

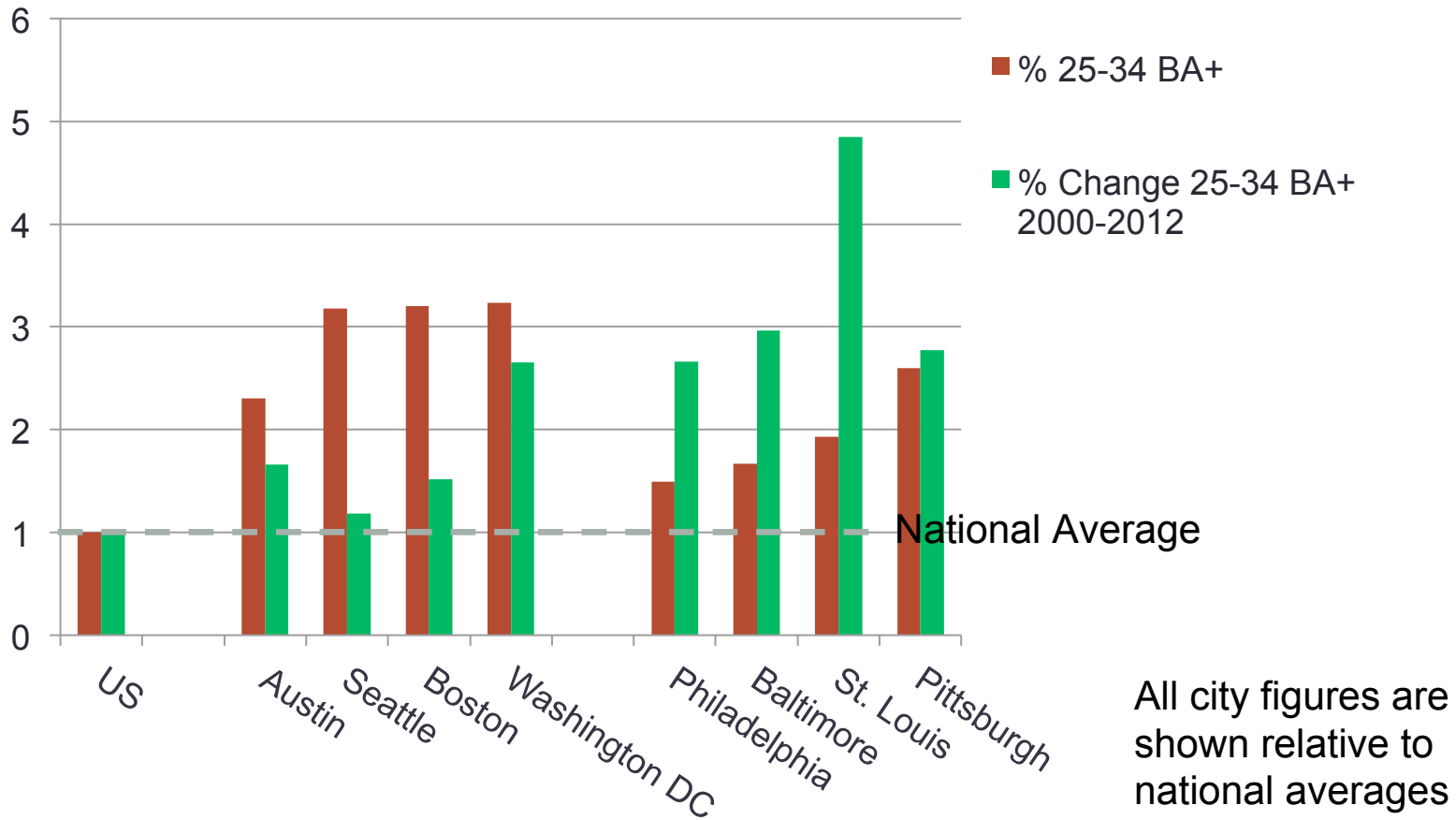
REGENERATION AND INEQUALITY IN AMERICA'S LEGACY CITIES

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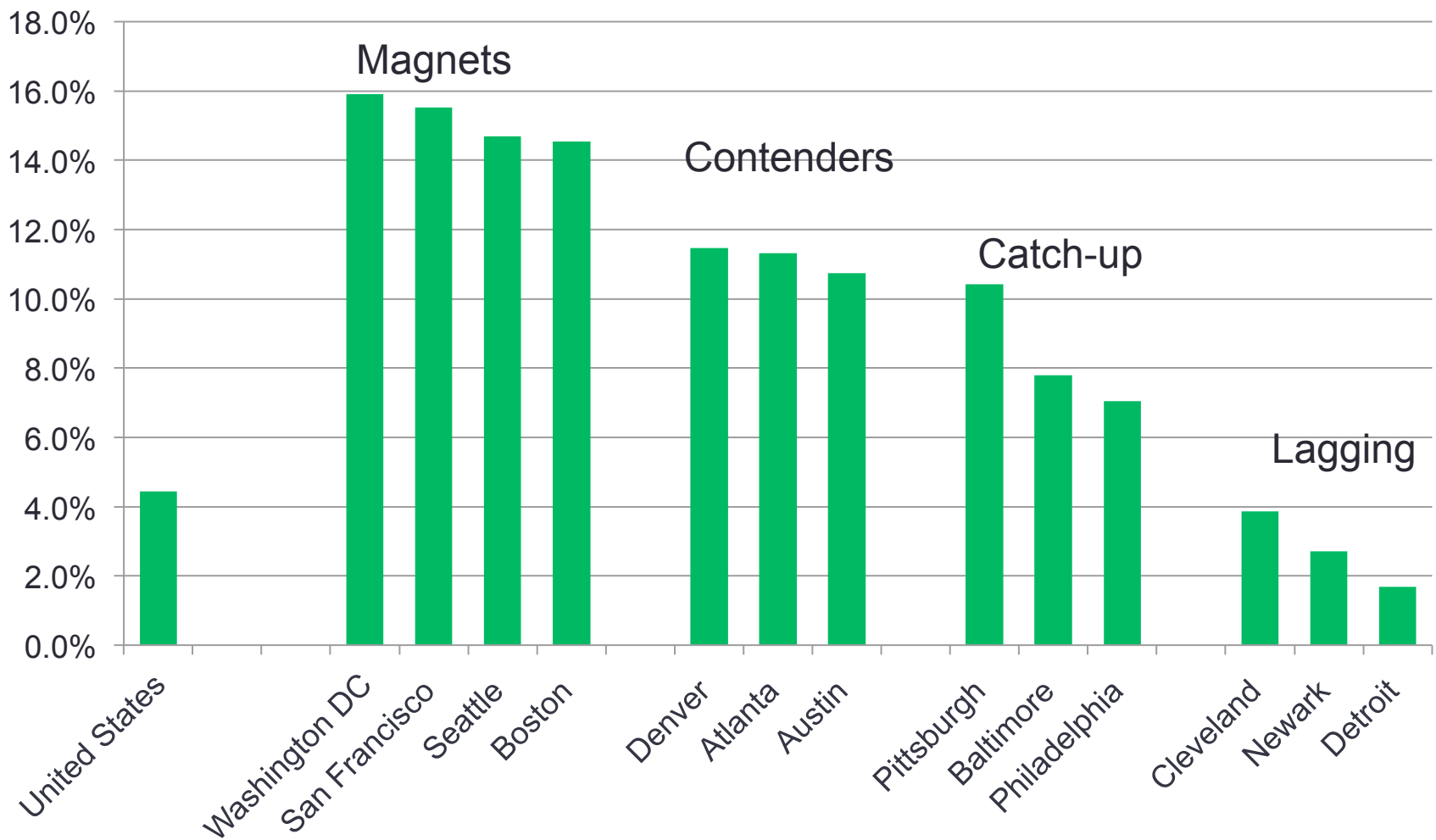
Setting the stage

- 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”

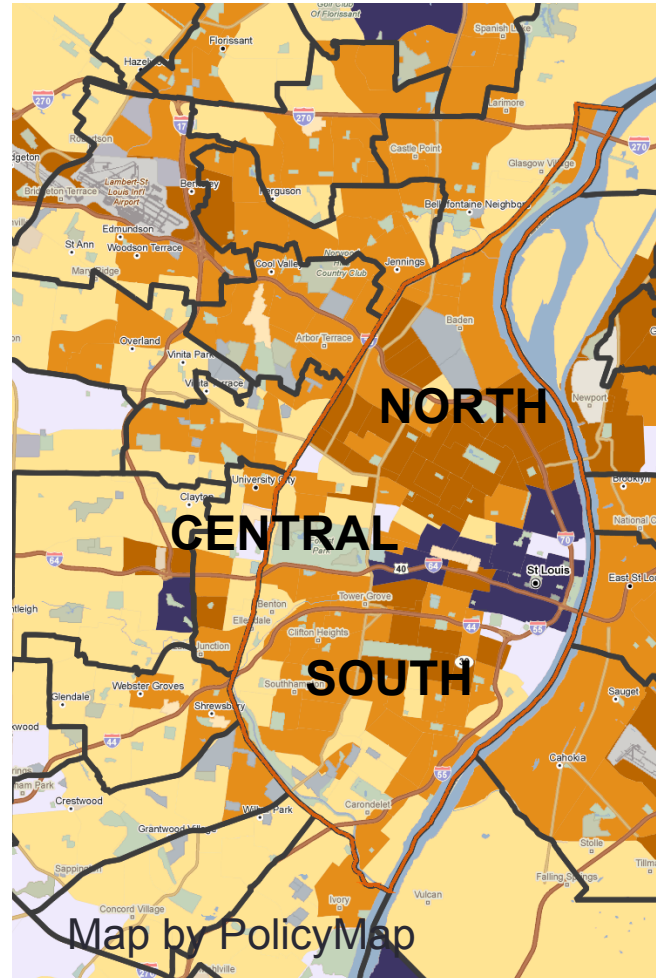
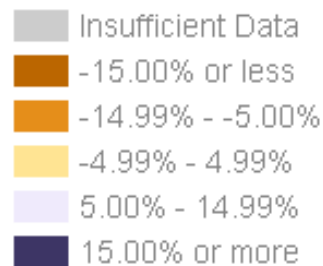


Where are the millennials going?



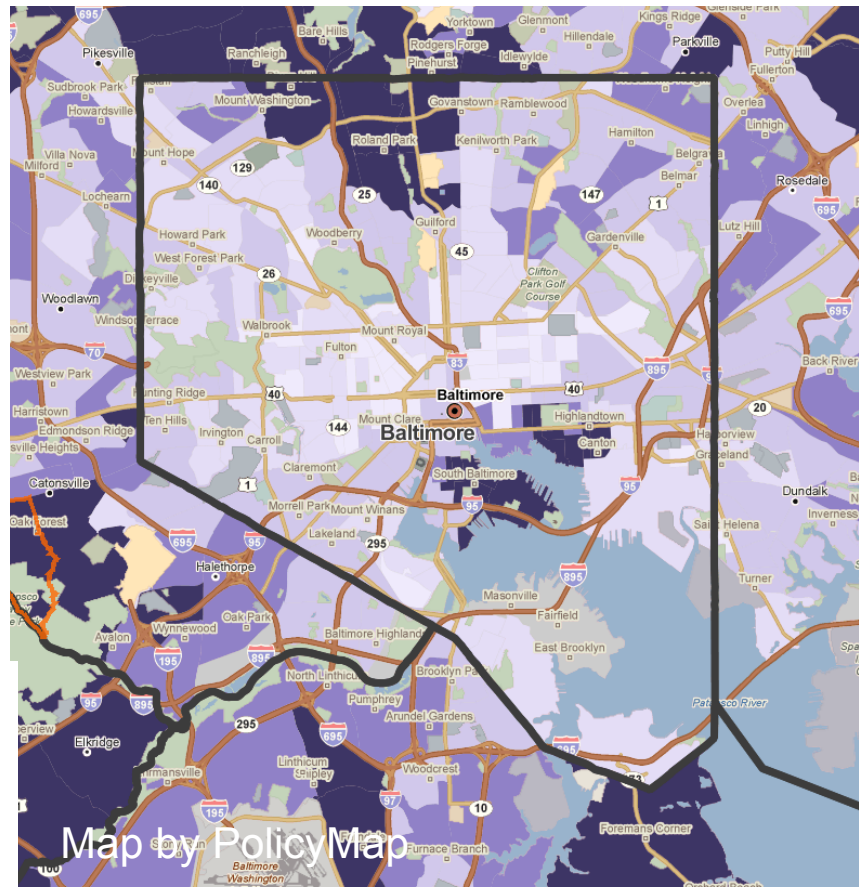
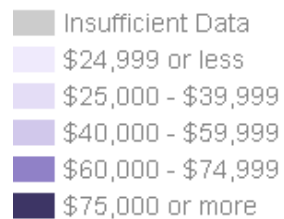
Regeneration is spatially confined

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



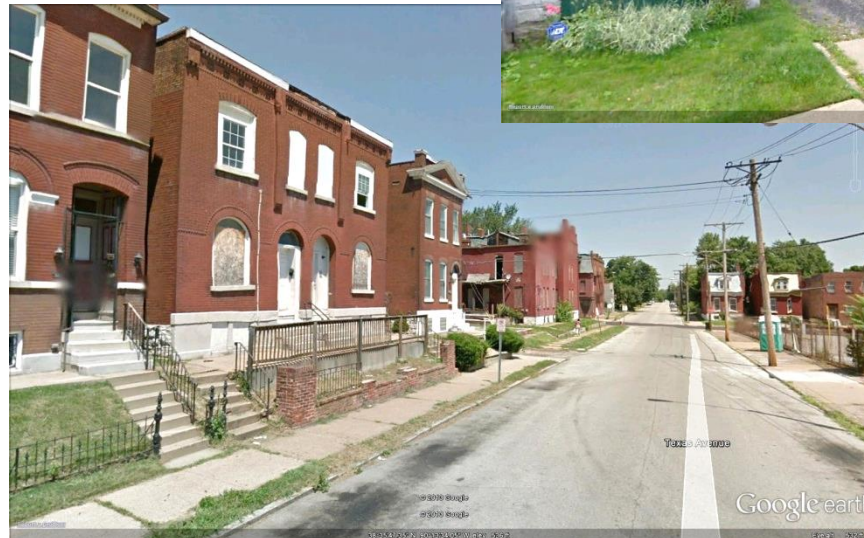
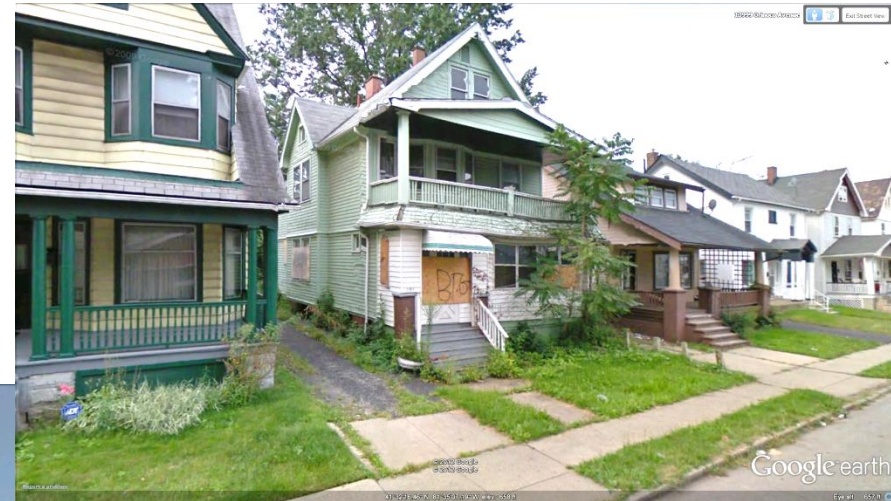
Over-the-Rhine
Cincinnati

...but far more remain in distress



Baltimore

East Cleveland



St Louis

Most urban jobs are held by suburban commuters

CAMDEN NEW JERSEY

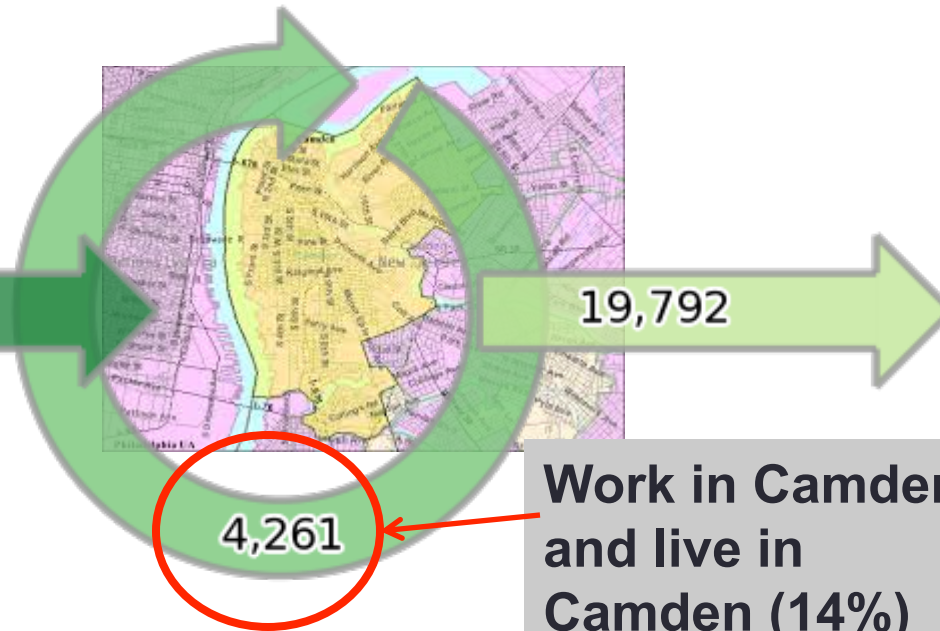
Work in Camden
But live outside
Camden (86%)

26,136

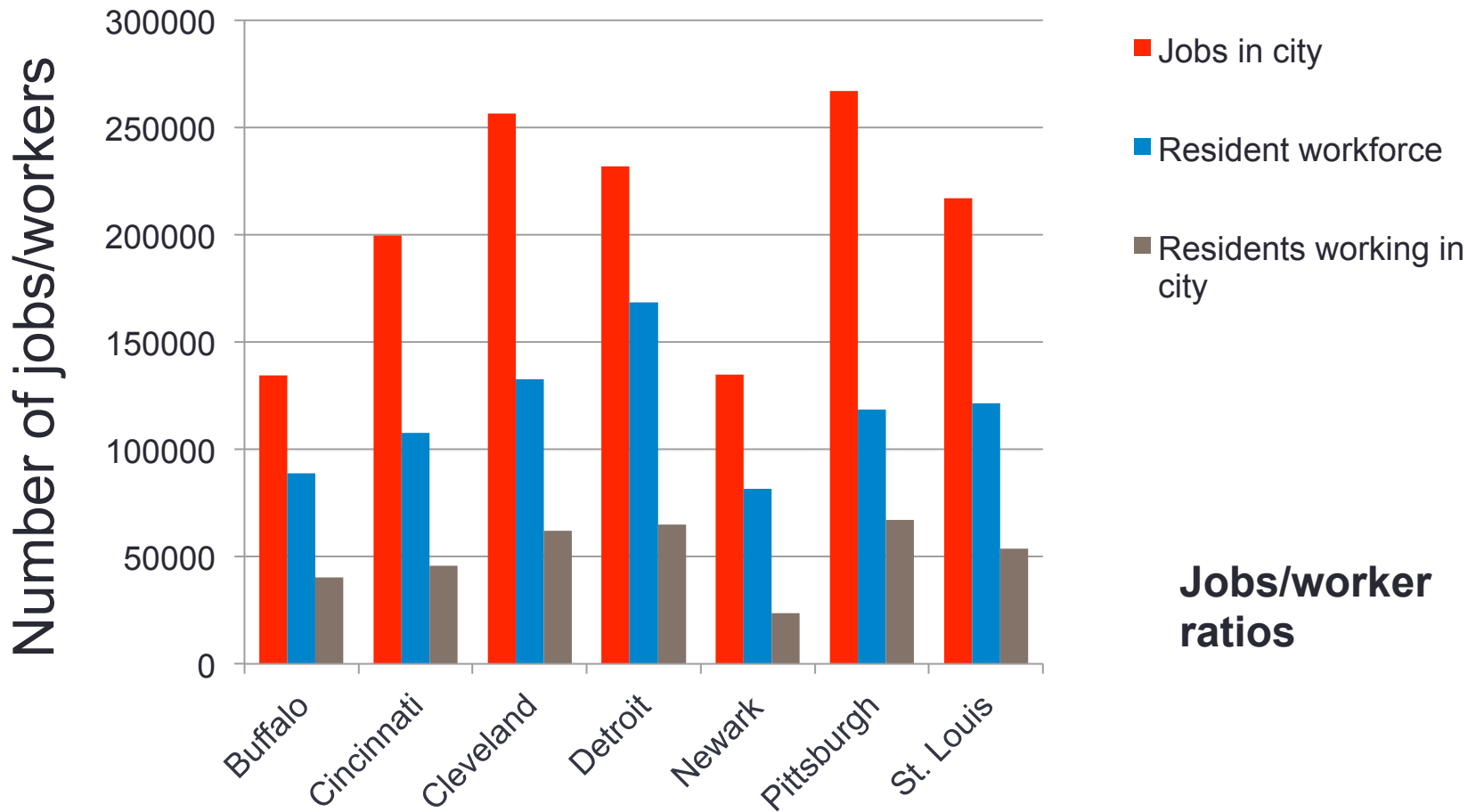
19,792

4,261

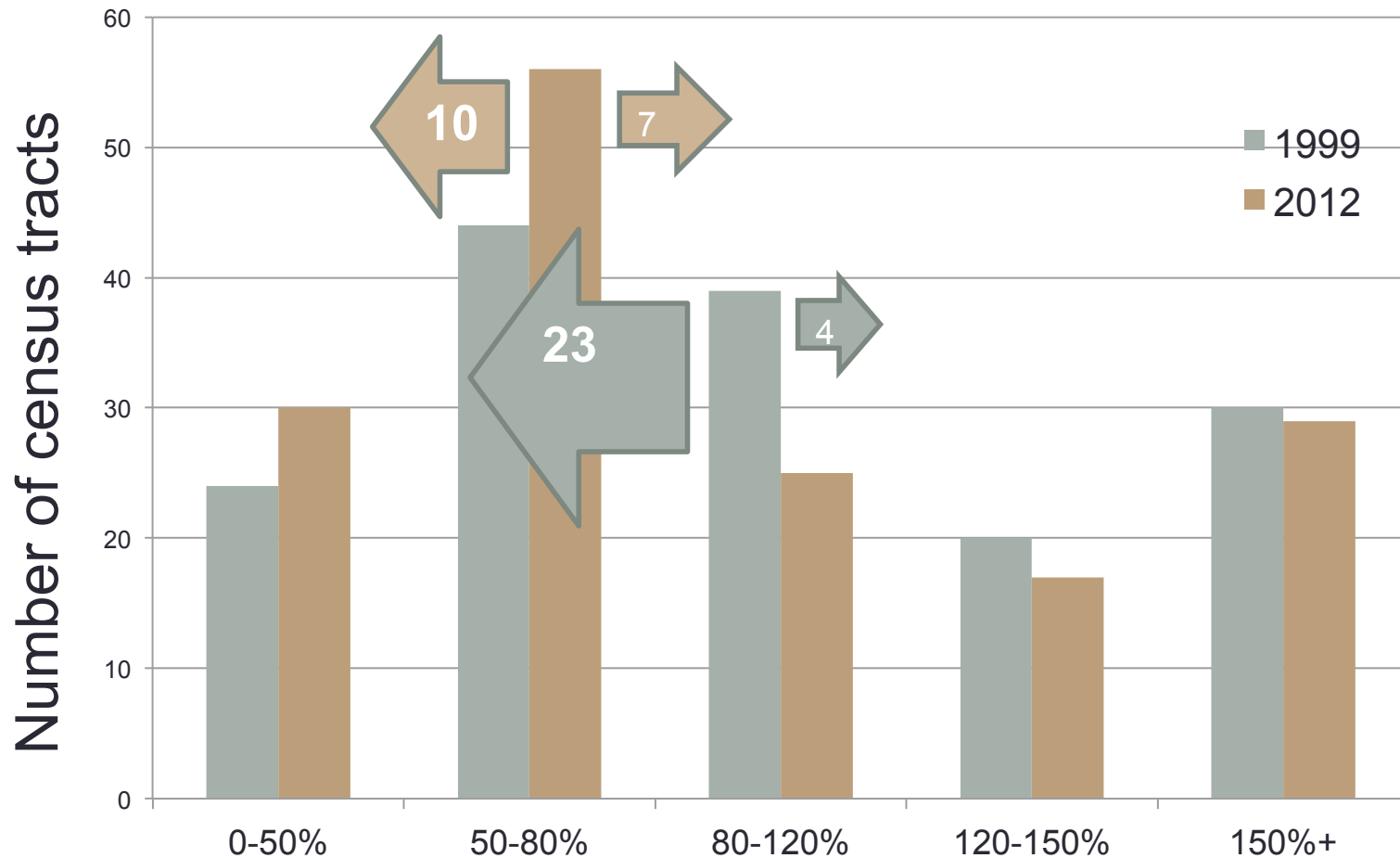
Work in Camden
and live in
Camden (14%)



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

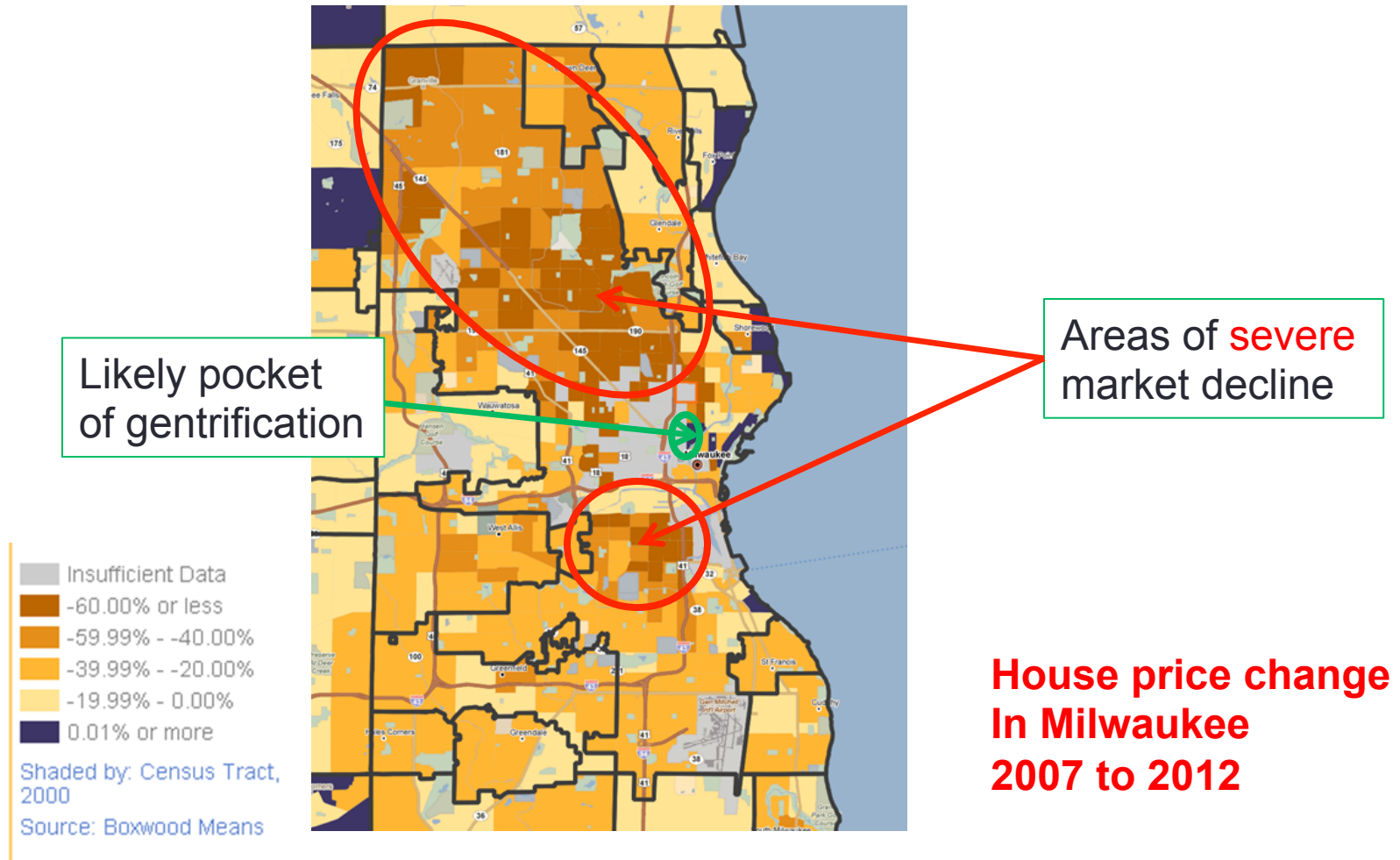


Populations are increasingly sorting spatially by income

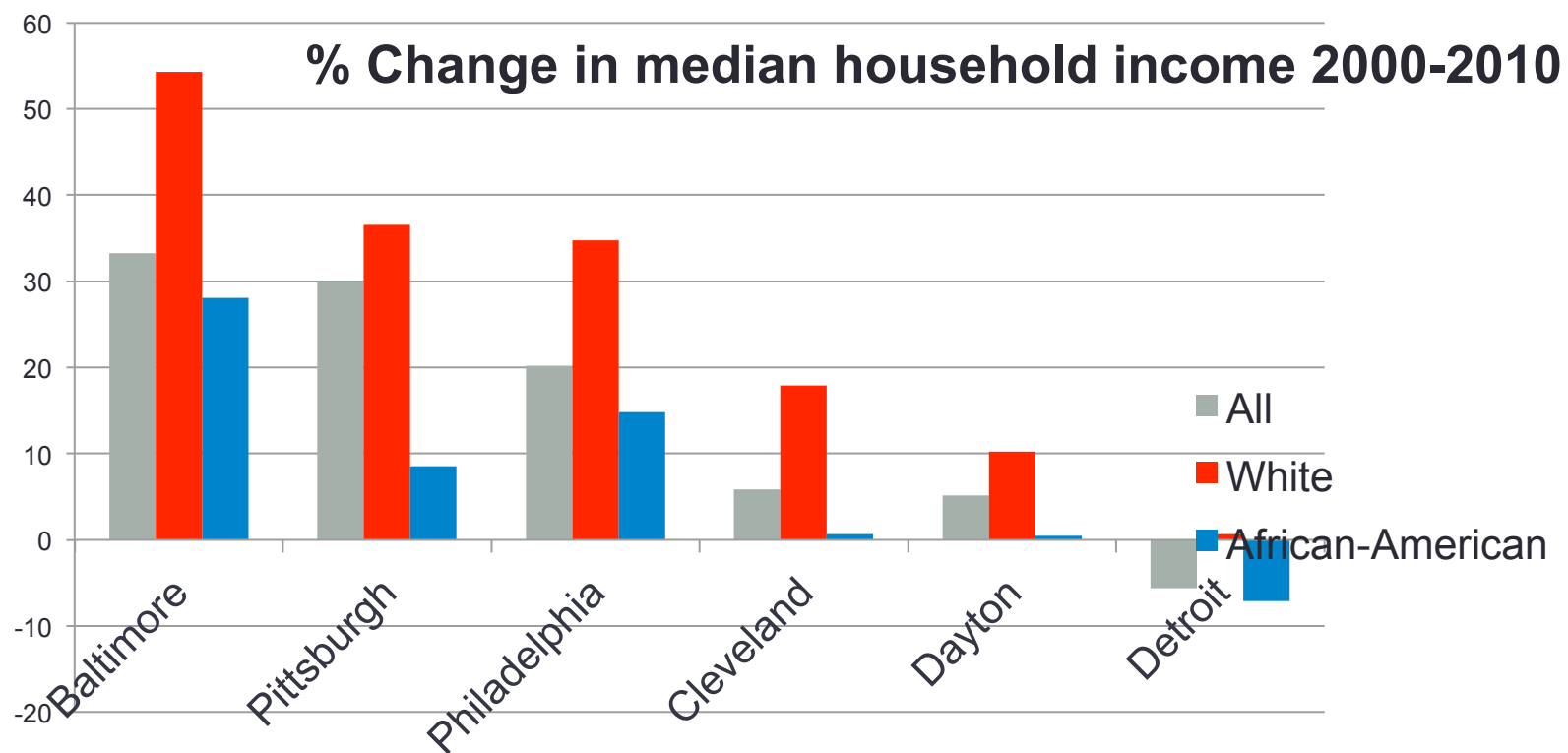


Change in number of census tracts by income range in New Orleans

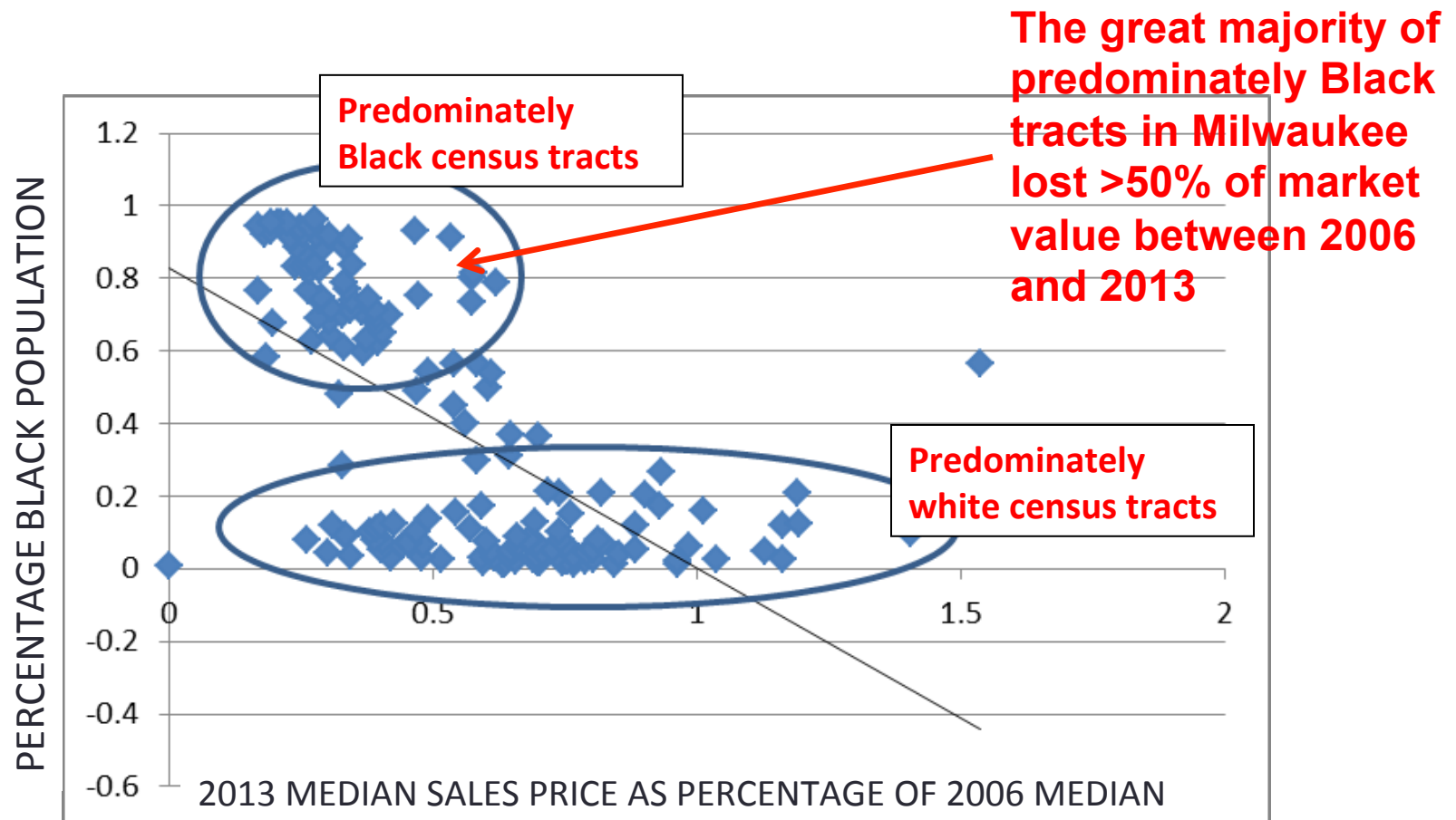
Far more areas are losing than gaining ground



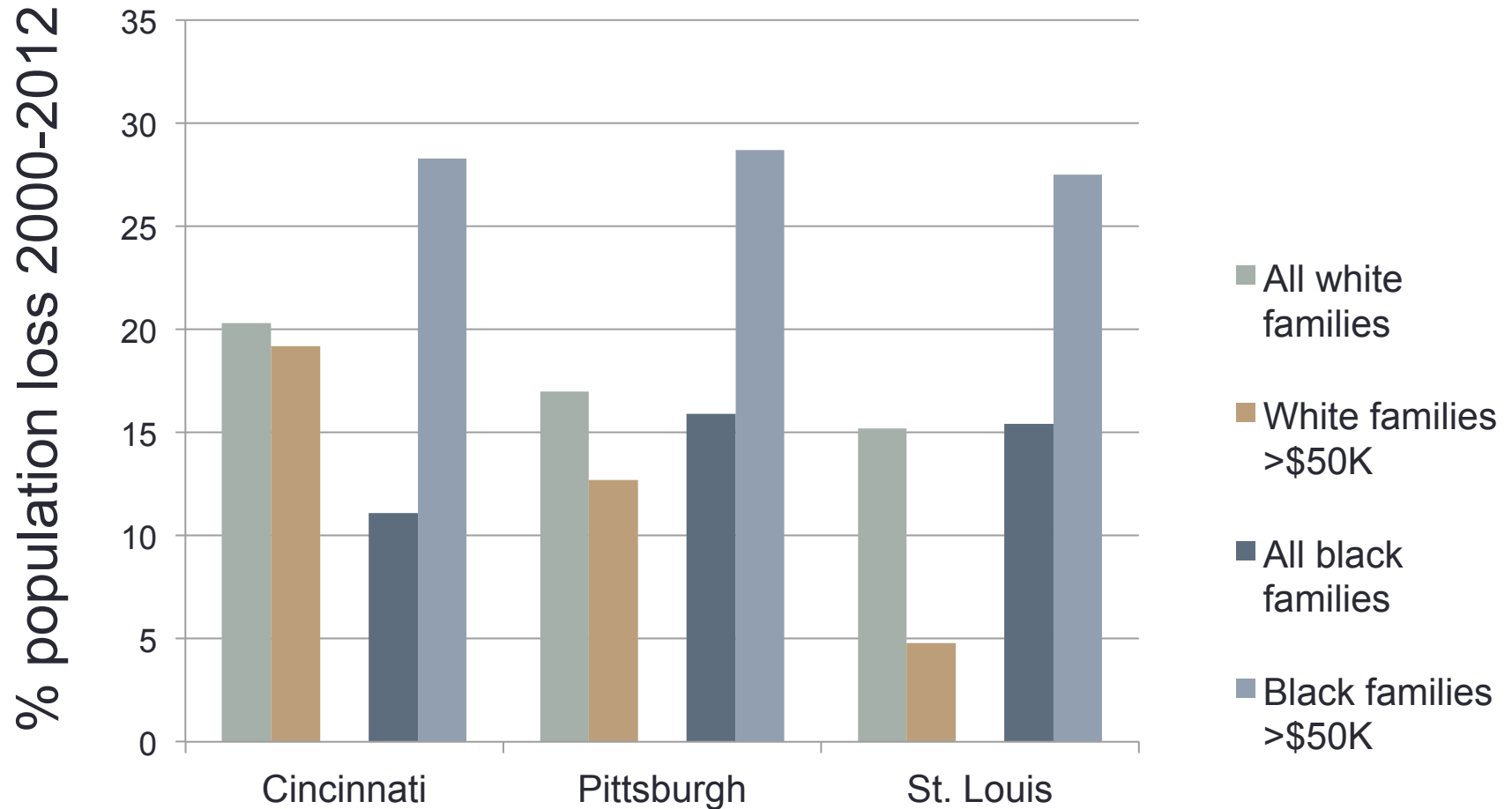
Economic disparities by race are growing at the household level



...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?

