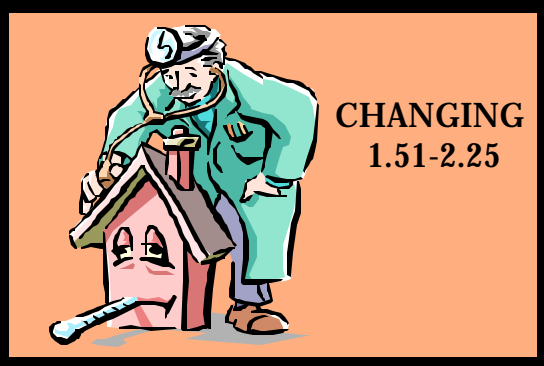
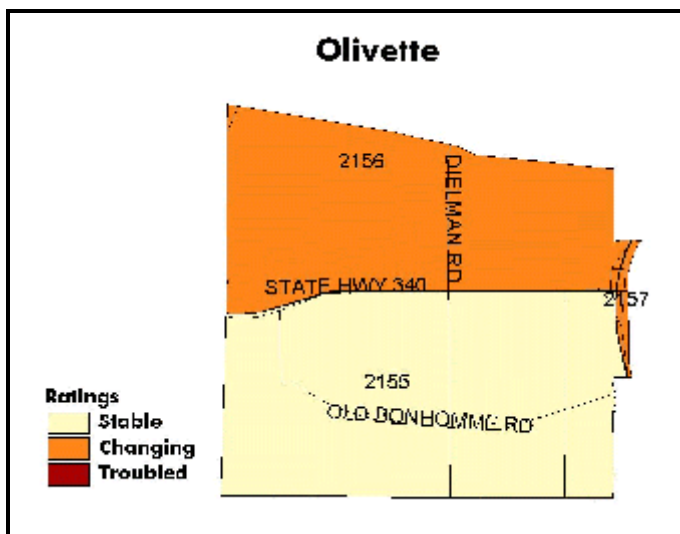


# City of Olivette

Census Tract	Overall Rating	Population & Resources		Income		Housing		Family, Health, & Education	
		Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.
2156 Includes portions of Creve Coeur, Overland, and unincorporated St. Louis County	1.83	1.00	1.46	1.80	1.37	2.14	1.55	1.75	1.34

<p><b>STABLE</b> 1.00-1.50</p>		<p><b>CHANGING</b> 1.51-2.25</p>	<p><b>TROUBLED</b> 2.26-3.00</p>
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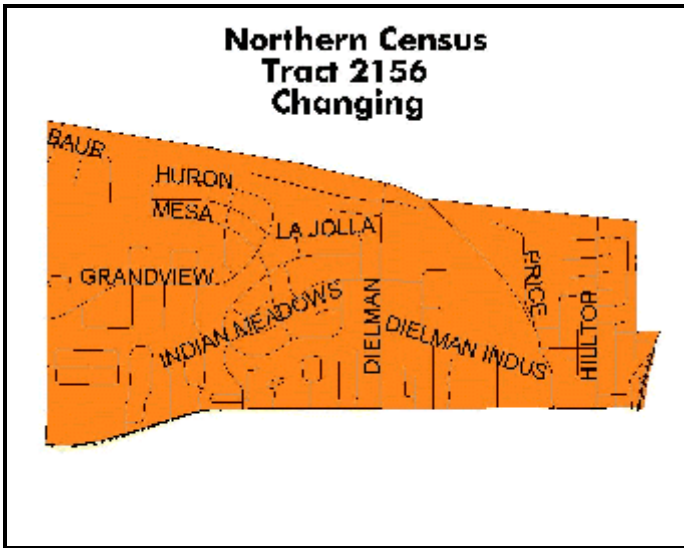
Map 1: City of Olivette Target Area

## Target Area Rating: Changing

The City of Olivette contains one location identified as a Changing Target Area (Map 1). The Olivette Target Area includes census tract 2156. This census tract also contains portions of Creve Coeur, Overland, and unincorporated St. Louis County. Map 2 illustrates the Target Area boundary in the City of Olivette.

## Municipal Overview

The City of Olivette is located in Central St. Louis County. Olivette includes 2.77 square miles. The City of Olivette was incorporated in 1930 and is a Charter City. Olivette is an "A" or "point-of-sale" city that retains most of the local sales tax revenues collected within its borders.



**Map 2: Tract 2156 Changing Target Area**

## Population Trends

The 1990 population of Olivette was 7,573. In 2000, the population of Olivette was 7,438, which is a decrease of 2%.

## Assessed Valuation

The following table lists the assessed valuation for real estate and personal property in the City of Olivette. Between 1997-1999, the assessed valuation increased by \$12,618,830.

Year	Assessed Valuation		Total
	Real Estate	Personal Property	
1999	\$114,319,482	\$29,126,877	\$143,446,359
1997	\$104,699,675	\$454,572	\$130,827,529
1997-1999 Change			\$12,618,830

## Housing Trends

The housing located within the Olivette Target Area was generally constructed around the 1950s. The average selling price per square foot of single-family homes in the Olivette Target Area is \$60. This is below the Countywide median of \$74 per square foot. From 1987-1997, the average sales price per square foot decreased 9.2%. Other

areas of the County which rated Stable in this indicator category increased 16% or more during the same time period. The percent of owner-occupied units with householder age 65 or over is 36.4%. Stable areas had less than 28% of the owner-occupied units with a householder age 65 and over. The percent of single-family houses that are renter-occupied is 12.7%. Areas with less than 10% renter-occupied units are considered Stable.

## Socio-Economic Factors

In 1989, the median household income in the Olivette Target Area was \$28,950. From 1979-1989, the 10-year change in inflation-adjusted household income was a decrease of 11.1%. In the 63132 zip code, which includes the Olivette Target Area, the percentage of TANF recipients is 2.2%. Areas with less than 2% are in the Stable range. The percent of persons in poverty in the Olivette Target Area is 22.8%. Stable areas had less than 10% of persons in poverty.

## Municipal Assessment

In a municipal survey administered in December 2000 by the St. Louis County Department of Planning, the City of Olivette identified the following as positive community assets:

- Location
- Safety/low crime
- Property values
- School district
- Quality/value of housing
- City services

Priorities identified by the City of Olivette included:

- Property maintenance/code enforcement
- Repair of streets and infrastructure
- Improving the image/perception of the community
- Improving the quality of education/local school district
- Stimulating local economy
- Increasing the amount of citizen involvement

City officials noted on the survey that home improvement programs and a community center would best address the needs of residents.

# City of Overland

Census Tract	Overall Rating	Population & Resources		Income		Housing		Family, Health, & Education	
		Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.
2143 Includes portions of Charlack, Hanley Hills, Vinita Park, Vinita Terrace, and unincorporated St. Louis County	1.93	1.33	1.46	2.00	1.37	2.14	1.55	1.75	1.34
2144 Includes portions of Breckenridge Hills, Charlack, St. John, & Sycamore Hills	1.84	2.00	1.46	1.60	1.37	2.14	1.55	1.25	1.34
2145	1.72	1.33	1.46	1.40	1.37	2.14	1.55	1.50	1.34
2146	1.93	2.67	1.46	1.80	1.37	2.00	1.55	1.25	1.34
2147 Includes portions of Breckenridge Hills and St. Ann	1.91	2.67	1.46	1.60	1.37	2.00	1.55	1.50	1.34
2156 Includes portions of Olivette, Creve Coeur, and unincorporated St. Louis County	1.83	1.00	1.46	1.80	1.37	2.14	1.55	1.75	1.34

**STABLE**  
1.00-1.50



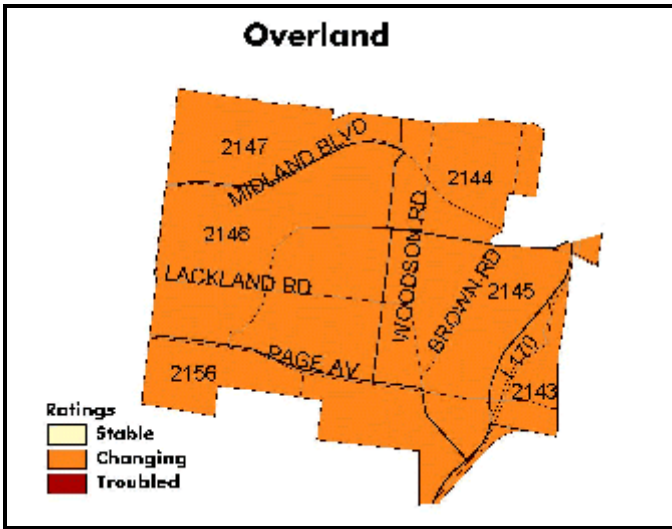
**CHANGING**  
1.51-2.25

**TROUBLED**  
2.26-3.00

## Target Area Rating: Changing

The entire City of Overland is identified as a Changing Target Area. The Overland Target Area census tracts include: 2143, 2144, 2145, 2146, 2147, and 2156. These census tracts also include portions of the cities of Charlack, Hanley Hills,

Vinita Park, Vinita Terrace, Breckenridge Hills, St. John, Sycamore Hills, St. Ann, Olivette, Creve Coeur, and unincorporated St. Louis County. Map 1 illustrates the boundaries of the Target Areas in the City of Overland.



Map 1: City of Overland Target Areas

Year	Assessed Valuation		Total
	Real Estate	Personal Property	
1999	\$128,144,324	\$39,752,615	\$167,896,939
1997	\$119,860,918	\$37,282,143	\$157,143,061
<b>1997-1999 Change</b>			<b>\$10,753,878</b>

## Housing Trends

The housing located within the Overland Target Areas was generally constructed around the 1950s. The average selling price per square foot of single-family homes in the Overland Target Area ranges from \$44 to \$60. This is below the Countywide median of \$74 per square foot. From 1987-1997, the average sales price per square foot ranged from a decrease of 9.2% to an increase of 14%. Other areas of the County that rated Stable in this indicator category increased 16% or more during the same time period. The percent of owner-occupied units with householder age 65 or over is 30.4%. Stable areas had less than 28% of the owner-occupied units with a householder age 65 and over. The percent of single-family homes that are renter-occupied is 16.7%. Areas with less than 10% renter-occupied units are considered Stable. The City of Overland enforces an occupancy permit for single-family and multi-family residences.

## Socio-Economic Factors

In 1989, the median household income in the Overland Target Areas ranged from \$26,003 to \$30,749. From 1979-1989, the 10-year change in inflation-adjusted household income in the Overland Target Areas ranged from a decrease of 14.4% to an increase of 4.3%. In the 63114, 63074, and 63132 zip codes, which include the Overland Target Areas, the percentages of TANF recipients are 3.3%, 1.8%, and 2.2% respectively. Areas with less than 2% TANF recipients are in the Stable range. The percent of persons in poverty in the Overland Target Areas is 10.3%. Stable areas have less than 10% of persons in poverty.

## Municipal Overview

The City of Overland is located in North St. Louis County. Overland is adjacent to the cities of Olivette, Vinita Park, St. John, Charlack, Breckenridge Hills, St. Ann, Creve Coeur and unincorporated St. Louis County. The City of Overland was incorporated in 1939 and is a Fourth Class city. The City expanded its boundaries with the consolidation of the former municipality of Meadow Brook Downs in 1962. Today, Overland includes 4.40 square miles. Overland is an "A" or "point-of-sale" city which retains most of the local sales tax revenues collected within the borders.

## Population Trends

The 1990 population of Overland was 17,941. In 2000, the population of Overland decreased 6% to 16,838.

## Assessed Valuation

The following table highlights the assessed valuation of real estate and personal property in the City of Overland. Between 1997-1999, the assessed valuation increased by \$10,753,878.

## **Municipal Assessment**

In a municipal survey administered in December 2000 by the St. Louis County Department of Planning, the City of Overland identified the following as positive community assets:

- Location
- Size of community
- Recreational facilities and activities
- City services

Priorities identified by the City of Overland included:

- Property maintenance/code enforcement
- Demolition of vacant/abandoned housing
- Repair of deteriorating streets and infrastructure
- Stabilizing or increasing residential property values
- Reducing crime
- Stimulating local economy

City officials noted on the survey that home ownership programs, and a community center would best address the needs of residents.

# City of Pagedale

Census Tract	Overall Rating	Population & Resources		Income		Housing		Family, Health, & Education	
		Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.
2137 Includes portions of Bellerive, Bel-Nor, Cool Valley, Glen Echo, Greendale, Normandy, Wellston, and unincorporated St. Louis County	1.90	1.33	1.46	2.00	1.37	2.00	1.55	2.00	1.34
2139 Includes portions of Pagedale and Wellston	2.87	3.00	1.46	3.00	1.37	2.86	1.55	2.50	1.34
2141 Includes portions of Wellston	2.58	2.67	1.46	2.80	1.37	2.43	1.55	2.25	1.34
2142 Includes portions of Hanley Hills, Vinita Terrace, and unincorporated St. Louis County	2.33	2.00	1.46	2.40	1.37	2.43	1.55	2.25	1.34

**STABLE**  
1.00-1.50



**CHANGING**  
1.51-2.25

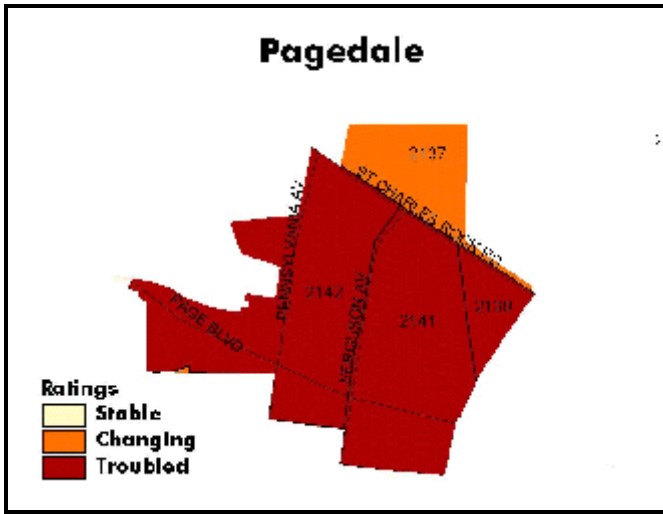


**TROUBLED**  
2.26-3.00

## Target Area Rating: Changing & Troubled

The entire City of Pagedale is identified Target Area. The Pagedale Target Areas are divided into four census tracts. Census tract 2137 was identified as a Changing Target Area, and census tracts 2139, 2141, and 2142 were identified as

Troubled. These census tracts also include portions of the cities of Bellerive, Cool Valley, Glen Echo Park, Greendale, Hanley Hills, Vinita Terrace, Normandy, Wellston, and unincorporated St. Louis County. Map 1 illustrates the Target Area boundaries in the City of Pagedale.



Map 1: City of Pagedale Target Area

Year	Assessed Valuation		Total
	Real Estate	Personal Property	
1999	\$18,699,846	\$7,147,504	\$25,847,350
1997	\$18,722,697	\$7,147,924	\$25,870,621
1997-1999 Change			(\$23,271)

## Housing Trends

The housing located within the Pagedale Target Areas was generally constructed before 1950. The average selling price per square foot of single-family homes ranges from \$33 to \$47. This is below the Countywide average of \$74 per square foot. From 1987-1997, the average sales price per square foot ranged from an increase of 6.5% to 7.5%. Other areas of the County which rated Stable in this indicator category increased 16% or more during the same time period. The percentage of owner-occupied units with householders age 65 and over is 27.9%. Stable areas had less than 28% of the owner-occupied units with householders age 65 and over. The percent of single-family houses that are renter-occupied is 21.9%. Areas with less than 10% renter-occupied units are Stable. The City of Pagedale has an occupancy permit ordinance for single-family residences and multi-family residences.

## Socio-Economic Factors

In 1989, the median household income in the Pagedale Target Areas ranged from \$12,321 to \$31,768. From 1979-1989, the 10-year change in inflation-adjusted household income ranged from a decrease of 24% to a gain of 7.2%. In the 63121 and 63133 zip codes, which include the Pagedale Target Areas, the percentages of TANF recipients are 6.5% and 10.1% respectively. Areas with less than 2% TANF recipients are in the Stable range. The percent of persons in poverty is 20.6%. Stable areas had less than 10% persons in poverty.

## Municipal Overview

The City of Pagedale was incorporated as a fourth class city in 1950. The community is bordered by the municipalities of Glen Echo Park and Greendale, University City, Wellston, and Hanley Hills, and unincorporated St. Louis County also borders the City of Pagedale to the west. In 1951, the City annexed an area that comprises the northern half of present day Pagedale, and in 1961 the City annexed a portion of Laurel Hills Memorial Gardens Cemetery to the west, giving the City a total area of 2 square miles. Pagedale is an "A" or "point-of-sale" city that retains most of the local sales tax revenues collected within their borders.

## Population Trends

The 1990 population of Pagedale was 4,133. In 2000, the population of Pagedale was 3,616, a decrease of 12%.

## Assessed Valuation

The following table highlights the assessed valuation for real estate and personal property in the City of Pagedale. Between 1997-1999, the assessed valuation decreased by \$23,271.

## **Municipal Assessment**

In a municipal survey administered in December 2000 by the St. Louis County Department of Planning, the City of Pagedale identified the following as positive community assets:

- Location
- Safety/low crime
- Property values
- Size of the community
- Home ownership
- City services

Priorities identified by the City of Pagedale included:

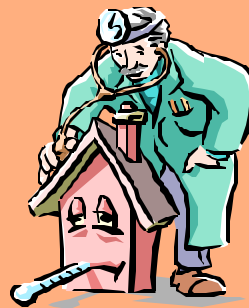
- Property maintenance/code enforcement
- Demolition of vacant/abandoned housing
- Repair of streets and infrastructure
- Reducing crime
- Stabilizing or increasing residential property values
- Improving the physical infrastructure
- Improving the image/perception of the community
- Improving the quality of education/local school district
- Stimulating local economy
- Human services

City officials noted on the survey that home ownership programs, senior citizen activities, literacy/GED programs, home improvement programs, job training/skill programs, recreational activities, a community center, and youth activities would best address the needs of residents.

# City of Pasadena Hills

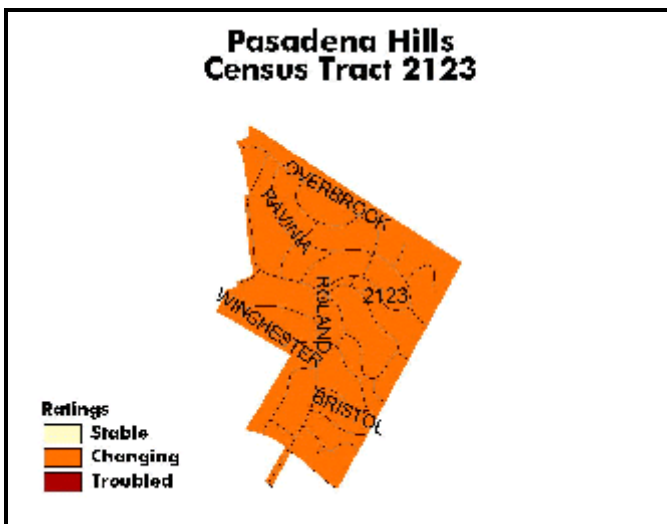
Census Tract	Overall Rating	Population & Resources		Income		Housing		Family, Health, & Education	
		Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.
2123 Includes portions of Normandy, Norwood Court, Pasadena Park, and unincorporated St. Louis County	1.94	2.33	1.46	2.00	1.37	2.00	1.55	1.25	1.34

**STABLE**  
1.00-1.50



**CHANGING**  
1.51-2.25

**TROUBLED**  
2.26-3.00



Map 1: City of Pasadena Hills Target Area

## Target Area Rating: Changing

The entire City of Pasadena Hills is identified as a Changing Target Area. The Pasadena Hills Target Area is in census tract 2123. This census tract also includes portions of the cities of Normandy, Norwood Court, Pasadena Park, and unincorporated St. Louis County. Map 1 illustrates the Target Area boundary in the City of Pasadena Hills.

## Municipal Overview

The City of Pasadena Hills is located in North St. Louis County. The City of Pasadena Hills was incorporated in 1937 and is a Fourth Class city. Pasadena Hills is bordered by the cities of Norwood Court, Pasadena Park, Normandy, and Northwoods. Pasadena Hills includes 0.21 square miles, and is a "B" or "pool" city which share sales tax revenues on a per capita basis.

## Population Trends

The 1990 population of Pasadena Hills was 1,165. In 2000, the population of Pasadena Hills was 1,147, a decrease of 2%.

## Assessed Valuation

The assessed valuation of real estate and personal property in Pasadena Hills is illustrated in the table below. Between 1997-1999, the assessed valuation increased by \$155,122.

Year	Assessed Valuation		Total
	Real Estate	Personal Property	
1999	\$8,543,845	\$1,698,848	\$10,242,693
1997	\$8,384,472	\$1,703,099	\$10,087,571
1997-1999 Change			\$155,122

## Housing Trends

The housing located within the Pasadena Hills Target Area was generally constructed prior to 1950. The average selling price per square foot of single-family homes is \$50. This is below the Countywide median of \$74 per square foot. From 1987-1997, the average sales price per square foot increased 11.1%. Other areas of the County which rated Stable in this indicator category increased 16% or more during the same time period. The percent of owner-occupied units with householder age 65 or over is 22.6%. Stable areas had less than 28% of the owner-occupied units with householders age 65 and over. The percent of single-family houses that are renter-occupied is 10.4%. Areas with less than 10% renter-occupied units are considered Stable.

## Socio-Economic Factors

In 1989, the median household income in the Pasadena Hills Target Area was \$26,989. From 1979-1989, the change in inflation-adjusted household income was a decrease of 3.4%. In the 63121 zip code, which includes the Pasadena Hills Target Area, the percentage of TANF recipients is

6.5%. Areas with less than 2% TANF recipients are in the Stable range. In the Pasadena Hills Target Area 5.9% of persons are in poverty. Stable areas have less than 10% of persons in poverty.

## Municipal Assessment

In a municipal survey administered in December 2000 by the St. Louis County Department of Planning, the City of Pasadena Hills identified the following as positive community assets:

- Location
- City services

Priorities identified by the City of Pasadena Hills included:

- Property maintenance/code enforcement
- Repair of streets and infrastructure
- Stabilizing or increasing residential property values
- Improving the perception/image of the community
- Improving the quality of education/local school district

City officials noted on the survey that home improvement programs would best address the needs of residents.

# City of Pasadena Park

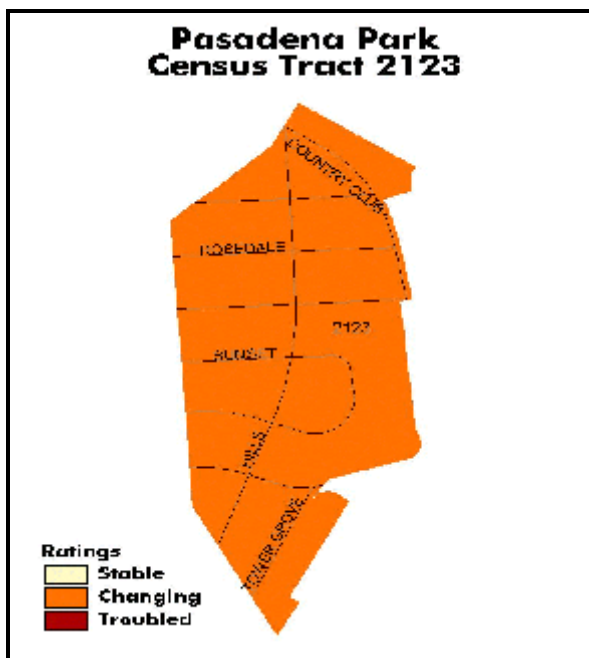
Census Tract	Location	Overall Rating	Population & Resources		Income		Housing		Family, Health, & Education	
			Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.
2123	Includes portions of Normandy, Norwood Court, Pasadena Park, and unincorporated St. Louis County	1.94	2.33	1.46	2.00	1.37	2.00	1.55	1.25	1.34

**STABLE**  
1.00-1.50



**CHANGING**  
1.51-2.25

**TROUBLED**  
2.26-3.00



**Map 1: Village of Pasadena Park Target Area**

## Target Area Rating: Changing

The entire Village of Pasadena Park is identified as a Changing Target Area. The Pasadena Park Target Area is in census tract 2123. This census tract also includes portions of the city of Normandy, Norwood Court, Pasadena Hills, and unincorporated St. Louis County. Map 1 illustrates the boundary of the Pasadena Park Target Area.

## Municipal Overview

The Village of Pasadena Park is located in North St. Louis County. Pasadena Park is adjacent to the cities of Pasadena Hills, Cool Valley, Bellerive, and Normandy. Pasadena Park includes 0.10 square miles. The Village of Pasadena Park was incorporated in 1935 and is a Village. Pasadena Park is a "B" or "pool" city which shares sales tax revenues on a per capita basis.

## Population Trends

The 1990 population of Pasadena Park was 532. In 2000, the population of Pasadena Park was 489, a decrease of 8%.

## Assessed Valuation

The following table highlights the assessed valuation of real estate and personal property in the Village of Pasadena Park. From 1997-1999, the assessed valuation increased by \$98,955.

Year	Assessed valuation		Total
	Real Estate	Personal Property	
1999	\$2,952,978	\$683,778	\$3,636,756
1997	\$2,898,222	\$639,579	\$3,537,801
1997-1999 Change			\$98,955

## Housing Trends

The housing located within the Pasadena Park Target Area was generally constructed prior to 1950. The average selling price per square foot is \$50. This is below the Countywide median of \$74 per square foot. From 1987-1997, the average sales price per square foot increased 11.1%. Other areas of the County which rated Stable in this indicator category increased 16% or more during the same time period. The percentage of owner-occupied units with householders age 65 and over is 22.6%. Stable areas had less than 28% of the owner-occupied units with a householder age 65 and over. The percent of single-family houses that are renter-occupied is 10.4%. Areas with less than 10% renter-occupied units are considered Stable. The Village of Pasadena Park enforces an occupancy permit ordinance for single-family residences.

## Socio-Economic Factors

In 1989, the median household income in the Pasadena Park Target Areas was \$26,989. From 1979-1989, the 10-year change in inflation-adjusted household income was a decrease of 3.4%. In the 63121 zip code, which includes the

Pasadena Park Target Area, the percentage of TANF recipients is 6.5%. Areas with less than 2% TANF recipients are in the Stable range. The percent of persons in poverty is 5.9%. Stable areas had less than 10% of persons in poverty.

## Municipal Assessment

In a municipal survey administered in December 2000 by the St. Louis County Department of Planning, the Village of Pasadena Park identified the following as positive community assets:

- Location
- Safety/low crime
- Property values
- Size of the community
- Fiscal conditions of the city
- Home ownership
- Quality/value of housing
- City services

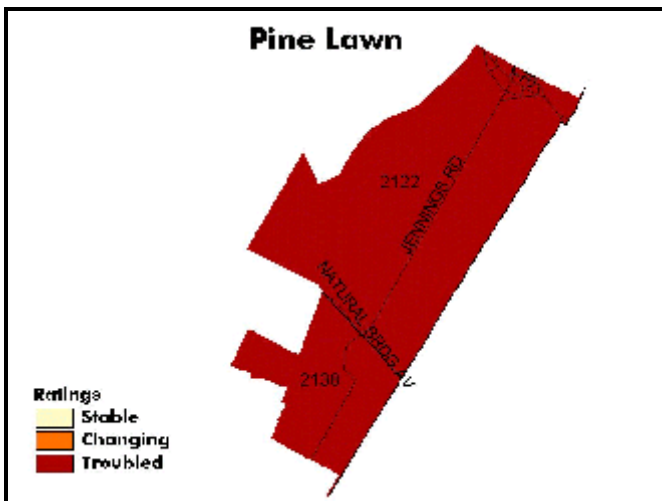
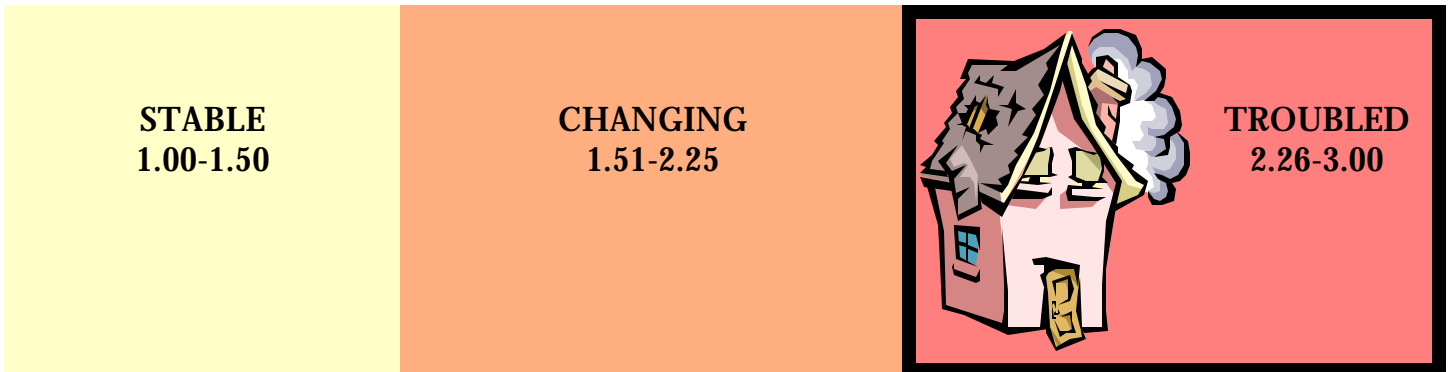
Priorities identified by the Village of Pasadena Park included:

- Property maintenance/code enforcement
- Demolition of vacant/abandoned housing
- Repair of streets and infrastructure
- Reducing crime
- Stabilizing or increasing residential property values
- Improving the physical infrastructure
- Increasing the amount of citizen involvement

Village officials noted on the survey that home improvement programs would best address the needs of residents.

# City of Pine Lawn

Census Tract	Overall Rating	Population & Resources		Income		Housing		Family, Health, & Education	
		Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.
2122 Includes portion of Jennings and Northwoods	2.42	3.00	1.46	2.40	1.37	2.29	1.55	2.25	1.34
2138 Includes portions of Hillside, Velda City, Beverly Hills, Uplands Park, Wellston, and Velda Village Hills	2.42	3.00	1.46	2.20	1.37	2.43	1.55	2.25	1.34



Map 1: City of Pine Lawn Target Areas

## Target Area Rating: Trouble

The entire City of Pine Lawn is identified as a Troubled Target Area. The Pine Lawn Target Areas are divided into census tracts 2122 and 2138. These census tracts also include portions of the cities of Jennings, Northwoods, Hillside, Velda City, Beverly Hills, Uplands Park, Wellston, and Velda Village Hills. Map 1 illustrates the boundaries of the Target Areas in the City of Pine Lawn.

## Municipal Overview

The City of Pine Lawn is located in North St. Louis County. Pine Lawn is adjacent to the cities of Jennings, Northwoods, Velda City, and Hillside. The City of Pine Lawn was incorporated

in 1947. Pine Lawn expanded its boundaries with the consolidation of Goodfellow Terrace in 1973. Today, the City of Pine Lawn includes 0.61 square miles. Pine Lawn is a “B” or “pool” city that shares sales tax revenue on a per capita basis.

## Population Trends

The 1990 population of Pine Lawn was 5,083. In 2000, the population of Pine Lawn was 4,204, a decrease of 17%.

## Assessed Valuation

The assessed valuation of real estate and personal property is highlighted in the table below. Between 1997-1999, the assessed valuation decreased by \$106,377.

Year	Assessed Valuation		Total
	Real Estate	Personal Property	
1999	\$11,880,480	\$3,764,551	\$15,645,031
1997	\$12,318,357	\$3,433,051	\$15,751,408
<b>1997-1999 Change</b>			<b>(\$106,377)</b>

## Housing Trends

The housing located within the Pine Lawn Target Areas was generally constructed in before 1950. The average selling price per square foot of single-family homes ranges from \$36 to \$40. This is below the Countywide median of \$74 per square foot. From 1987-1997, the average sales price per square foot ranged from an increase of 8.1% to 12.5%. Other areas of the County which rated Stable in this indicator category increased 16% or more during the same time period. The percent of owner-occupied units with householder age 65 or over is 22.5%. Stable areas had less than 28% of the owner-occupied units with a householder age 65 and over. The percent of single-family houses that are renter-occupied is 21.1%. Areas with less than 10% renter-occupied units are considered Stable.

## Socio-Economic Factors

In 1989, the median household income in the Pine Lawn Target Areas ranged from \$23,930 to \$27,382. From 1979-1989, the 10-year change in inflation adjusted household income ranged from a decrease of 8.9% to a decrease of 2.7%. In the 63121 zip code, which includes the Pine Lawn Target Areas, the percentage of TANF recipients is 6.5%. Areas with less than 2% TANF recipients are in the Stable range. The percent of persons in poverty is 16.1%. Stable areas had less than 10% of persons in poverty.

## Municipal Assessment

The City of Pine Lawn did not return the municipal assessment administered by the St. Louis County Department of Planning.

# City of Richmond Heights

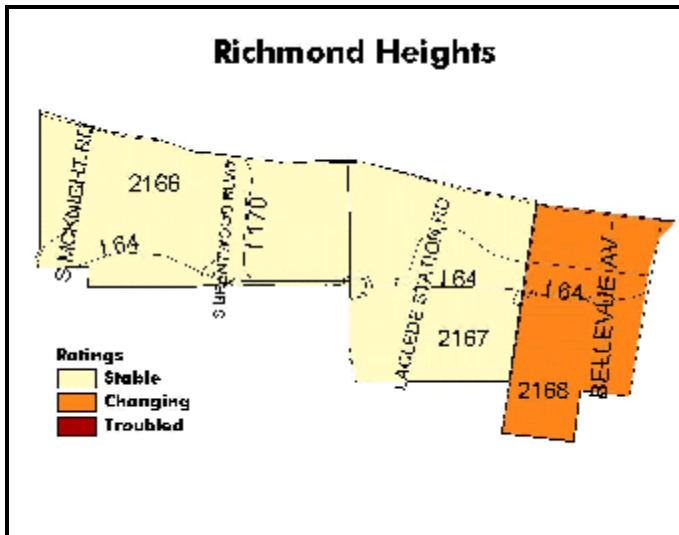
Census Tract	Overall Rating	Population & Resources		Income		Housing		Family, Health, & Education	
		Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.
2168	1.53	1.67	1.46	1.40	1.37	1.57	1.55	1.50	1.34

**STABLE**  
1.00-1.50



**CHANGING**  
1.51-2.25

**TROUBLED**  
2.26-3.00



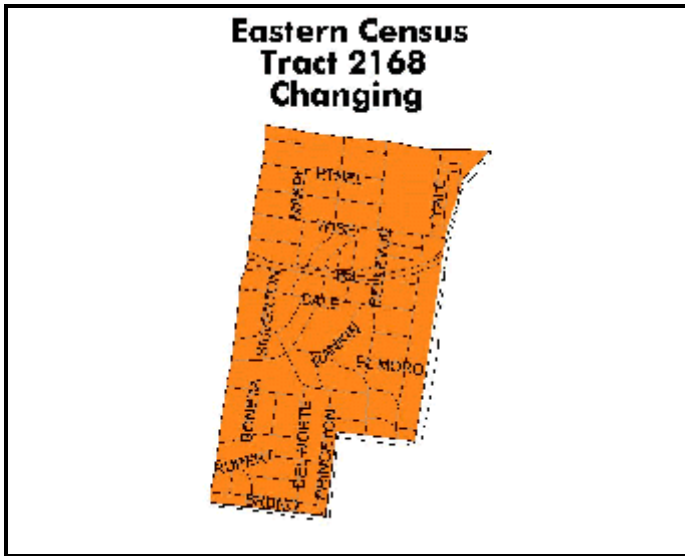
Map 1: City of Richmond Heights Target Area

## Target Area Rating: Changing

The City of Richmond Heights contains one location identified as a Changing Target Area (Map 1). The Richmond Heights Target Area includes census tract 2168. Map 2 illustrates the boundary of the Richmond Heights Target Area.

## Municipal Overview

The City of Richmond Heights is located in Central St. Louis County. Richmond Heights is bordered by the cities of Brentwood, Maplewood, Clayton, Ladue, and the City of St. Louis. The City of Richmond Heights was incorporated in 1913 and is a charter city. Richmond Heights covers 2.28 square miles and is an "A" or "point-of-sale" city which retains most of the local sales tax revenues collected within the borders.



Map 2: Tract 2168 Changing Target Area

## Population Trends

The 1990 population of Richmond Heights was 10,448. In 2000, the population of Richmond Heights was 9,602, which is a population decrease of 8%.

## Assessed Valuation

The following table highlights the assessed valuation of real estate and personal property in the City of Richmond Heights. Between 1997-1999, the assessed valuation increased by \$15,356,634.

Year	Assessed Valuation		Total
	Real Estate	Personal Property	
1999	\$191,993,456	\$32,648,825	\$224,642,281
1997	\$179,603,466	\$29,682,181	\$209,285,647
1997-1999 Change			\$15,356,634

## Housing Trends

The housing located within the Richmond Heights Target Area was generally constructed before 1950. The average selling price per square foot of single-family homes in the Richmond Heights Target Area is \$66. This is below the Countywide median of \$74 per square foot. From 1987-1997, the

average sales price per square foot increased 32.7%. Other areas of the County which rated Stable in this indicator category increased only 16% or more during the same time period. The percentage of owner-occupied units with 65 and over is 31.2%. Stable areas had less than 28% of the owner-occupied units with a householder age 65 and over. The percent of single-family houses that are renter-occupied is 14.7%. Areas with less than 10% renter-occupied units are considered Stable. The City of Richmond Heights enforces an occupancy permit for single-family and multi-family residences.

## Socio-Economic Factors

In 1989, the median household income in the Richmond Heights Target Areas was \$28,350. From 1979-1989, the 10-year change in inflation-adjusted household income increased 10.1%. In the 63117 zip code, which includes the Richmond Heights Target Area, the percentage of TANF recipients is 1.2%. Areas with less than 2% TANF recipients are in the Stable range. The percent of persons in poverty in the Richmond Heights Target Area is 8.3%. Stable areas had less than 10% of persons in poverty.

## Municipal Assessment

In a municipal survey administered in December 2000 by the St. Louis County Department of Planning, the City of Richmond Heights identified the following as positive community assets:

- Location
- Size of community
- Property values
- Size of the community
- Level of civic participation
- Recreational facilities and activities
- School District
- Fiscal conditions of city
- Home ownership
- Quality/value of housing
- City services

City officials identified planning for transit-oriented development as a high priority. The survey also indicated that home ownership programs and home improvement programs would best address the needs of residents.

# Village of Riverview

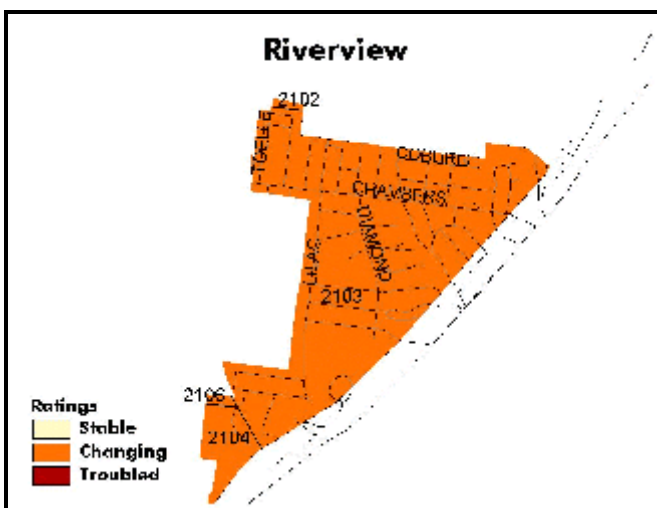
Census Tract	Overall Rating	Population & Resources		Income		Housing		Family, Health, & Education	
		Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.	Tract Avg.	County Avg.
2103 Includes portions of Bellefontaine Neighbors	2.16	2.33	1.46	2.00	1.37	2.43	1.55	1.50	1.34
2104 Includes portions of Bellefontaine Neighbors, Jennings, Moline Acres, and unincorporated St. Louis County	1.88	1.67	1.46	2.00	1.37	2.00	1.55	1.50	1.34
2106 Includes portions of Bellefontaine Neighbors and Moline Acres	1.84	2.00	1.46	1.80	1.37	2.00	1.55	1.25	1.34

**STABLE**  
1.00-1.50



**CHANGING**  
1.51-2.25

**TROUBLED**  
2.26-3.00



Map 1: Village of Riverview Target Areas

## Target Area Rating: Changing

The entire Village of Riverview is identified as a Changing Target Area. The Riverview Target Areas are divided into three census tracts: 2103, 2104, and 2106. These census tracts also include portions of the cities of Bellefontaine Neighbors, Jennings, Moline Acres, and unincorporated St. Louis County. Map 1 illustrates the boundaries of the Riverview Target Areas.

## Municipal Overview

The Village of Riverview is located in North St. Louis County. Riverview is adjacent to the cities of Bellefontaine Neighbors, the City of St. Louis, and

unincorporated St. Louis County. Riverview was incorporated in 1950. It is a village that includes 0.84 square miles. Riverview is a “B” or a “pool” city that shares sale tax revenue on a per capita basis.

## Population Trends

The 1990 population of Riverview was 3,242. In 2000, the population of Riverview was 3,146, which is a 2% decrease in population.

## Assessed Valuation

The following table illustrates the assessed valuation of real estate and personal property in the Village of Riverview. Between 1997-1999, the assessed valuation increased by \$181,235.

Year	Assessed Valuation		Total
	Real Estate	Personal Property	
1999	\$11,285,153	\$3,030,837	\$14,315,990
1997	\$11,095,618	\$3,039,137	\$14,134,755
<b>1997-1999 Change</b>			<b>\$181,235</b>

## Housing Trends

The housing located within the Riverview Target Areas was generally constructed in the pre-1950s. The average selling price per square foot of single-family homes ranges from \$48 to \$57. This is below the Countywide median of \$74 per square foot. From 1987-1997, the average sales price per square foot ranged from a decrease of 2.1% to an increase of 4%. Other areas of the County which rated Stable in this indicator category increased 16% or more during the same time period. The percentage of owner-occupied units with householders age 65 and over is 42.6%. Stable areas had less than 28% of the owner-occupied units with a householder age 65 and over. The percent of single-family houses that are renter-occupied is 9.5%. Areas with less than 10% renter-occupied units are considered Stable.

## Socio-Economic Factors

In 1989, the median household income in the Riverview Target Areas ranged from \$26,147 to \$31,591. From 1979-1989, the 10-year change in inflation-adjusted household income ranged from a decrease of 11.4% to 4.1%. In the 63137 zip code, which includes the Riverview Target Areas, the percentage of TANF recipients is 3%. Areas with less than 2% TANF recipients are in the Stable range. The percent of persons in poverty is 6.5%. Stable areas had less than 10% of persons in poverty.

## Municipal Assessment

The Village of Riverview did not return the municipal assessment administered by the St. Louis County Department of Planning.