

Section 2: Countywide Trends

Section 2, *Countywide Trends*, highlights the significant demographic changes impacting St. Louis County and the trends that will impact its future.

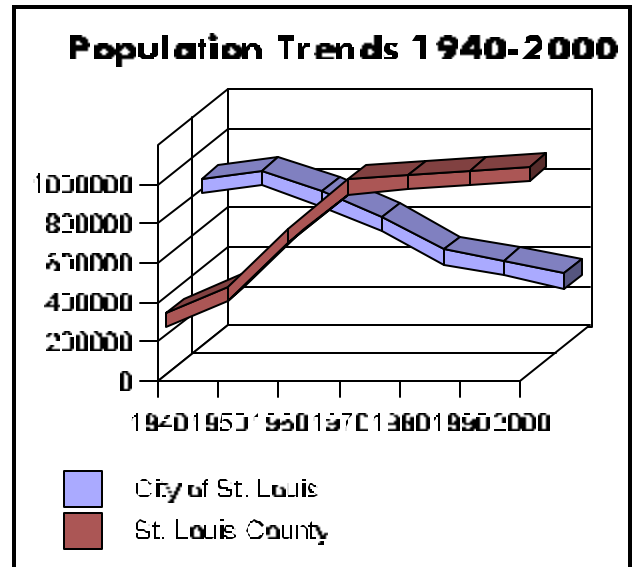
Countywide Trends

St. Louis County is undergoing significant demographic changes. The changes include an aging and diversifying population, maturing housing stock, accessing major employment centers and lack of skilled workers. These changes are not necessarily unique to St. Louis County as they mirror the demographic trends of the entire nation. However, the commonality of the changes should not downplay the impacts on St. Louis County. The changes will greatly impact the quality of life, resource distribution, and the roles of both the private and public sectors in St. Louis County. This section provides an overview of where St. Louis County stands today and the trends that will impact its future.

Population

Covering 524 square miles, St. Louis County is home to over 1,000,000 people, which is nearly 20% of the state's population. St. Louis County's population grew rapidly between 1940 and 1970, increasing from about 274,000 just before World War II to 951,000 by 1970. Most of the growth can be attributed to migration within the metropolitan area as residents of the City of St. Louis relocated to St. Louis County. Since 1970 though, St. Louis County has experienced a pattern of relatively slow population growth.

Between 1990 and 2000, population decline was greatest in inner ring suburbs bordering the City of St. Louis and in north St. Louis County, including areas adjacent to Lambert Airport that were affected by the airport expansion. The 2000 Census shows that the population of St. Louis County was 1,016,315 in 2000. This growth is primarily due to births out-pacing the number of deaths, not in-migration.



Shifting Population to Outlying Areas

Today, with the extensive suburban development in adjoining counties, the population influx of people into St. Louis County which took place in the 1950s and 1960s has shifted to outward migration from the County. In other words, more people are moving out of the County than moving in. The population of the County continues to move toward outlying areas where extensive new housing construction has occurred.

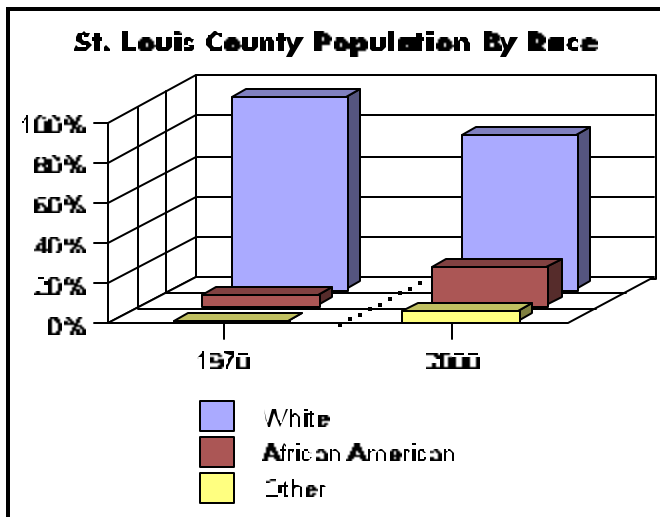
The impact of population shifting from St. Louis County to outlying areas is particularly evident in communities located in the inner ring adjacent to the City of St. Louis that flourished from the 1940s through the 1960s. The impact of a shifting population has primarily come in the form of disinvestment, in these communities.

Diversifying Population

The population of St. Louis County is becoming more racially and ethnically diverse. The white population has declined since 1970, whereas the population of other racial groups such as African-Americans, Asians, Pacific Islanders, and American Indians, has continued to grow. The more rapid growth of non-white racial groups results largely from high levels of in-migration and the natural increase of the African-American population. Although a small portion of the population, Asians and Pacific Islanders continue to be the racial group with the highest rate of growth. The 2000 Census indicates increasing dispersion of the African-American population over a wider area. St. Louis County has a greater number of African-American residents than the City of St. Louis. The following chart shows change in the St. Louis County population by race between 1970 and 1990.

Housing

With more than 400,000 homes, St. Louis County affords residents a diversity of types, ages, styles, and neighborhoods. According to the 2000 U.S. Census, 74% of the housing units, in St. Louis County are owner-occupied. Renter-occupied housing units accounted for 25.9%. The largest concentration of older housing are found in areas surrounding the City of St. Louis. Additionally, older suburbs such as Kirkwood, Florissant, Ferguson, and Webster Groves contain many older housing units.



Maturing Housing Stock

With two-thirds of the single-family homes in St. Louis County more than 20 years of age, some neighborhoods are now faced with deteriorating housing stock. Older housing units require considerably more maintenance than newer homes, and often do not match today's consumer preferences in terms of floor plan and amenities. An impact of a large, maturing housing stock that must be considered is the future marketability of these homes compared to amenities in newer housing units. Many older homes require considerable rehabilitating and modernizing to meet today's consumer preferences.

Increased maintenance is another consequence of a maturing housing stock, which is especially relevant since a large percentage of older homes correlate with the highest concentration of residents over 65 years of age. Fixed-income elderly households can be unable, monetarily and physically, to maintain their homes and will require assistance. Additionally, low-income homeowners may not be able to afford to provide adequate maintenance. Pro-active code enforcement is a vital part of maintaining aging homes and neighborhoods, but code enforcement alone is not the answer. More resources will be needed in the form of assistance to those who cannot afford, or are incapable of maintaining their homes.

Housing Development

Most of the County's housing was built during the era of suburbanization that began in the mid-1940s with the end of World War II. The largest component of housing stock in the County was constructed in the 1960s. Countywide, housing development continued to thrive in the 1970s and 1980s, but with a greater proportion of multi-family units being built than in earlier decades. During the 1980s, there was a net increase of approximately 40,000 housing units. In the 1990s, housing development in St. Louis

County proceeded at a relatively steady rate, though annual housing construction has been only about half of what it was in the late 1980s due to a decrease in the availability of easily developable land. Without large tracts of vacant land, new housing development has been limited to small subdivisions and in-fill sites. These areas can be found predominantly in South County and West County.

Housing Values

In St. Louis County, homes with the highest value are primarily located in a corridor westward through the middle of the County from the City of Clayton to the City of Wildwood. Generally, less expensive, smaller homes are concentrated in older, inner-ring communities adjacent to the City of St. Louis in the northern and southern parts of the County. Census tracts with higher housing values have experienced large increases in value over the past ten years. According to the St. Louis County Assessor's Office, the 1997 average appraised value for homes in St. Louis County was \$117,296.

Changes in sales price per square foot values reflect the change in the market value of a home. In 2000, the average sales price per square foot values for the county as a whole averaged around \$74.00, according to the St. Louis County Assessor. Higher values are found in the central corridor extending into west and southwest St. Louis County. Through the period 1987 to 1997, the central, western and southwestern areas of the county experienced the greatest increases in sales price per square foot. Conversely, the northern and immediate southern areas of the county experienced smaller gains. Some losses in sales price per square foot sales occurred in scattered areas in North County.

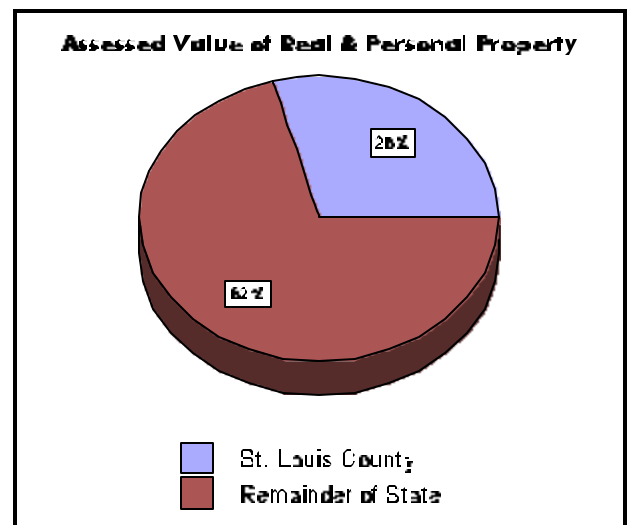
Assessed Valuation

St. Louis County has the largest base of real estate and personal property assessed valuation in the State of Missouri, comprising approximately 26%

of the state total. In 1999, St. Louis County had an assessed real property value in excess of \$15 billion, while the State had an assessed real property value of just over \$60 billion.

Income

The County's high personal income is a reflection of its impressive job growth in recent years. St. Louis County's \$34.4 billion of total personal income in 1997 comprised 27% of the State's \$127.8 billion. The County's per capita personal income (PCPI) of \$34,450 in 1997 was the highest in the State of Missouri and 45% higher than the state average of \$23,629.



Employment

St. Louis County emerged as the economic center of the St. Louis region in the 1980s with both the largest number of jobs and the largest resident labor force in the region.