

The Brookings Institution

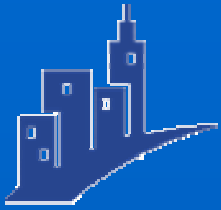
Metropolitan Policy Program
Bruce Katz, Director



Redefining Urban and Suburban America

National Trust for Historic Preservation

September 30, 2004



Redefining Urban and Suburban America

I

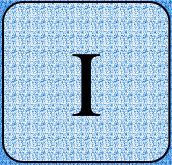
What are the general demographic trends affecting the United States?

II

What are the major trends affecting metropolitan areas?

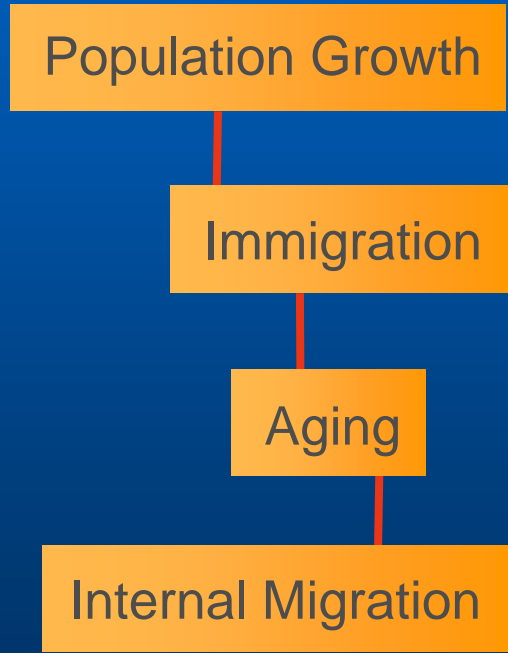
III

What do these trends mean for urban and metropolitan policy?



What are the general demographic trends affecting the United States?

Major demographic forces are changing the United States

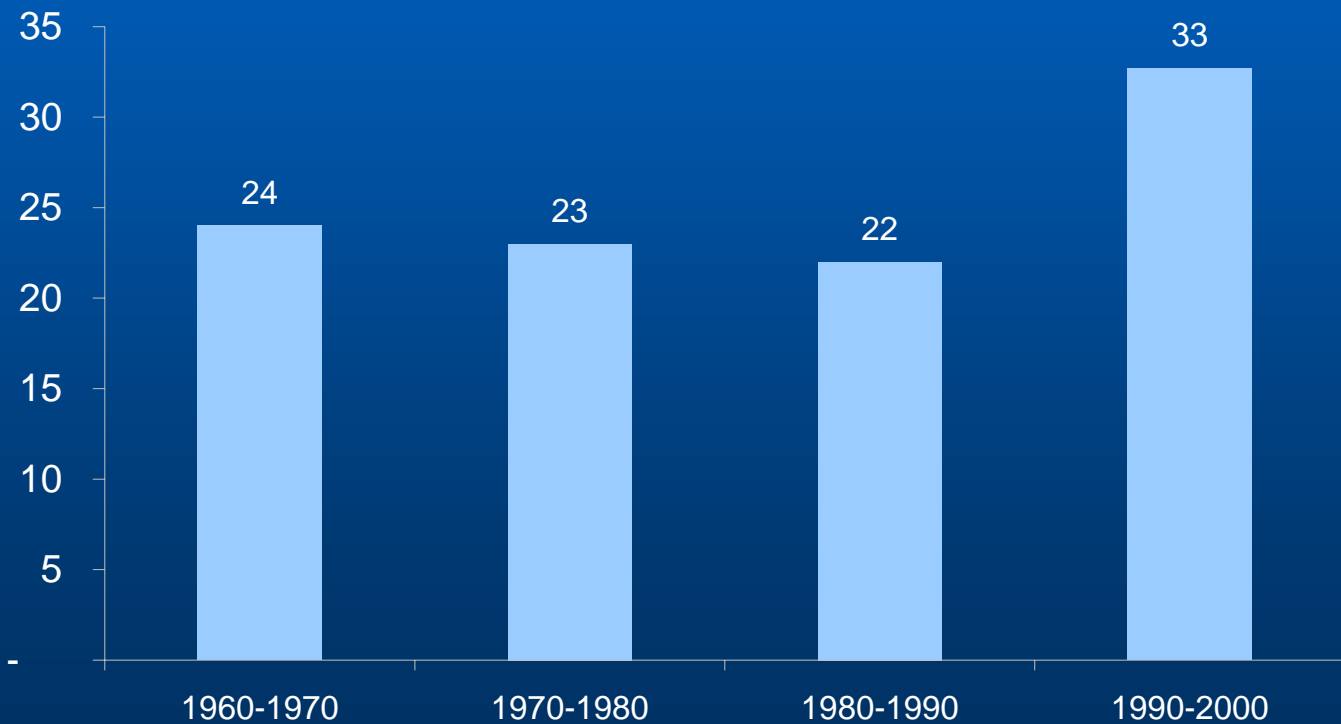




The 1990s presented the strongest growth in four decades

US population growth (millions), 1990-2000

Source: U.S. Census Bureau



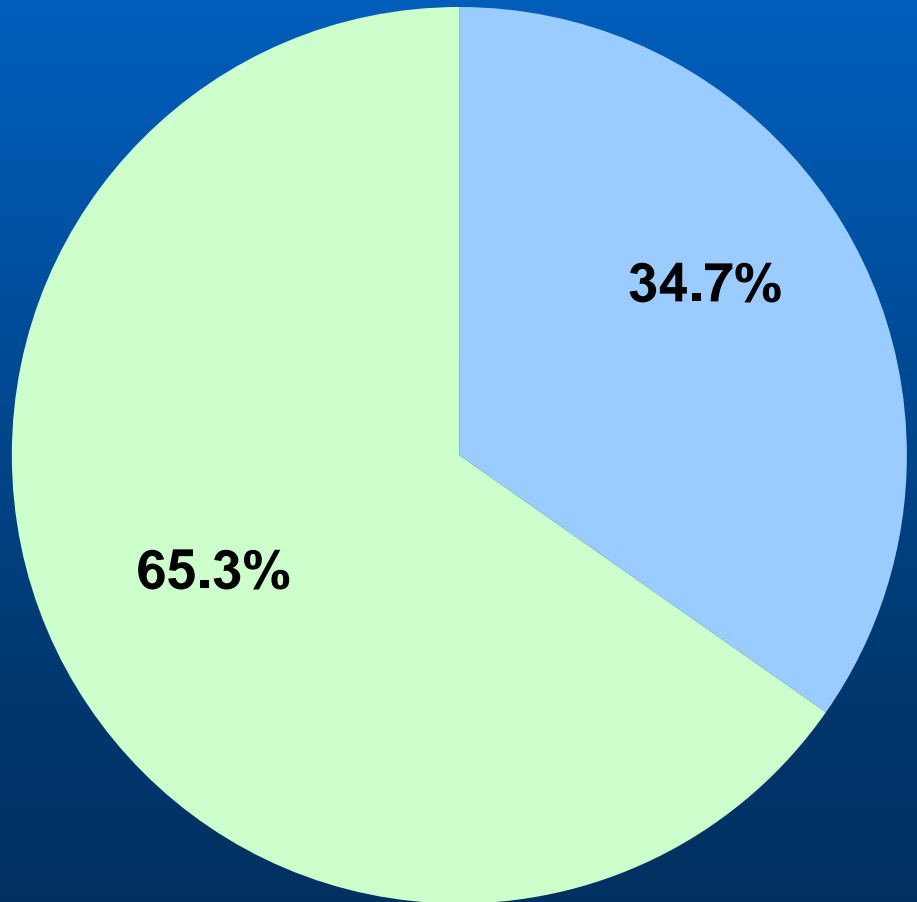


More than 1/3 of this population growth was driven by immigration

Components of population change, 1990-2000

Source: U.S. Census Bureau

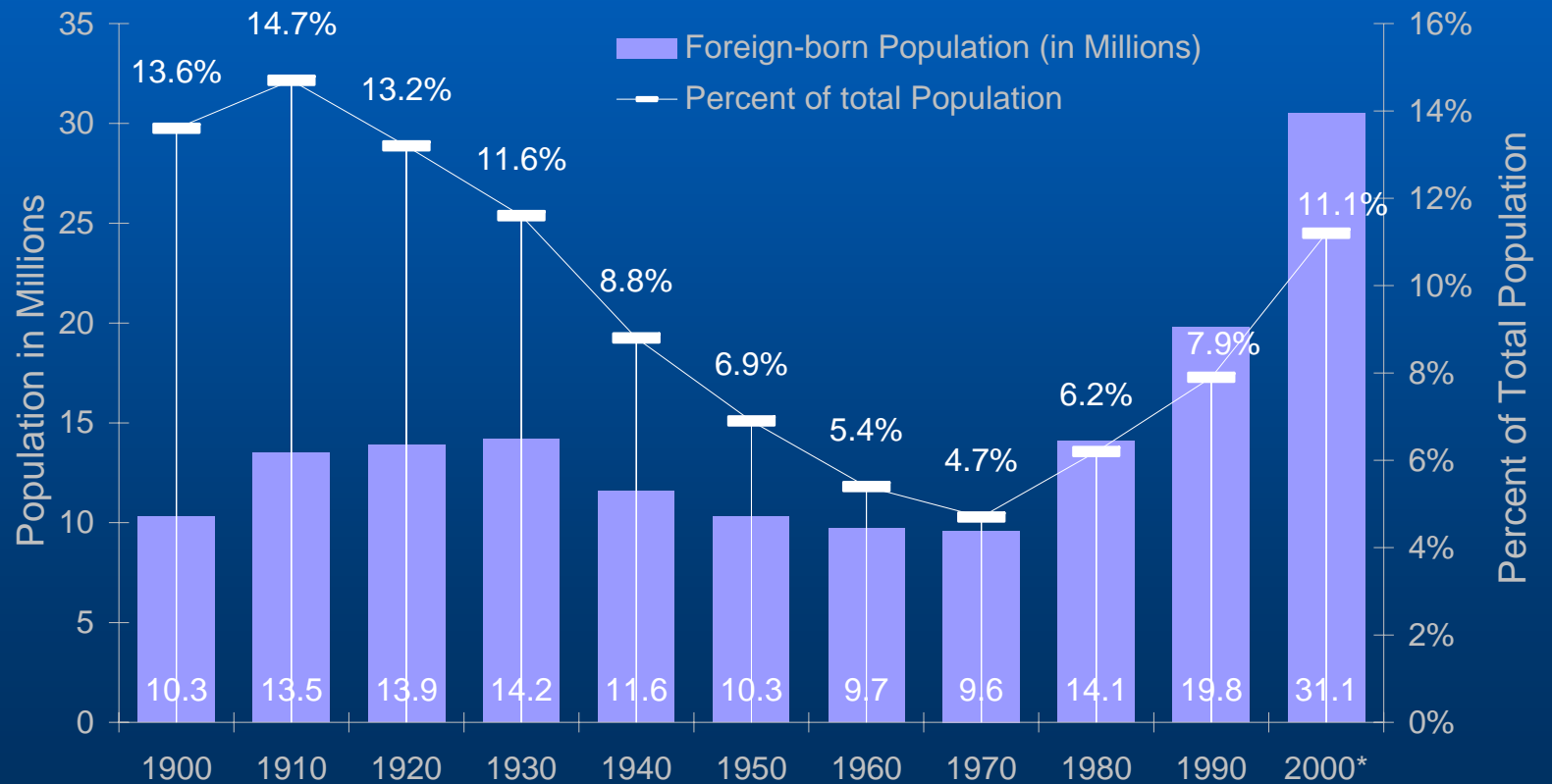
- Net Immigration
- Natural Increase





Despite a decade of rapid immigration, the share of the U.S. population that is foreign-born is lower now than in the 1900s

Immigration,
1900-2000

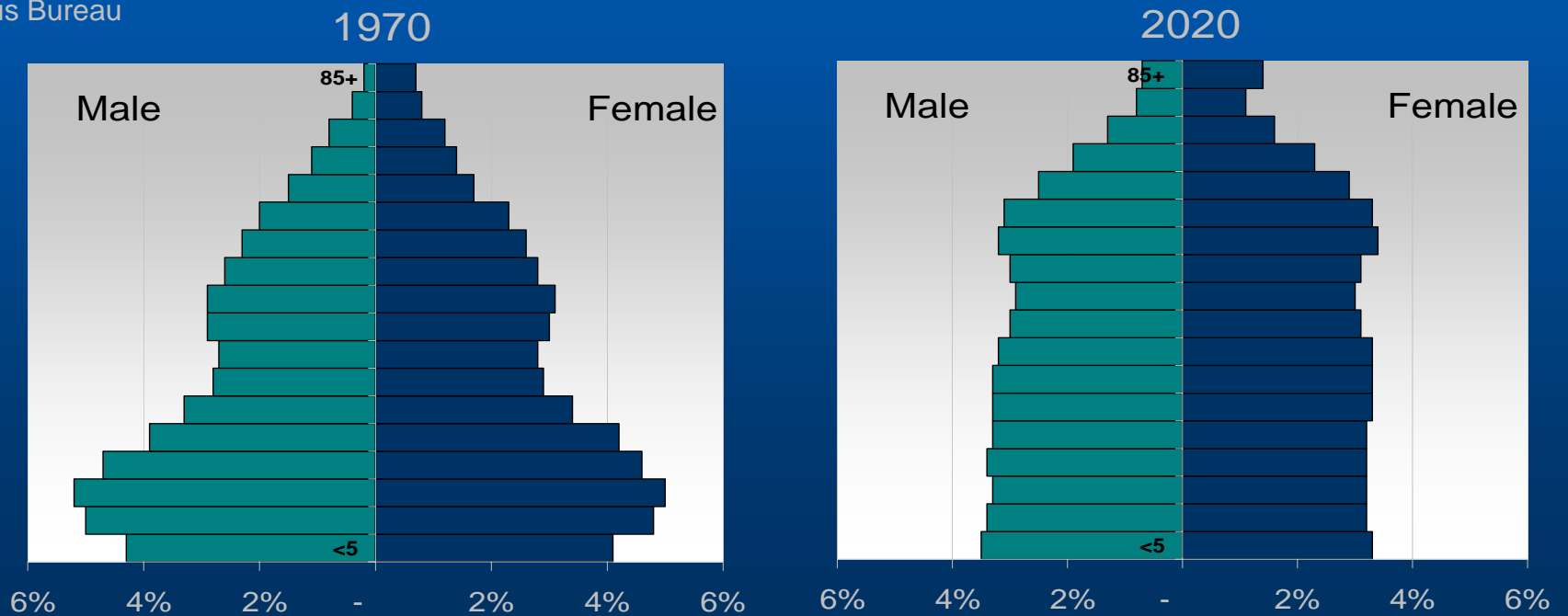




At the same time, the US population is aging

US Age Distribution, 1970 vs. 2020

Source: U.S. Census Bureau

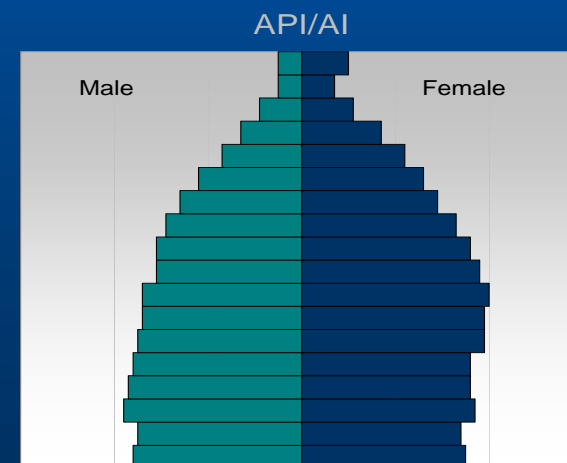
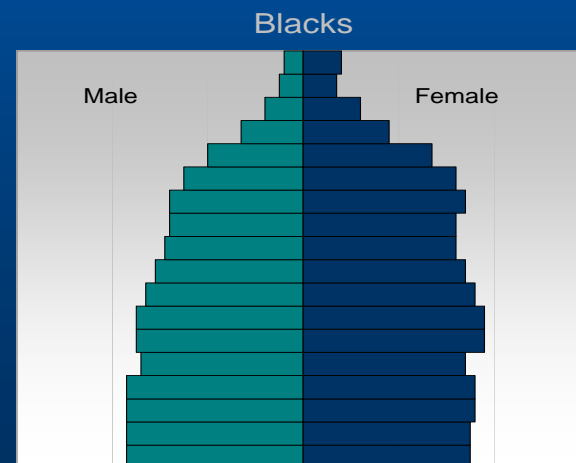
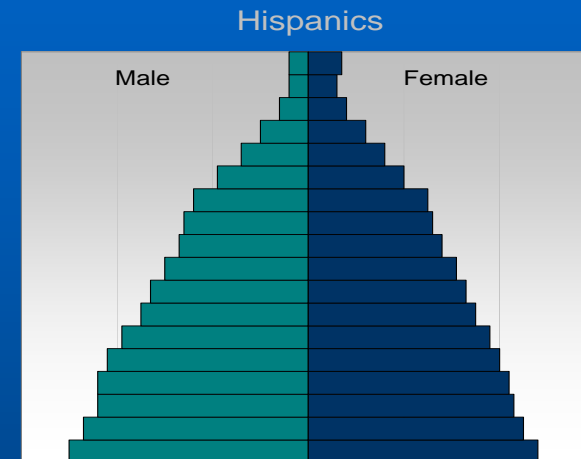
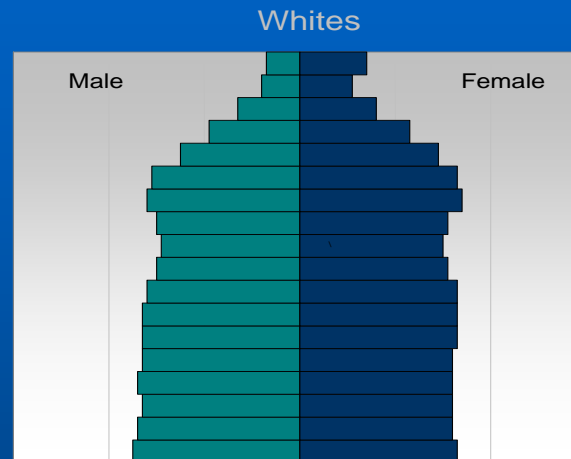




Minorities, however, have younger age structures than whites

US Age
Distribution,
2020

Source:
U.S. Census Bureau





America's New Demographic Regions

The New Sunbelt



Migration growth states

Melting Pot America



Diversity states

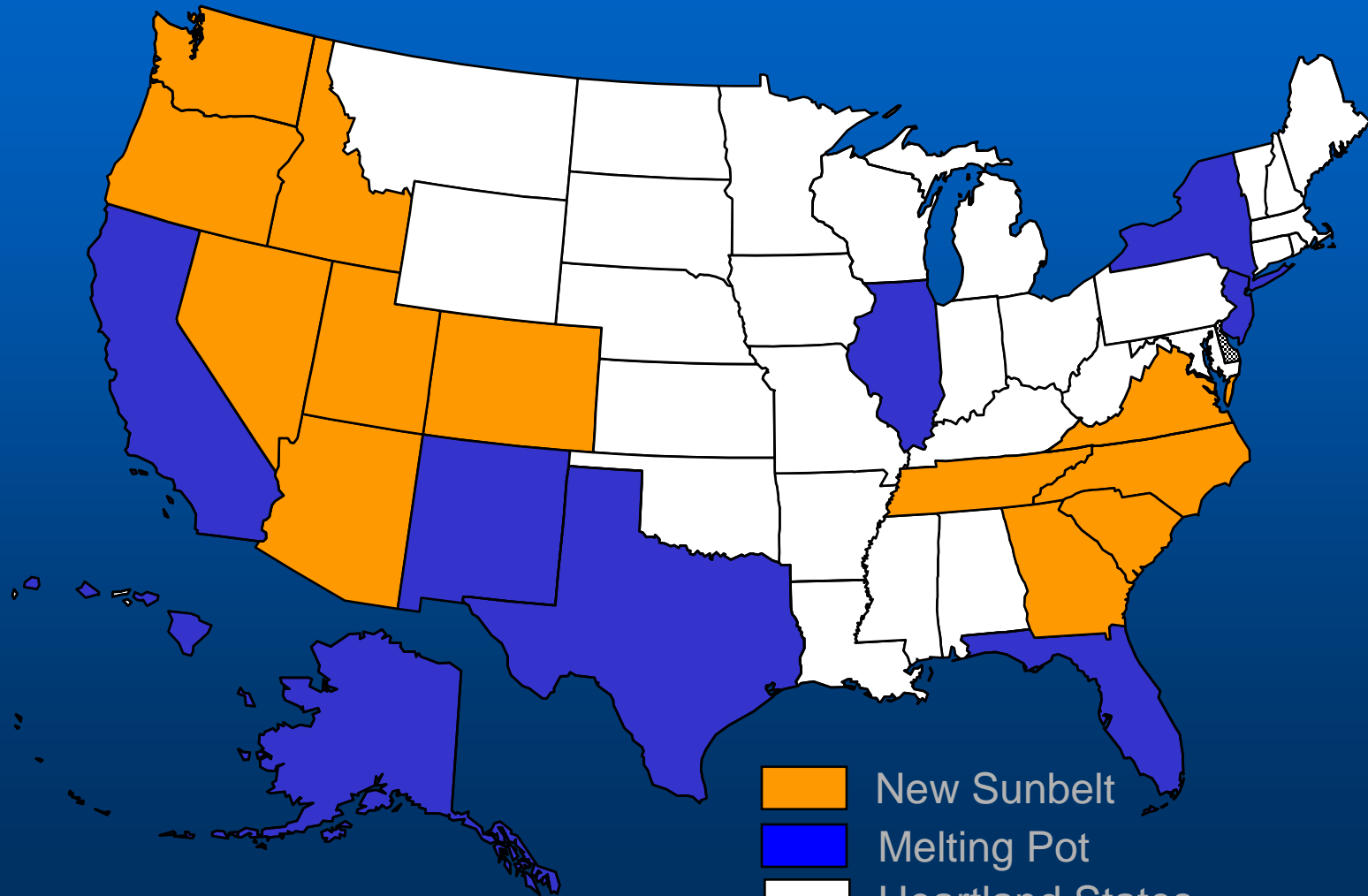
The Heartland



Slow growth states



America's New Demographic Regions



Source: William H. Frey

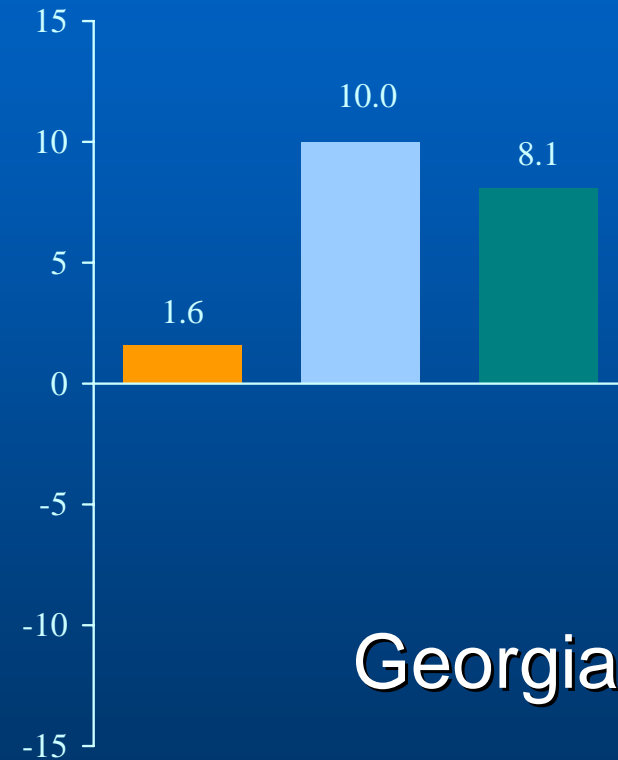
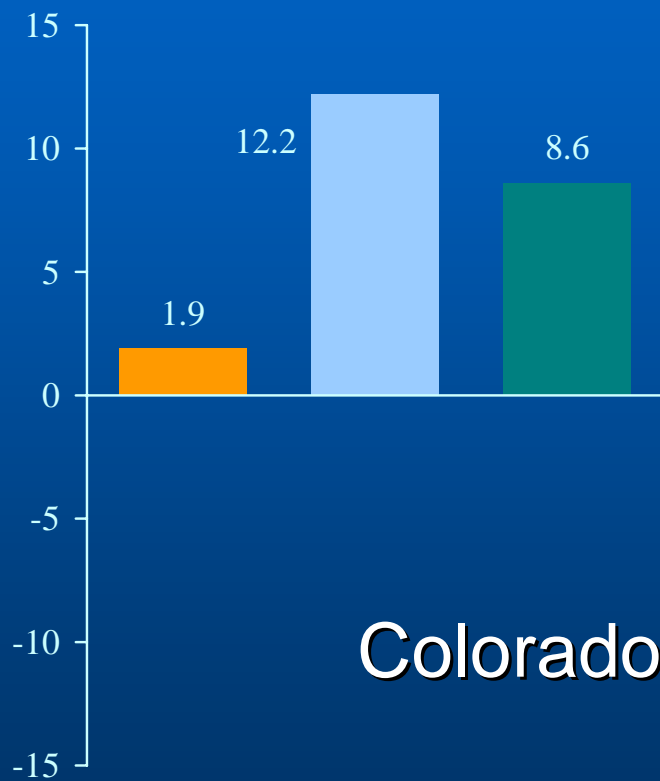
THE BROOKINGS INSTITUTION

 New Sunbelt
 Melting Pot
 Heartland States

METROPOLITAN POLICY PROGRAM



New Sunbelt: Examples



Immigration Domestic Migration Natural Increase

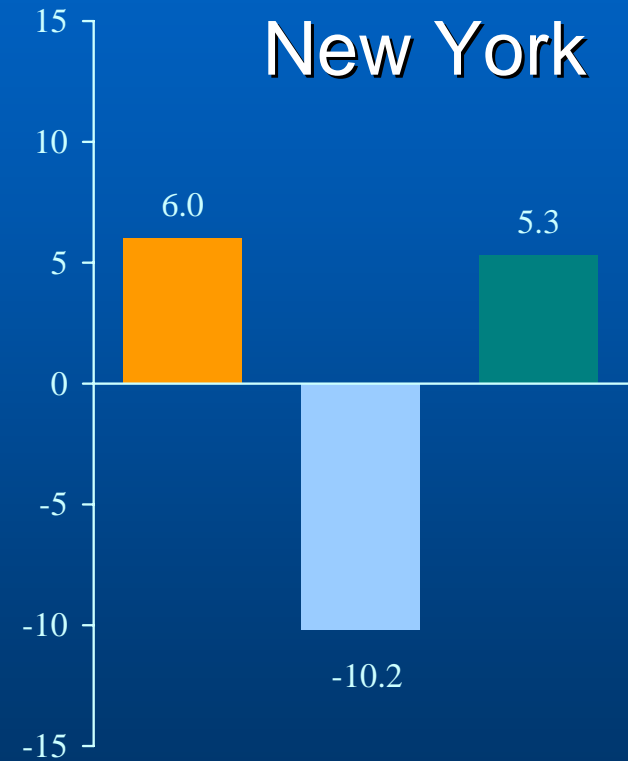
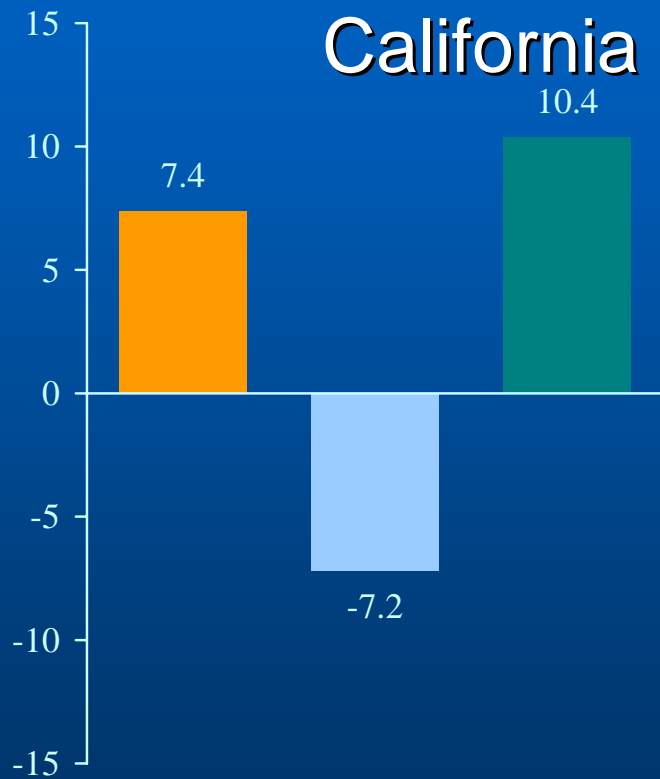
Source: William H. Frey

THE BROOKINGS INSTITUTION

METROPOLITAN POLICY PROGRAM



Melting Pot: Examples



Immigration Domestic Migration Natural Increase

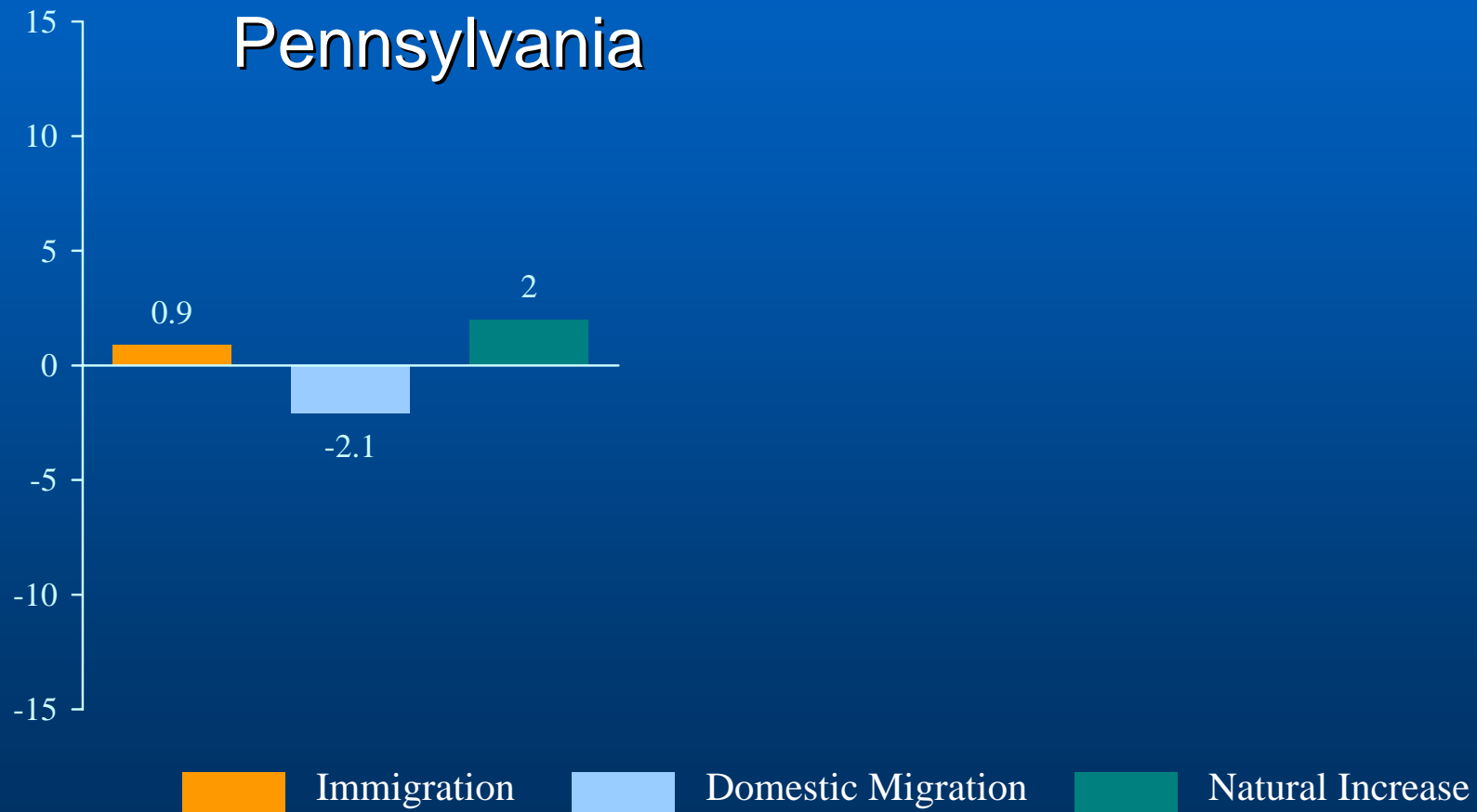
Source: William H. Frey

THE BROOKINGS INSTITUTION

METROPOLITAN POLICY PROGRAM



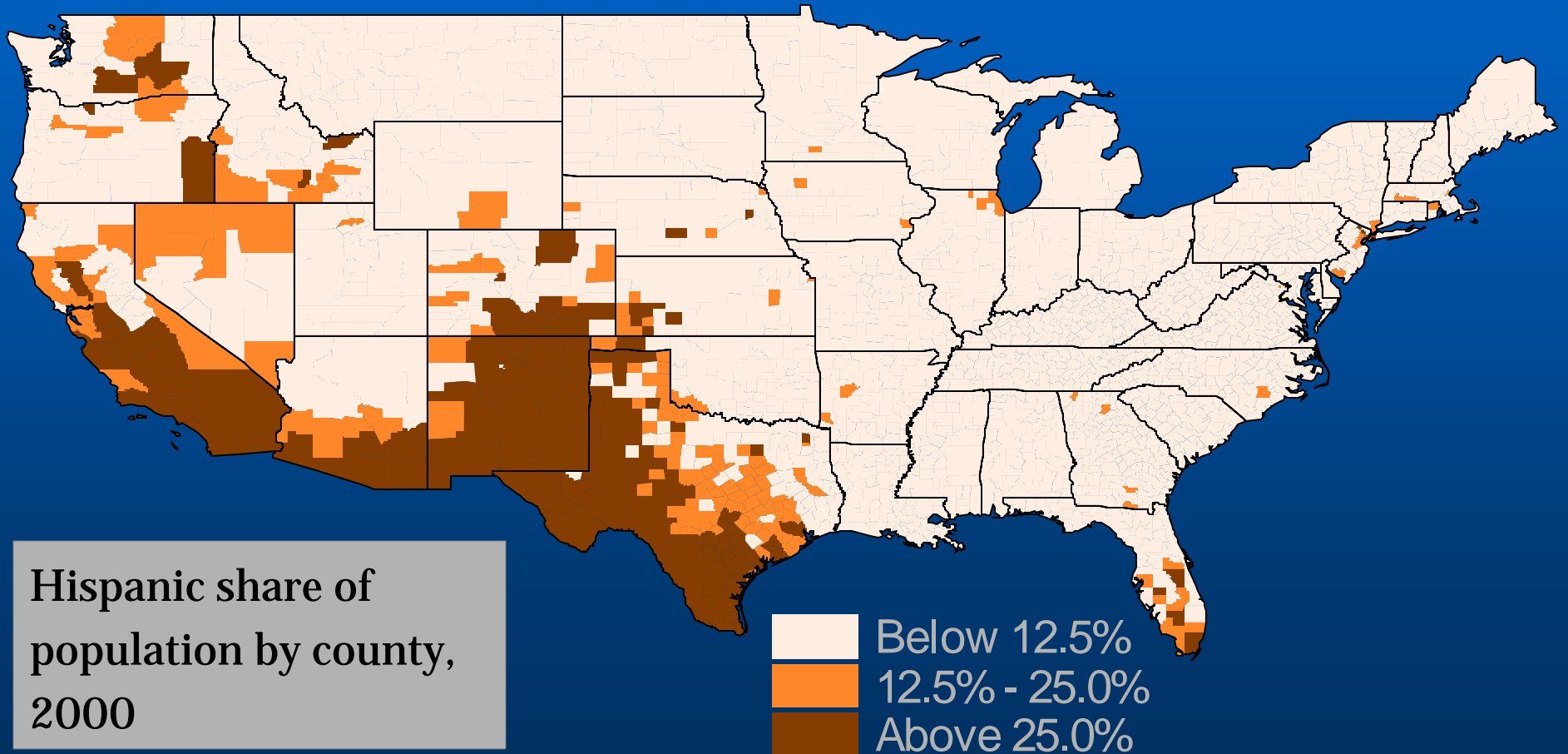
Heartland: Examples



Source: William H. Frey



Hispanics are concentrated in Washington, California, Arizona, New Mexico, Texas, Florida and isolated urban pockets



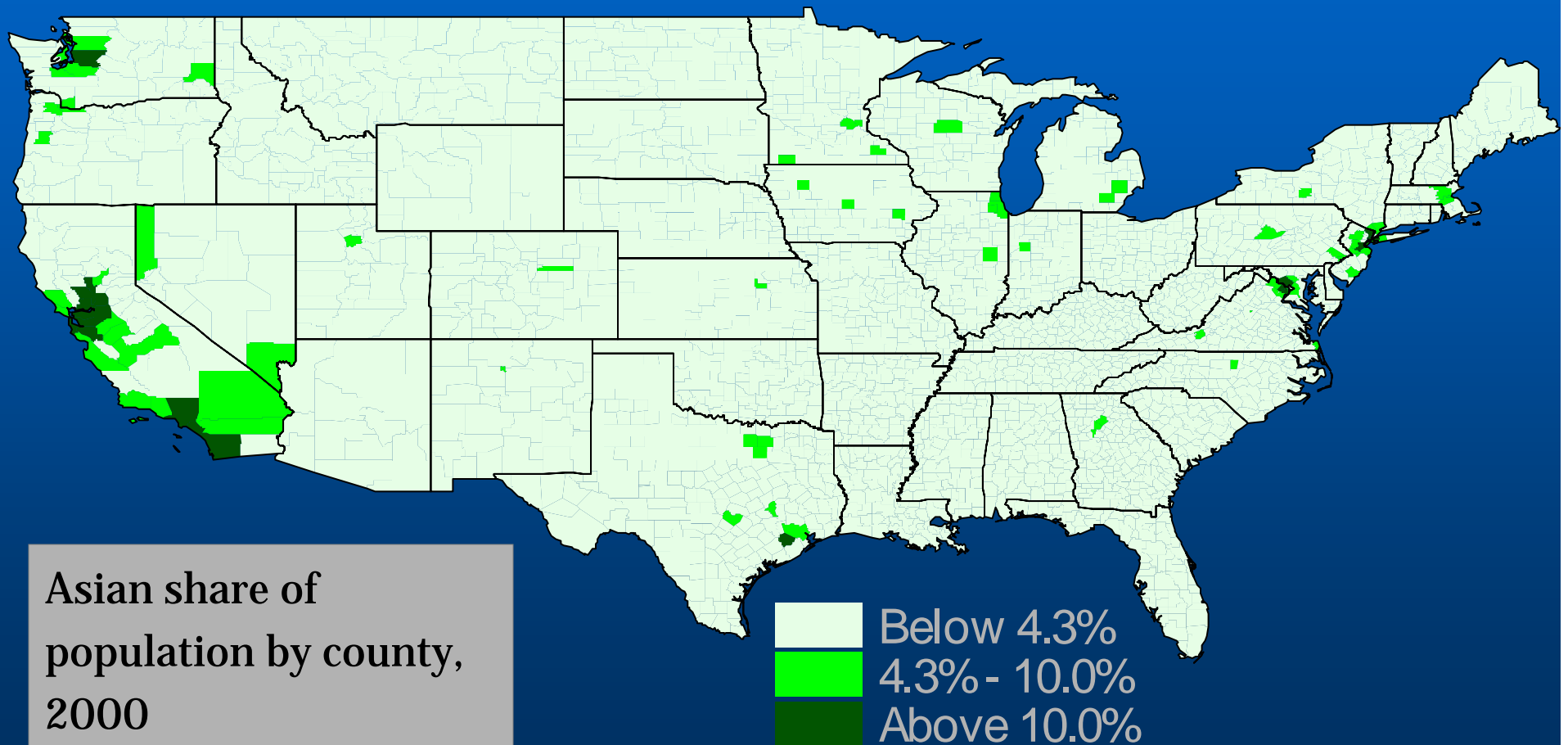
Source: William H. Frey

THE BROOKINGS INSTITUTION

METROPOLITAN POLICY PROGRAM



Asians are concentrated in California and isolated urban pockets



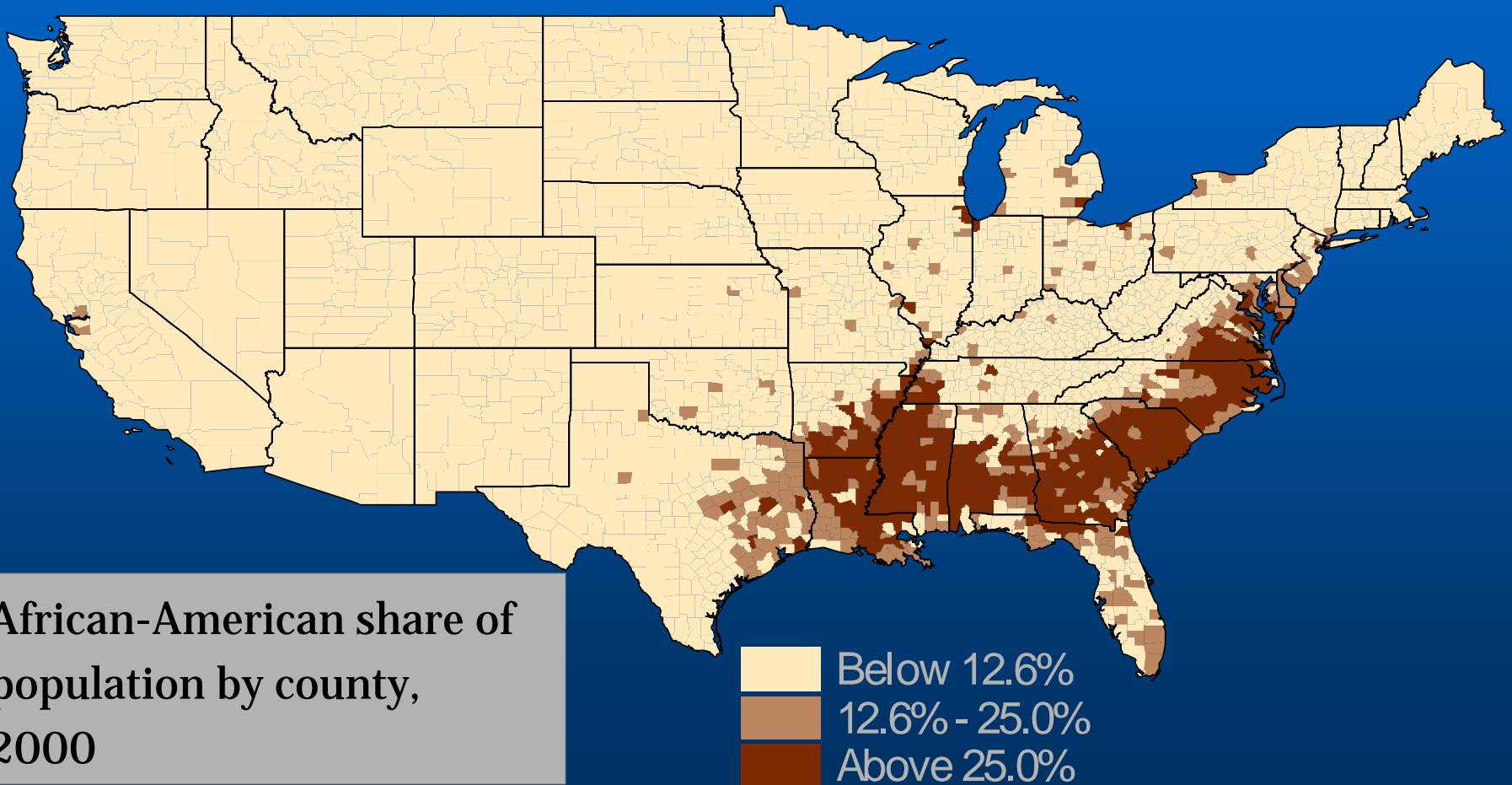
Source: William H. Frey

THE BROOKINGS INSTITUTION

METROPOLITAN POLICY PROGRAM



Blacks are concentrated in the South and industrial cities of the North



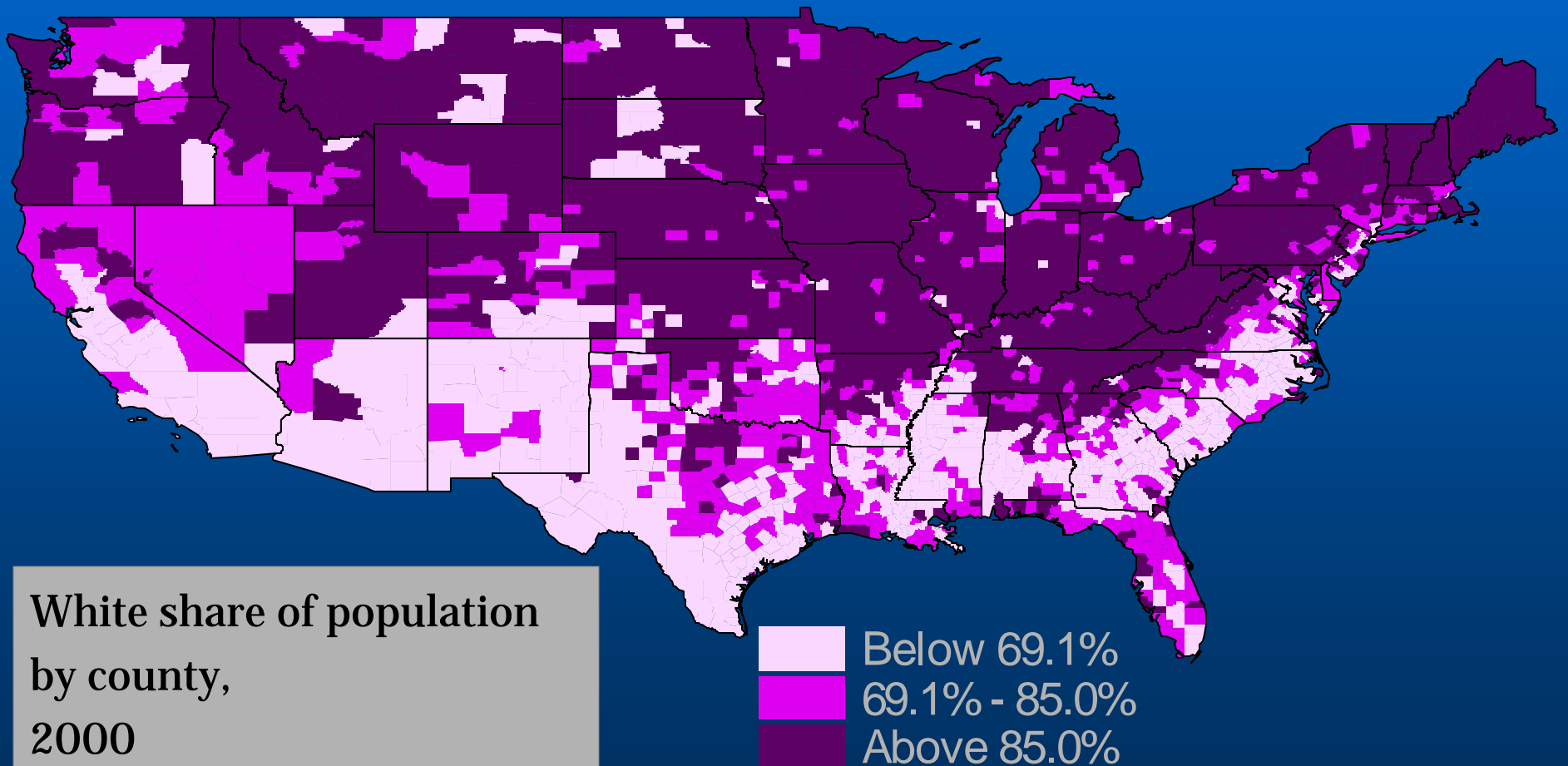
Source: William H. Frey

THE BROOKINGS INSTITUTION

METROPOLITAN POLICY PROGRAM



Areas with high concentrations of whites are more common in the heartland



Source: William H. Frey

THE BROOKINGS INSTITUTION

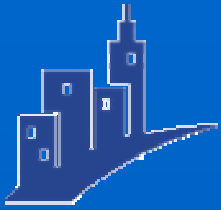
METROPOLITAN POLICY PROGRAM



Melting pot states include a large share of America's diversity

Foreign Born	70%
Asian Language at Home	68%
Spanish at Home	76%
Mixed Marriages	51%
Native Born	37%
English at Home	34%

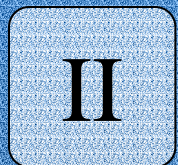
Source: William H. Frey



Redefining Urban and Suburban America



What are the general demographic trends affecting the United States?



What are the major trends affecting metropolitan areas?



What do these trends mean for urban and metropolitan policy?

II

What are the major trends affecting metropolitan areas?

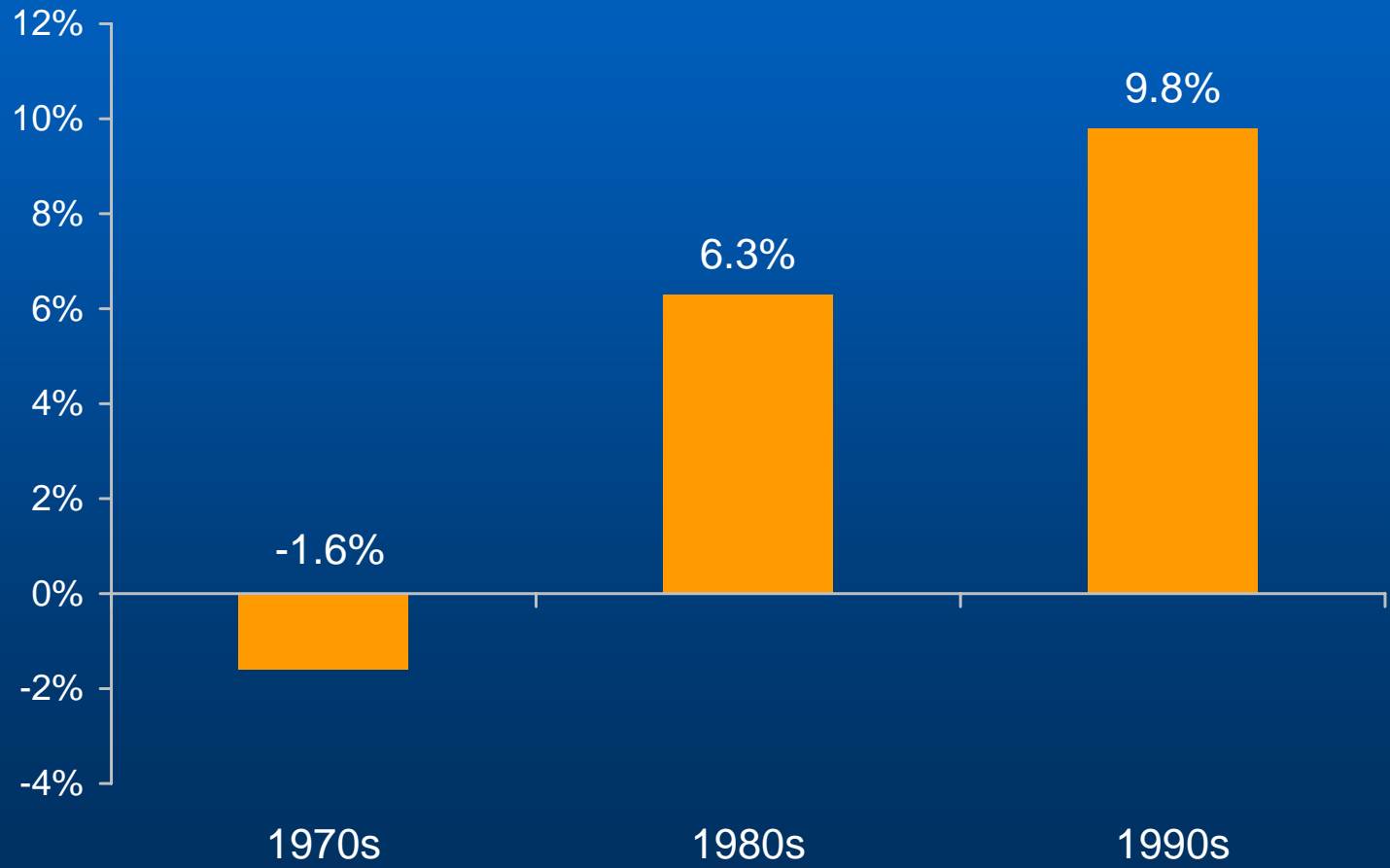
1. Cities are growing, but metros are still sprawling
2. Cities and suburbs are becoming more diverse
3. The economy continues to restructure
4. The geography of work is changing
5. The geography of poverty is changing



Large cities grew faster in the 1990s than they did in the 1980s and 1970s

50 largest cities,
population
1970-2000

Source:
U.S. Census Bureau

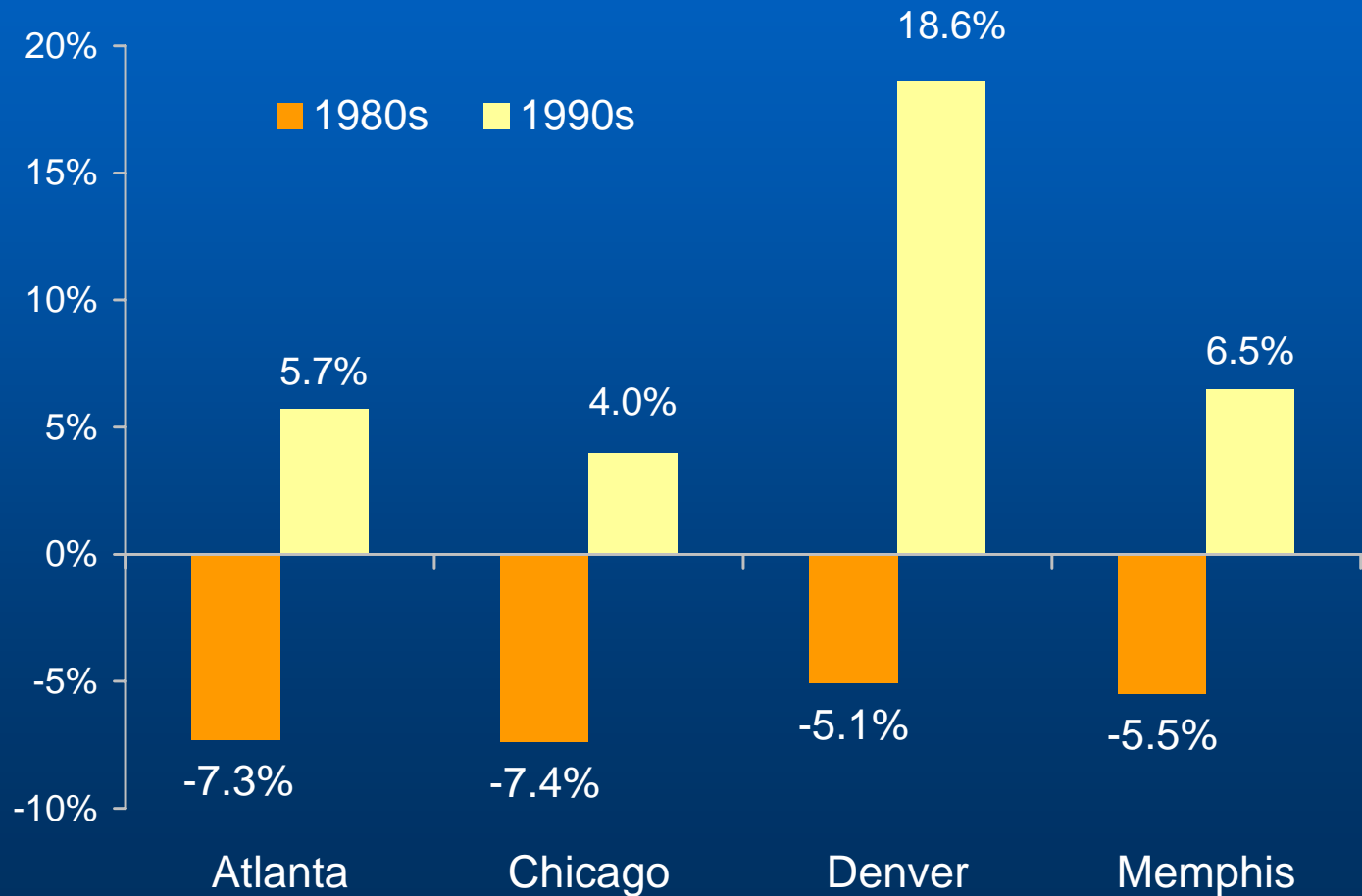




Several large cities gained population during the 1990s after losing population in the 1980s

Selected cities,
population growth
1990-2000

Source:
U.S. Census Bureau





Cities in growing metros grew, while those in slow growth metros generally declined

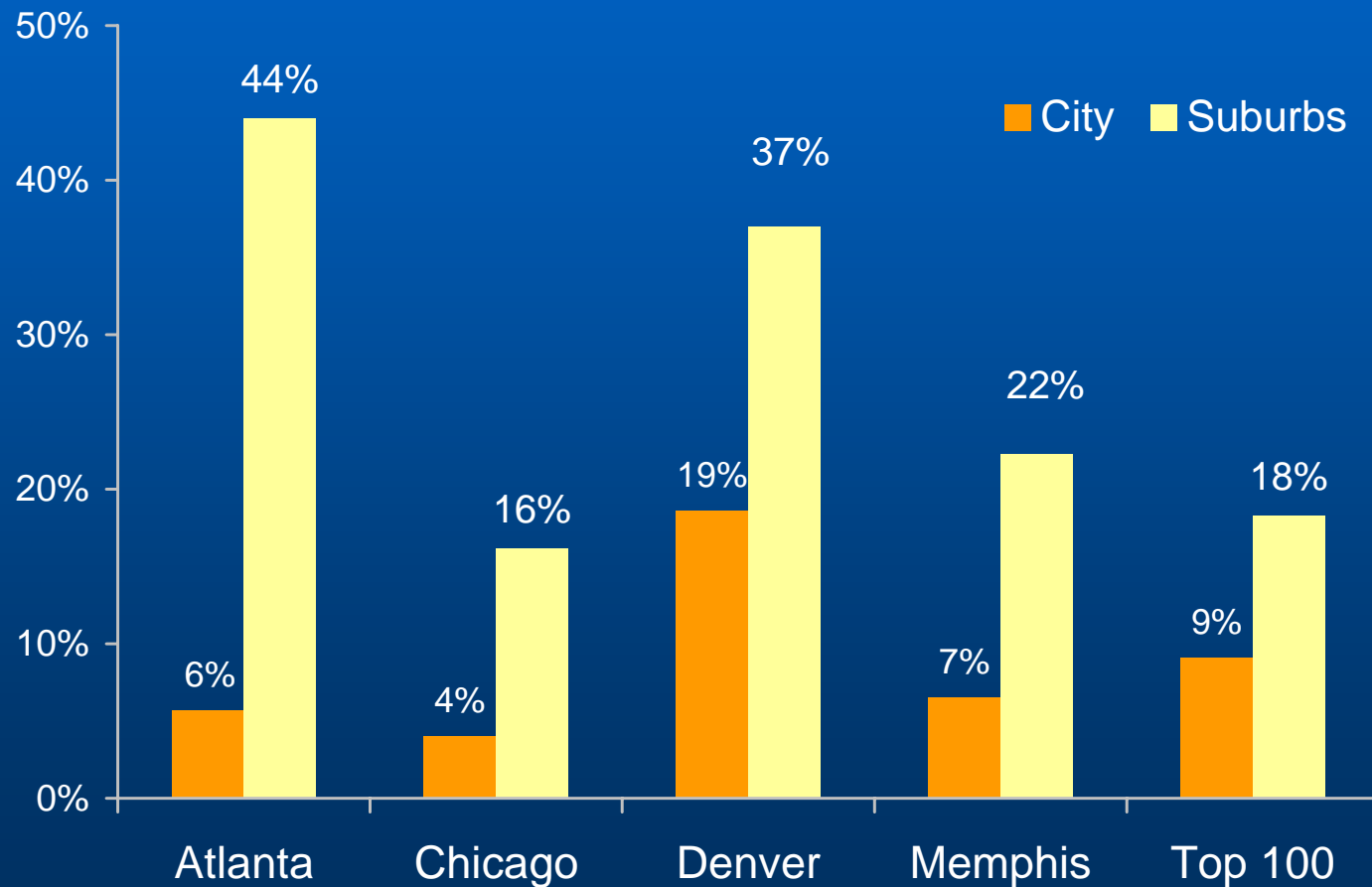
City Category	Number of Cities	City Population Change	MSA Population Change
Rapid Growth (over 20%)	14	32%	25%
Significant Growth (10 to 20%)	22	15%	22%
Moderate Growth (2 to 10%)	36	7%	13%
No Growth (-2 to 2%)	6	0%	11%
Loss (below -2%)	20	-7%	6%



Still, population is decentralizing in nearly every U.S. metropolitan area

Selected cities and suburbs, population growth 1990-2000

Source:
U.S. Census Bureau

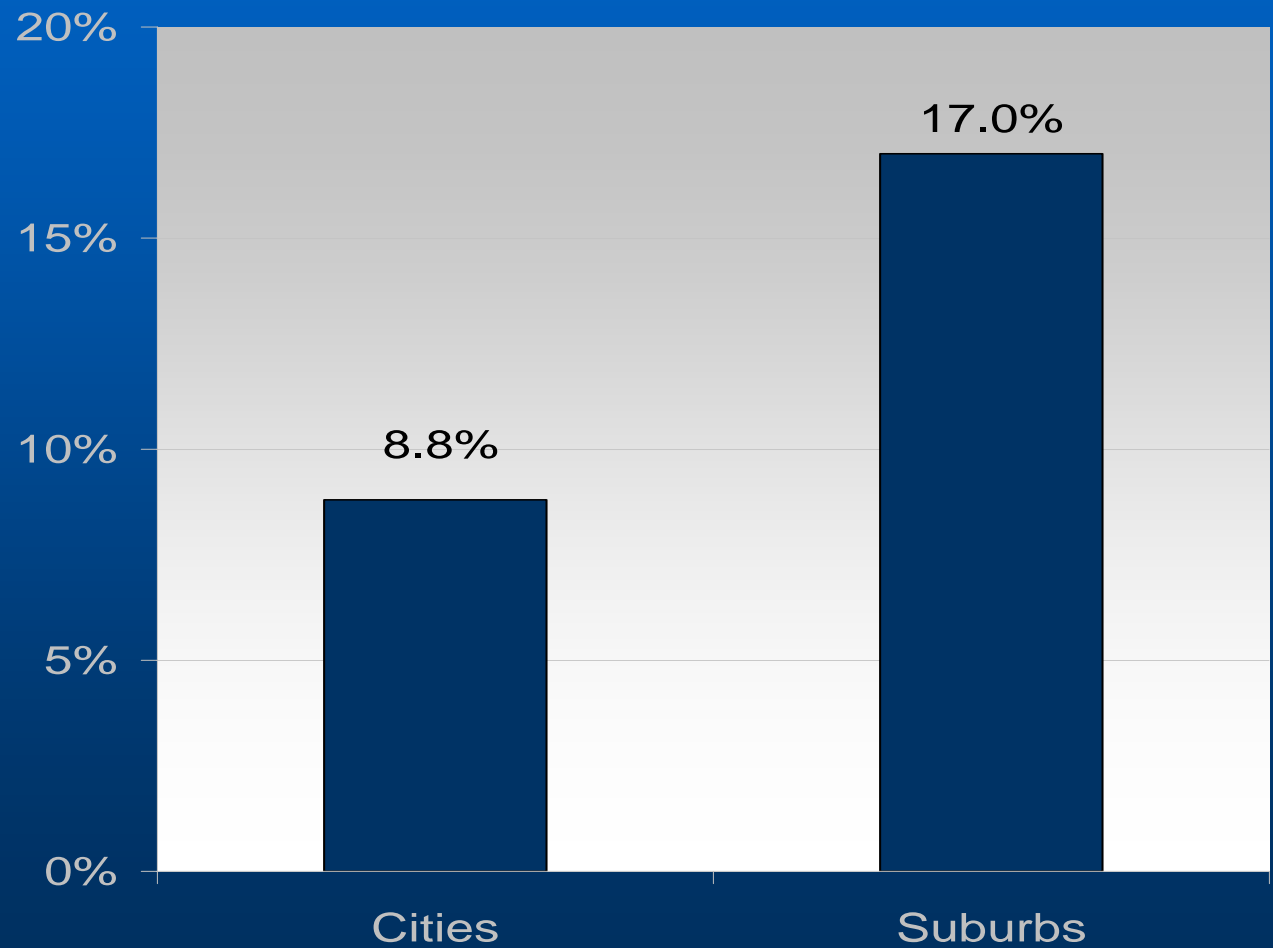




Suburbs grew faster than cities in the 1990s

Percent population growth, 100 largest cities and suburbs 1990-2000

Source:
U.S. Census Bureau

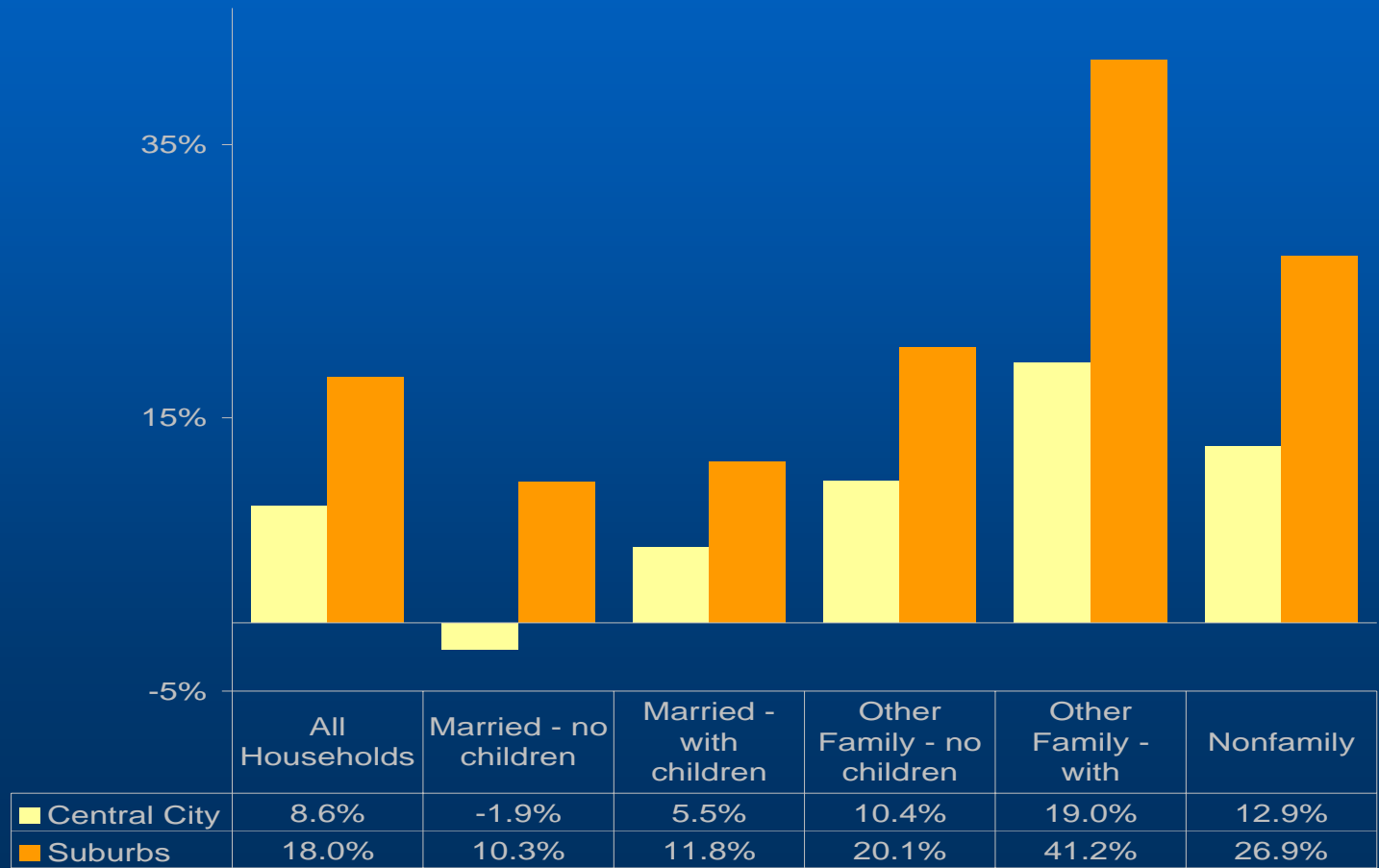




Every household type grew at faster rates in the suburbs than in cities

Population growth, 1990-2000

Source: William Frey. "A Census 2000 Study of City and Suburb Household Change." Brookings, Forthcoming



II

What are the major trends affecting metropolitan areas?

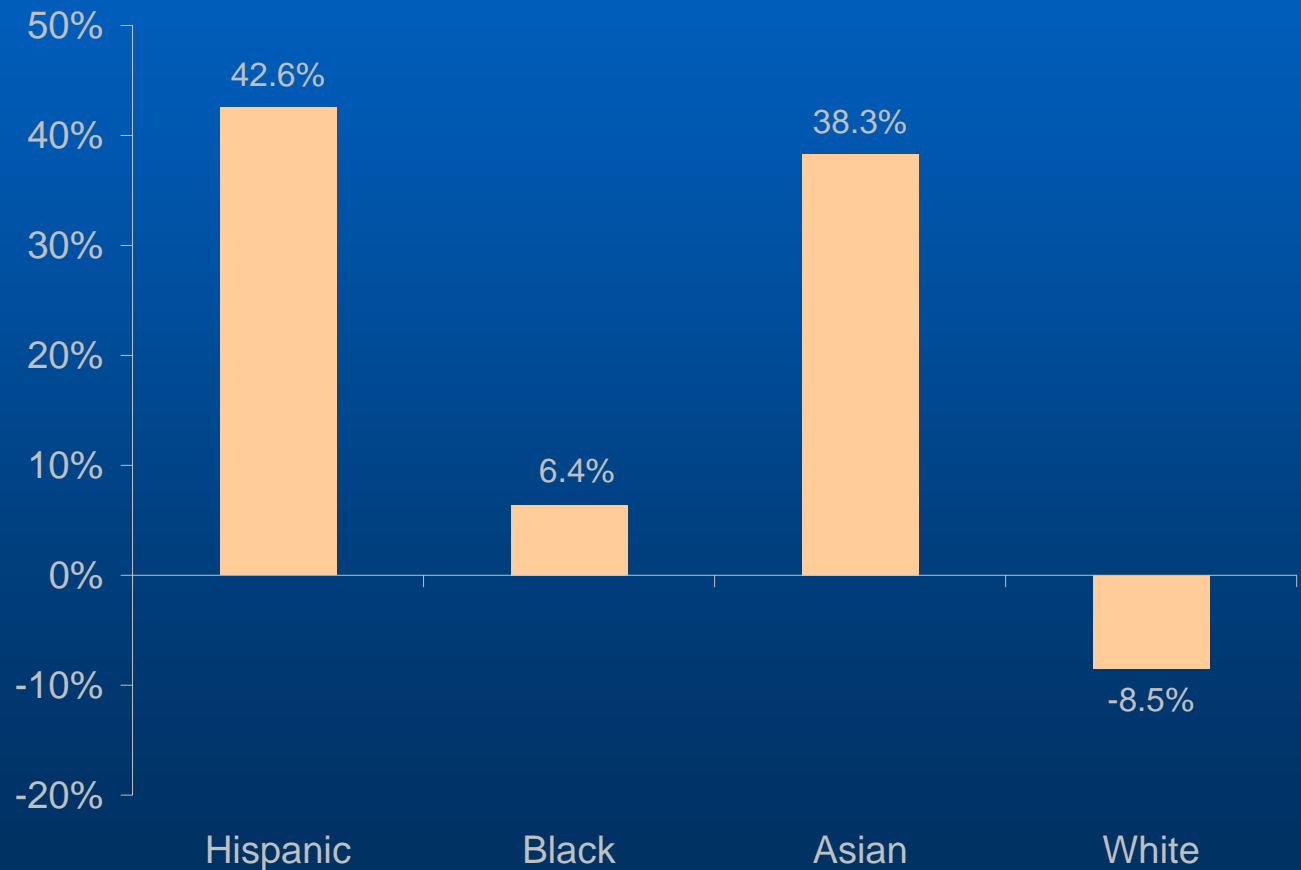
1. Cities are growing, but metros are still sprawling
2. Cities and suburbs are becoming more diverse
3. The economy continues to restructure
4. The geography of work is changing
5. The geography of poverty is changing



Central City Growth in the 1990s was fueled by Asians and Hispanics

Population growth,
100 largest cities
1990-2000

Source:
U.S. Census Bureau

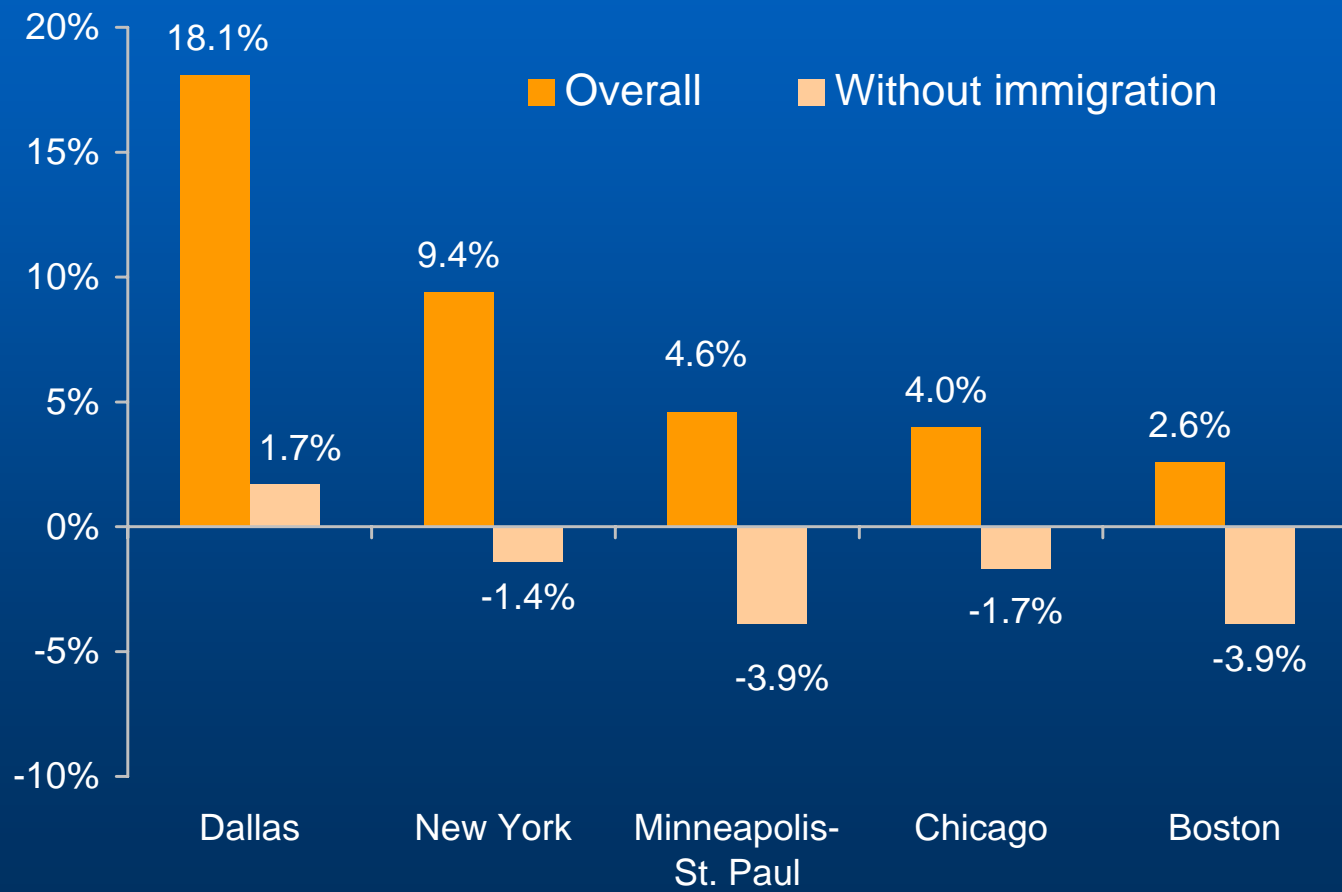




If not for immigration, several of the nation's largest cities would not have grown during the 1990s

Population growth with and without foreign-born, 1990-2000

Source:
U.S. Census Bureau



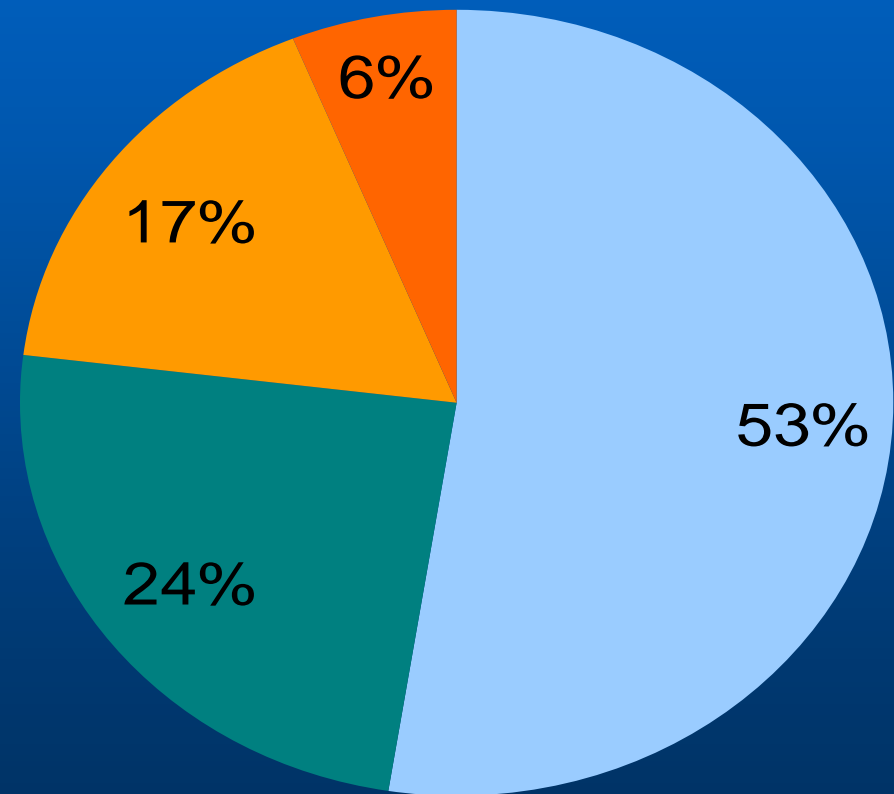


In aggregate, the racial makeup of the 100 largest cities has shifted....

Share of population by race and ethnicity, 1990

Source: U.S. Census Bureau

- White
- Black
- Hispanic
- Other



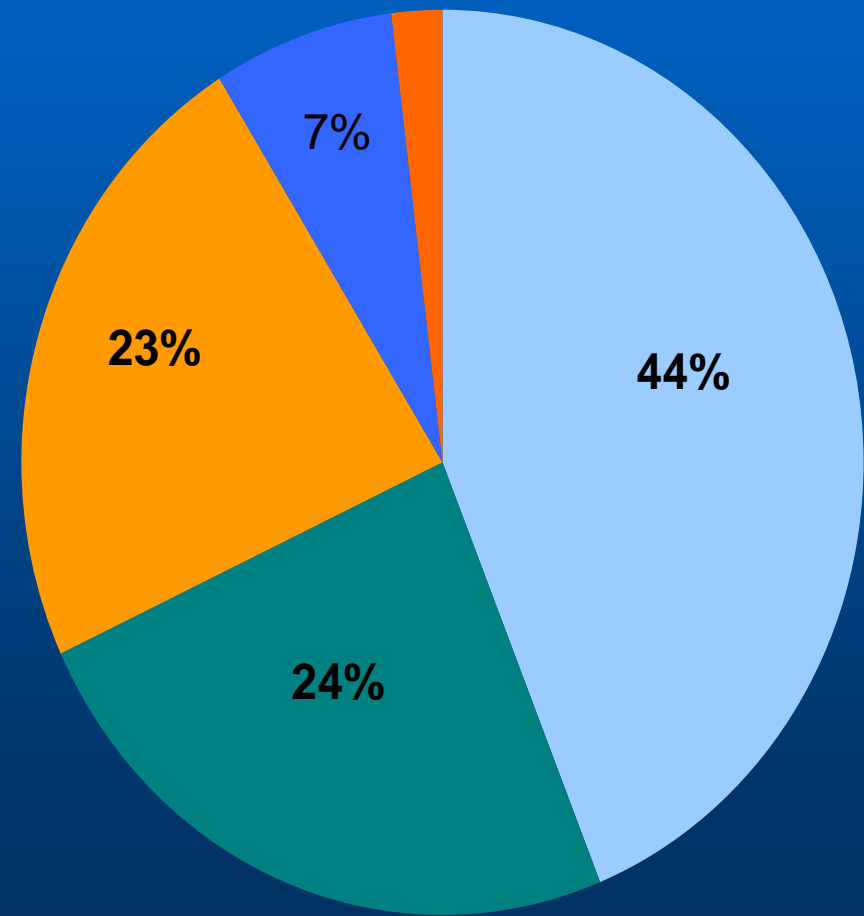


In 2000, the top hundred cities became majority minority

Share of population by race and ethnicity, 2000

Source:
U.S. Census Bureau

- White
- Black
- Hispanic
- Asian
- Multi-racial

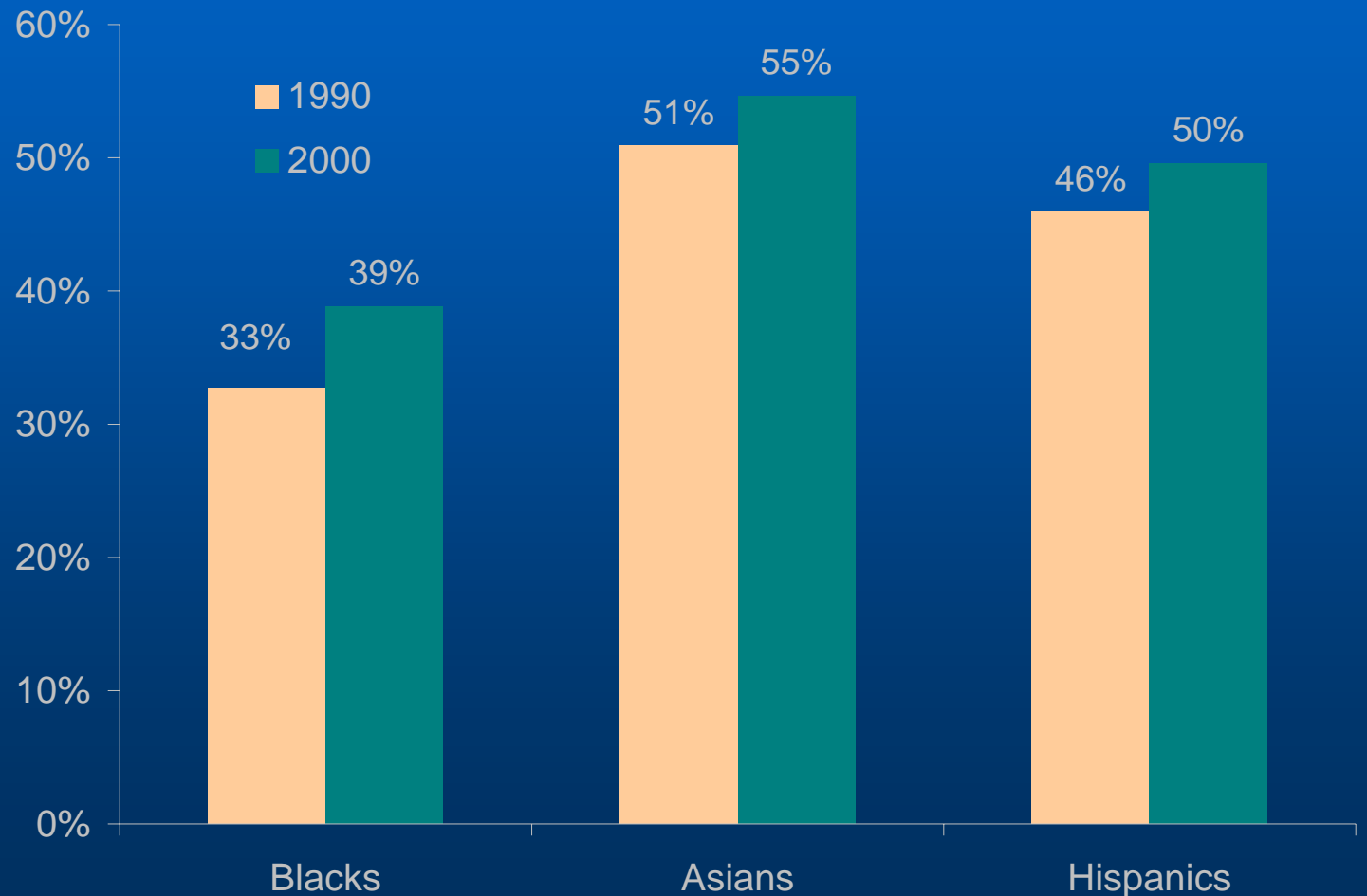




The percent of each racial/ethnic group living in the suburbs increased substantially

Share of population by race and ethnicity, 1990

Source: U.S. Census Bureau

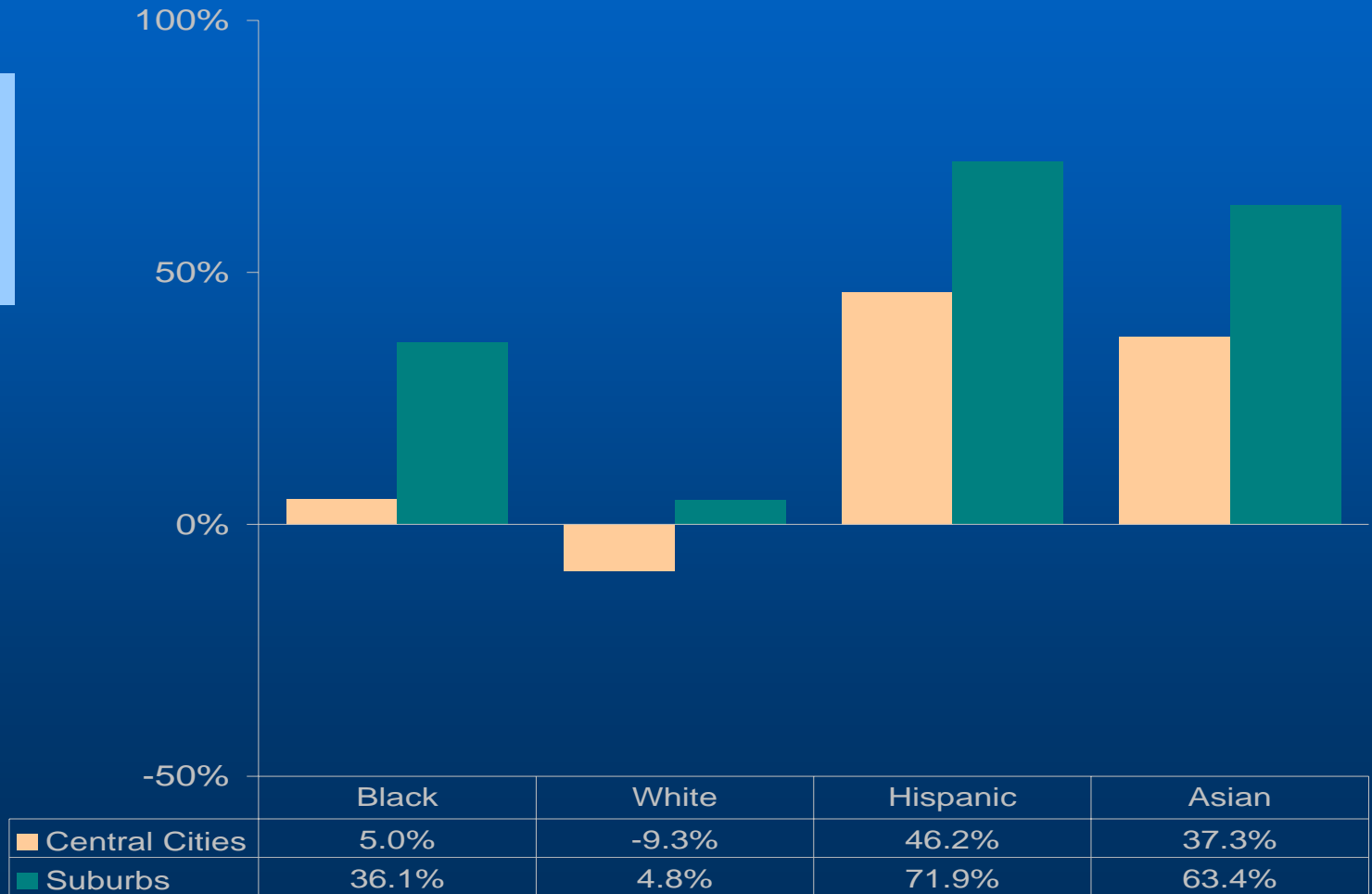




In addition, every minority group grew at faster rates in the suburbs than in central cities

Population growth by race and ethnicity, 1990-2000

Source: U.S. Census Bureau

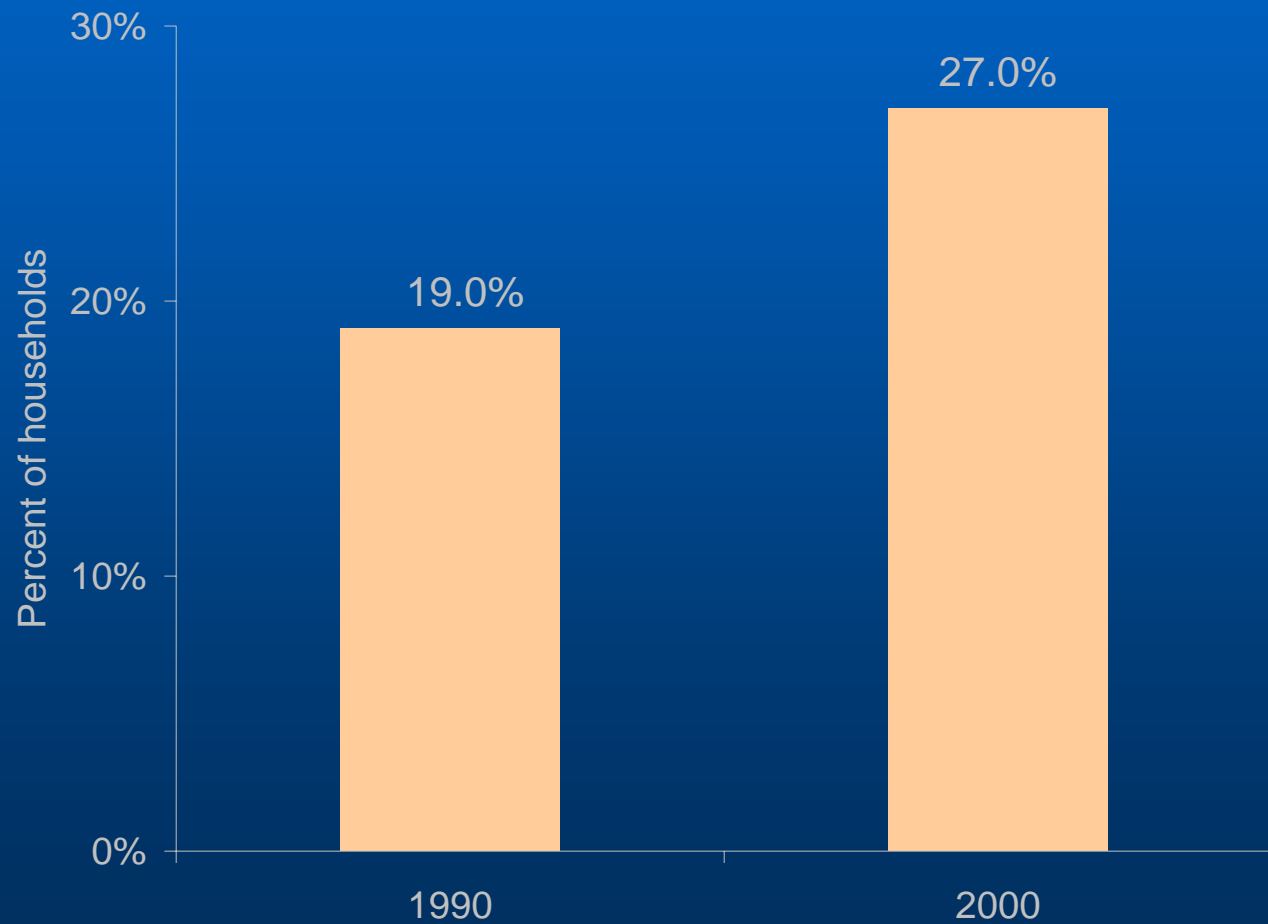




Now more than 1 in 4 suburban households are minority

Minority share of population, 1990-2000

Source: U.S. Census Bureau



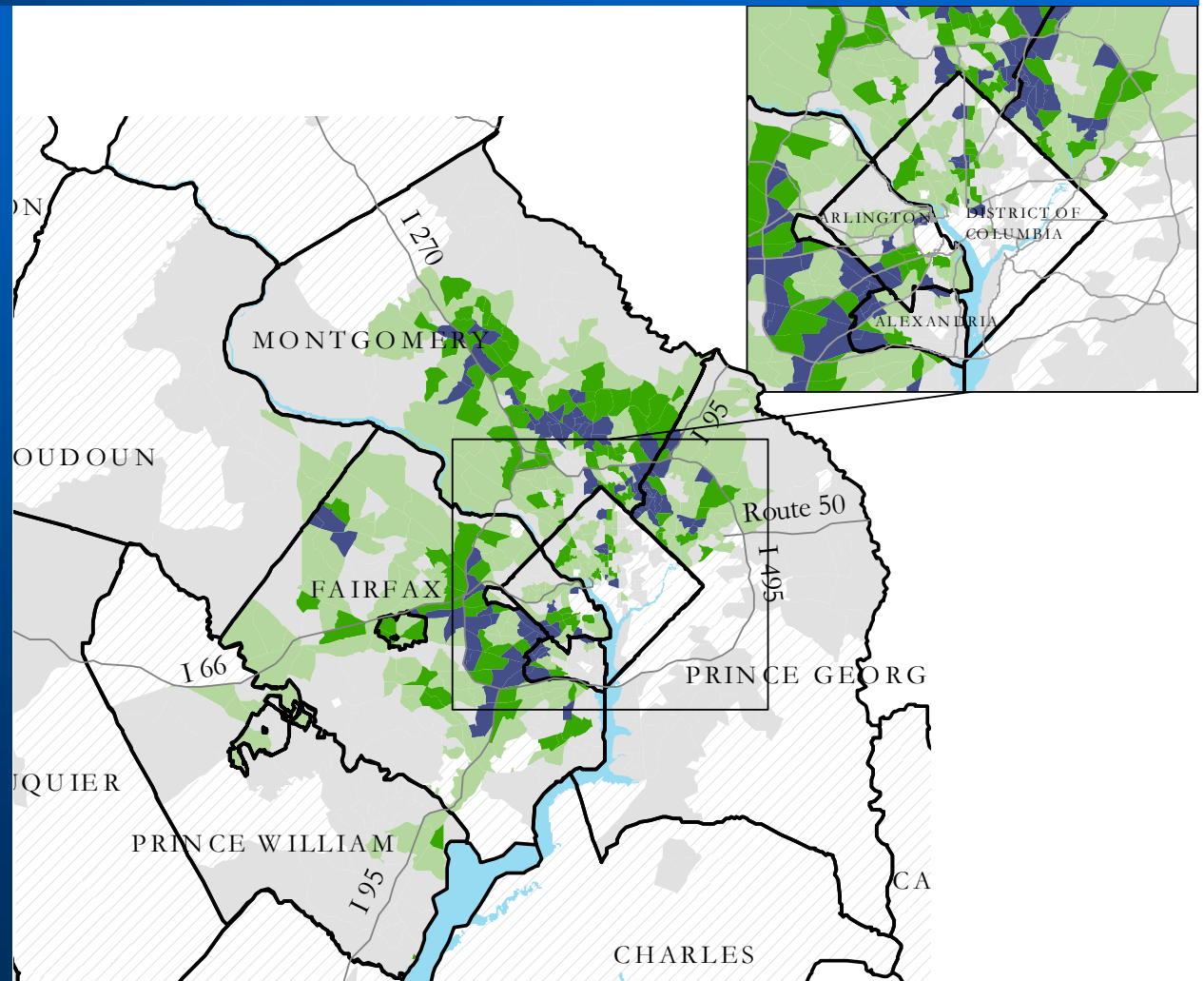
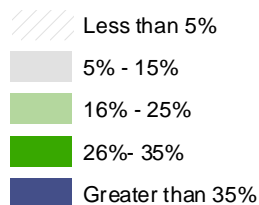


In many metro areas, the locus of immigration is shifting from the central city to the suburbs

Washington region, share foreign-born by census tract, 2000

Source: Singer, "At Home in the Nation's Capital," June 2003

Percent Foreign Born (by Census Tract)

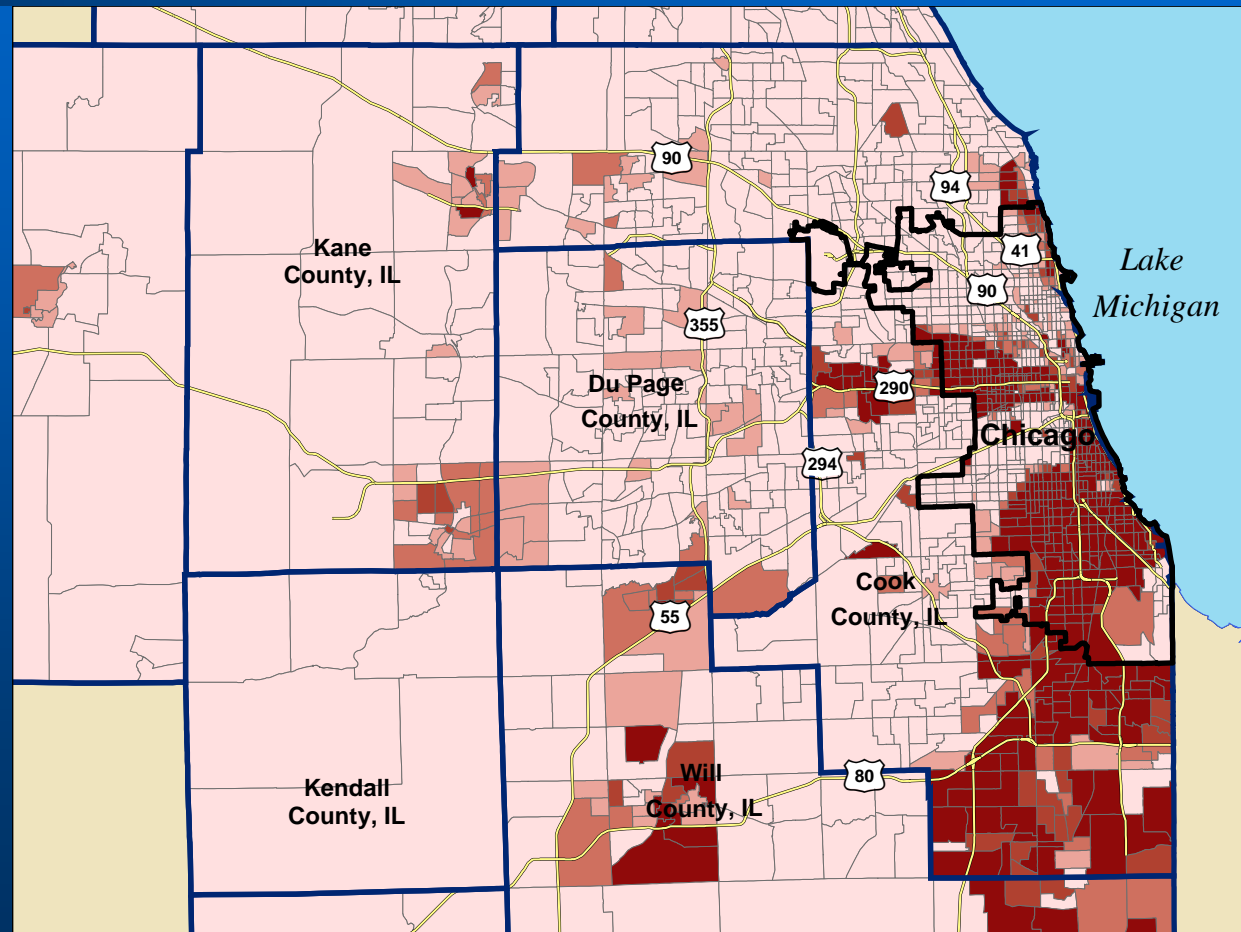
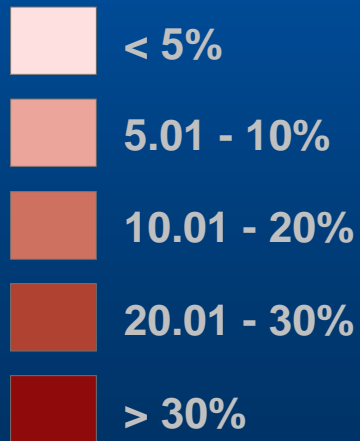




Despite growing suburban diversity, racial separation persists In metros like Chicago

Percent Black or African-American, 2000

Source:
U.S. Census Bureau



II

What are the major trends affecting metropolitan areas?

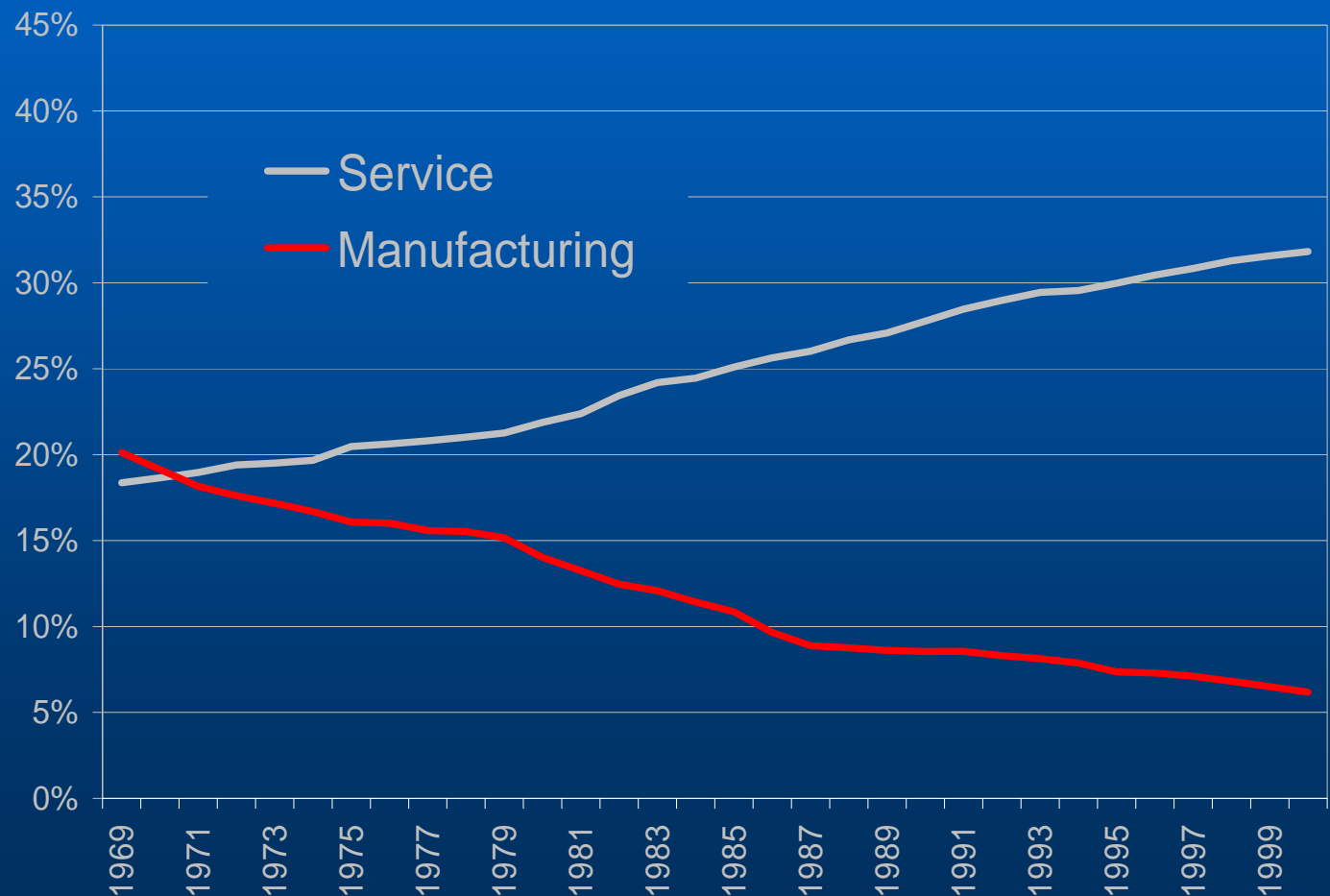
1. Cities are growing, but metros are still sprawling
2. Cities and suburbs are becoming more diverse
3. The economy continues to restructure
4. The geography of work is changing
5. The geography of poverty is changing



The nation's economy has shifted away from manufacturing and toward the service sector

Share of Total Employment by sector, US, 1969- 2000

Source: Bureau of Economic Analysis



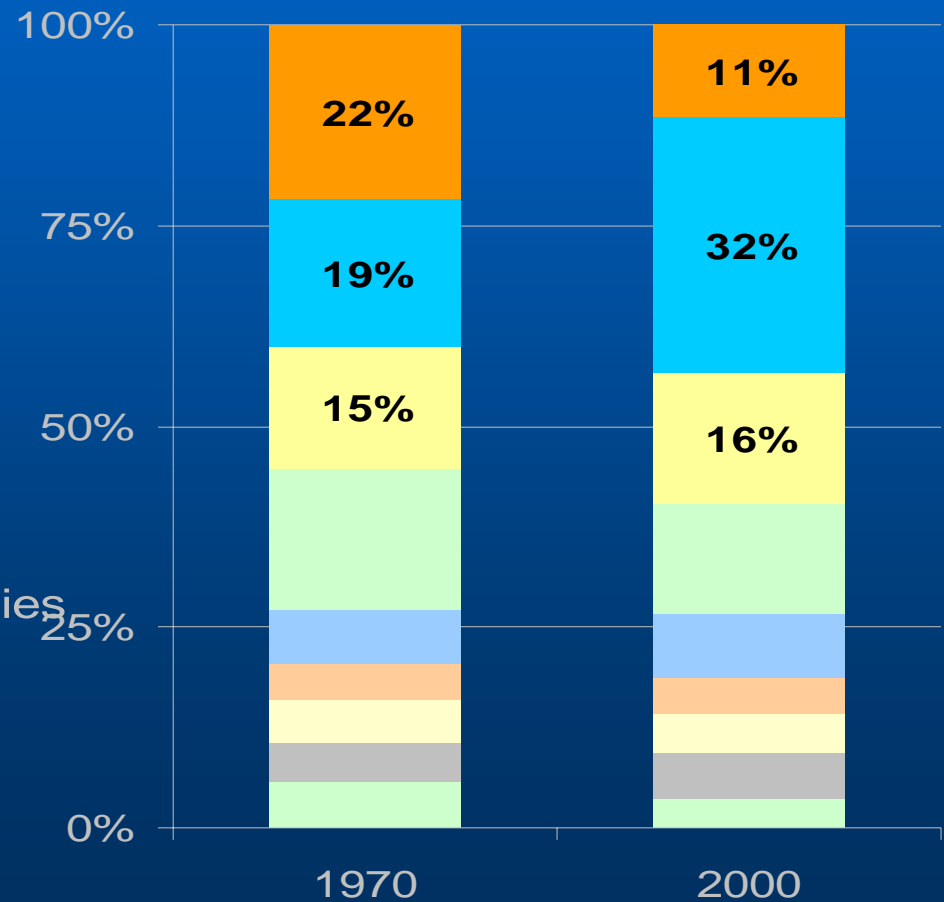


The result is a markedly different industrial composition

Employment by sector, US, 1970-2000

Source: Bureau of Economic Analysis

- Manufacturing
- Services
- Retail
- Government
- FIRE
- Wholesale
- Transportation/Utilities
- Construction
- Agriculture/Mining

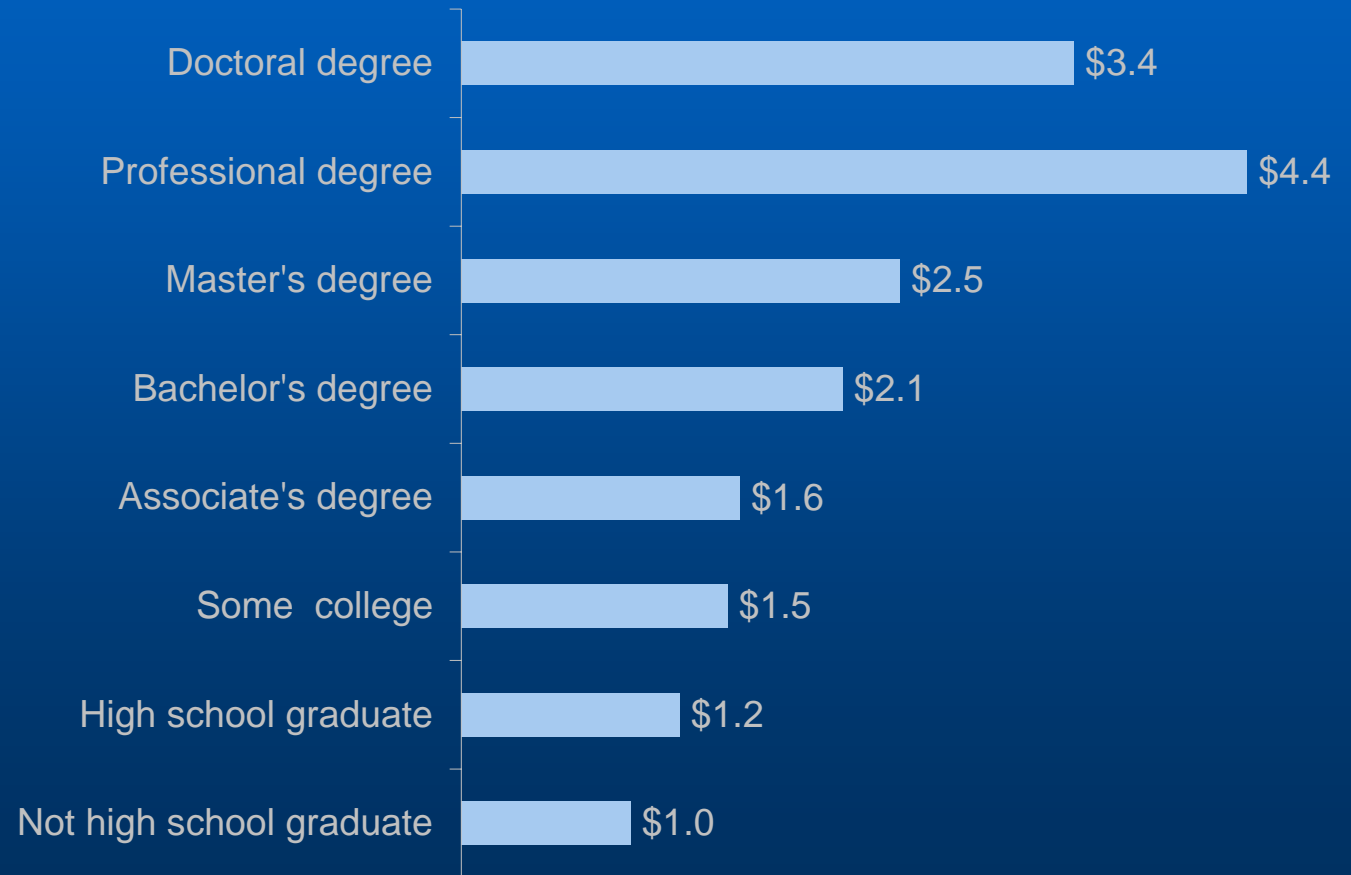




The shift in the economy corresponds with an increased premium on educated workers—which correlates with higher earnings

Work-Life Earnings
Estimates (millions),
1997-1999

Source:
“The Big Payoff:
Educational Attainment
and Estimates of Work-
Life Earnings,”
US Census

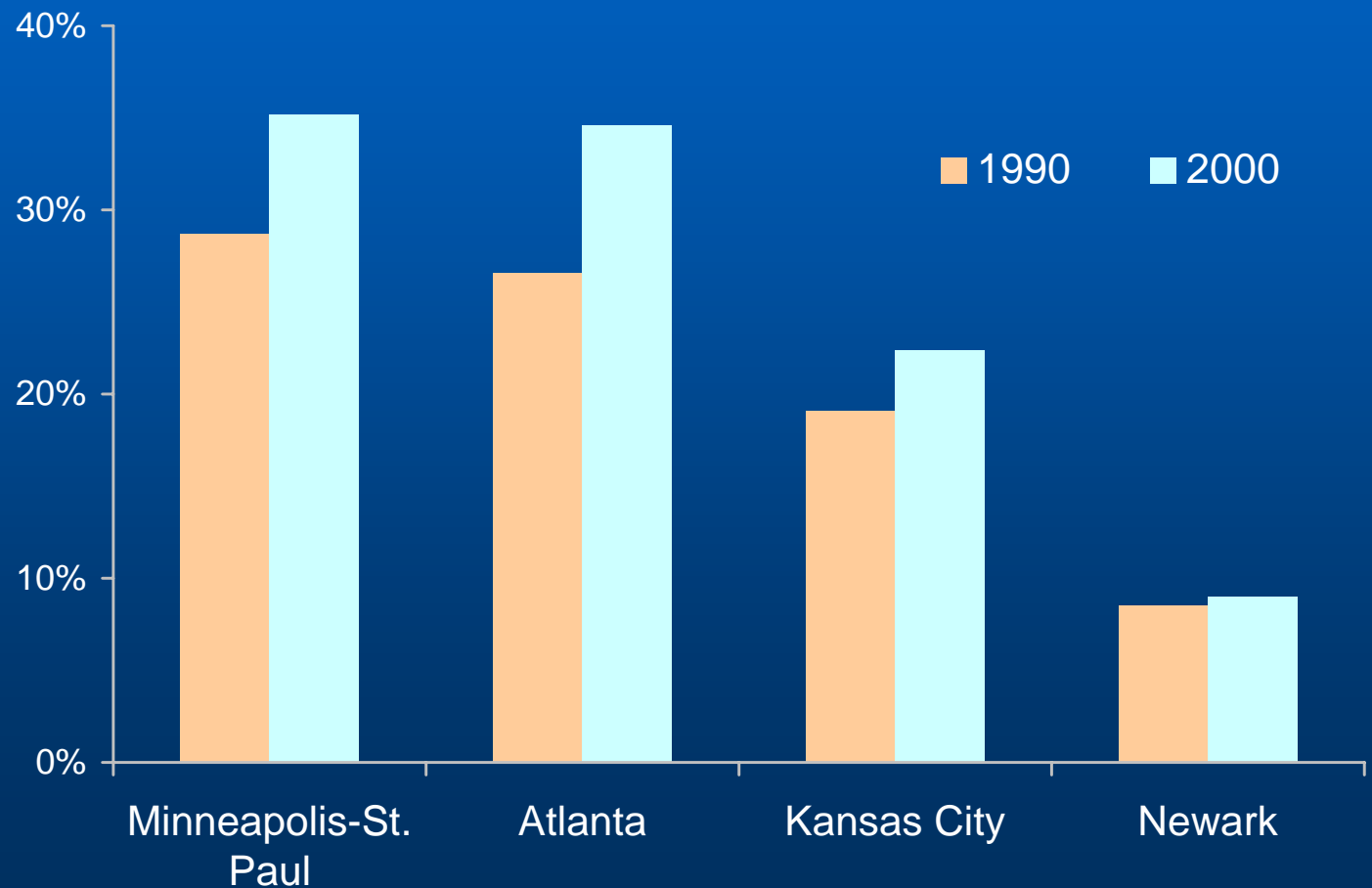




Educational attainment varies widely across cities

Share of adults w/
bachelor's degree,
1990-2000

Source:
U.S. Census Bureau

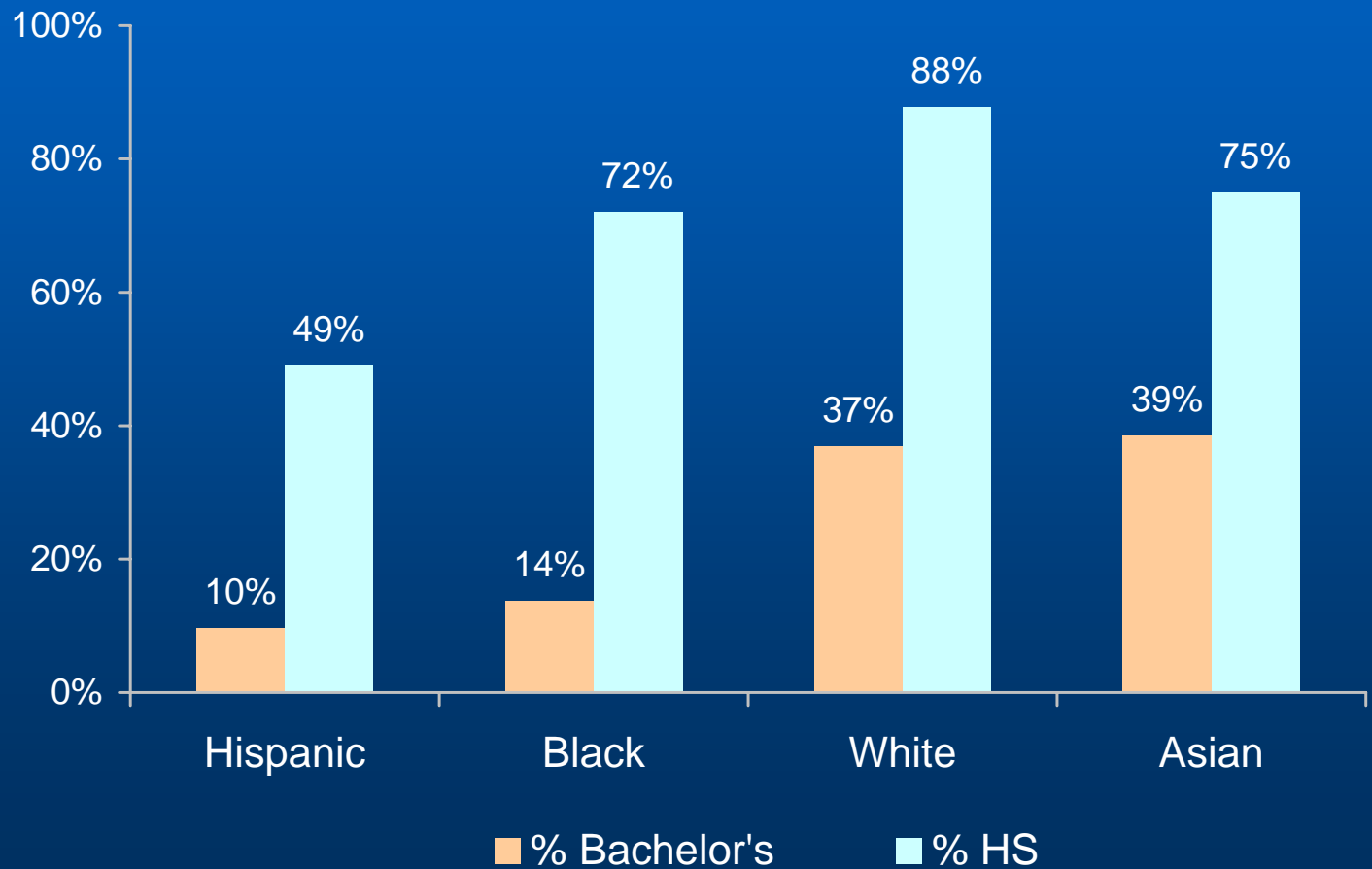




And there are significant disparities between race/ethnic groups

Share of adults w/
bachelor's degree,
100 Largest Cities
1990-2000

Source:
U.S. Census Bureau



II

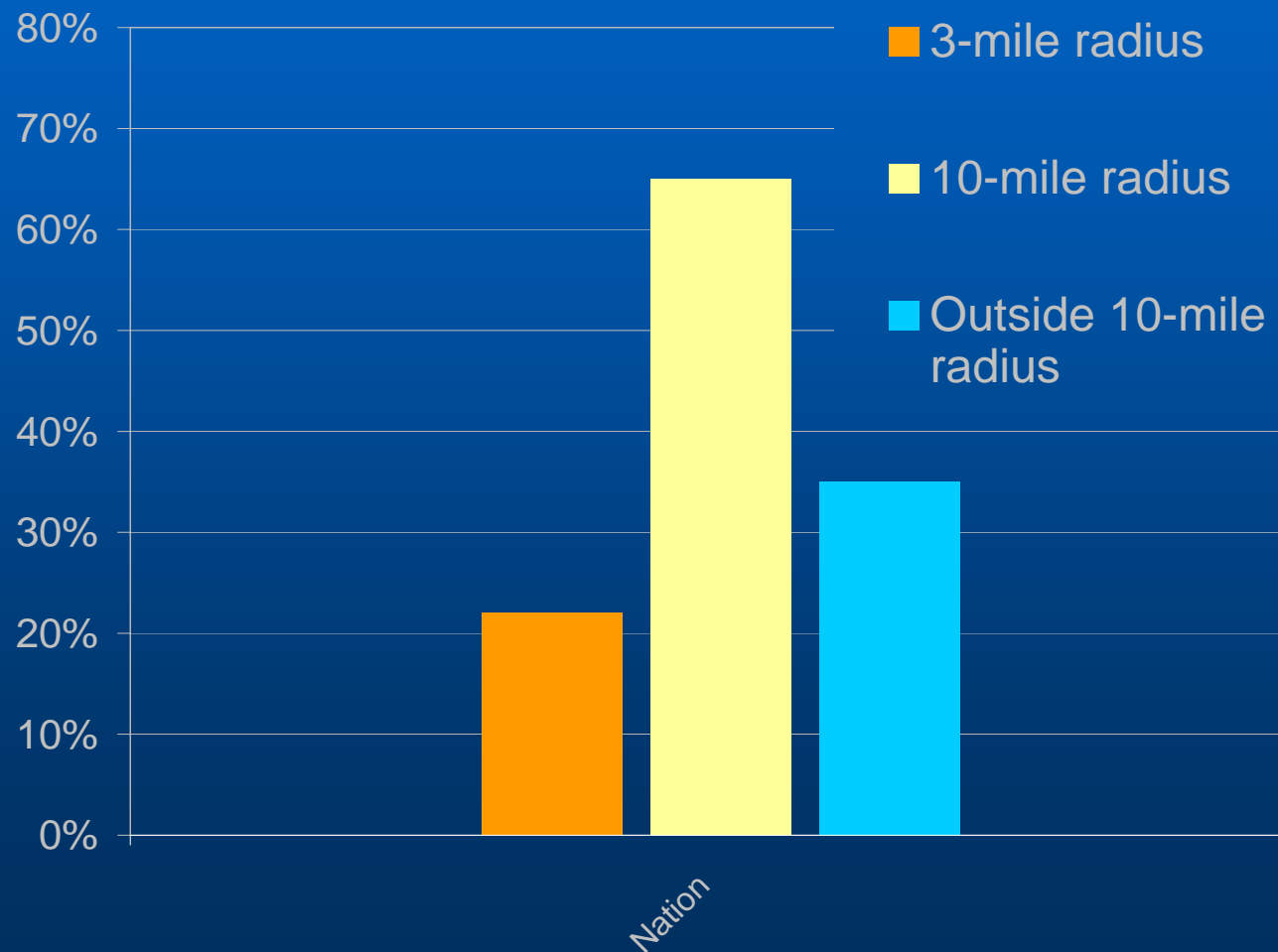
What are the major trends affecting metropolitan areas?

1. Cities are growing, but metros are still sprawling
2. Cities and suburbs are becoming more diverse
3. The economy continues to restructure
4. The geography of work is changing
5. The geography of poverty is changing



Nationally, one-third of jobs are located outside a 10-mile radius of the central business district

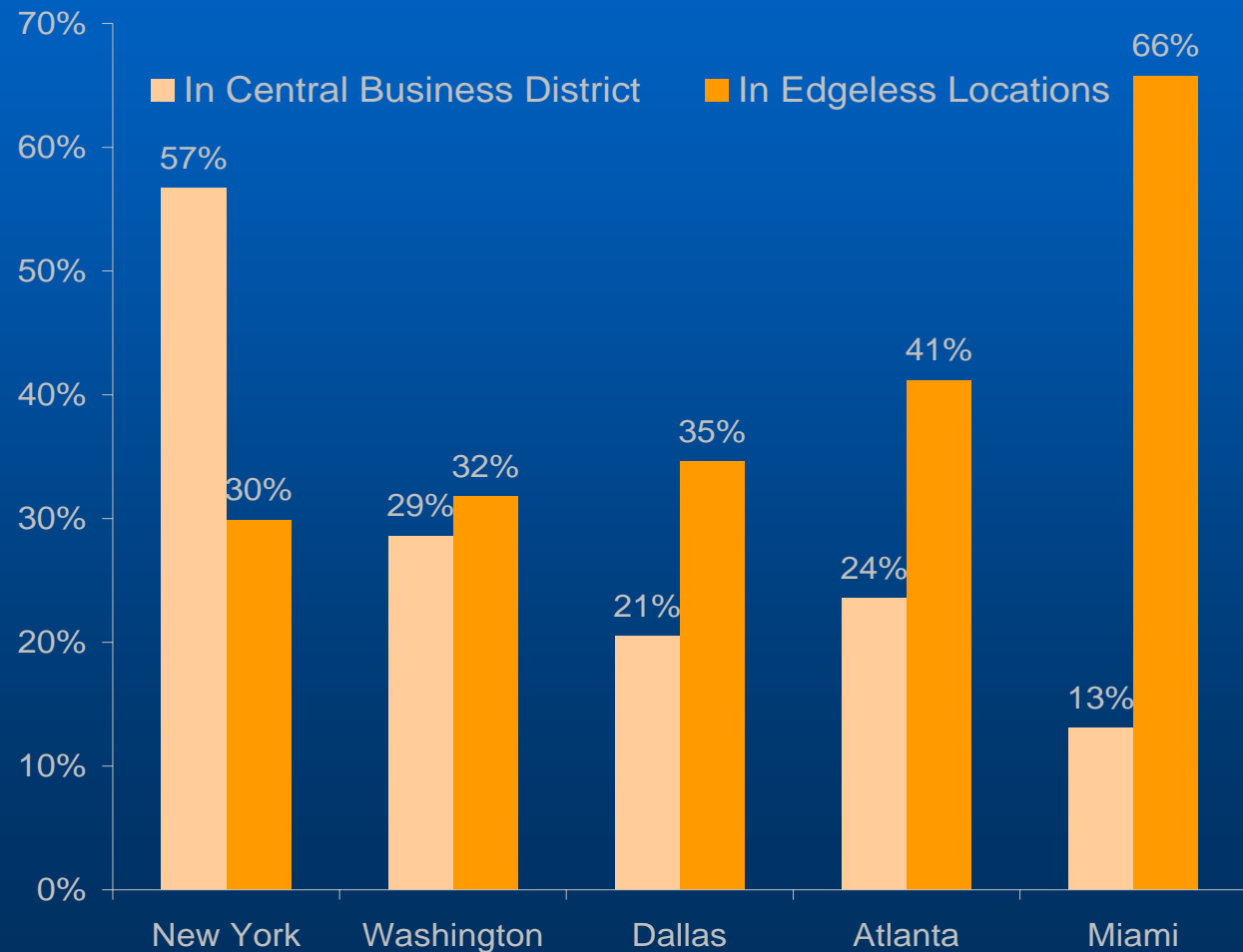
Share of jobs within 3-, 10-, and greater- than-10-mile radius of center, 1996





In many metros, an exit ramp economy dominates office development.

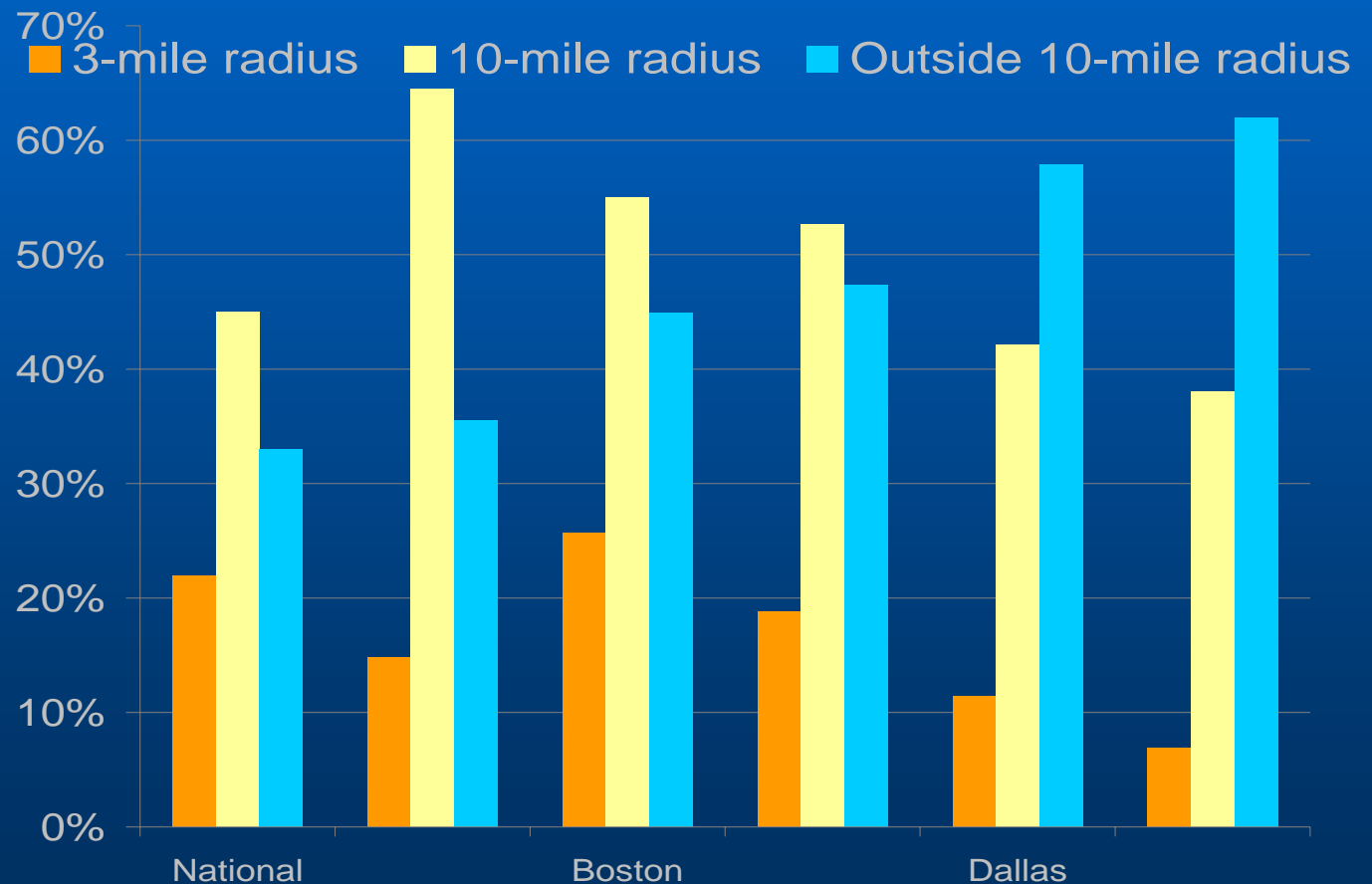
Share of metropolitan office space (SQ FT), 1999





But the level of employment decentralization varies widely across metropolitan areas.

Share of metropolitan employment, 1999



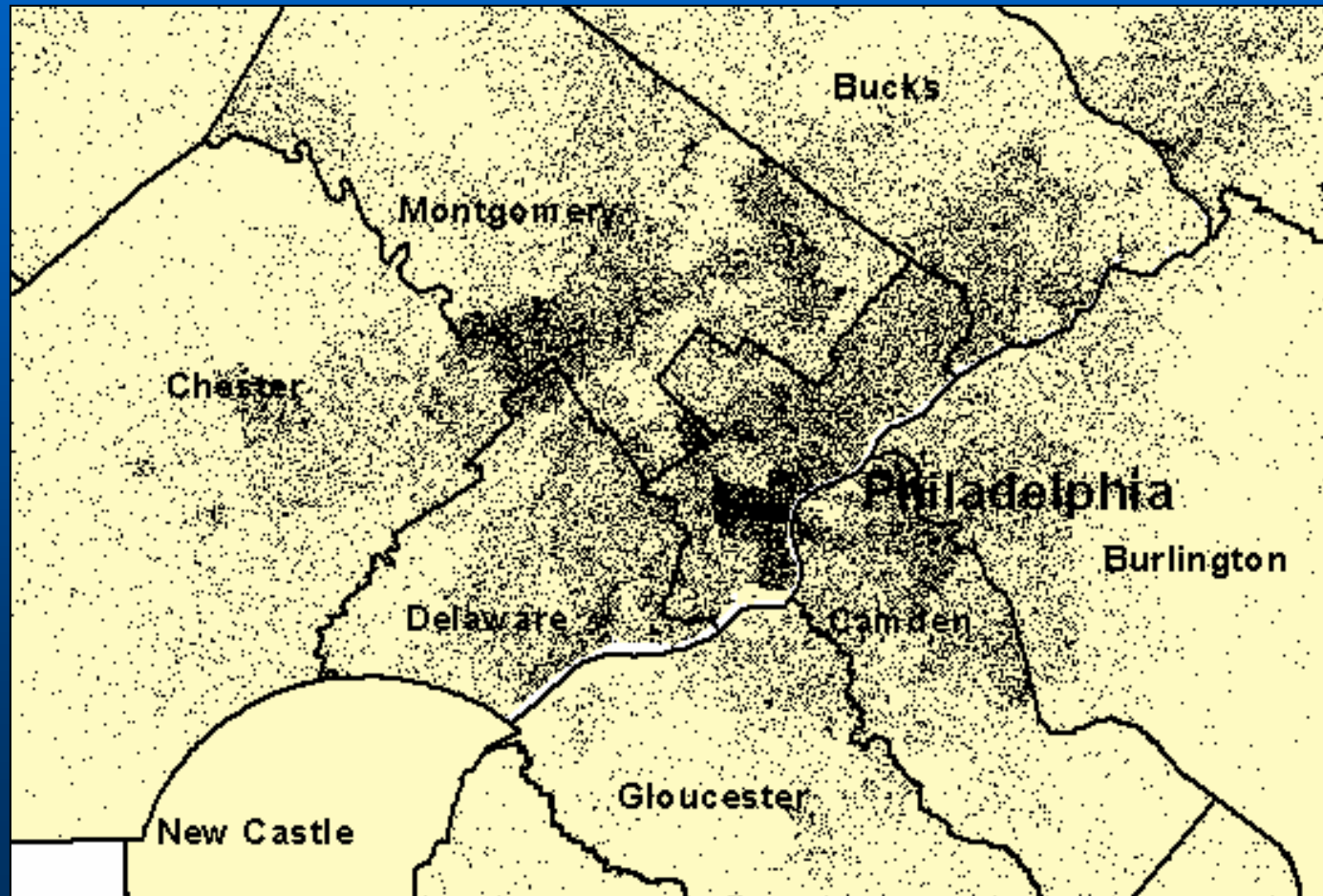


In the Philadelphia region, job sprawl has been radical

Private Sector
Jobs,
2000

Source:
U.S. Census
Bureau Zip Code
Business Patterns

• = 50 jobs



II

What are the major trends affecting metropolitan areas?

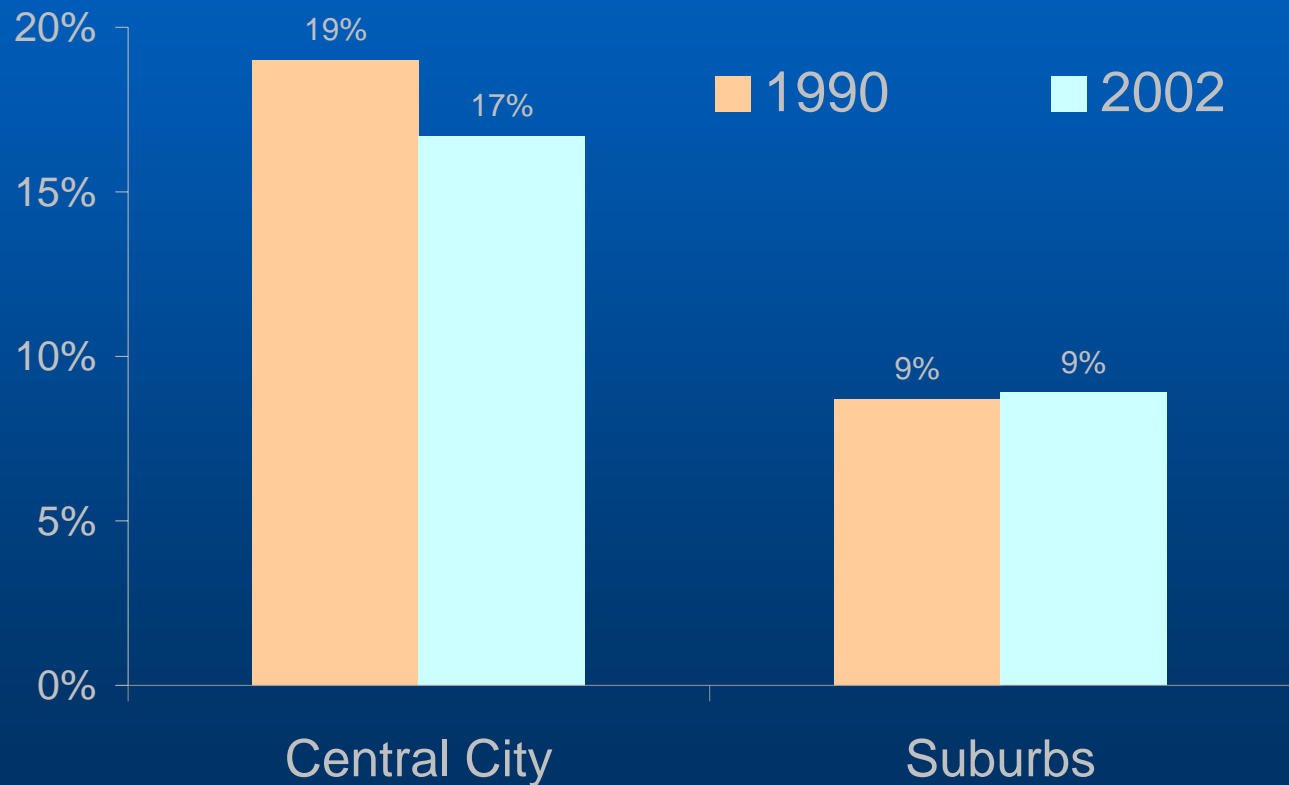
1. Cities are growing, but metros are still sprawling
2. Cities and suburbs are becoming more diverse
3. The economy continues to restructure
4. The geography of work is changing
5. The geography of poverty is changing



Poverty rates in central cities have declined over the 1990s, while poverty rates in the suburbs have increased slightly

Poverty rates for central cities and suburbs, 1990-2001

Source: Current Population Survey, 2002



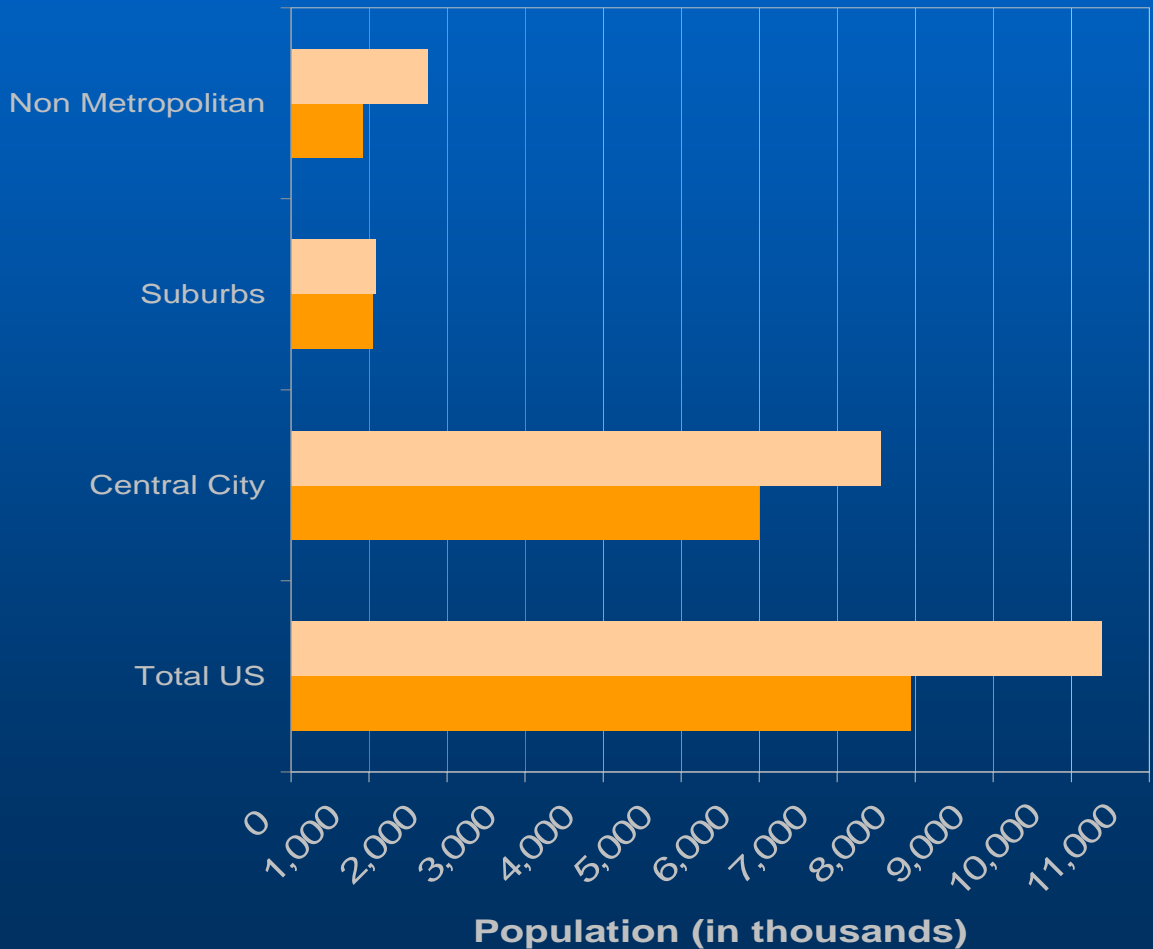


Overall, the number of people living in high poverty neighborhoods has declined during the 1990s

Population of high-poverty neighborhoods by location, 1990-2000

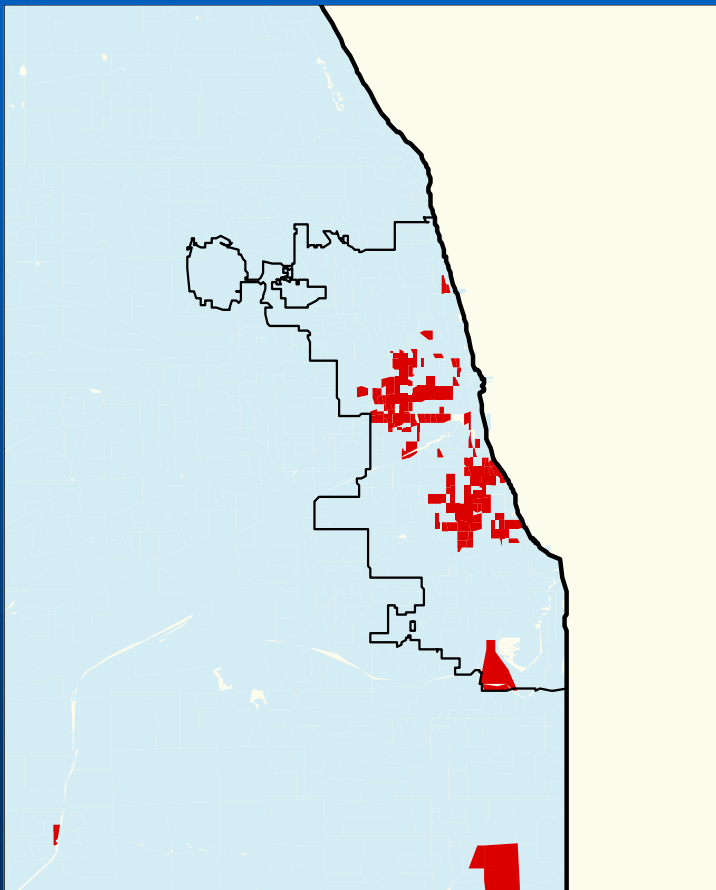
Source: Paul Jargowsky, "Stunning Progress, Hidden Problems: The Dramatic Decline of Concentrated Poverty in the 1990s" 2003

■ 2000 ■ 1990

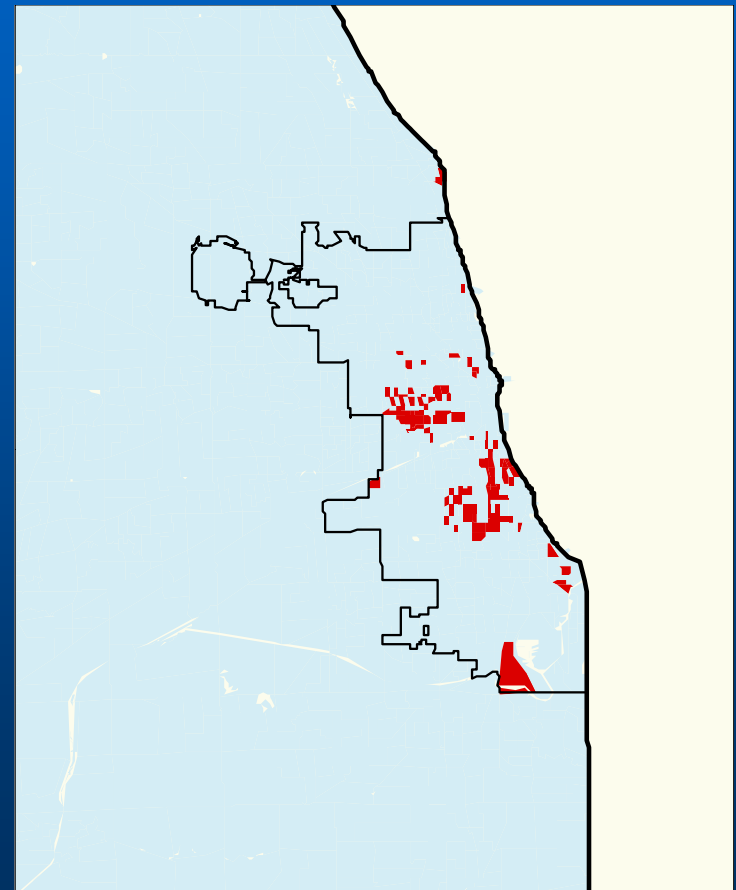




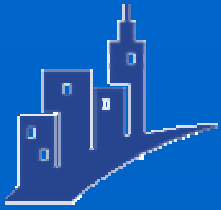
During the 1990s, number of high-poverty tracts in Chicago dropped from 187 to 114, and there were 179,000 fewer people living in high poverty areas



1990



2000



Redefining Urban and Suburban America



What are the general demographic trends affecting the United States?



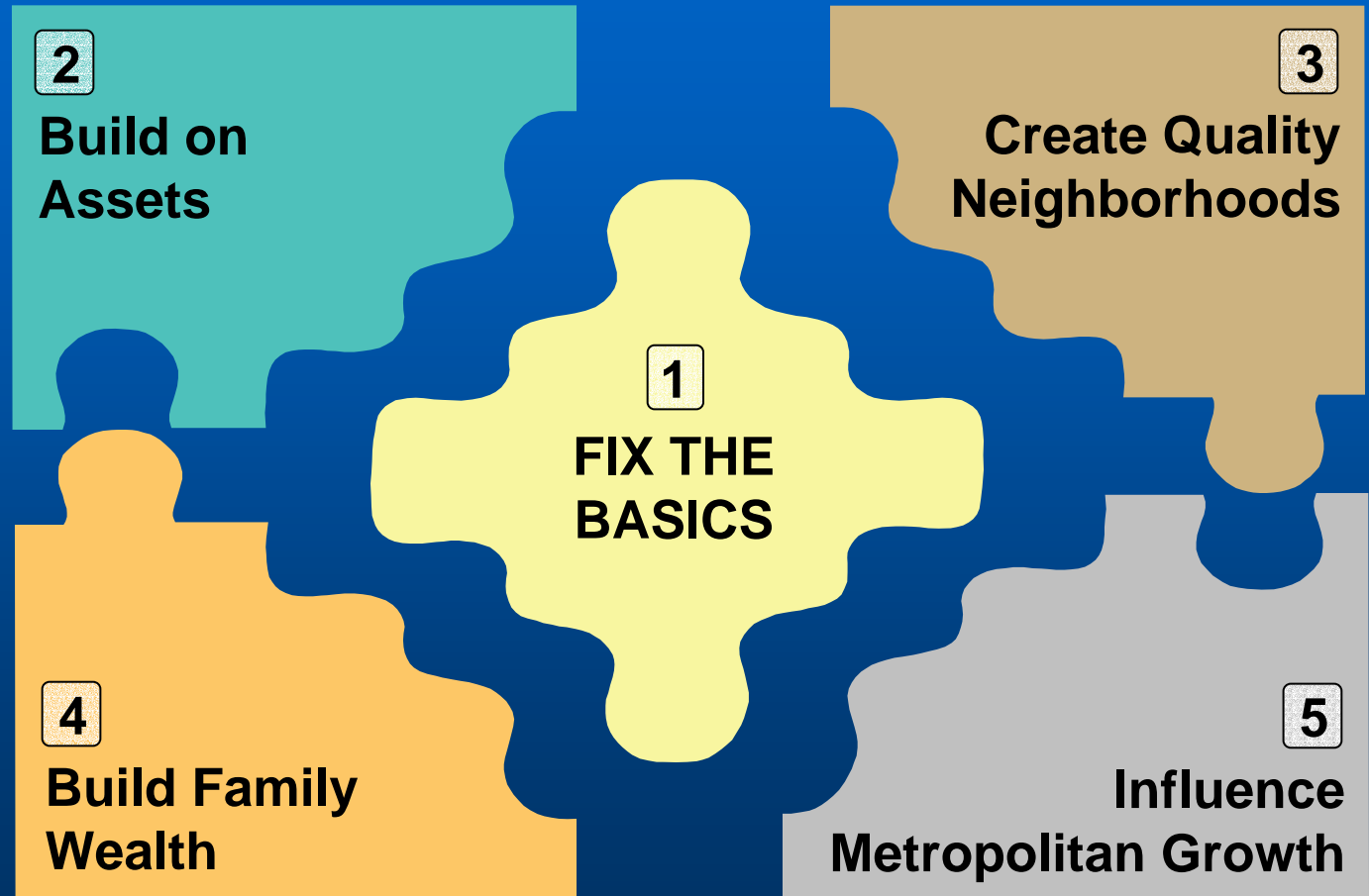
What are the major trends affecting metropolitan areas?



What do these trends mean for urban and metropolitan policy?



The New Competitive Cities Agenda





Fix the Basics

- Good schools
- Safe streets
- Competitive taxes and services
- 21st century infrastructure
- Functioning real estate market



Fix the Basics

The Philadelphia Story

- **In 1999, Philadelphia had 30,900 vacant residential lots**
- **The city had 36 abandoned structures per 1,000 residents compared to an average of 2.6 nationally**
- **15 different public agencies were responsible for vacant properties**
- **Insufficient resources for demolition, site preparation, and brownfield remediation compounded problem**



Fix the Basics

Philadelphia Neighborhood Transformation Initiative

- A \$1.6 billion dollar 5 year program to remove blight from Philadelphia neighborhoods.
- Reform of the city's delivery systems.
- Build 16,000 new houses and demolish 14,000 buildings.
- Rehabilitate 2,500 properties.
- Creation of a Philadelphia Land Bank.
- Clearing of 31,000 vacant lots in the first year.
- Facilitation of neighborhood planning in a citywide context



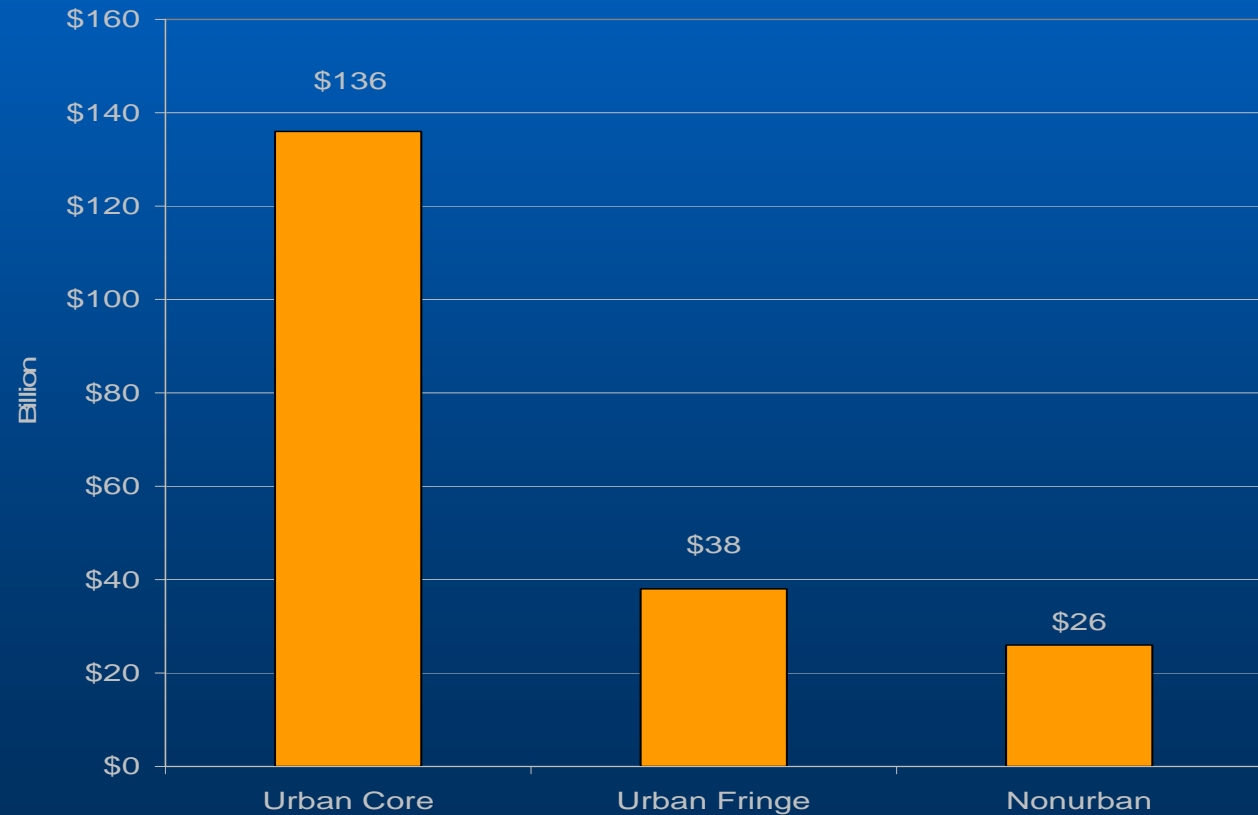
Build on Assets

- Fixed institutions (universities and hospitals)
- Employment clusters
- Downtown
- Historic Properties
- Waterfront
- Cultural institutions/parks



Build on Assets

Colleges and universities represent billions of dollars for urban economies



Source: ICIC and CEOs for Cities



Build on Assets

Leveraging Local Universities: Virginia Commonwealth University

- **VCU created the Virginia Bio-Technology research center**
- **27,000 square feet of state of the art laboratories ideal for biotech start-ups in downtown Richmond**
- **Center has generated 26 new companies**
- **Incubator helps university attract top faculty. And in turn, helps those faculty turn ideas into viable businesses**



Create Quality Neighborhoods

- Neighborhood markets
- Mixed-income communities
- Home-ownership Opportunities
- Access to capital



Create Quality Neighborhoods

Vaughn Public Housing (St. Louis)





Create Quality Neighborhoods

George L. Vaughn Residences at Murphy Park (St. Louis)



- **402 units of economically integrated public housing:**
 - 30% at market rate
 - 15% tax credits
 - 55% public housing
- **\$ 45 million**
 - public housing funds
 - first mortgage funds
 - tax credits
 - corporate donations
 - private equity



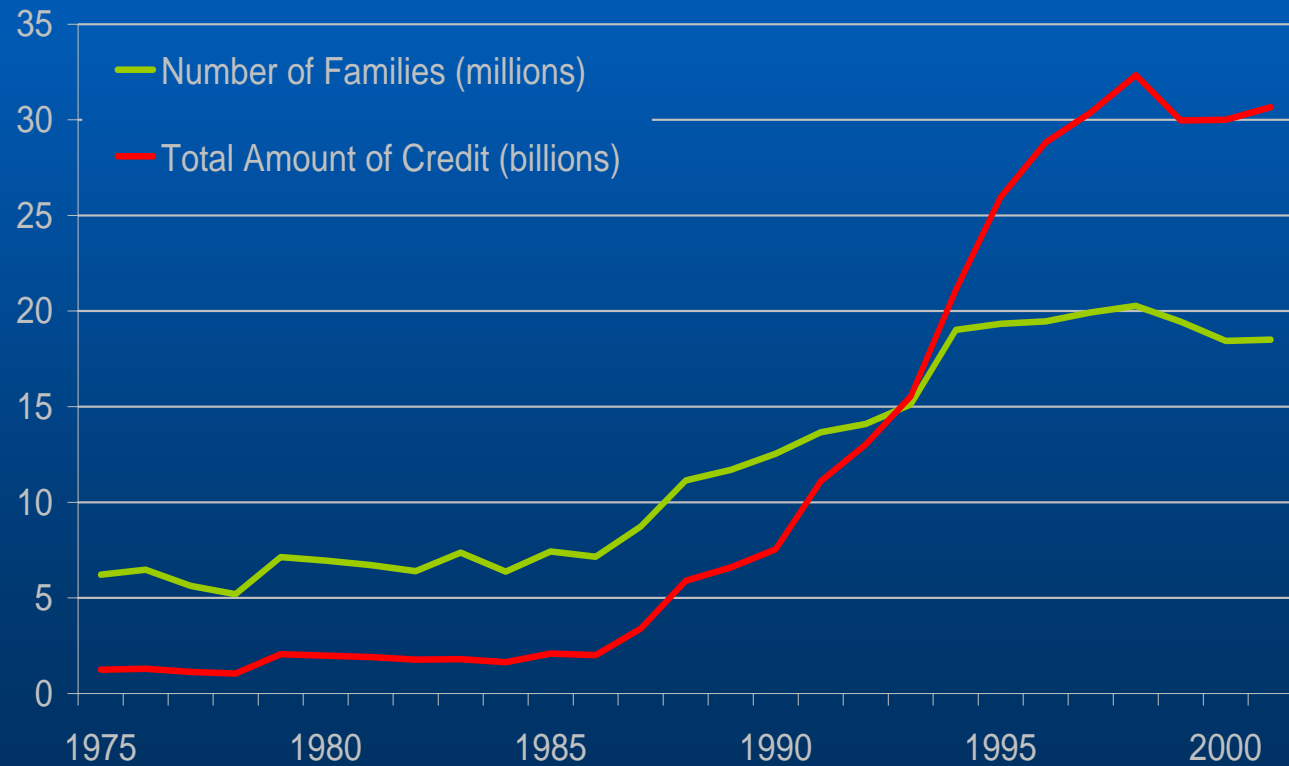
Build Family Wealth

- Access to quality jobs
- Income and work supports
- Access to financial institutions
- Asset building



Build Family Wealth

The Earned Income Tax Credit Has Increased Substantially





Build Family Wealth

Chicago EITC Outreach Campaign

- Outreach partnership between Mayor Daley's office, employers, business associations, and community groups
- Place information on EITC in bill inserts, paychecks, grocery store bags, McDonald's tray liners
- Chicago-based Center for Law and Human Services coordinates free tax preparation at 20 sites throughout city
- \$16M in EITC claimed at free tax assistance centers in 2001
- South Shore Bank helps EITC claimants without bank accounts to open savings accounts with their refunds



Influence Metropolitan Growth

- Metropolitan governance
- Land-use reform
- Transportation reform
- Access to metropolitan opportunity
- Urban reinvestment



Influence Metropolitan Growth

Governance

Georgia

Georgia Regional Transportation Authority (1999)

Land-Use

Ohio

The Clean Ohio Fund (2000)

Transportation

Maryland

Smart Growth-Neighborhood Conservation Act of 1997

Metro Access

California

Fair Share Affordable Housing Law

Urban Reinvestment

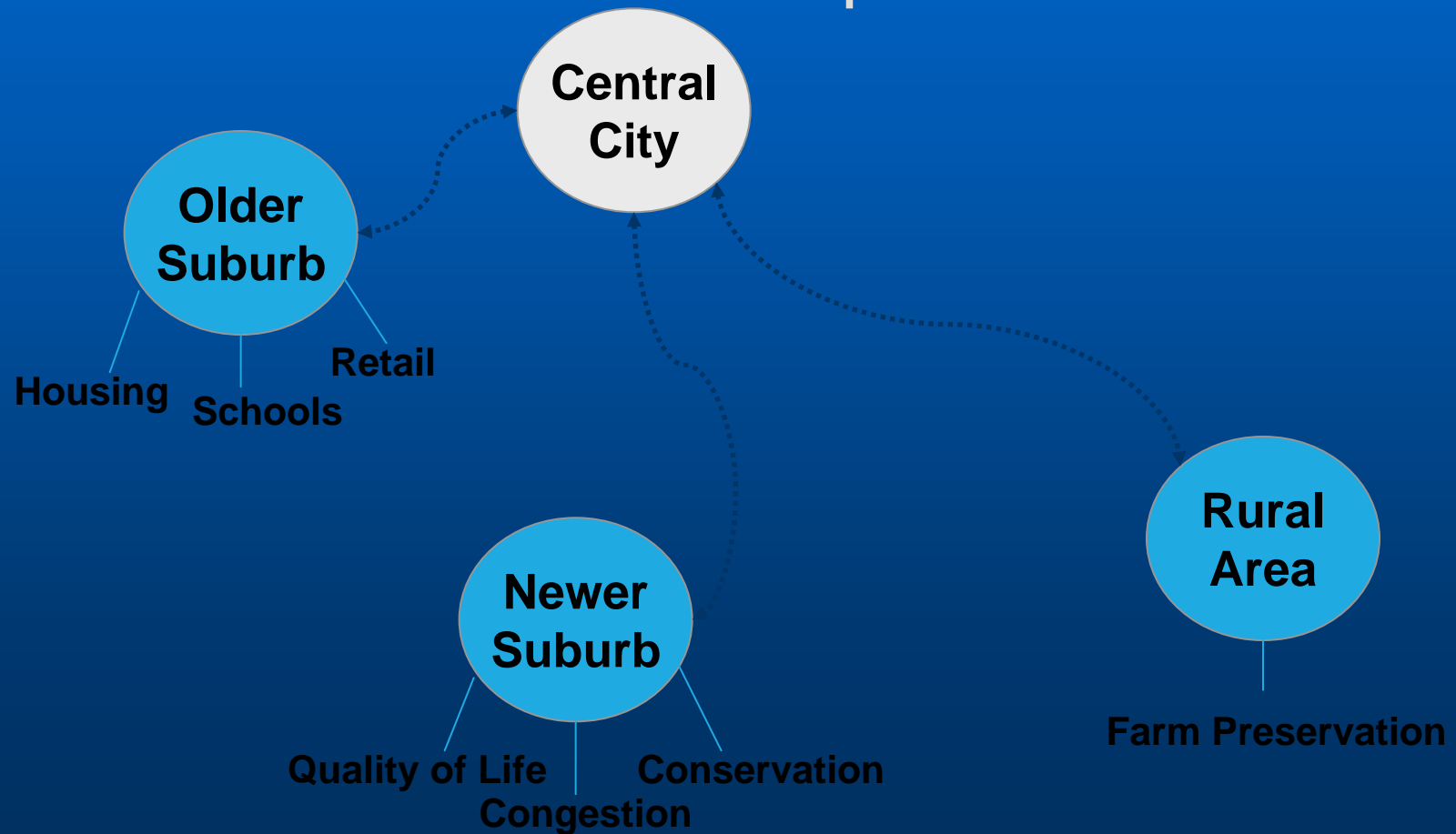
New Jersey

The Rehabilitation Subcode of 1998



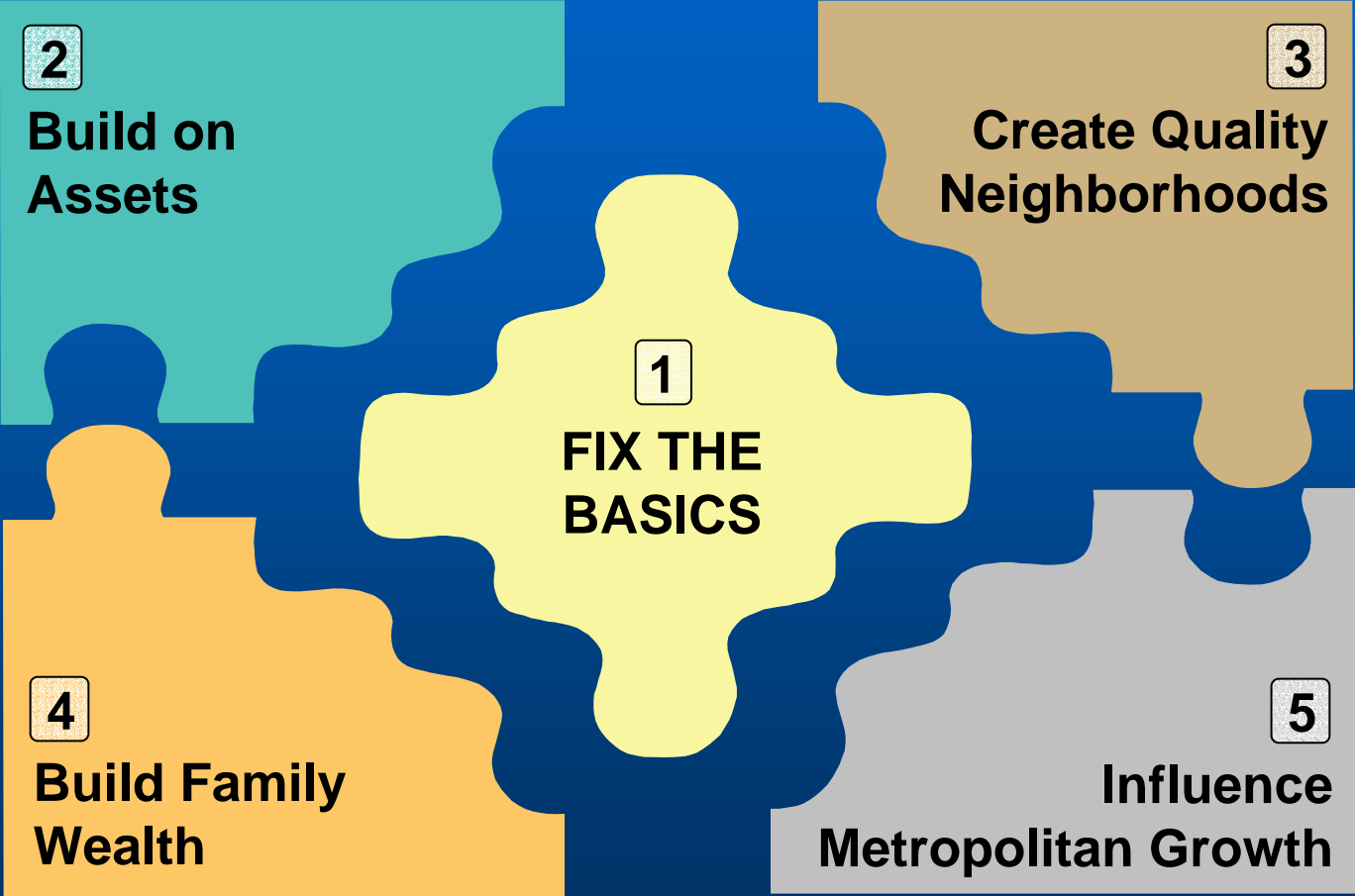
Influence Metropolitan Growth

The New Metropolitics





The New Competitive Cities Agenda



www.brookings.edu/metro

The Brookings Institution

METROPOLITAN POLICY PROGRAM

Brookings > Metropolitan Policy

July 1, 2004

- Home
- News & Events
- Scholars
- Research Topics
- Programs
- Publications
- Bookstore
- Executive Education
- About Brookings

Redefining the challenges facing metropolitan America and promoting innovative solutions to help communities grow in more inclusive, competitive, and sustainable ways.

ANNOUNCEMENT

Urban Center Becomes Metropolitan Program

In a major promotion, the Center on Urban and Metropolitan Policy this month became the Brookings Metropolitan Policy Program—and the first new Brookings department established since 1948. The new status reflects the rising importance of metropolitan issues to the domestic and global challenges Brookings seeks to address.

▶ read an open letter from Brookings President Strobe Talbott

METROVIEW

Deficits by Design Plague Metro
by Robert Puentes
The Washington Times
June 21, 2004

[News Index](#)

METROPOLITAN GROWTH

Mechanisms for Market-Based Land Use Control

Using case studies and a national survey, this paper examines transfers of development rights (TDRs) and other market-based land preservation techniques like mitigation banking and density transfer fees.

IMMIGRATION

Washington Goes Polyglot

Metro Washington's "limited English proficient" (LEP) population

SEARCH BROOKINGS
 GO

Advanced Search

Metro Program

- Research by Topic
- Publications
- MetroViews
- Presentations and Events
- About Us

Metropolitan Policy Program

Greater Washington Research Program

SUBSCRIBE TO:
Metro Program Listserv
Stay on top of the latest releases, events, and web features.

First name:

Last name:

Email address:

SUBSCRIBE

[Access all lists](#)

