

Economic Justice Index



ST. LOUIS DEVELOPMENT CORPORATION

**ECONOMIC
JUSTICE**
ACTION PLAN



Economic Justice Index

To begin to understand where economic justice is needed in St. Louis, the Economic Justice Index was created. The Economic Justice Index is made up of a variety of indicators that seek to measure needs and opportunities.

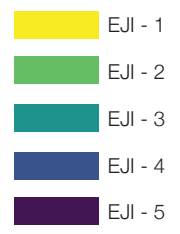
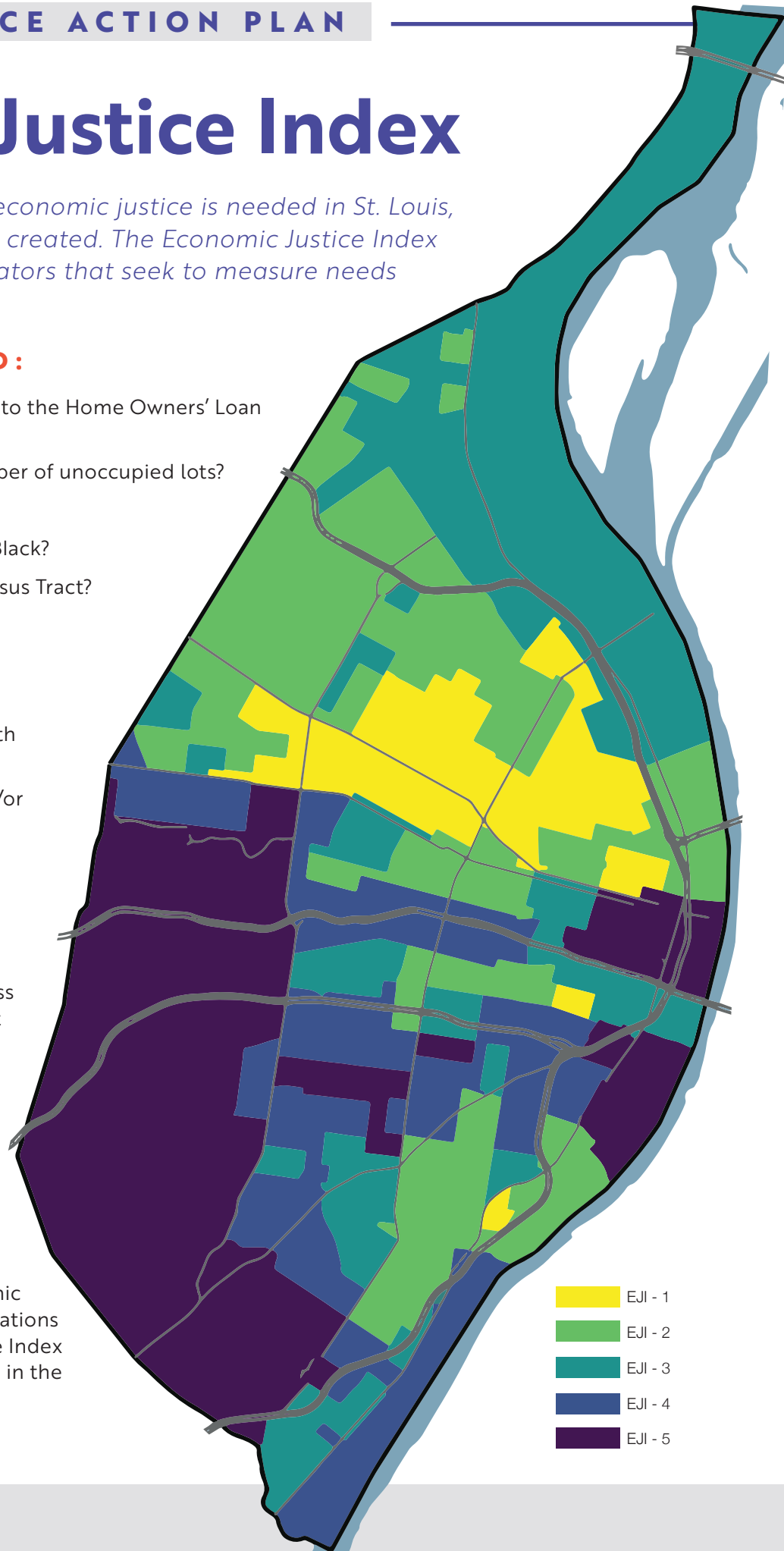
INDICATORS OF NEED:

- ▶ Was the area “redlined” according to the Home Owners’ Loan Corporation maps?
- ▶ Does the area contain a high number of unoccupied lots?
- ▶ Is the unemployment rate high?
- ▶ Are the residents predominantly Black?
- ▶ Is the area in a HUD Qualified Census Tract?

INDICATORS OF OPPORTUNITY:

- ▶ Is there a Commercial Corridor with ongoing construction activity?
- ▶ Is there an Opportunity Zone and/or Historic District?
- ▶ Are Opportunity Sites present?
- ▶ Does the area contain grassroots organizations like a Community Development Corporation?
- ▶ Is there an existing Special Business District, Community Improvement District, Tax Increment Financing District, or Transportation Development District?

The areas with the lowest scores on the Economic Justice Index represent areas that have high need and high opportunity. This Index can help SLDC determine where and how to make investments that will prioritize economic justice in St. Louis. Several recommendations about how to use the Economic Justice Index and how often to revisit it are included in the Action Plan.



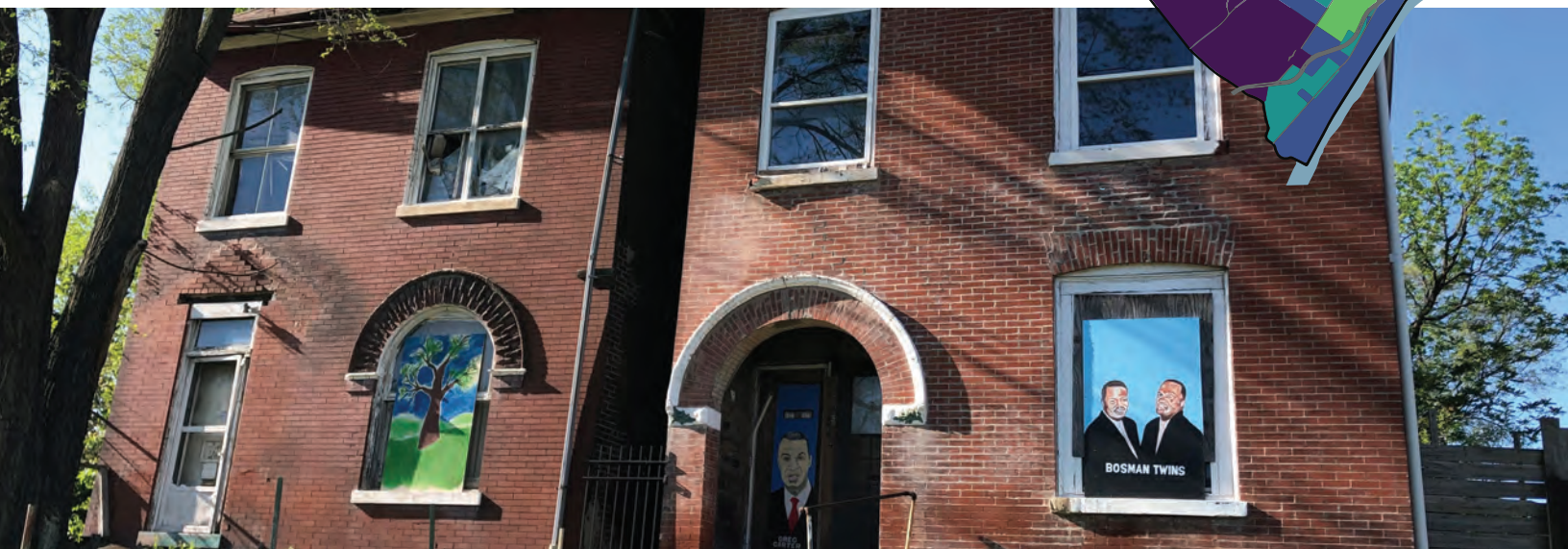
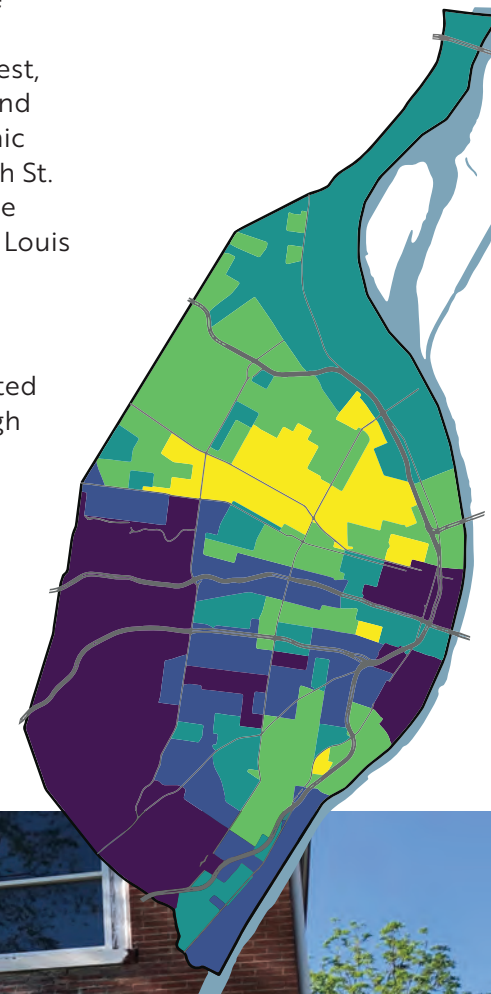
It is recommended that SLDC concentrate its efforts in EJI-1 and EJI-2, offering incentives, workforce development opportunities, and support for local organizations. Additional recommendations for these areas are provided throughout the Action Plan.

EJI 1

As the Economic Justice Index Map depicts, these areas are concentrated in North St. Louis primarily west of Interstate 70 and east of Union Blvd both north and south of Dr. Martin Luther King Blvd. The concentrations, shown in yellow and noted as EJI-1, are primarily in the neighborhoods immediately north of Downtown including Columbus Square, St. Louis Place, Old North, and Hyde Park neighborhoods and those that line Dr. Martin Luther King Blvd. in the Jeff Vanderlou, Vandeventer, The Ville, Greater Ville, Lewis Place, Kingshighway East, Kingshighway West, Fountain Park, Academy, Hamilton Heights, and parts of the West End neighborhood. Other pockets falling in EJI-1 or EJI-2 on the Economic Justice Index noting high need and opportunity are located in South St. Louis in Gravois Park, Dutchtown, and Marine Villa. These areas share many of the same characteristics as those of high need in North St. Louis and should also be priority focus areas for SLDC.

EJI 2

Noted in light green, EJI-2 areas are generally surrounding those noted as EJI-1 and share many of the same characteristics of extremely high need with some capacity for implementation. To the south, this is exclusively in the greater Dutchtown area. Another concentration of EJI-2 is found in the central part of the City in LaSalle Park, the Gate District, and Tiffany neighborhoods bordering Chouteau to the north. In North St. Louis, areas identified as EJI-2 include a large swath of the northwest part of the City, those bordering the river, east of I-70, and pockets just north of the Midtown neighborhood.



EJI 3

EJI-3 is present in the area immediately south of Downtown, in pockets of south St. Louis city, and on the northeast portion of the City including the Near North Riverfront, North Riverfront, Riverview, North Pointe, Baden, and Walnut Park neighborhoods. These areas scored highly based on their need but lack some of the opportunity indicators. Because they currently have less capacity than some other parts of the City, these areas fell in EJI-3. This delineation is not to indicate that these areas are not in need of support from SLDC, but rather that this support may look differently. While tax abatement or large-scale incentive support may be appropriate in an EJI-1 area, additional workforce development resources, industrial investment, and a lower level of financial support may make more sense in EJI-3 areas.

EJI 4

EJI-4 includes much of the central corridor including the Central West End, Skinker DeBaliviere, DeBaliviere Place, parts of south city around Tower Grove Park, Lafayette Square, McKinley Heights, and the Bevo Mill neighborhood. The focus of SLDC's work in these areas should be geared toward supporting workforce development, small business development, and encouraging affordable housing.

EJI 5

EJI-5 areas include much of Southwest City, Soulard, and Downtown. These areas were shown to have lower need and both historically and currently are supported through traditional lending. Encouraging jobs, supporting workforce development, small-business ownership, and ensuring affordable housing should be the focus of SLDC in these parts of the City. SLDC should also seek to support key catalytic projects in these areas that will spur additional private investment (i.e. AT&T Building in Downtown St. Louis).

