



# **From the Outside In: A Regional Approach to Inclusive Communities**

**Todd Swanstrom, UMSL**

**Inclusive Housing Symposium  
Washington University  
October 22, 2015**



# Thesis

1. Regional dynamics drive segregation & neighborhood distress.
2. Principal cause is the overproduction of high-end housing.
3. Costs of overproduction are concentrated on low-income and African American communities.
4. Policies driving overproduction are unlikely to change in near future.
5. But the recent rebound of some older urban neighborhoods provides an opening for policies to ameliorate segregation and neighborhood distress.

## Strong and Weak Regional Housing Markets

Metropolitan Area	Median Housing Price/ Median HH Income
1. Los Angeles	7.82
2. San Francisco-Oakland	7.68
3. San Diego	6.79
20. St. Louis	2.85
23 Pittsburgh	2.59
25. Detroit	2.36



# Change in Urbanized Area

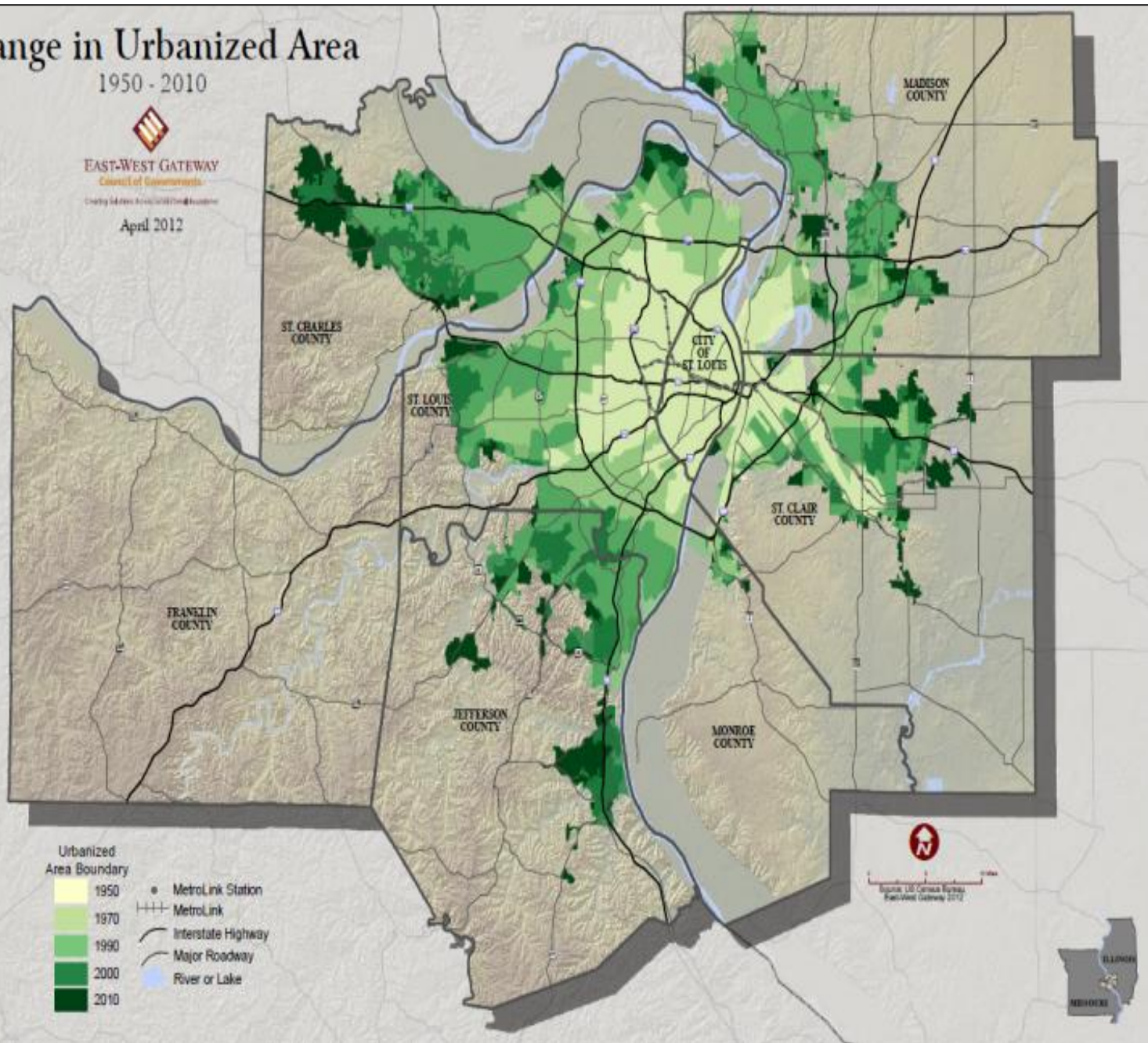
1950 - 2010



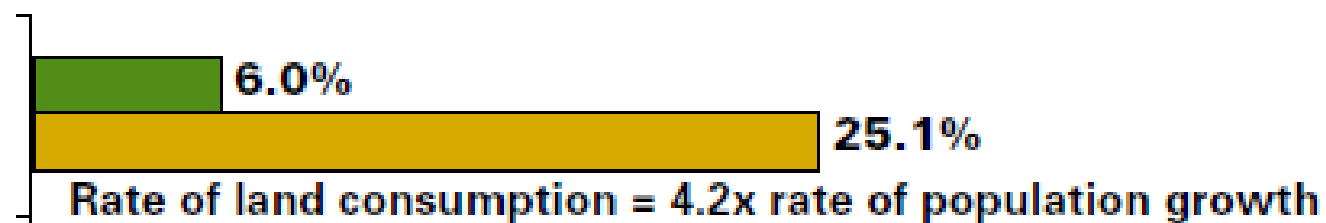
EAST-WEST GATEWAY  
Council of Governments

Creating Solutions Across the Region

April 2012



St. Louis, MO-IL MSA



- % Change in Urbanized Land, 1982-97
- % Change in Population, 1982-97

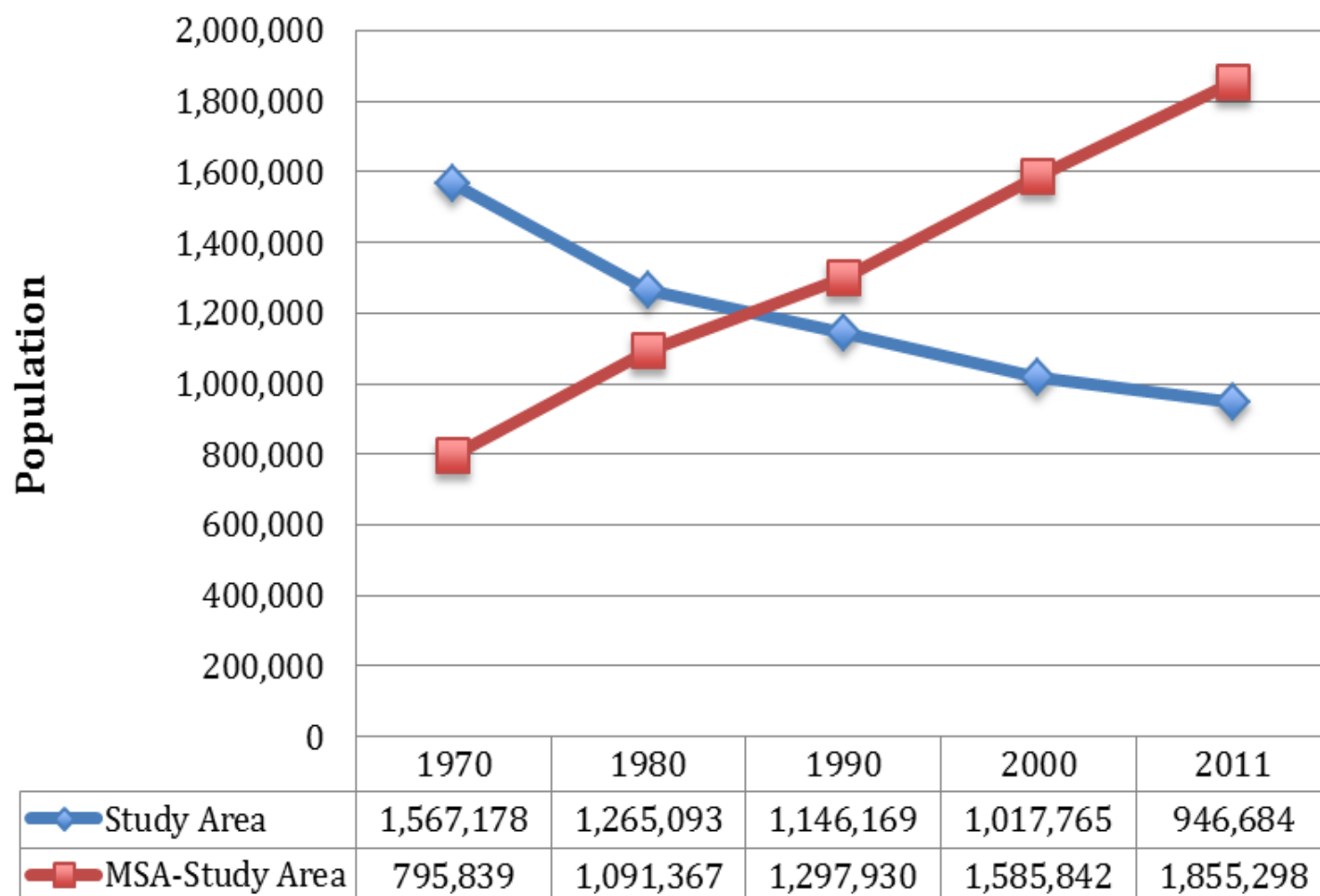
## Ratio of Growth in Housing Units to Growth in Households, Metropolitan Areas, 1990-2000 (74 Metros)

Metro Area	Housing Permits/Household Change
1. Buffalo, NY	3.89
2. Pittsburgh, PA	2.91
3. Scranton-Wilkes Barre, PA	2.53
4. Youngstown-Warren, OH	2.35
5. Dayton, OH	2.21
6. St. Louis, MO	1.70

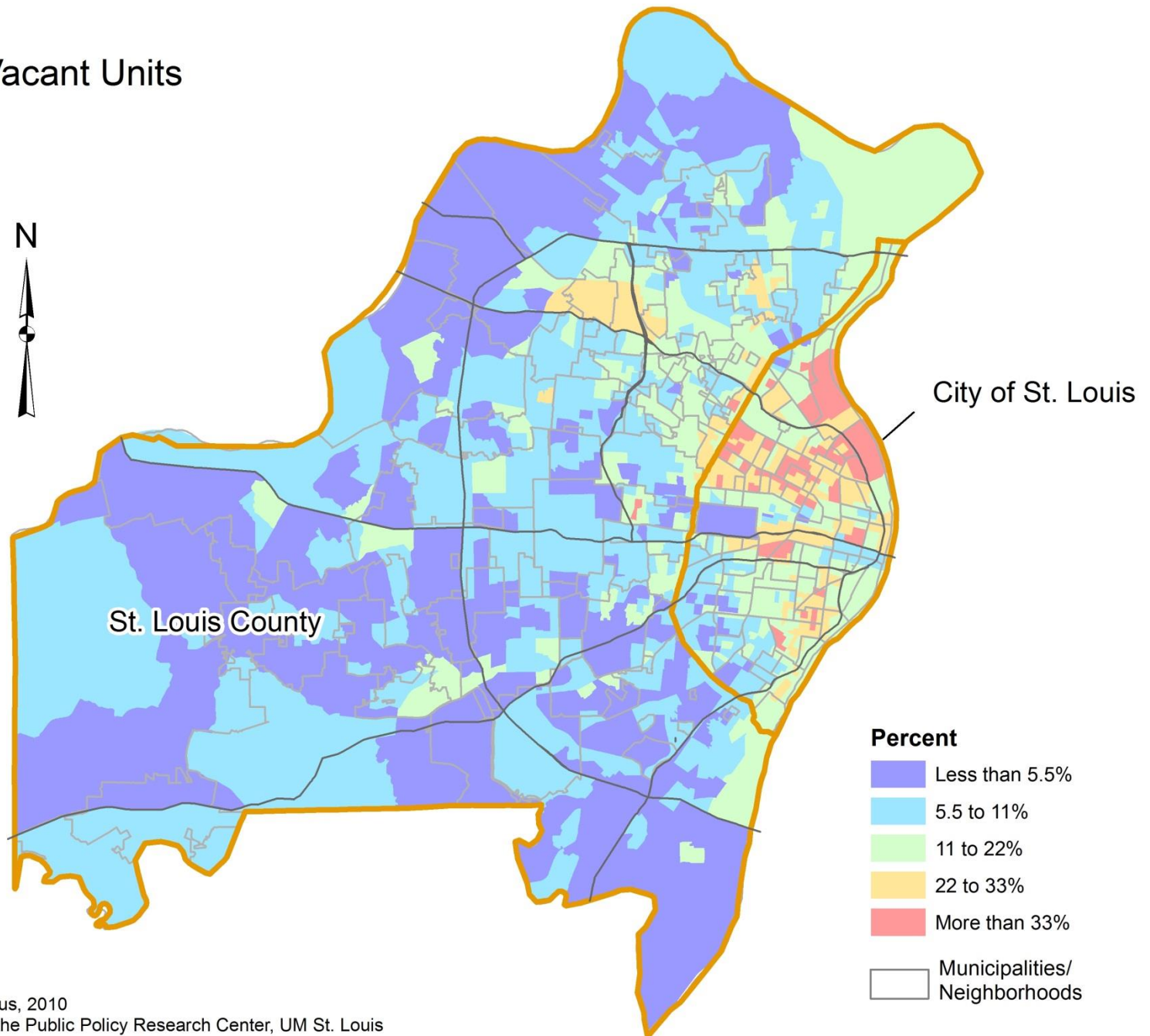




## Population Change: Study Area Compared to MSA pop. with Study Area Subtracted



# Percent Vacant Units 2010



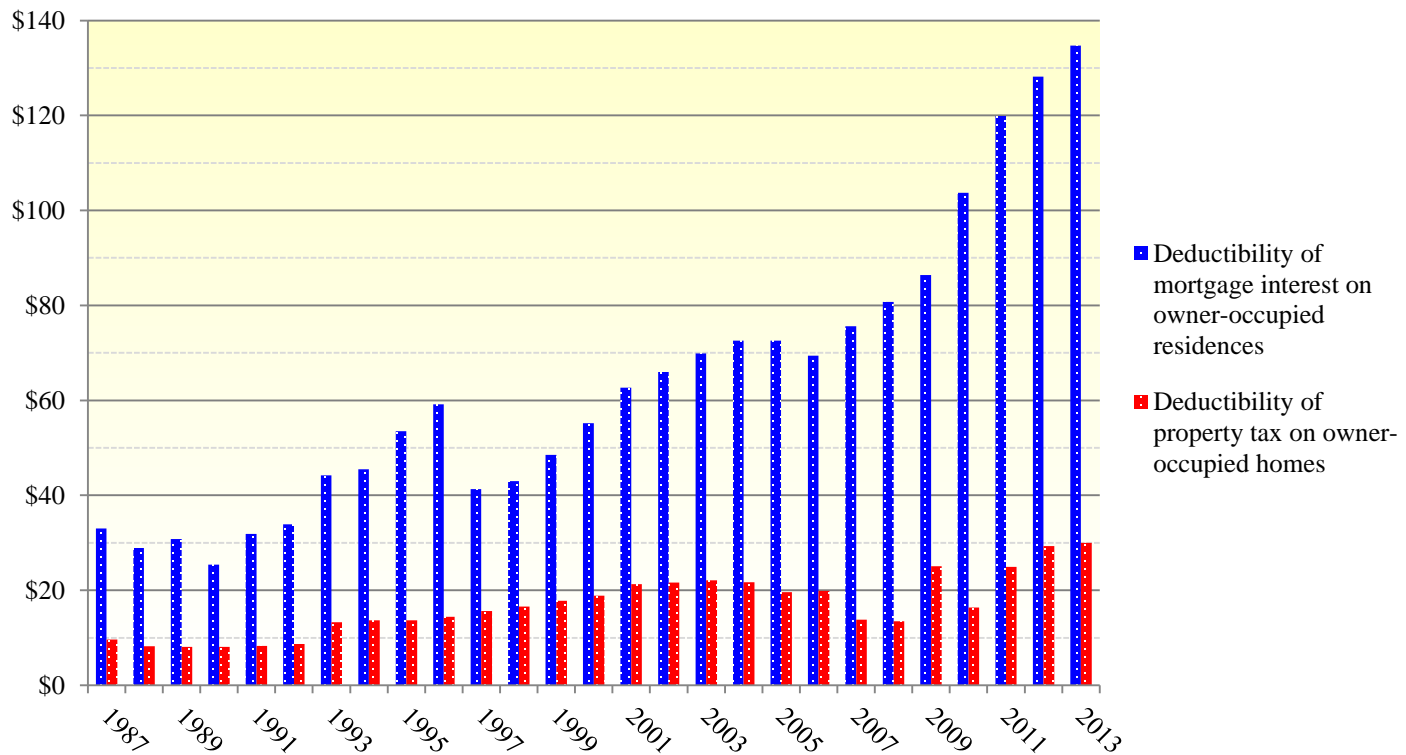
Source: U.S. Census, 2010  
Map Produced by the Public Policy Research Center, UM St. Louis

# Older Neighborhoods – Running Up the Down Escalator



# Federal Policies Encouraging Housing Overproduction

1. Home Mortgage Deduction
2. Highway Subsidies
3. Sewer, Water and other Infrastructure



Source: Estimates of Federal Tax Expenditures; The Staff of the Joint Committee on Taxation, 1987-2010.(Cynthia Palazzalo).



# St. Louis: #1 “Shrinking City” in the World

City	Peak Year	Later Year	% Change
1. St. Louis	1950	2003	-61.3 %
2. Pittsburgh	1950	2003	-52.0 %
3. Buffalo	1950	2003	-50.9 %
4. Detroit	1950	2003	-50.8 %
5. Cleveland	1950	2003	-49.6 %
6. Liverpool	1931	2001	-48.8 %
7. Manchester	1931	2001	-48.7 %

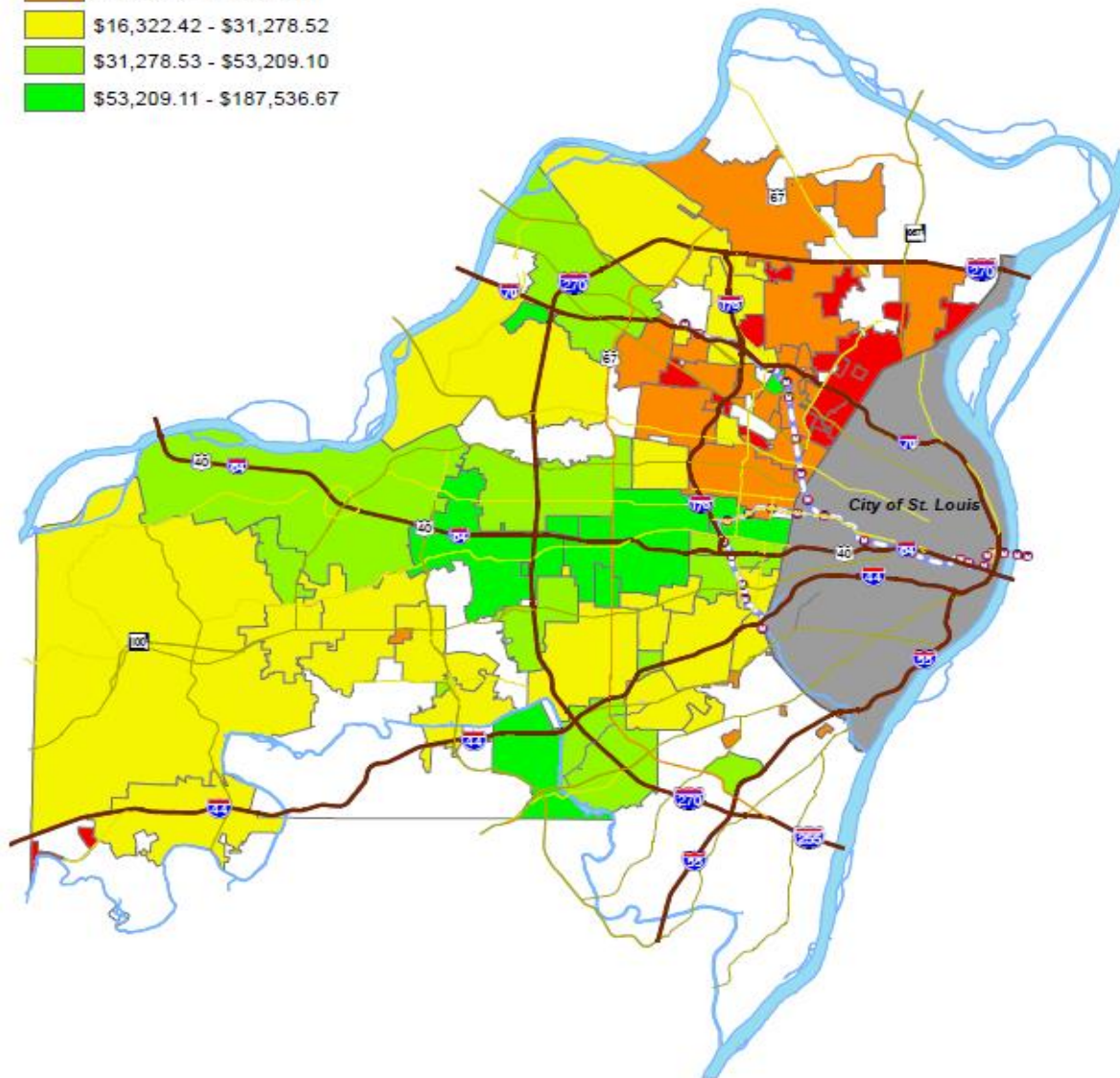
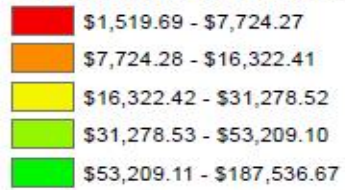
# Institutional Fragmentation

Municipalities Per 100,000 Population, 2012		School Districts Per 100,000 Population, 2012	
1. Louisville	10.9	1. Oklahoma City	4.8
2. Pittsburgh	10.8	2. Hartford, CT	4.8
3. St. Louis	9.8	3. St. Louis	4.5

# Per Capita Assessed Value, 2011

St. Louis County, Missouri

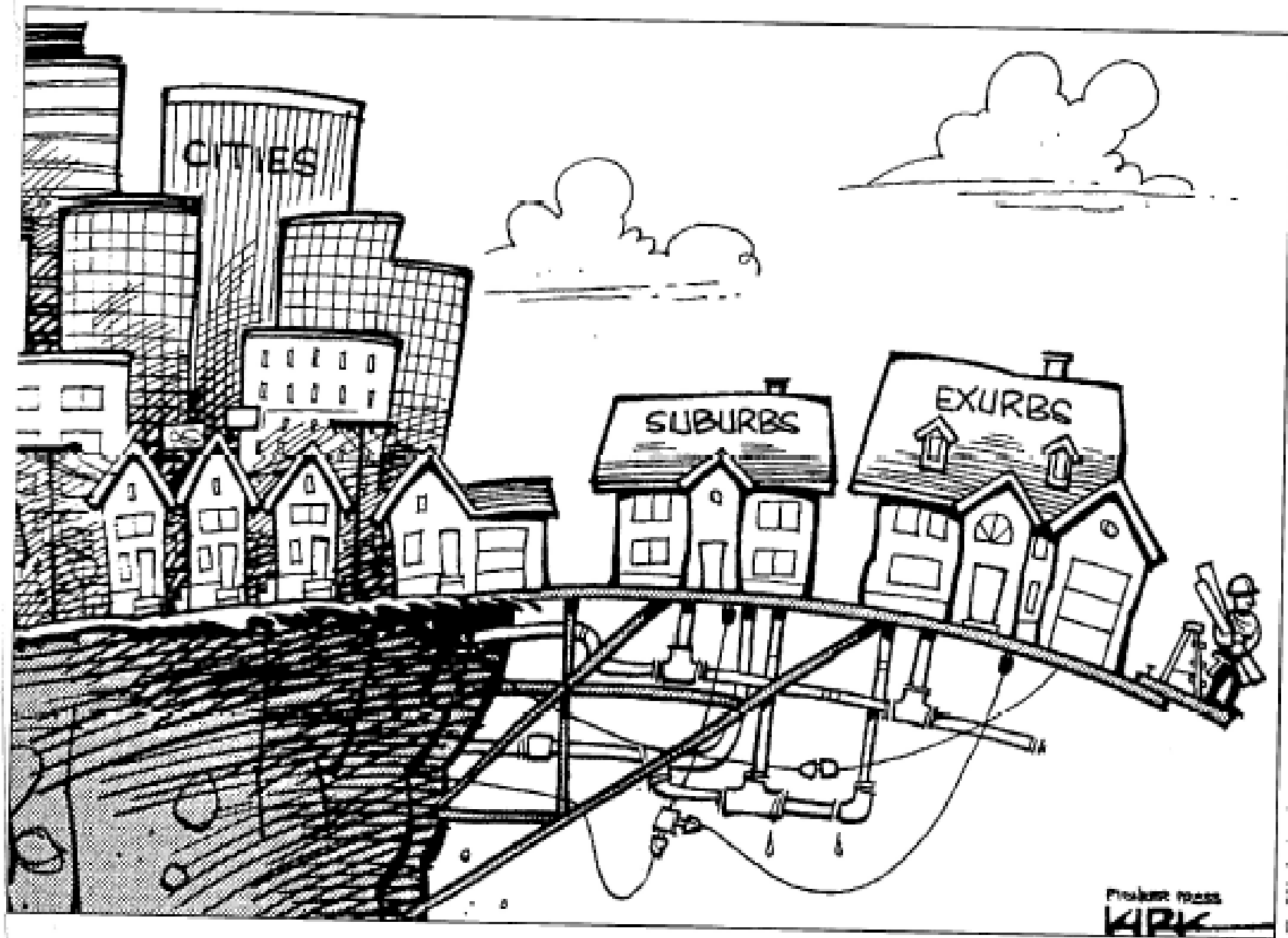
## Per Capita Assessed Value



# Exclusionary Zoning

- Areas of “High Opportunity”  
Percent land use multi-family 9.0 %
- Racially Concentrated Areas of Poverty”  
Percent land use multi-family 31.7%





# Population Change in St. Louis 2000-2010

## NORTH CITY

31 neighborhoods  
99,241 residents  
15.04% loss

## CENTRAL CORRIDOR

17 neighborhoods  
54,817 residents  
11.03% gain

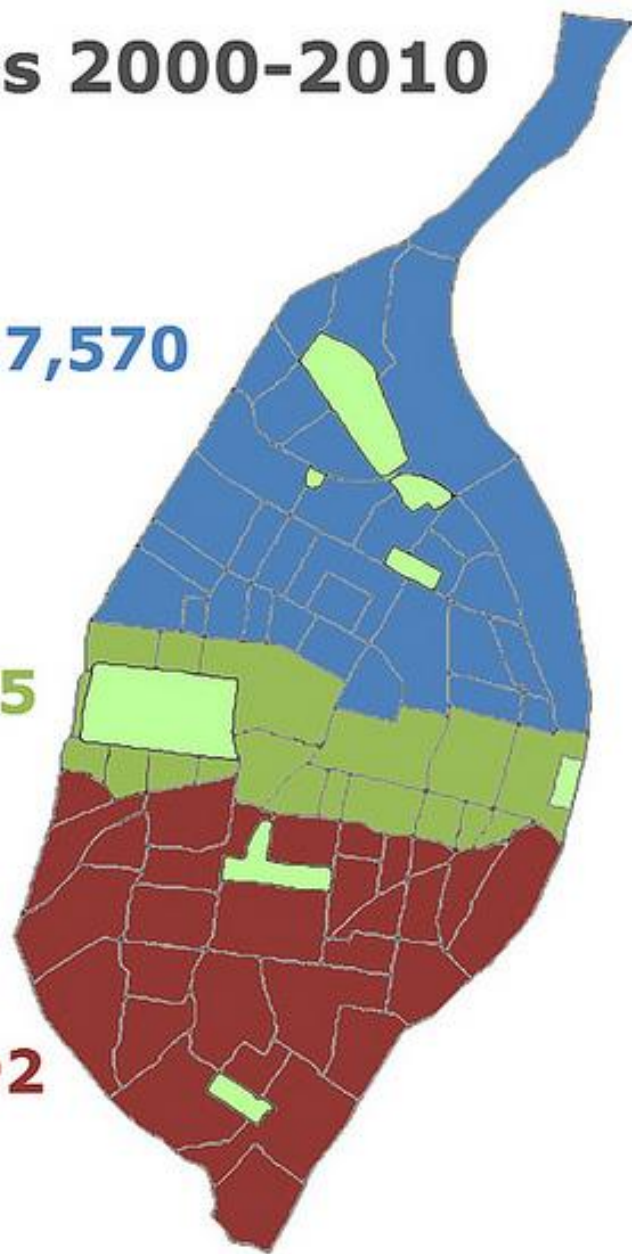
## SOUTH CITY

31 neighborhoods  
165,179 residents  
9.18% loss

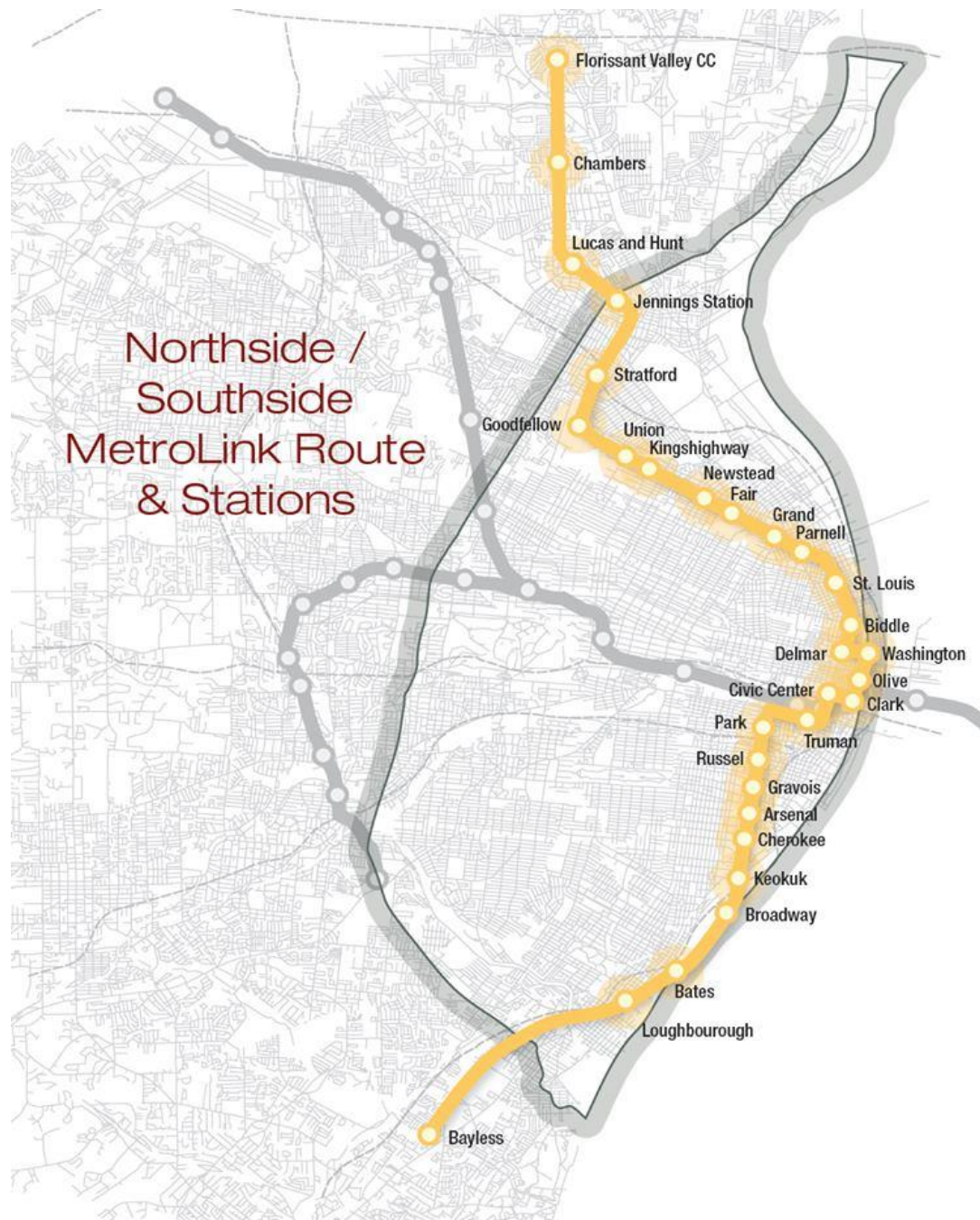
-17,570

+5,445

-16,692



# Northside / Southside MetroLink Route & Stations





# TIF: Building Out From Strength

