

# The Brookings Institution

Center on Urban and Metropolitan Policy

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## The New Urban Demographics

Presentation at the “Housing in the New Marketplace” Conference

Federal Reserve Bank of New York

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# The New Urban Demographics

I

What are the general demographic trends affecting the United States?

II

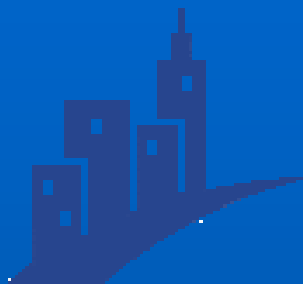
How do these trends affect central cities?

III

How do city trends compare with suburban trends?

IV

What do these trends mean for urban and housing policy?

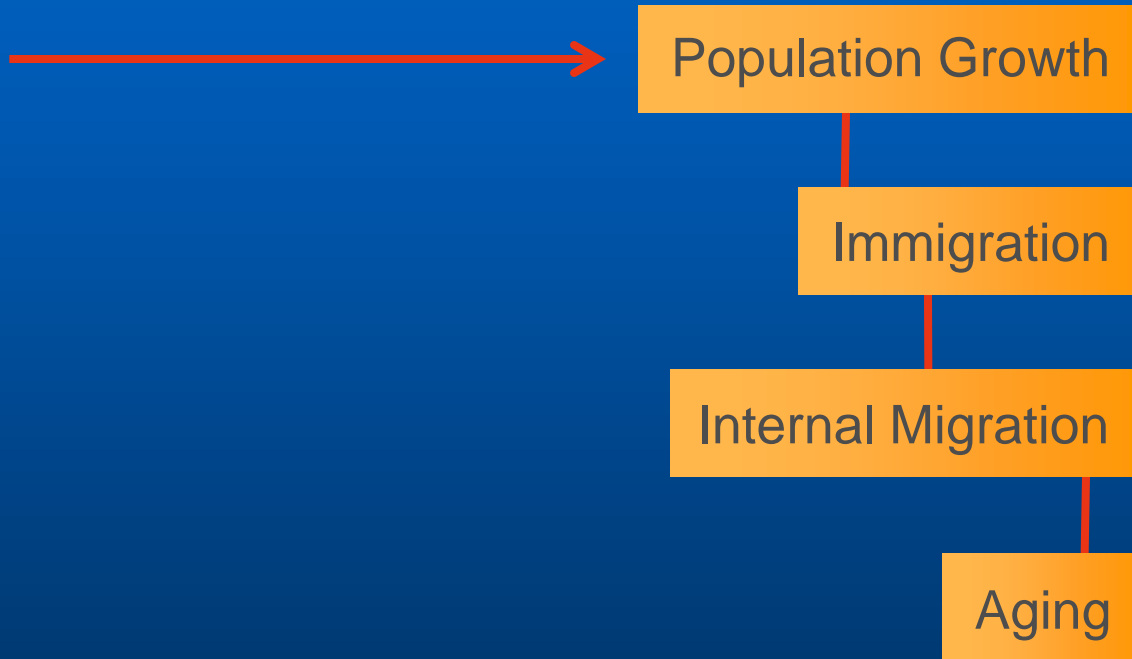


I

What are the general demographic trends affecting the United States?



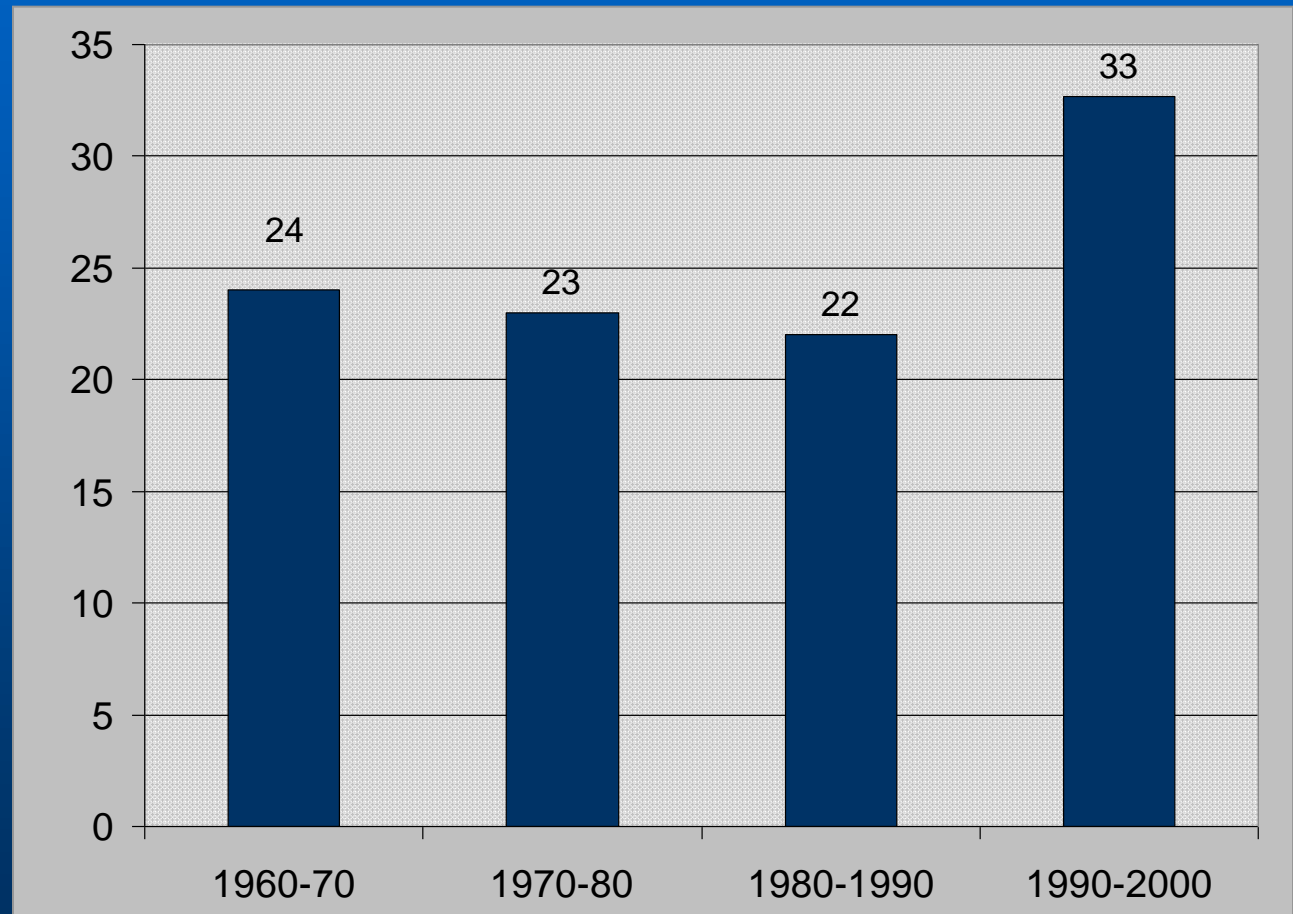
Major demographic forces are changing the United States





The 1990s presented the strongest growth in four decades

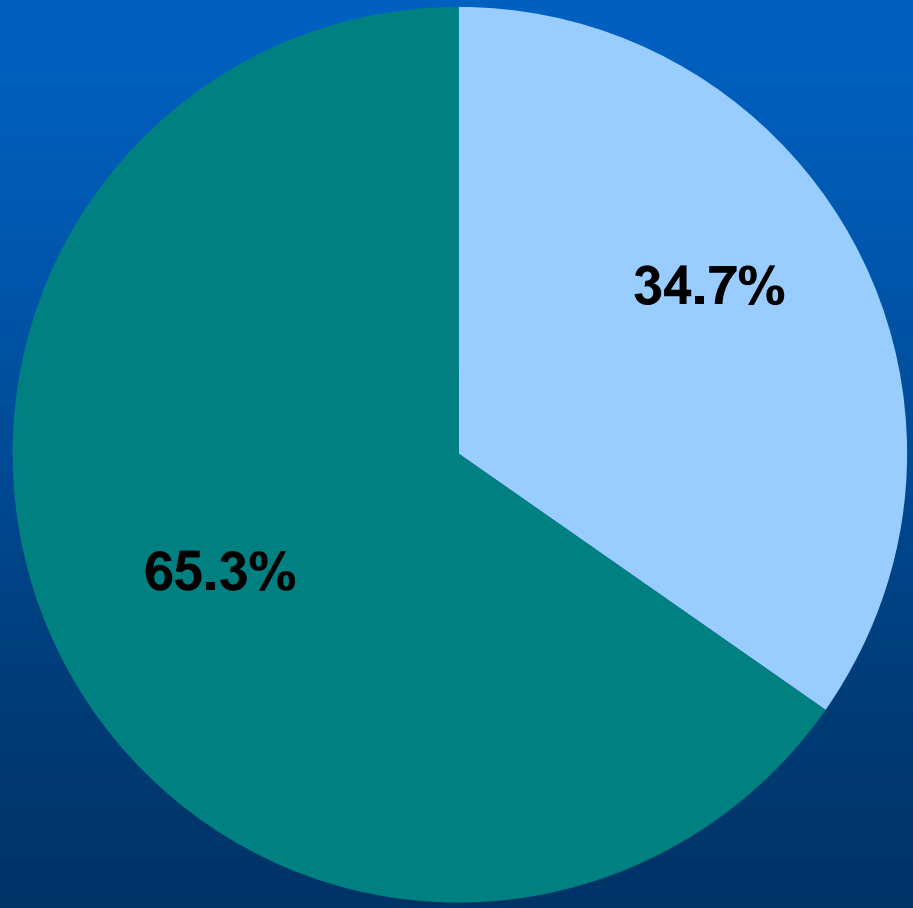
US population growth (millions), 1960-2000





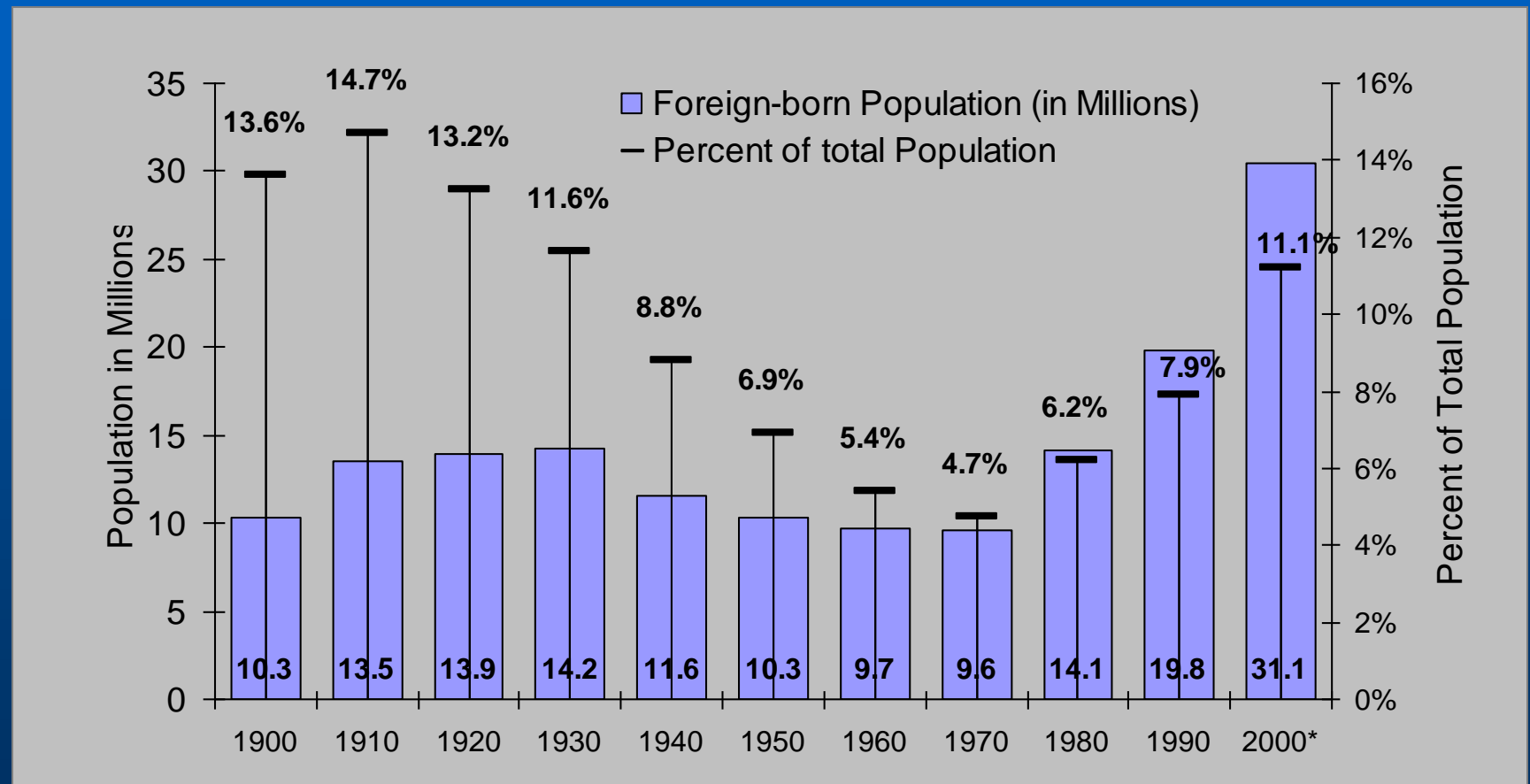
# More than 1/3 of population growth was driven by immigration

- Net Immigration
- Natural Increase



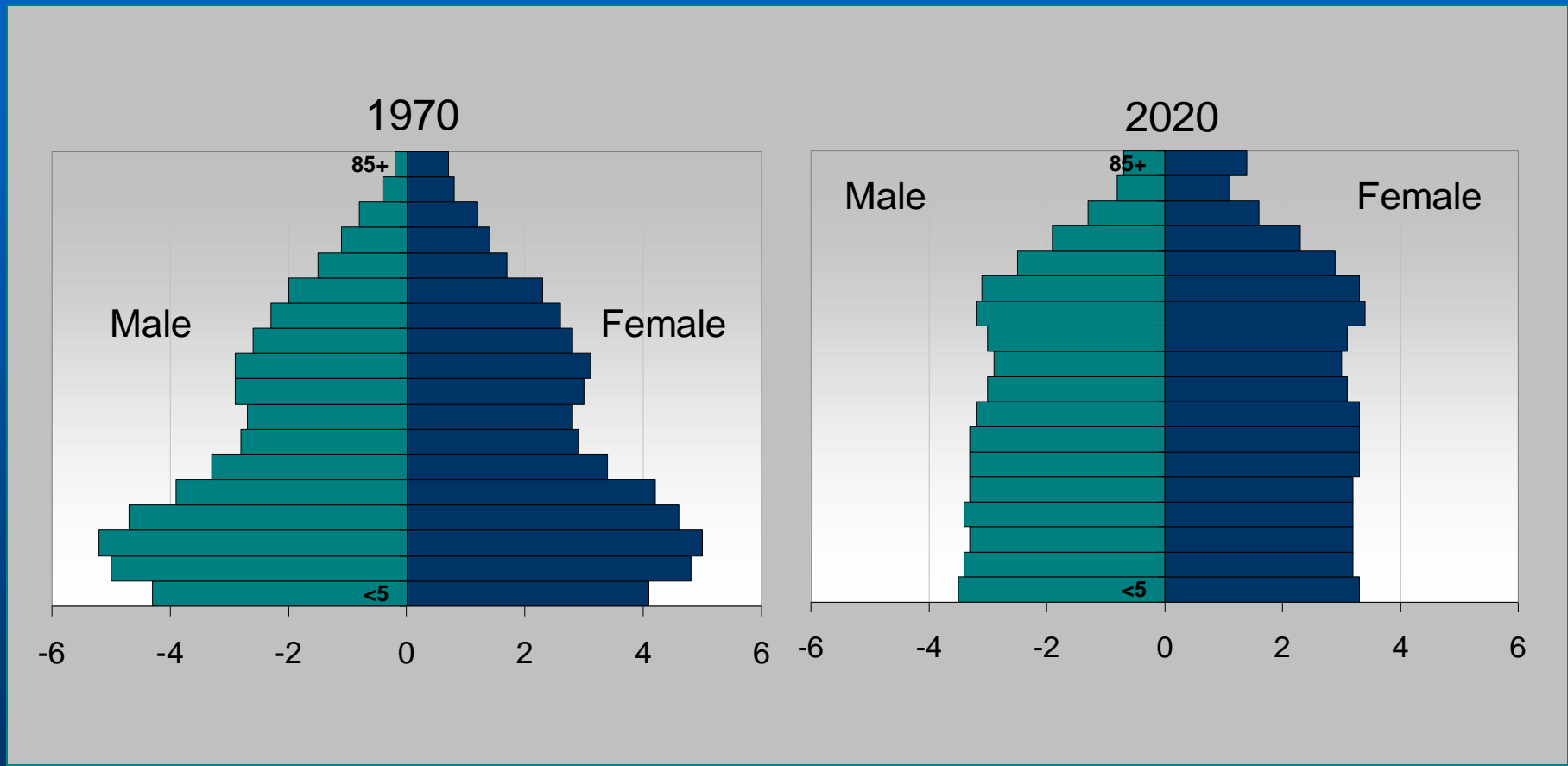


Despite a decade of rapid migration, the share of the U.S. population that is foreign-born is lower now than in the 1900s





# The US population is aging

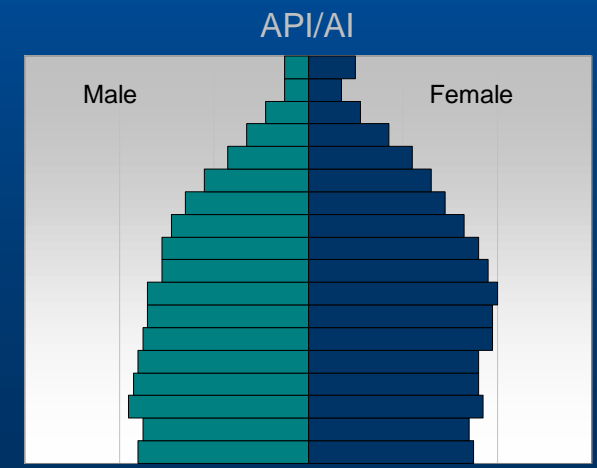
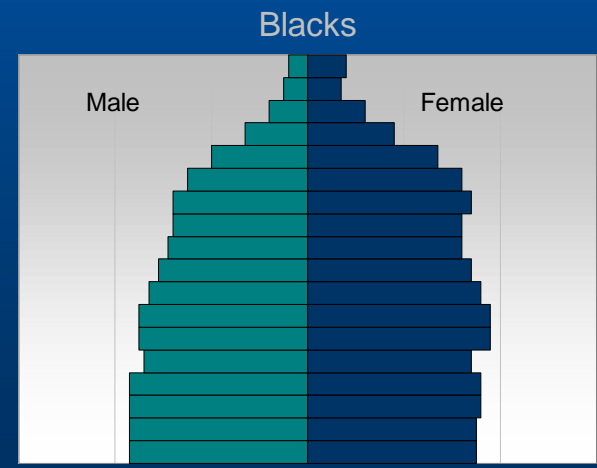
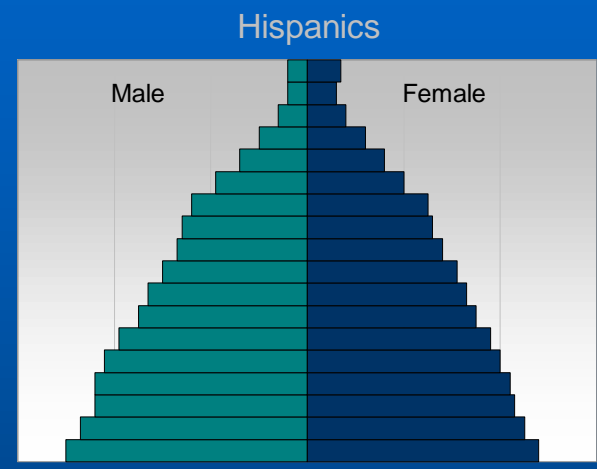
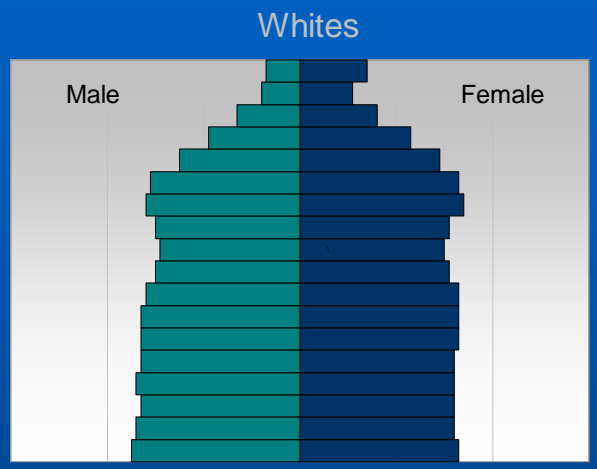






# Minorities have younger age structures than whites

Age distribution, 2020





# America's New Demographic Regions

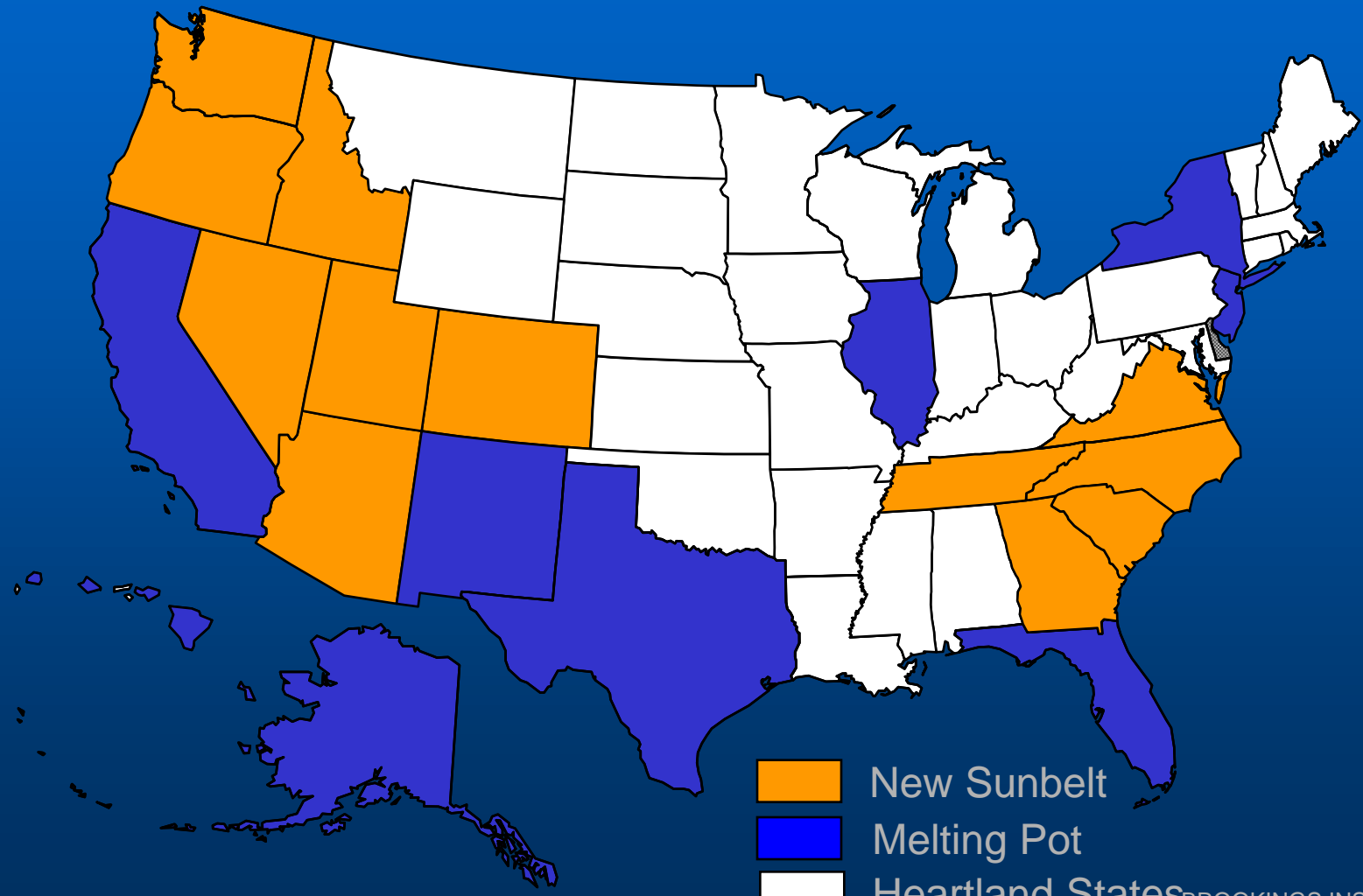
The New Sunbelt → Migration growth states

Melting Pot America → Diversity states

The Heartland → Slow growth states



# America's New Regions



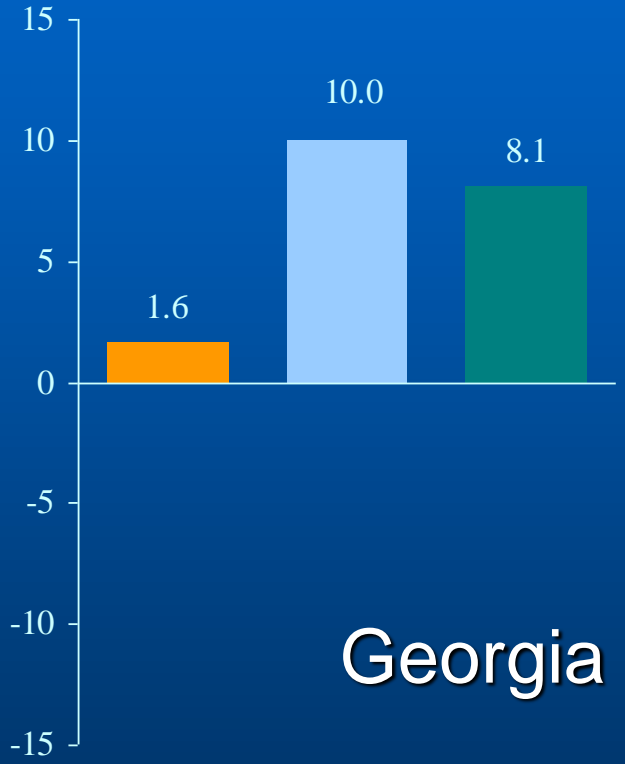
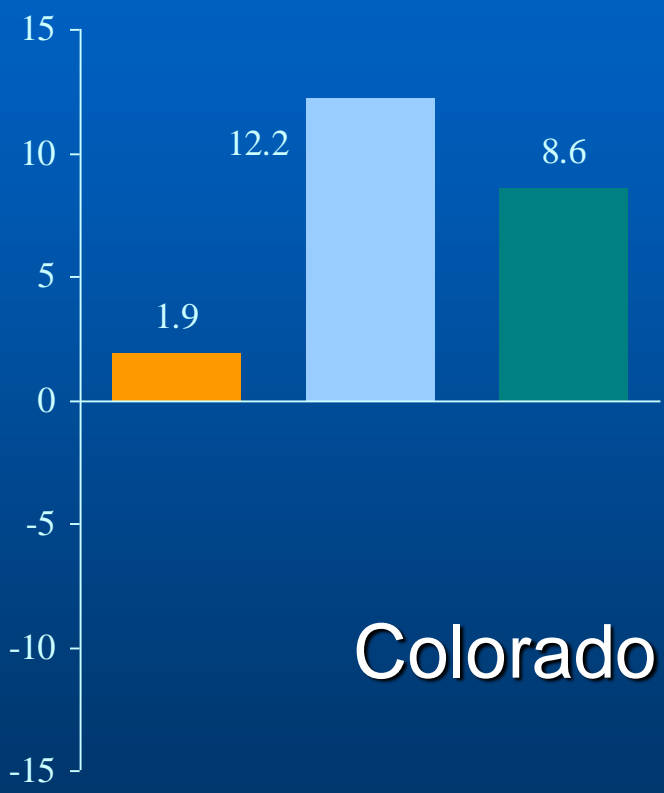
 New Sunbelt  
 Melting Pot  
 Heartland States

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Source: William H. Frey



# New Sunbelt: Examples

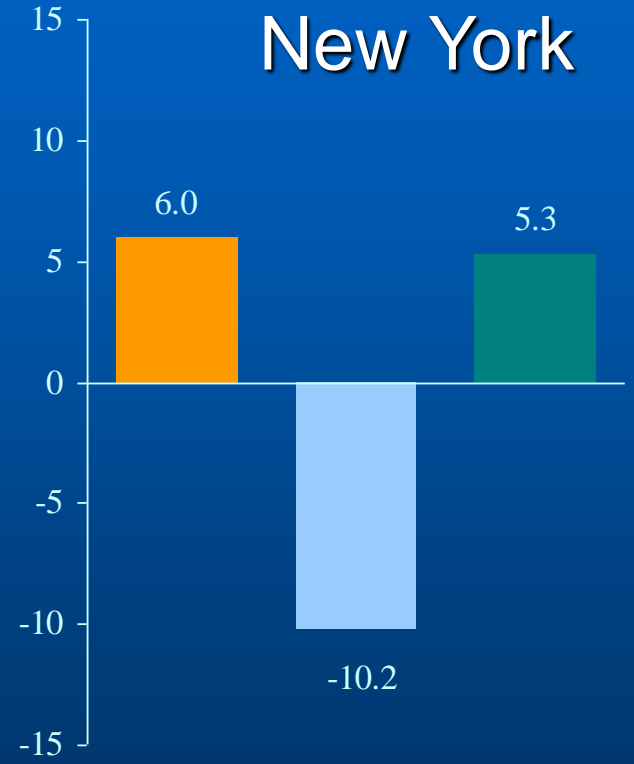
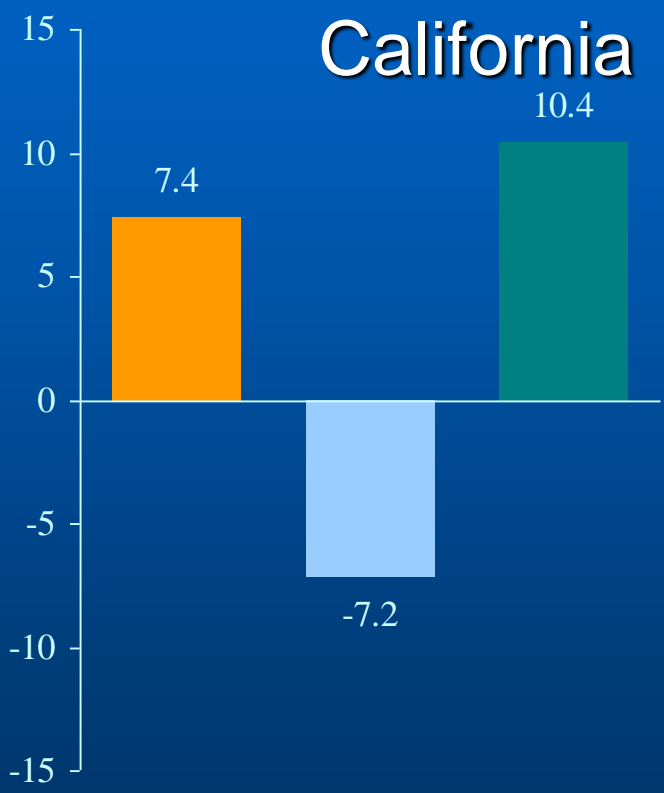


Immigration    Domestic Migration    Natural Increase

Source: William Frey.



# Melting Pot: Examples

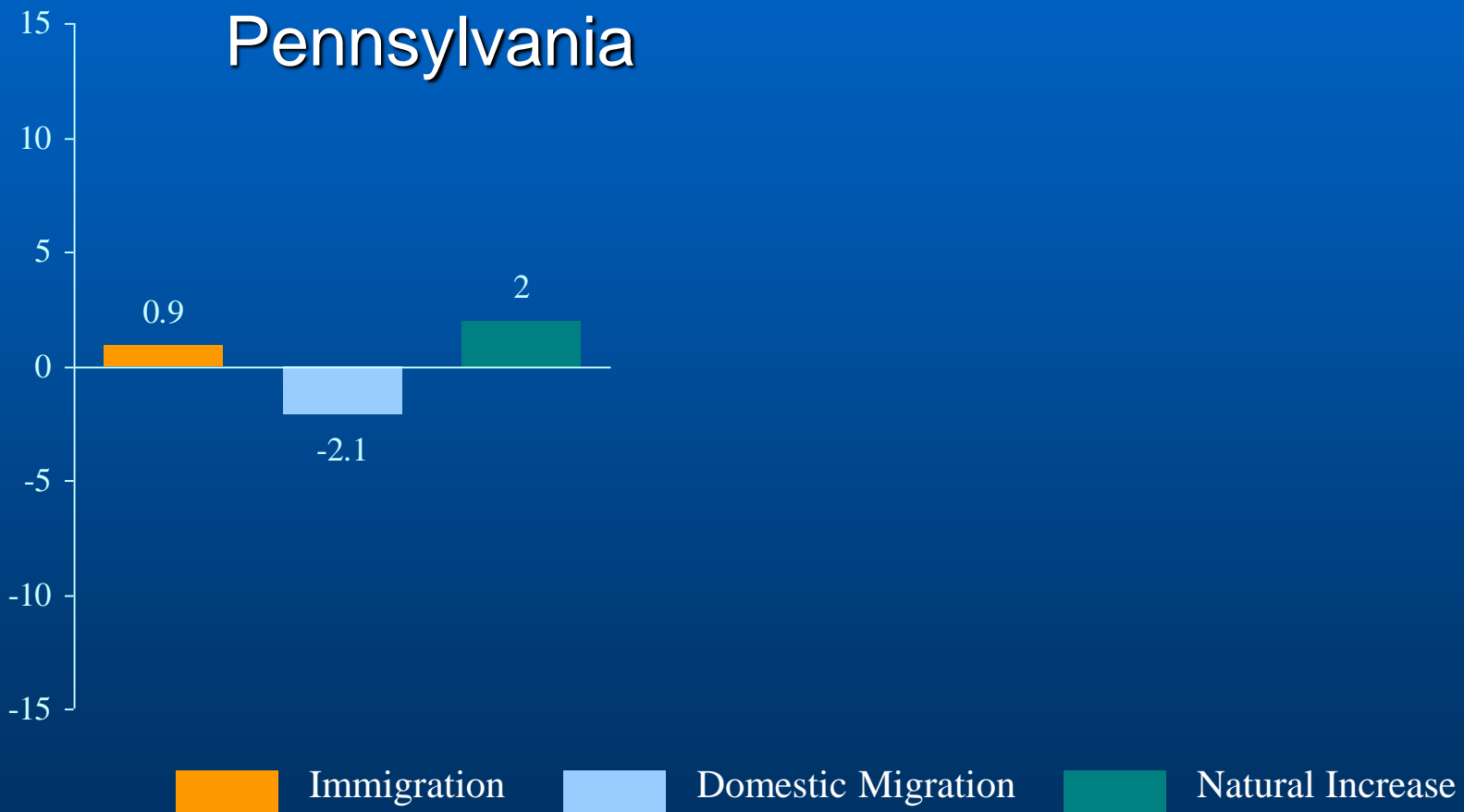


Immigration    Domestic Migration    Natural Increase

Source: William Frey.

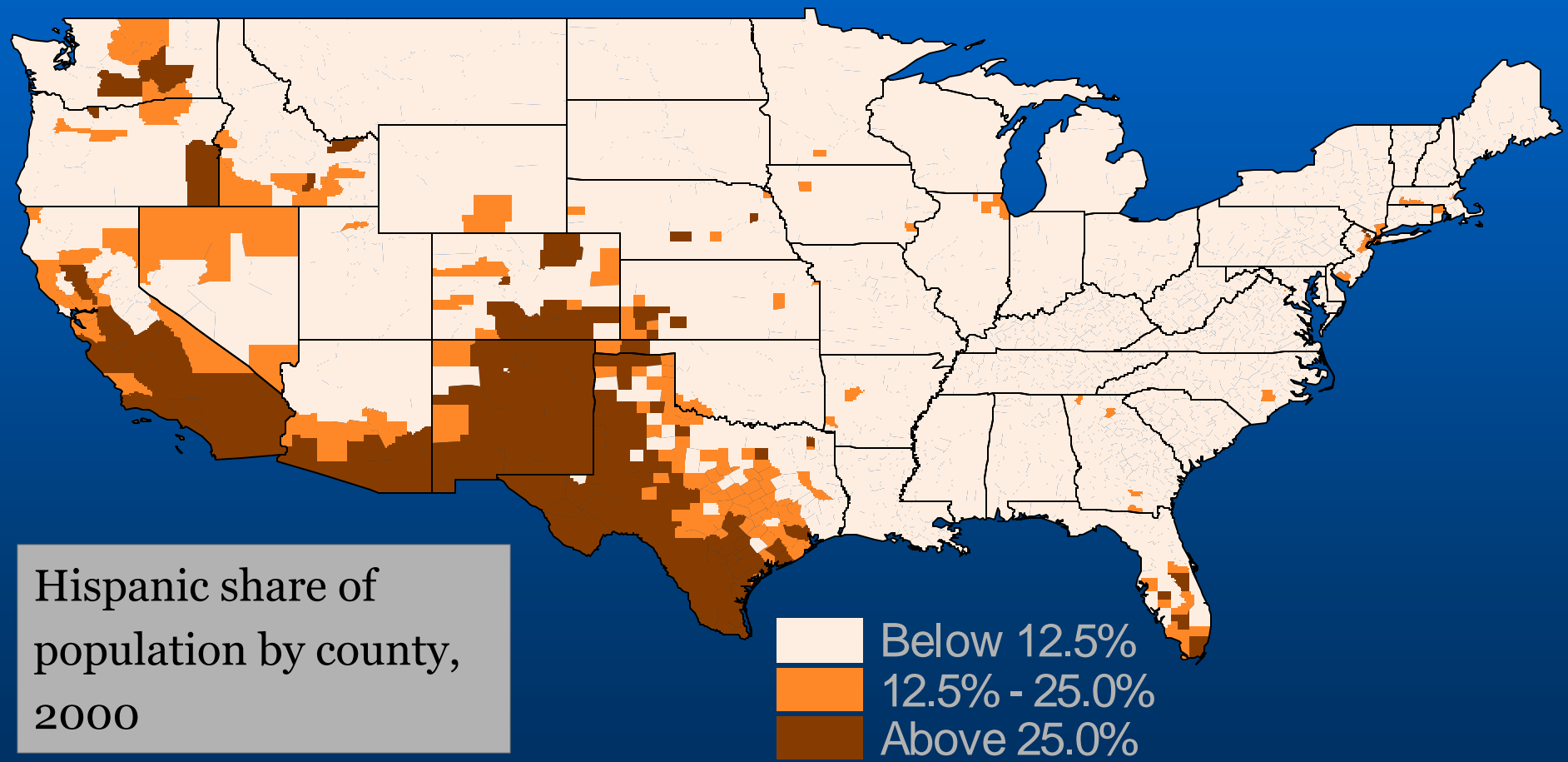


# Heartland: Example





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

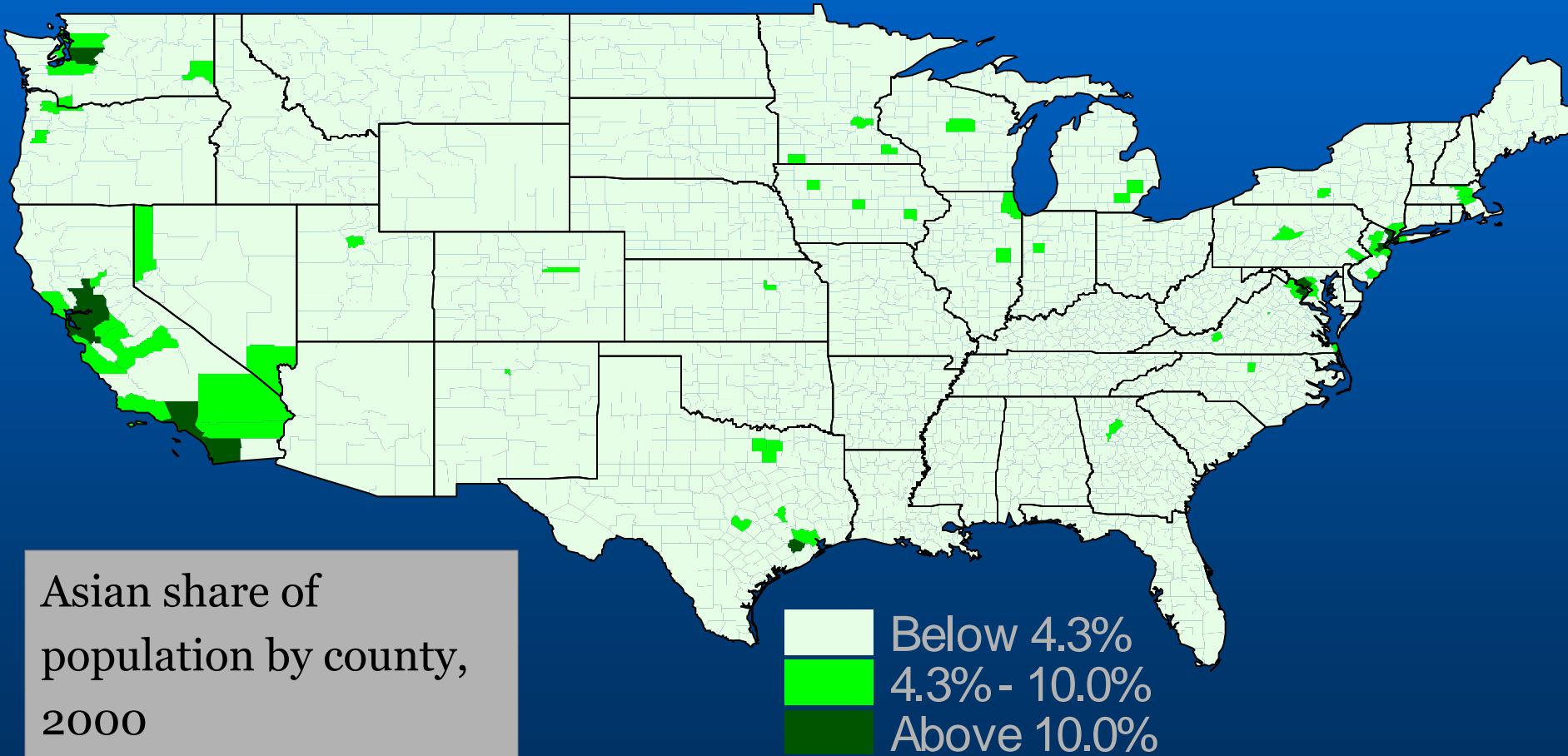


Hispanic share of population by county, 2000

Source: William Frey



# Asians are concentrated in California and isolated urban pockets



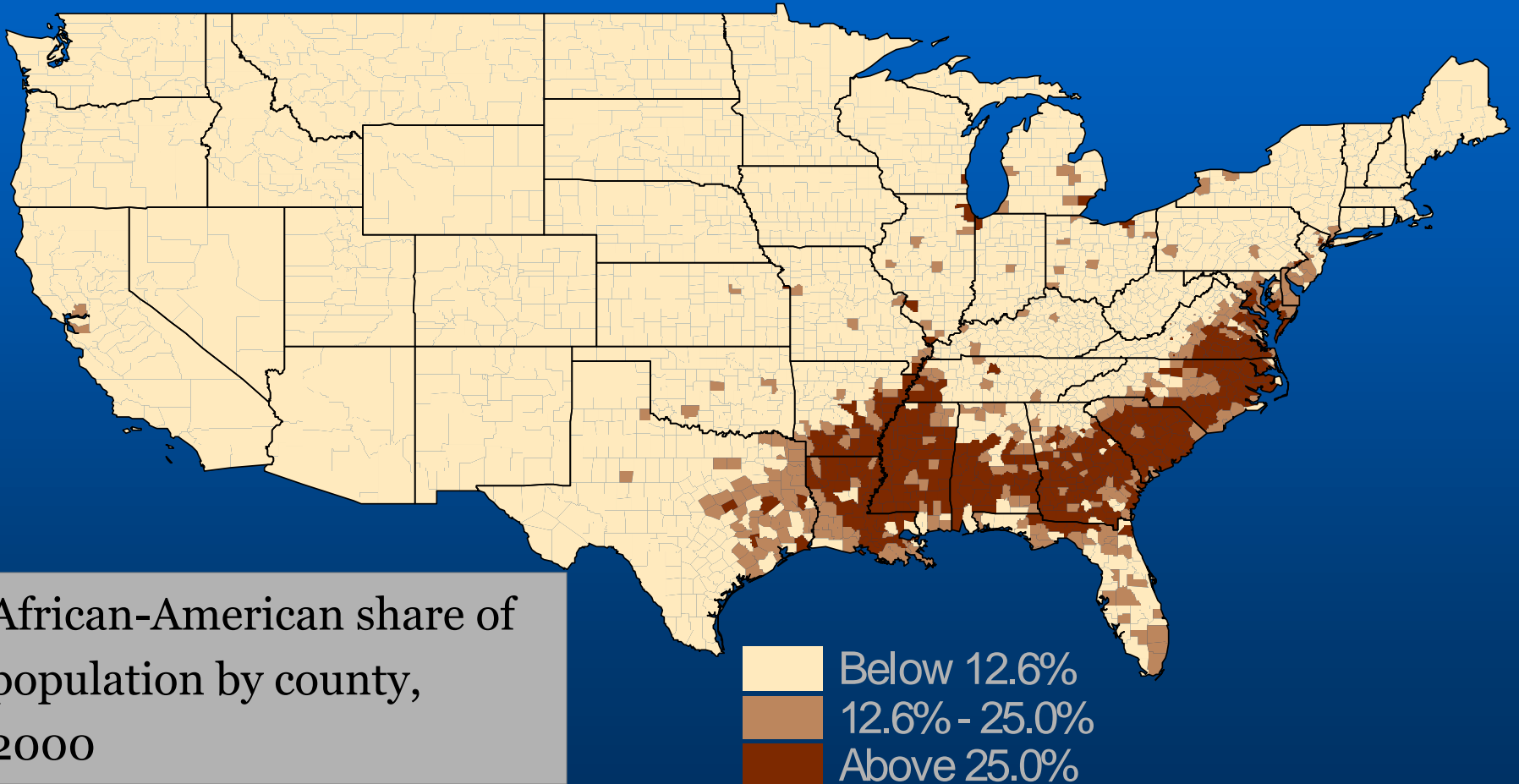
Asian share of population by county, 2000

Source: William Frey





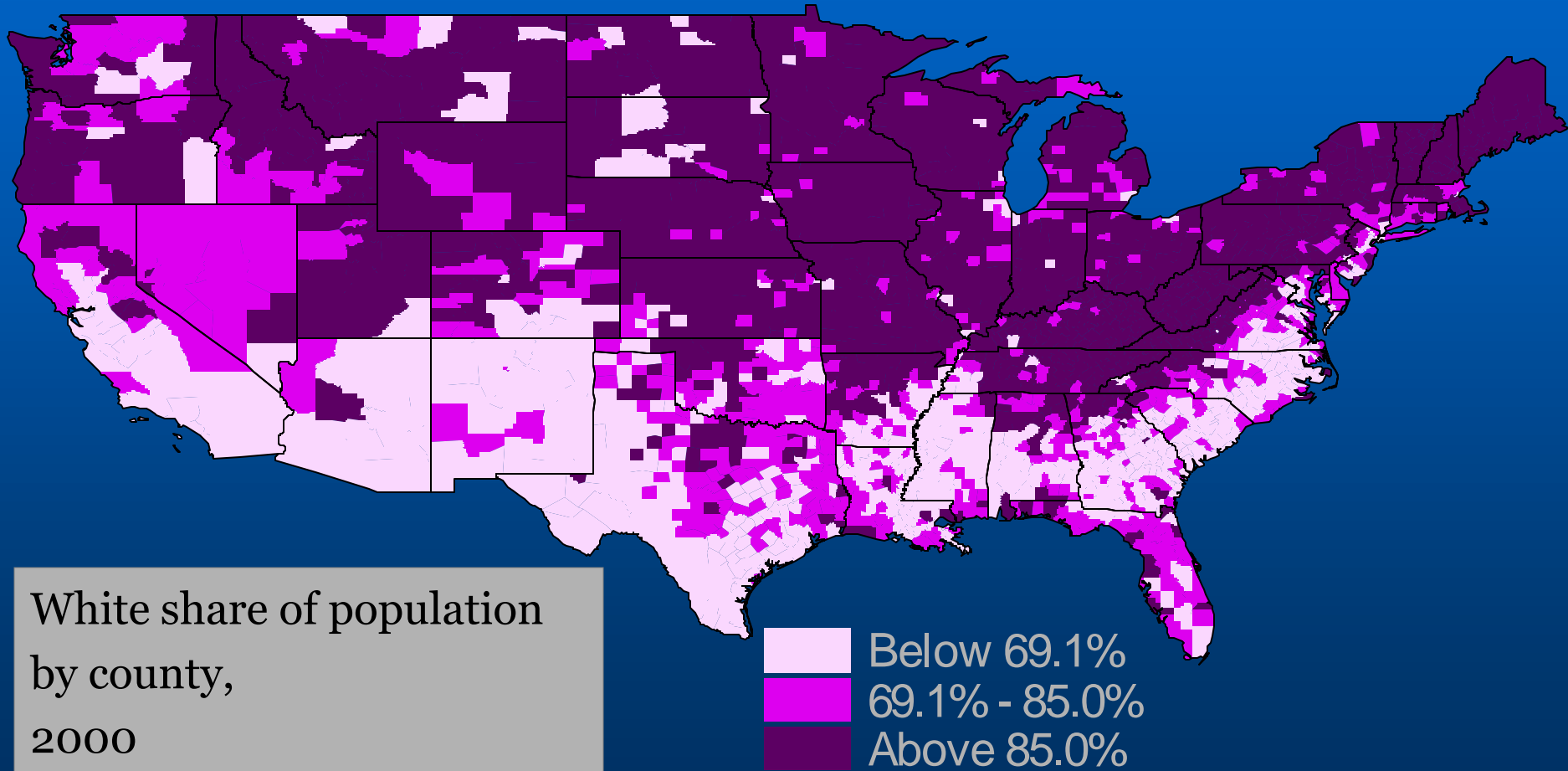
# Blacks are concentrated in the South and industrial cities of the North



African-American share of population by county, 2000



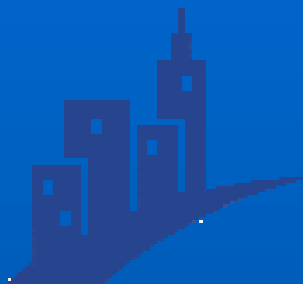
# Whites are principally concentrated in the heartland





# 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%

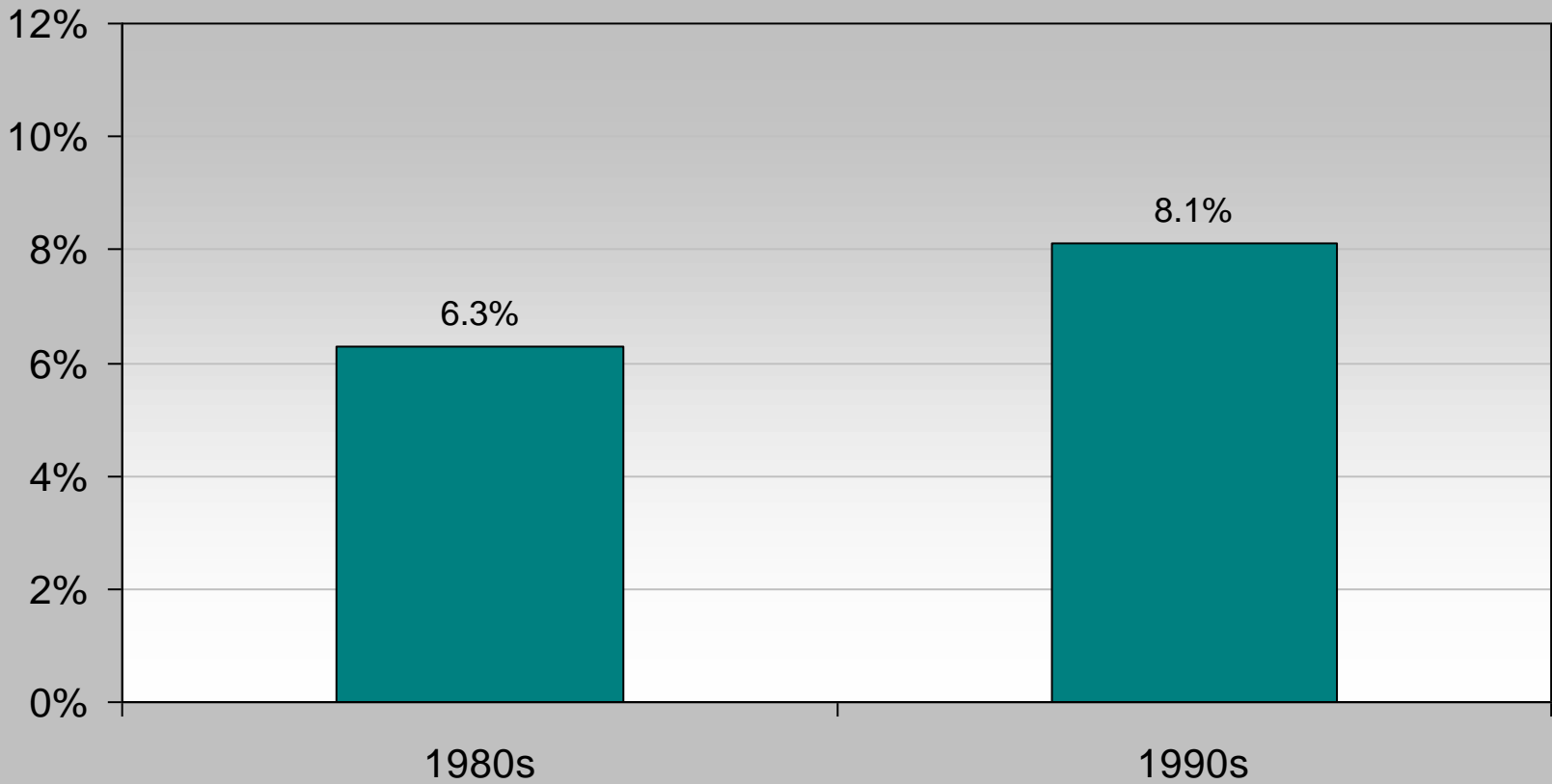


II

How do these trends affect cities?



As a group, the largest cities grew faster in the 1990s than in the 1980s





# Cities in growing areas grew; cities in slow growth areas 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%

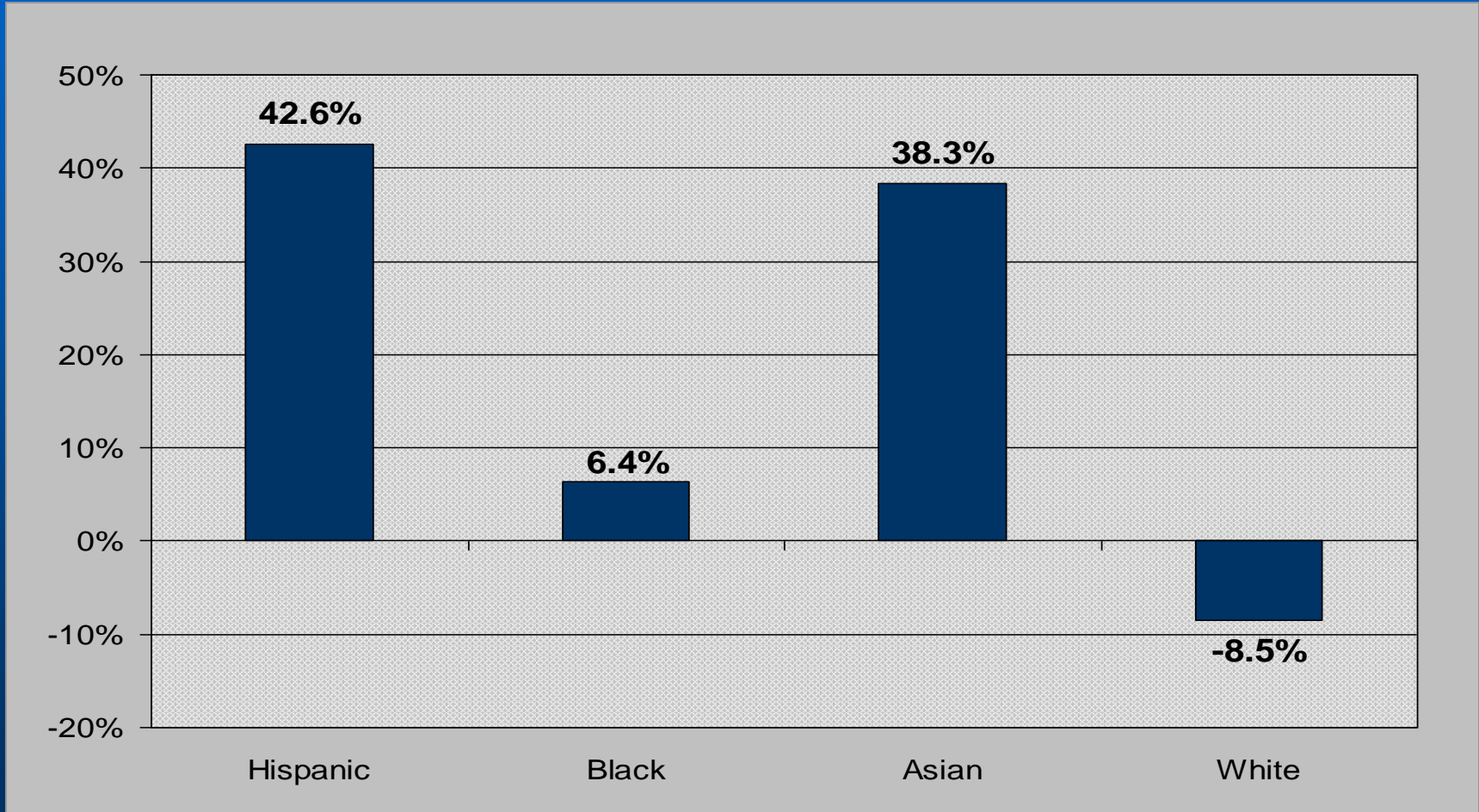


# Many of the fastest growing cities were concentrated in the West and Southwest

	City Population Change	
	1990s	Rank
Las Vegas, NV	85%	1
Bakersfield, CA	41%	2
Austin, TX	41%	3
Mesa, AZ	38%	4
Charlotte, NC	37%	5
Phoenix, AZ	34%	6
Raleigh, NC	33%	7
Colorado Springs, CO	28%	8
Arlington, TX	27%	9
Aurora, CO	24%	10



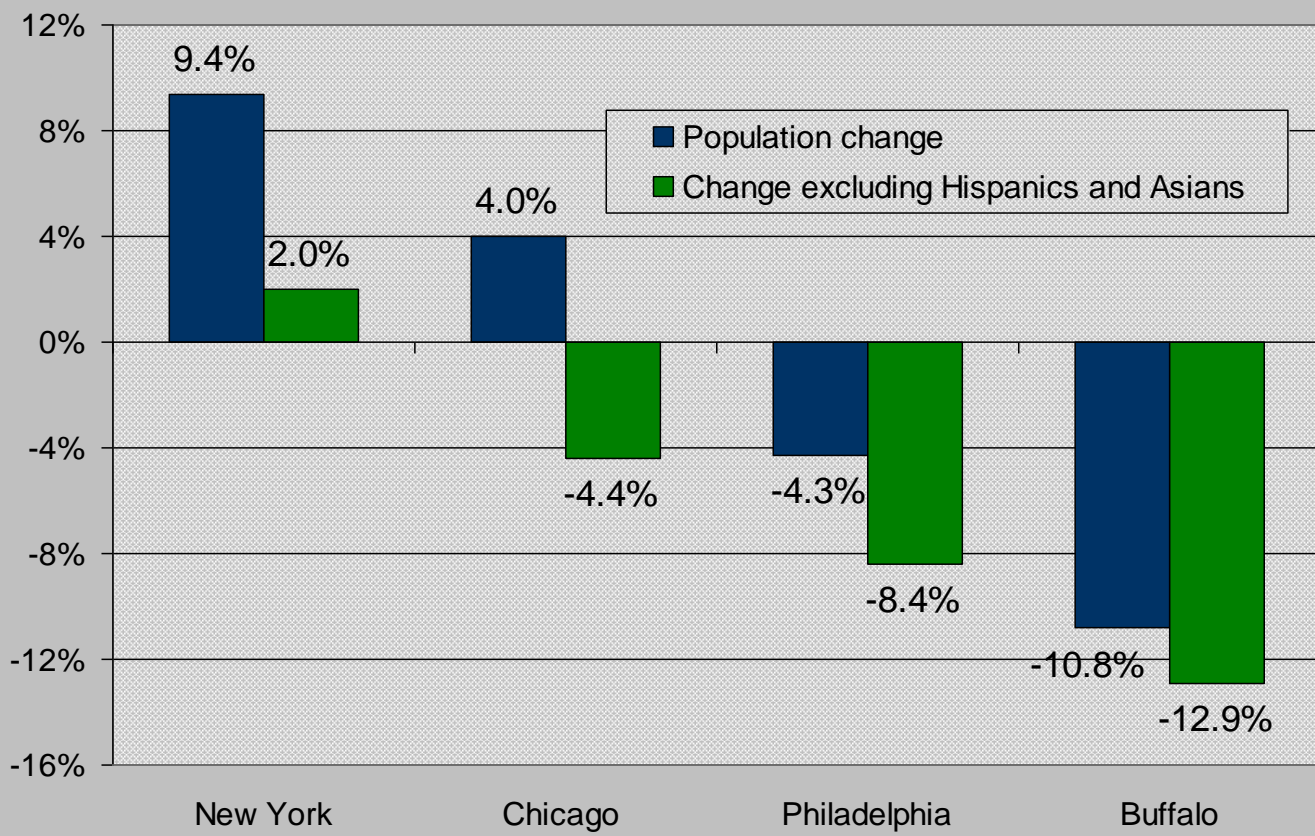
# Central City Growth in the 1990s was fueled by Asians and Hispanics







# If not for Hispanic and Asian growth, city growth would have been dramatically lower

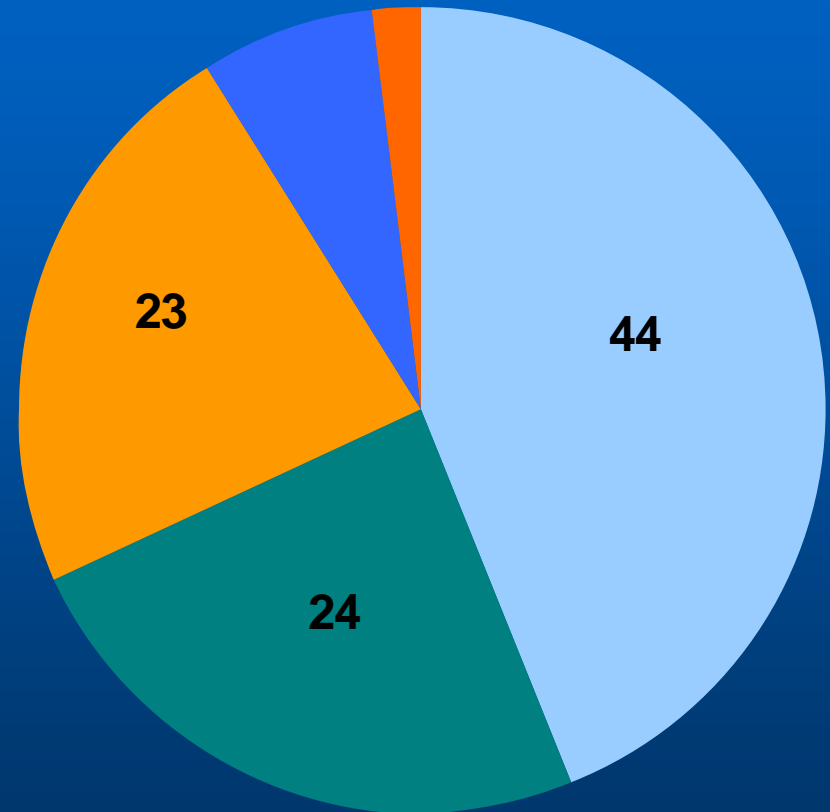




# In 2000, the top hundred cities became majority minority

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

2000



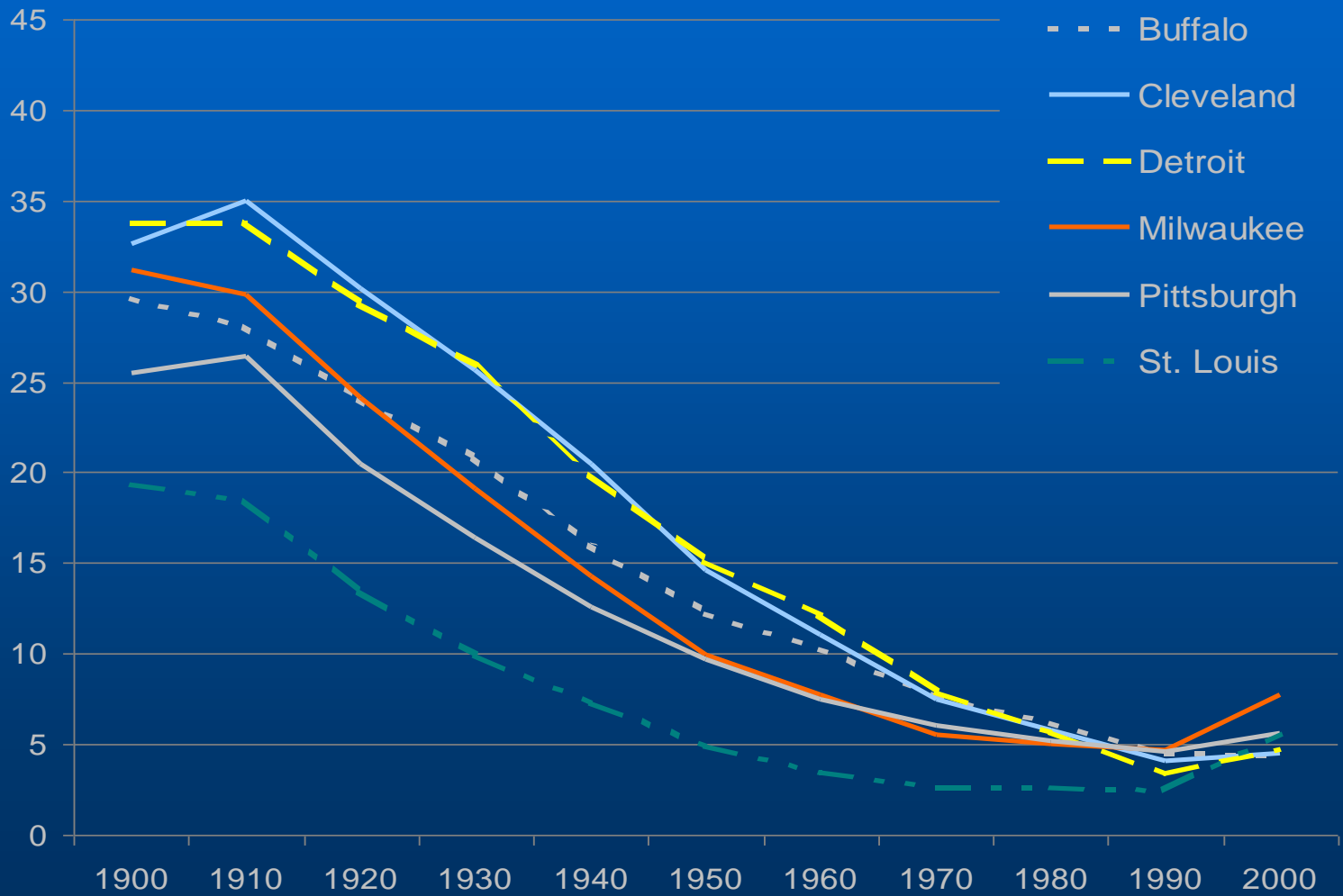


As with states, the experience of immigration and diversity varies across the country



# Former Gateways

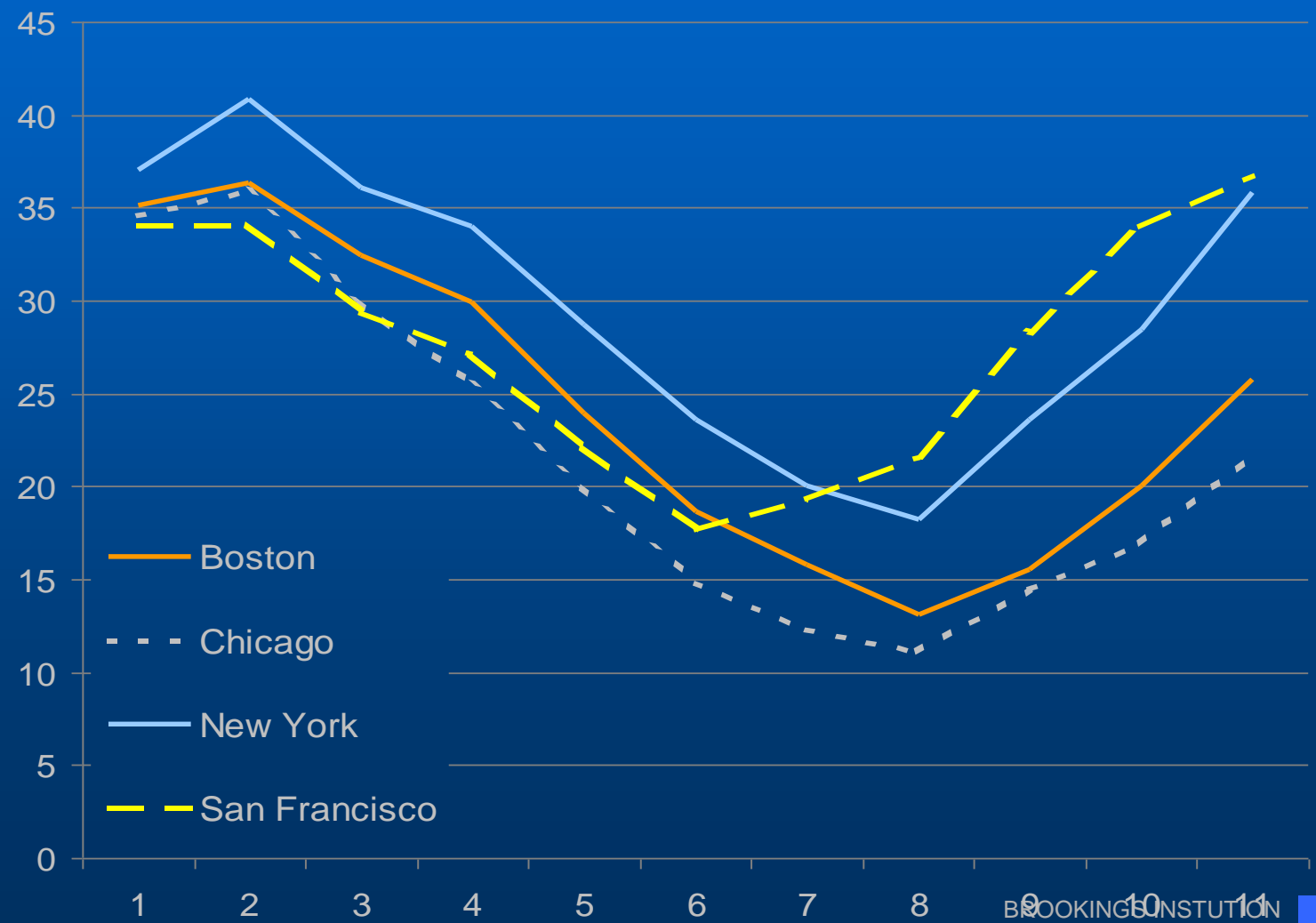
Share of foreign born,  
1900 - 2000





# Continuous Gateways

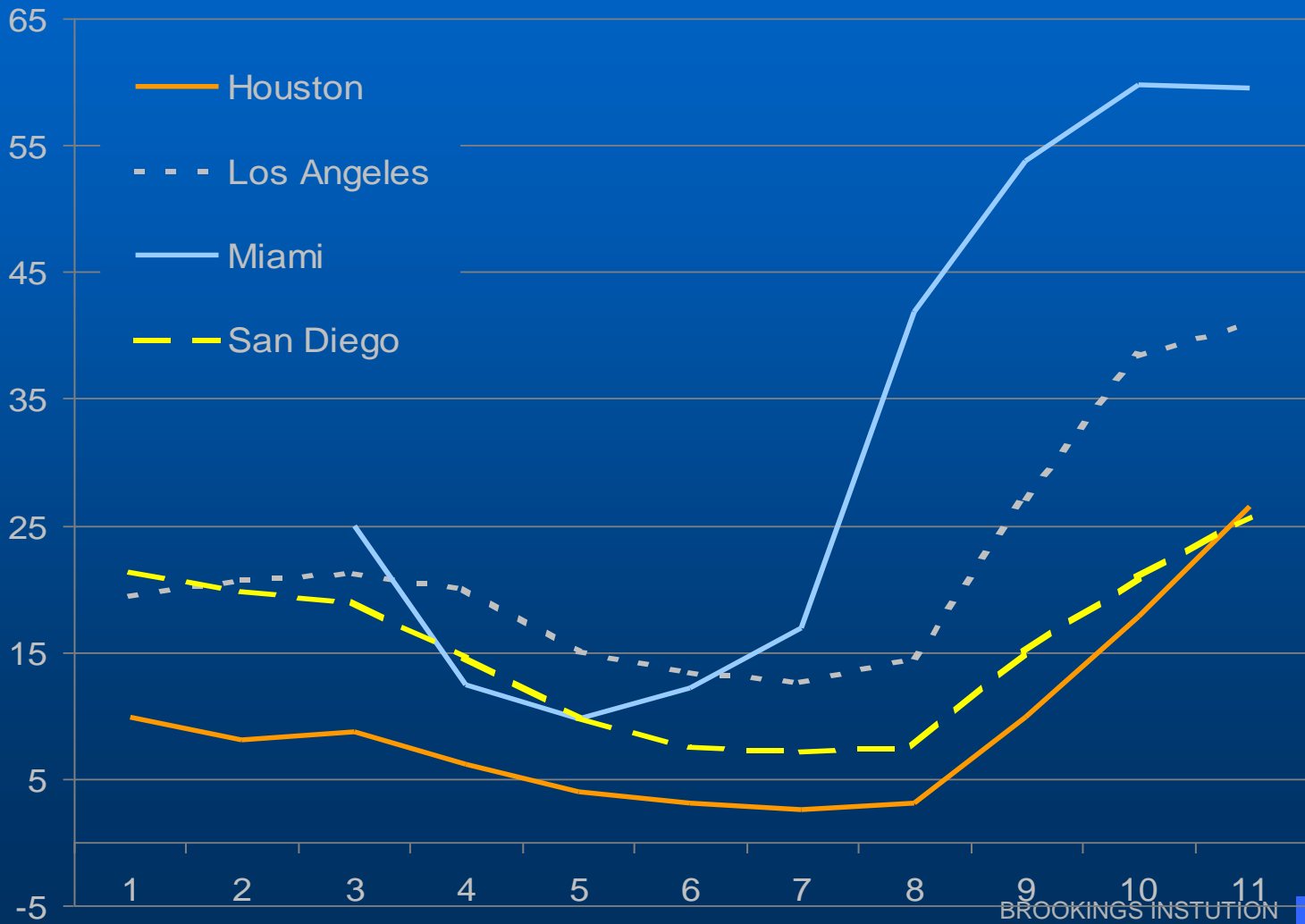
Share of foreign born,  
1900 - 2000





# Post World War II Gateways

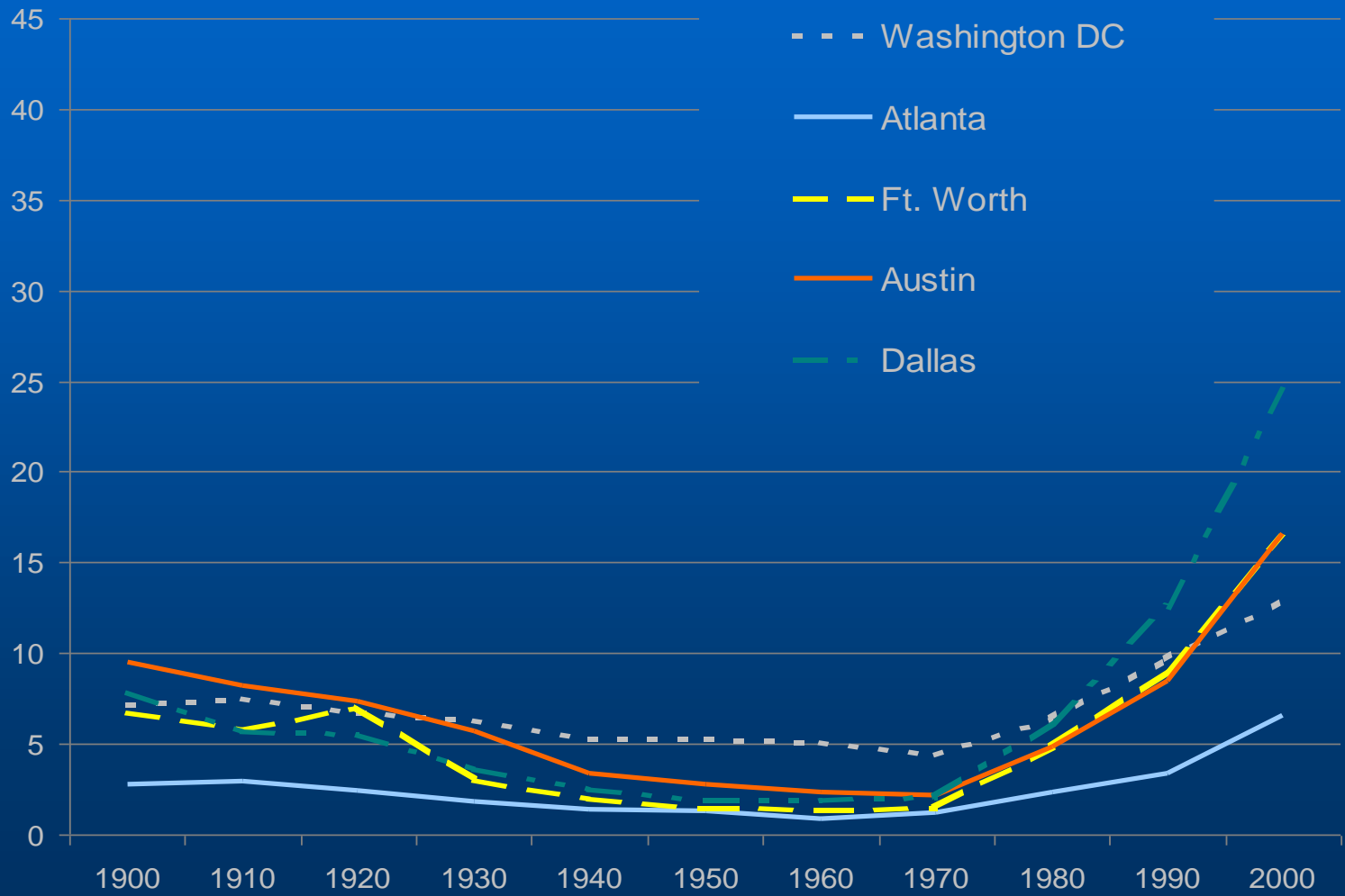
Share of foreign born,  
1900 - 2000





# Emerging Gateways

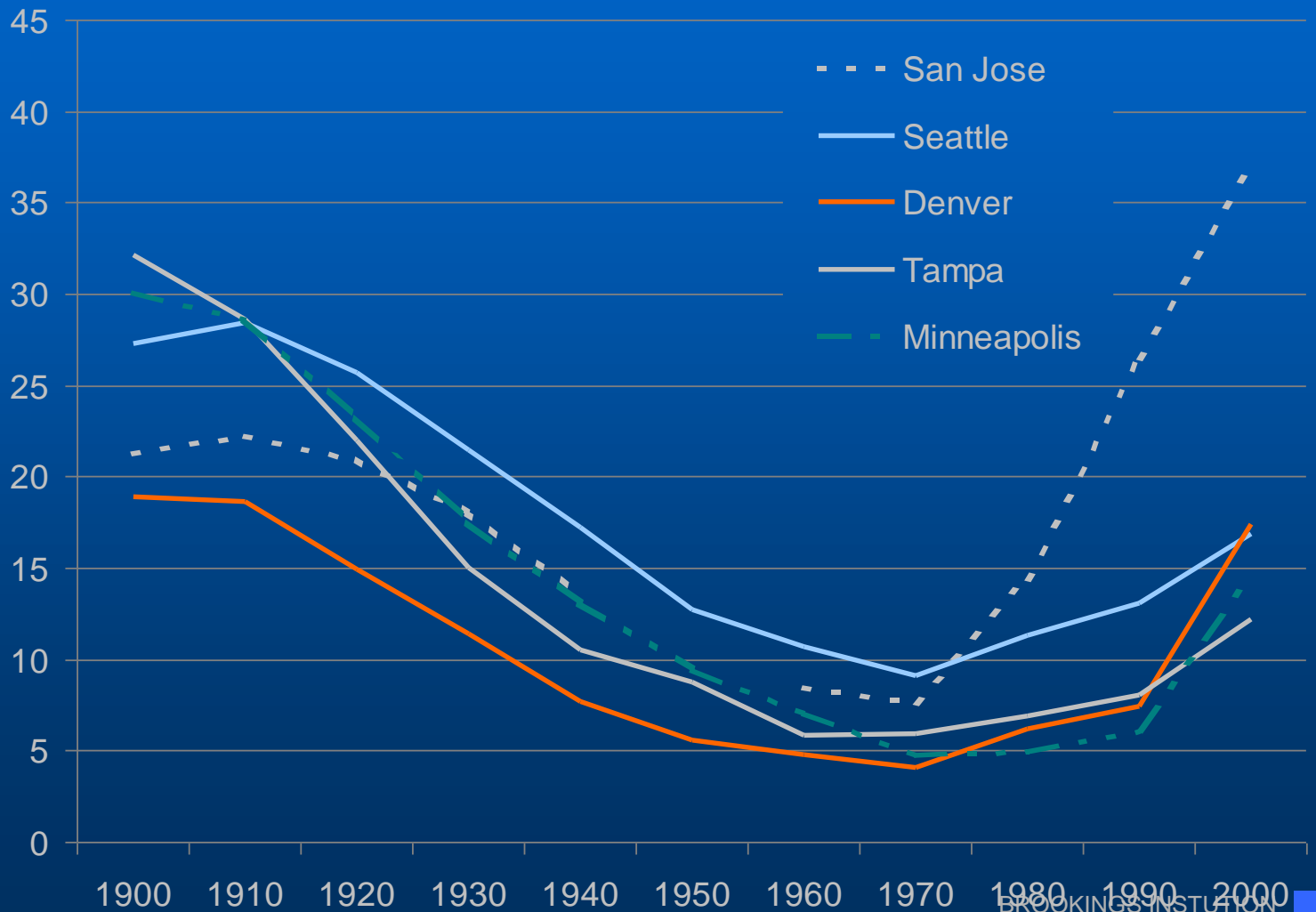
Share of foreign born,  
1900 - 2000





# Re-Emerging Gateways

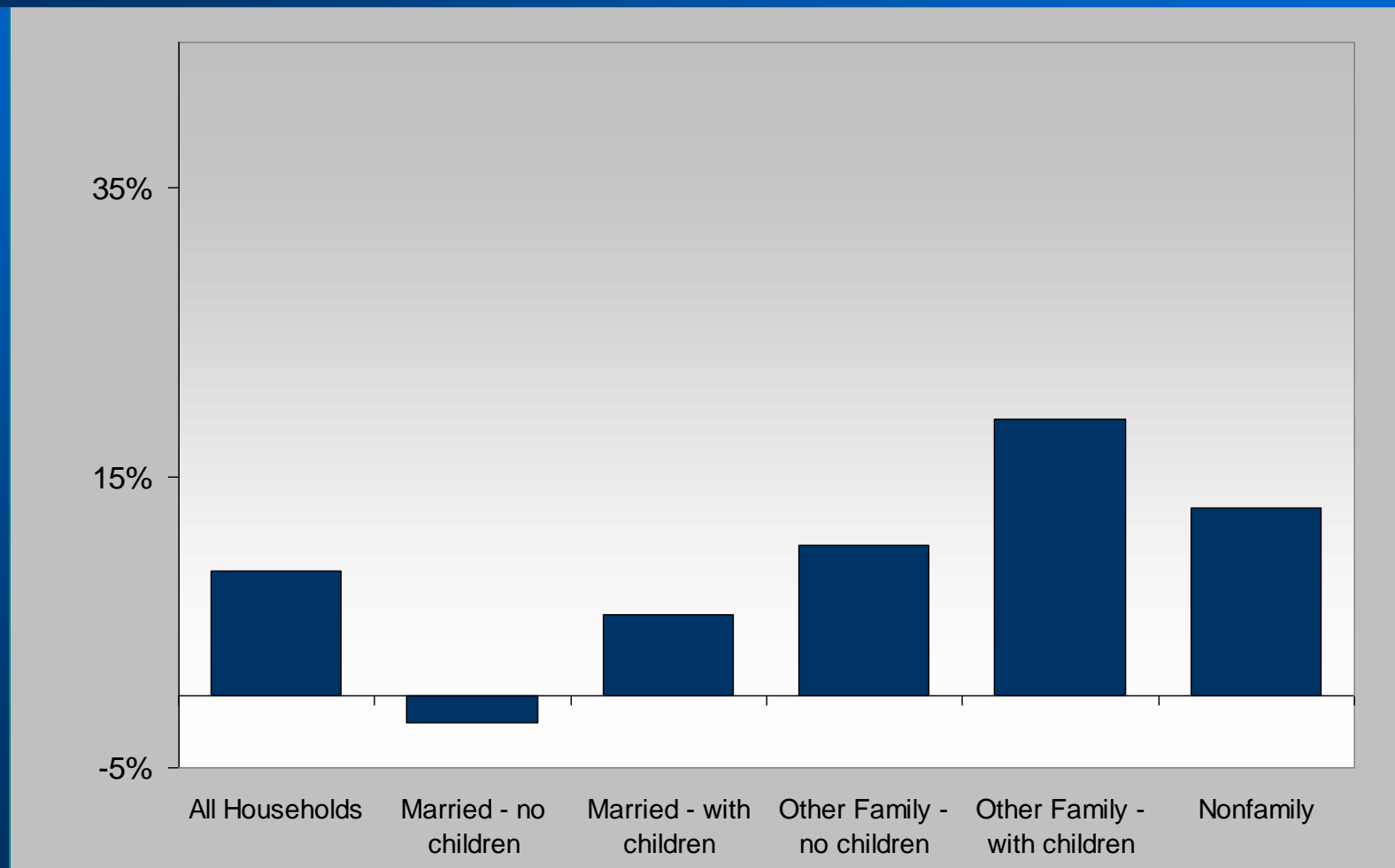
Share of foreign born,  
1900 - 2000





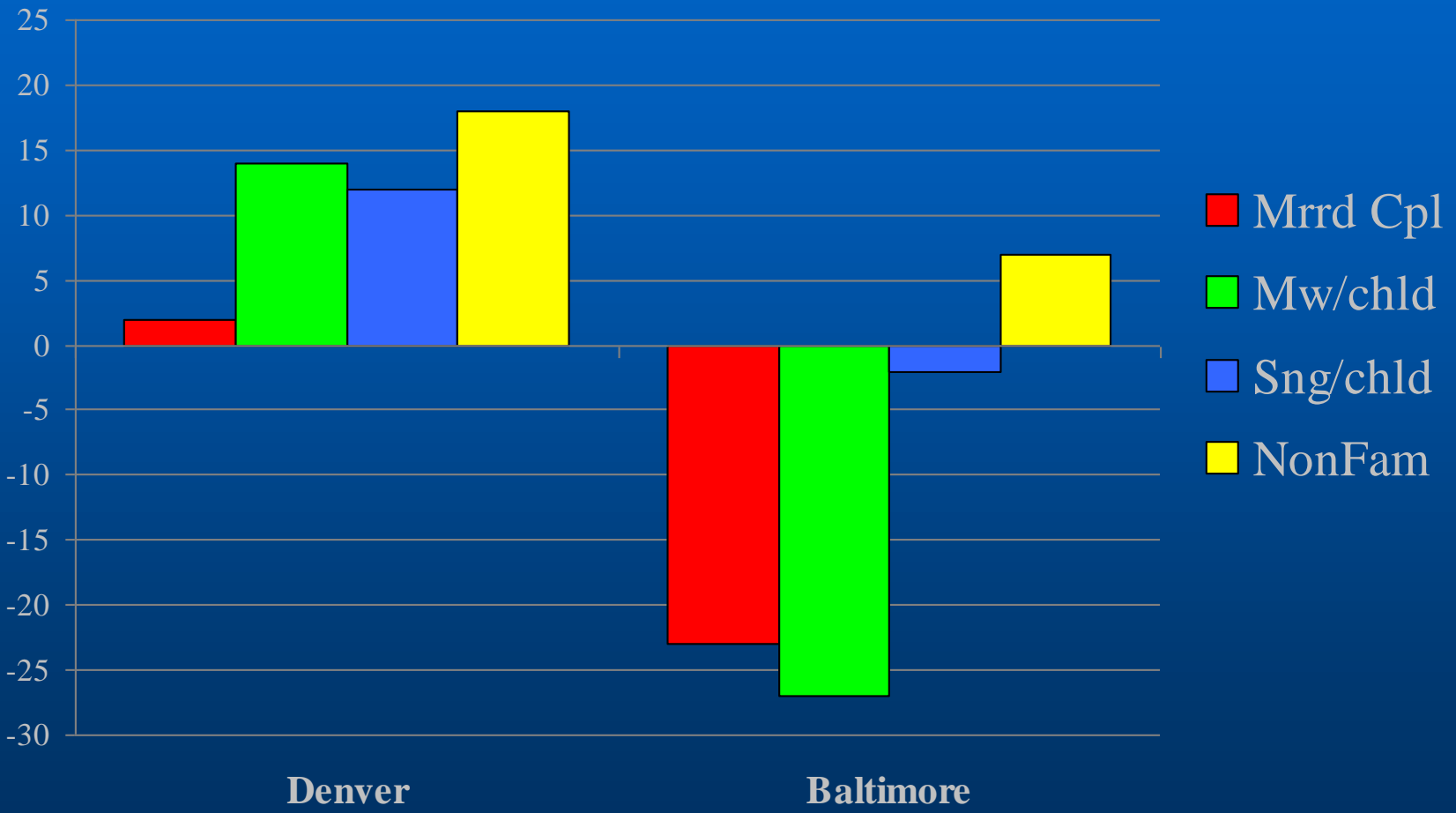


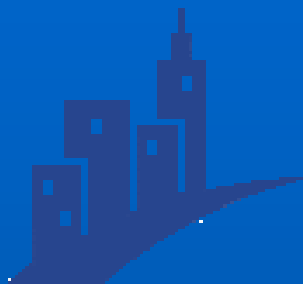
# The significant growth in cities was in non-married households with children and “non-families”





# This also varies across the country



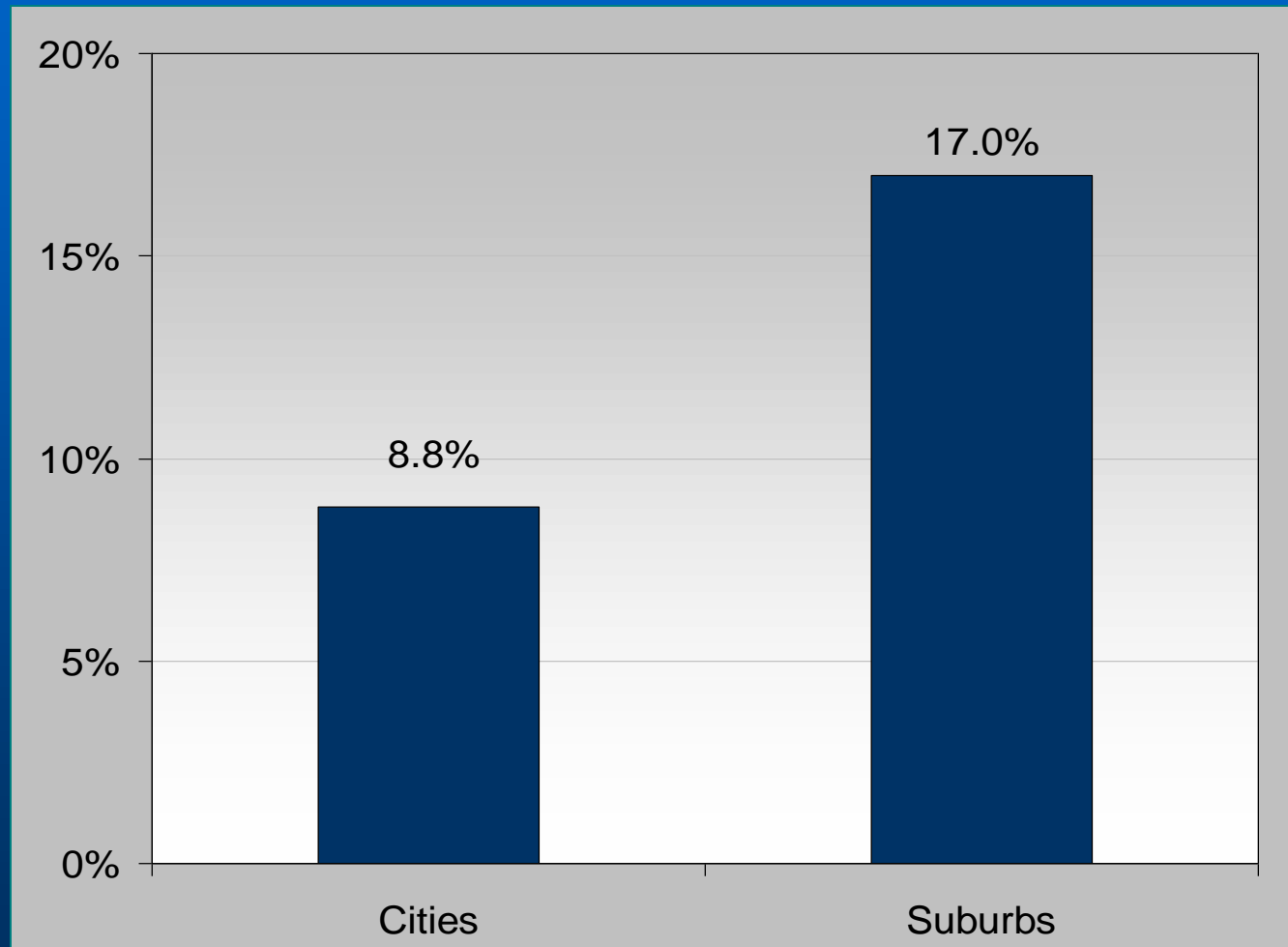


## How city trends compare with suburban trends



# Suburbs grew faster than cities in the 1990s

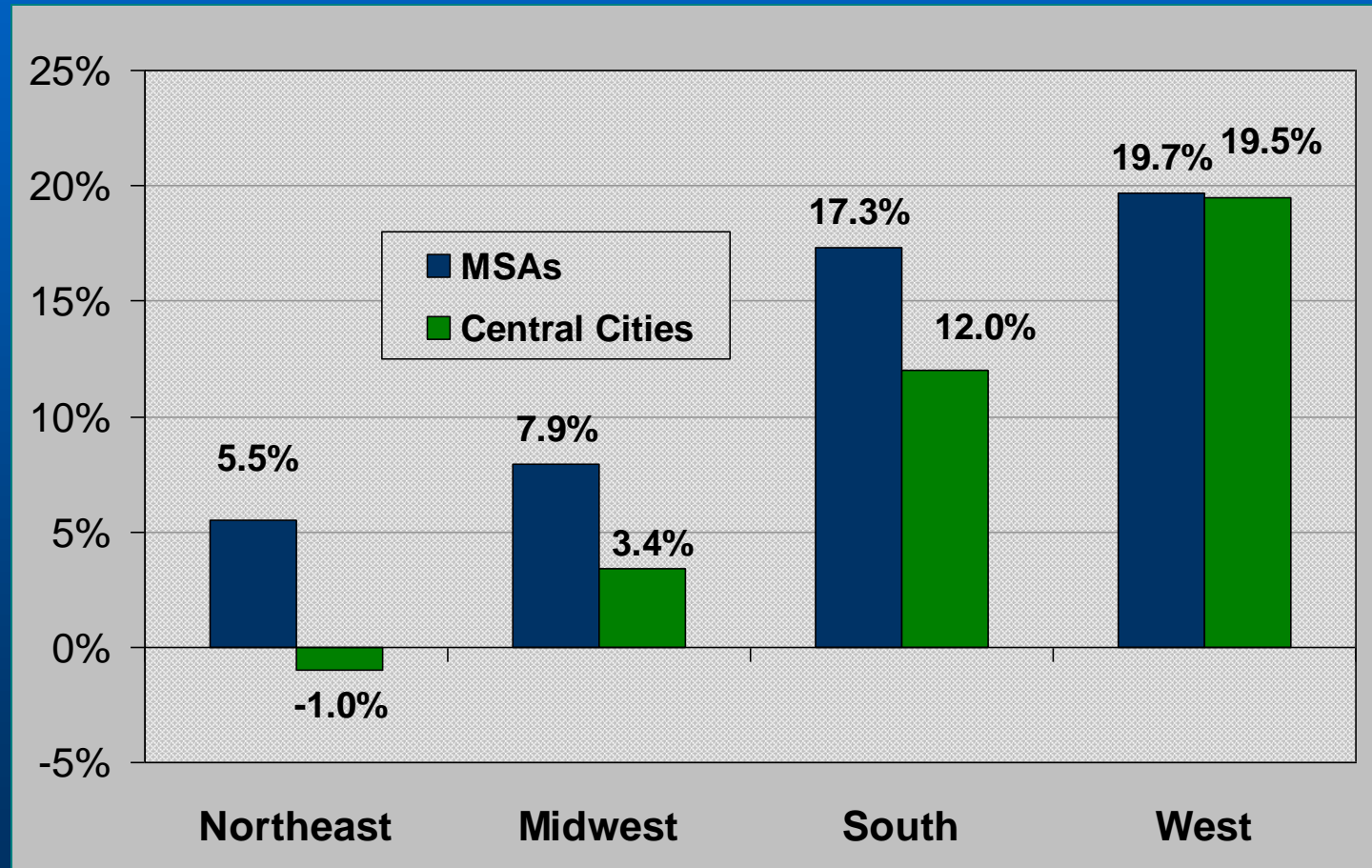
Percent population growth, 1990-2000





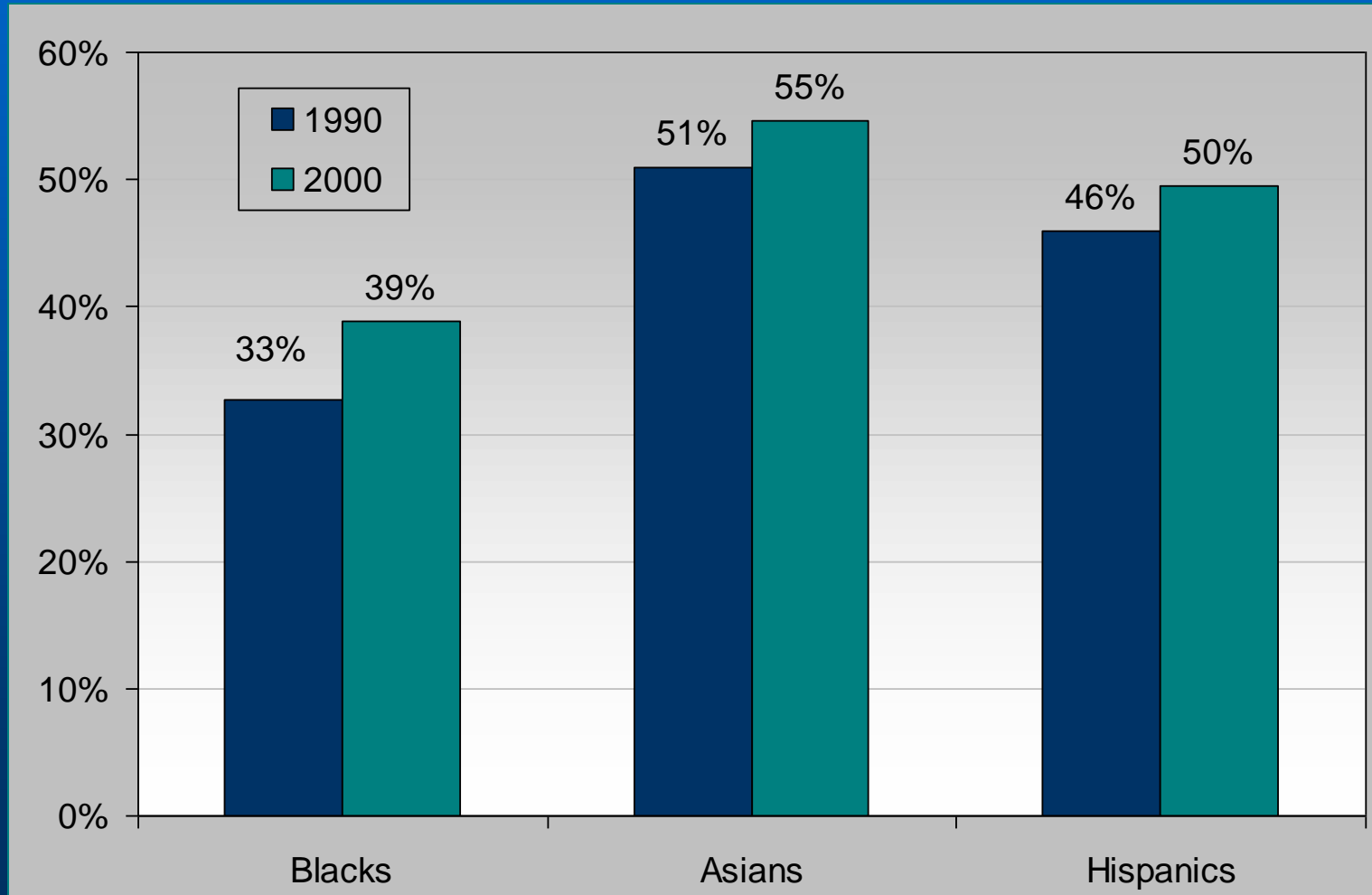
Although, there is significant regional variation

Percent population growth, 1990-2000





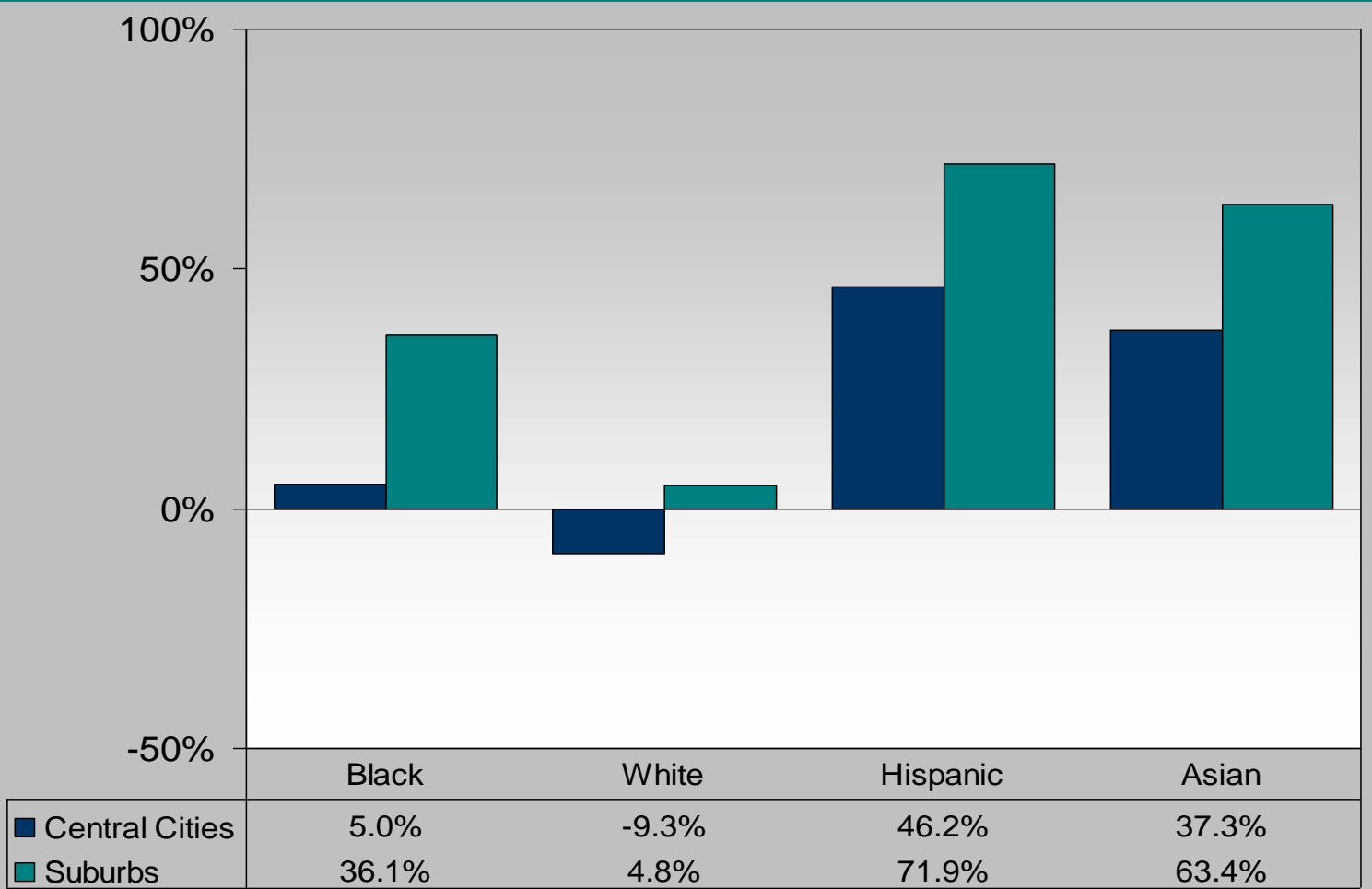
The percent of each racial/ethnic group living in the suburbs increased substantially





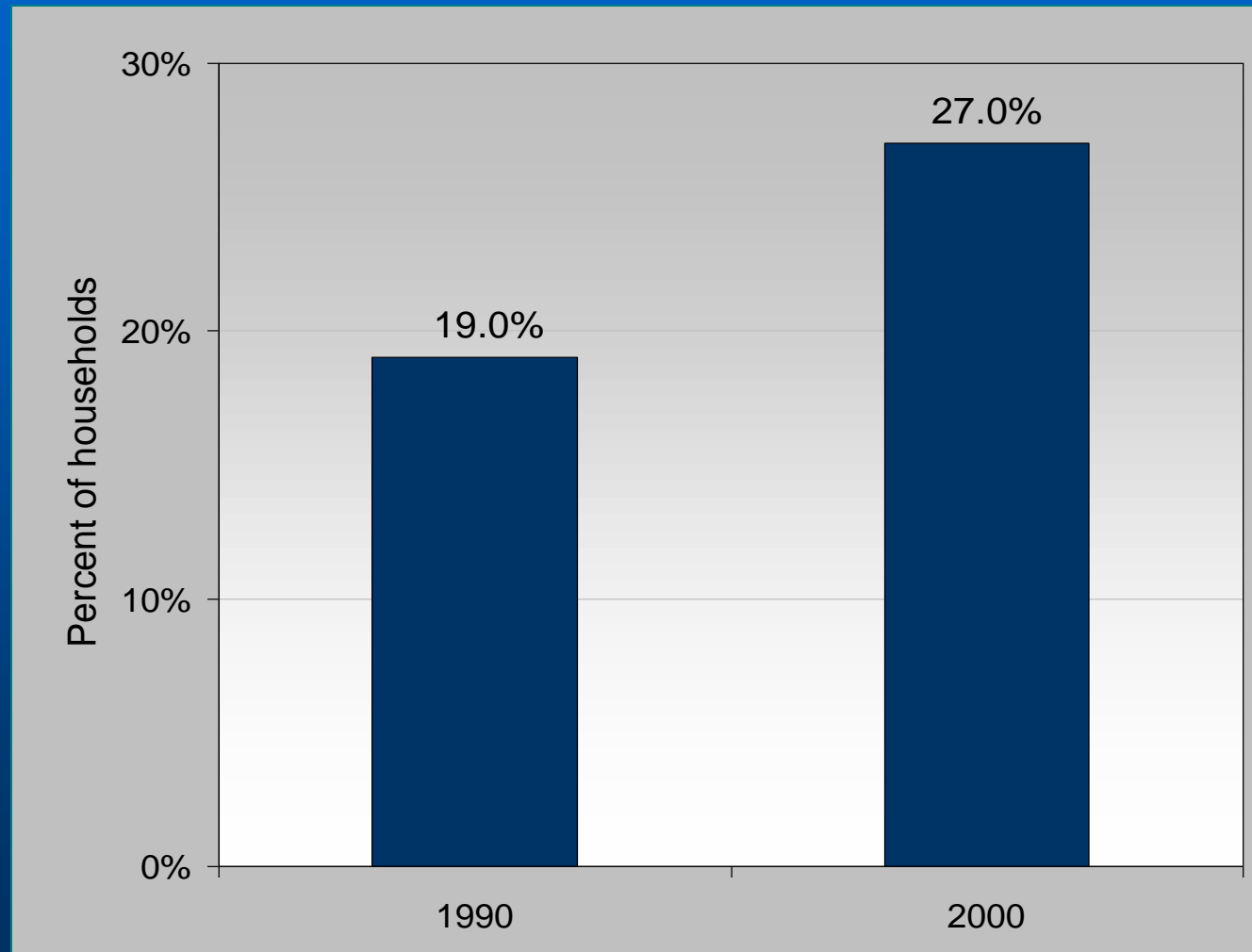
In addition, every minority group grew at faster rates in the suburbs than in central cities

Percent population growth, 1990-2000





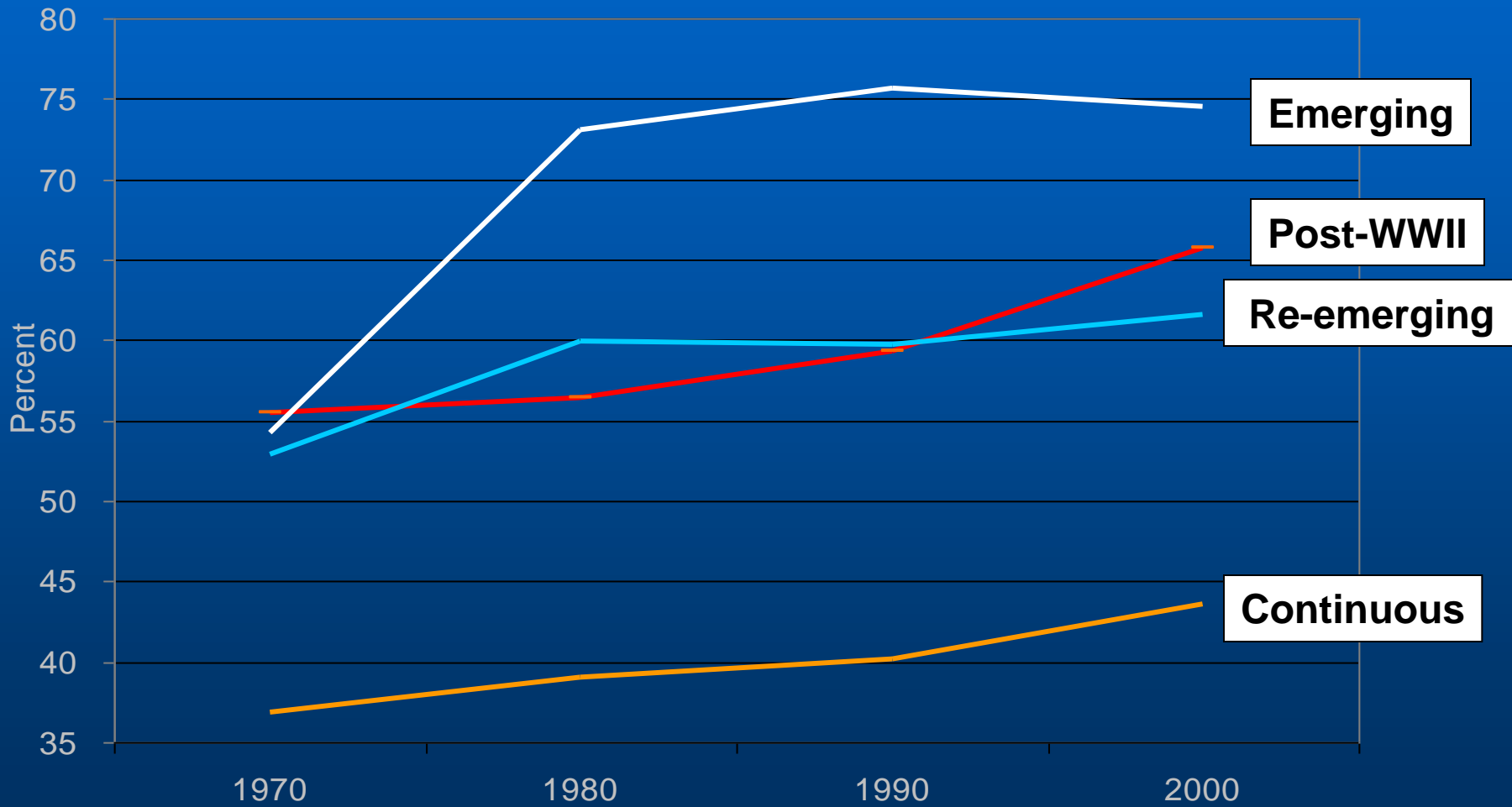
# Now more than 1 in 4 households are minority







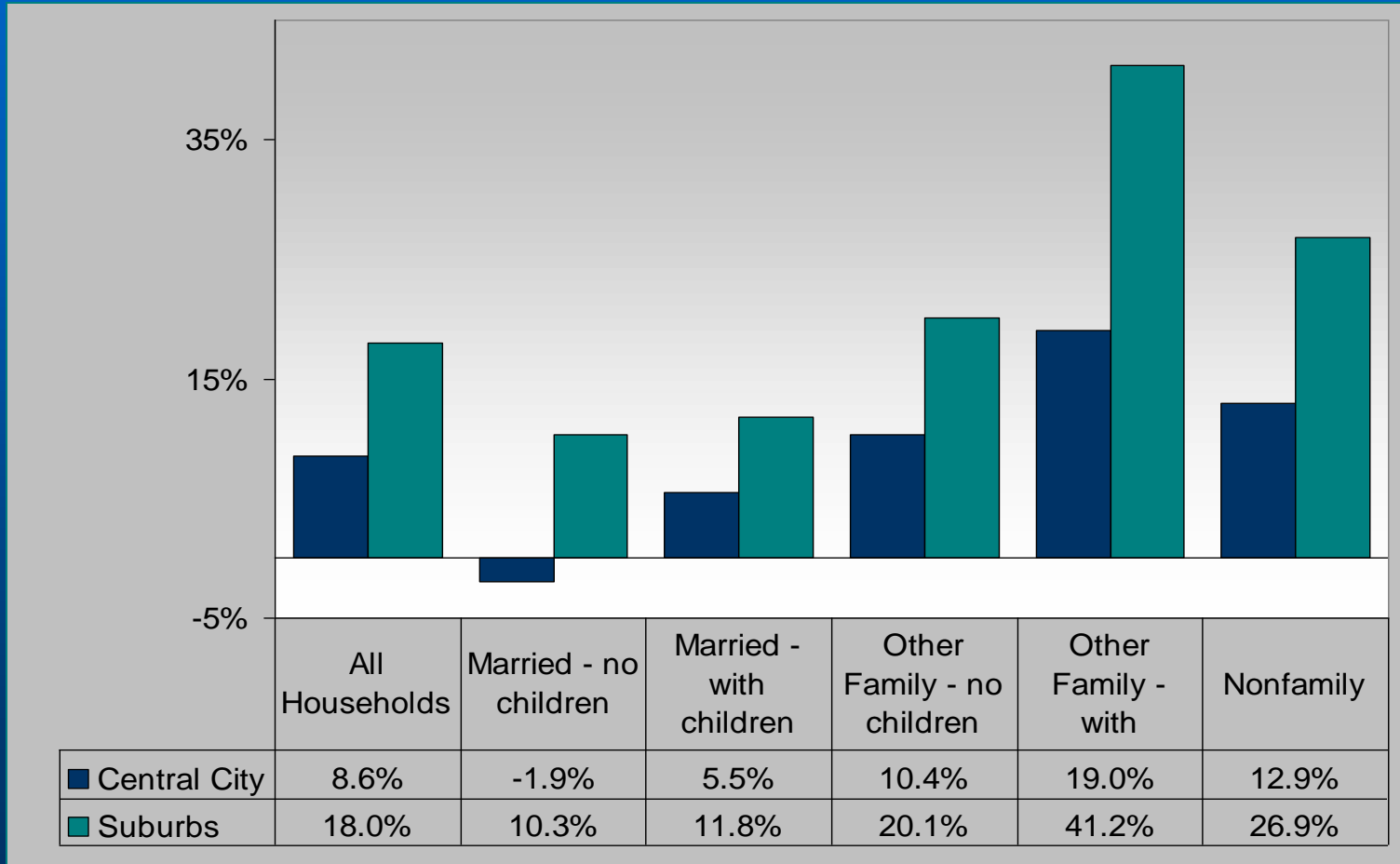
# The suburbanization of foreign born is particularly pronounced in emerging gateways





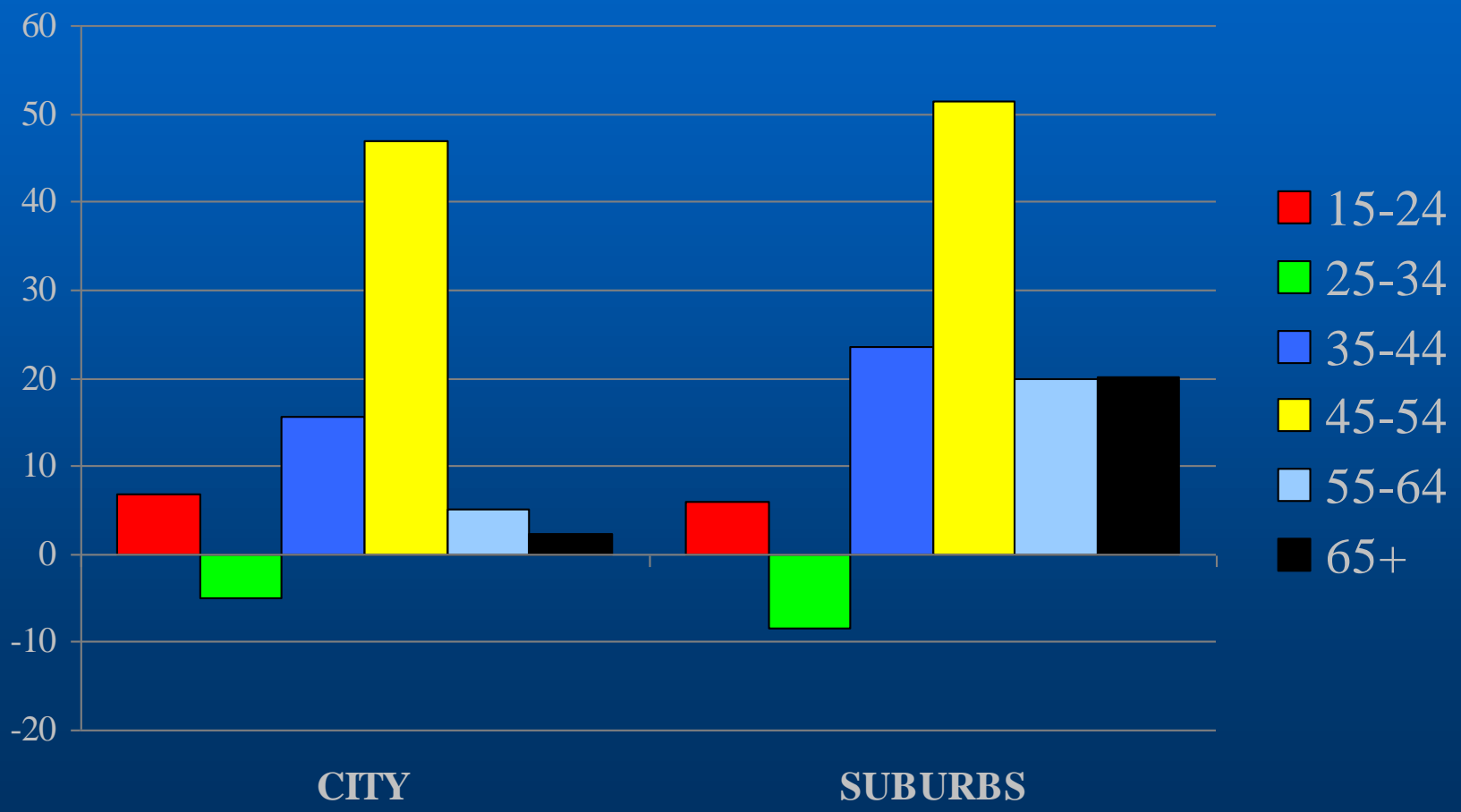
# Every household type grew at faster rates in the suburbs than in cities

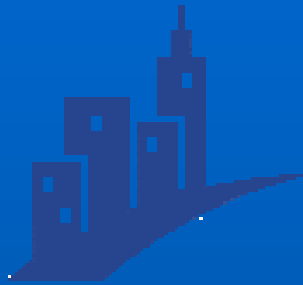
Percent population growth, 1990-2000





# Growth among older individuals is more prevalent in suburbs





IV

What are the policy implications?



## Demographics shape market demand for housing

Aging - changes lifestyle choices

Immigration - changes size and type of housing demanded

Suburbanization - changes the location of demand

Regional Economy - affects price of housing

This will differ across and within regions



Affordable housing policy has been devolved principally to localities over the past 20 years

Low Income Housing Tax Credit

HOME

Community Development Block Grant

Homeless Assistance Programs

Public Housing Reform



# Federal housing policy is under attack

Broader fiscal policy

Low income housing tax credit

HOPE VI

Vouchers

Public Housing Rules

Federal Regulatory Policy

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