

Revitalizing older suburbs:

Public policy options for America's older low-capacity suburbs

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Suburbs and the 2010 Census

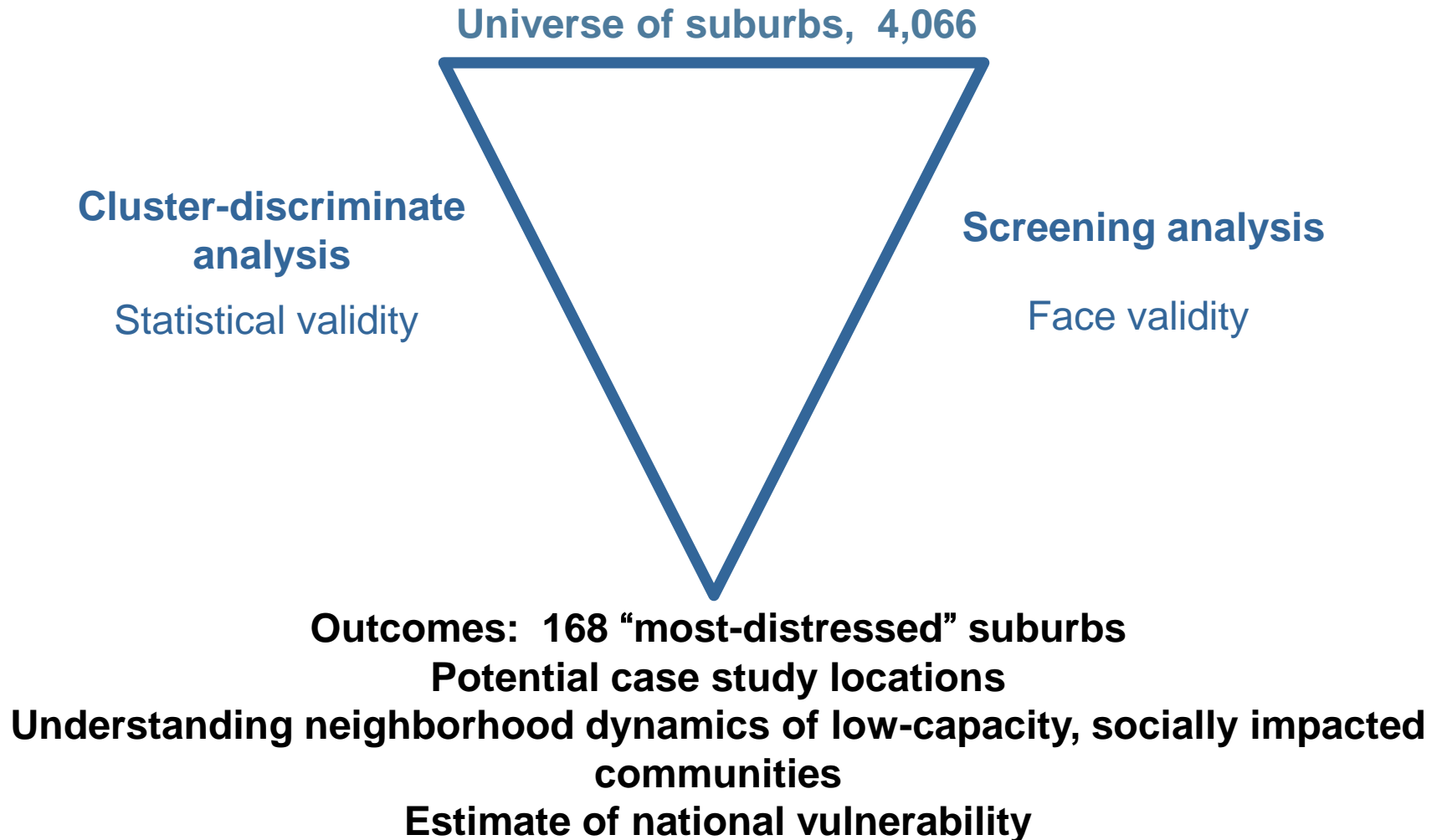
George Mason University and Hofstra University

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Purpose

- **Which suburbs are “most distressed?”** Low capacity, socially and economically impacted suburban communities. (poverty rate, unemployment rate AND foreclosure rate)
- **What Works?** Four case studies. Identify any successful strategies and investments used to either change their development path or to embark on a different path.
- **What’s Possible?** Identify public policy options-- Regionalize, repurpose, restructure?

Methodology for identifying the universe of places

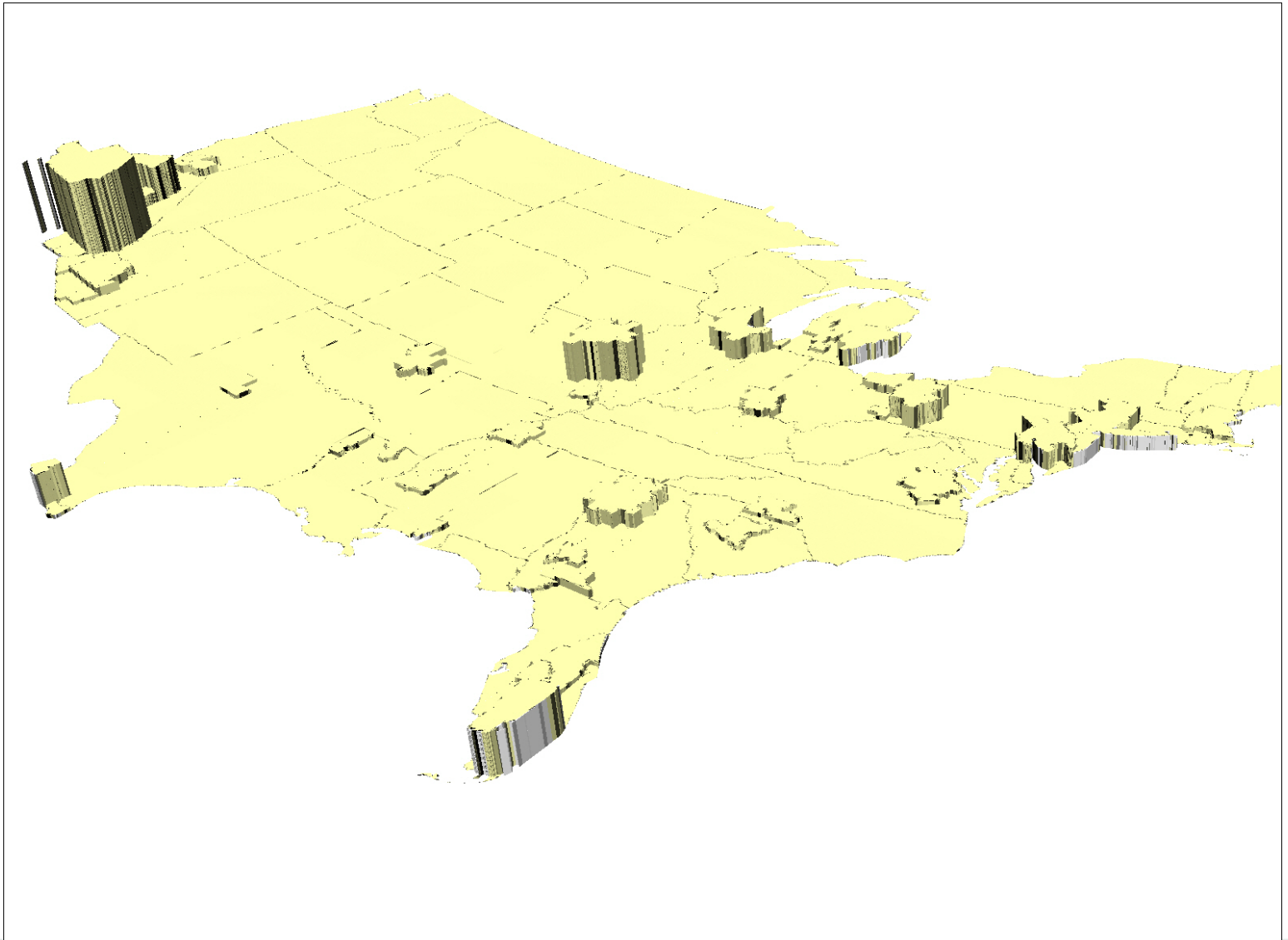


The buckets of distress

Table 1. Most-Distressed Suburbs Classification by GDP and Population

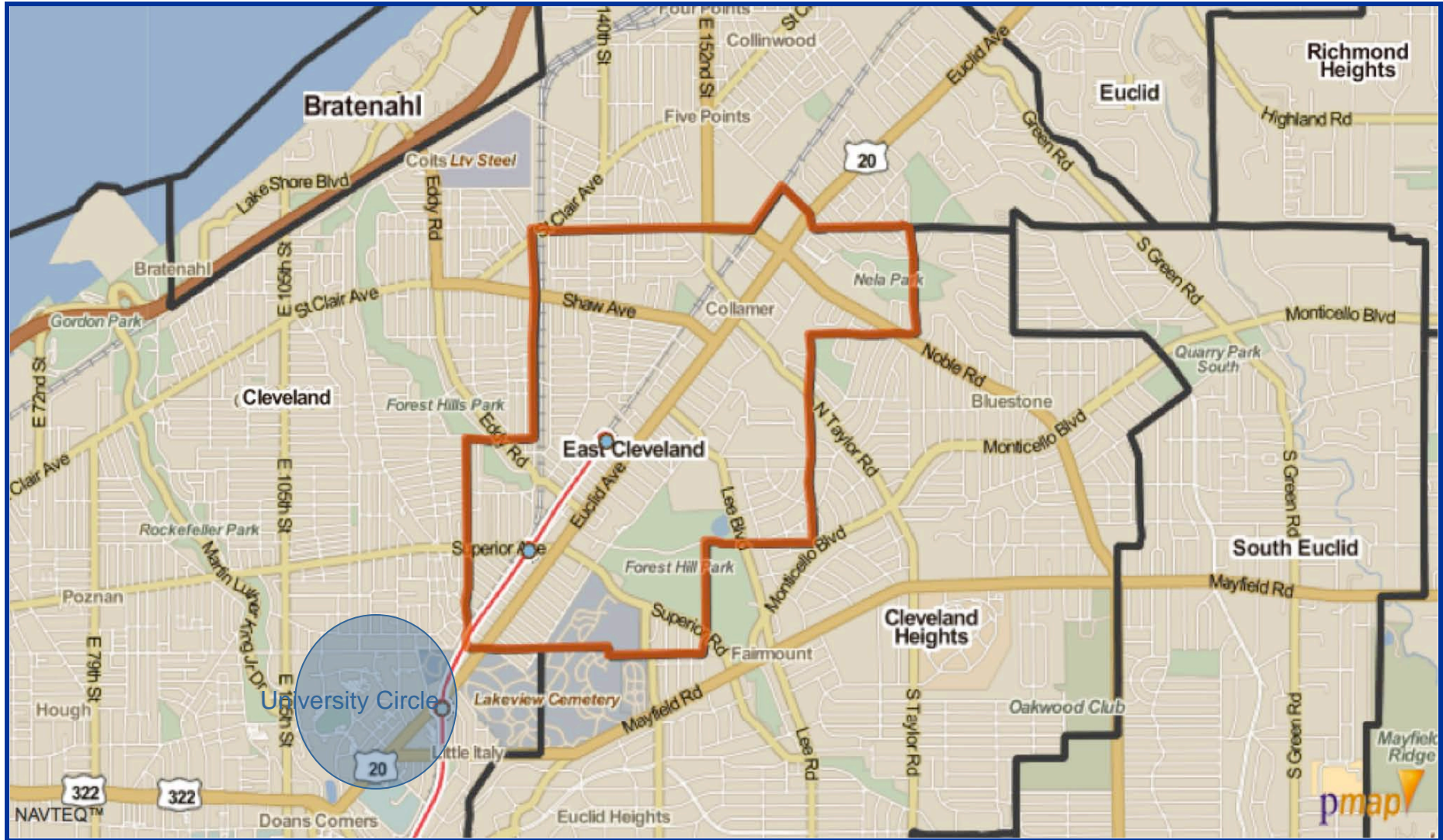
		Population Change, 1980-2000		
		Absolute Population Loss	Population Growth but below the Median (Negative M-Score)	Population Growth above the Median (Positive M-Score)
M-Score for Inflation- Adjusted % Change in GDP per Capita, 1980-2009	+	<i>Bucket 4</i> (<i>n</i> = 40) (Pop. = 875,757)	<i>Bucket 5</i> (<i>n</i> = 7) (Pop. = 305,860)	<i>Bucket 6</i> (<i>n</i> = 6) (Pop. = 111,531)
	-	<i>Bucket 1</i> (<i>n</i> = 26) (Pop. = 339,509)	<i>Bucket 2</i> (<i>n</i> = 13) (Pop. = 258,598)	<i>Bucket 3</i> (<i>n</i> = 76) (Pop. = 2,182,583)
		Total <i>N</i> = 168, Total Population = 4,073,838		

Location of America's most distressed suburbs



	Population Loss Low Growth Region		Population Loss High Growth Region	
	Entitlement	Non-Entitlement	Entitlement	Non-Entitlement
	E. Cleveland, OH	Inkster, MI	Chester, PA	Prichard, AL
Square Miles	3.1 sq. mi.	6.2 sq. mi.	4.77 sq. mi.	25.4 sq. mi.
2010 Population	17,843	25,369	33,972	22,659
Percent Population Loss 1970-2010	55%	34%	40%	42%
Percent Population loss 2000-2010	34%	16%	8%	19%
Percent African American	94%	73%	75%	85%
Fiscal Emergency	1988-2006 18 years	none	1995-present 16 years	1999 Bankruptcy 2010 Pension Default

East Cleveland, Ohio



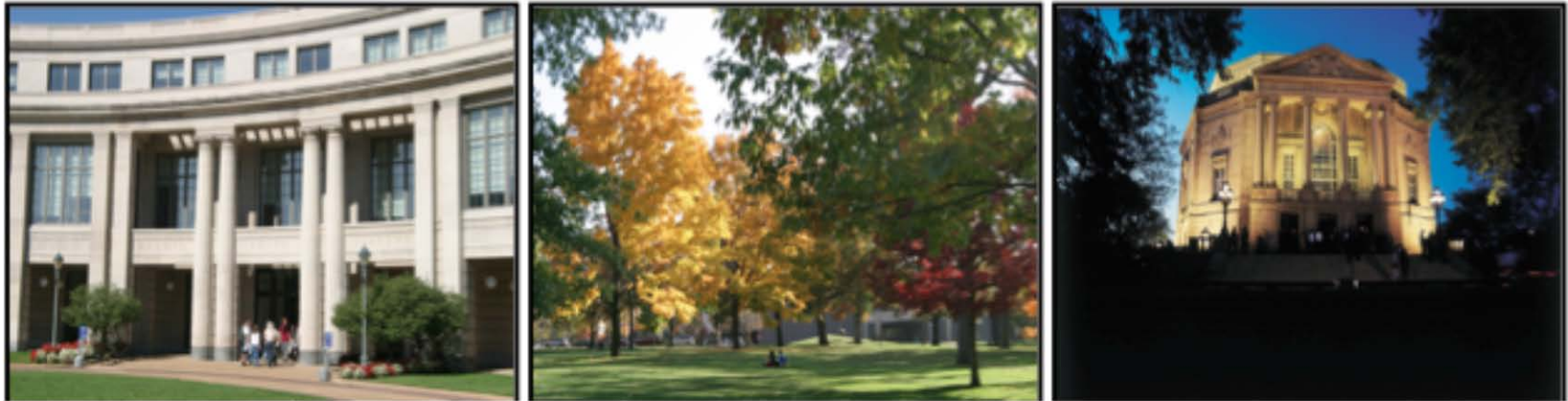
Modestly priced housing in working-class areas “down the hill” and very expensive and prestigious housing in exclusive areas, “up the hill,” largely developed by John D. Rockefeller, Jr. on the Forest Hill estate of his father.



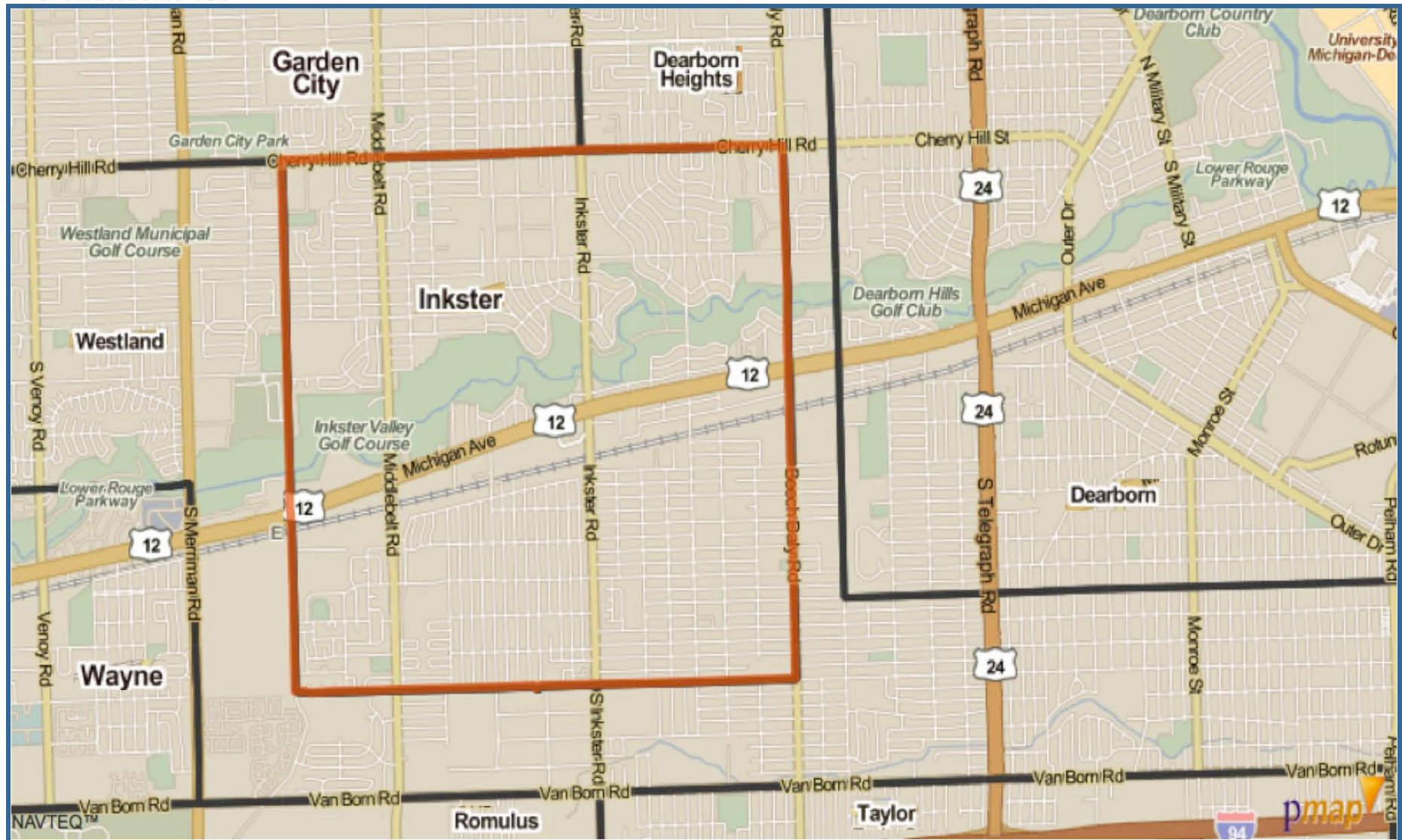


Assets: East Cleveland has many assets but needs the ability to remake itself into a place where those assets and opportunities have value

I. Close proximity to University Circle, a major employment center of the region for “eds and meds”



From left to right: Case Western Reserve University, Wade Oval Park, Severance Hall (Photo Credit: UniversityCircle.org)



New development project included a Department of Human Services Wayne County district office, YWCA of Western Wayne county headquarters and a new justice center for the Inkster Police Department





The new but unfinished Annapolis
Pointe development

Chester, PA



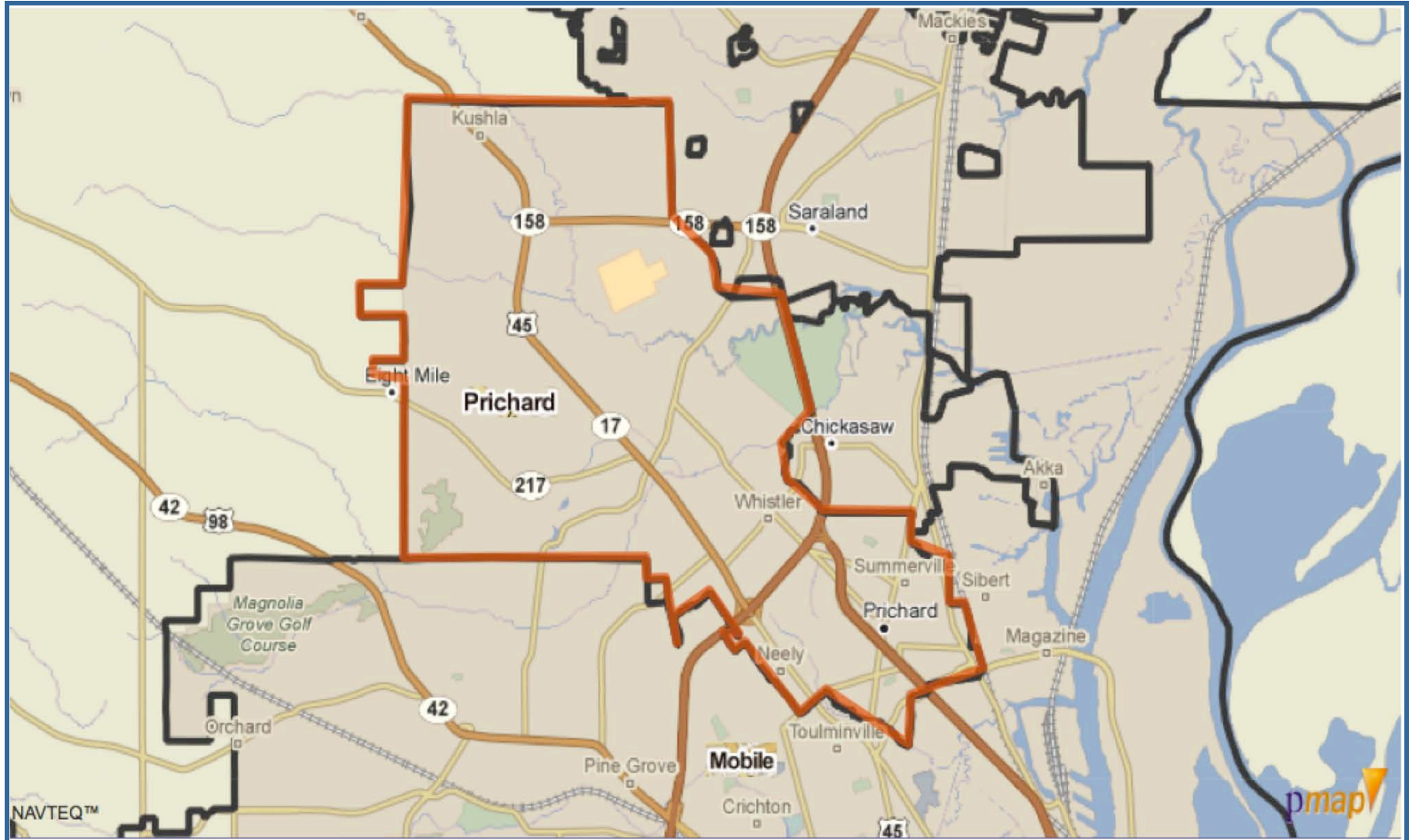
Waterfront development includes a professional soccer stadium, a park, an office building and a casino.



Chester needs housing to rebuild its middle class. There are currently few places for middle class families to live.



Prichard, Alabama



Aside from the newer units that have been developed by the Housing Authority, housing stock is old (46% built in 1950 or earlier), in very poor condition and a high percentage is vacant and dilapidated.



The Prichard Housing Authority owns or has developed almost all of the new housing in the city.



Themes and observations

Regionalize, repurpose, restructure.

Can they adapt?

- Two legacies
 - Physical form that matches economic and social purposes that no longer exist
 - Race based discrimination. From white flight to green flight?
- Profound isolation, highly concentrated poverty (Growing metro made little to no difference in terms of job access and quality of life for residents)
- History of corruption and extreme redistributive politics: city, schools, and/or housing authority
- Performance challenge of schools
- Public policy housing market trap; How do you get some unaffordable housing?

Observations about HUD and Funding

- Importance of being an entitlement community
 - Money
 - Predictability
 - Longer term budget planning
 - Not enough on its own (Chester and East Cleveland)
- Non-entitlement communities : “They use our poverty and don’t give us the money.” “Our voice is not heard.”
- Challenge of operating versus capital expenditures
- CDBG, HOME, and NSP—How else can you clear the failed structures?

Observed development challenges

- Establishing the patterns and practices of growth when you have a history of decline
- Need for small successes
- Trust
- At the end of the day these are very, very resource poor places.

What's working

- o Inkster's professional management
- o Chester's development authorities
- o Collaboration & partnerships based on shared interest
- o Partner with anchors—economic inclusion
- o State policy environment, investment and to a lesser extent, state intervention
- o Location—but are the barriers too high?

Regionalize, repurpose, restructure

What can HUD do?

- Partner with states to provide incentives and TA to cities to meet a set of “good government” standards, targeted to initiatives that will increase the tax base, regionalize or restructure services. Get their houses in order.
- Model legislation for states on restructuring city operations and finances.
- Cross agency partnerships that can leverage federal/state/local funds.