

Factors Contributing to Urban Neighborhood Decline  
Population Decline with Suburbanization

Rapid racial succession

Lower residential incomes and Purchasing power

Housing Deterioration and Abandonment

Real Estate and Banking Industry Practices  
(FHA Rules, Block-busting, Red-lining)

Residential and Commercial Disinvestment

Growth in supermarkets and Suburban shopping centers

Shift to auto transportation/decline in role of streetcars

Displacement from new development  
(urban renewal, highways, stadiums)

Loss of urban jobs, especially in manufacturing

Increased disorder and crime

Loss\out-migration of community institutions

### Technological Shifts

Shift to auto transportation

Growth in supermarkets and suburban shopping centers

### Demographic Changes

Population Decline and suburbanization

Rapid racial succession

### Economic Changes

Rising income of city residents, leading to out-migration

Declining residential incomes of remaining population

Closure/Out-migration of retail/Service Firms

Loss of urban jobs, especially in Manufacturing

### Physical Changes

Housing Deterioration and abandonment

Displacement from new development

(urban renewal, highways, stadiums)

### Social Factors

Increased disorder and crime

Loss\out-migration of community institutions

### Public Policies

Urban Renewal

Federal Highway Policies

FHA Policies