Rebound Neighborhoods in St. Louis: Practical Strategies for Redevelopment

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Our Data

• 218 Census tracts (3,000-8,000 residents) in older parts of the region

• Inside ring roads (I-270 & I-255)

• Urbanized Area in 1950 (Census Bureau)
Population Change: Study Area Compared to MSA pop. with Study Area Subtracted

<table>
<thead>
<tr>
<th>Year</th>
<th>Study Area</th>
<th>MSA-Study Area</th>
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</thead>
<tbody>
<tr>
<td>1970</td>
<td>1,567,178</td>
<td>795,839</td>
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<tr>
<td>1980</td>
<td>1,265,093</td>
<td>1,091,367</td>
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<tr>
<td>1990</td>
<td>1,146,169</td>
<td>1,297,930</td>
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<td>2000</td>
<td>1,017,765</td>
<td>1,585,842</td>
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<tr>
<td>2011</td>
<td>946,684</td>
<td>1,855,298</td>
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St. Louis MSA Over Production of Housing

Surplus = 54,171

Surplus = 53,566

Surplus = 33,494

[Diagram showing new households and units built for 1990-2000, 2000-2010, and 2010-2014 periods]
Older Neighborhoods Are Running Up the Down Escalator
Index of Neighborhood Vitality

1. Per Capita Income

2. Median Home Values

3. Median Rent
Identifying Rebound Neighborhoods

• Basic idea: neighborhoods that bounced back from decline (U-shaped)

• We define a rebound tract as any census tract that started in bottom half and moved up at least 10 percentile points in the rankings from 1990-2000 or 2000-2010 and ended up in top half

• Of the 218 tracts in our study area, 35 (16%) are rebound tracts