

A Strategic Assessment of St. Louis: Growth and Equity

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St. Louis Growth and Equity Analysis



- Review success of the St. Louis region and City compared to 14 peer regions on growth and equity
- 2016 and change over time 2000-2016
- Data analyzed on three scales:
 - MSA
 - City
 - Corridors within the City of St. Louis

St. Louis Growth and Equity Analysis



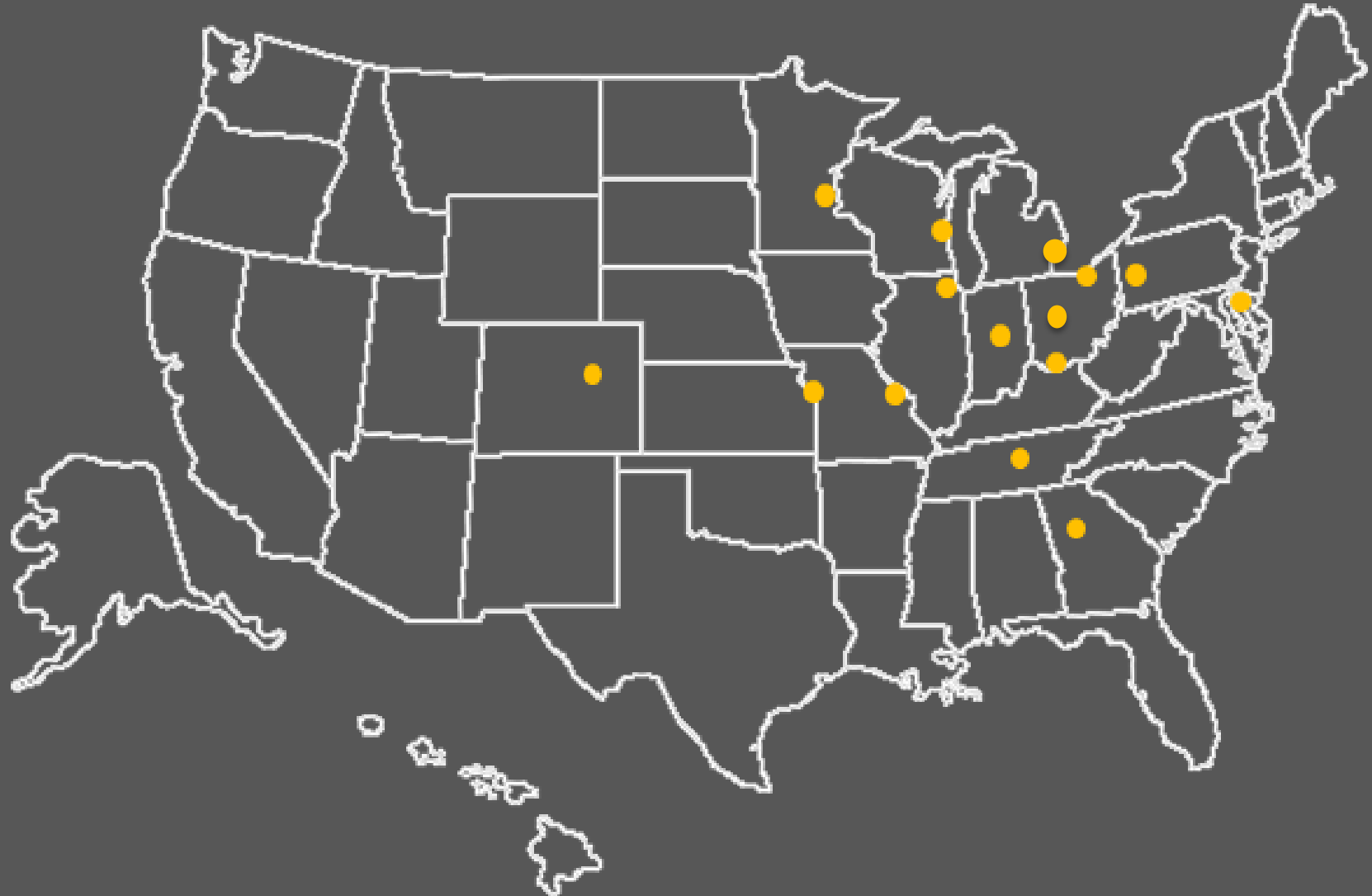
Focused on demographic indicators for growth and equity:

- Population
- Educational Attainment
- Educational Attainment for White and African American
- Per Capita Income
- Per Capita Income Differential between White and African-American

Regions



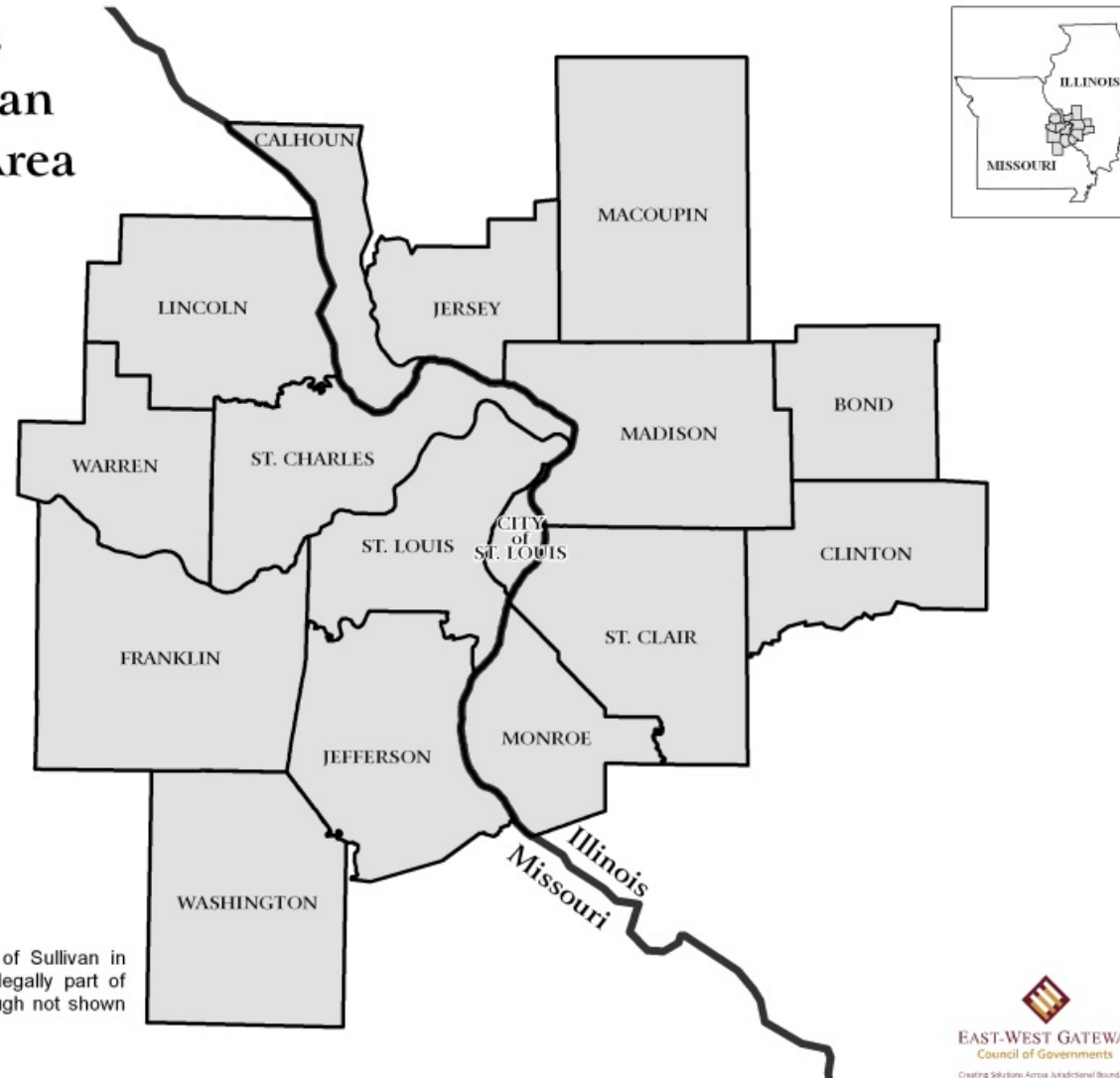
- Atlanta
- Baltimore
- Chicago
- Cincinnati
- Cleveland
- Columbus
- Denver
- Detroit
- Indianapolis
- Kansas City
- Milwaukee
- Minneapolis
- Nashville
- Pittsburgh



St. Louis Region



St. Louis Metropolitan Statistical Area 2010



Note: The portion of the City of Sullivan in Crawford County, Missouri, is legally part of the St. Louis, MO-IL MSA, though not shown on this map.

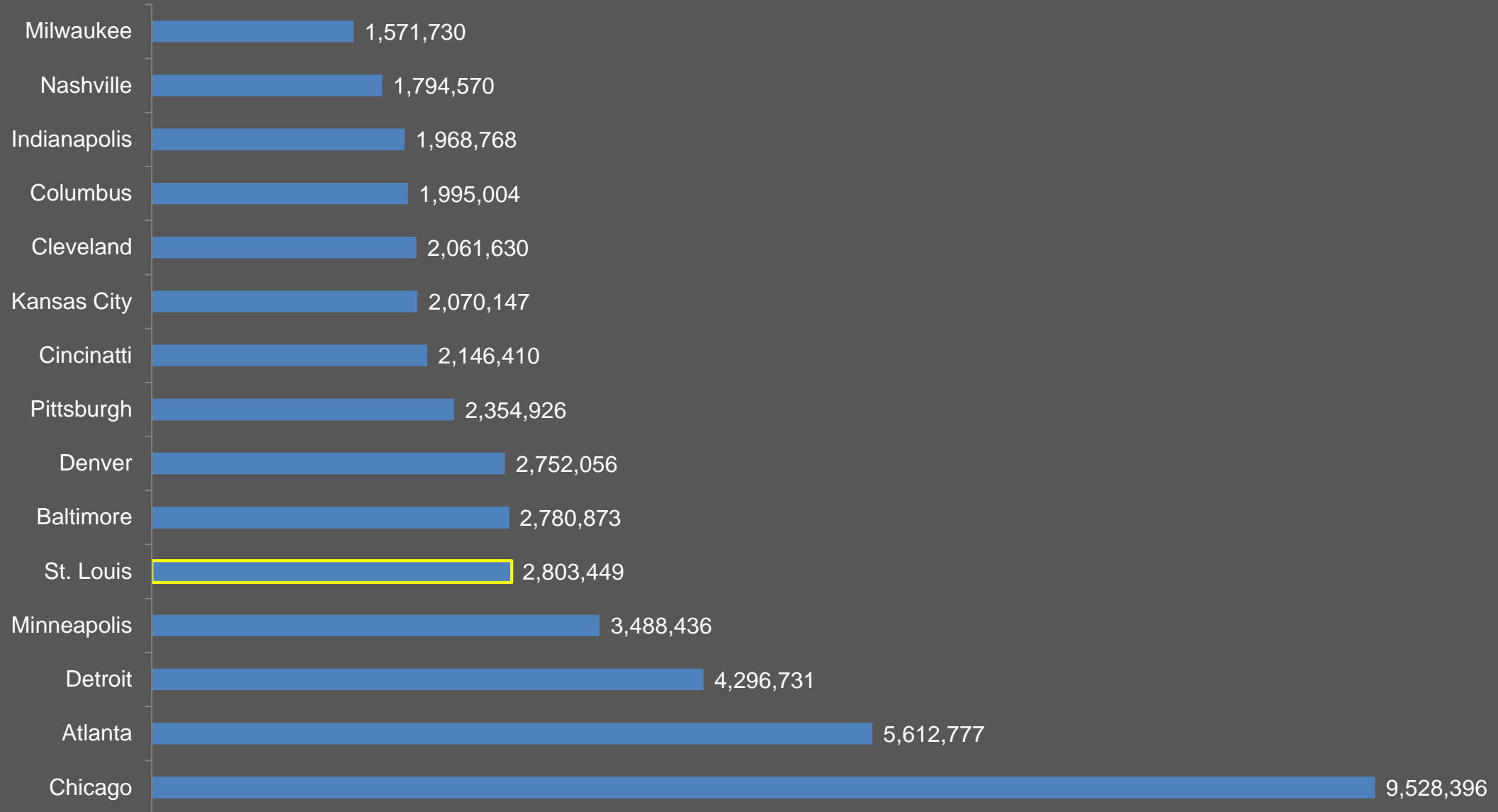
Source: U.S. Census Bureau

St. Louis Region (2016)

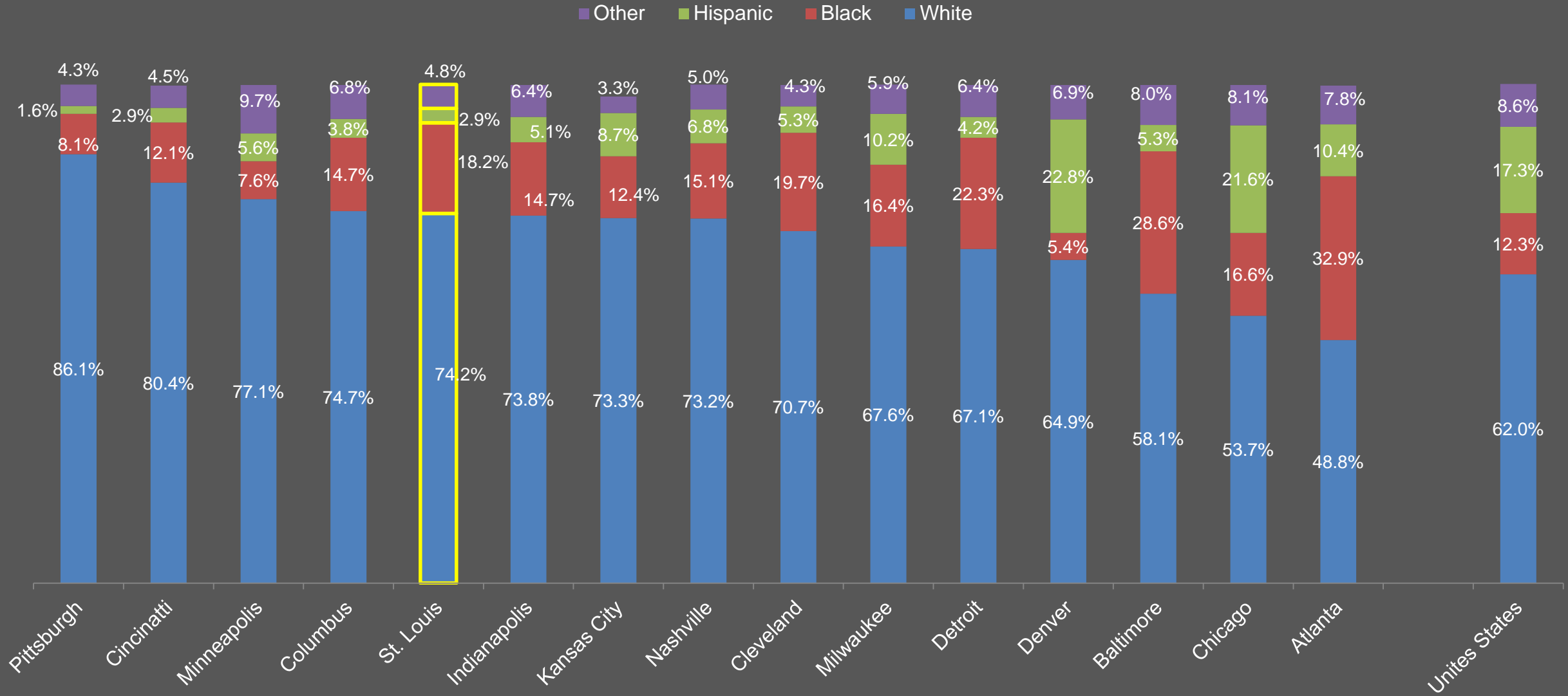


- Population: 2,803,449
- Racial Composition: 74.2% White, 18.2% Black, 2.9% Hispanic, 4.8% Other (Asian, Pacific Island, Native American)
- % Population 18-34: 22.6%
- % Population over 25 with a Bachelors or Higher: 32.6%
- Per Capita Income: \$31,322
- Per Capita Income by Race: White: \$33,267; Black: \$18,261
- White/Black Income Ratio: 91.3%
- Median House Value: \$159,500
- Median Monthly Housing Costs: \$943

STL Region (2016) - Population



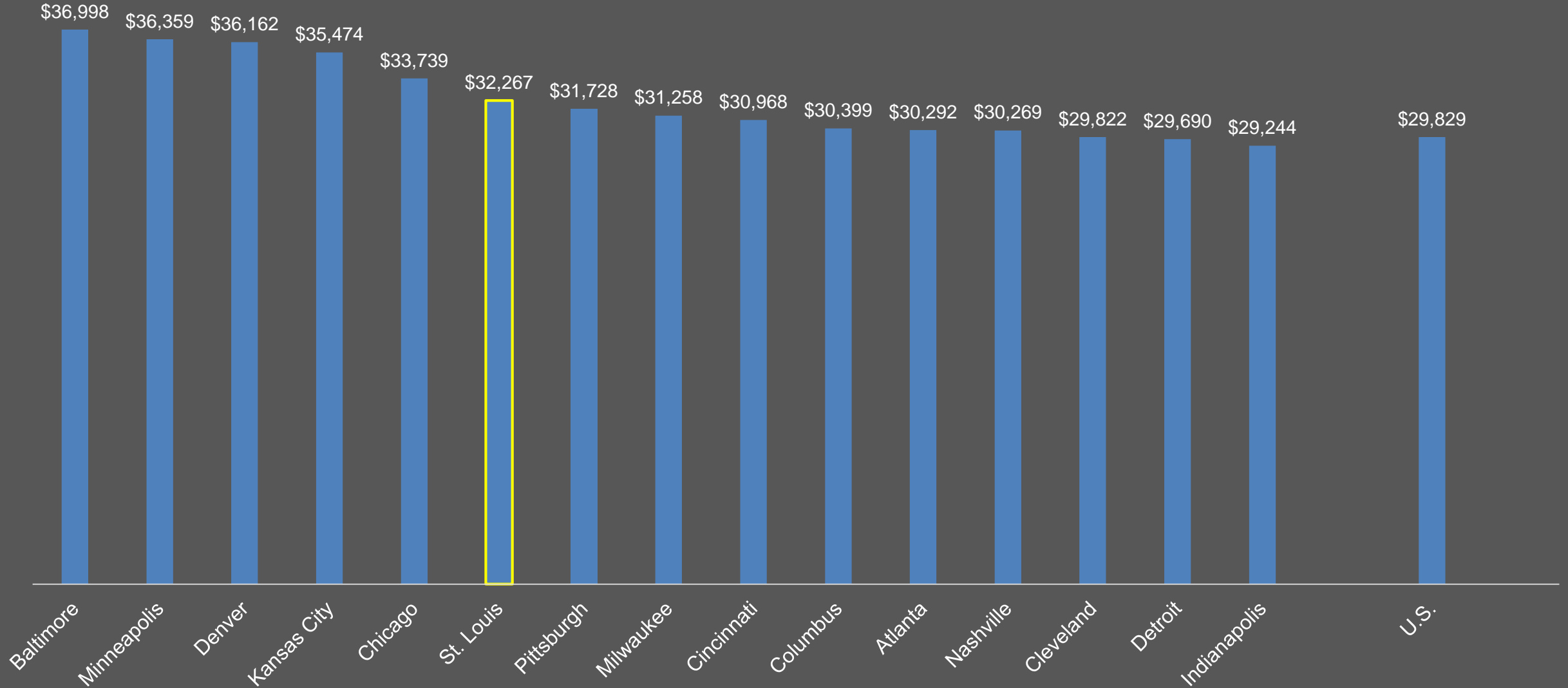
STL Region (2016) – Race/Ethnicity



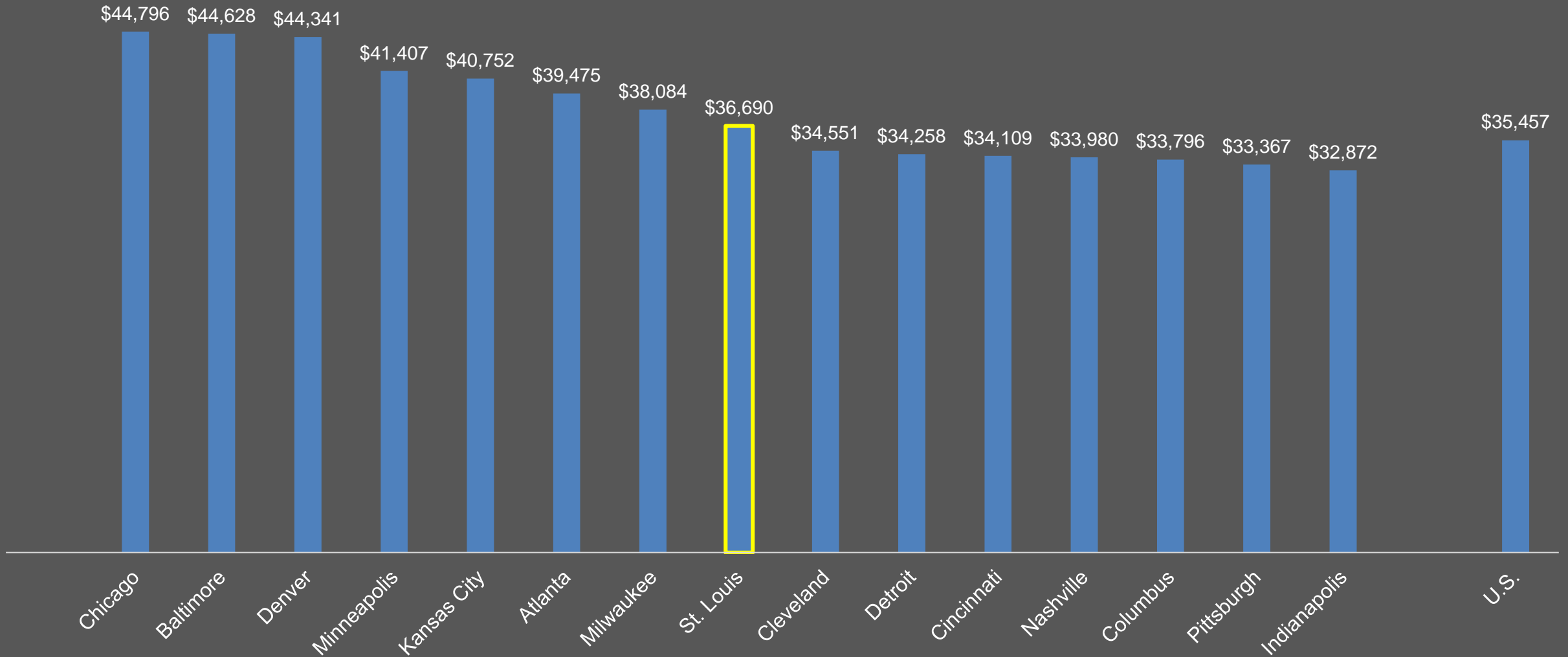
Shown by largest percent White for comparison

Other: Asian, Island Pacific, Native American, Two or more races

STL Region (2016) – Per Capita Income

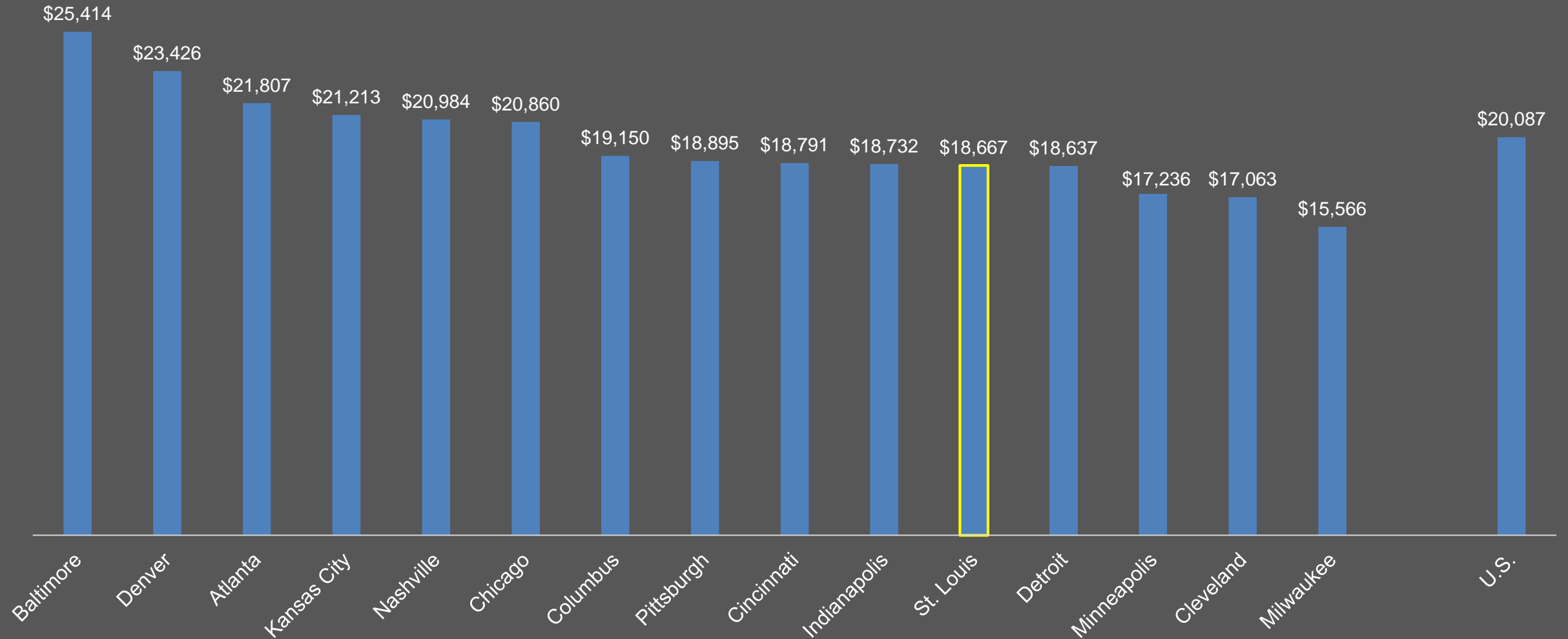


STL Region (2016) – White* Per Capita Income



* White Alone, Not Hispanic or Latino

STL Region (2016) – Black* Per Capita Income

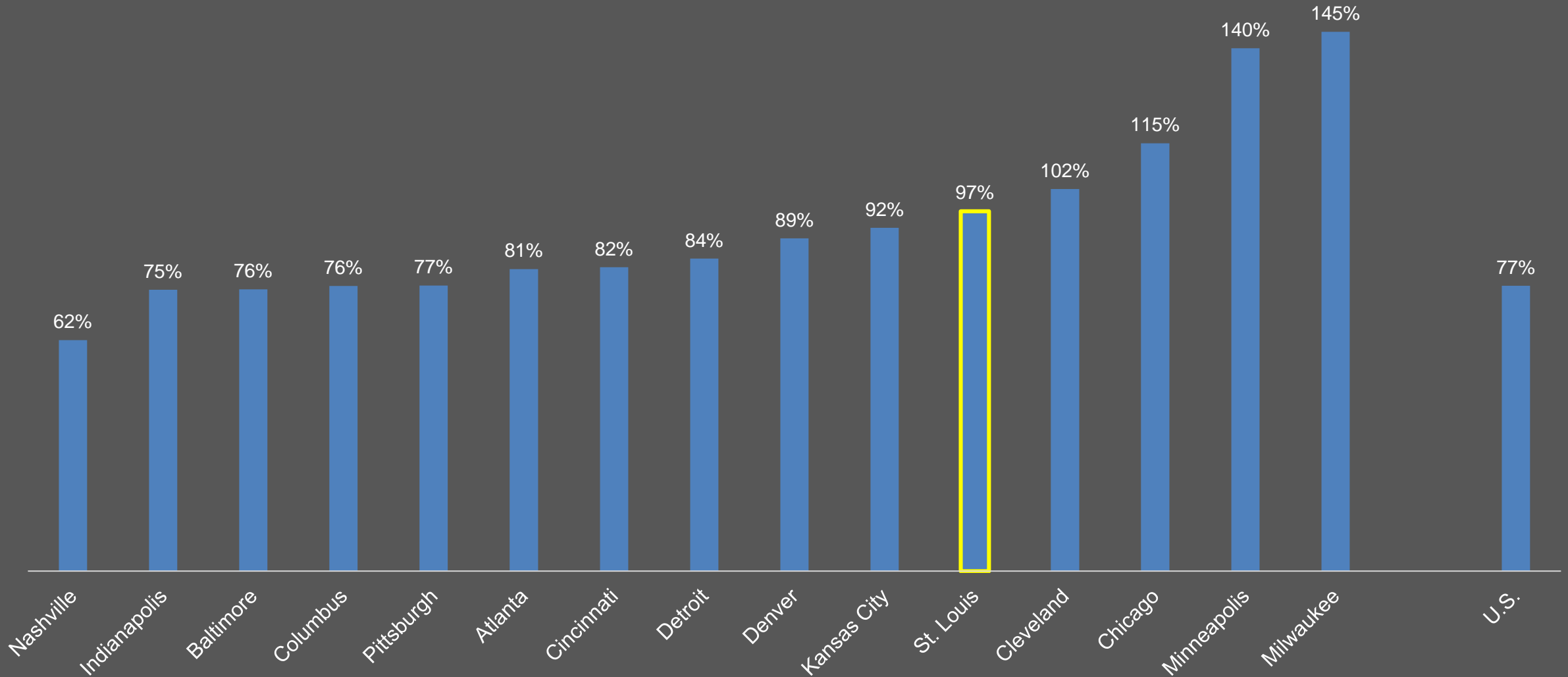


* Black or African American Alone

STL Region (2016) – Per Capita Income Ratio



The percent difference between white and black per capita incomes

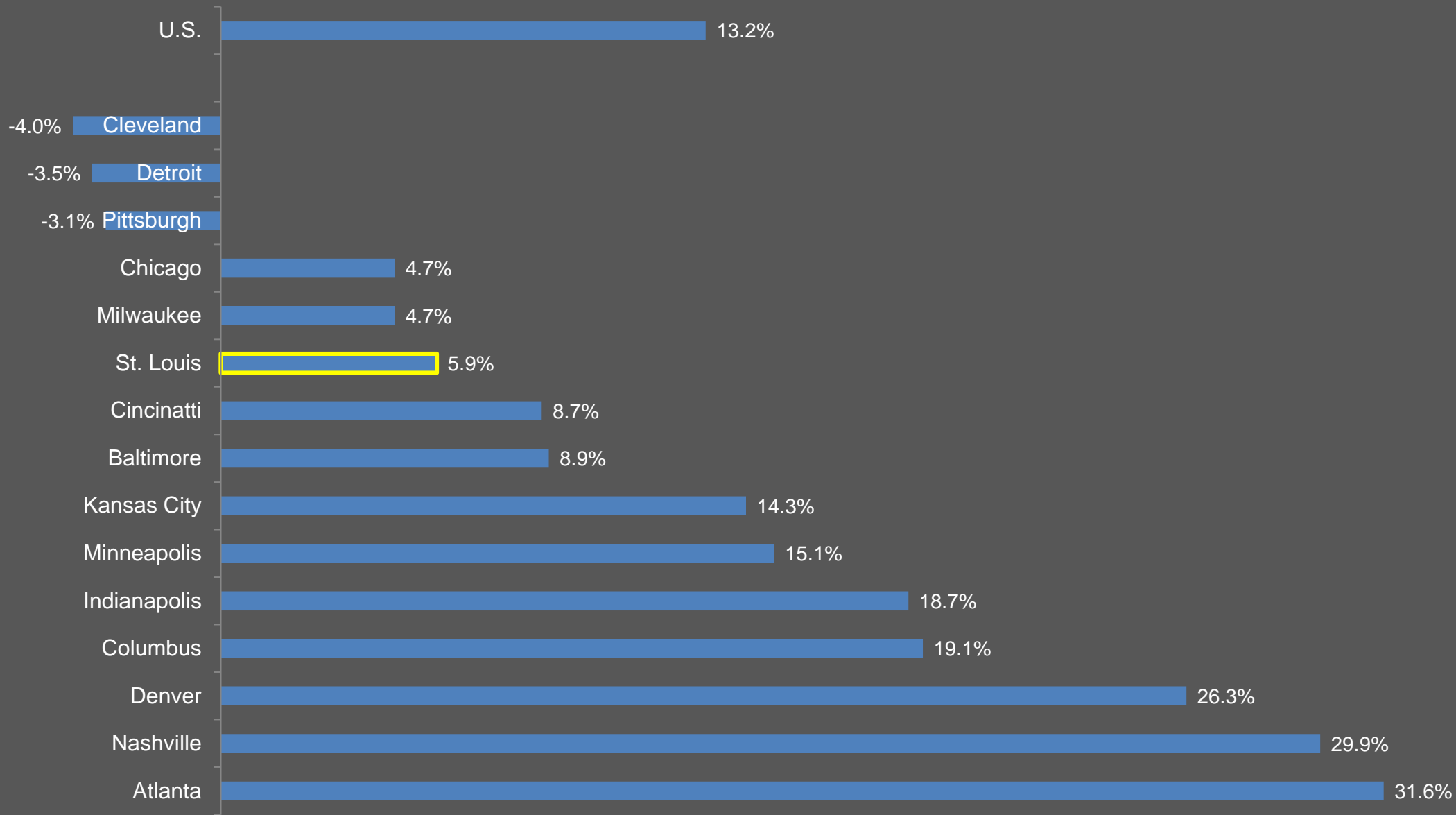


St. Louis Region, Change Over Time (2000-2016)

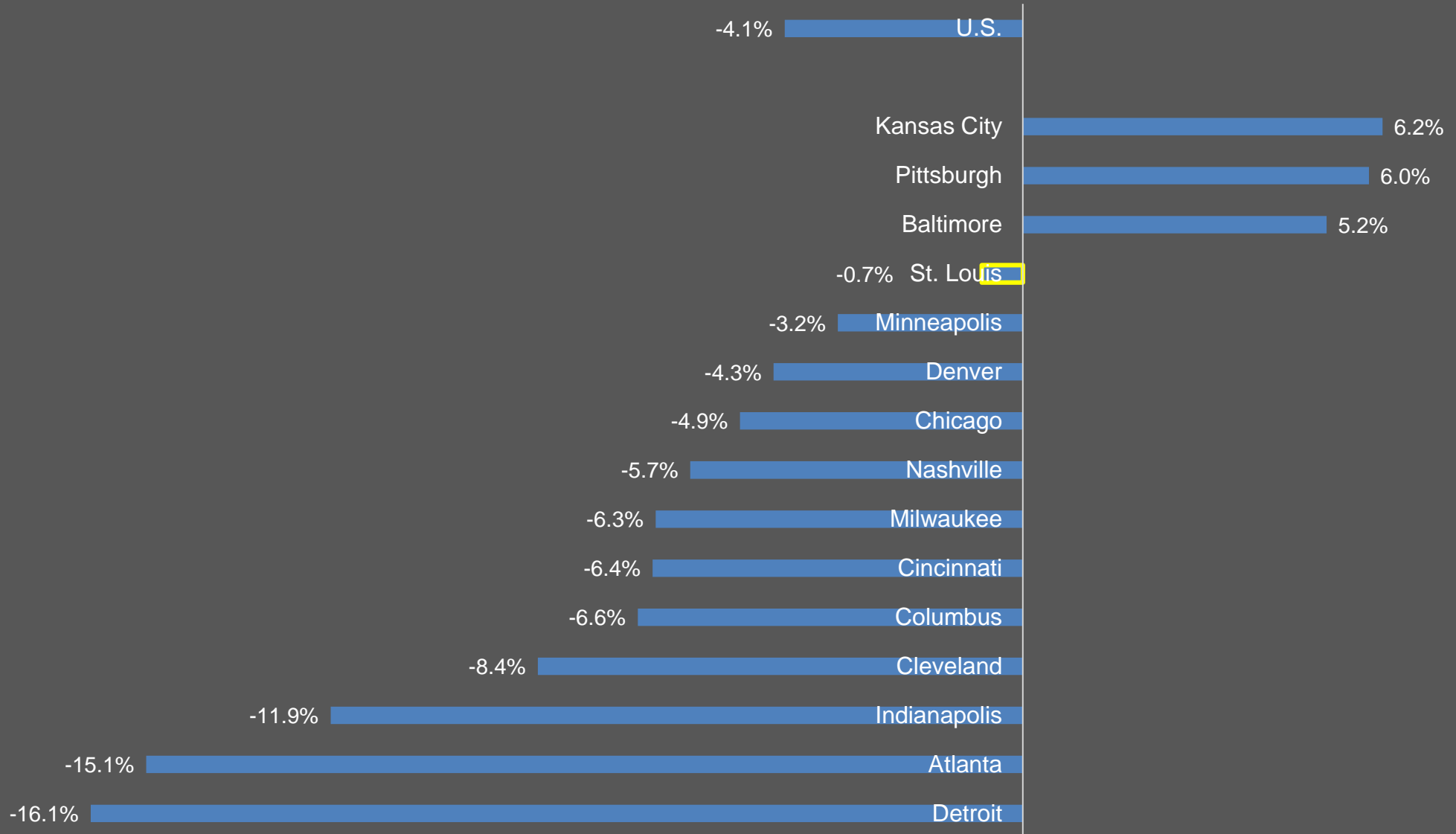


- Population: Grew by 5.9%
- Change in Race/Ethnicity: Very slight increases in white and black populations. Doubled the % population of Hispanic, although still a small percent (2.9%) of the overall population.
- % Population Age 18-34: No significant change in % of population aged 18-34
- Educational Attainment: In 2000, 25% of the population over 25 with a Bachelors or Higher, in 2016 the % increased to 32.6%.
- Per Capita Income: Decrease by 3.6% (2016 adjusted)
- Per Capita Income by Race: White: Increase by 2.7%, Black: Decrease by 6.8% (2016 adjusted)
- Change in White/Black PCI Ratio: 23% Increase in the PCI gap

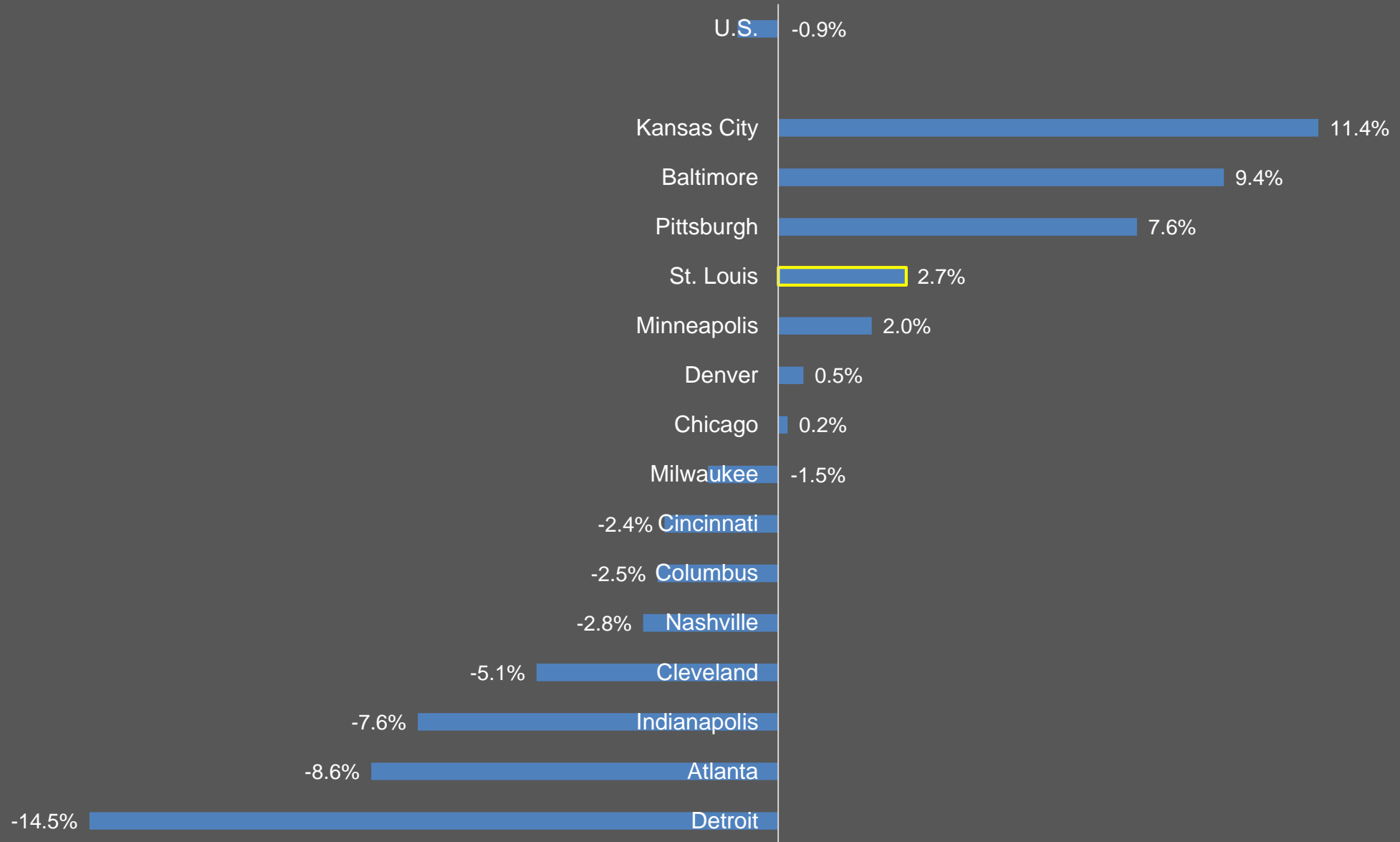
St. Louis Region (2000-2016) - % Change in Population



St Louis Region: (2000-2016) - % Change in Per Capita Income (In 2016 Adjusted Dollars)

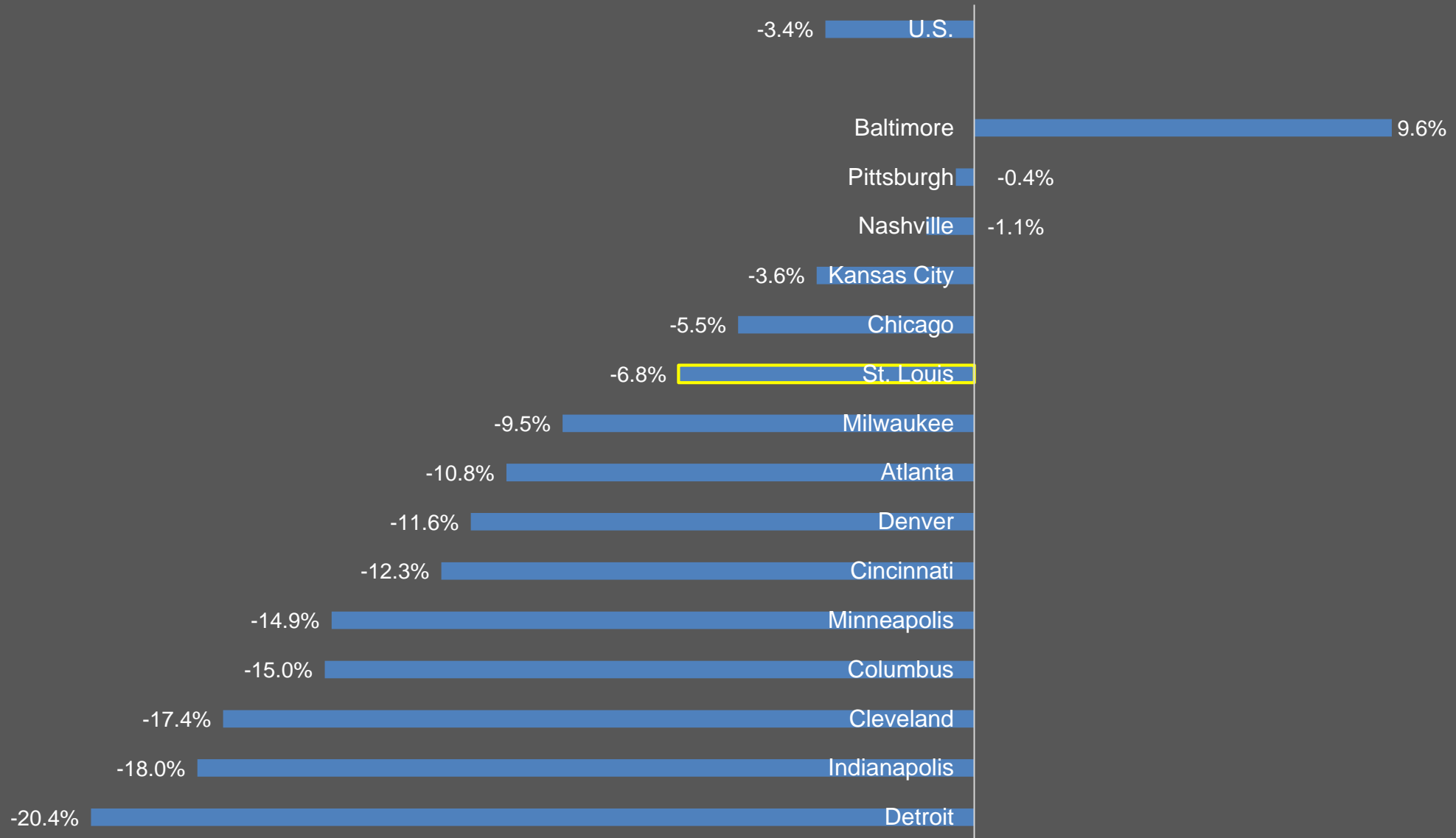


St Louis Region: (2000-2016) - % Change in White* Per Capita Income (In 2016 Adjusted Dollars)



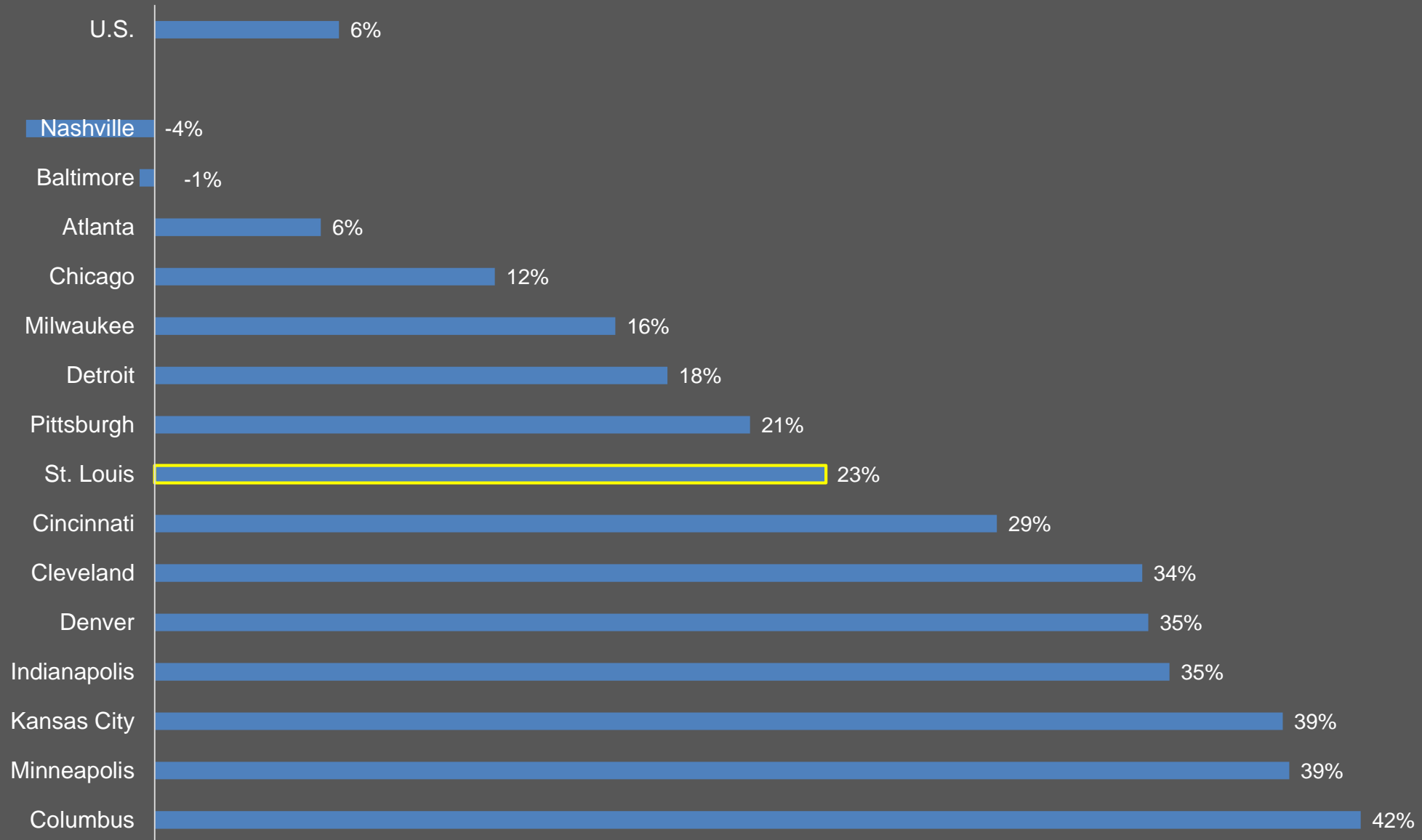
White alone, not including Hispanic

St Louis Region: (2000-2016) - % Change in Black* Per Capita Income (In 2016 Adjusted Dollars)



Black alone, not including Hispanic

St Louis Region: (2000-2016) - % Change in the Ratio Between White PCI and Black PCI (In 2016 Adjusted Dollars)

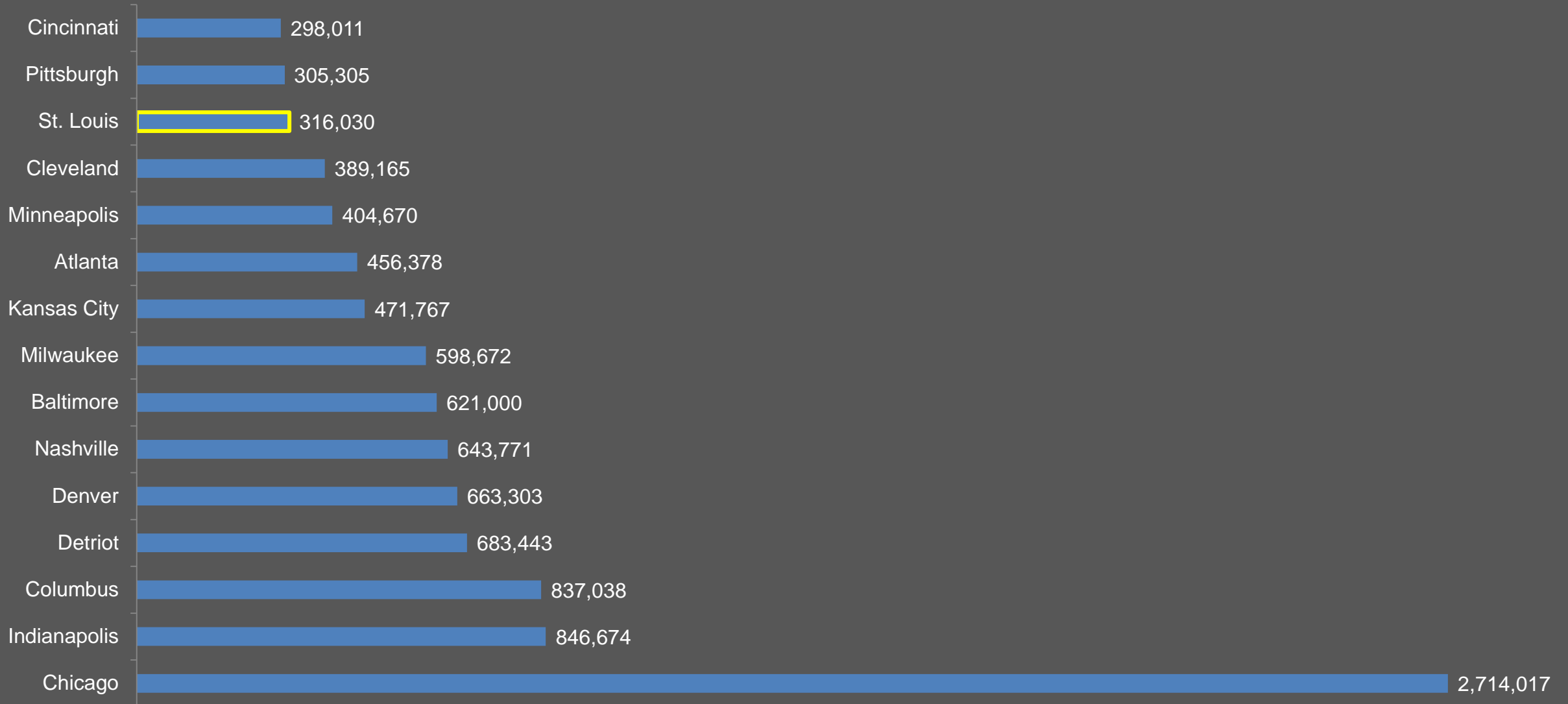


St. Louis City (2016)



- Population: 316,030
- Racial Composition: White: 42.7%, Black: 47.8%, Hispanic: 3.9%, Other: 5.5%
- % Population Age 18-34: 30%
- % Population over 25 with a Bachelors or Higher: 33%
- Per Capita Income: \$26,040
- Per Capita Income by Race: White: \$37,617; Black: \$15,930
- Difference between White and Black Per Capita Income: 136.1%
- Median House Value: \$123,780
- Median Monthly Housing Costs: \$810

St. Louis City (2016) – Population

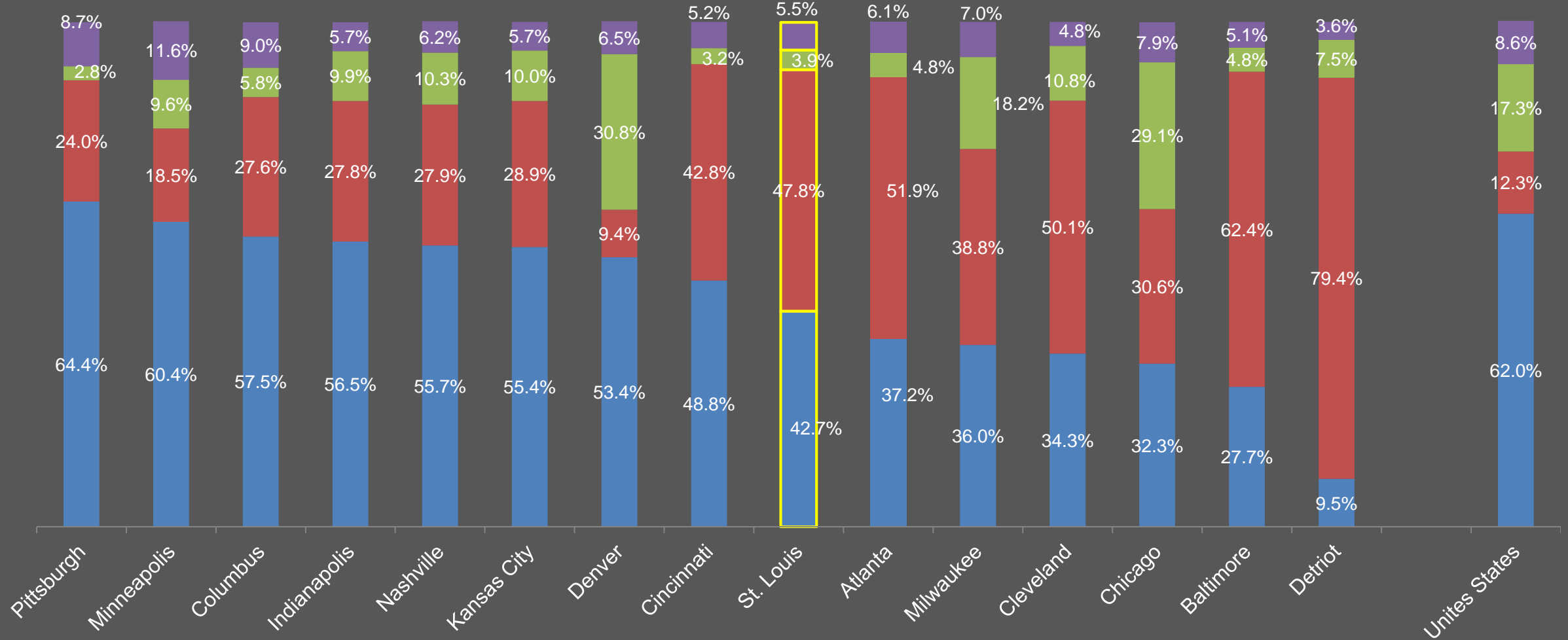


The City of St. Louis represents 11.3% of the St. Louis Region's population

St. Louis City (2016) – Racial Composition



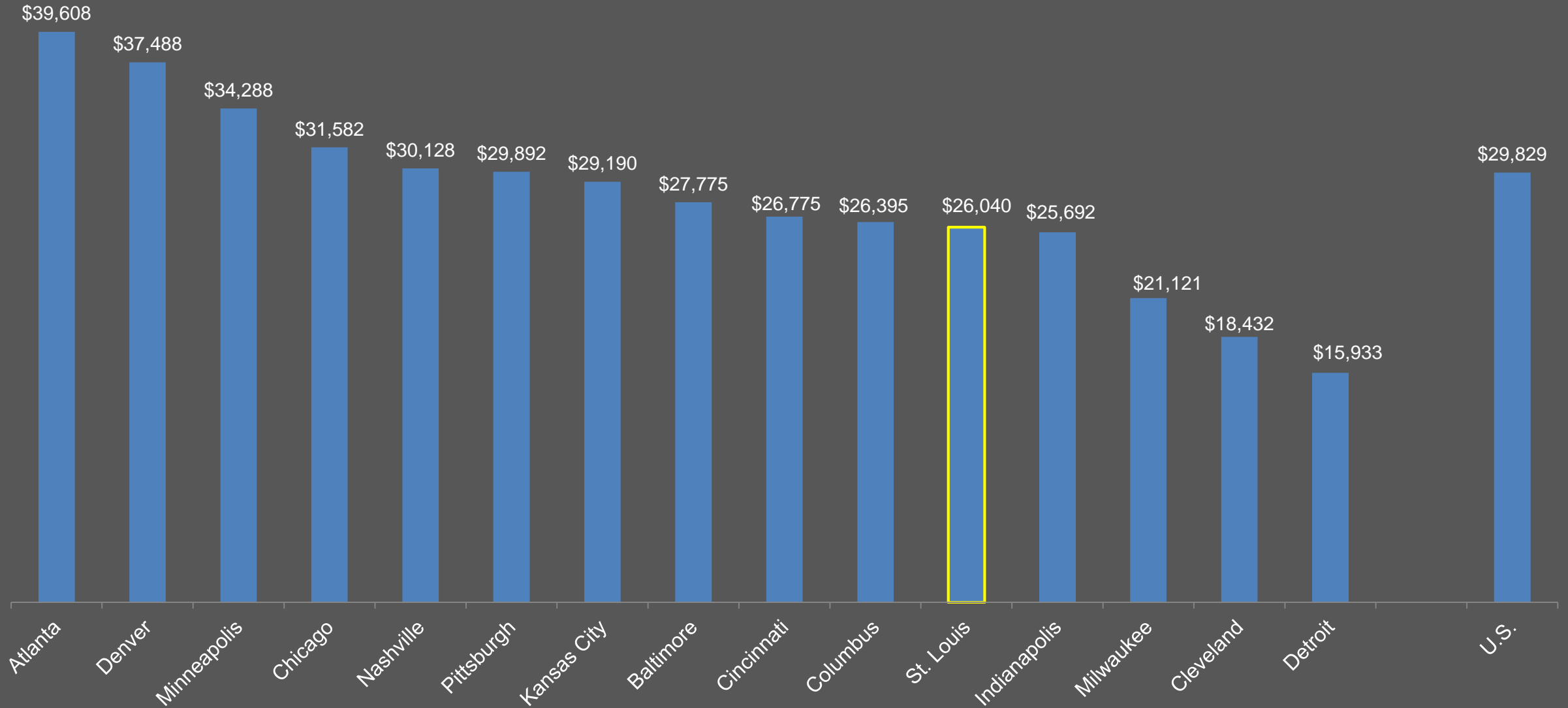
Other Hispanic Black White



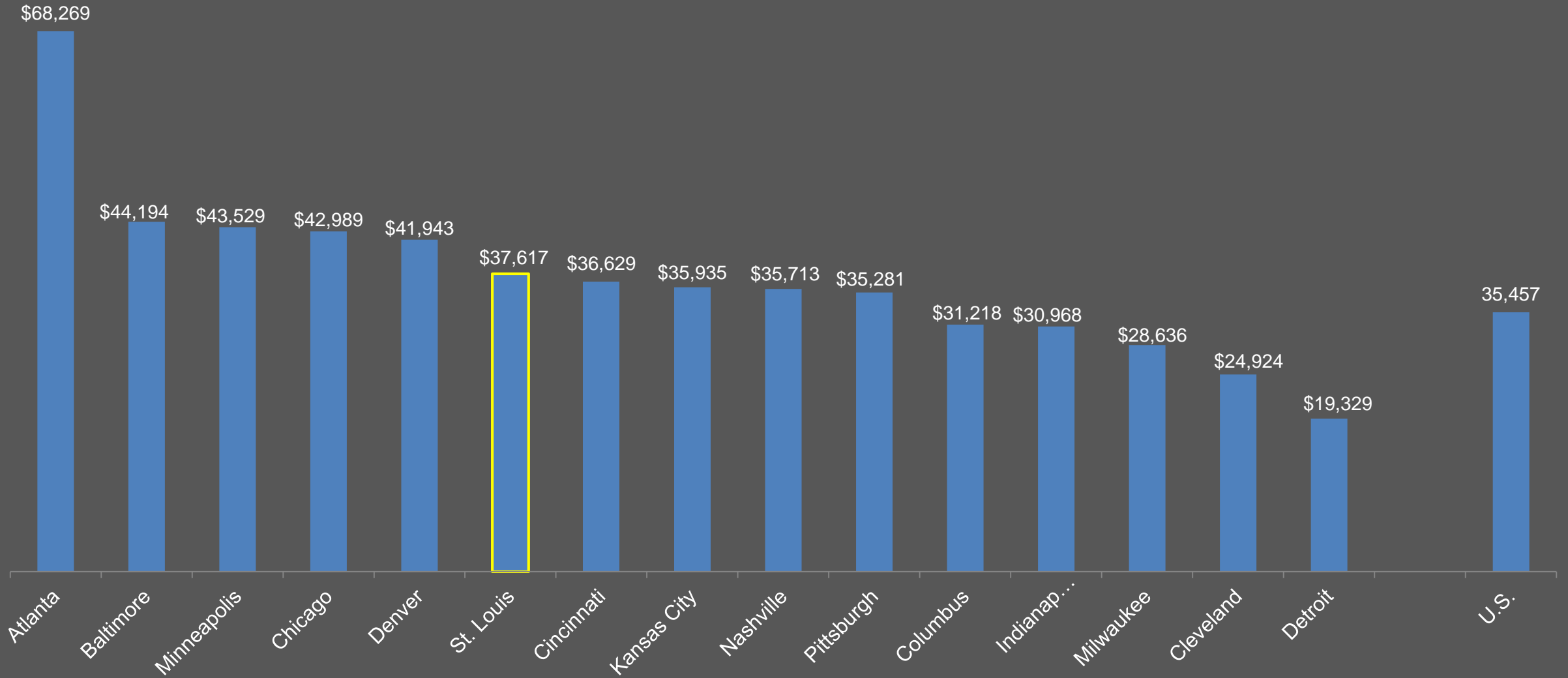
Shown by largest percent White for comparison

Other: Asian, American Indian, Pacific Islander, Two or More Races

St. Louis City (2016) - Per Capita Income

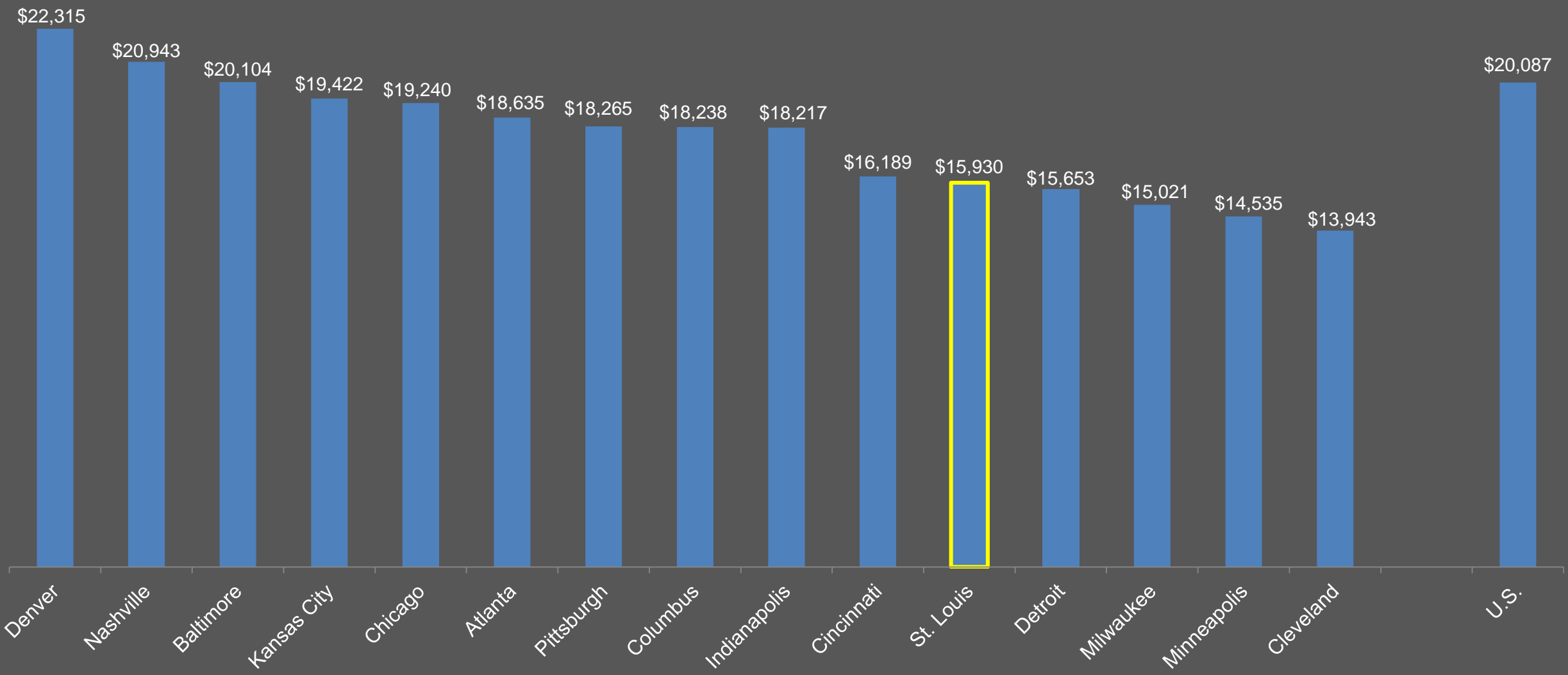


St. Louis City (2016) – White* Per Capita Income



White only, Hispanic not Included

St. Louis City (2016) – Black* Per Capita Income

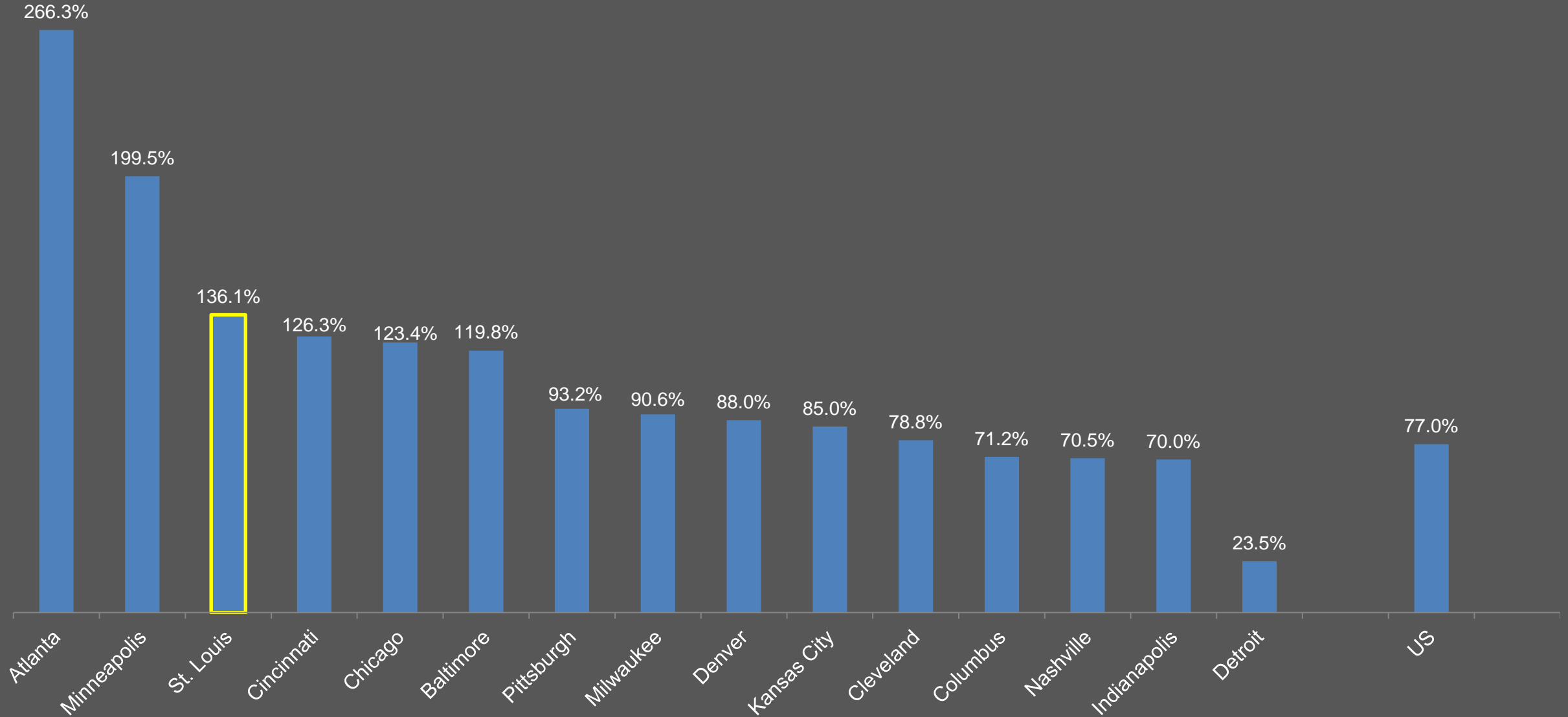


Black alone, not including Hispanic

St. Louis City (2016) – Per Capita Income Ratio



The percent difference between white and black per capita incomes

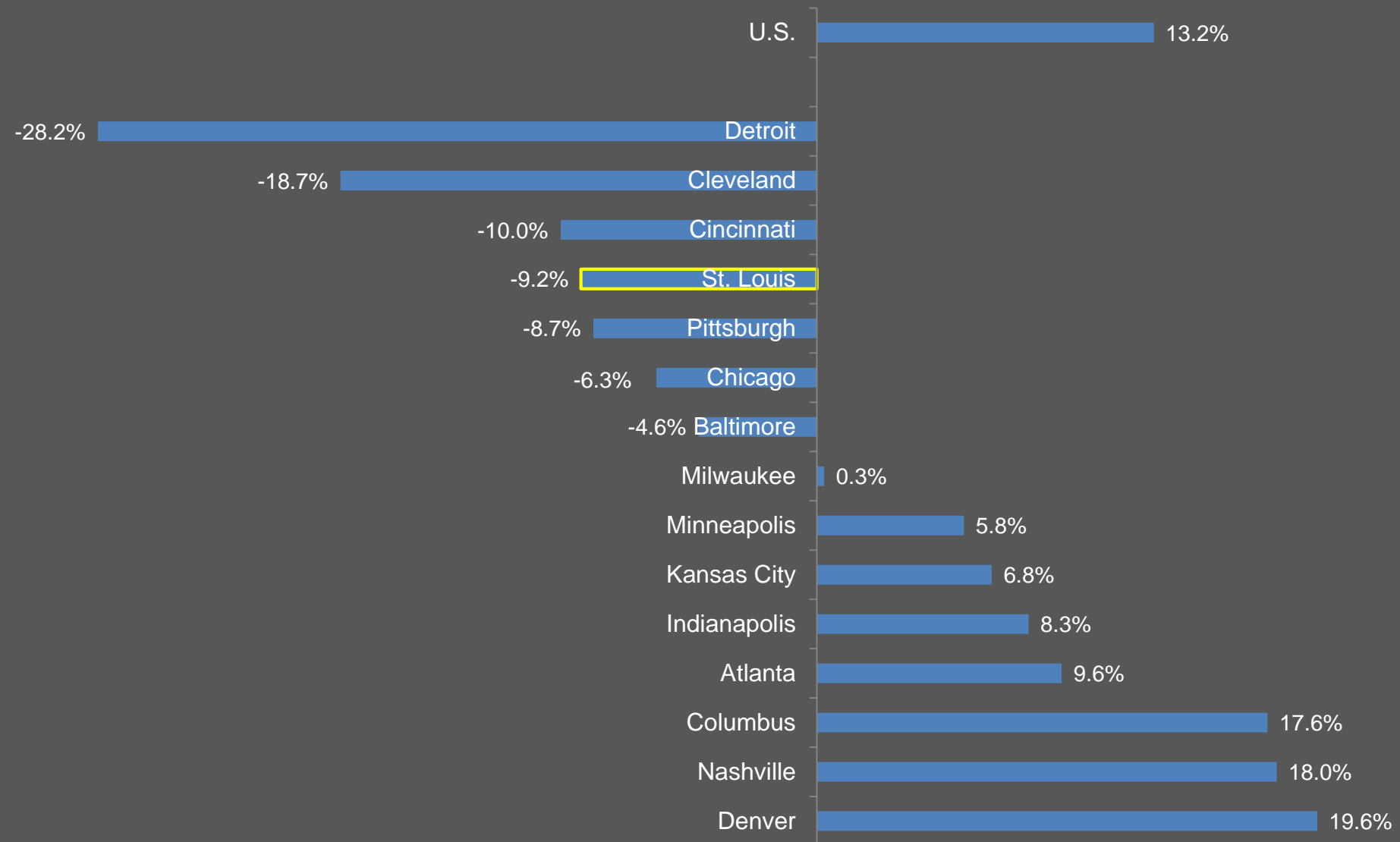


St. Louis City, Change Over Time, 2000-2016

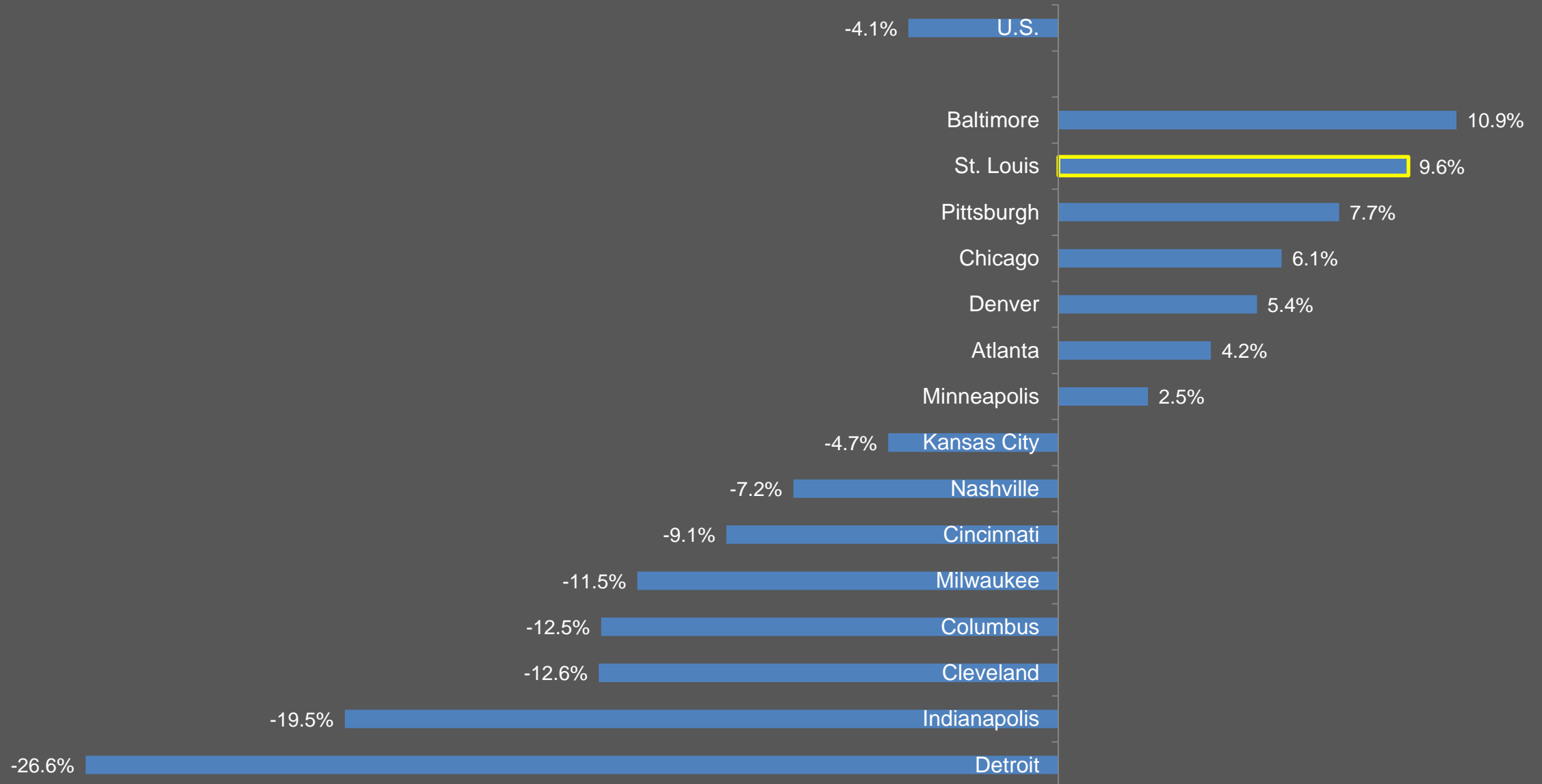


- Population: 9.2% population loss
- Racial Composition: Decline in both white and black populations with very slight increases in Hispanic, Asian, Island Pacific, and two or more races
- Population shift: 14.5% increase in 18-34 year olds as a percentage of total population
- Education: In 2000, 19.1% of the population over 25 had a Bachelors Degree or more, in 2016, 33% of the City's population over 25 had a Bachelors Degree or more
- Per Capita Income: 9.6% increase
- Per Capita Income by Race: 13.7% increase in white PCI, 5.3% decrease in black PCI
- Income Gap: 53.9% increase in the difference between white PCI and black PCI between 2000-2016

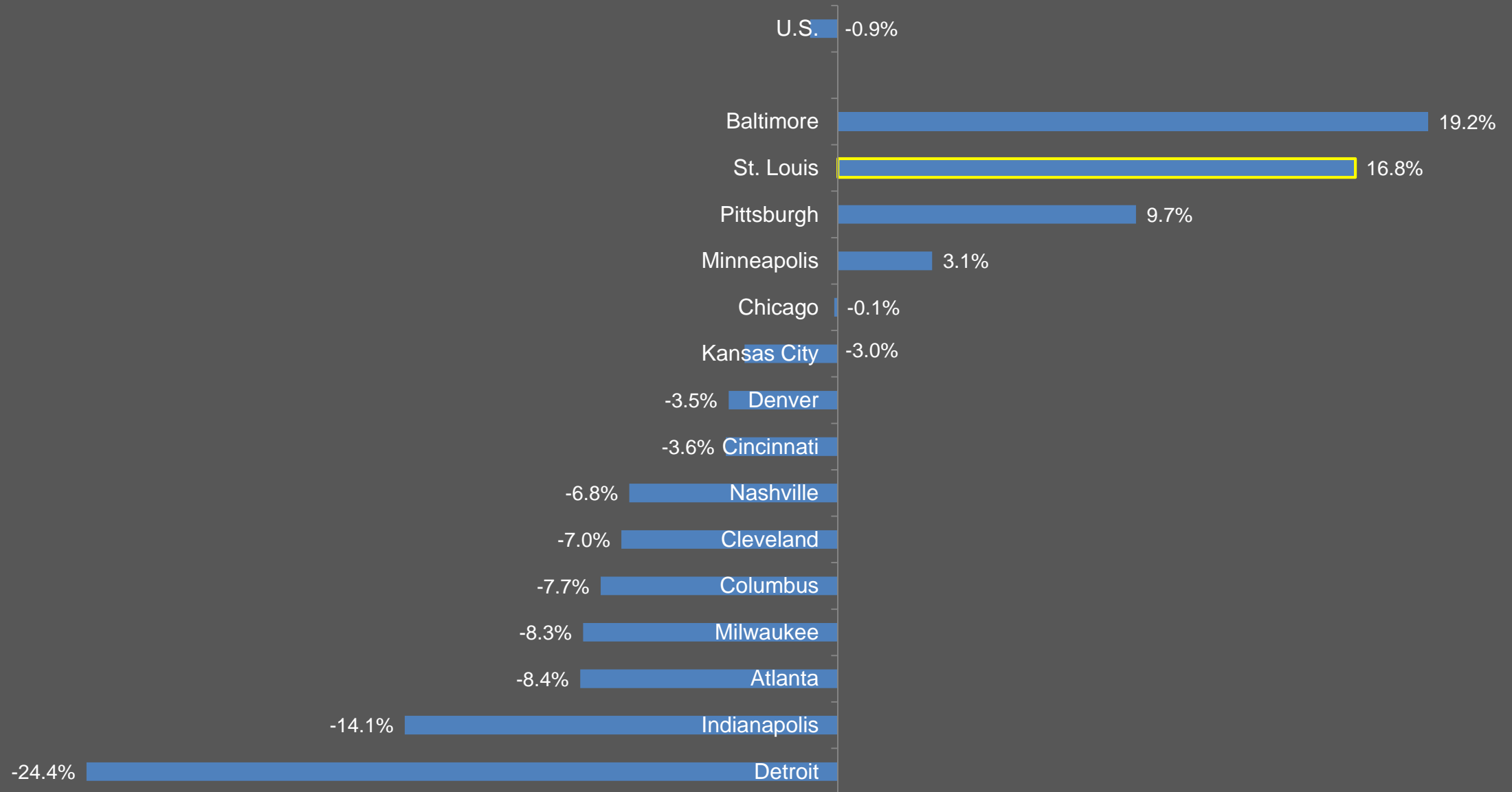
St. Louis City (2000-2016) - % Change in Population



St. Louis City (2000-2016) - % Change in Per Capita Income (In 2016 Adjusted Dollars)

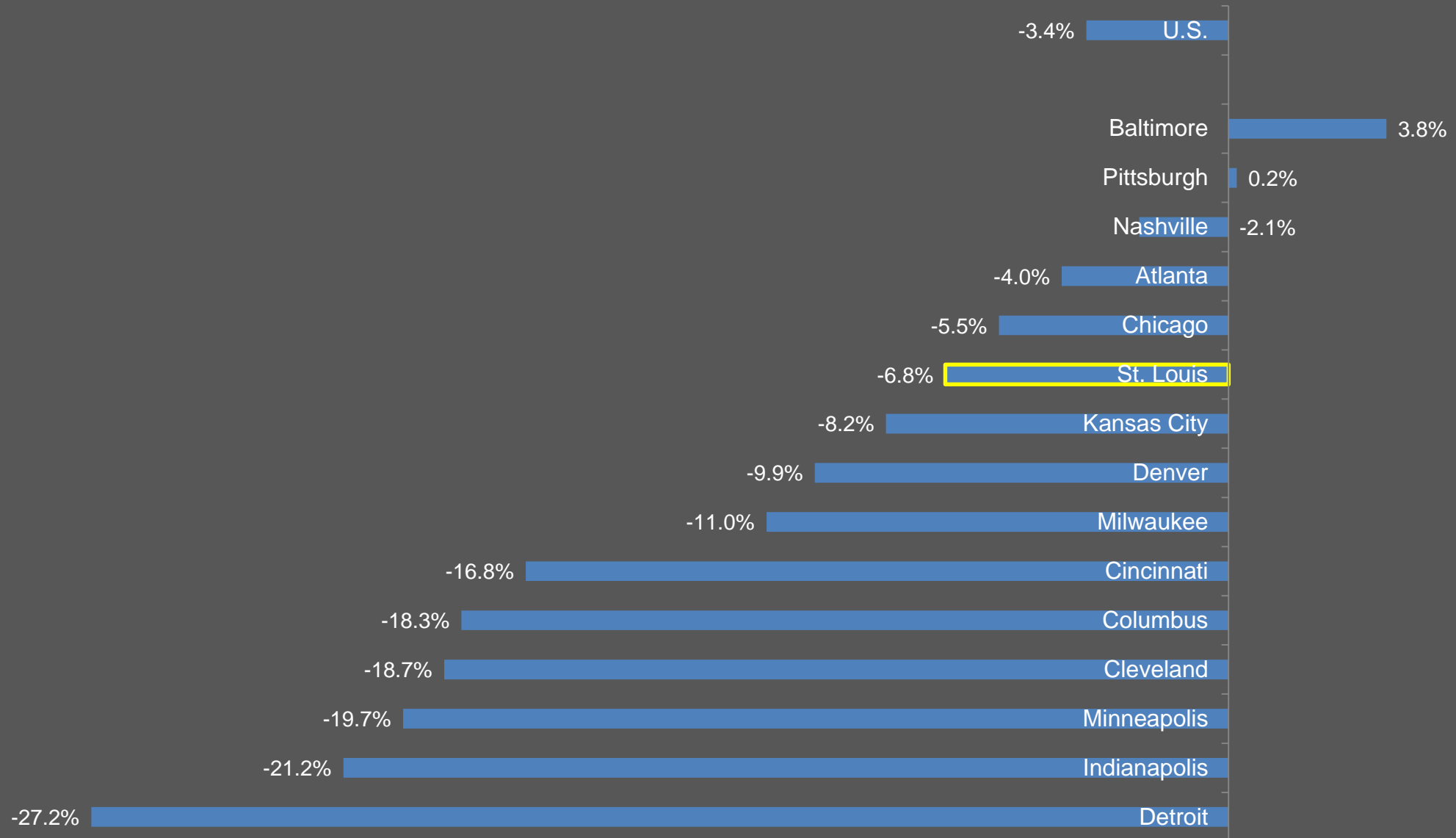


St. Louis City (2000-2016) - % Change in White* Per Capita Income (In 2016 Adjusted Dollars)

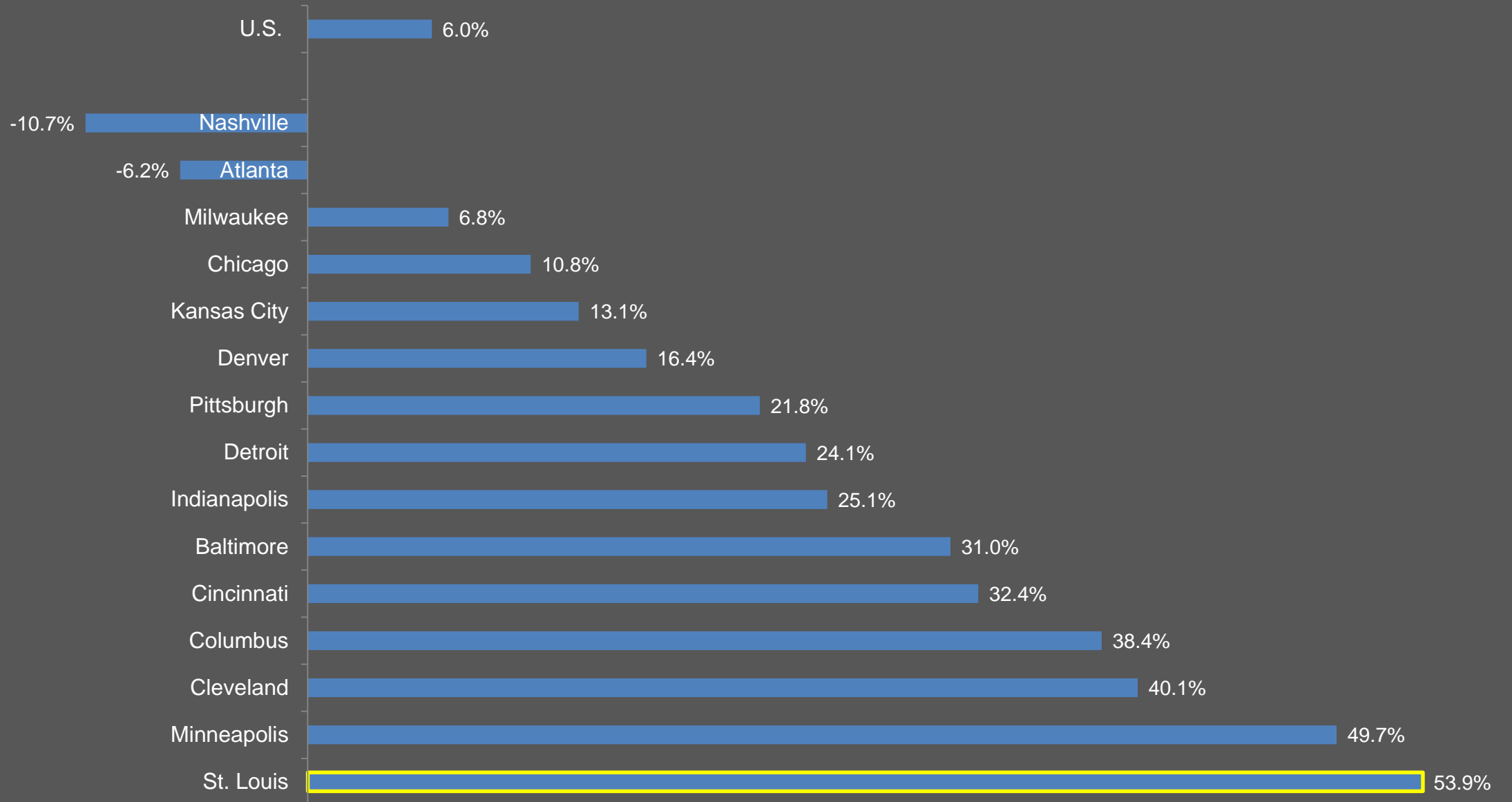


White Alone, not Hispanic

St. Louis City (2000-2016) - % Change in Black* Per Capita Income (In 2016 Adjusted Dollars)



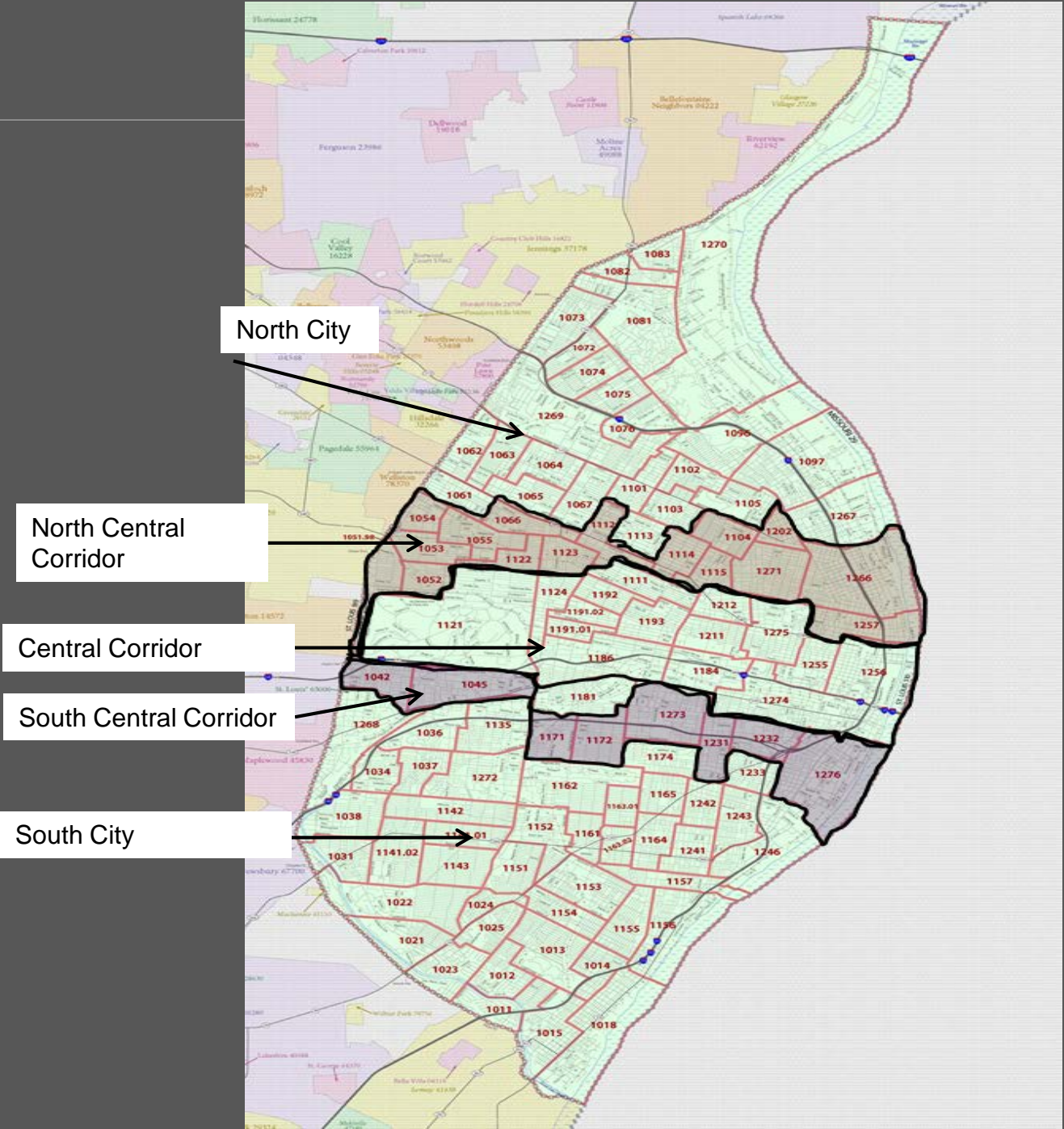
St. Louis City (2000-2016) - % Change in the Ratio Between White PCI and Black PCI (In 2016 Adjusted Dollars)



Map

Data analyzed by census tract and grouped into five “Districts” of the City of St. Louis:

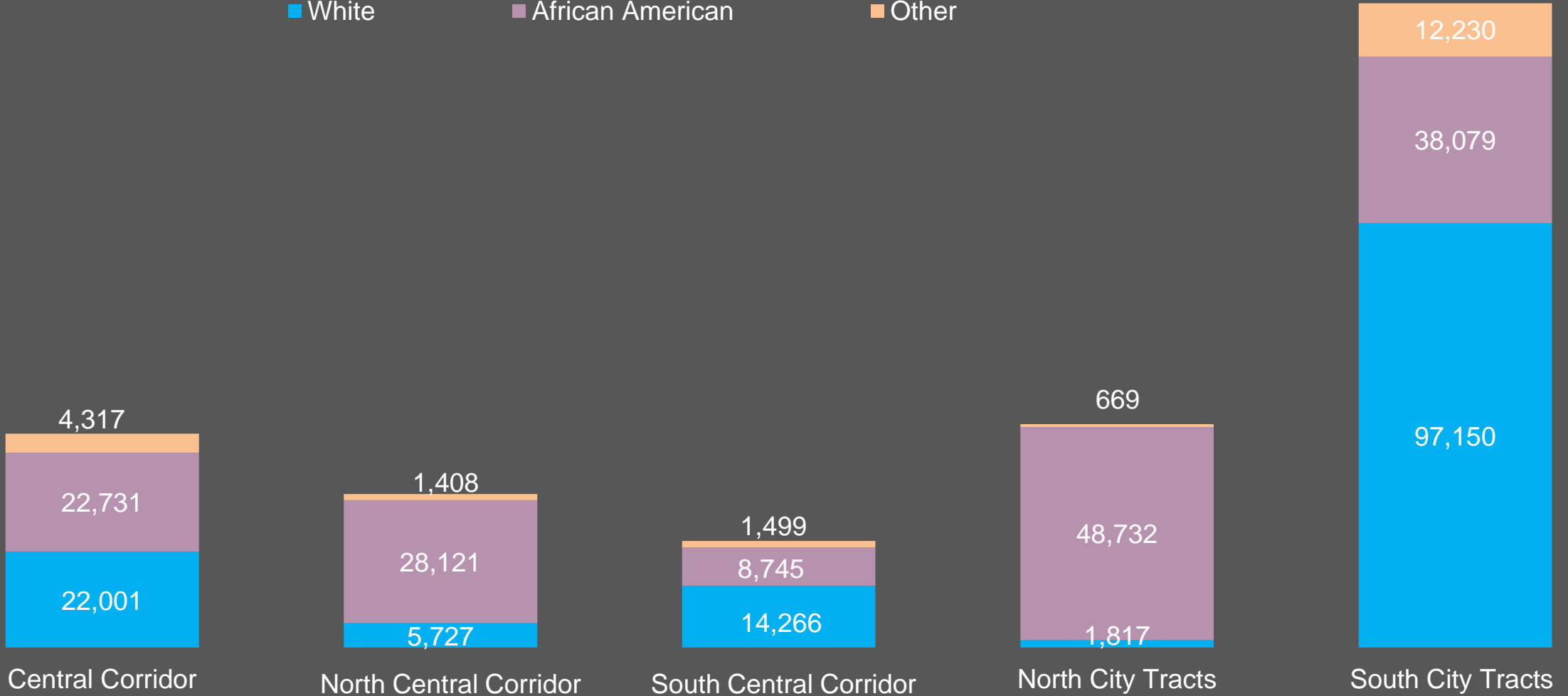
- 1. North City
- 2. North Central Corridor
- 3. Central Corridor
- 4. South Central Corridor
- 5. South City



Racial Composition by District, 2016



■ White ■ African American ■ Other

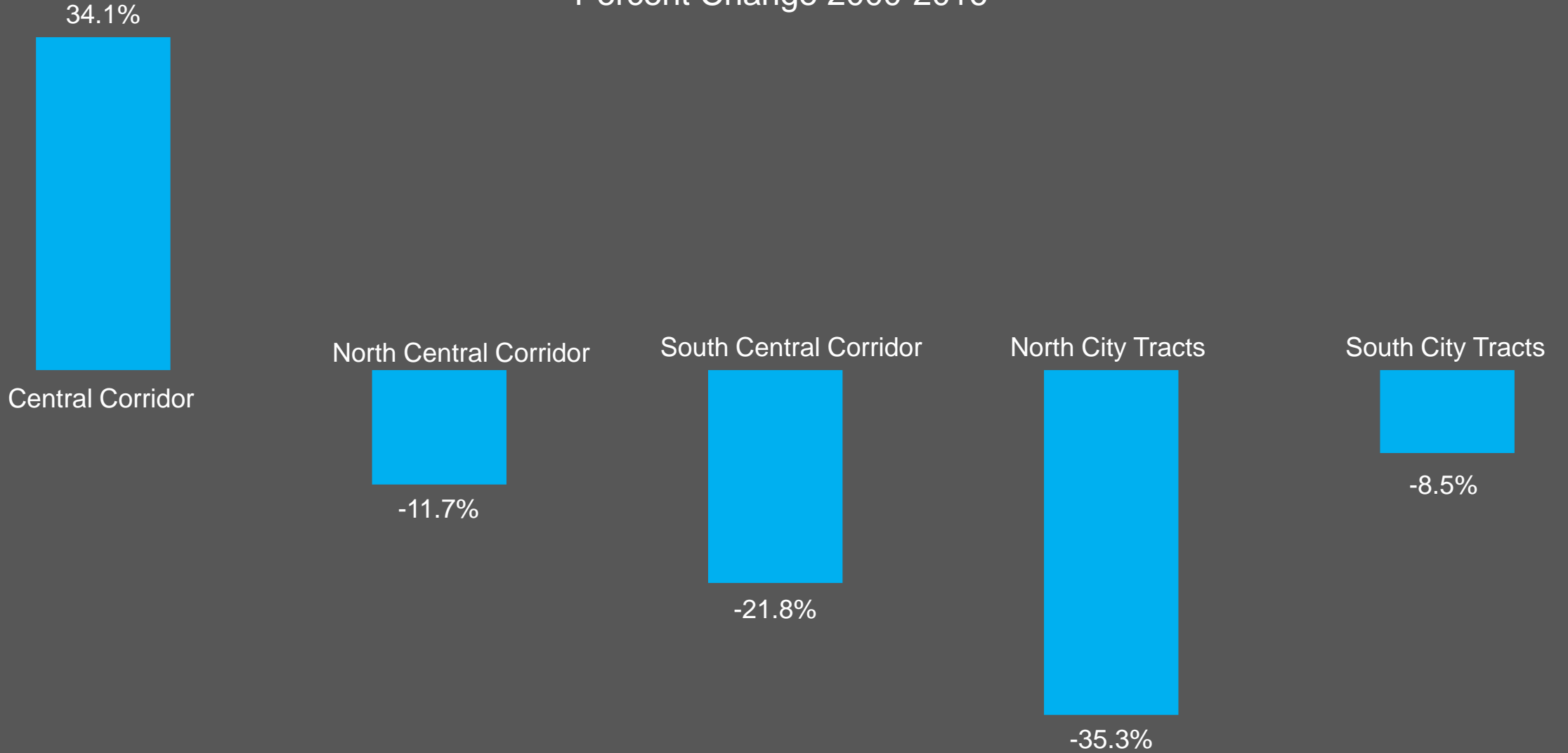


Note, Hispanic not analyzed separate, included in White or Other

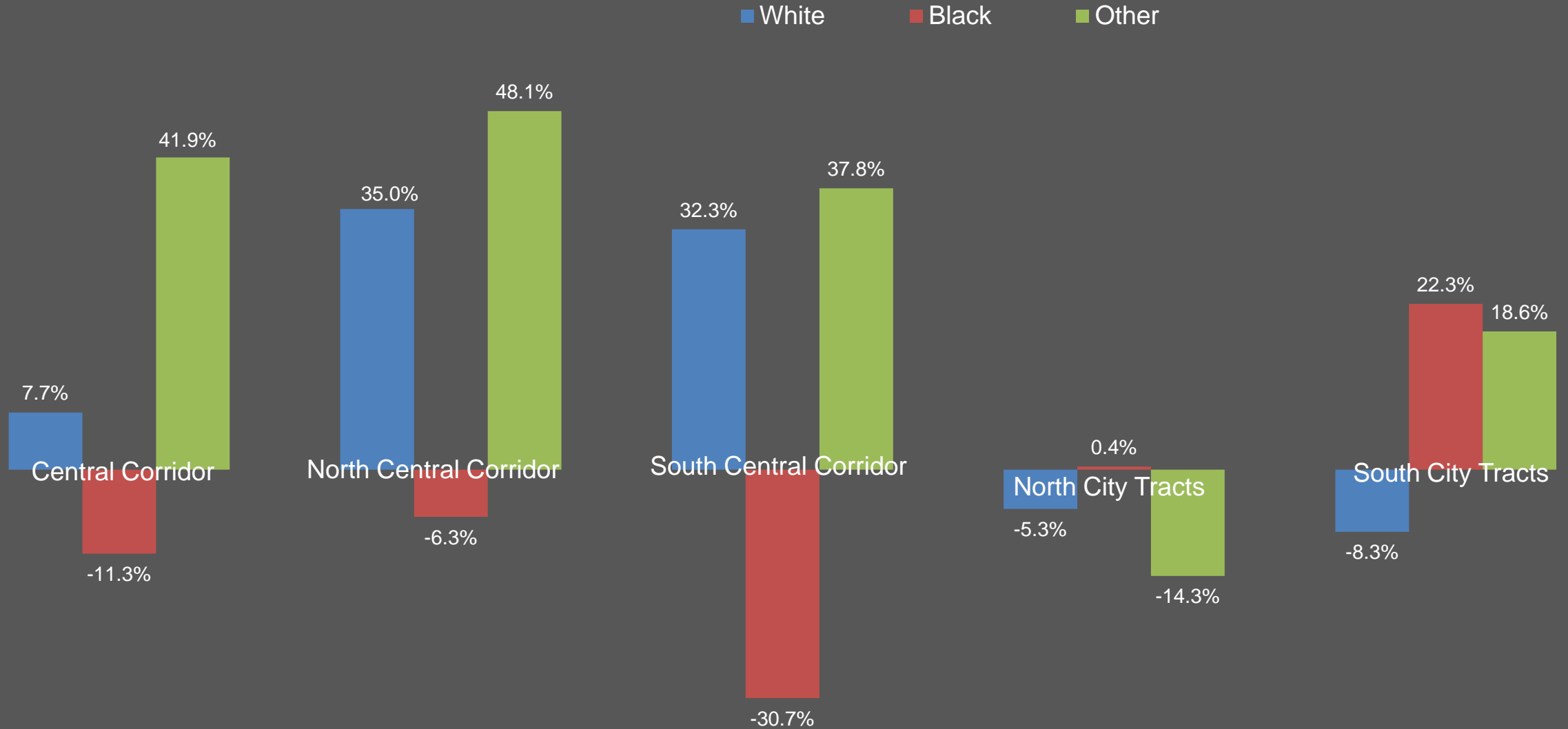
Percent Change in Population by District, 2000-2016



Percent Change 2000-2016

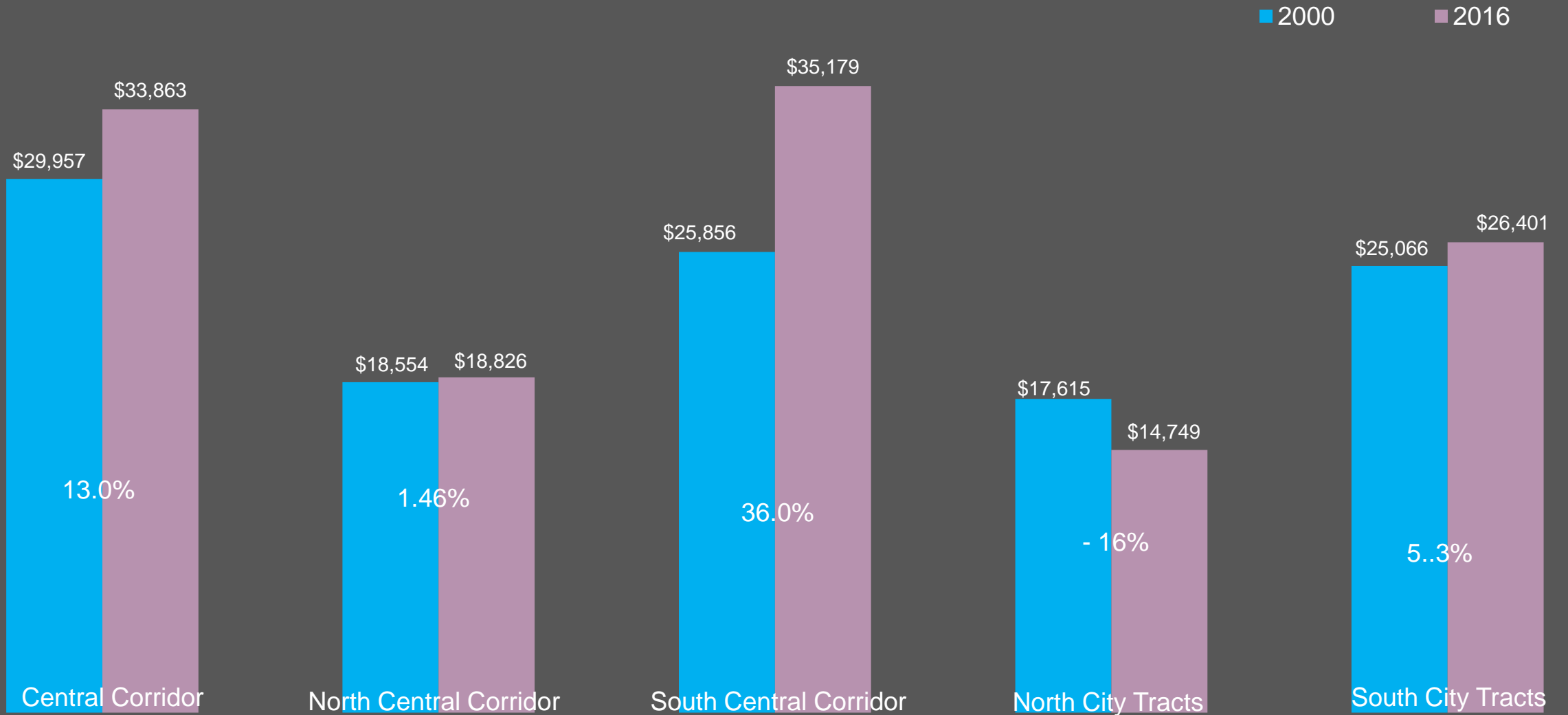


Percent Change in Racial Groups by District, 2000-2016



Other: Asian, Island Pacific, Native American, Two or more races

Per Capita Income and % Change, (2016 USD), 2000-2016



Regional Conclusions



- Per capita income is average and housing costs are lower than average compared to peer regions. Leads to higher real wage.
- Incomes declined much less from 2000-2016 than in most regions
- Population growing very slowly. A 5.9% population growth and during the same time the U.S. saw a 13.2% population increase.
- Large gaps between black and white per capita incomes that grew between 2000-2016



City Conclusions

- Per Capita Income is below average
- Dramatic and growing difference in black and white per capita incomes
- Continue to lose population, albeit slowly
- All growth occurring in the Central Corridor
- Large geographic area in North St. Louis of greater than 50,000 residents whose economic condition is very poor and getting poorer



Opportunities and Conclusions

- PCI and cost of living data argues that St. Louis is an attractive place to live and should be an attractive place for firms to locate.
- The central corridor of the City is becoming a magnet for the white college educated 18-34 year olds.
- Slow population growth in region and city suggest St. Louis is becoming a less important region, with a weaker ability to attract national amenities and airline hubs.
- Sharp gaps in per capita income by race are morally indefensible, lower long-term economic growth, and set the stage for large-scale social disruption.