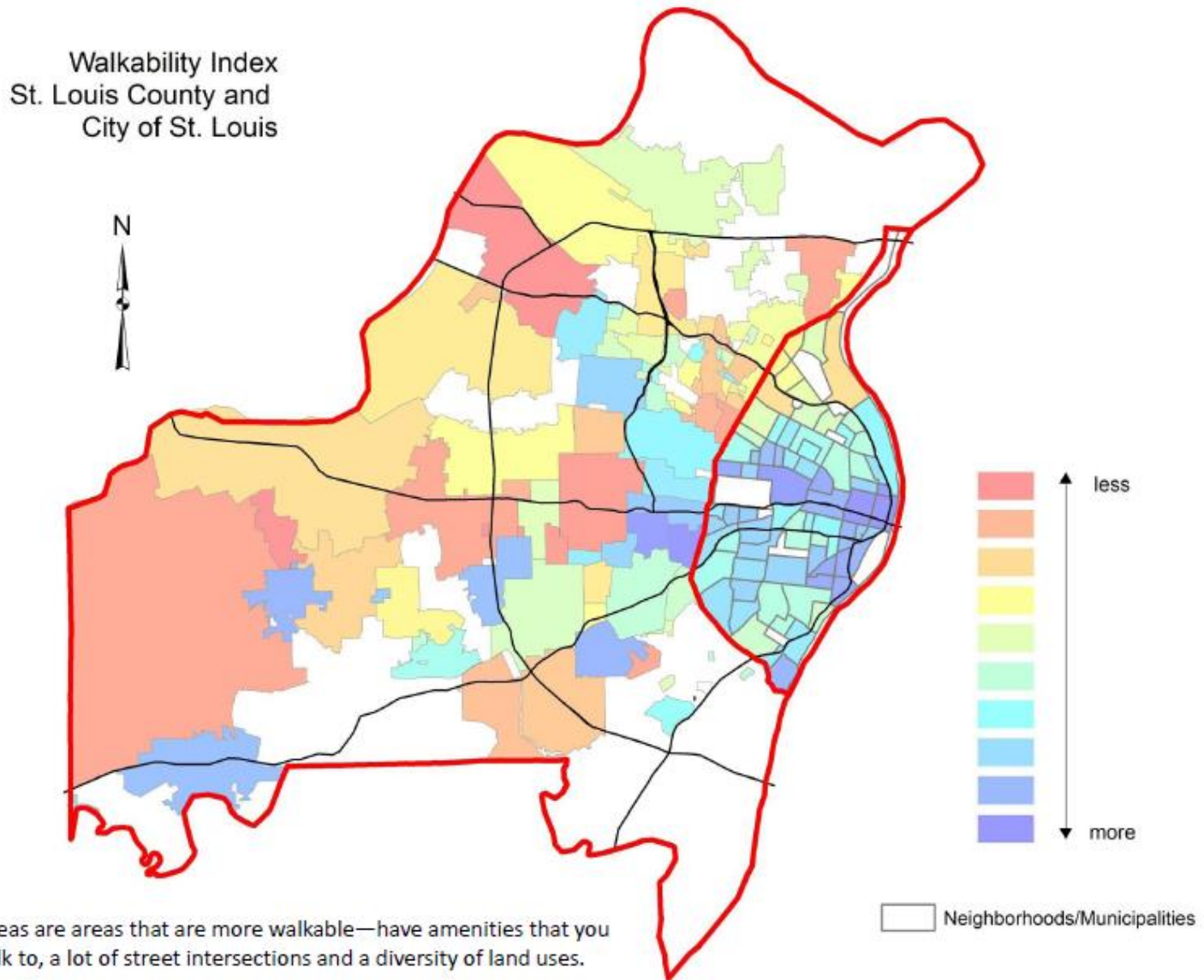
# Median Home Value (adjusted for inflation)

ACS 2010-2014 5-year data estimates

- \$34,140 - \$107,327
- \$107,327 - \$186,921
- \$186,921 - \$293,948
- \$293,948 - \$426,305
- \$426,305 - \$692,620



# Physical Assets: Walkability



# Question

What assets do Pagedale and University City possess that are complementary and could be leveraged for mutual benefit?