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”

All city figures are shown relative to national averages
Where are the millennials going?

- Magnets
- Contenders
- Catch-up
- Lagging
Regeneration is spatially confined

Population change in St. Louis 2000-2010

Map by PolicyMap
Spatial disparities in income are great

Income distribution in Baltimore 2012

Map by PolicyMap
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
Most urban jobs are held by suburban commuters

Work in Camden but live outside Camden (86%)

CAMDEN NEW JERSEY

Work in Camden and live in Camden (14%)

26,136

19,792

4,261
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

Legend:
- Insufficient Data
- -60.00% or less
- -59.99% - -40.00%
- -39.99% - -20.00%
- -19.99% - 0.00%
- 0.01% or more

Shaded by: Census Tract, 2000
Source: Boxwood Means
Economic disparities by race are growing at the household level

% Change in median household income 2000-2010

- Baltimore
- Pittsburgh
- Philadelphia
- Cleveland
- Dayton
- Detroit

- All
- White
- African-American
…and at the neighborhood level

The great majority of predominately Black tracts in Milwaukee lost >50% of market value between 2006 and 2013.
...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?

- Economic diversification
- Improved delivery of public services
- Blight elimination strategies
- Neighborhood marketing
- Drawing new populations
- Anti-displacement strategies
- Regional revenue-sharing and service delivery models
- Job targeting strategies
- “Promise” strategies
- Wage & benefit enhancement
- Workforce development
- Educational Reform
- Crime prevention
- Retaining middle-class households
- Economic diversification