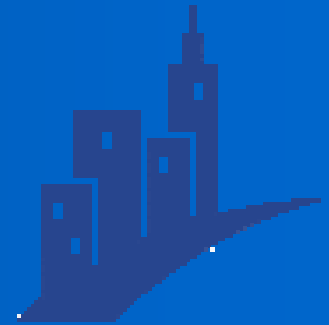


The Brookings Institution

Metropolitan Policy Program
Robert Puentes, Fellow

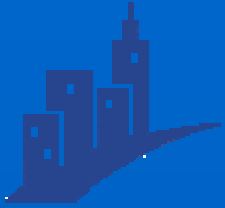


The Changing Shape of the City

Rail-Volution

Chicago, IL

November 7, 2006



The Changing Shape of the City

I

What is the context for the discussion about cities and older suburbs?

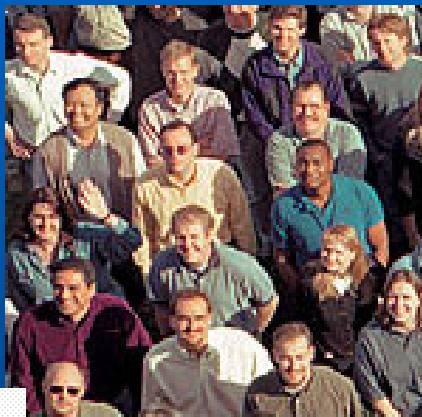
II

What are the major demographic trends affecting metropolitan areas?

III

What is in store for the future?

Profound demographic, economic, social, and cultural forces are reshaping the nation

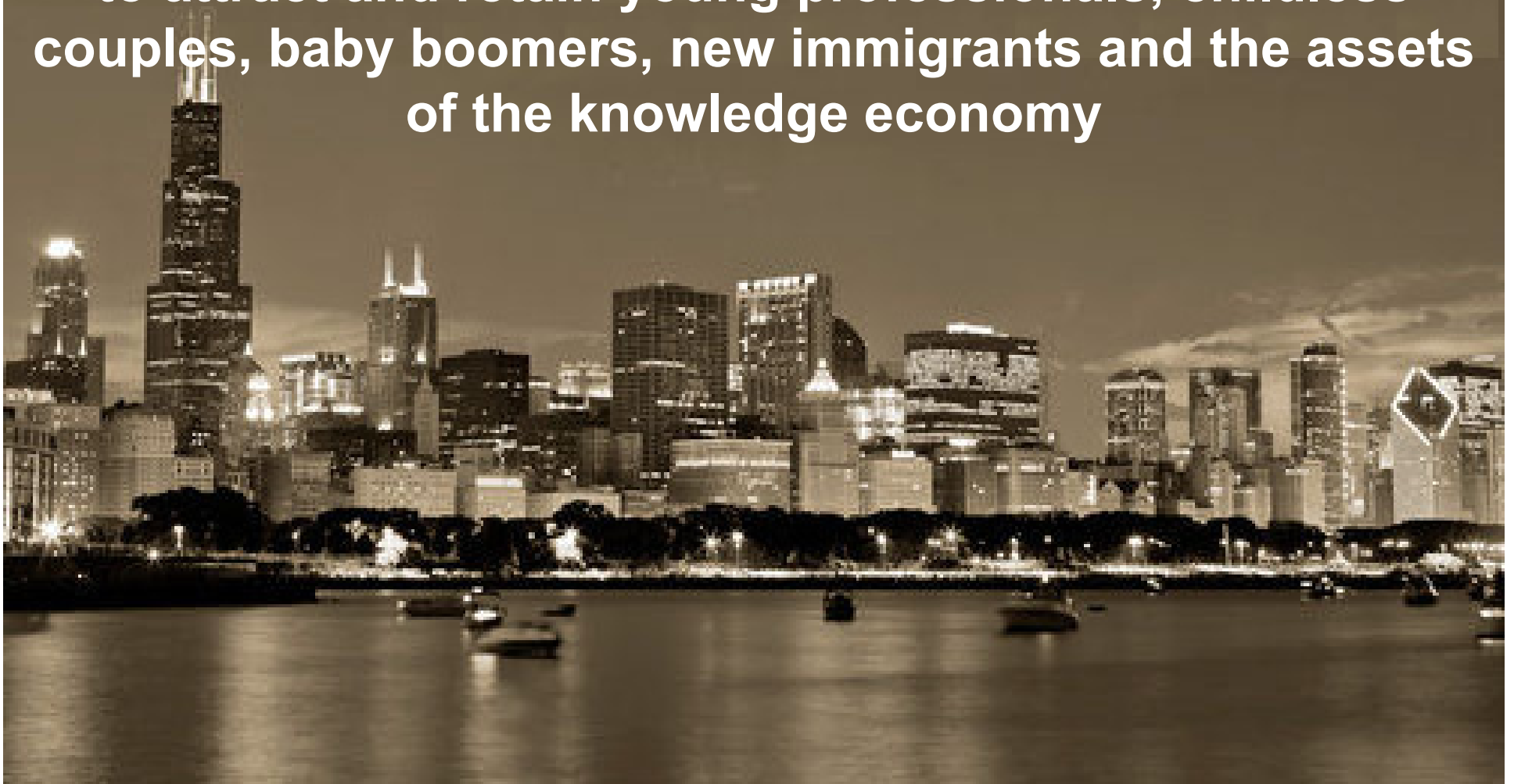


Demographically, the country is growing, aging, and diversifying.

Economically, the nation is being transformed by globalization, deindustrialization, and technological innovation.

Culturally, the nation is changing its attitude towards cities and urban living.

The result: Cities and first suburbs have an opportunity to attract and retain young professionals, childless couples, baby boomers, new immigrants and the assets of the knowledge economy





The Changing Shape of the City

I

What is the context for the discussion about cities and older suburbs?

II

What are the major demographic trends affecting metropolitan areas?

III

What is in store for the future?

II

What are the major demographic trends affecting metropolitan areas?



1. City resurgence



2. Uneven growth



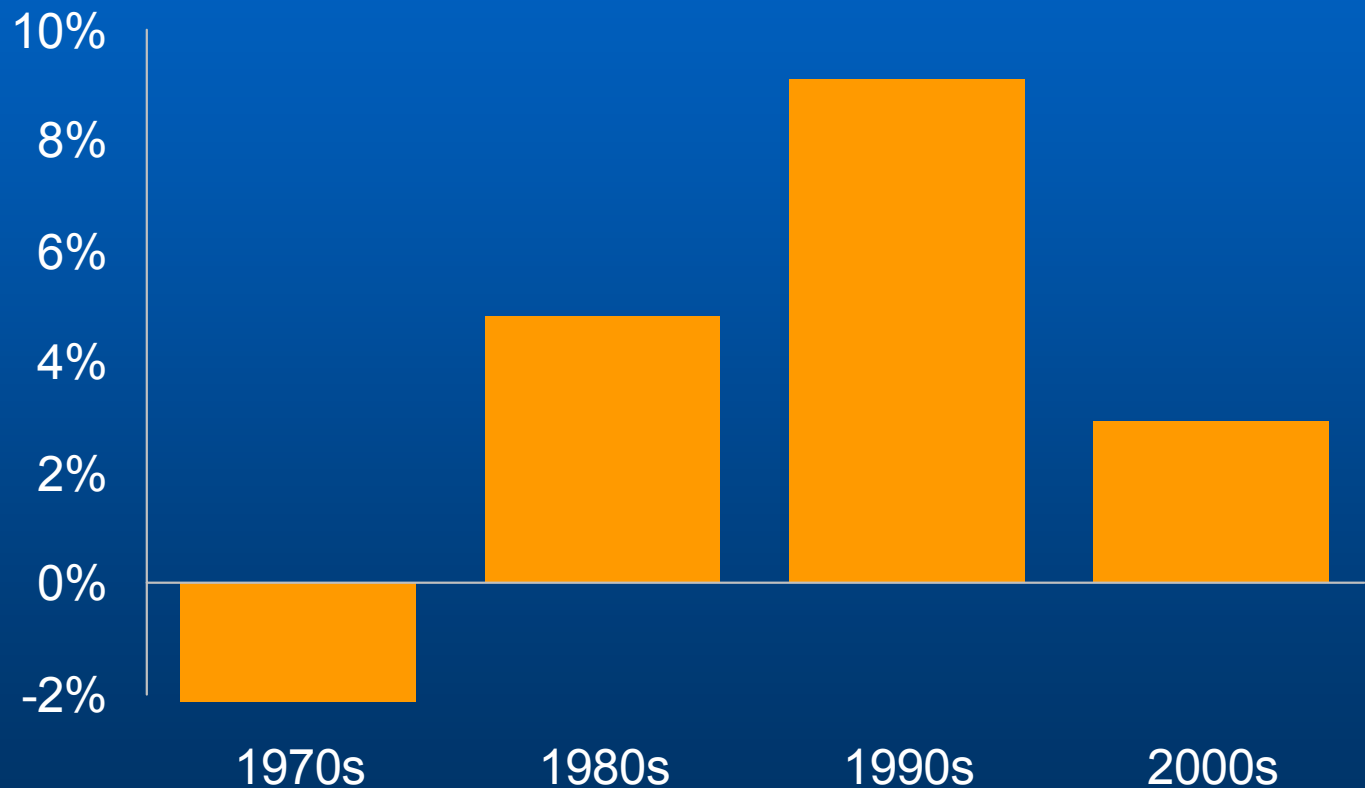
3. Racial diversity



4. Geography of poverty

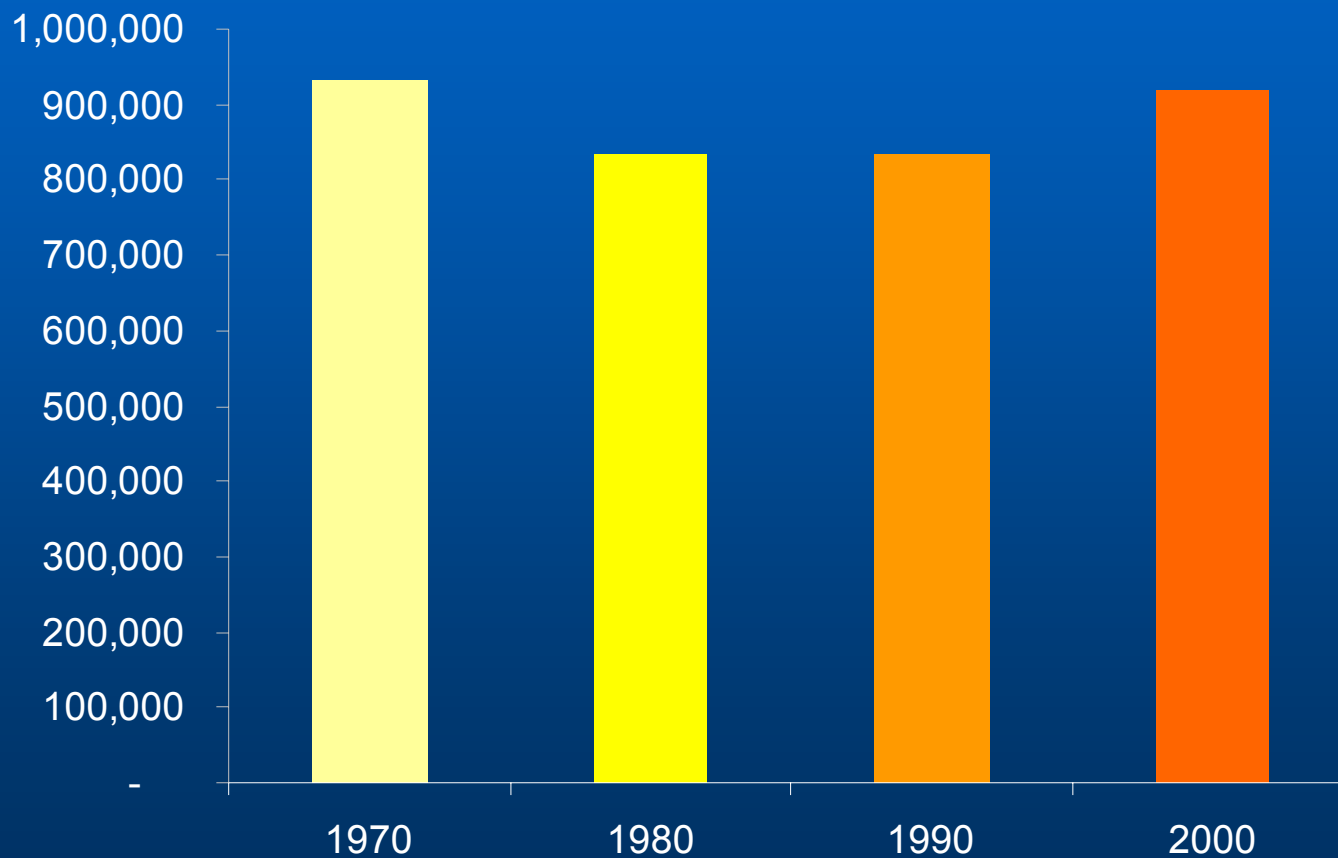
Recent demographic and market changes have already led to a surge of population in urban areas

Population growth in 50 largest cities, 1970-2005



Source: U.S. Census Bureau

...And have also contributed to the downtown revitalization in cities



Total population, 45 U.S. downtowns, 1970-2000

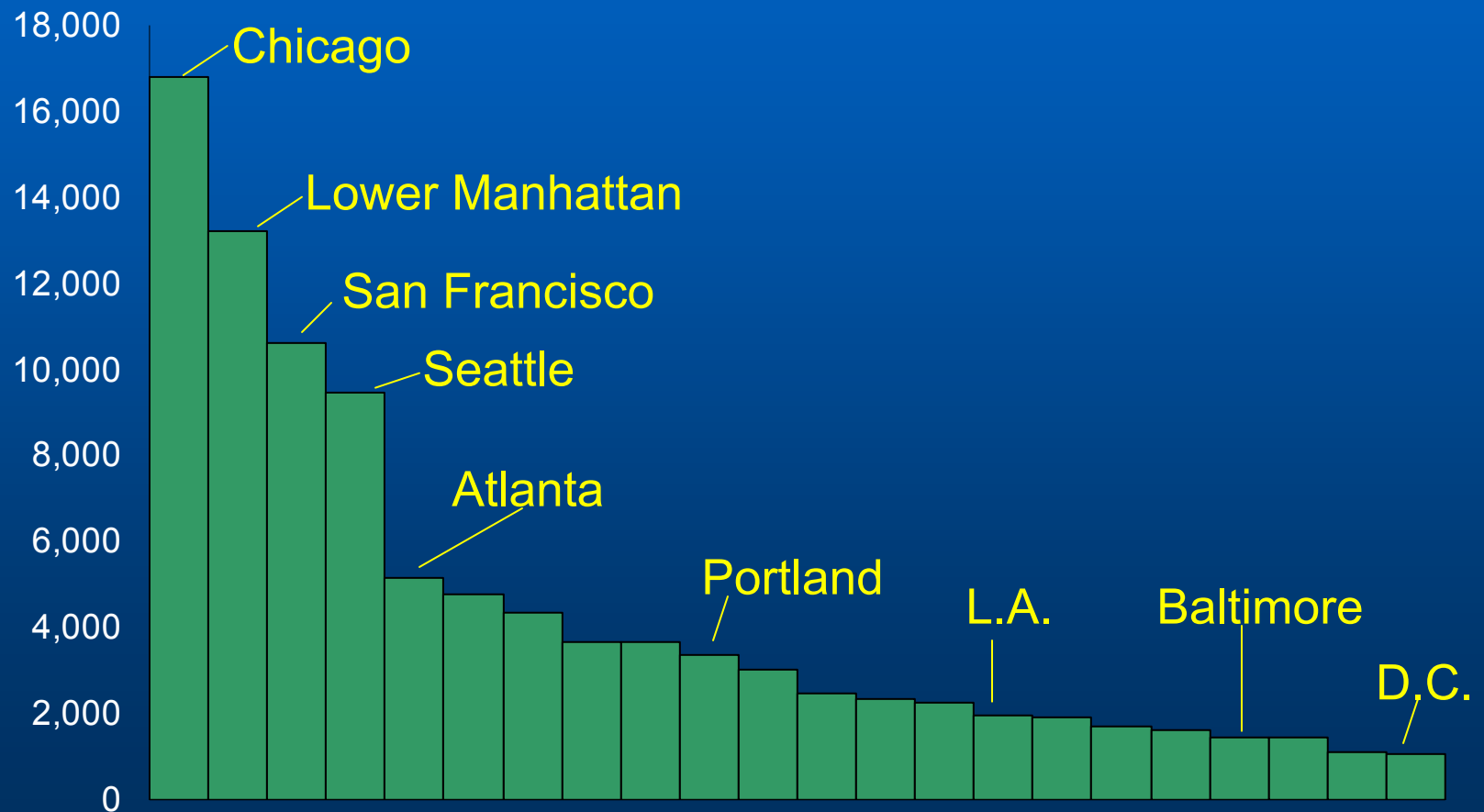


Source: Birch, "Source: 'Who Lives Downtown,' Brookings, 2005

During the 1990s, the growth in some downtowns – like Chicago – was substantial

Absolute
change in
population,
1990-2000

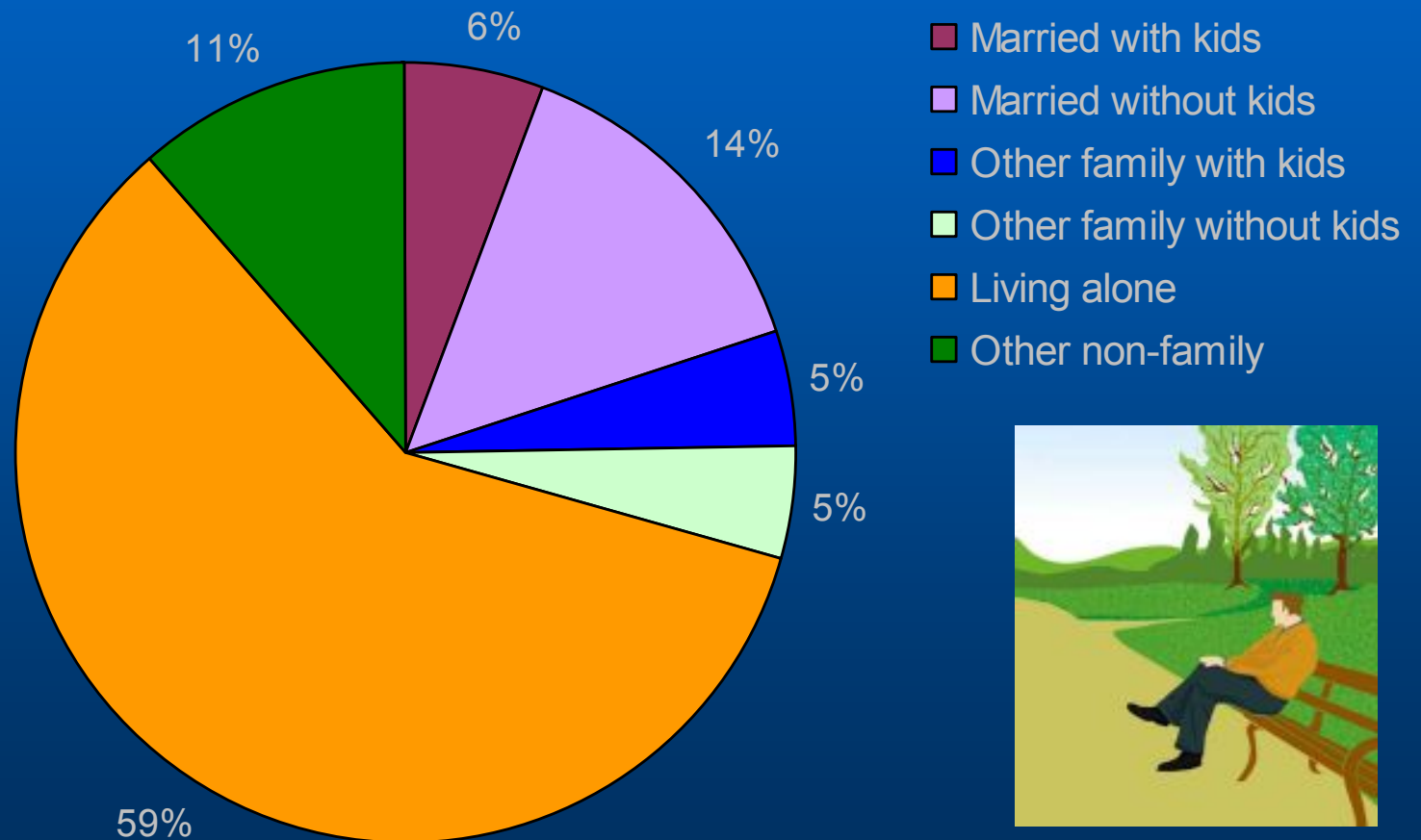
Source:
Birch, 2005



The majority of downtowners in 2000 lived alone; the next largest group contained young couples and “empty nesters”

Downtown households by type, 2000

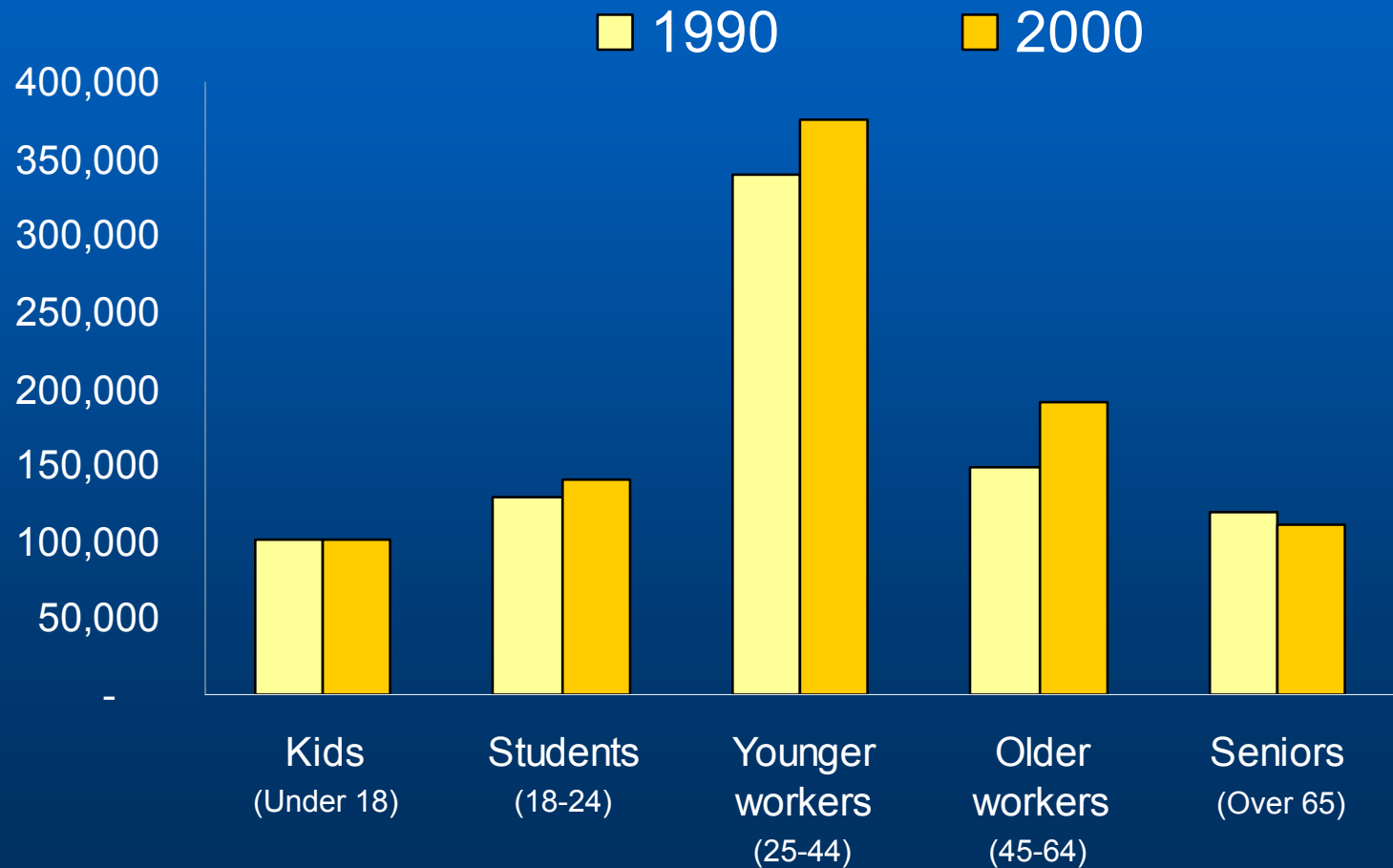
Source: Birch, 2005



Younger workers (age 25-44) form the largest number of downtowners, but older workers (age 45-64) are catching up

Downtown residents by age, 1990-2000

Source: Birch, 2005



II

What are the major demographic trends affecting metropolitan areas?



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2. Uneven growth



3. Racial diversity

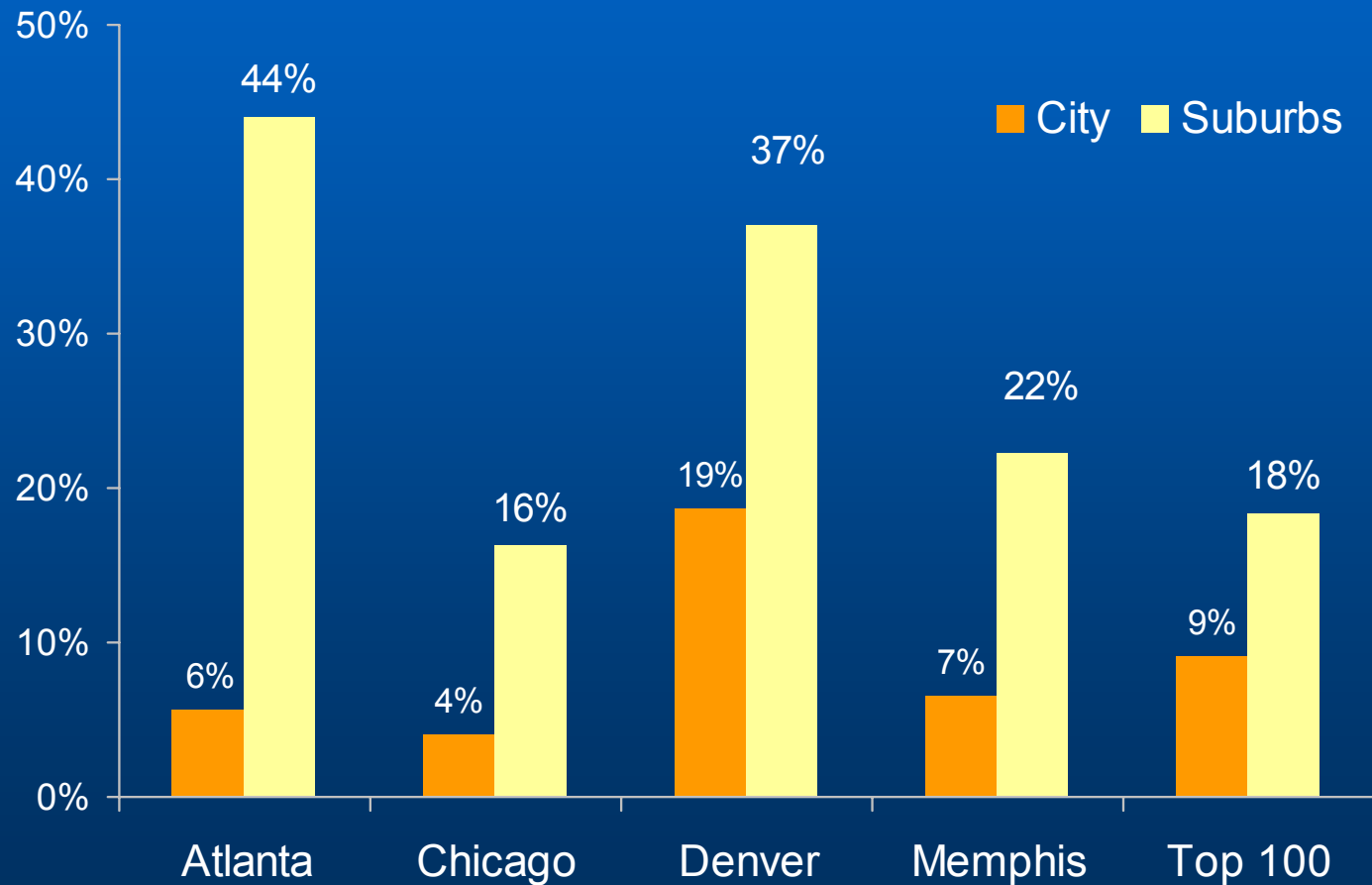


4. Geography of poverty

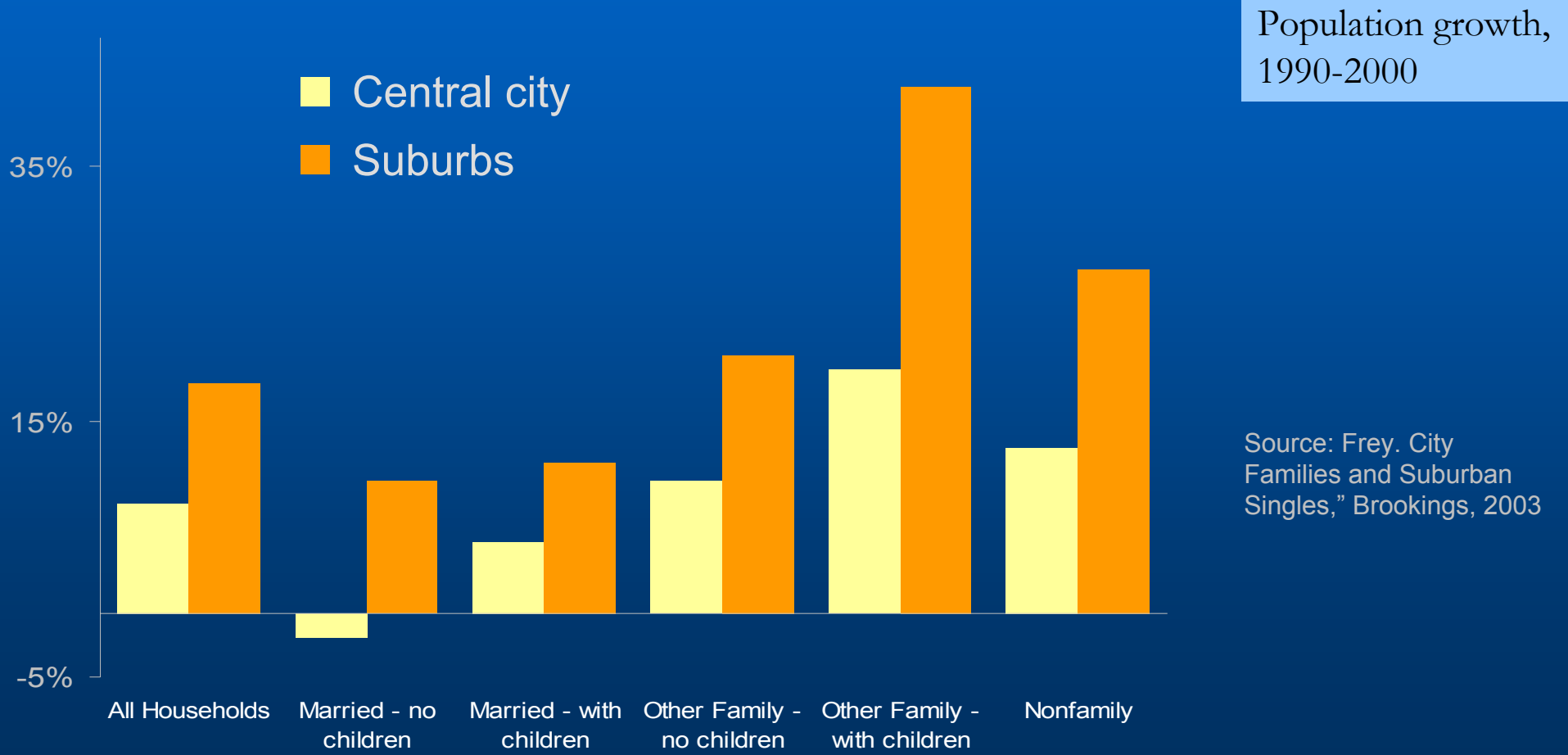
Population is continuing to decentralize in nearly every U.S. metropolitan area

Selected cities and suburbs, population growth 1990-2000

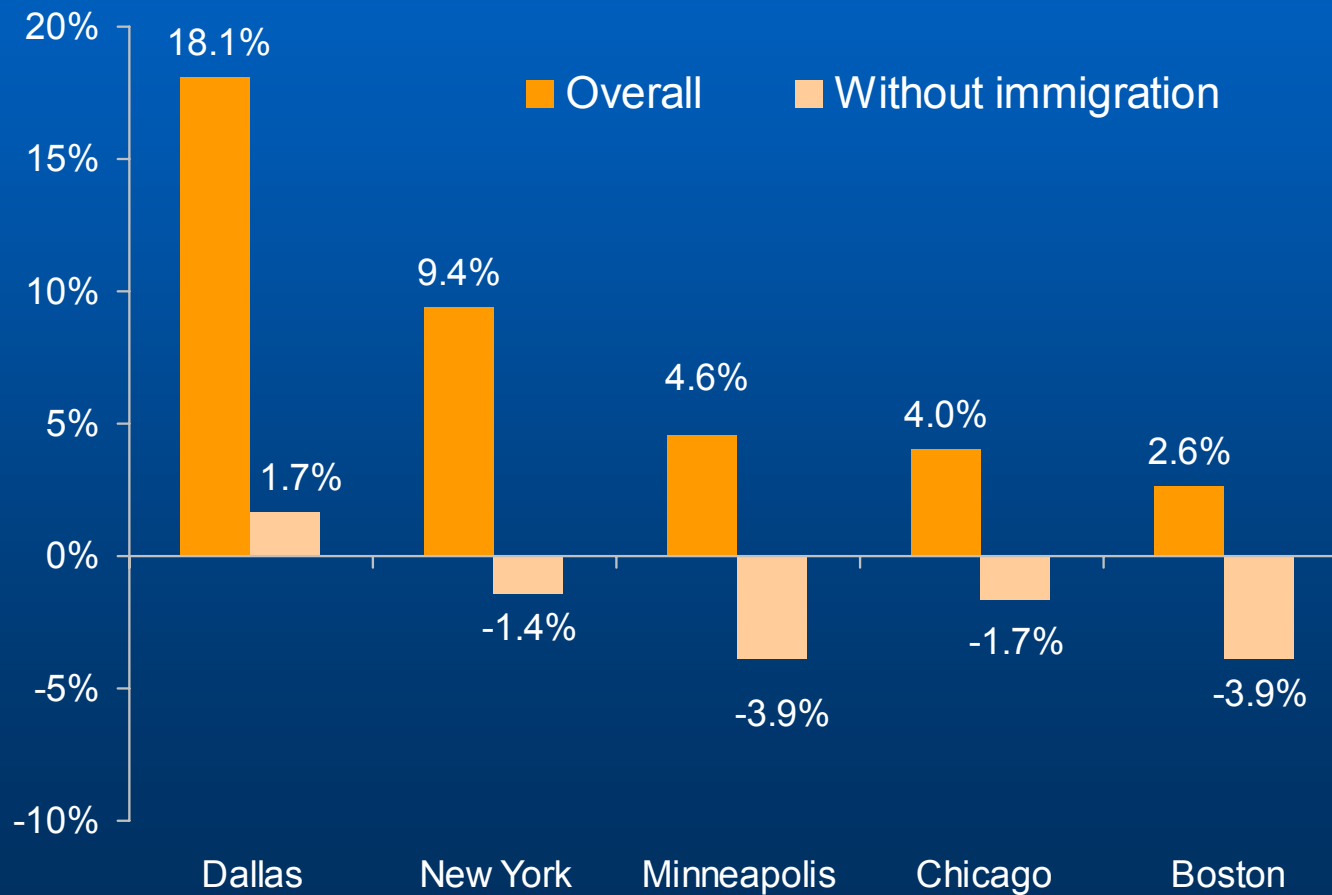
Source: U.S. Census Bureau



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

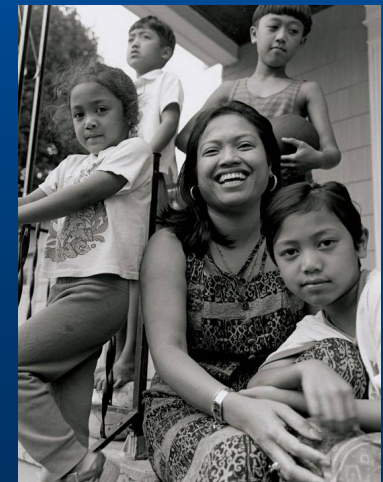


If not for immigration, several of the nation's largest cities would not have grown during the 1990s



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

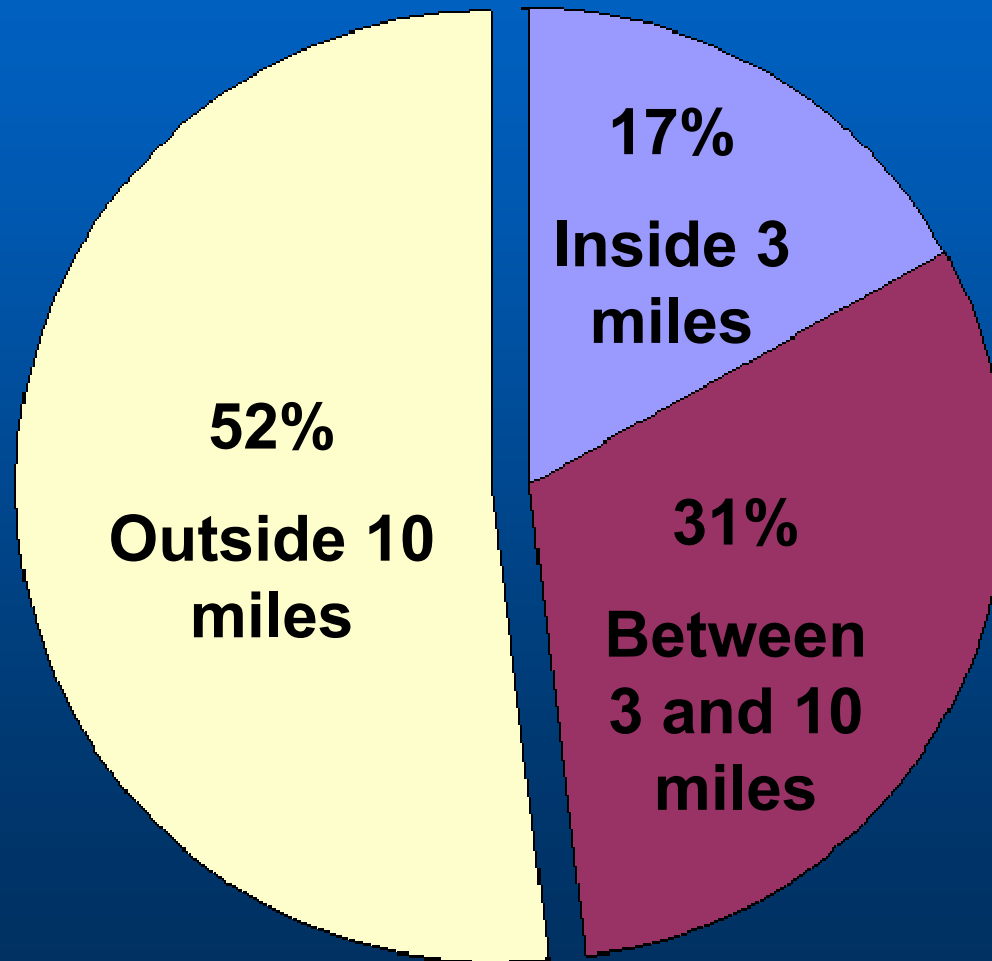
Source: U.S. Census Bureau



At the same time, over half of all jobs in large metropolitan areas are located more than 10 miles outside of downtowns

Share of jobs within 3-, 10-, and greater- than-10-mile radius of center, 2002

Source:
Alan Berube, Brookings



II

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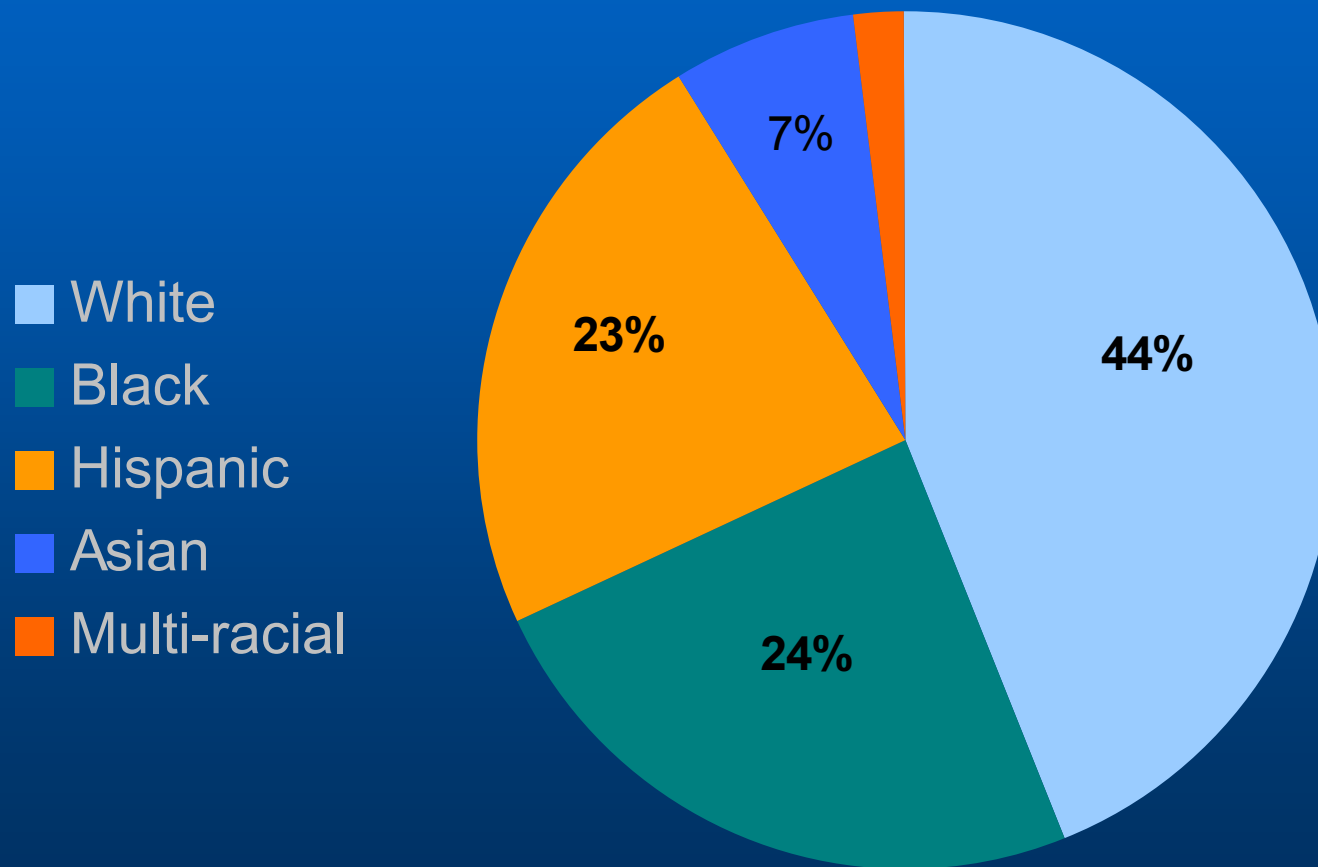


4. Geography of poverty

In aggregate, the racial makeup of the 100 largest cities has shifted. The top hundred cities are now majority minority

Share of population by race and ethnicity, 2000

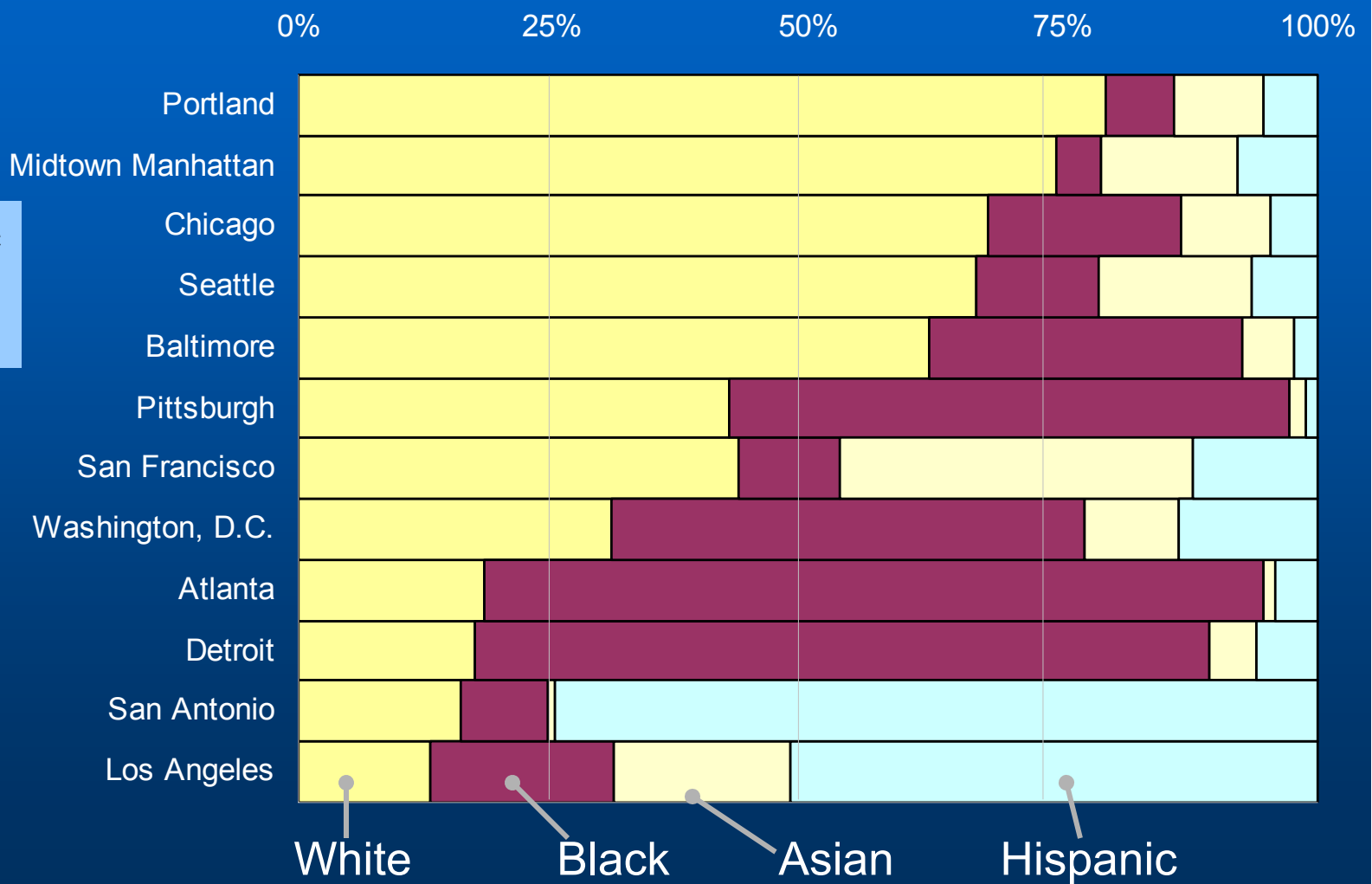
Source: U.S. Census Bureau



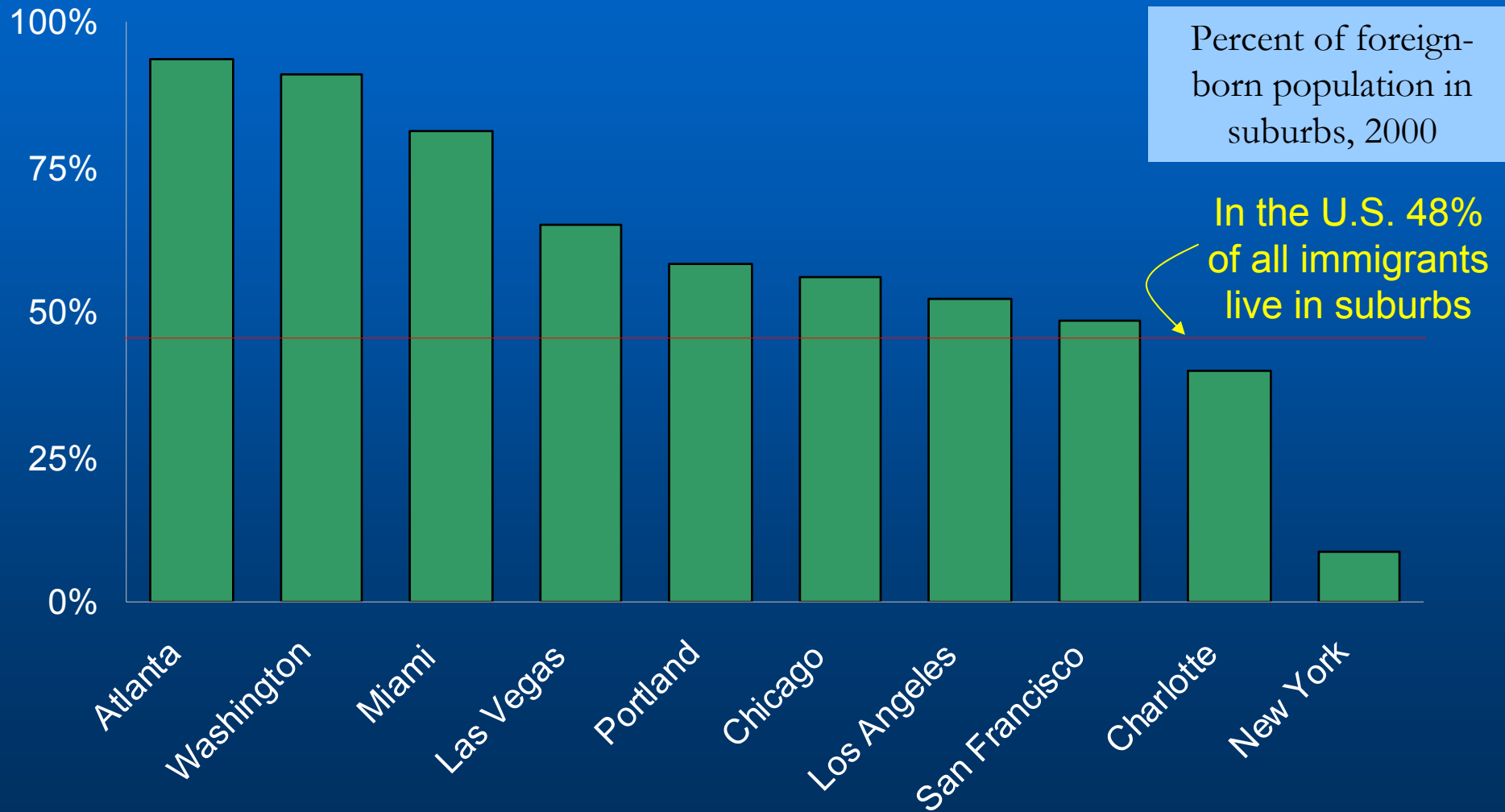
Many downtowns are racially and ethnically diverse. More so than 20 years ago

Downtown Race and Ethnicity, 2000

Source: Birch, 2005



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



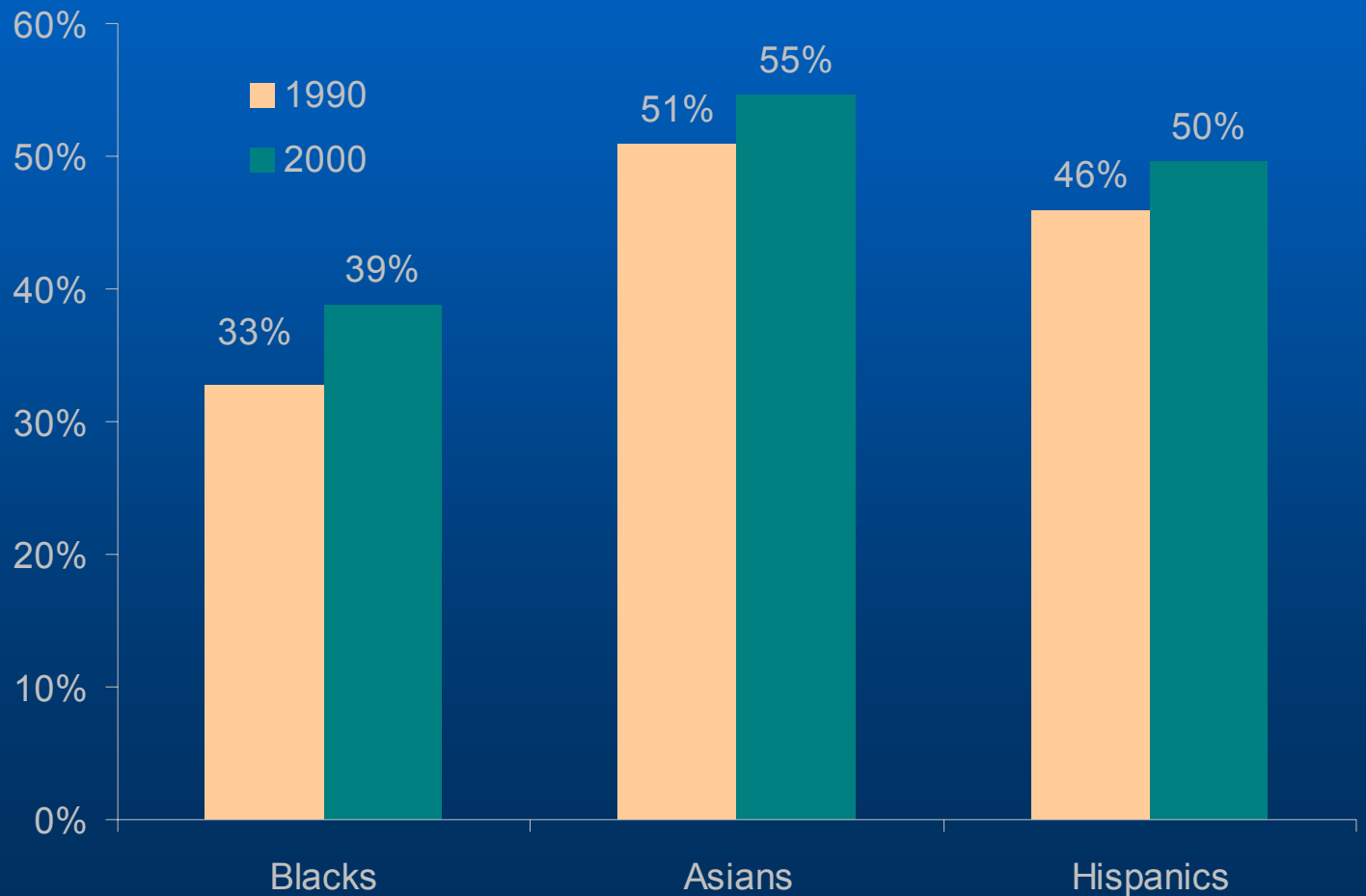
Percent of foreign-born population in suburbs, 2000

In the U.S. 48% of all immigrants live in suburbs

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



II

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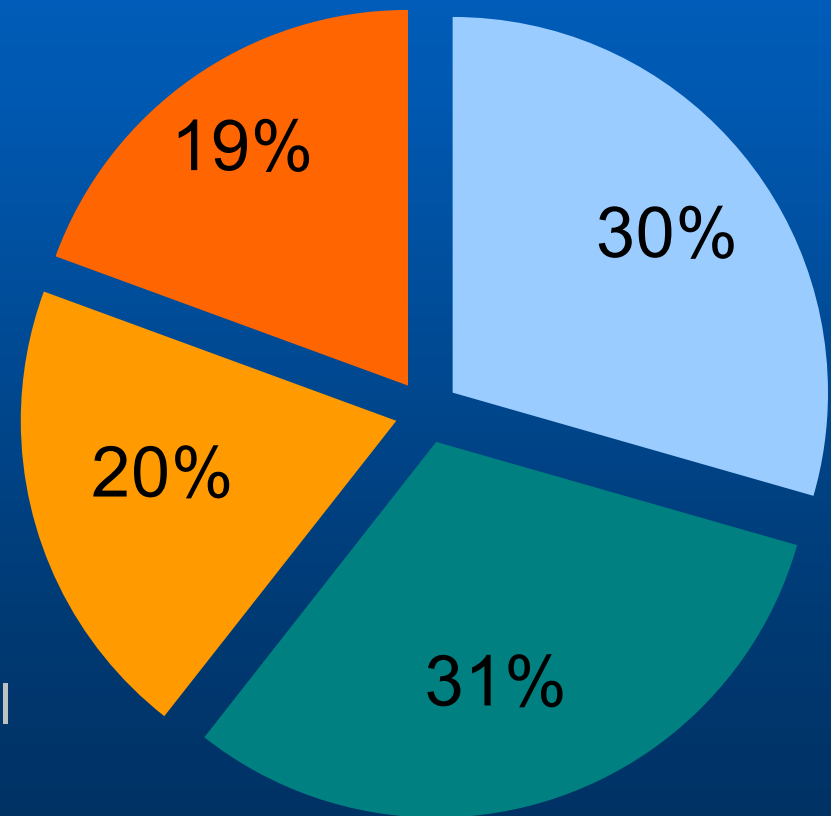
More of America's poor live in large metropolitan suburbs than live in big cities

Below-poverty population by location, 2005*

Source: American Community Survey

* Estimates are roughly +/- 0.5 % pts.

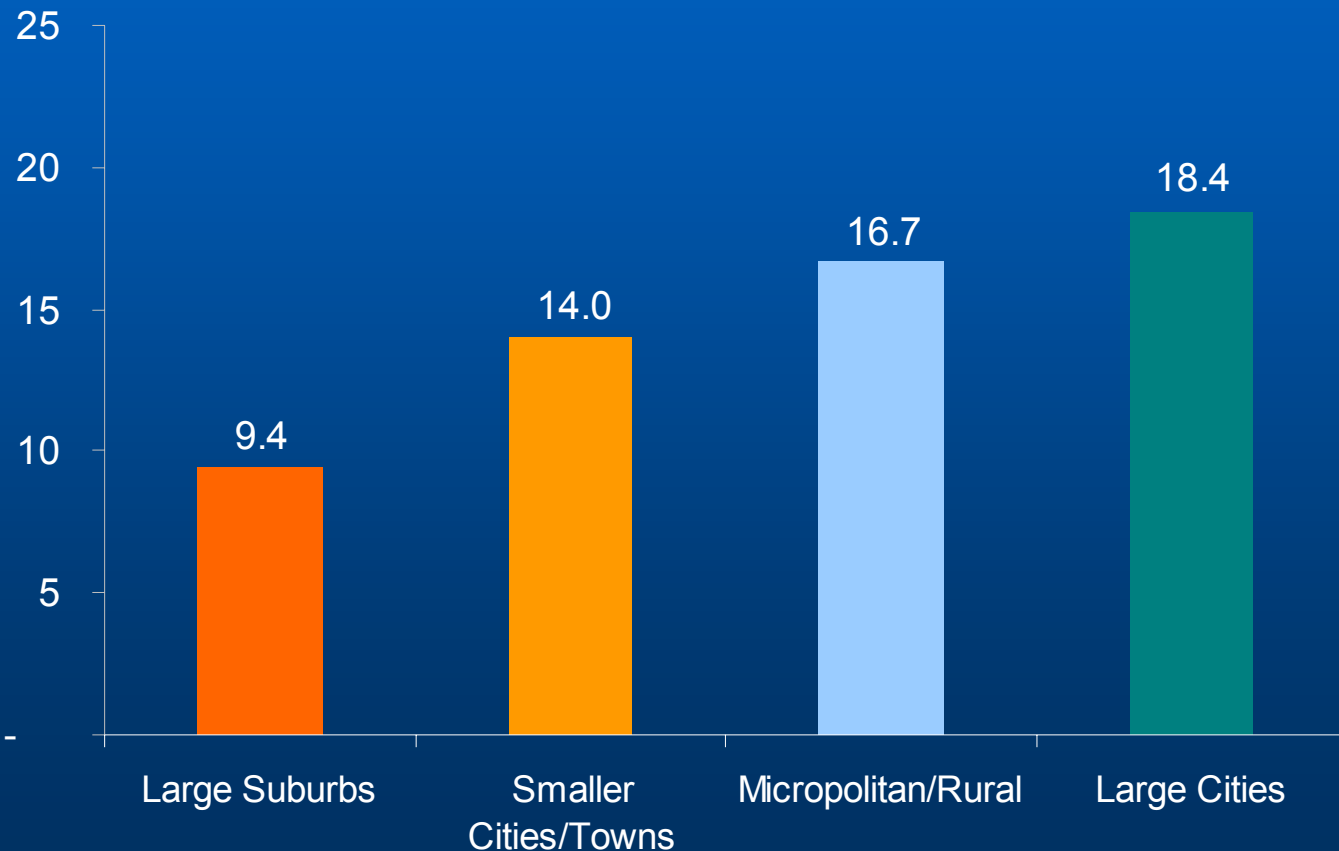
- Large Cities
- Large Suburbs
- Smaller Cities/Towns
- Micropolitan/Rural



But residents of large cities are still almost twice as likely to be poor as residents of suburbs

Percentage of people in poverty, 2005

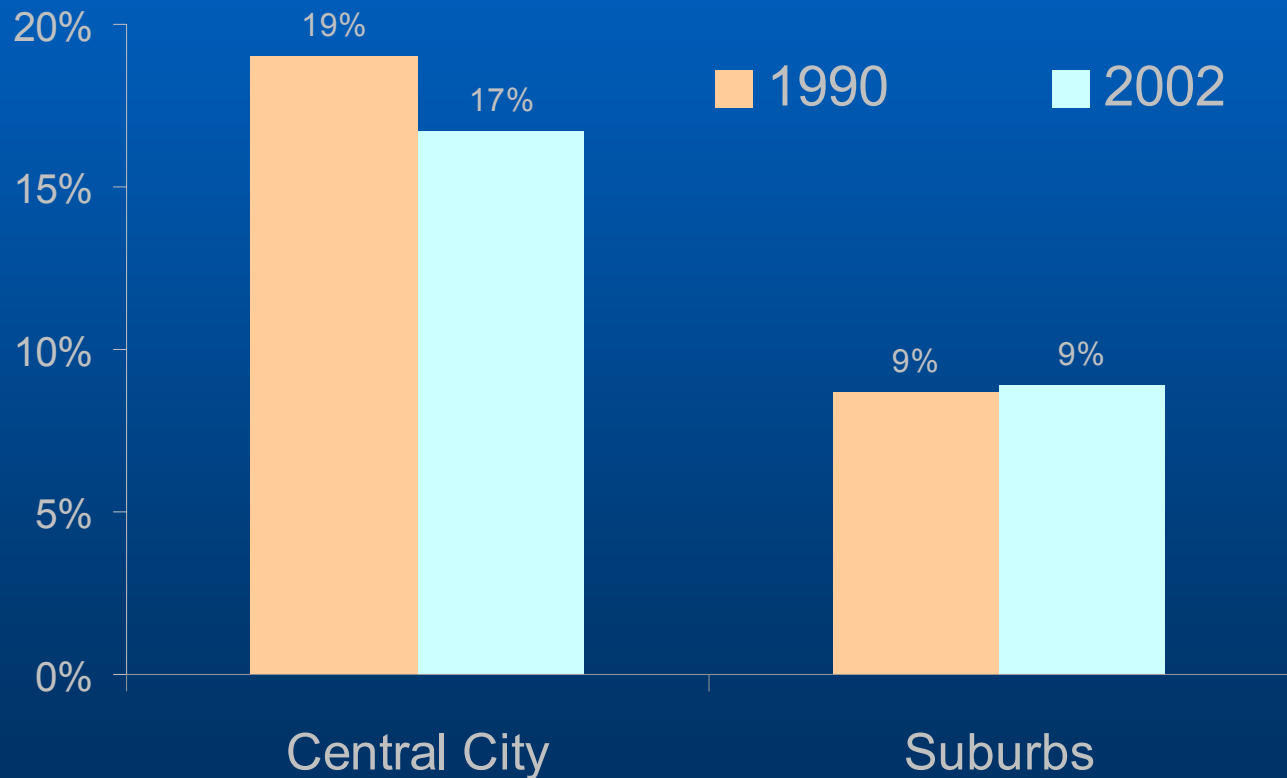
Source: American Community Survey



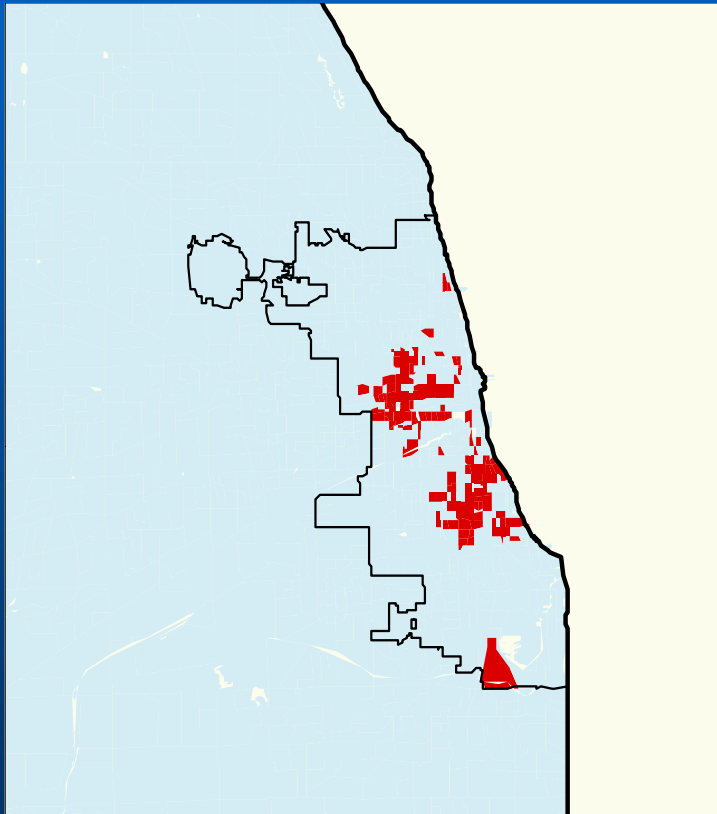
Poverty rates in central cities declined from 1990 to 2002, while poverty rates in the suburbs have increased slightly

Poverty rates for central cities and suburbs, 1990-2001

Source: Current Population Survey, 2002

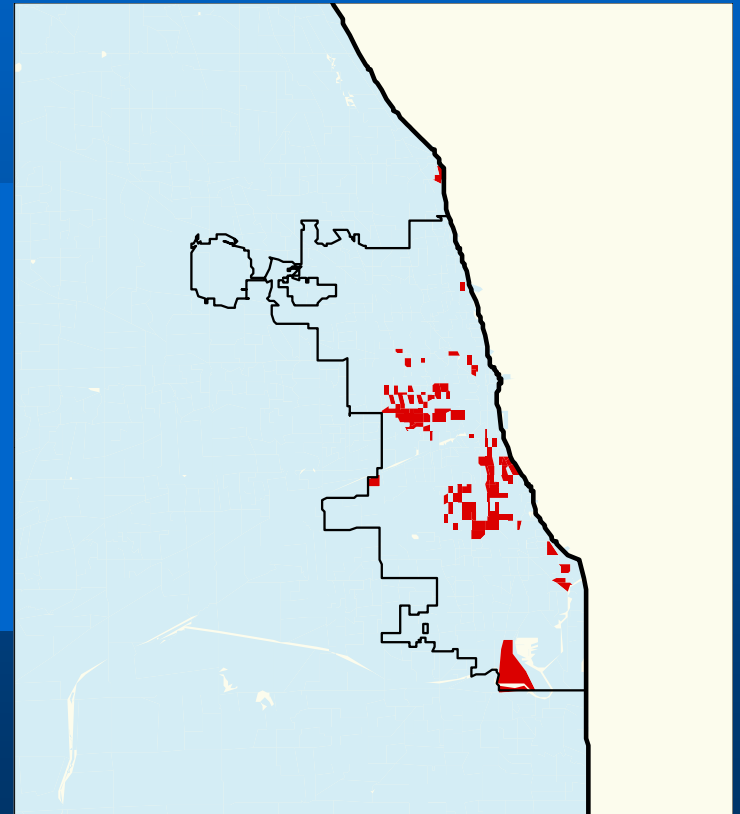


During the 1990s, the number of *high-poverty* neighborhoods in central cities dropped significantly



1990

In Chicago, the number of high poverty tracts fell from 187 to 114.

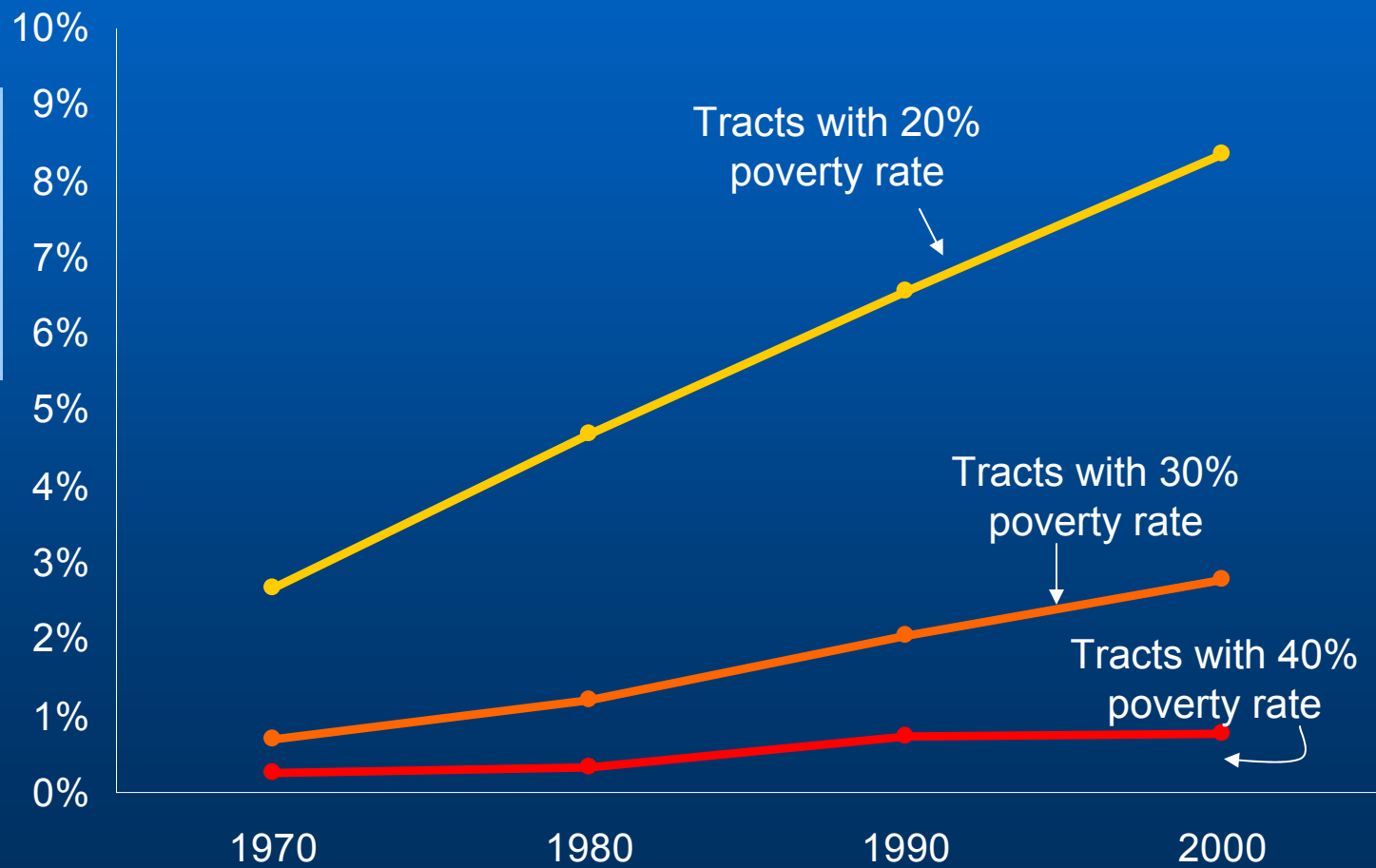


2000

While the number of high-poverty areas is dropping sharply in cities, it is increasing at an alarming rate in first suburbs

Percent of census tracts in first suburbs exceeding specified poverty thresholds, 1970-2000

Source: Puentes and Warren, "One Fifth of America," Brookings, 2006

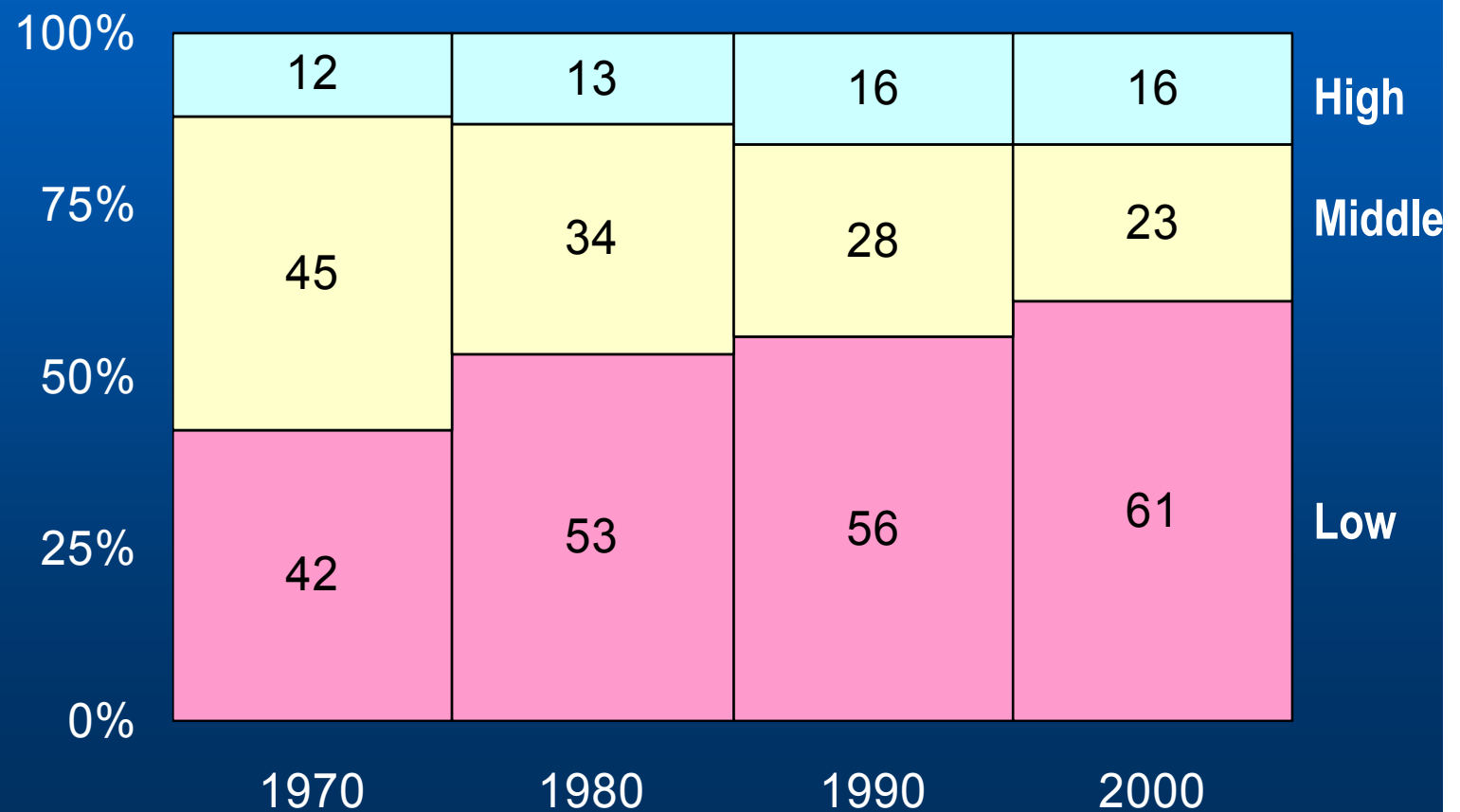


Finally, the percent of city neighborhoods that were middle income fell by half from 1970-2000

Share of central city neighborhoods, by income category, 2000

Source: Booza et al, "Where Did They Go?" Brookings, 2006

12 metro areas: Atlanta, Baltimore, Chicago, Denver, Indianapolis, Los Angeles, Louisville, Oakland, Philadelphia, San Antonio, San Francisco, Washington





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Five key takeaways for the changing shape of the city



In 2030, about half of the buildings in which Americans live, work, and shop will have been built after 2000.



Household formation will have profoundly important impacts. Childless married-couple and single-person households will grow rapidly.



Older, inner-ring “first” suburbs will figure prominently in conversations about metropolitan growth and development.



The nation will continue to get much more diverse and multi-cultural. Suburbs especially will have to adapt.



Demographics are not the only determinant of our urban future: economic restructuring, globalization, energy, education, governance.



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