

# REGENERATION AND INEQUALITY IN AMERICA'S LEGACY CITIES

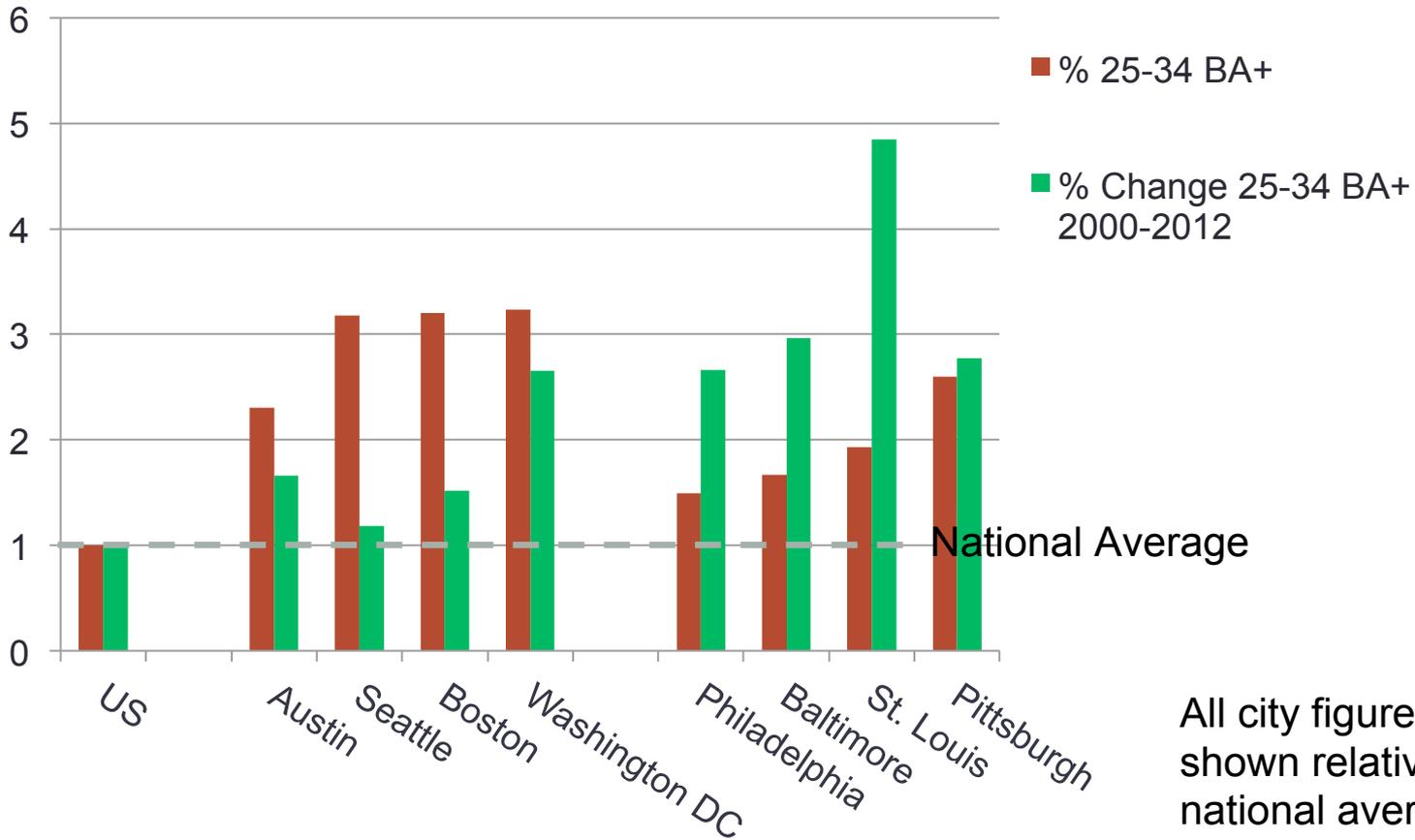
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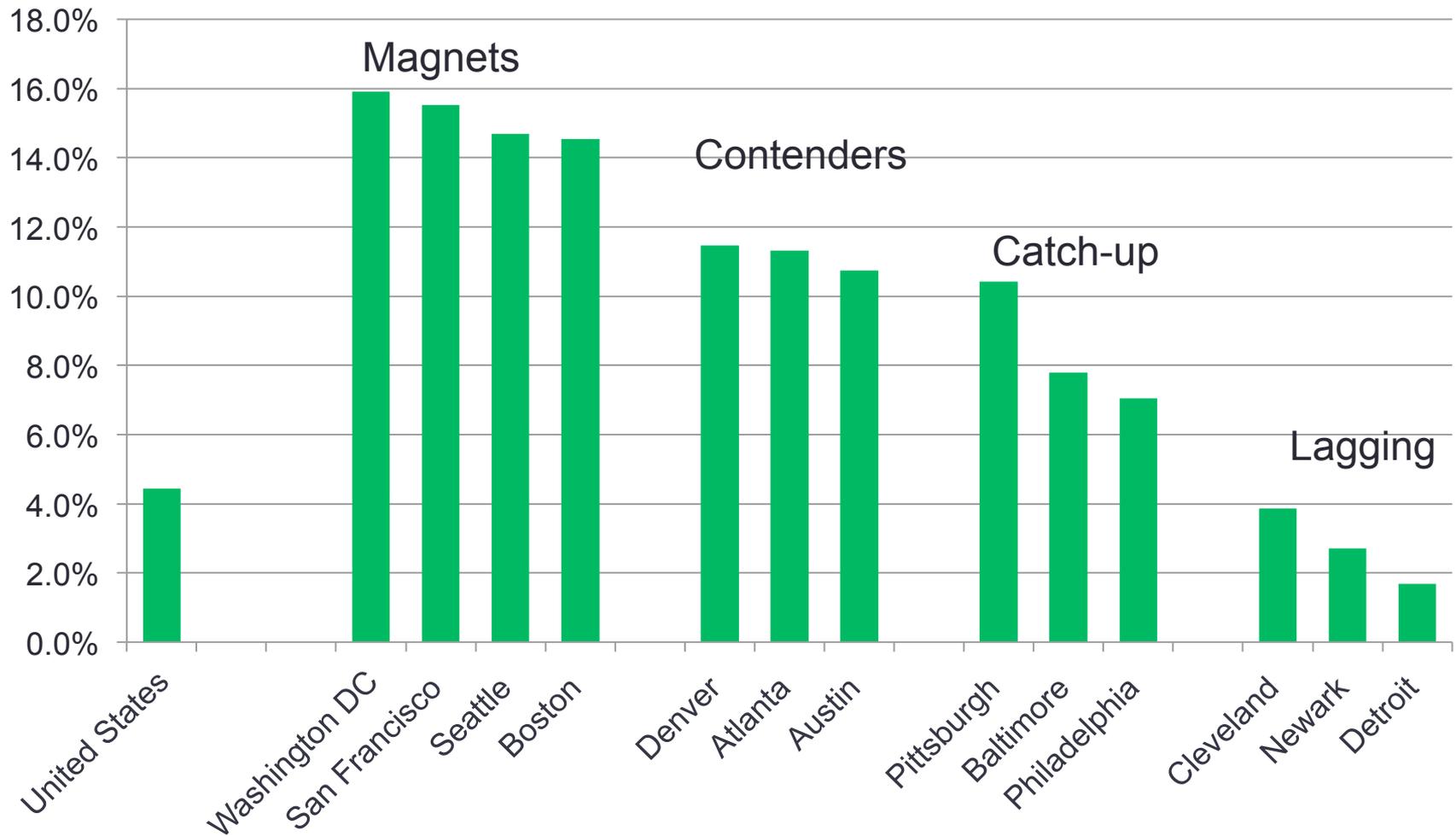
## Setting the stage

- A dramatic reversal of long-term urban decline began in coastal cities in the 1990s
- Since 2000, that reversal has spread inland to many post-industrial cities.
- It is closely related to national and global trends:
  - Globalization and the growth of the knowledge economy
  - Increased income and wealth inequality in American society.
  - The changing profile of urban jobs
  - Demographic and cultural trends leading to changing urban migration patterns
  - Growing economic inequality and segregation in American society

# Urban regeneration is driven by the “march of the millennials”

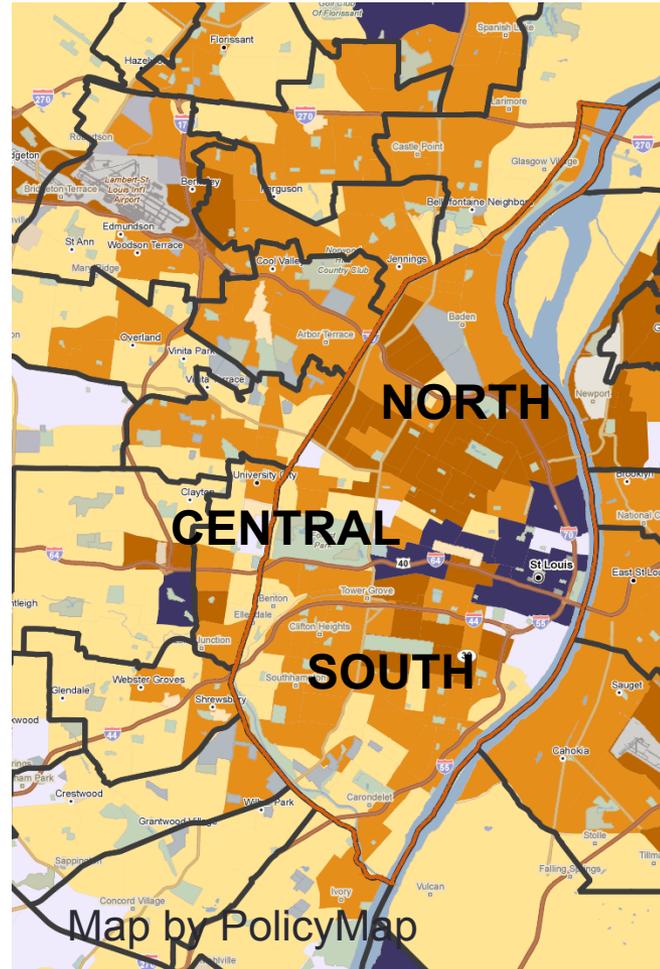
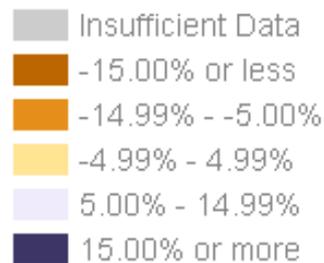


# Where are the millennials going?



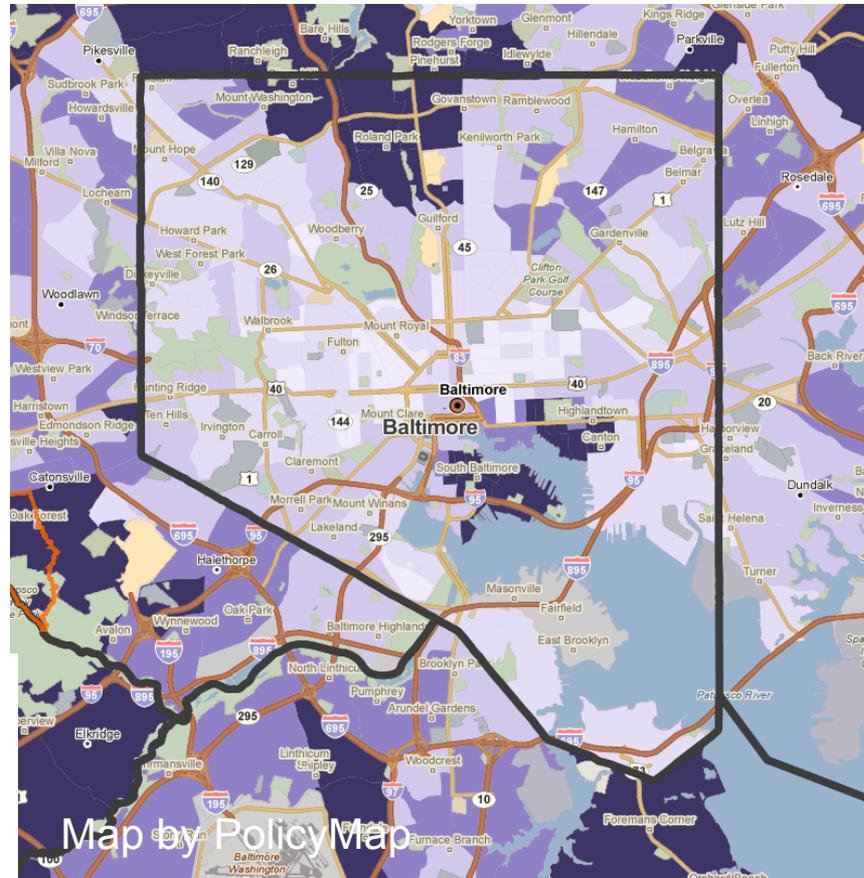
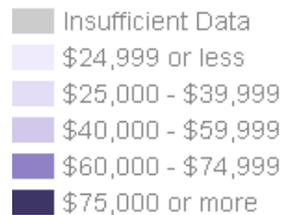
# Regeneration is spatially confined

## Population change in St. Louis 2000-2010



# Spatial disparities in income are great

## Income distribution In Baltimore 2012



# Many downtowns are thriving



Washington Avenue  
St Louis

Inner Harbor  
Baltimore



# Some neighborhoods have been transformed

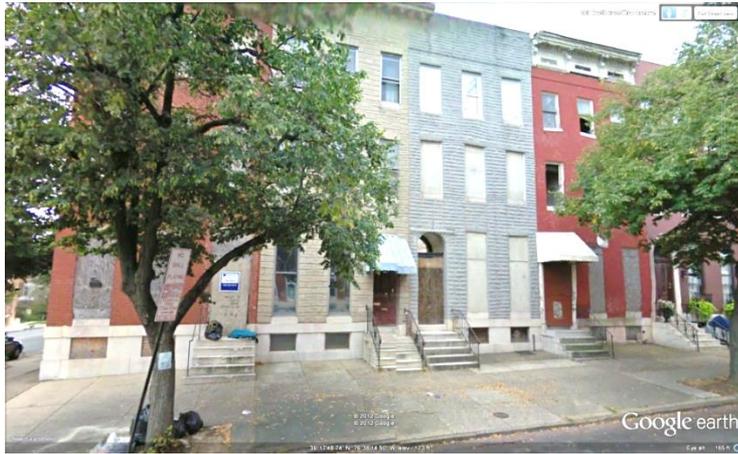


Central West End  
St. Louis MO



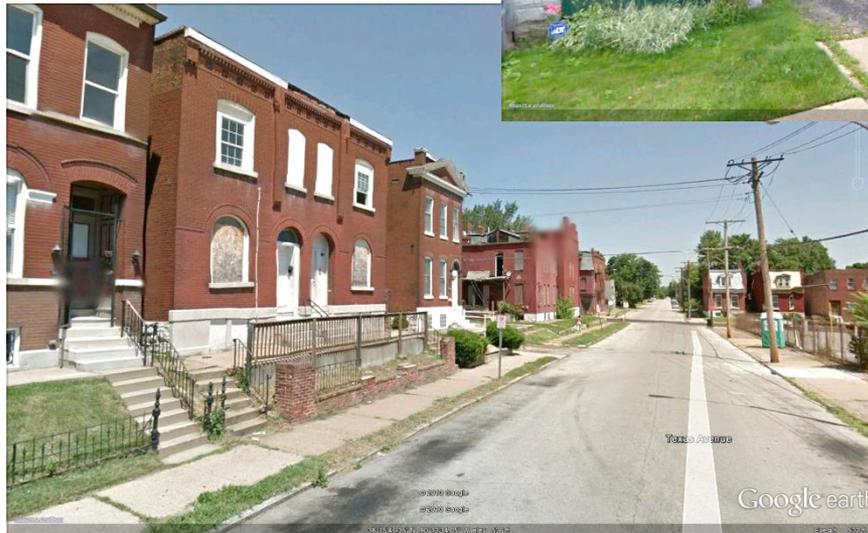
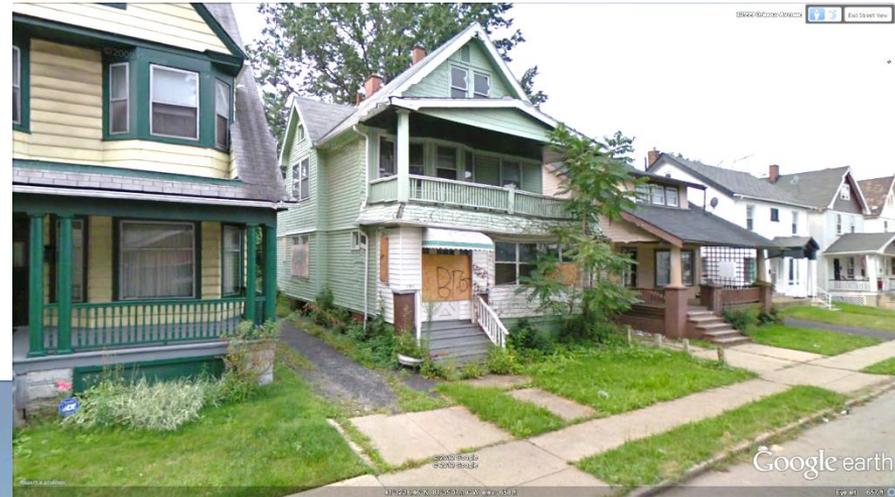
Over-the-Rhine  
Cincinnati

...but far more remain in distress



Baltimore

East Cleveland



St Louis

# Most urban jobs are held by suburban commuters

## CAMDEN NEW JERSEY

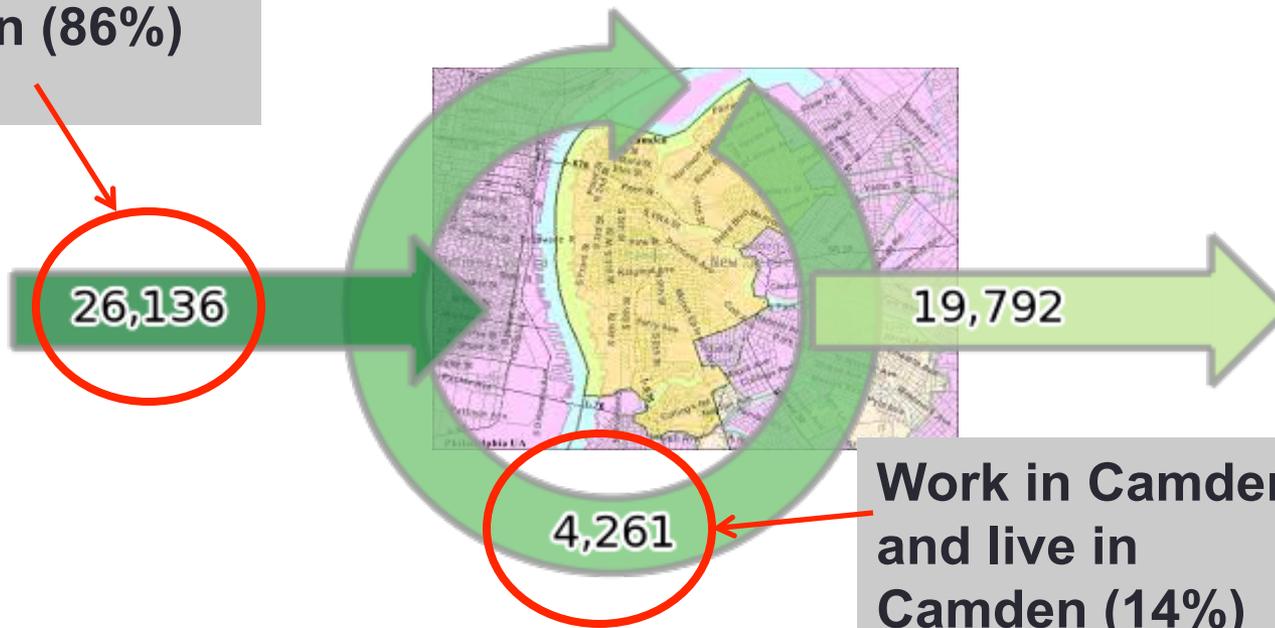
Work in Camden  
But live outside  
Camden (86%)

26,136

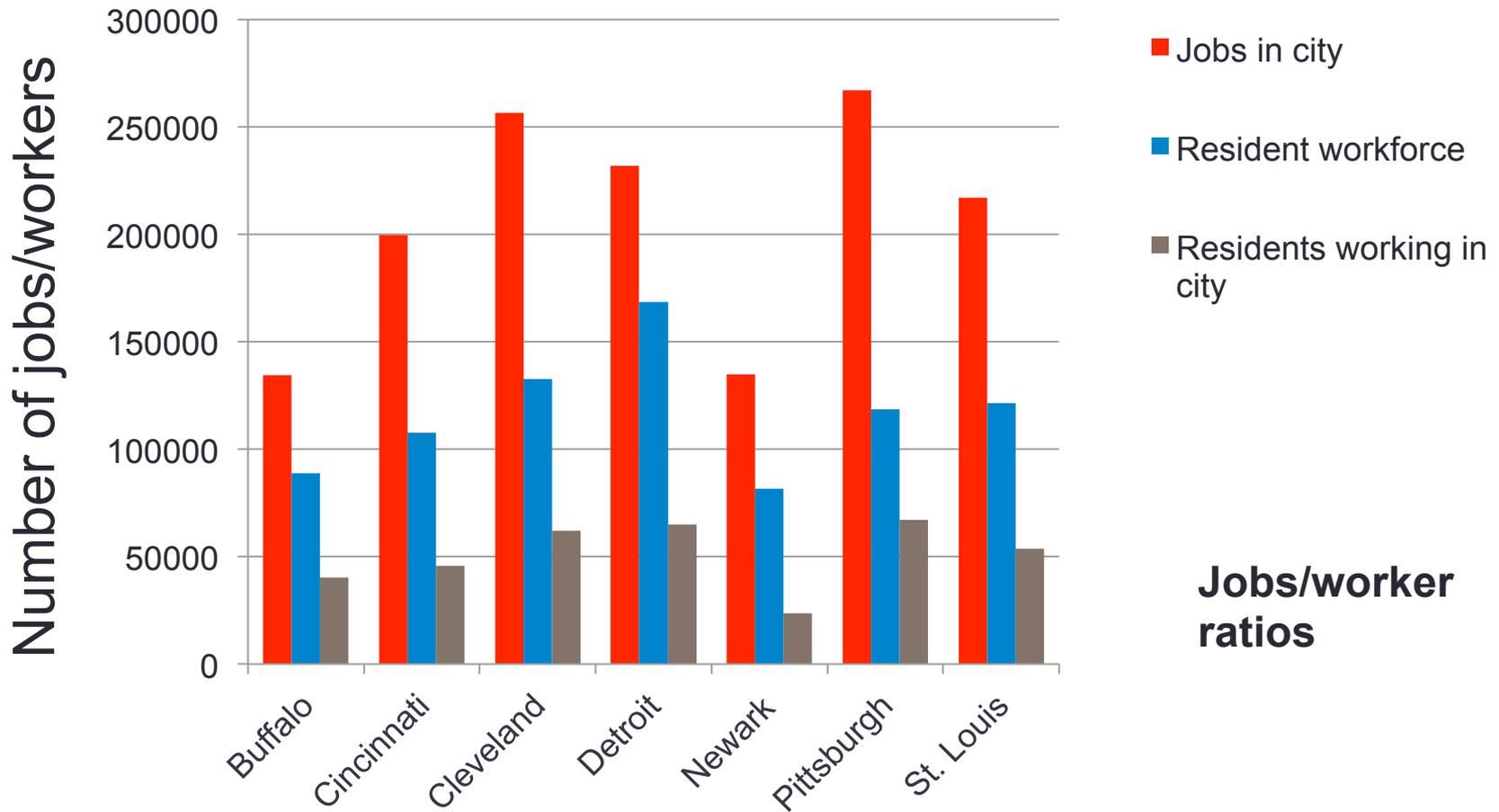
19,792

4,261

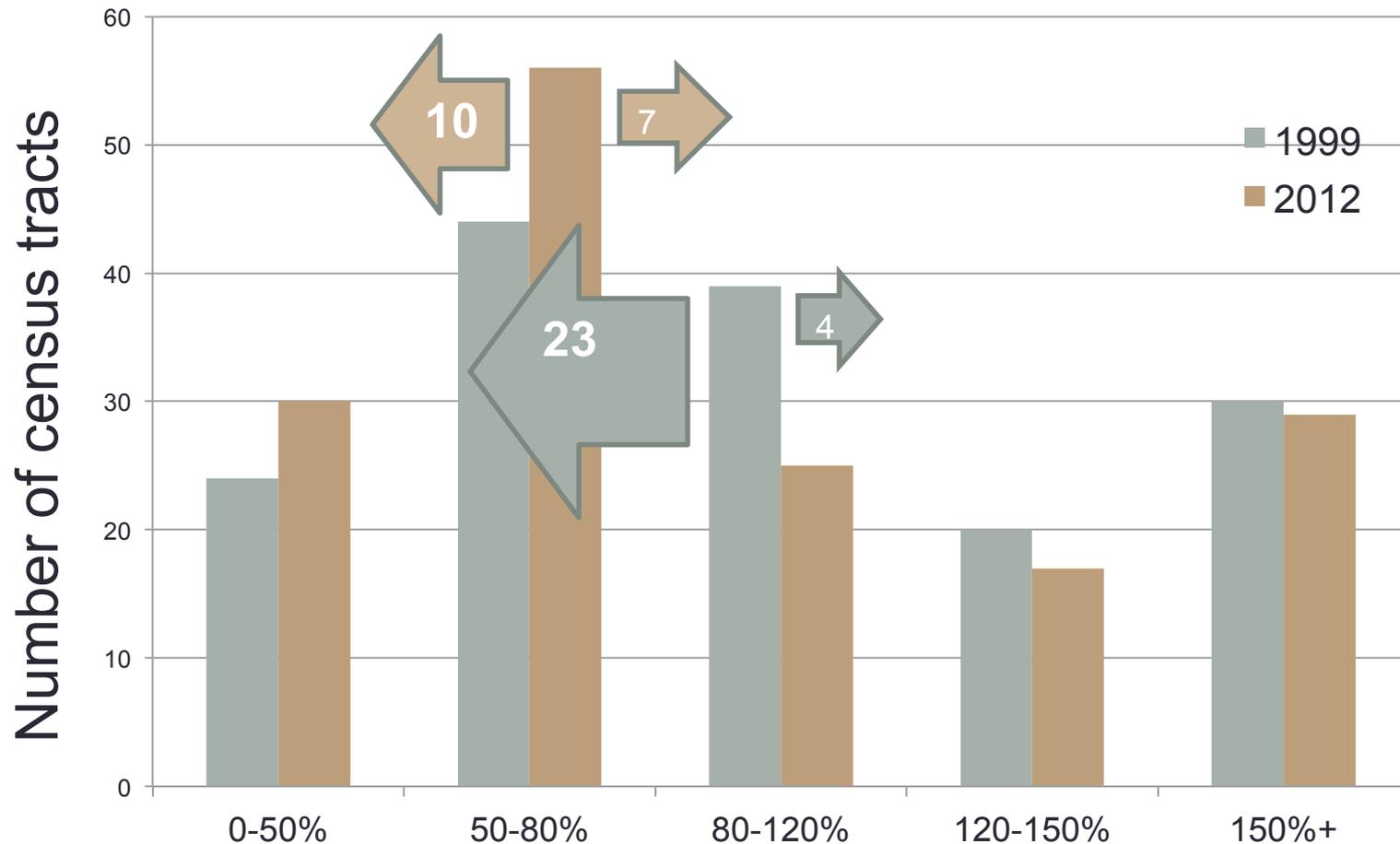
Work in Camden  
and live in  
Camden (14%)



# The problem is not the number of jobs, but who holds the jobs

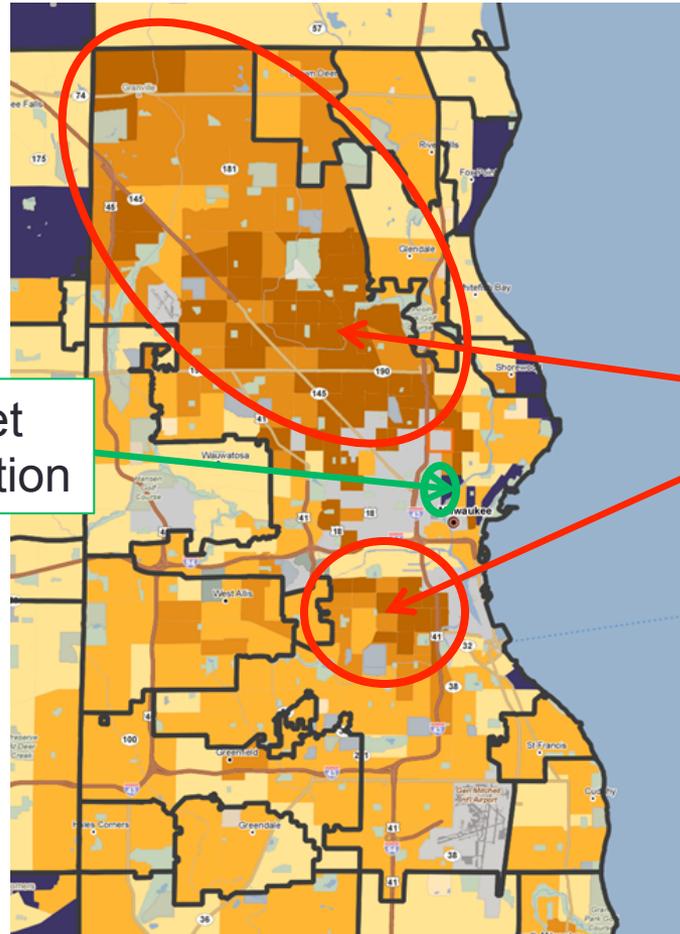


# Populations are increasingly sorting spatially by income



**Change in number of census tracts by income range in New Orleans**

# Far more areas are losing than gaining ground

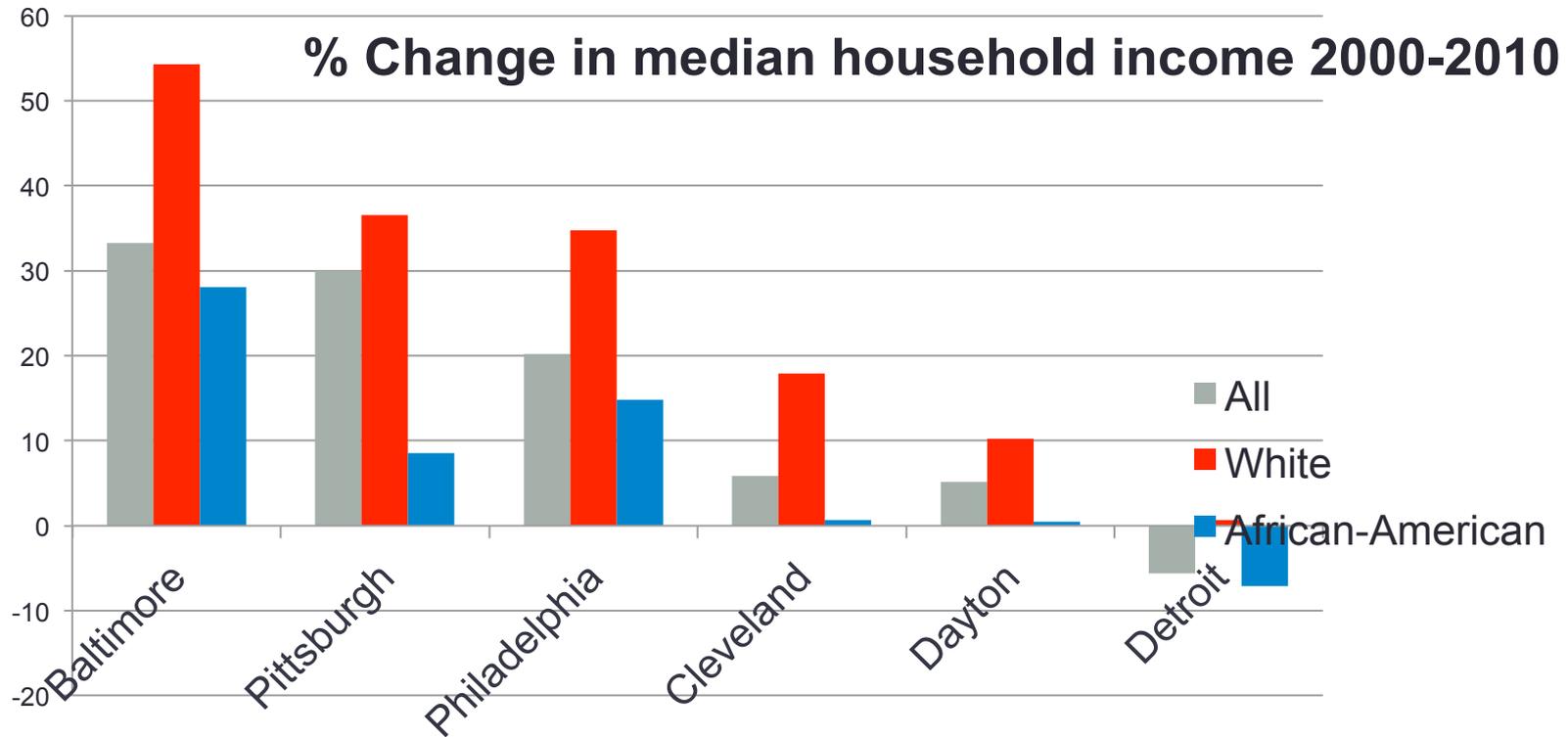


Likely pocket of gentrification

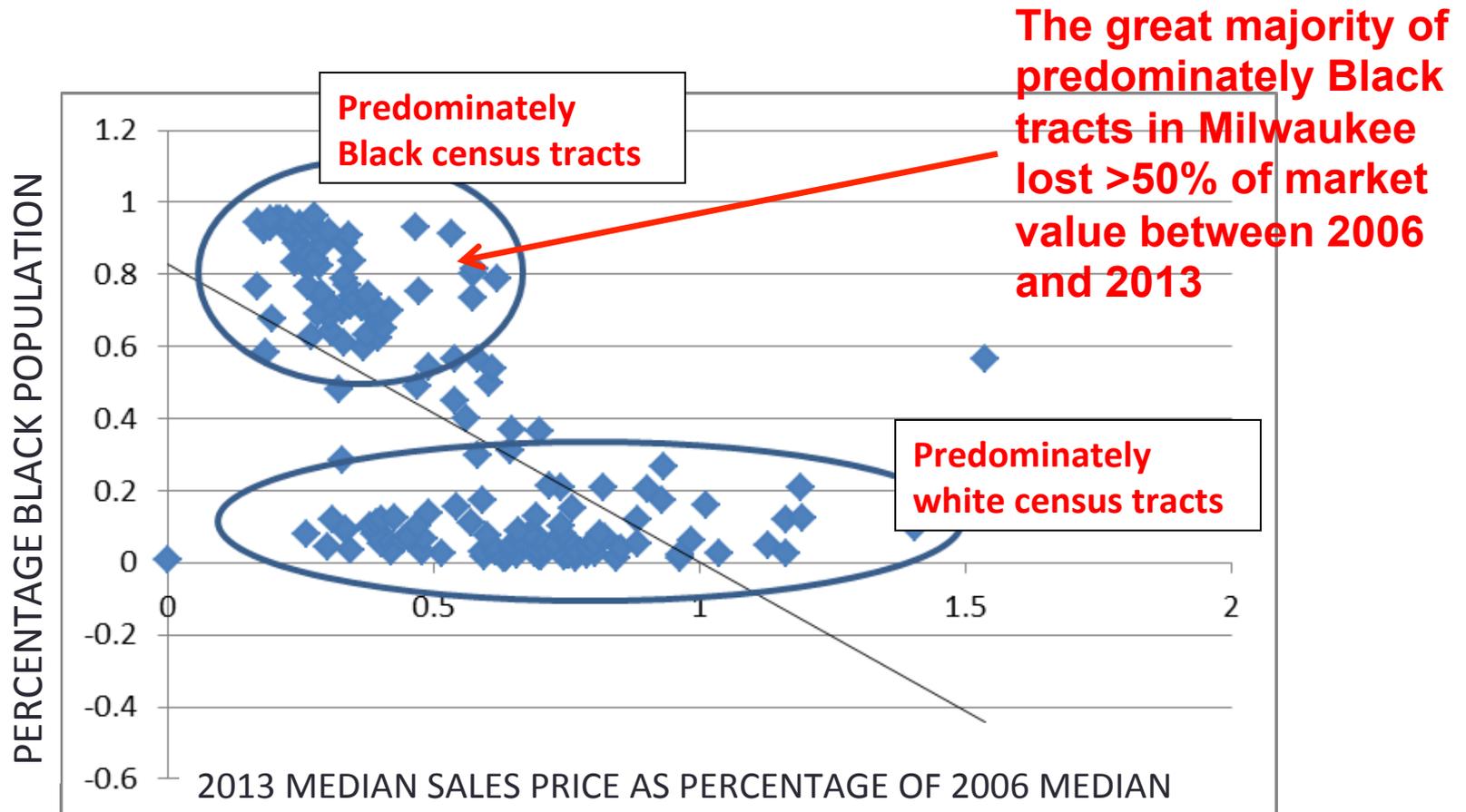
Areas of **severe** market decline

**House price change  
in Milwaukee  
2007 to 2012**

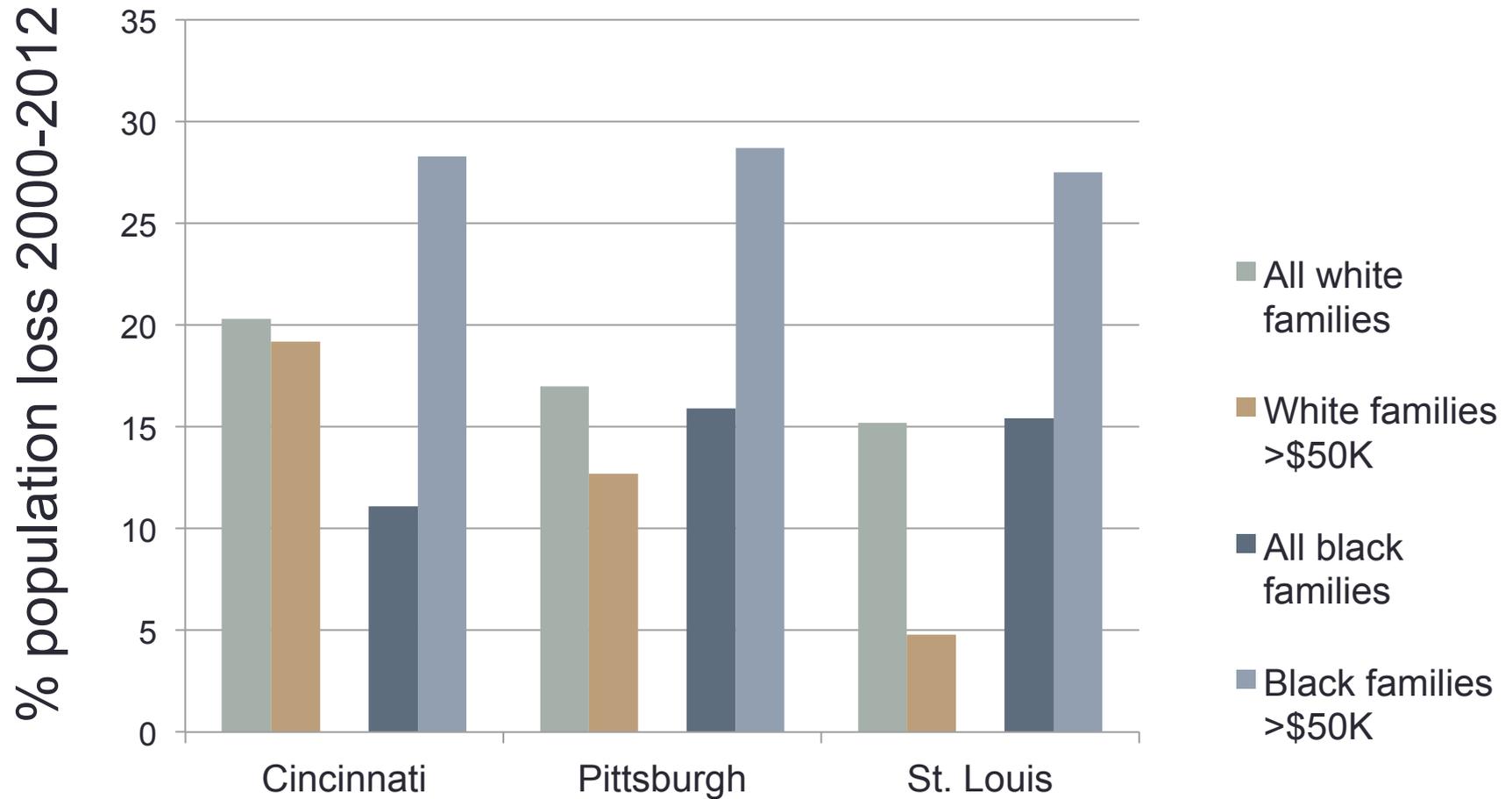
# Economic disparities by race are growing at the household level



...and at the neighborhood level



# ...exacerbated by middle-class Black flight



# Key findings

- Inequality in regenerating post-industrial cities is **spatial**, **economic** and **racial**
- Economic functions of the city are increasingly separating from the city's population and workforce
- More neighborhoods are declining than reviving: decline is affecting **far** more people than gentrification, particularly African-Americans.
- Powerful economic, demographic and migration trends are sharply widening the gap between white and Black urban populations.

# Challenges of local action

- Inequality is a people **AND** a place issue:
  - Inequality of opportunity and resources for individuals and families
  - Inequality of neighborhood conditions within cities
  - Inequality of cities within their regional framework
- Feedback loops dictate that strategies to address one dimension of inequality may conflict with or undermine others.
- Capacity of governance systems may not be adequate to address inequality issues.

How can we create local frameworks to link multiple elements into an integrated attack on inequality and lack of opportunity?

