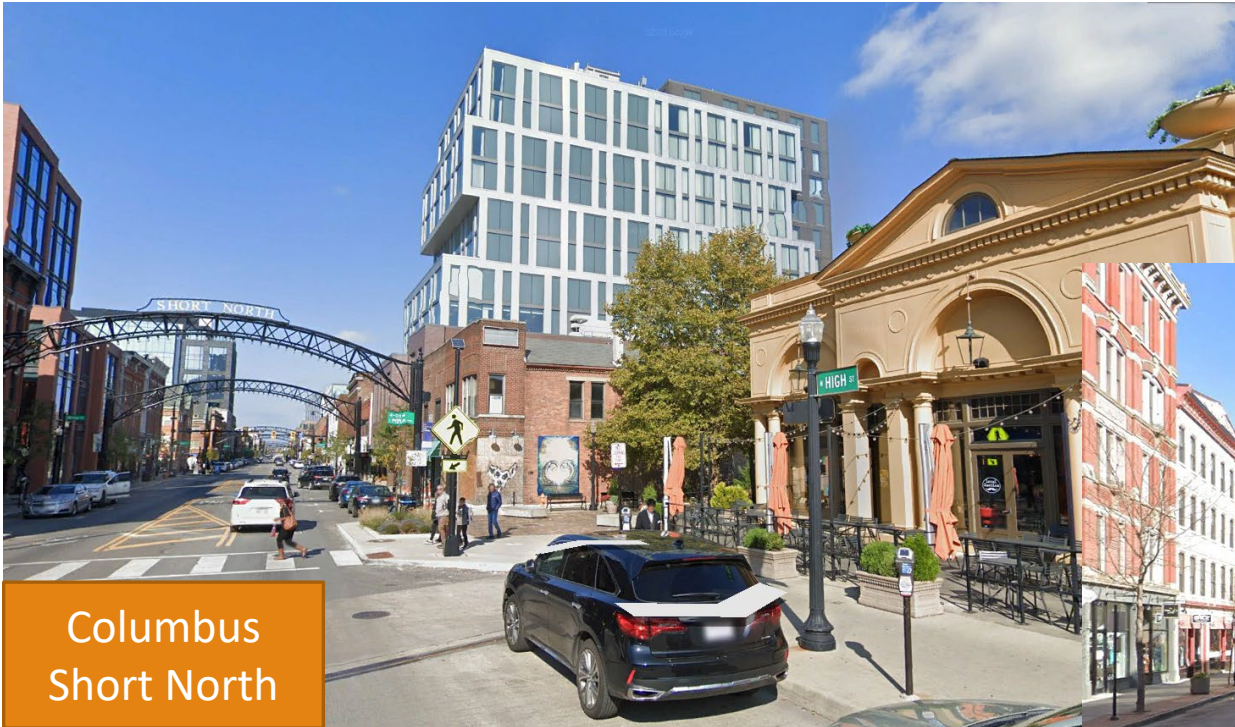


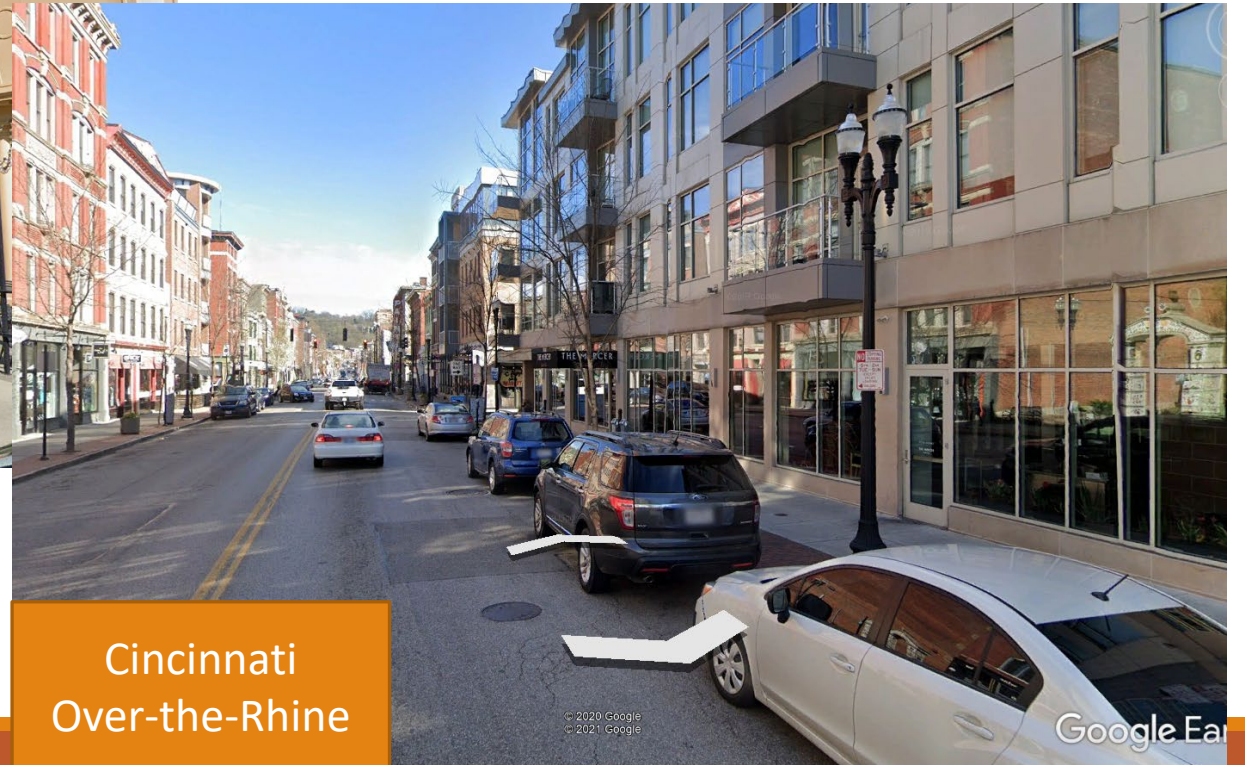
Revival and polarization in the divided city

ALAN MALLACH, SENIOR FELLOW
CENTER FOR COMMUNITY PROGRESS
WASHINGTON DC

America's legacy cities are changing



Columbus
Short North

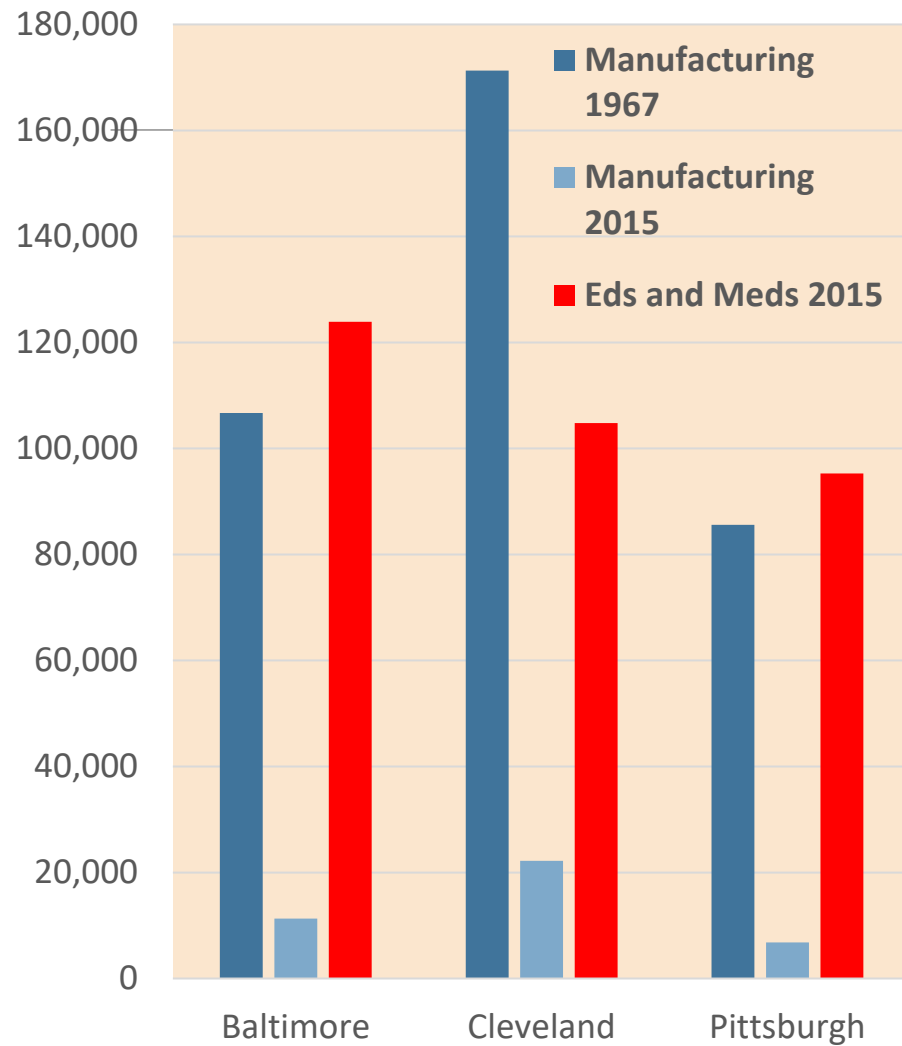


Cincinnati
Over-the-Rhine

© 2020 Google
© 2021 Google

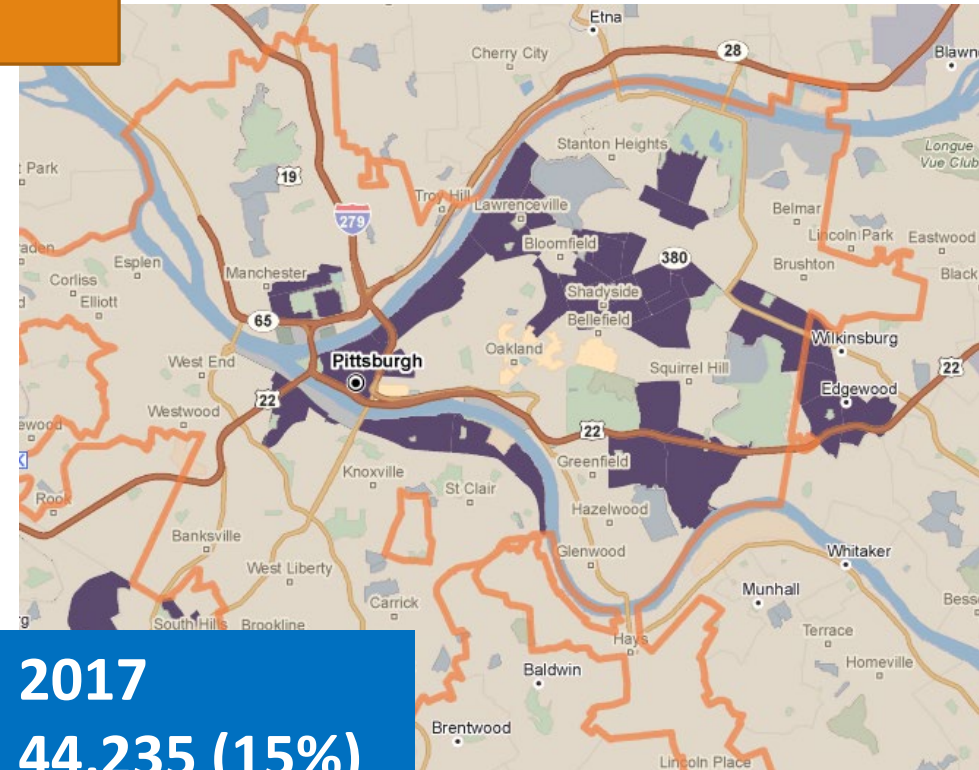
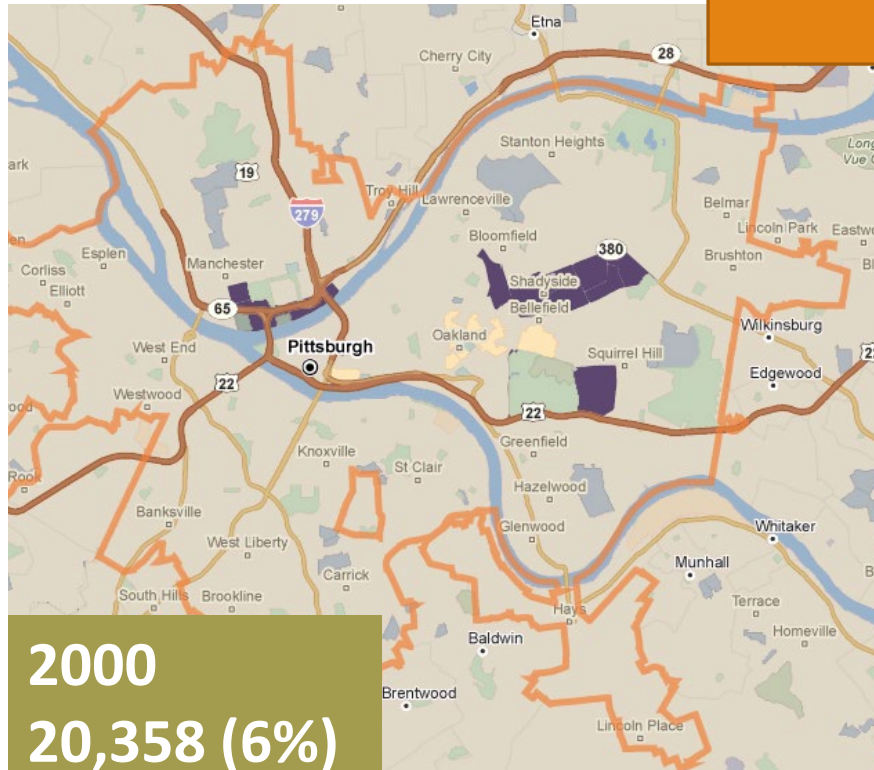
Google Earth

...Driven by 'eds and meds'



...and Young Grads.

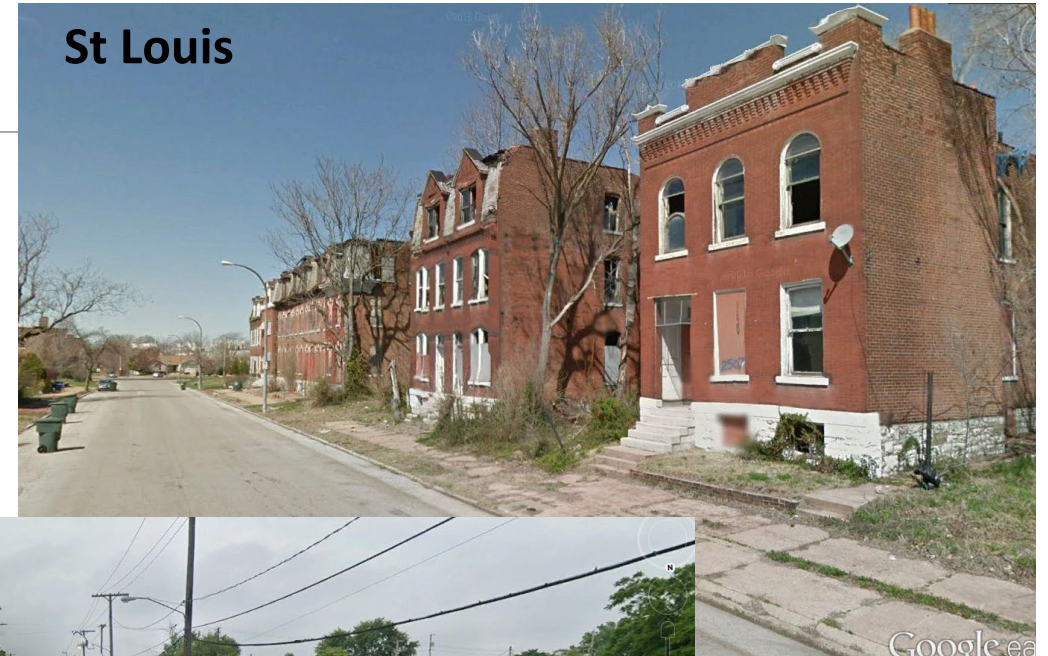
PITTSBURGH



...and creating a growing consumption sector



But this is also part of these cities' reality



The revival is
real but so are
poverty and
inequality



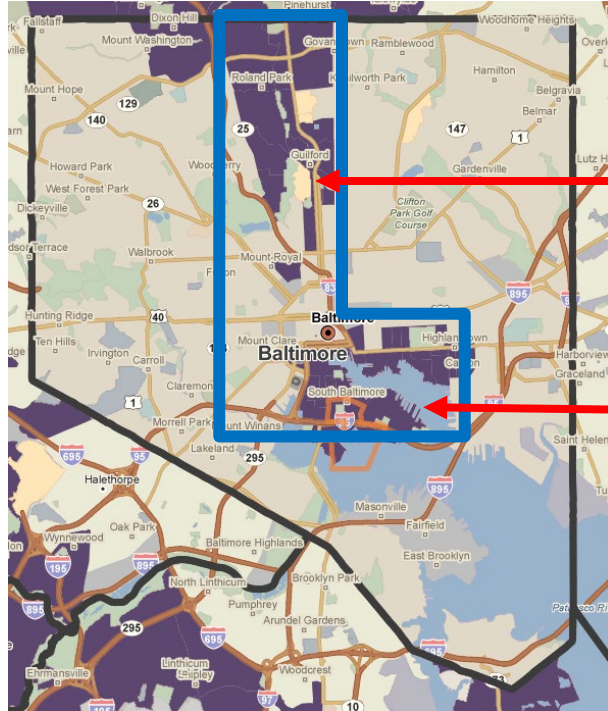
They are
inextricably
linked



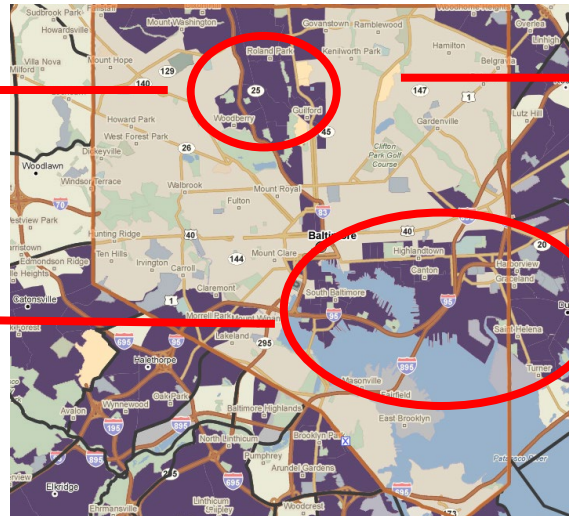
**Inequality is
Racial
Economic
and Spatial**

Racial inequality: Baltimore's white "L"

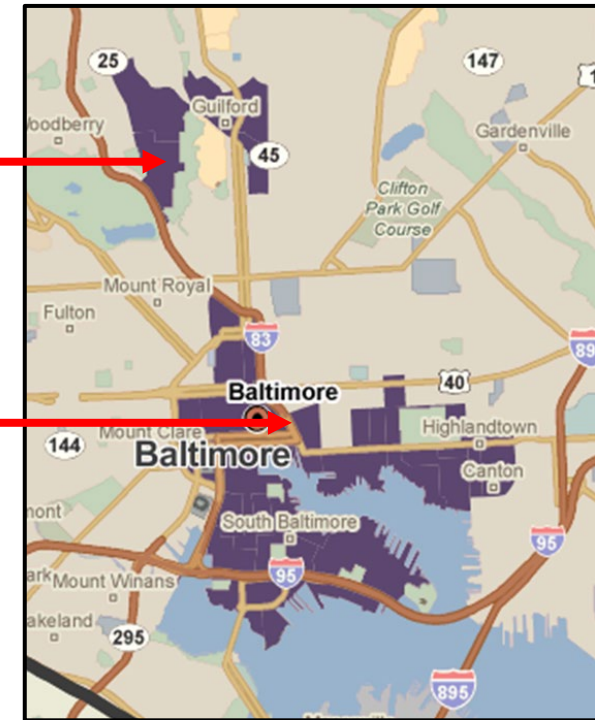
Median sales price >\$200K



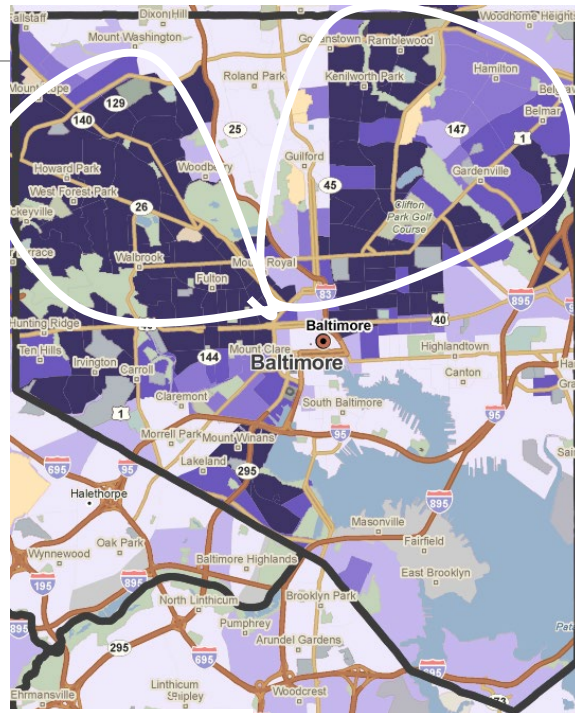
60%+ Non-Latino White



Young grad clusters



and its “Black Butterfly”



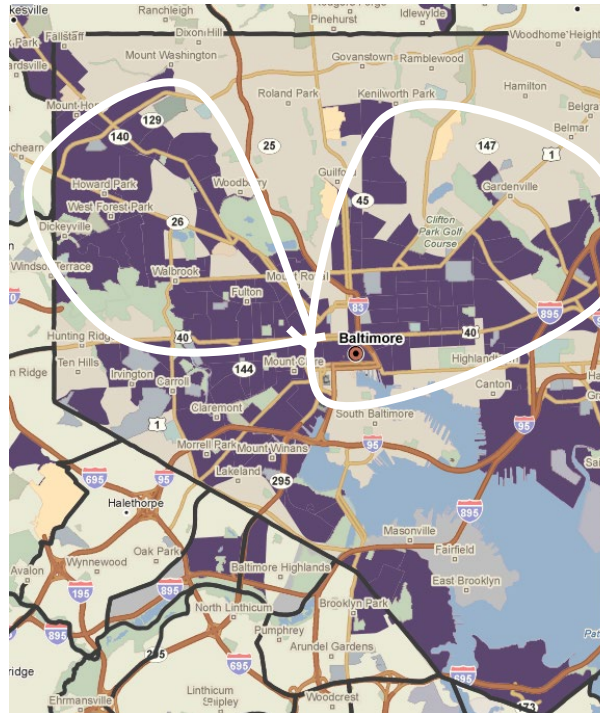
Percent Black Population
Year: 2011-2015
Shaded by: Census Tract, 2010

Insufficient Data
19.99% or less
20.00% - 39.99%
40.00% - 59.99%
60.00% - 79.99%
80.00% or more

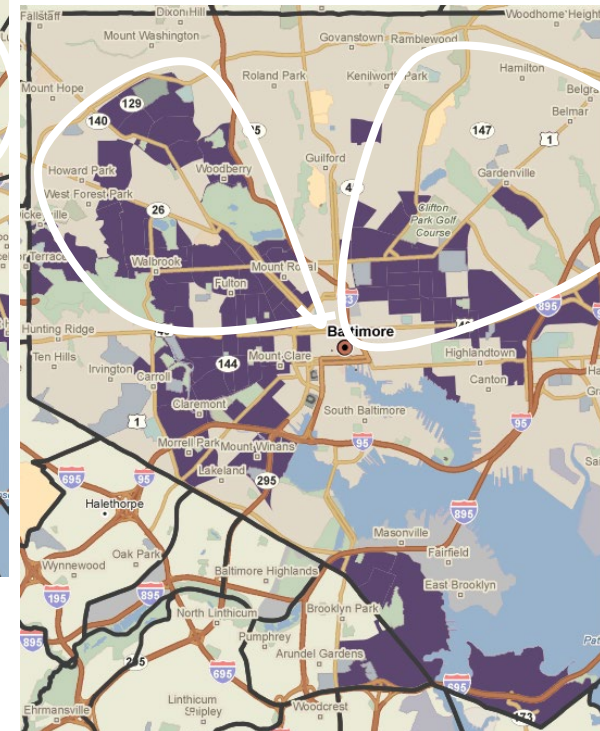
Source: Census

Percentage
African-American

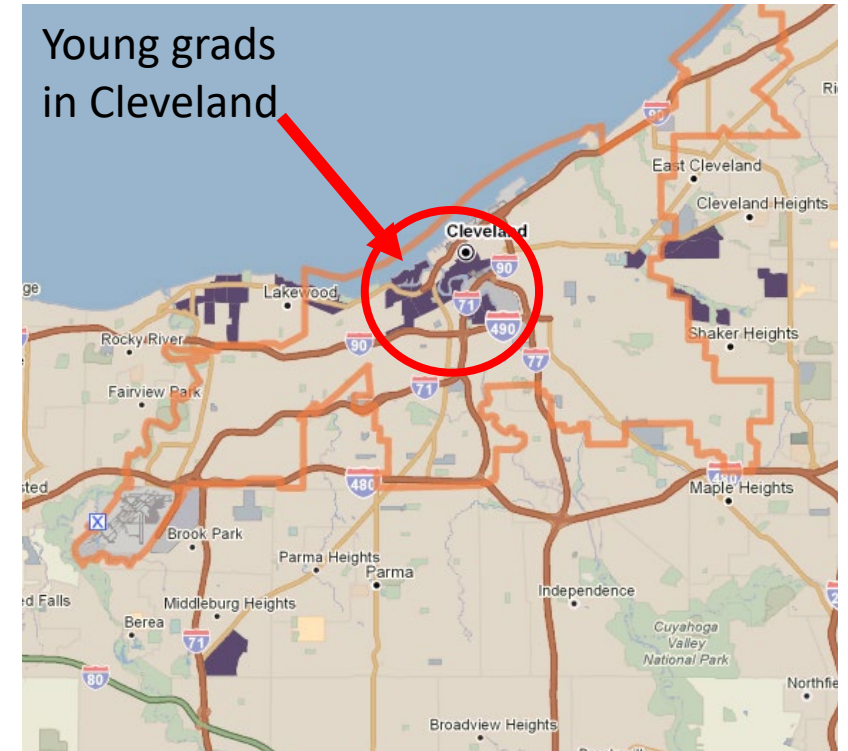
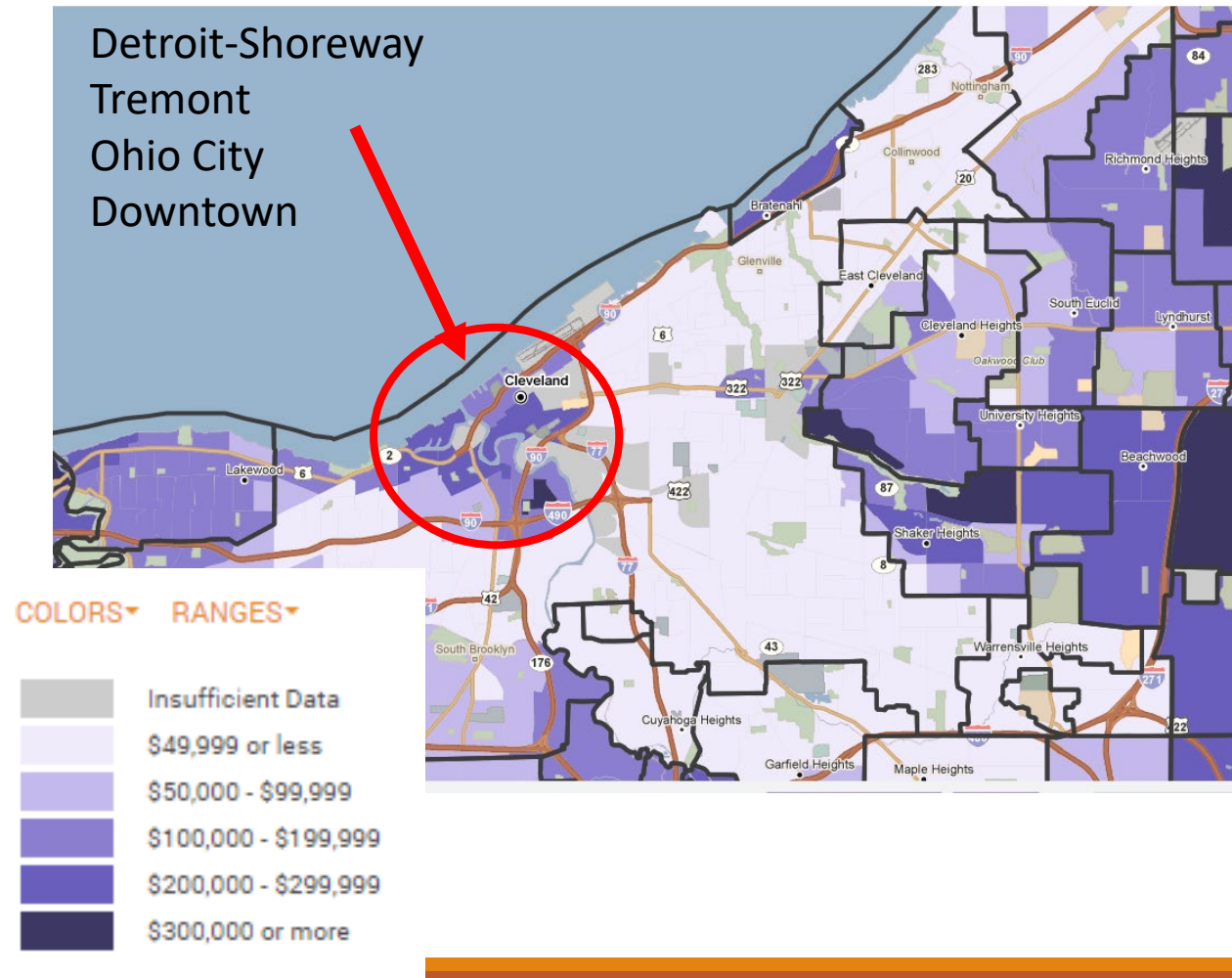
Poverty >20%



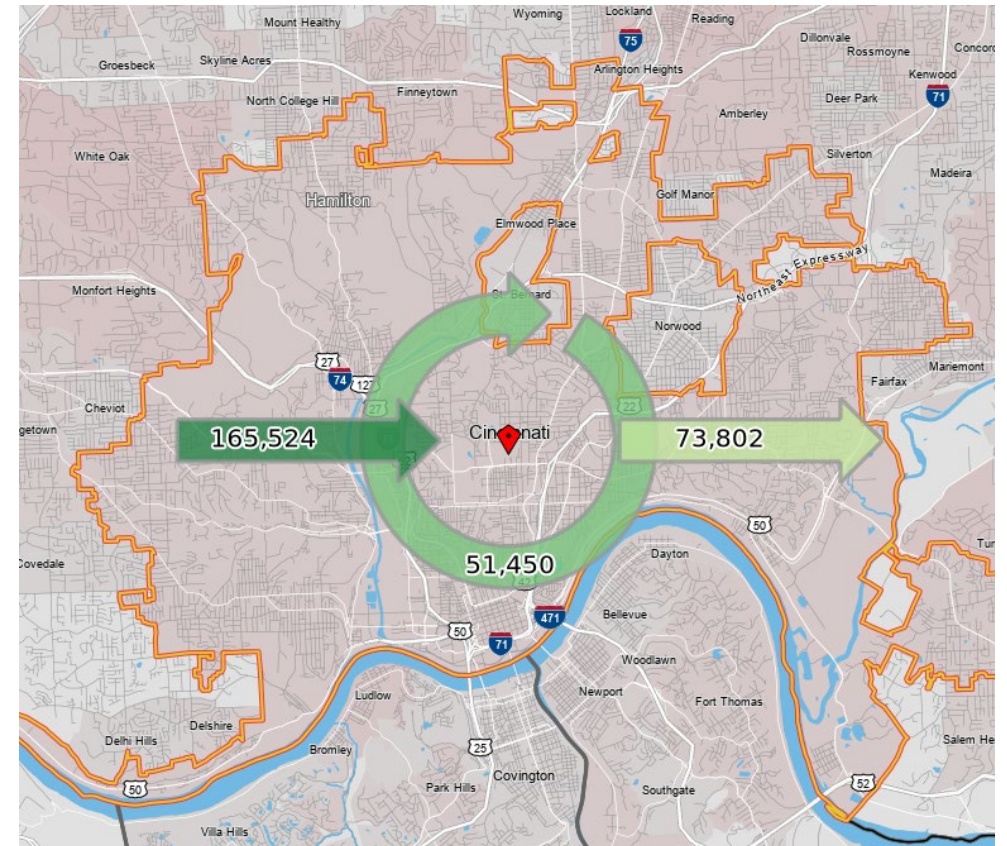
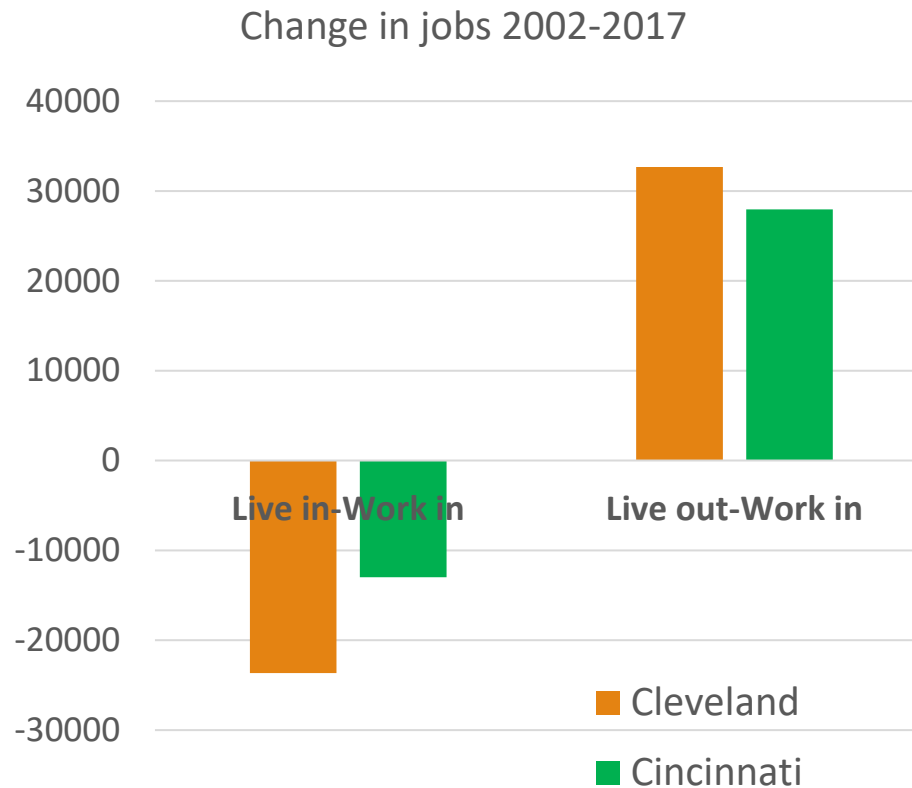
Vacant housing units >20%



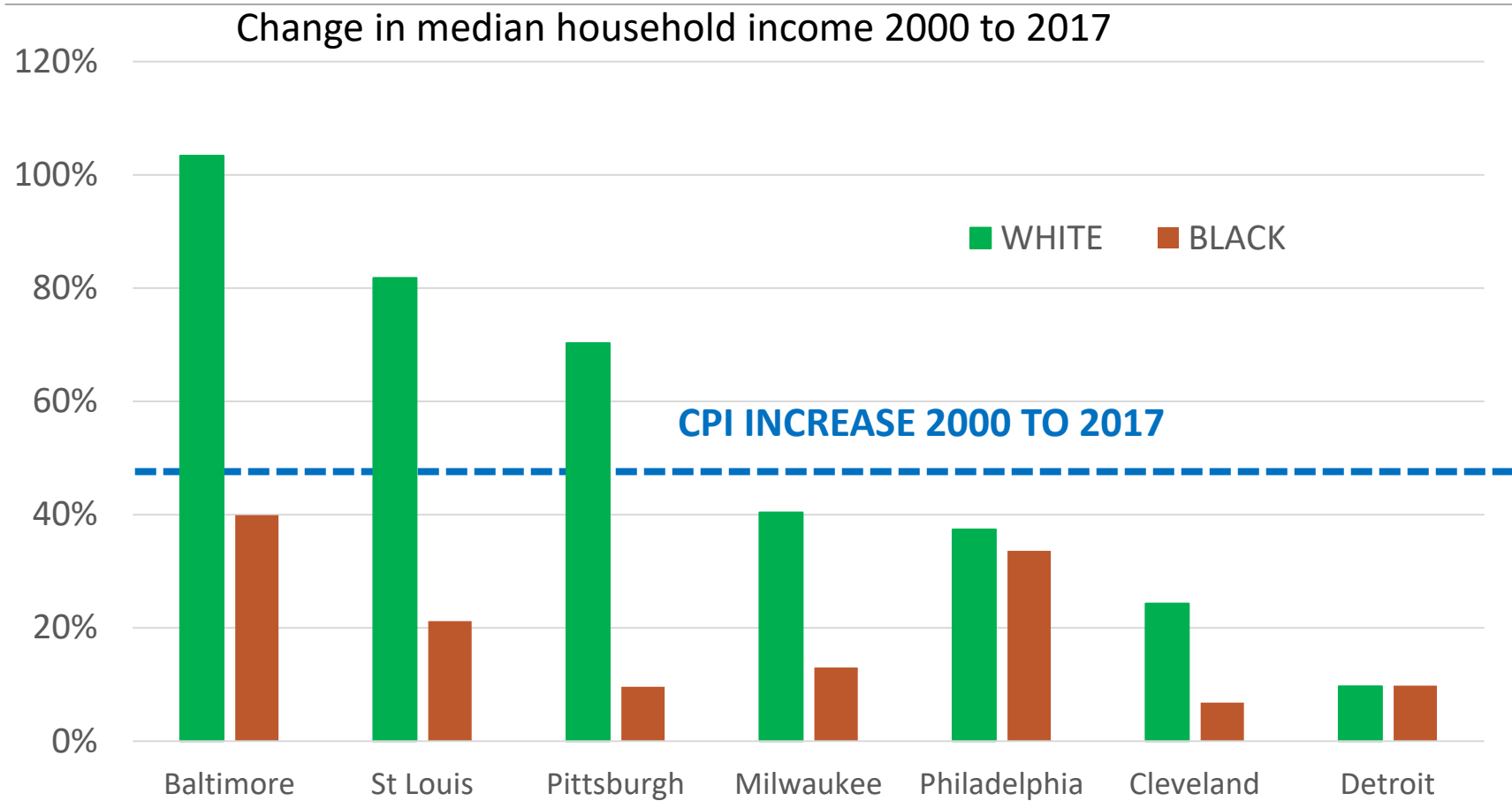
Revival is concentrated in a few small areas



Cities are adding jobs, but fewer and fewer of them are held by city residents

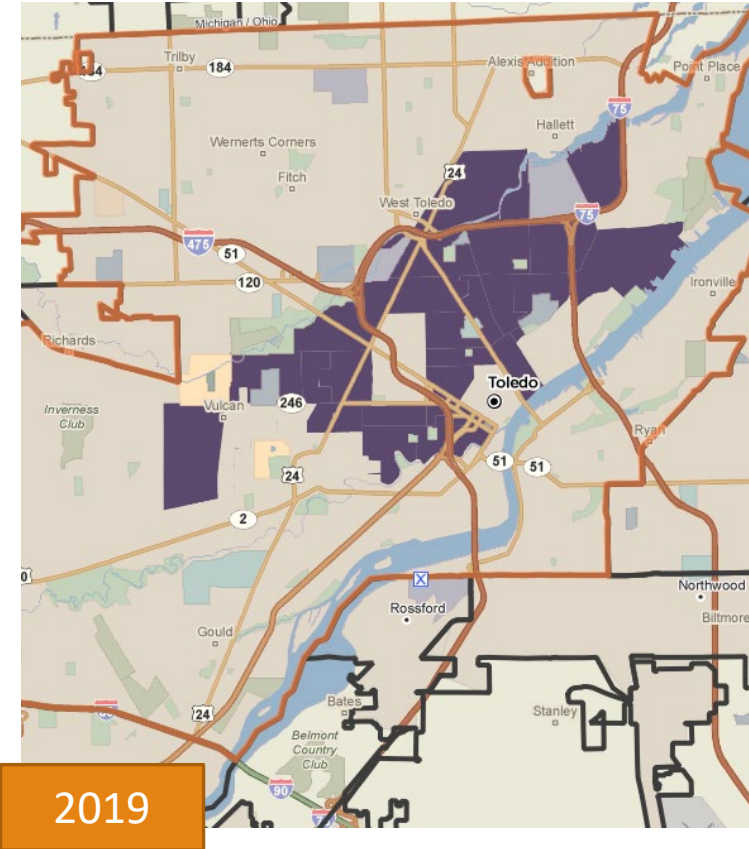
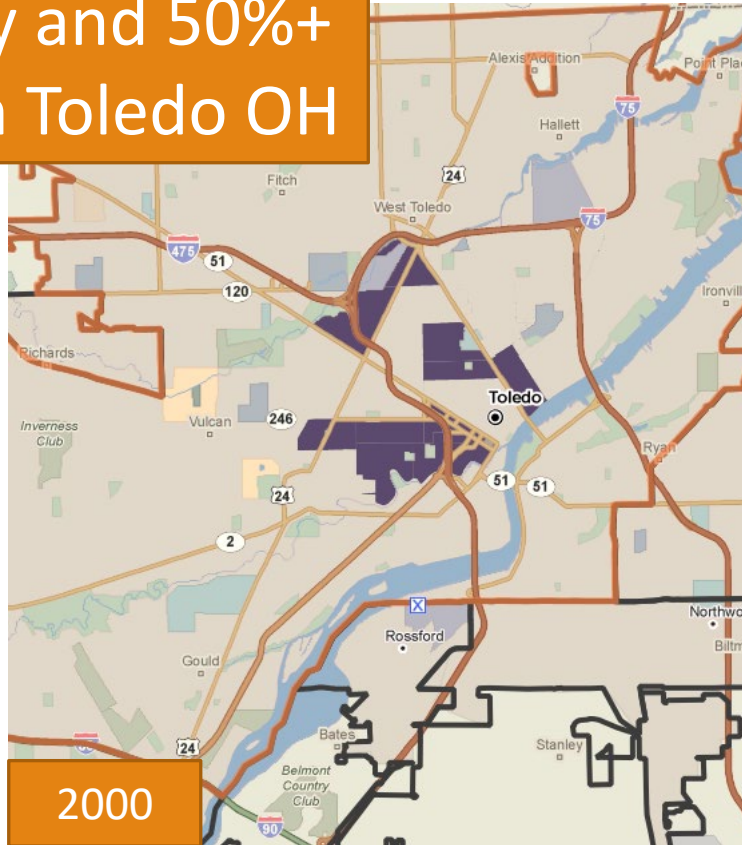


Racial disparities in income are growing



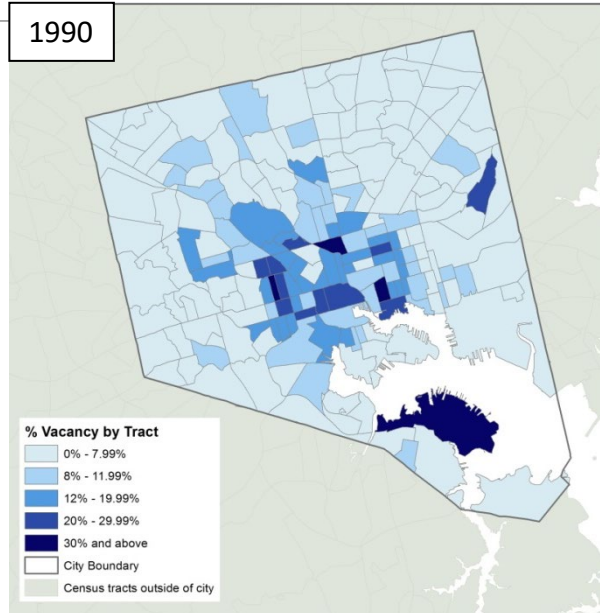
Segregated areas of concentrated poverty are spreading

Areas 30%+
poverty and 50%+
Black in Toledo OH



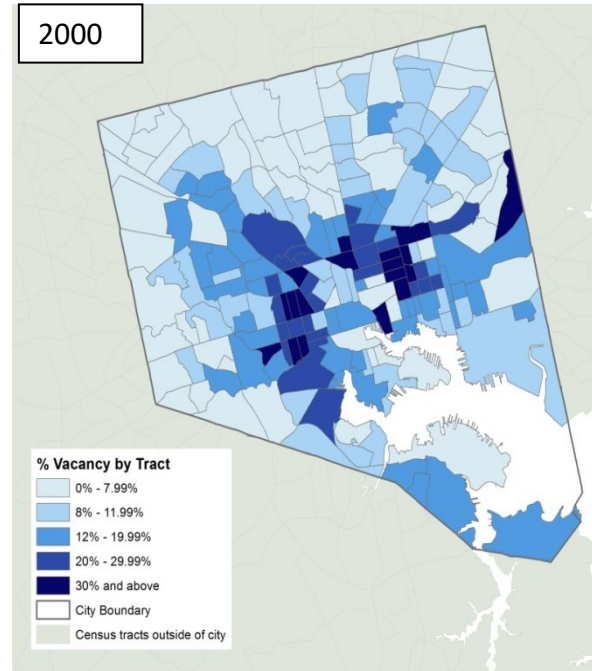
Vacancy and abandonment are spreading

1990

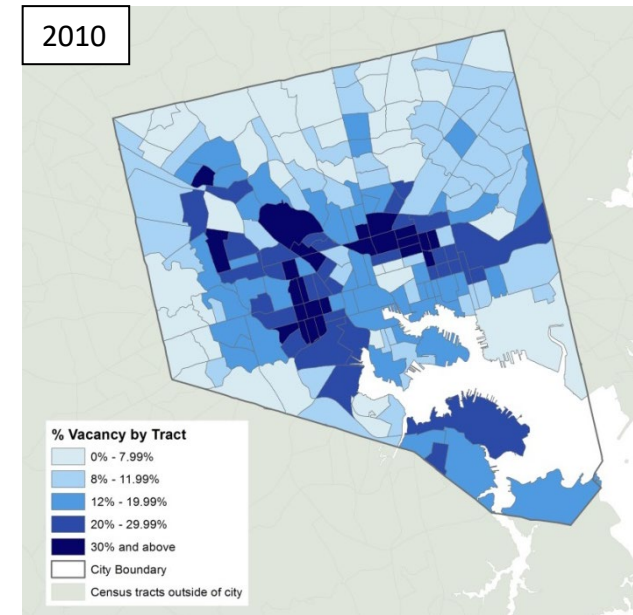


Baltimore

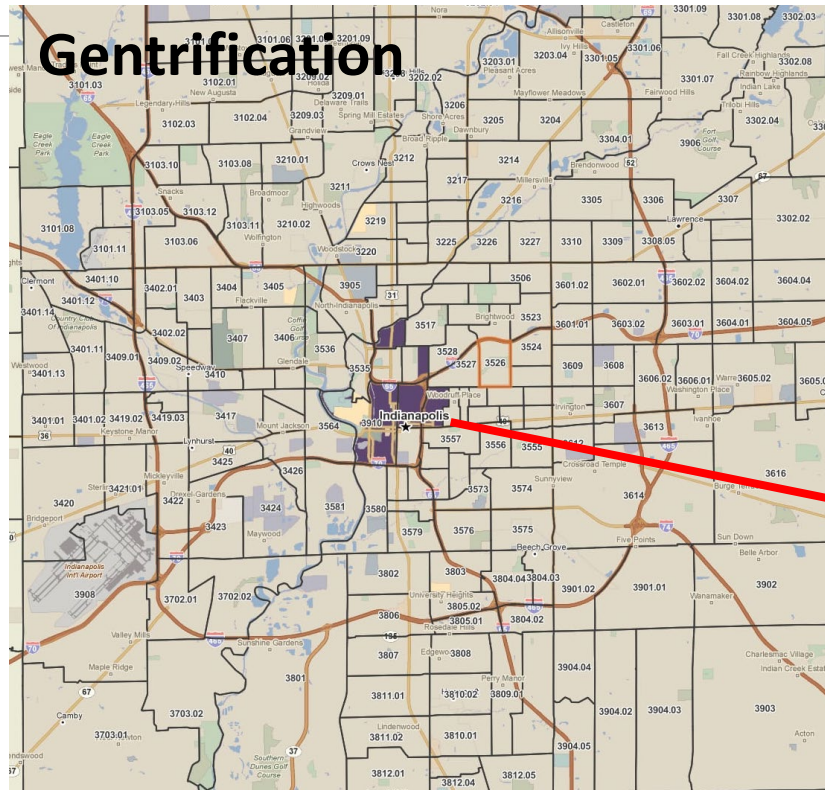
2000



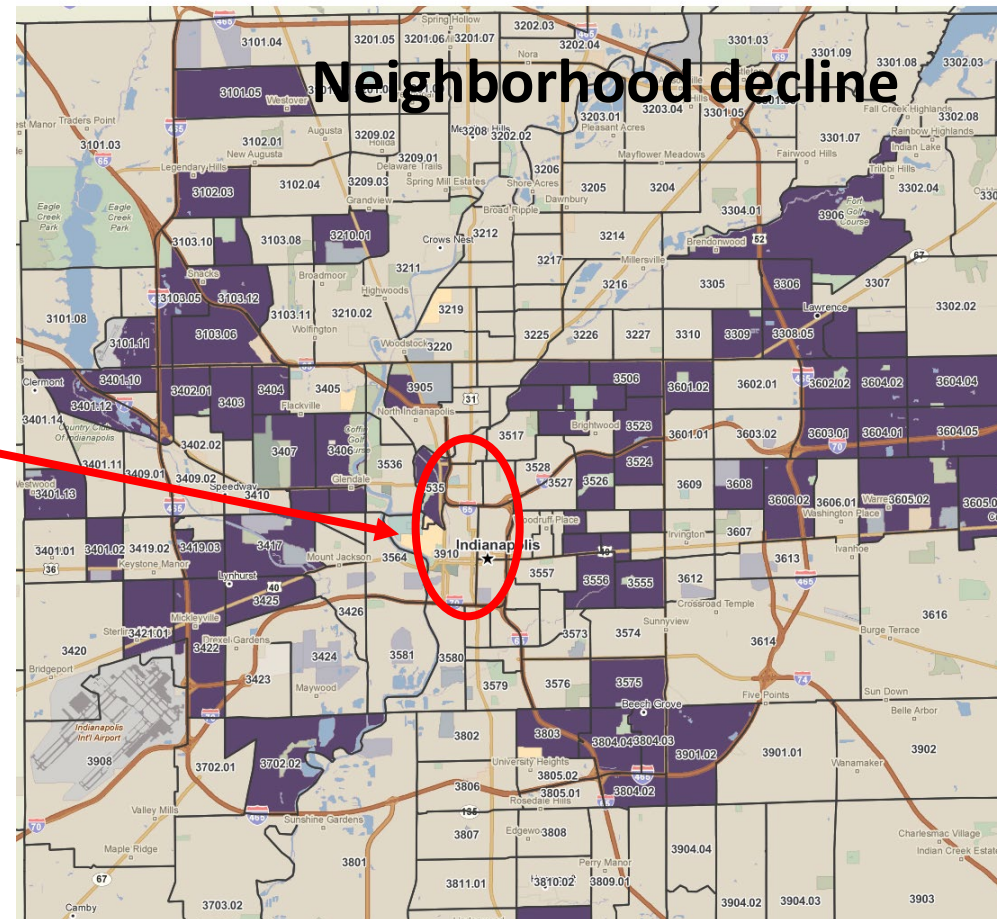
2010



More people talk about gentrification than anything else, but **many** more neighborhoods are declining than gentrifying

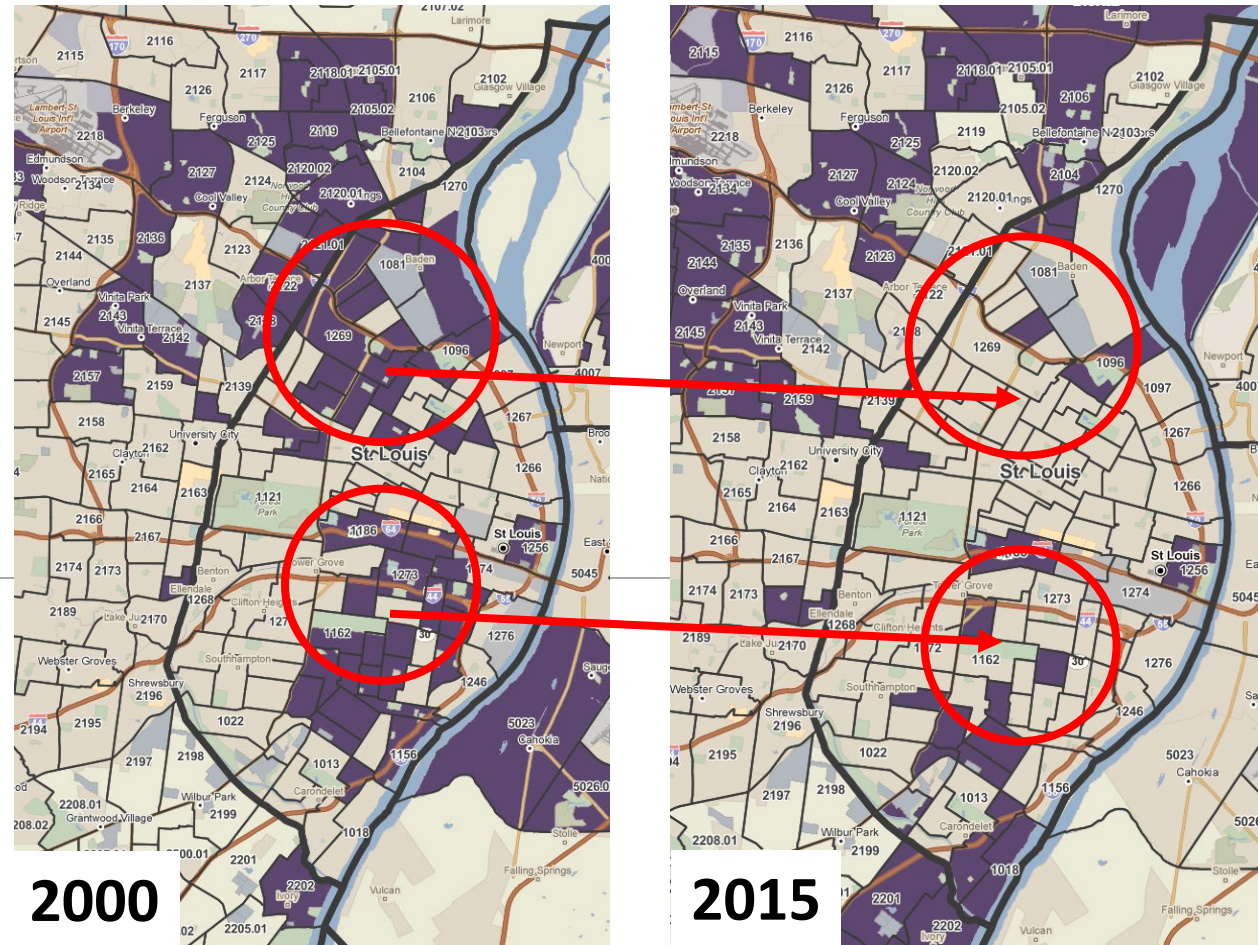


Indianapolis

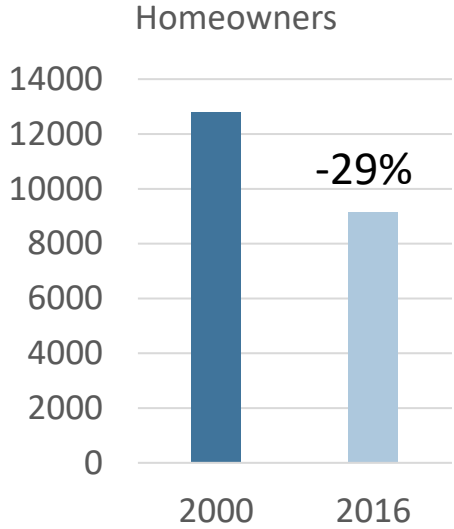
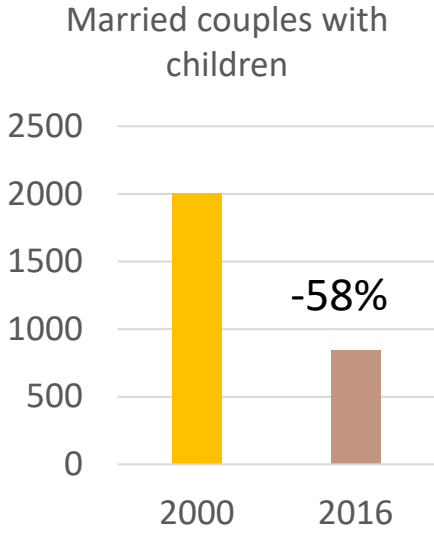
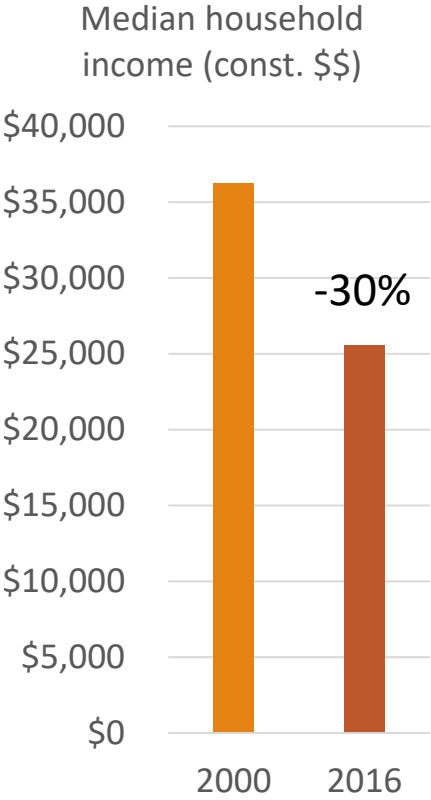


Middle neighborhoods are disappearing

Middle neighborhoods
in St Louis
2000 and 2015



Change in African-American middle neighborhoods in St Louis 2000 to 2016





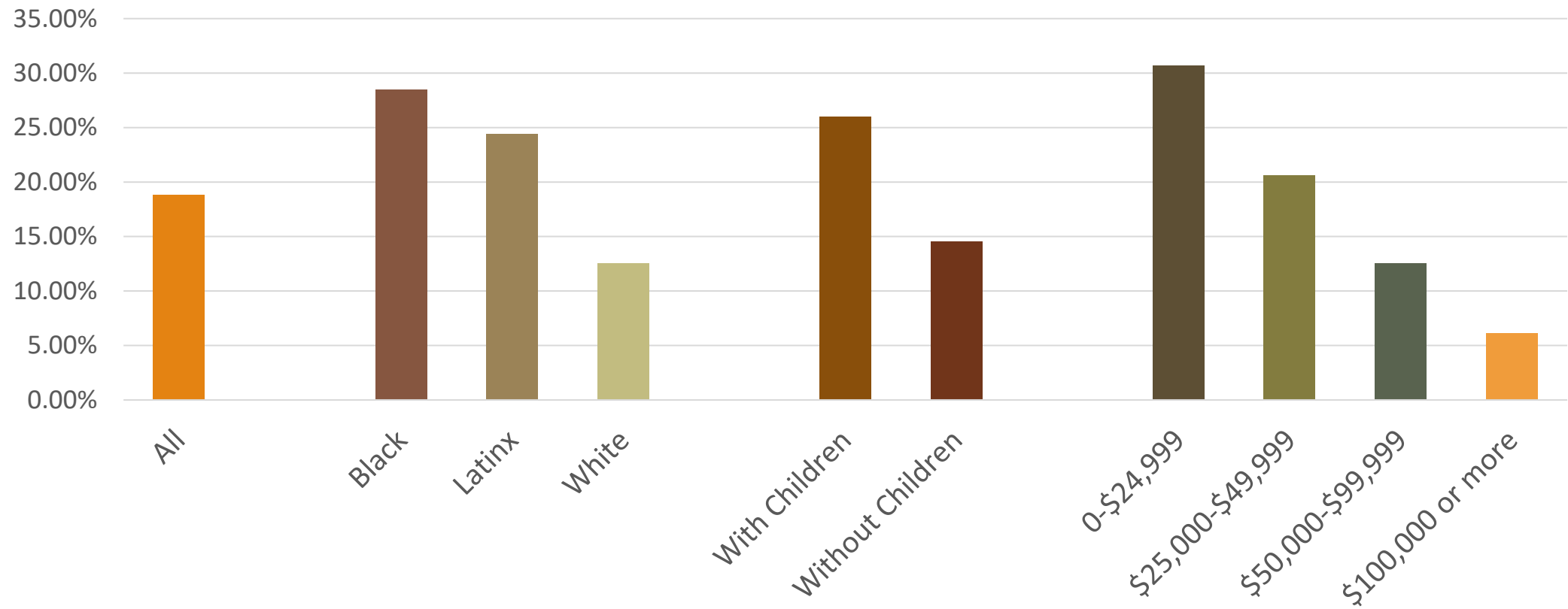
THAT WAS BEFORE THE
COVID-19 PANDEMIC

**HOW WILL THE
PANDEMIC
CHANGE THIS
PICTURE?**

The pandemic of 2020 - ?



Rent arrears – December 2020

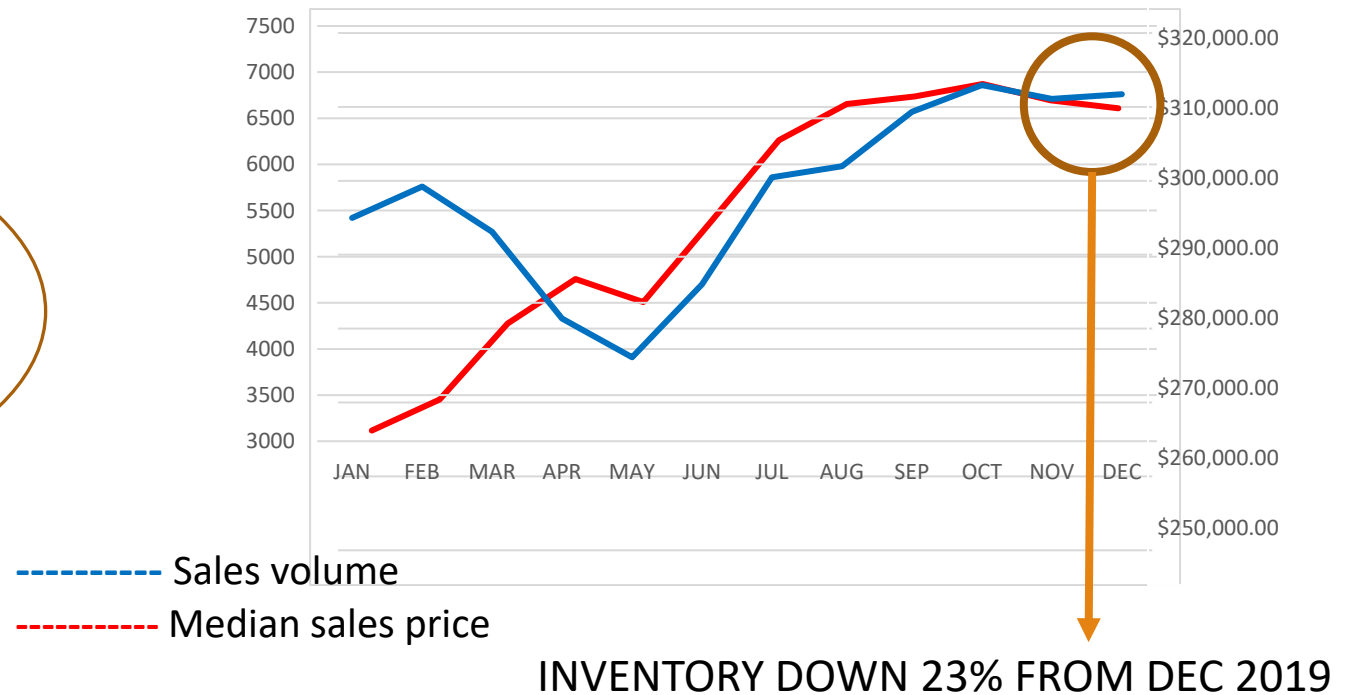


The real estate market boomed

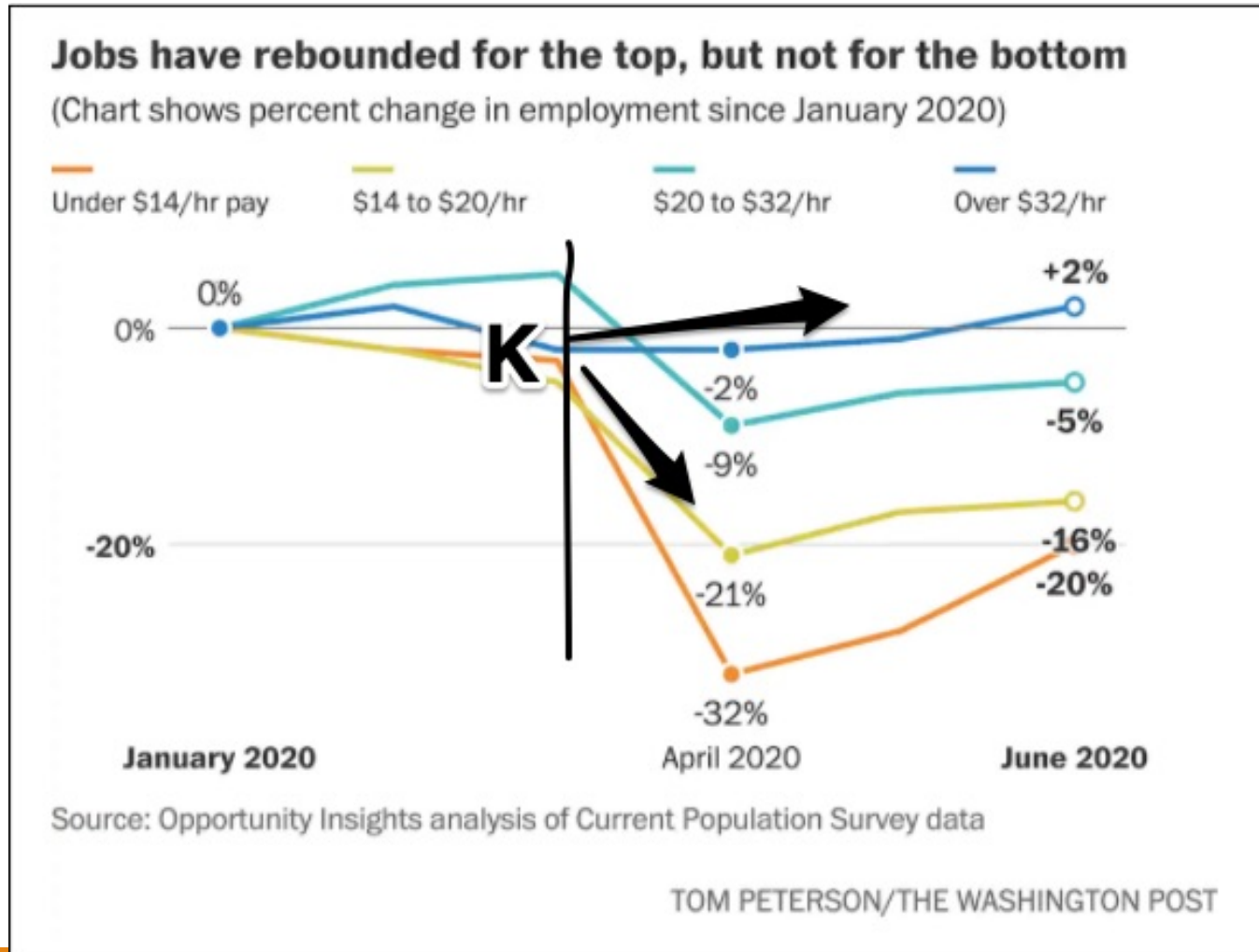
WHAT MANY PEOPLE EXPECTED (MARCH 2020)



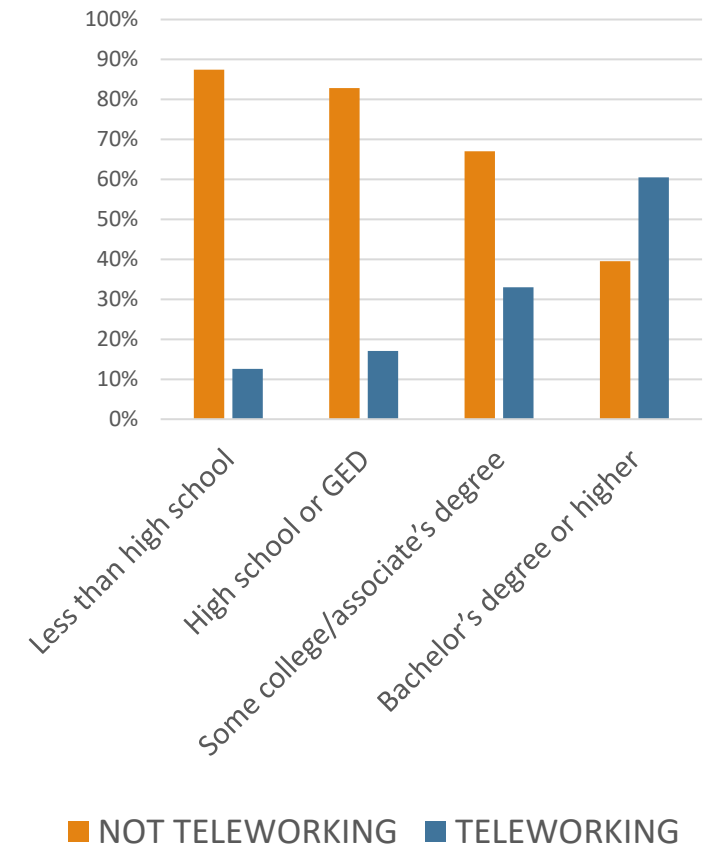
WHAT ACTUALLY HAPPENED



We are seeing a “K-Shaped” Recovery



% TELEWORKING BY EDUCATION LEVEL



Looking into the future

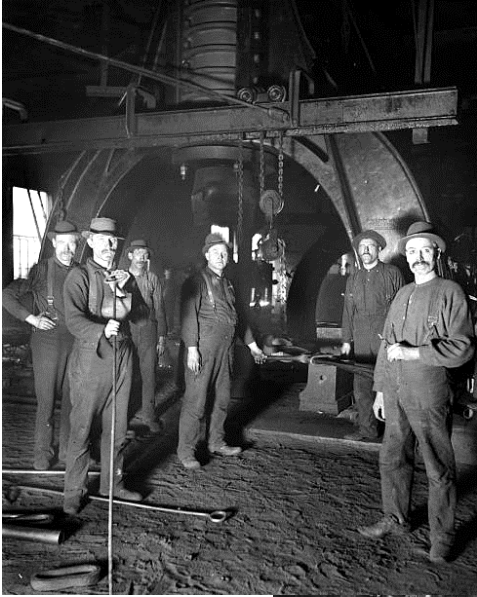
1 Getting out of the hole we're in



The proposed American
Rescue Plan will help (a lot)

**But where do we
go from there?**

Our cities used to be about opportunity



What does that mean?

A decent job



A future for one's children



**A decent neighborhood
to live in**

This is what we need to focus on

- ❑ Lifting people out of poverty
- ❑ Eliminating residential insecurity
- ❑ Breaking the cycle of multigenerational poverty
- ❑ Providing a decent quality of life for all



We need to end the epidemic of evictions in our lower-income communities

Eviction

- Destabilizes families
- Undermines children's education
- Destabilizes neighborhoods



- ❑ We need a national housing allowance program to end mass evictions and provide stable housing for all low-income families.
- ❑ Only the federal government has the resources to make this possible.

Fundamentally, it's not about money



Since the 1990s \$800 million in public money has gone into two stadiums and an arena in downtown Cleveland

NJ gave \$1.2B in incentives to companies to move from Camden's suburbs into the city of Camden

We spend lots of money



The question

Why do we spend billions on these things, when we could train people for steady jobs, give kids a good education and improve our neighborhoods for a fraction of that amount?

We can do this



Thank you.

