

The City After Abandonment; Urban Policy After Neoliberalism

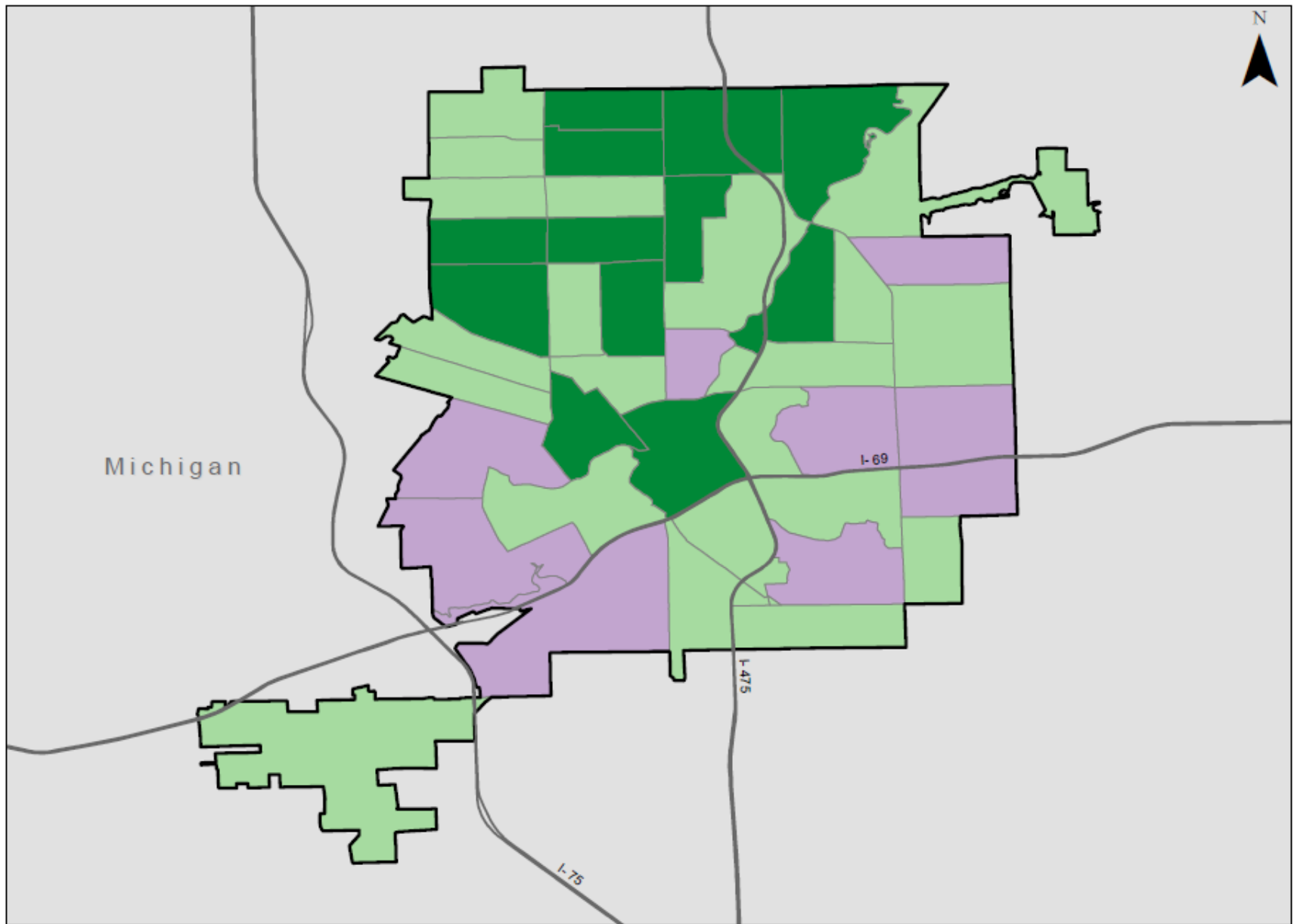


Depopulation and the Collapse of Demand

1950-2010 Changes			
City Name	% population change	% land area change	National rank ch
Baltimore	-34.6	2.8	-15
Buffalo	-55.0	2.5	-55
Cincinnati	-41.1	3.7	-44
Cleveland	-56.6	3.6	-38
Detroit	-61.4	-0.6	-13
Milwaukee	-6.7	92.2	-15
New Orleans	-39.7	-15.0	-37
Pittsburgh	-54.8	2.2	-47
Rochester	-36.7	-0.6	-66
St Louis	-62.7	1.5	-50
Toledo	-5.4	110.7	-30

Measuring Neighborhood Distress

Concept	Threshold of Distress
Low Sales Cost	<\$50,000 for census tract for given year
Low Sales Volume	<3 percent for census tract for given year
Investor Dominated Activity	<25 percent for census tract for given year
Housing vacancy	>25 percent for a census tract for a given year

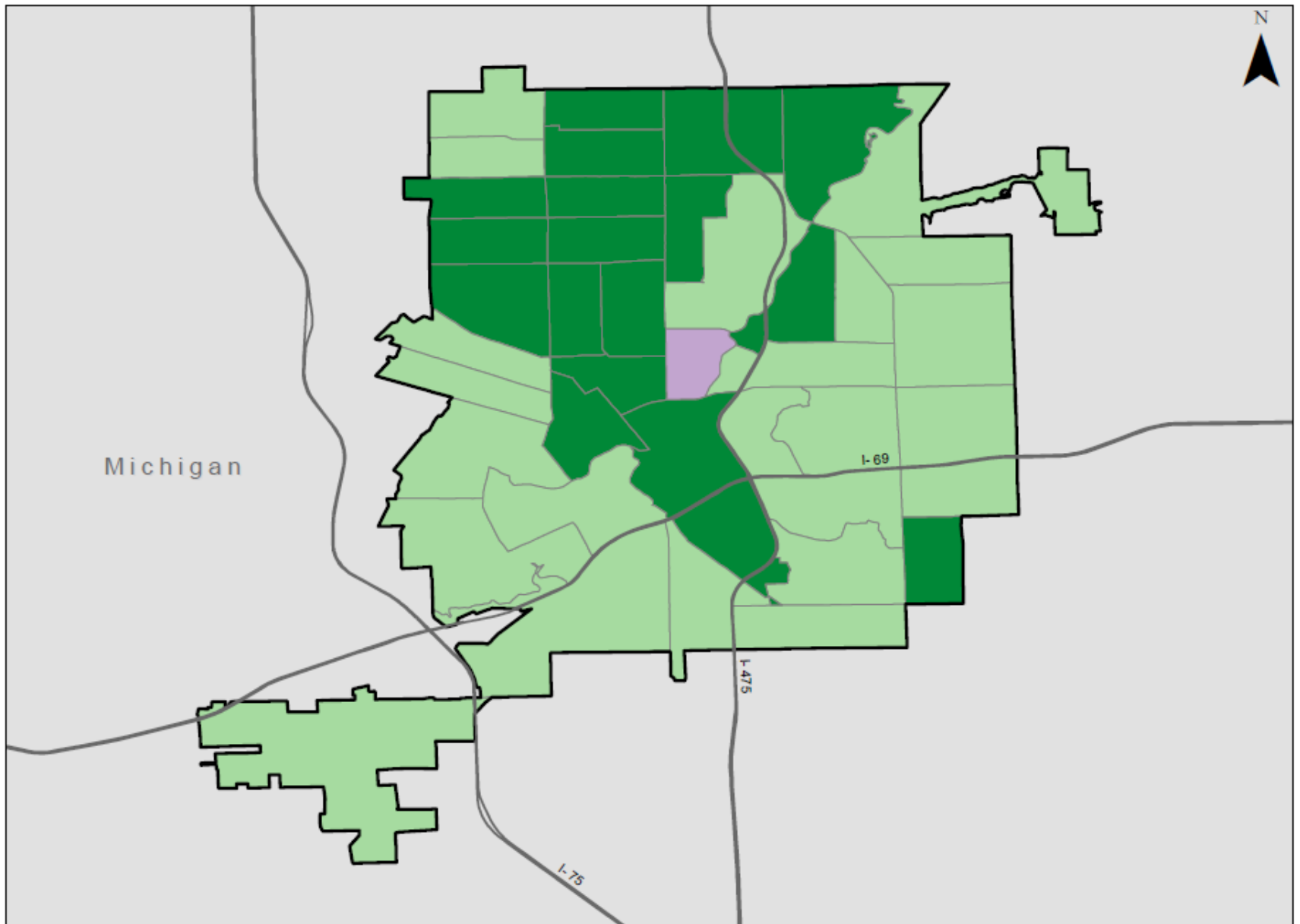


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Data from US Census TIGER Shapefiles, 2010

Flint 2007





Severely Distressed Moderately Distressed Not Distressed No Data

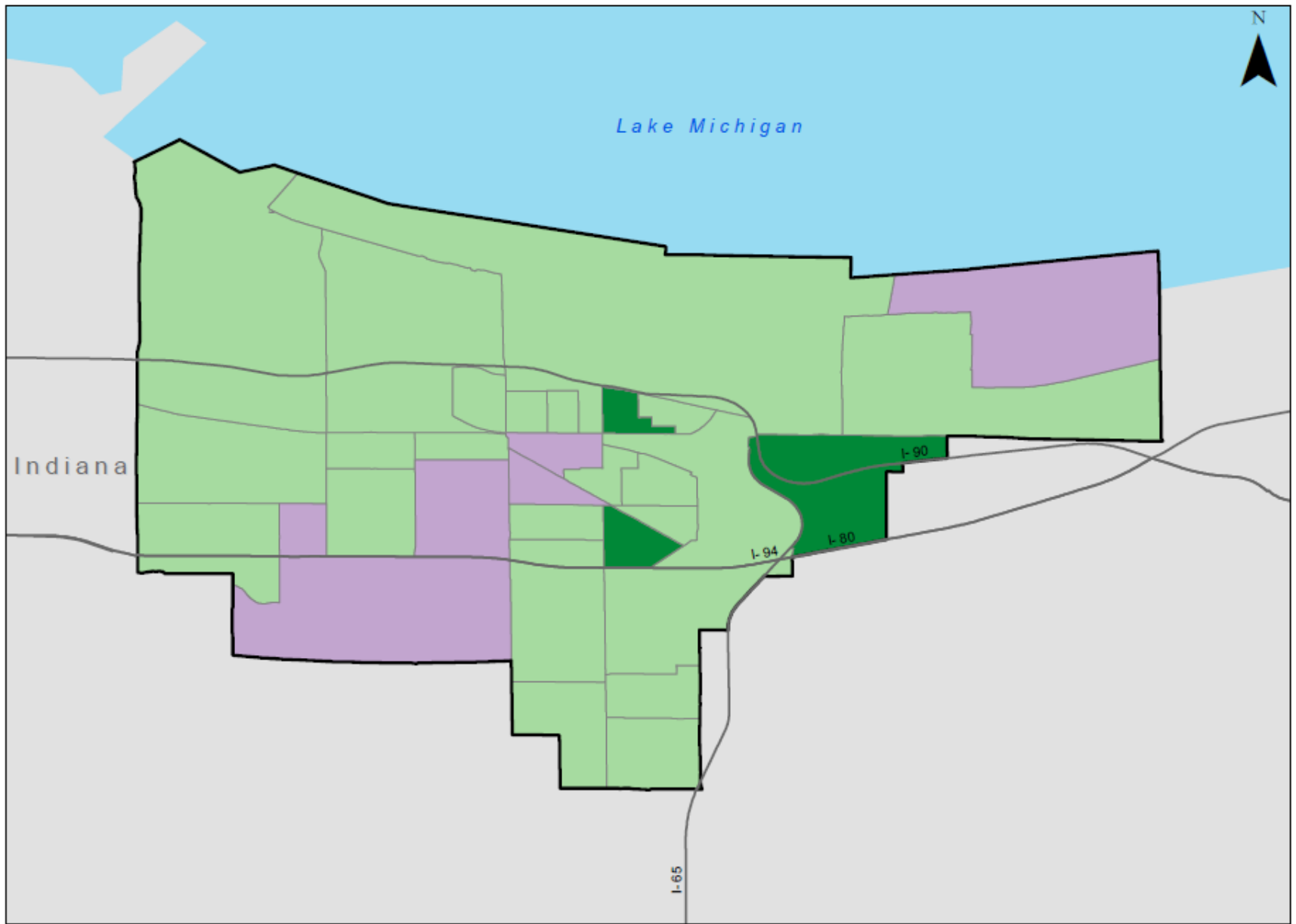


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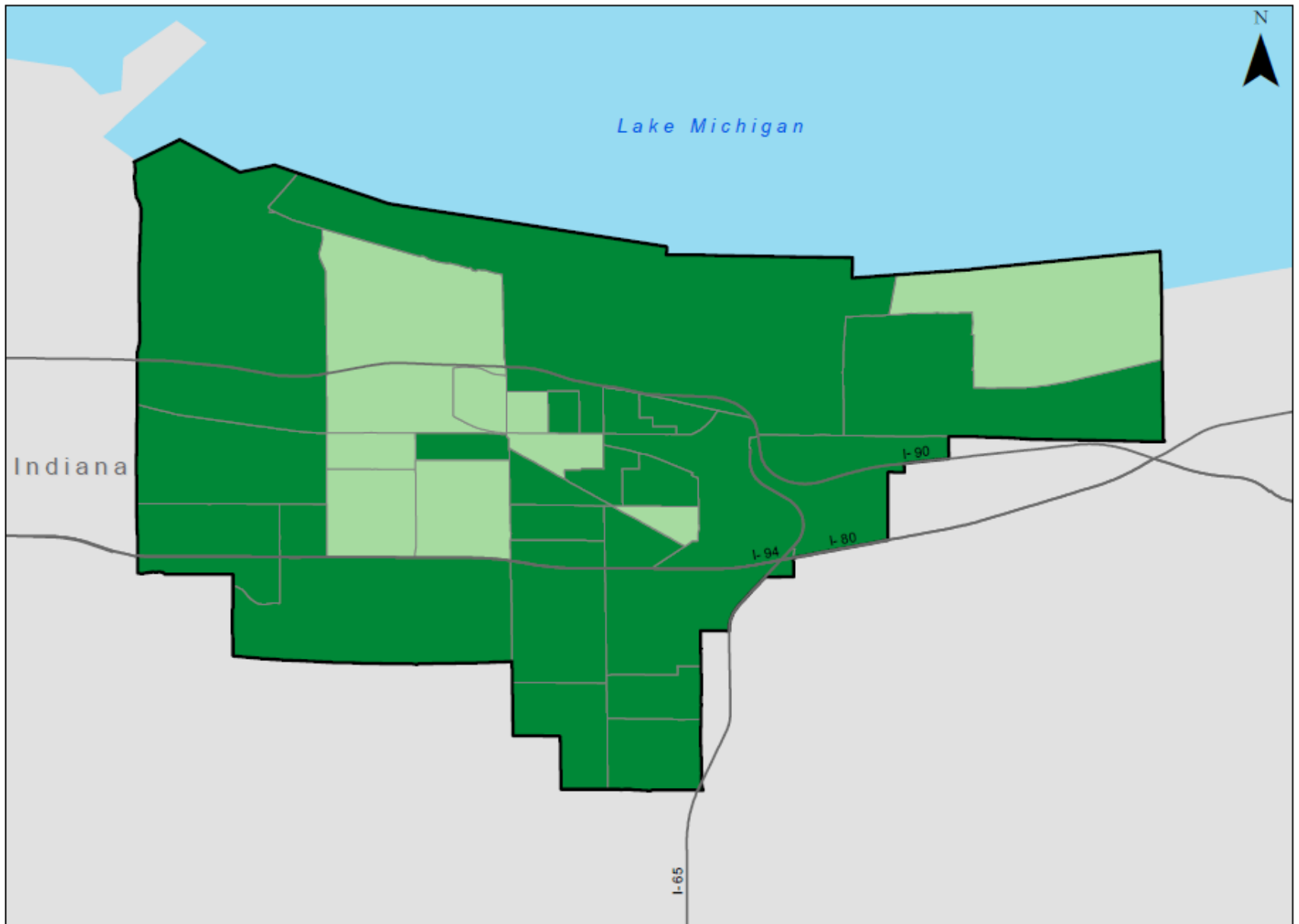


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Data from US Census TIGER Shapefiles, 2010

Gary 2007

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- Moderately Distressed
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- No Data

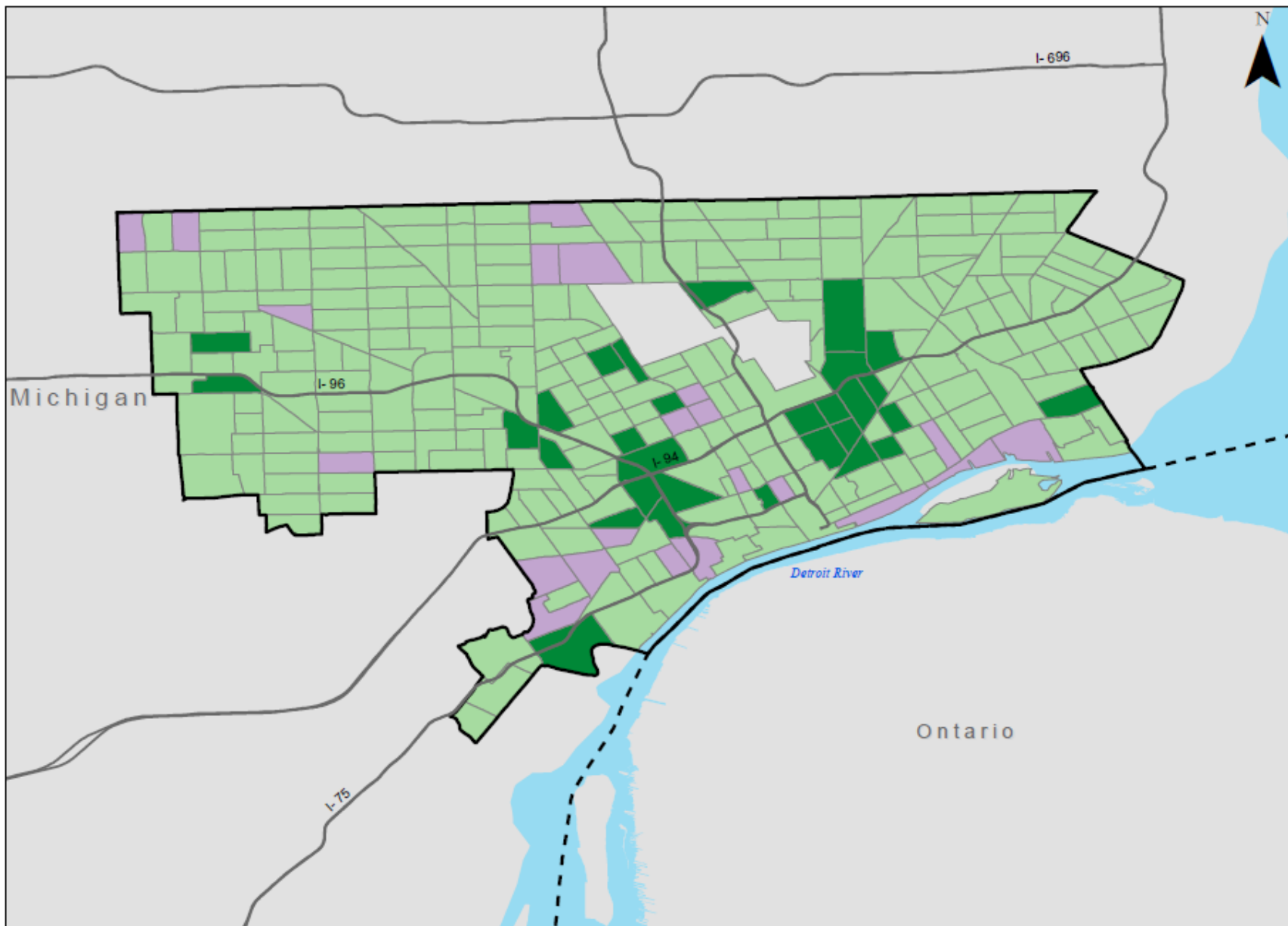


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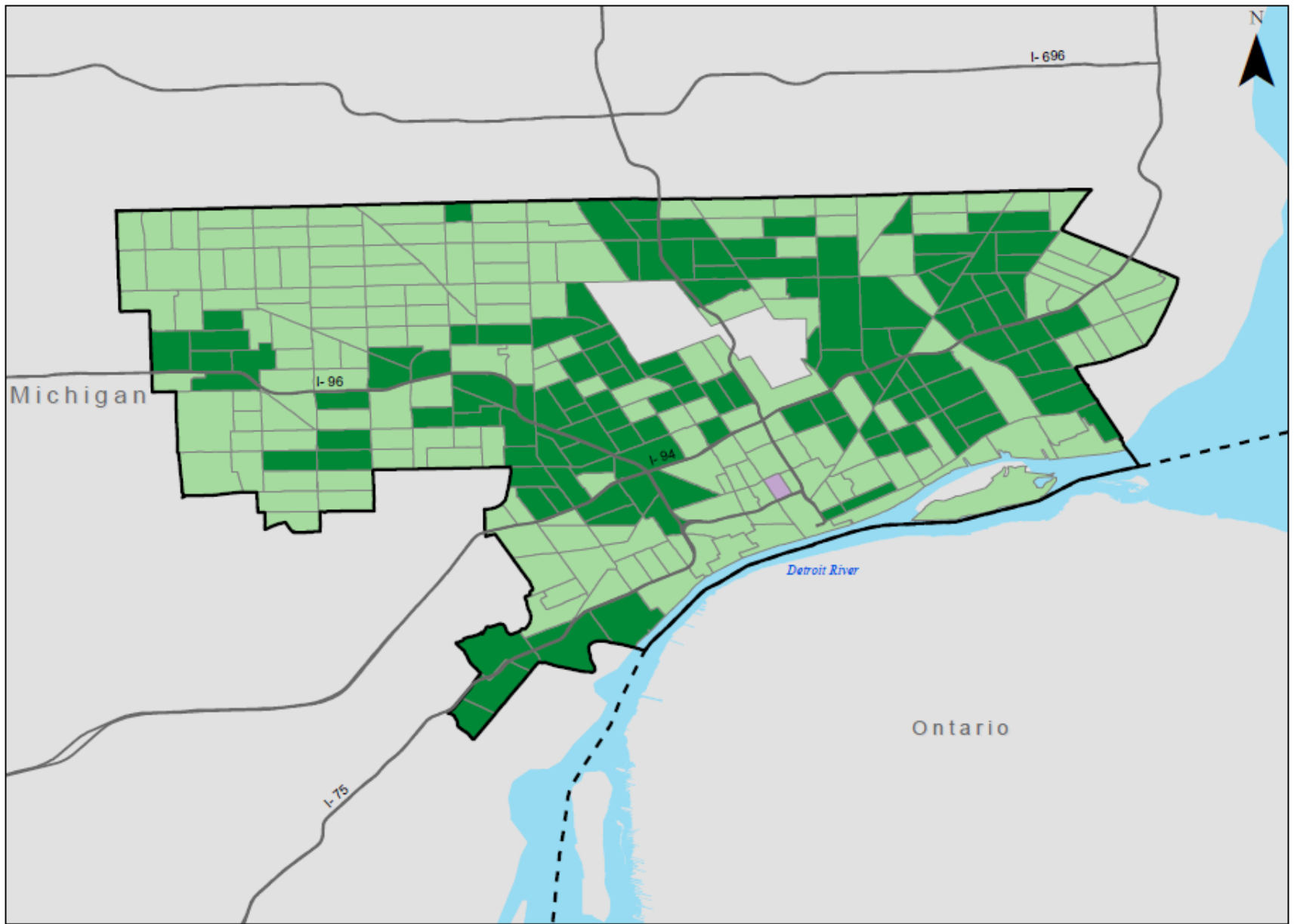


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Data from US Census TIGER Shapefiles, 2010

Detroit 2007





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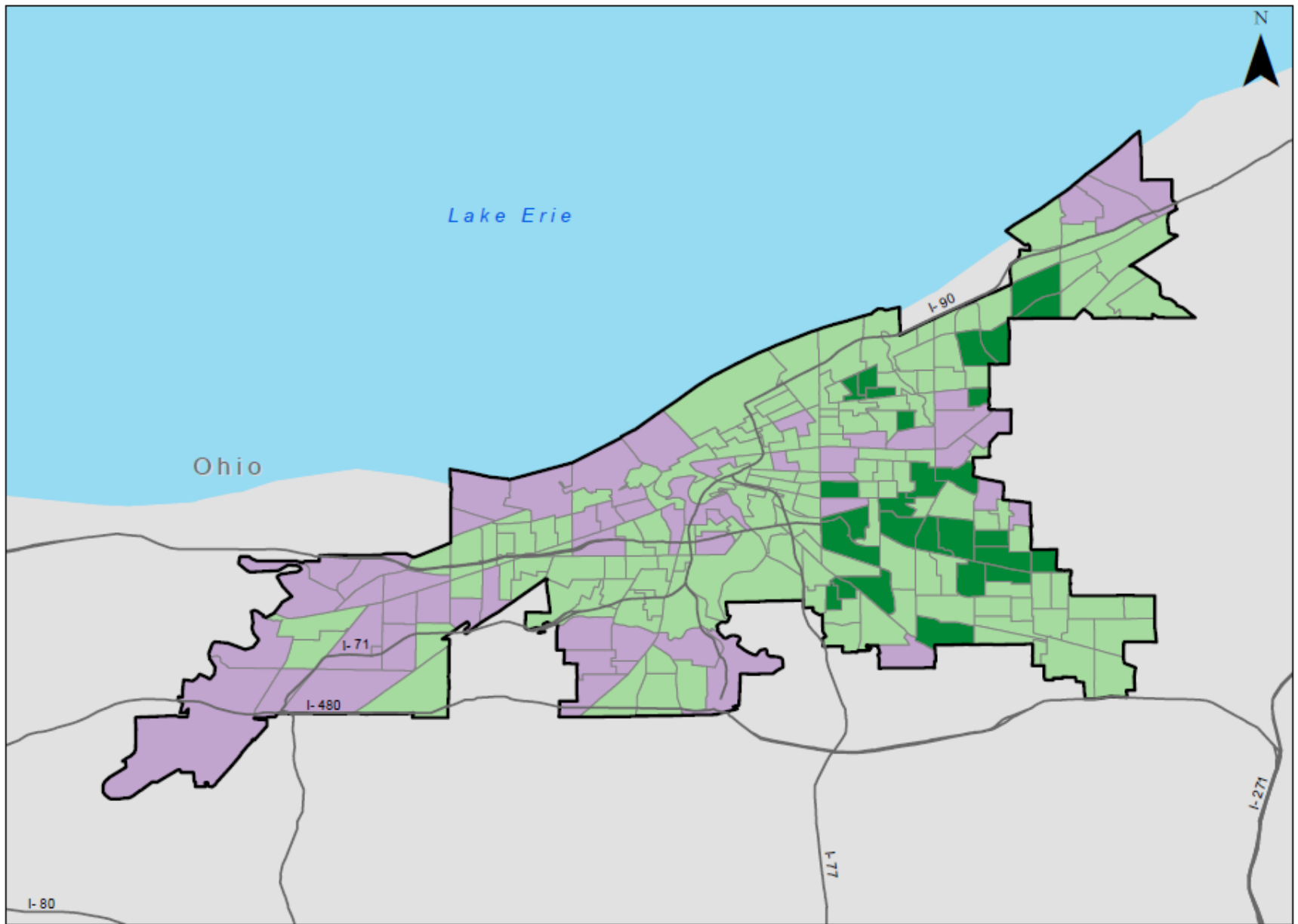


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Detroit 2010

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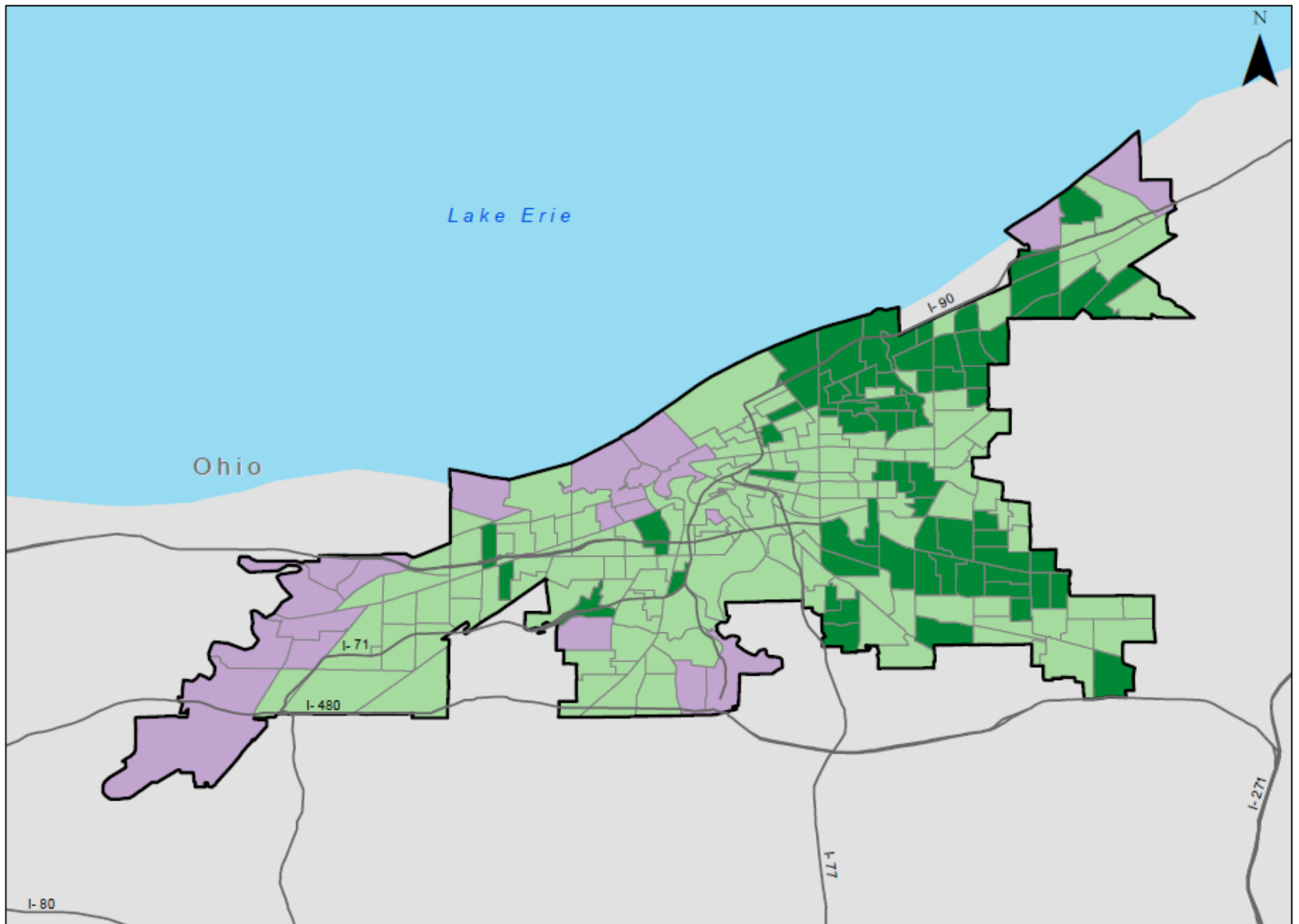


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Cleveland 2007

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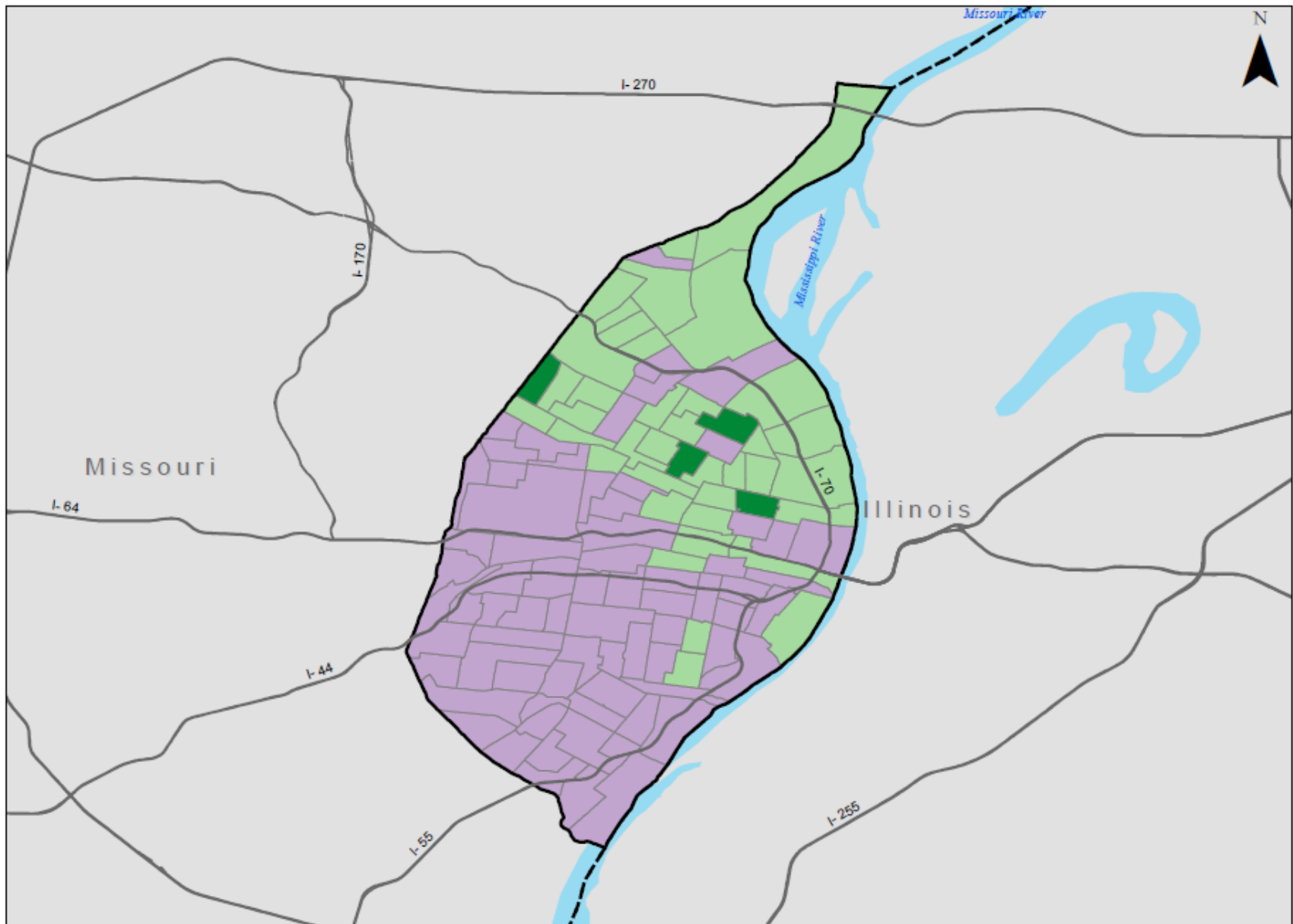


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Cleveland 2010





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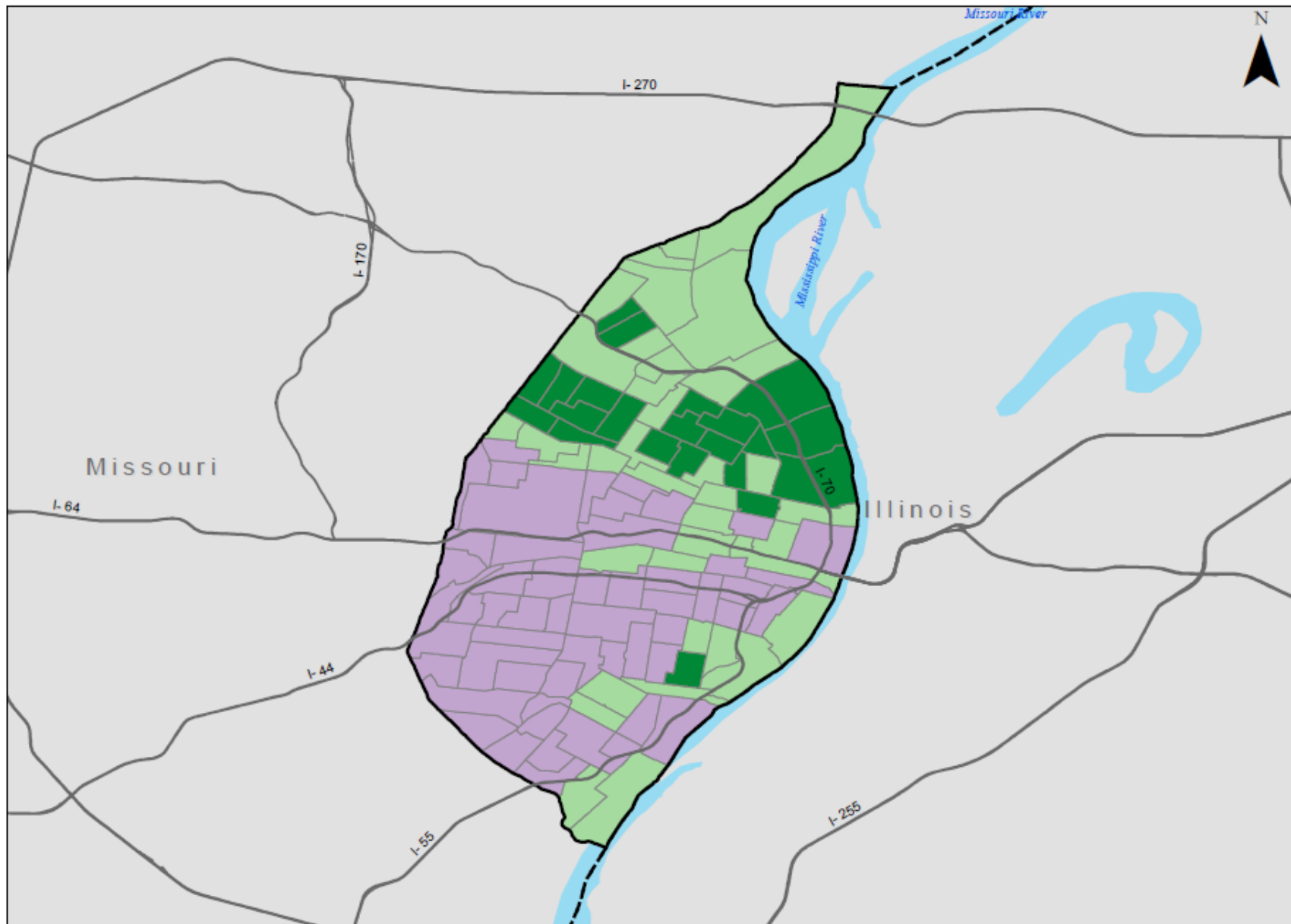


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Data from US Census TIGER Shapefiles, 2010

St. Louis 2007

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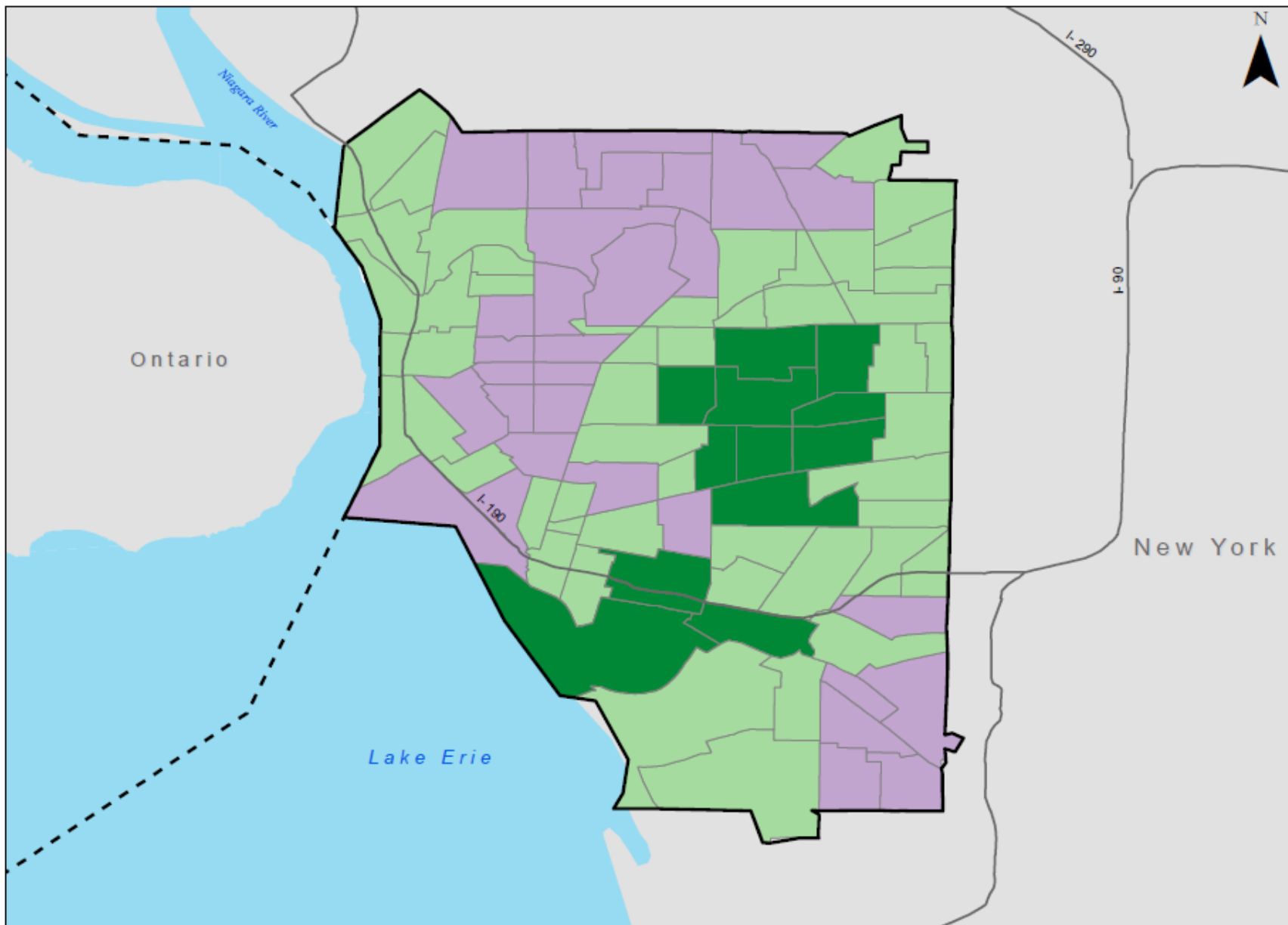


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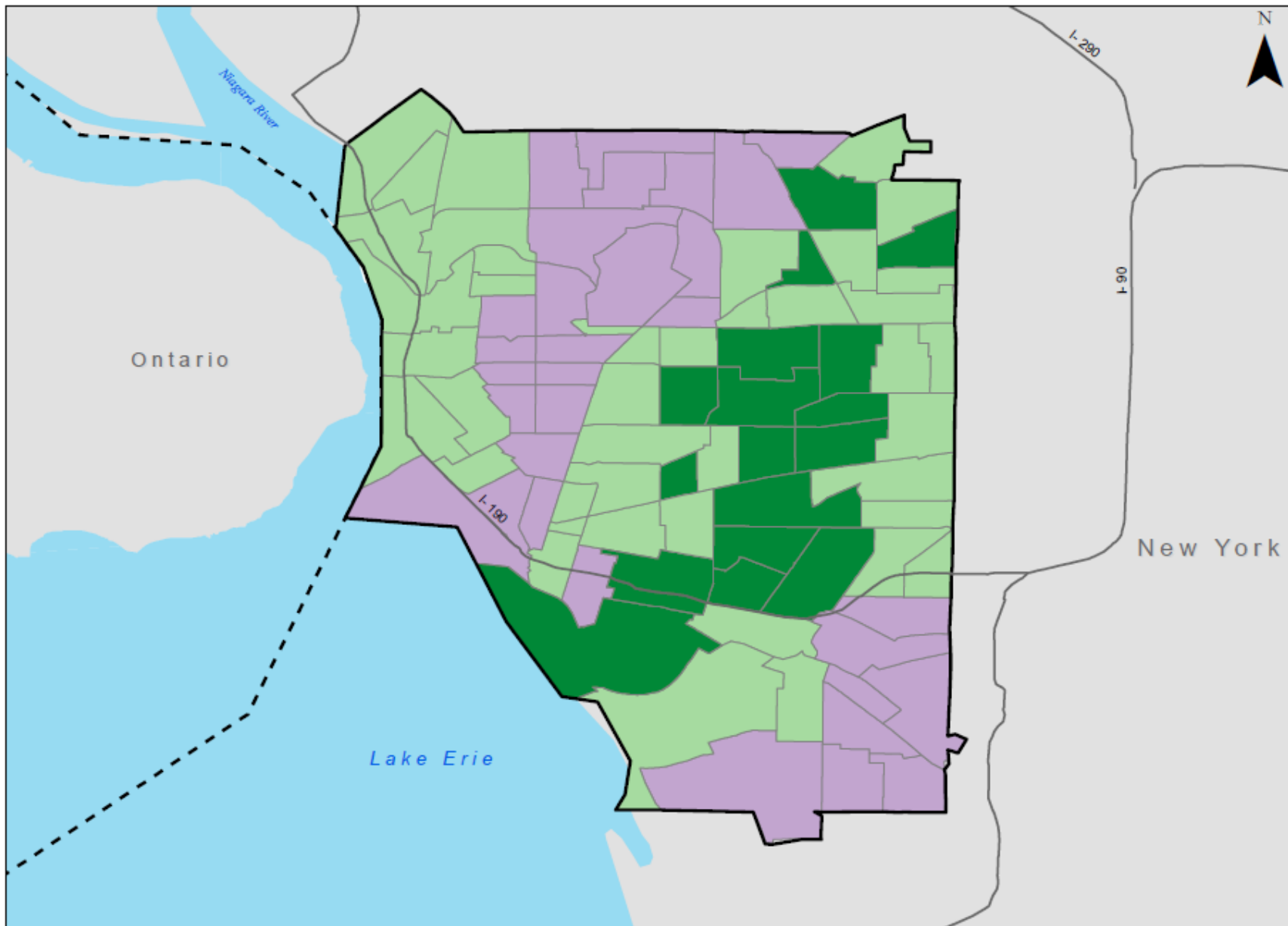


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Data from US Census TIGER Shapefiles, 2010

Buffalo 2007





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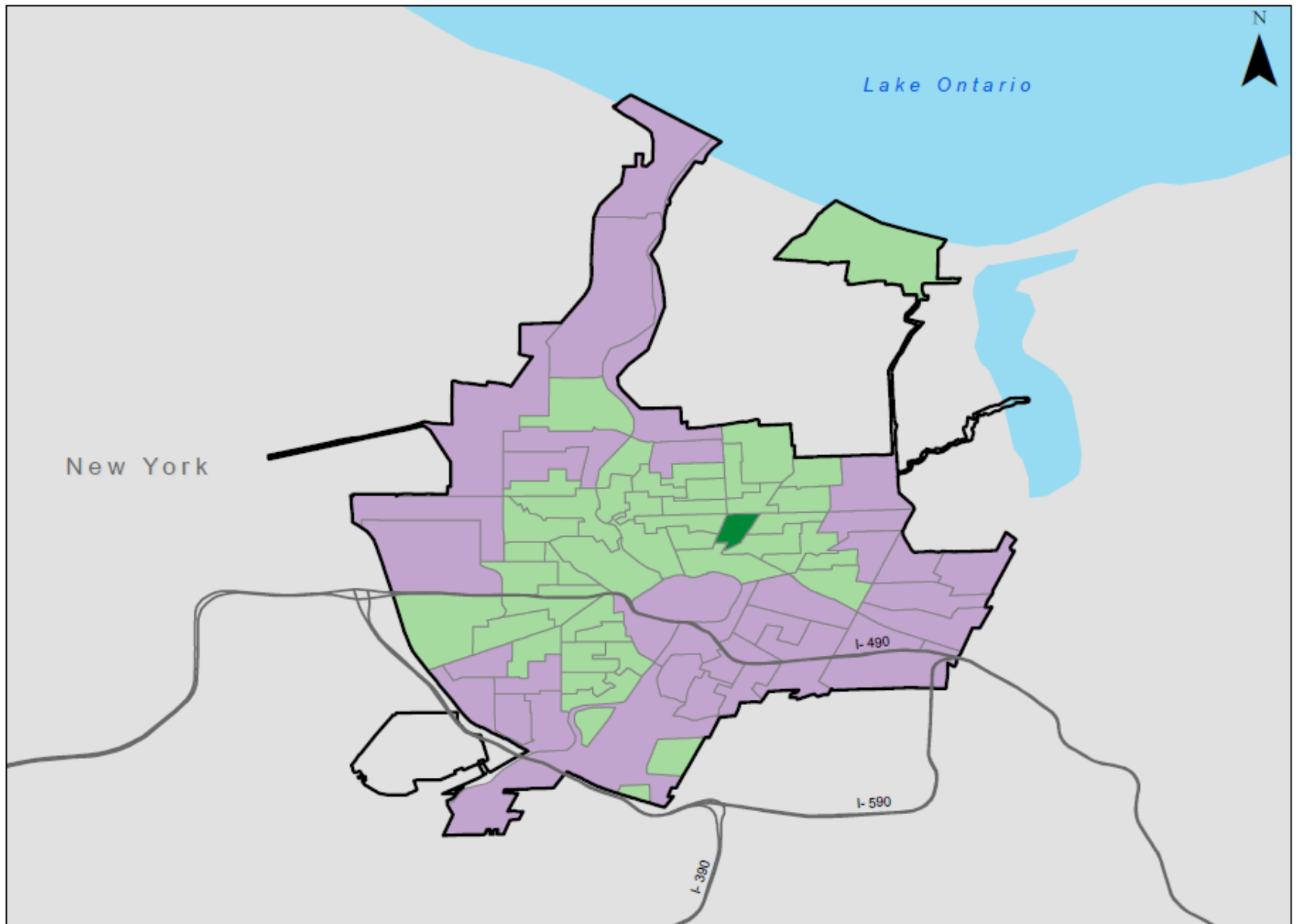


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Buffalo 2010





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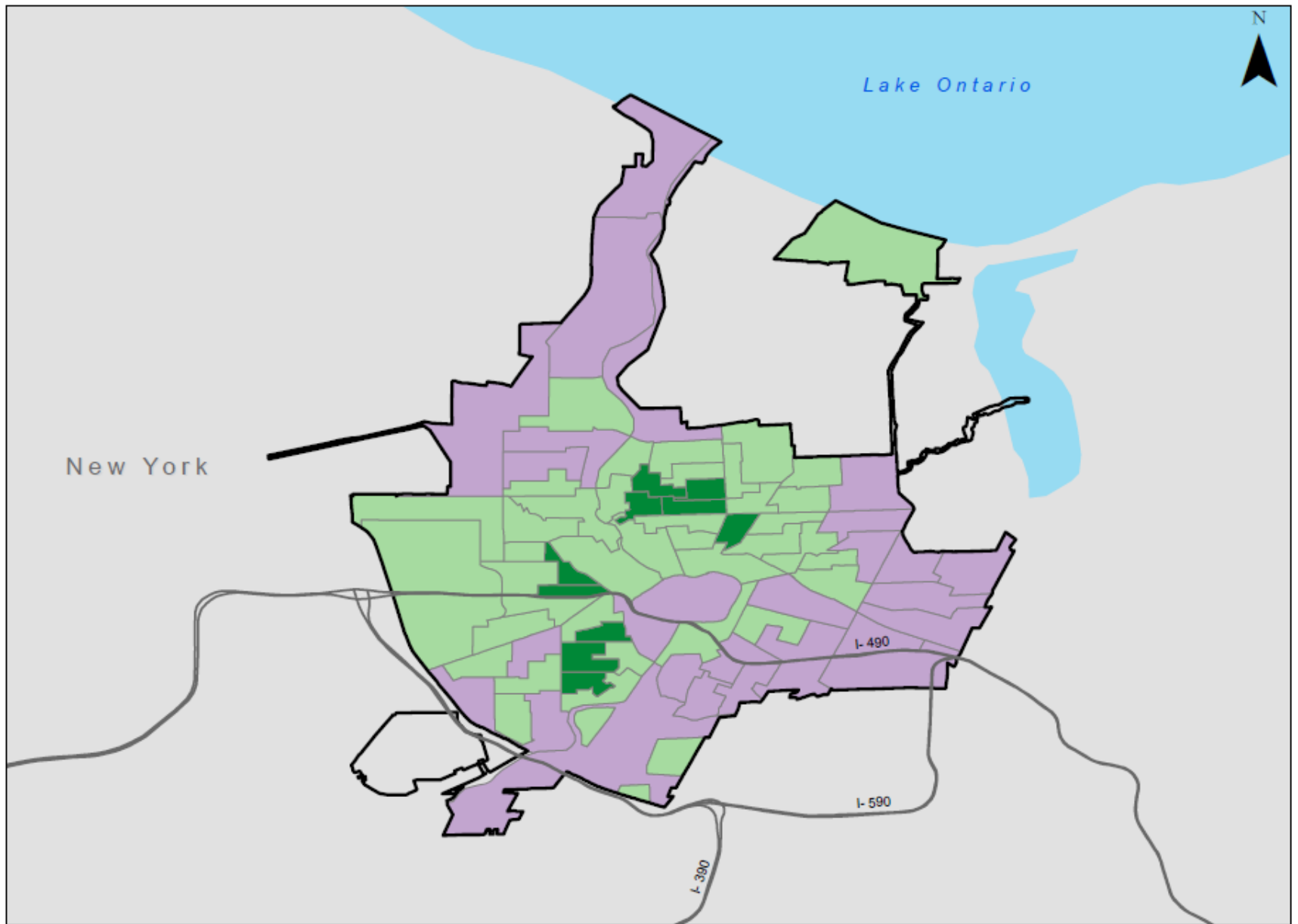


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Data from US Census TIGER Shapefiles, 2010

Rochester 2007





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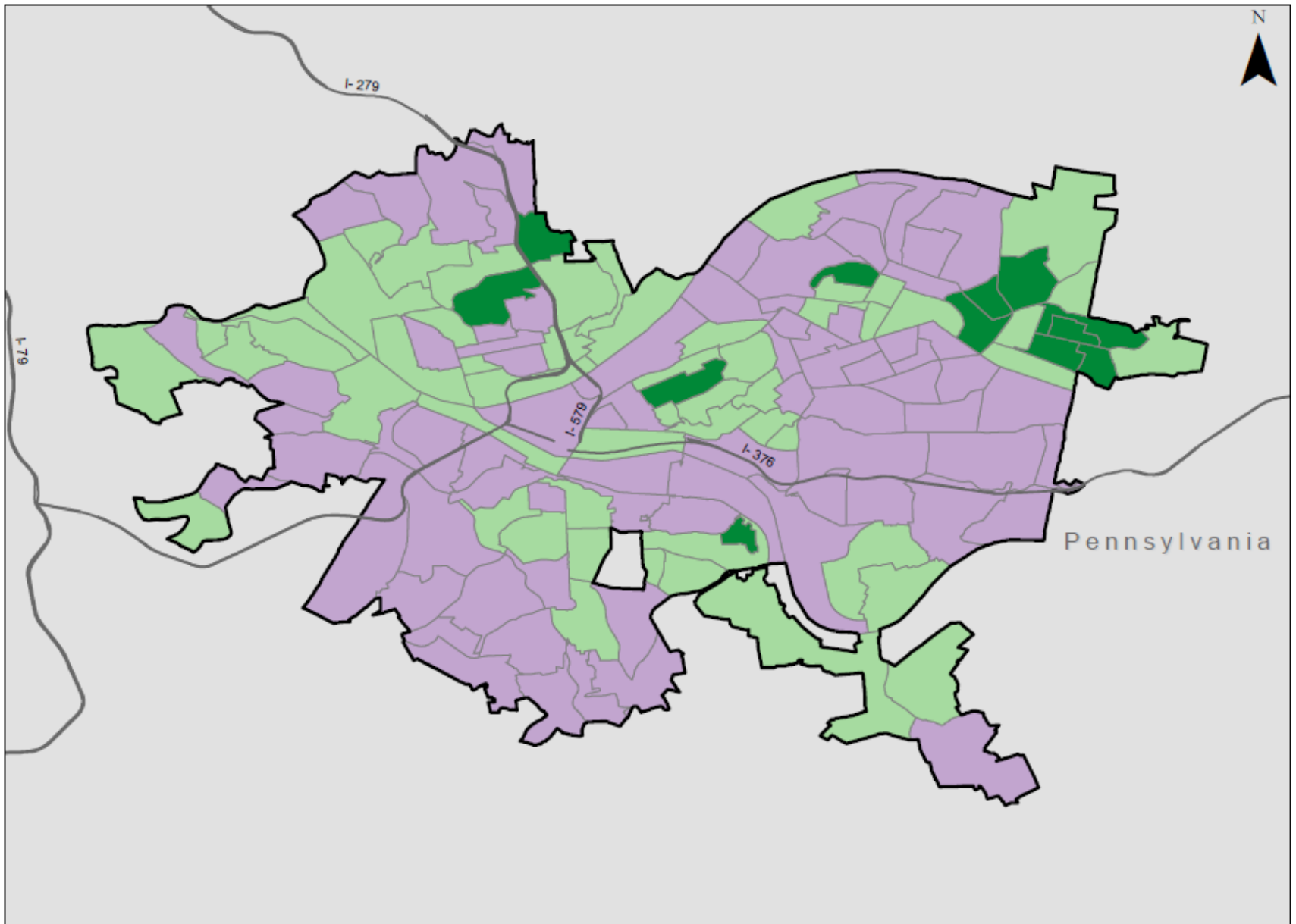


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Data from US Census TIGER Shapefiles, 2010

Rochester 2010





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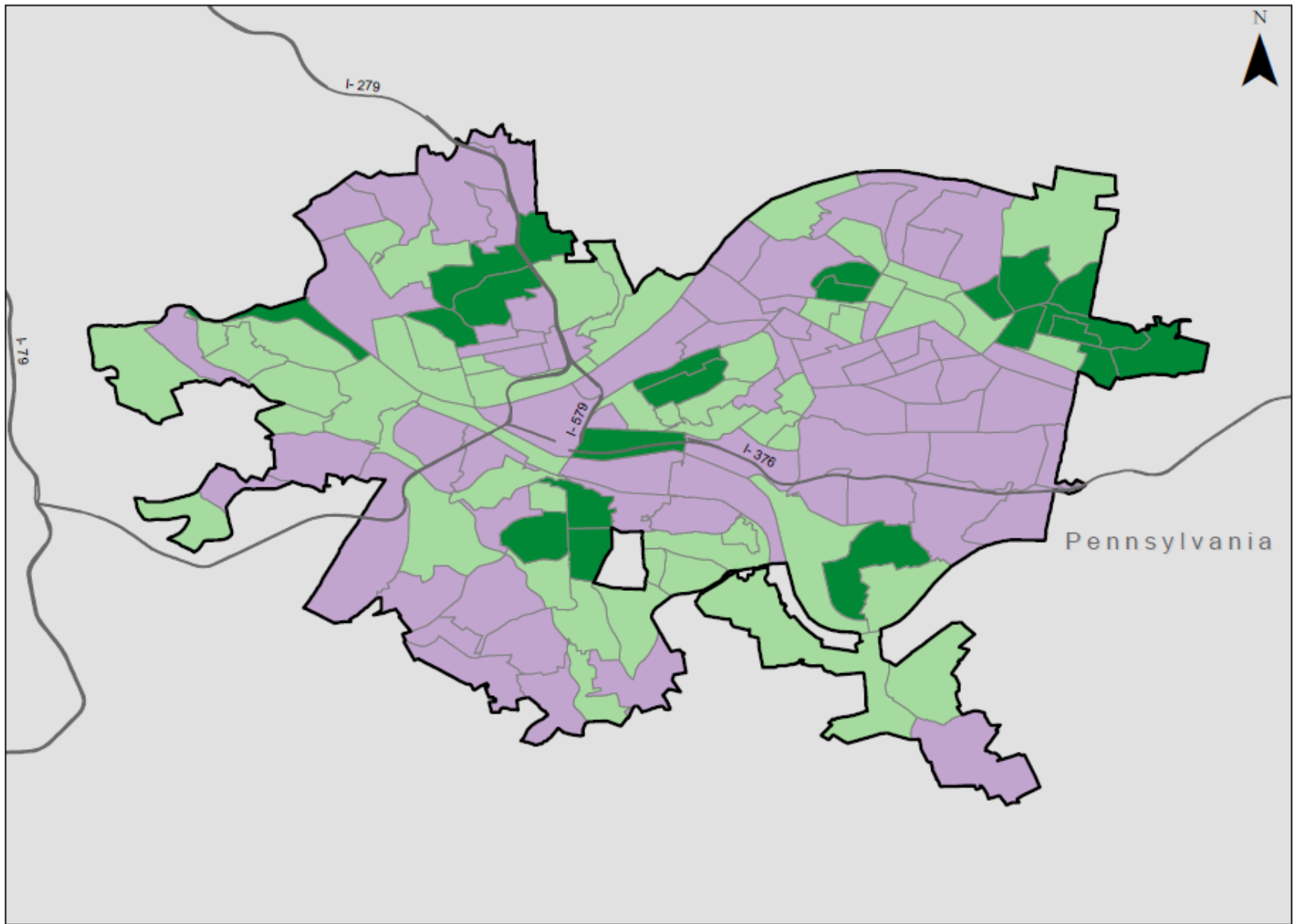


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Data from US Census TIGER Shapefiles, 2010

Pittsburgh 2007

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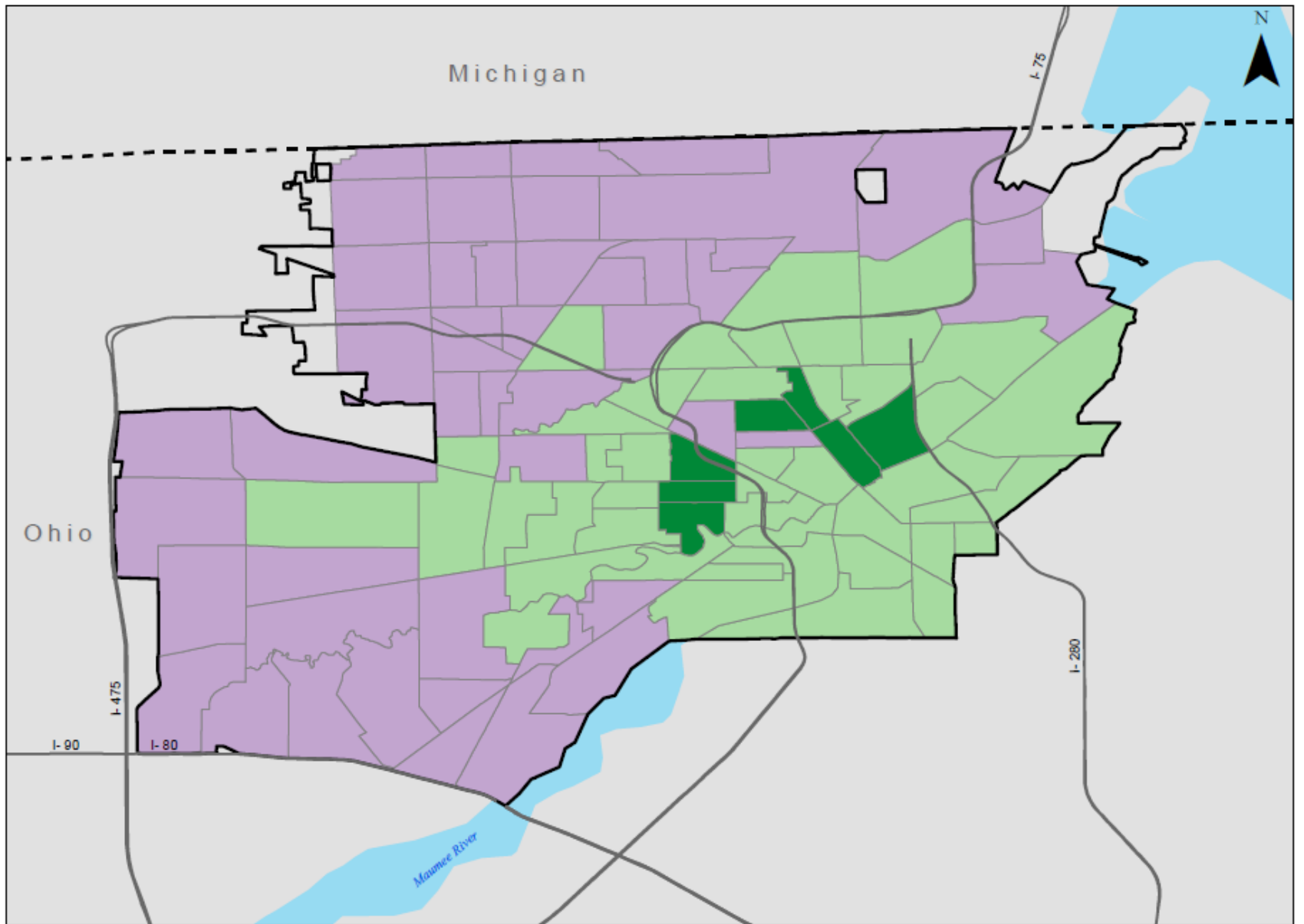


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Pittsburgh 2010

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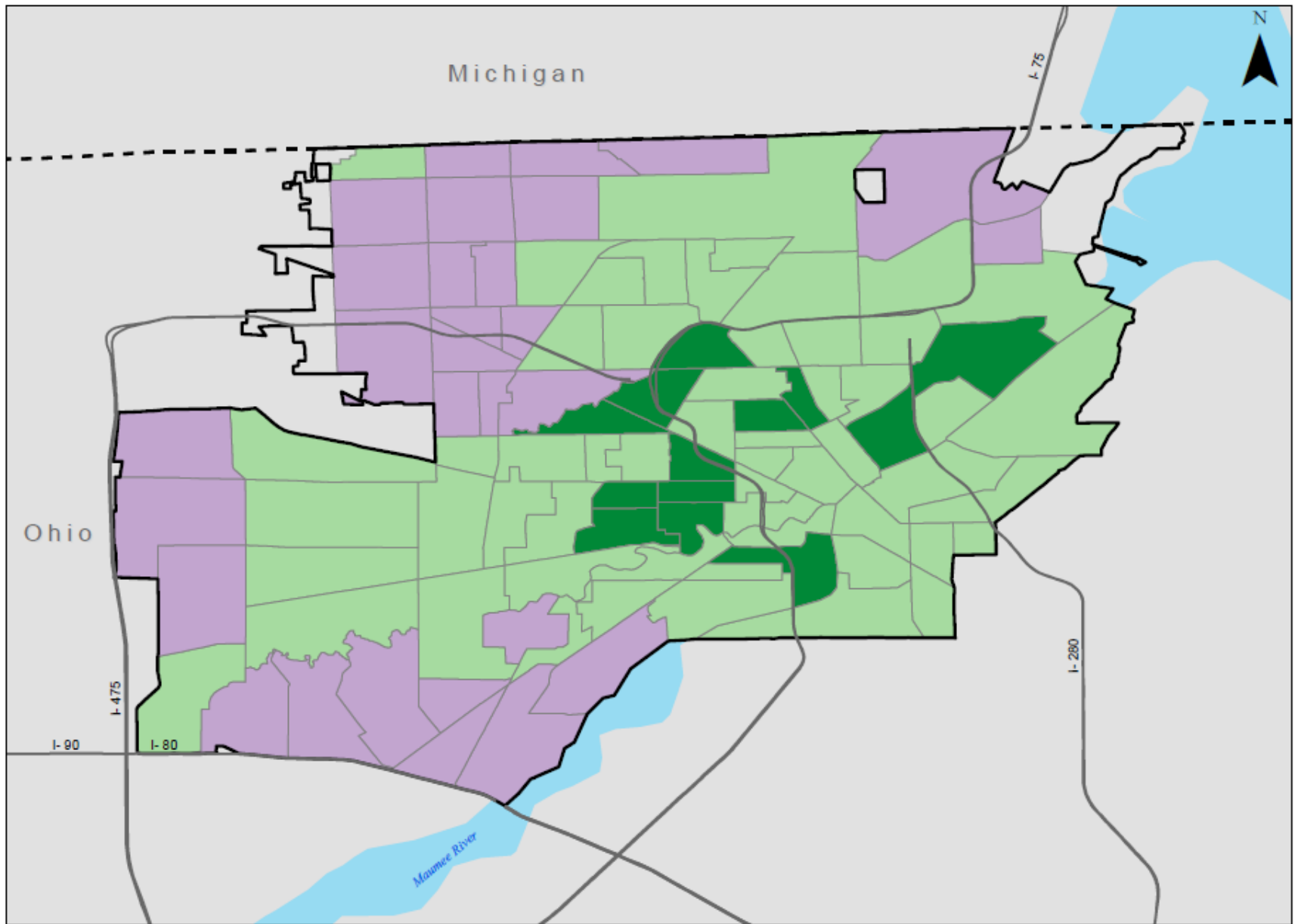


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Data from US Census TIGER Shapefiles, 2010

Toledo 2007

Severely Distressed
 Moderately Distressed
 Not Distressed
 No Data



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Data from US Census TIGER Shapefiles, 2010

Toledo 2010

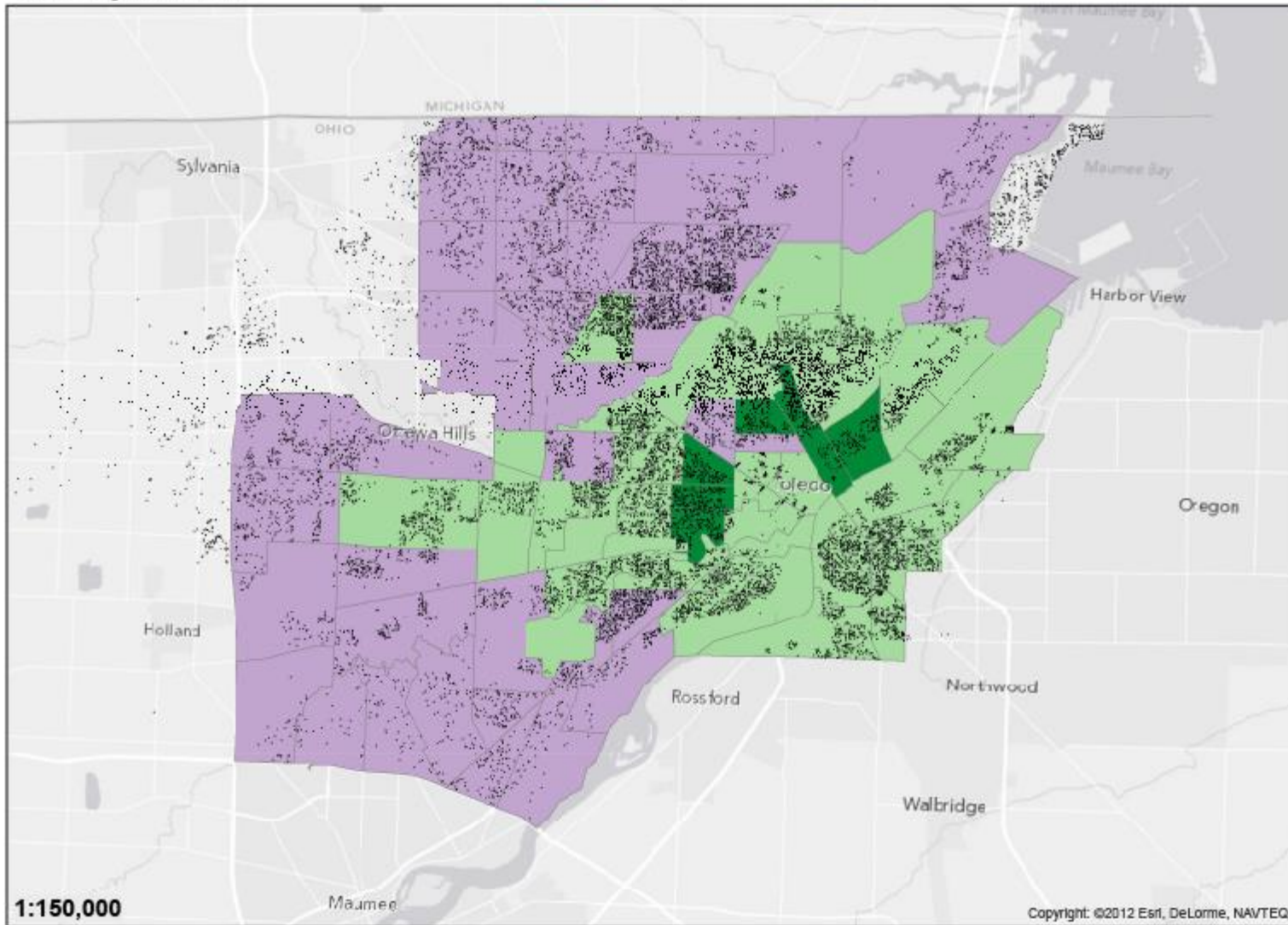
Severely Distressed Moderately Distressed Not Distressed No Data

Toledo Sheriff Auctions 1991-present

Housing Distress 2007

	Moderately Distressed
	Severely Distressed
	Not Distressed

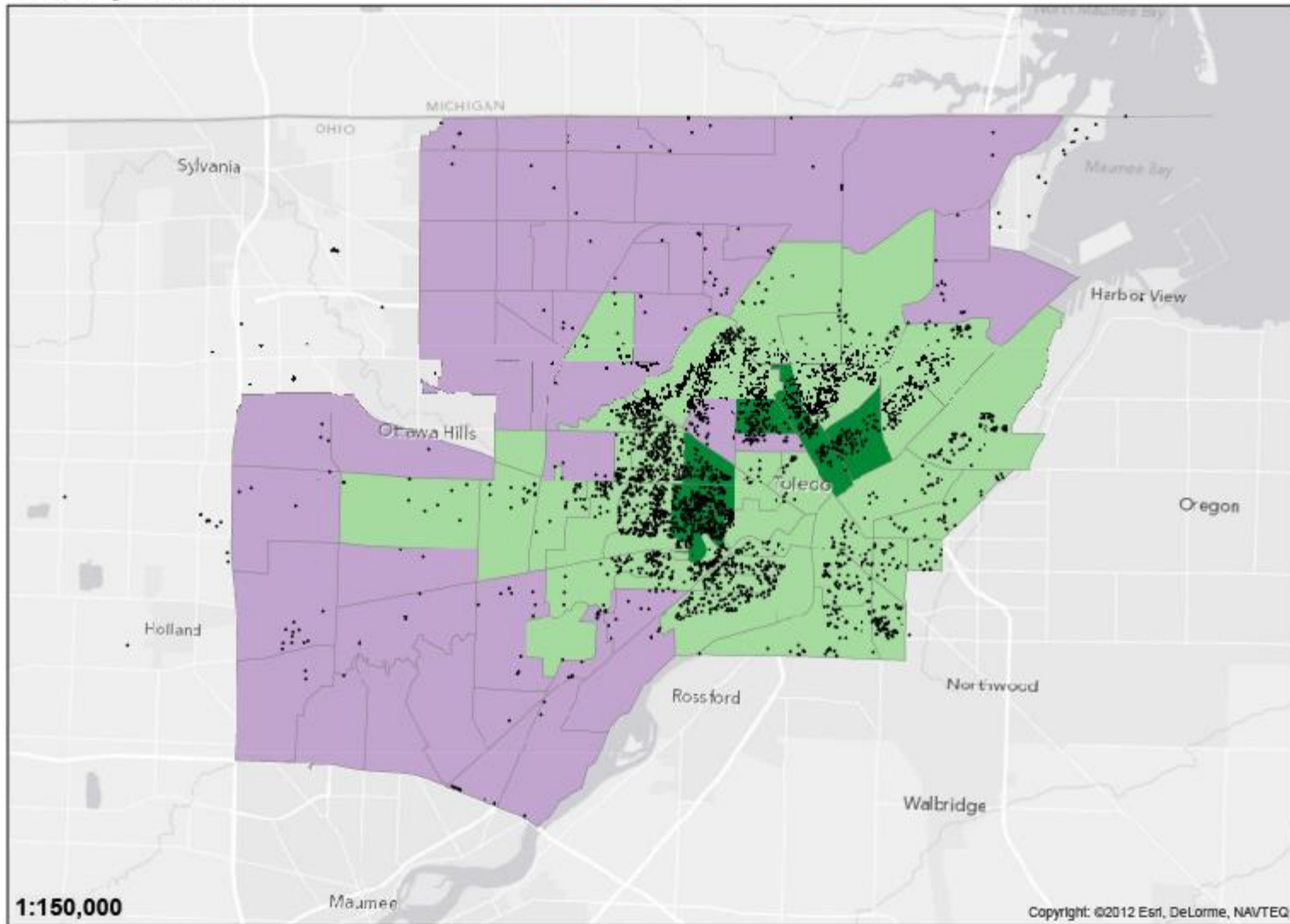
● = 1 Auction



Toledo Tax Foreclosures 1991-present

Housing Distress 2007
Moderately Distressed
Severely Distressed
Not Distressed

● = 1 Foreclosure



Professional and individual investor tax delinquency rates by location of main residence

	Total	# Tax Delinquent	% Tax Delinquent in 2013
Professional Investors	614	218	35.5%
Local	344	120	34.9%
Regional	120	30	25.0%
National/Global	150	68	45.3%
Individual Investors	2373	1038	43.7%
Owner-Occupier Persons	133	53	39.8%
Neighborhood Individual Investors	1100	353	32.1%
Same City Individual Investors	583	318	54.5%
Same State Individual Investors	199	83	41.7%
National/ Global Individual Investors	358	231	64.5%

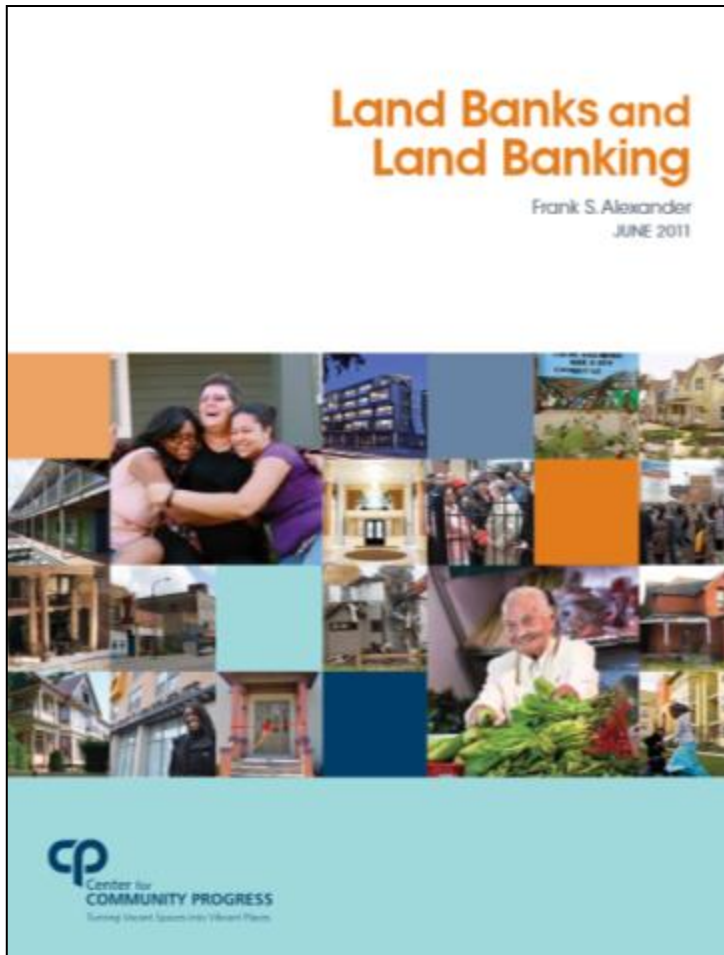
The relationship between buyer type and subsequent development for auctioned forfeitures (Toledo Ohio, 1993-2011)

Actual Frequencies				Expected Frequencies				Chi Stat, Sig, DF
Type of buyer	New Development after Tax Auction	No New Development after Tax Auction	Total	Type of buyer	New Development after Tax Auction	No New Development after Tax Auction	Total	
Professional Investor	11	366	377	Professional Investor	24	353	377	269.16607
Individual Investor	51	1859	1910	Individual Investor	123	1787	1910	0.00000
Housing Non-Profit	19	20	39	Housing Non-Profit	3	36	39	3
No Buyer	119	661	780	No Buyer	50	730	780	
Total	200	2906	3106					

The relationship between buyer type and clean return to the tax rolls for auctioned forfeitures (Toledo Ohio, 1993-2011)

	Actual Frequencies				Expected Frequencies			Chi Stat, Sig, DF
	Type of buyer	Clean Return to Rolls	Not a Clean Return to the Rolls		Total	Type of buyer	Clean Return to Rolls	
Professional Investor	165	212	377	Professional Investor	164	213	130.29644	
Individual Investor	699	1211	1910	Individual Investor	833	1077	0.00000	
Housing Non-Profit	18	21	39	Housing Non-Profit	17	22	3	
No Buyer	473	307	780	No Buyer	340	440		
Total	1355	1751	3106					

The Land Banking Movement



Urban Policy After Neoliberalism



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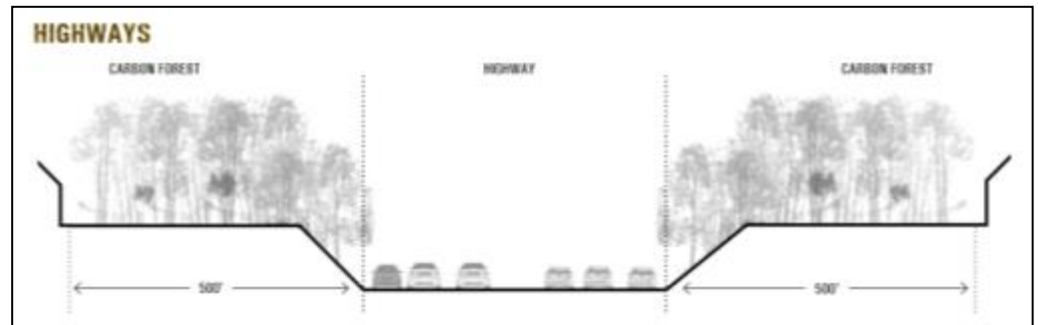
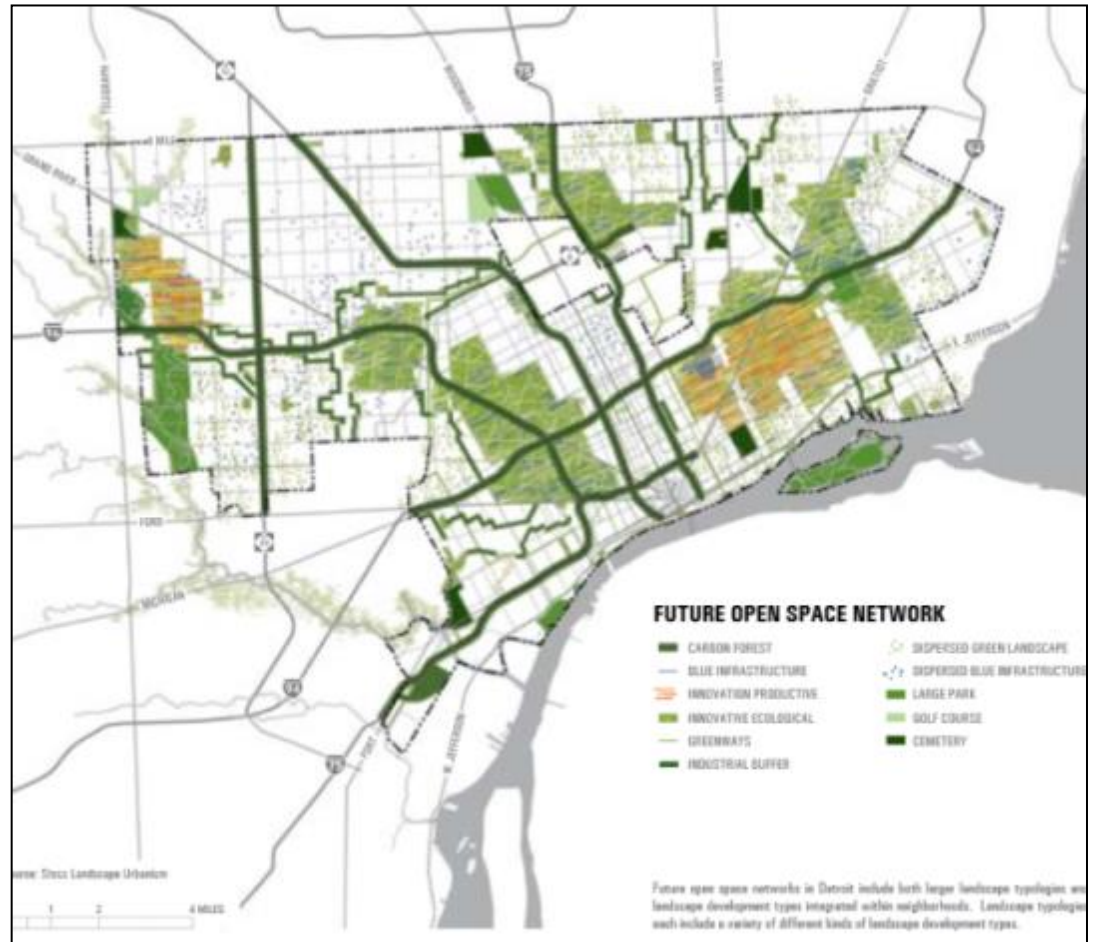


Urban Policy After Urban Renewal



Decommissioning Land in Detroit

Zones and Expressways



The Idea of Decline

