

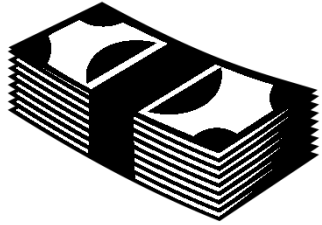
# 3<sup>RD</sup> WARD – UNIVERSITY CITY

## HOUSING MARKET ANALYSIS

DEPARTMENT OF COMMUNITY DEVELOPMENT



# 3<sup>RD</sup> WARD NEIGHBORHOOD CHARACTERISTICS



**\$45.7K** Median Household Income  
**20%** Individuals in Poverty

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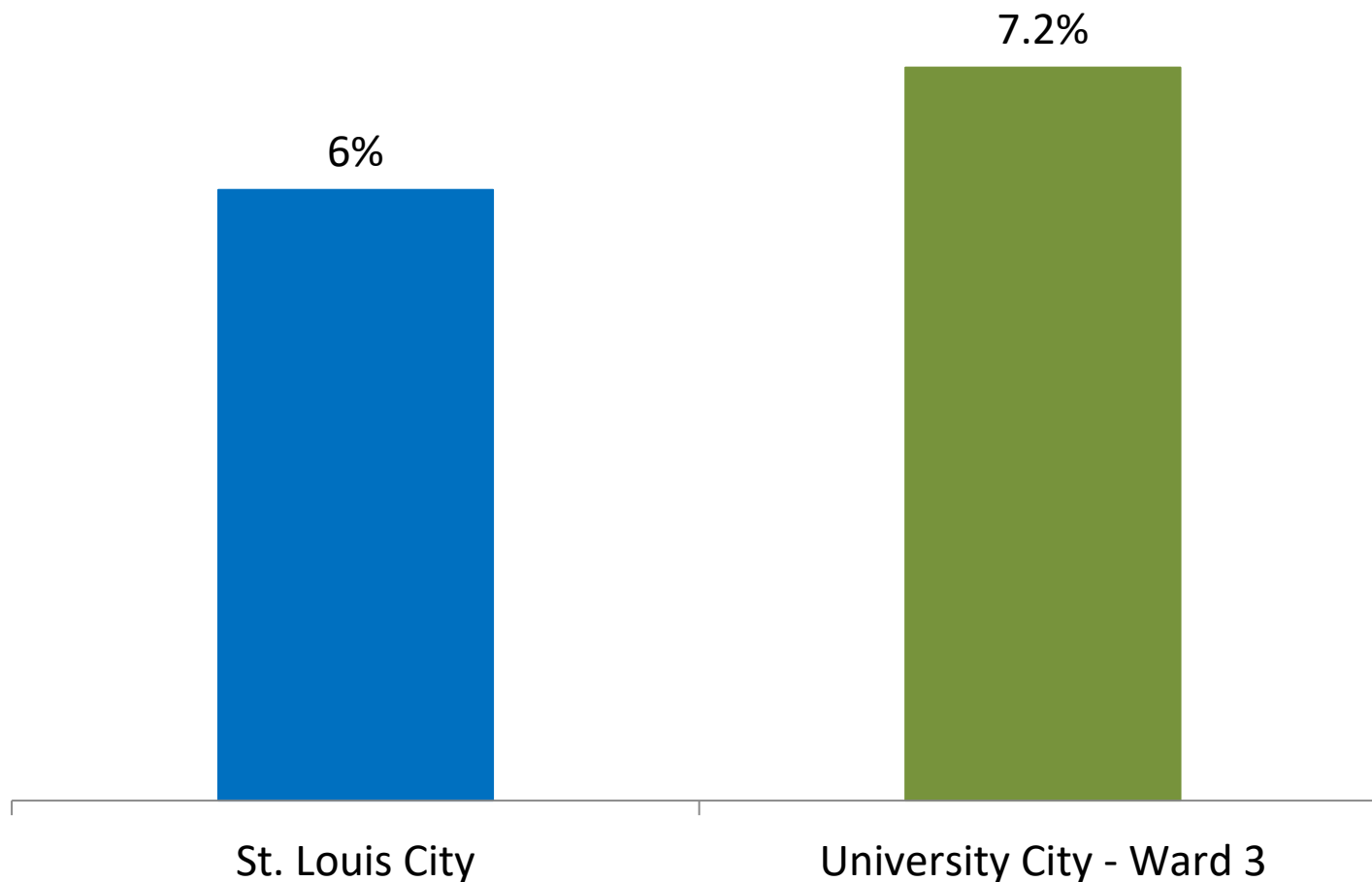
**70%** African American Residents  
**32%** Over 55 Years Old

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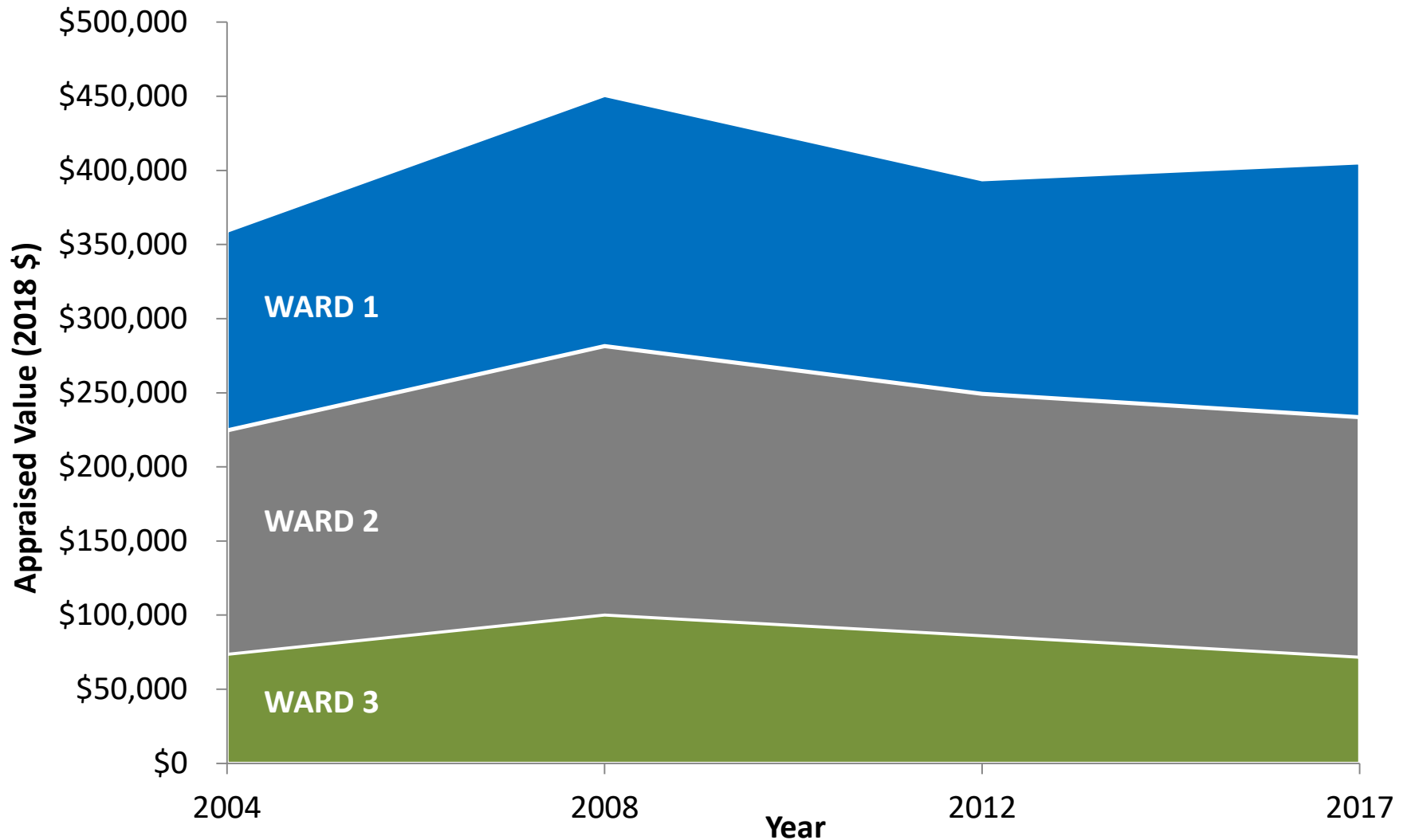


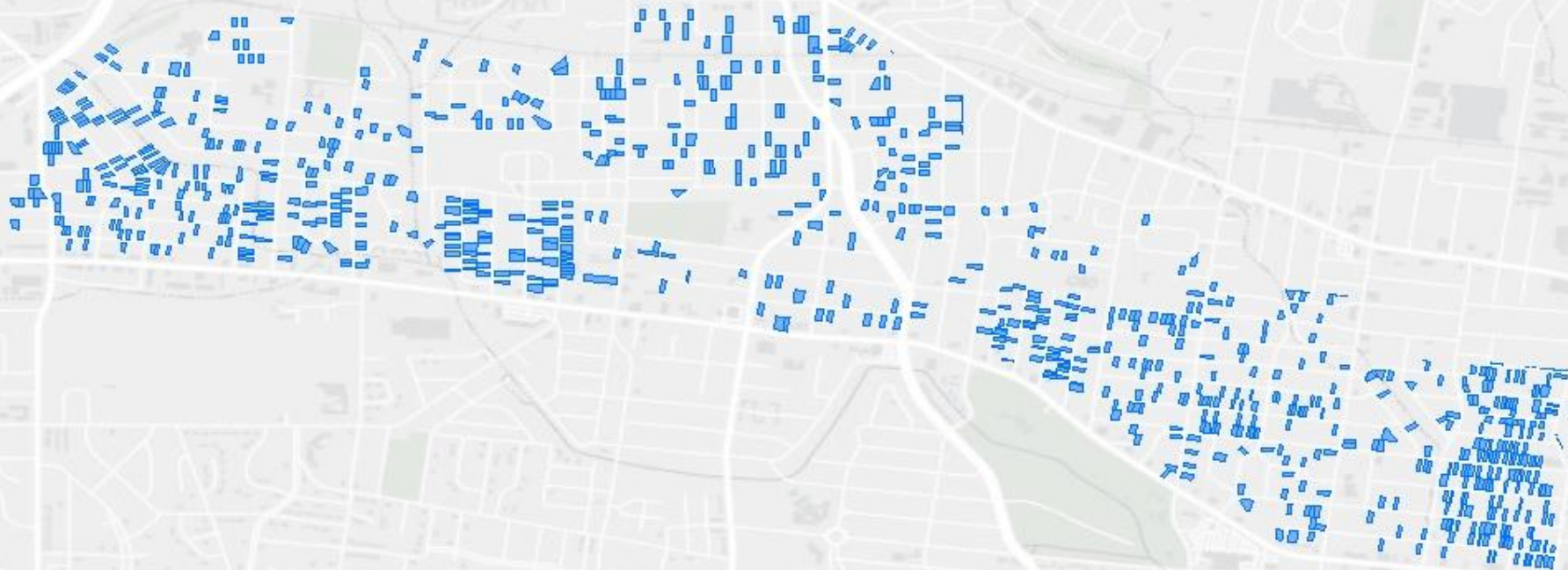
**37%** Renters  
Average **35%** of income towards rent  
**>75%** Homes over 50 years old

# HUD ESTIMATED FORECLOSURE RATE (2006-2008)



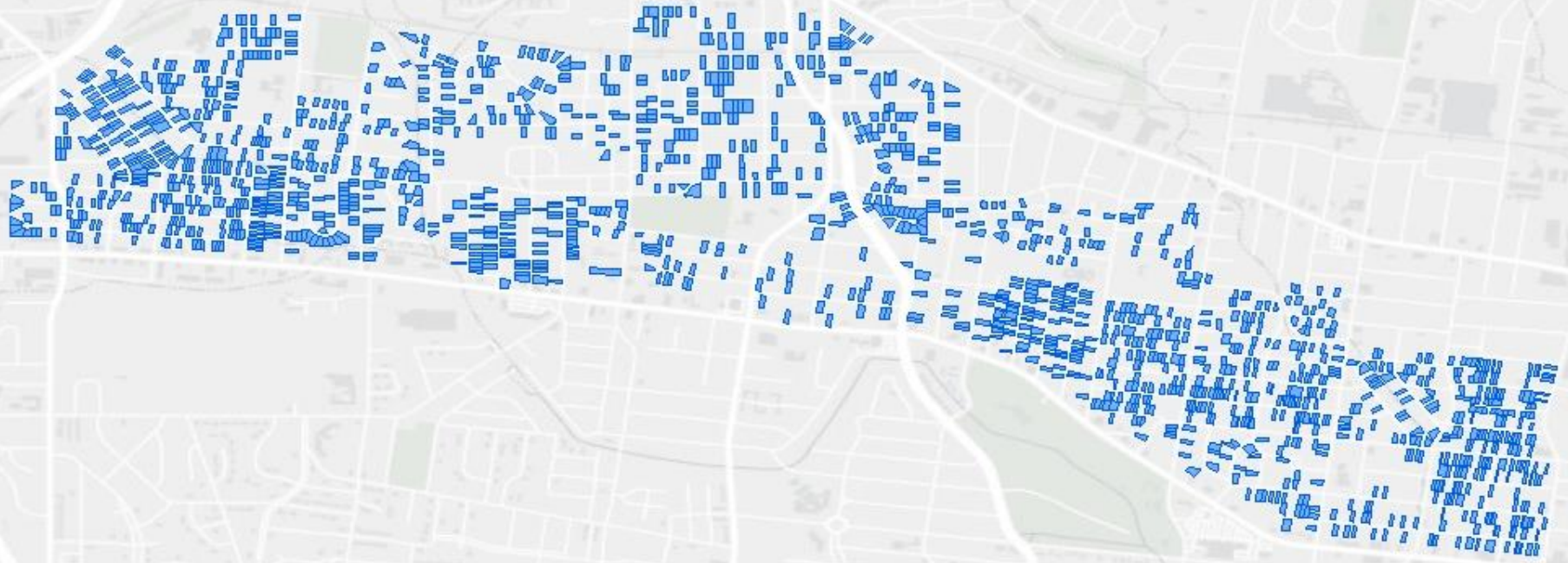
# APPRAISED HOME VALUES, 2004-2017





# 2004

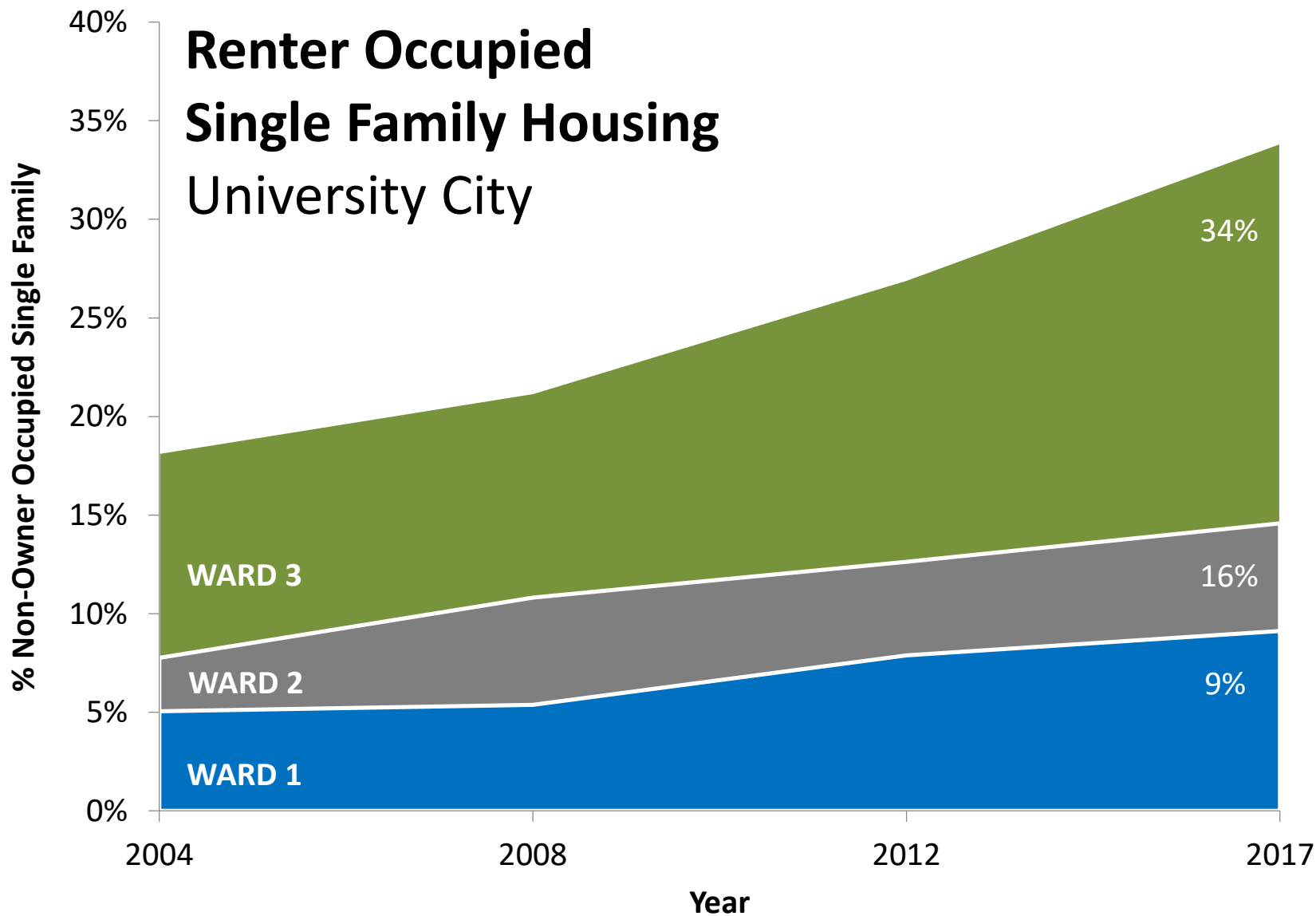
Non-owner occupied  
single family – 3<sup>rd</sup> Ward



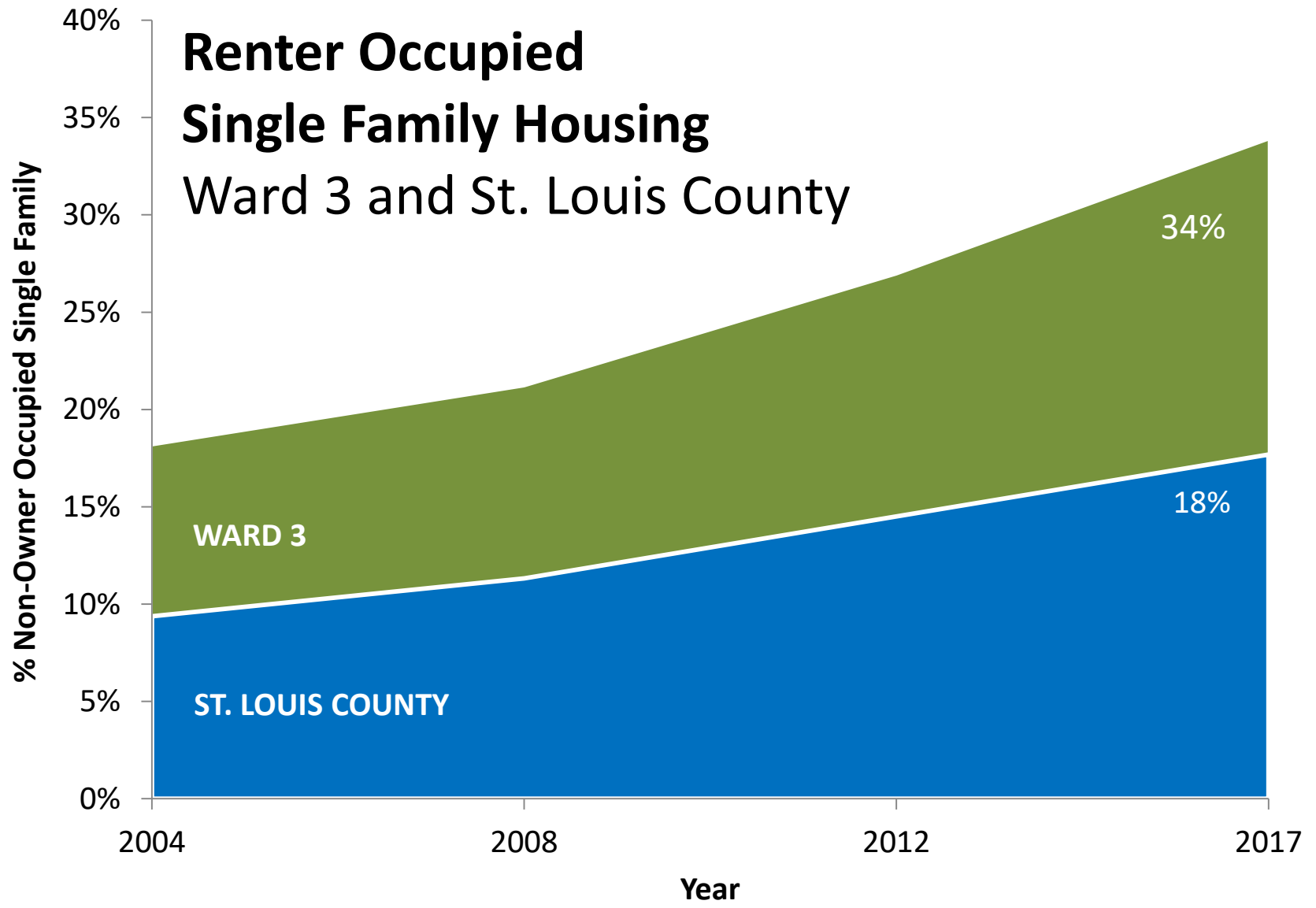
# 2017

Non-owner occupied  
single family – 3<sup>rd</sup> Ward

# Renter Occupied Single Family Housing University City

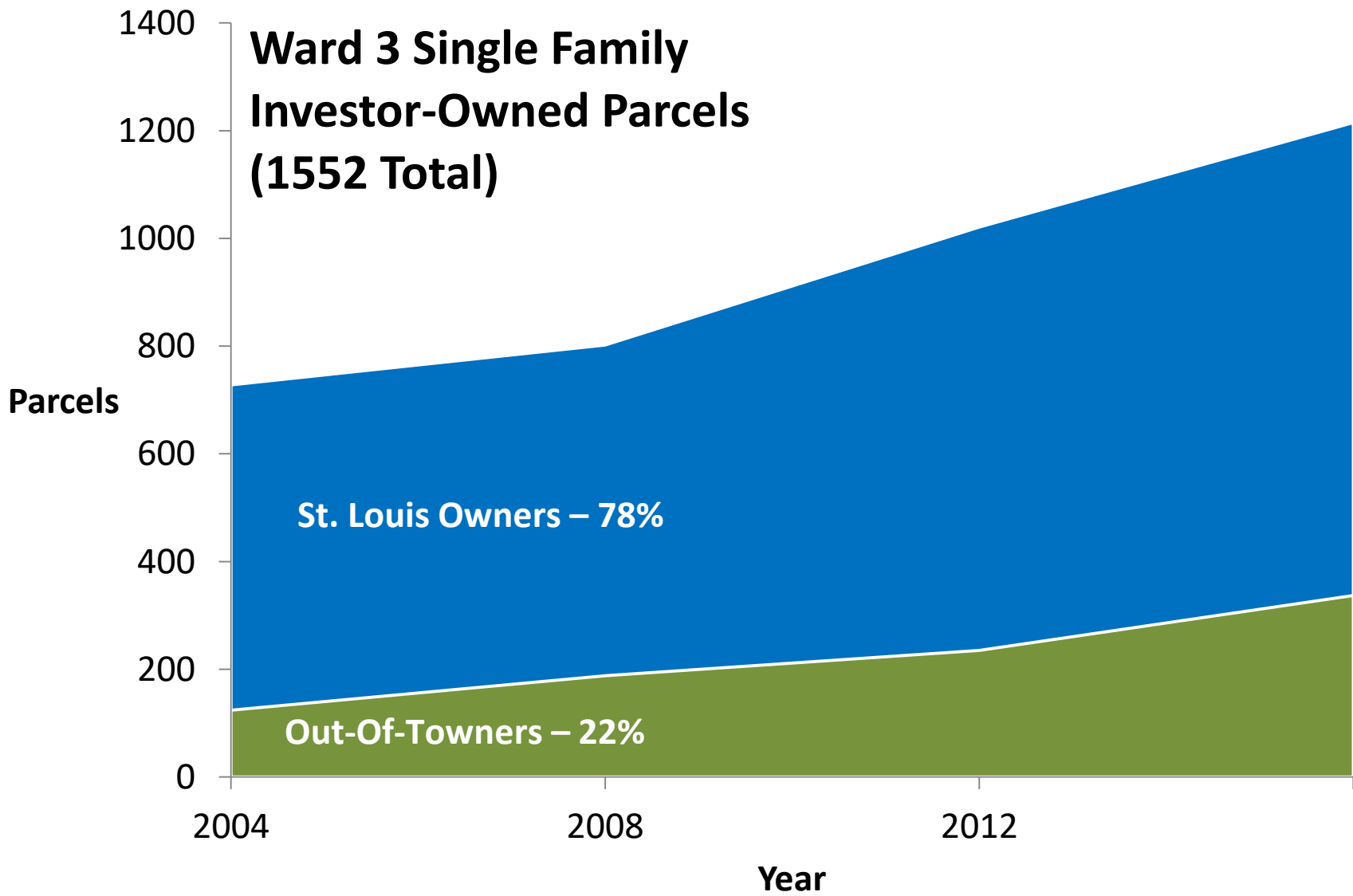


# Renter Occupied Single Family Housing Ward 3 and St. Louis County

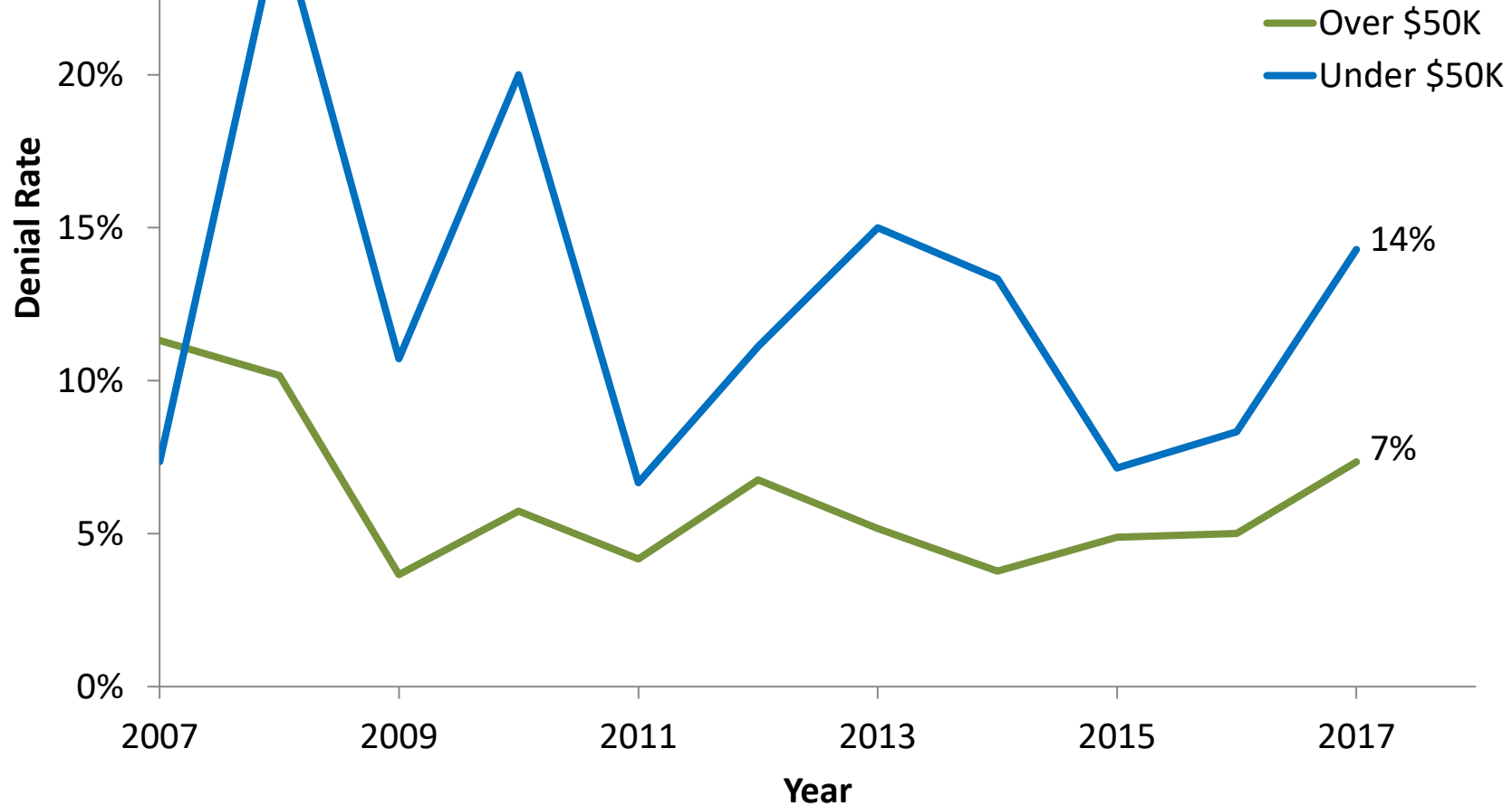


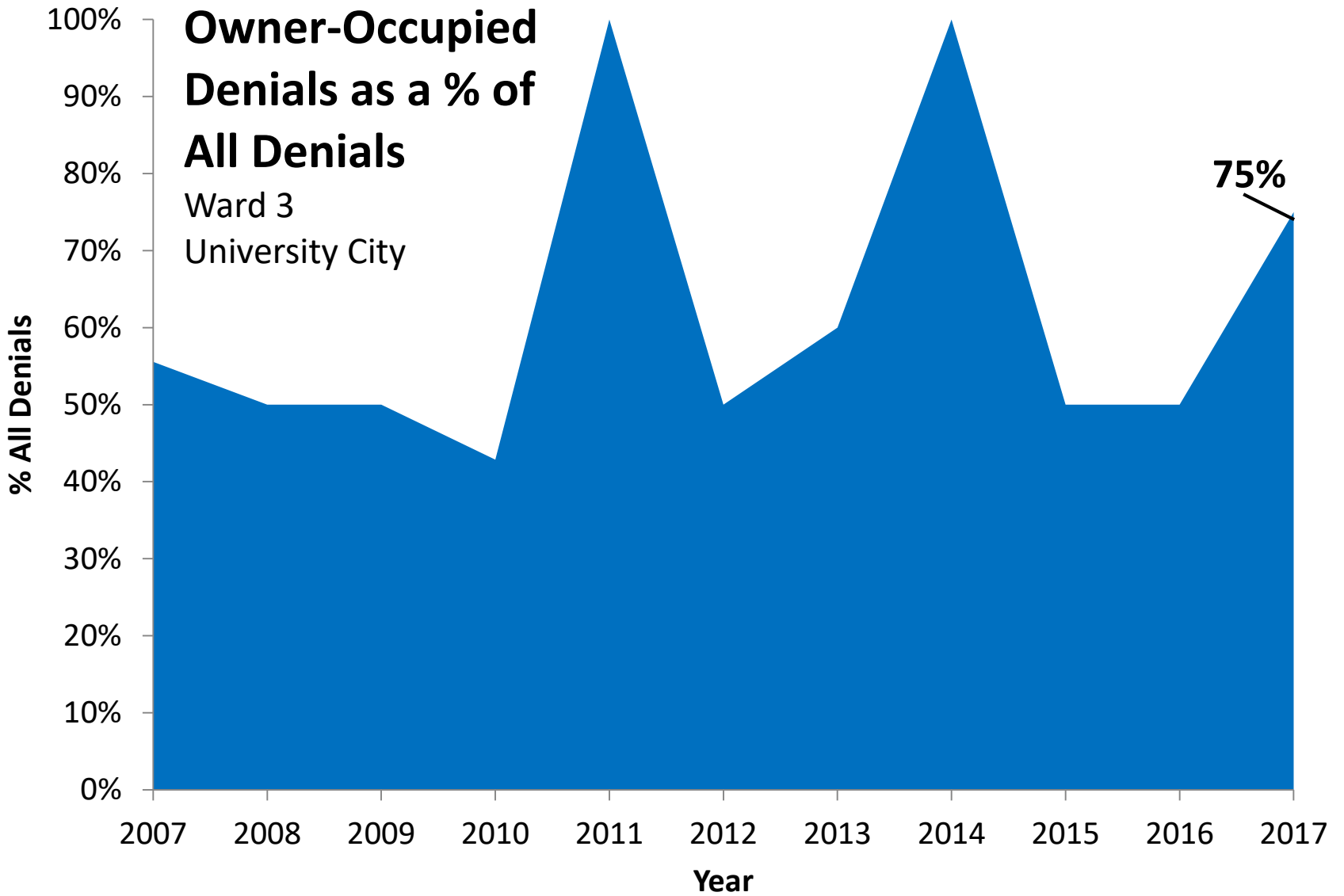


# Ward 3 Single Family Investor-Owned Parcels (1552 Total)



# Owner-Occupied Mortgage Loan Denial Rates Under and Over \$50,000 Ward 3, University City





# WHAT CAN THE TIF BE USED FOR?

- Studies, surveys, plans, financial management, legal counsel
- Land acquisition and demolition of structures
- Rehabilitating, repairing existing buildings
- Construction of public works or improvements
- Relocation of resident and business occupants located in the project area.

# QUESTIONS AND COMMENTS

- Where do you see the future of the 3<sup>rd</sup> Ward?  
How do we get there?
- What are your suggestions for improving the 3<sup>rd</sup> Ward?

# UPCOMING MEETINGS

- Tuesday, August 14:  
Meeting for Olive Businesses  
Heman Park Community Center, 7:30am
- Friday, August 18:  
Town Hall Meeting  
Heman Park Community Center, 6pm
- Thursday, August 23:  
TIF Commission Public Hearing (continued)  
University City High School, 6pm