A Typology of Change in Suburban Neighborhoods

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Land Use Advisory Committee

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The Purpose

Region

- Understand community transitions
- Inform regional policy
- Proactive approach

Study Area

- Understand transitions
- Facilitate information sharing

Community

- Technical assistance
- More localized information

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Traits that capture change

Demographics

- Share of People of Color
- Share of people who are 65 or older
- Median Household Income

Housing Market

- Housing costs

  Includes home values and rents

Built Environment

- Share of recently built housing stock

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Traits that capture change

Demographics

- Share of People of Color
- Share of people who are 65 or older
- Median Household Income

- Success of local programs depend on the needs of specific demographics:

  - Race and ethnicity: community outreach and mix of recreational facilities
  - Age and income: upkeep of homes

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Traits that capture change

Housing Market

- Housing costs*

  *Includes home values and rents

- Housing costs provide a summary measure of a census tract's perceived value:

  - Combined value of public investments
  - Market demand
  - Housing quality

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Traits that capture change

Built Environment

- Share of recently built housing stock

- Recent construction activity captures two aspects of the built environment that impacts how a tract changes:

  - The age of a census tract on the development spectrum
  - The strength of new construction activity in a tract's housing market

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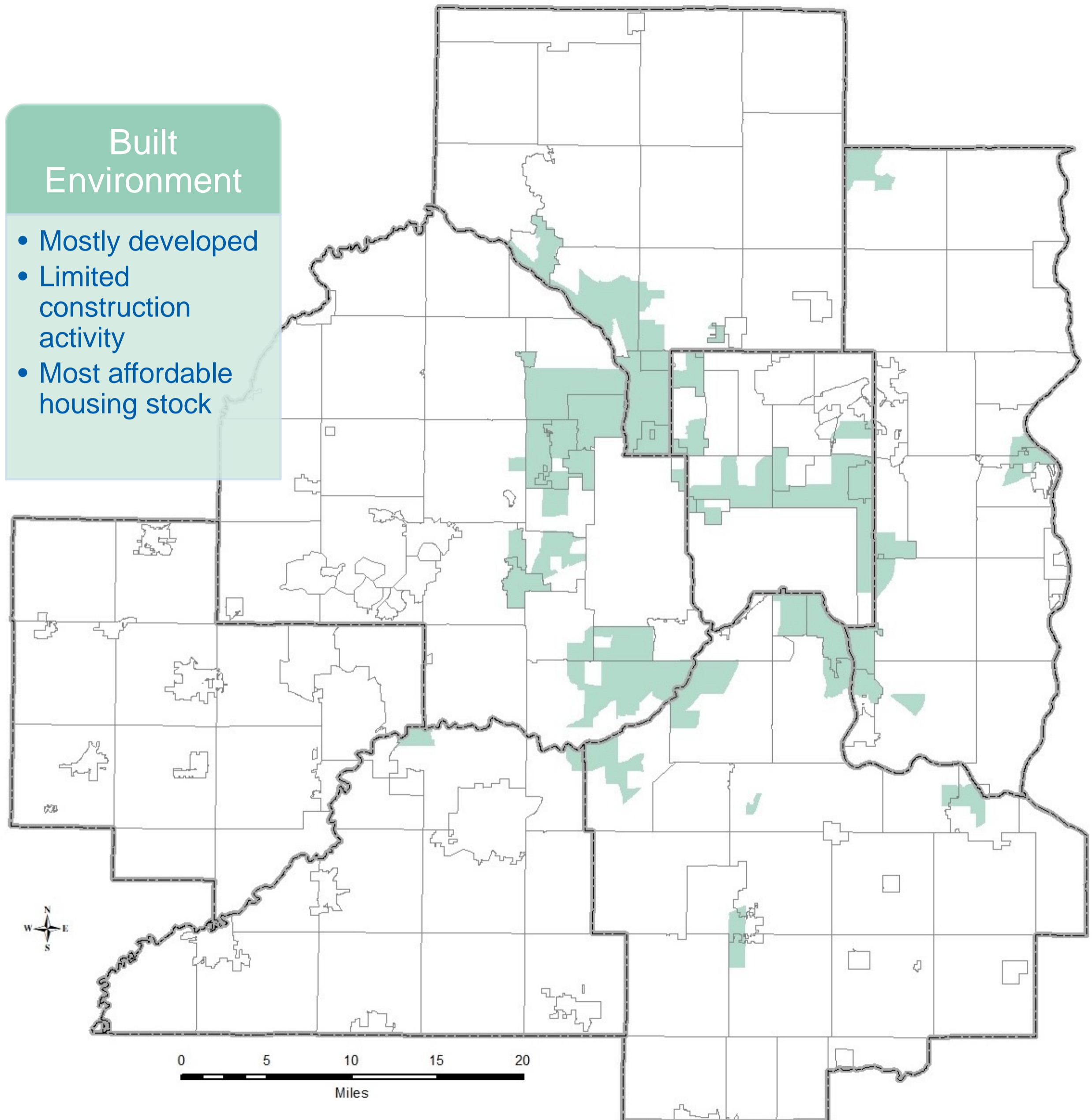
Type A

Demographics

- Lower income
- Racially diverse
- Generational transition has occurred

Built Environment

- Mostly developed
- Limited construction activity
- Most affordable housing stock

Housing Market

- Weakest housing market
- Downward pressure on rents
- Home values appreciated the least
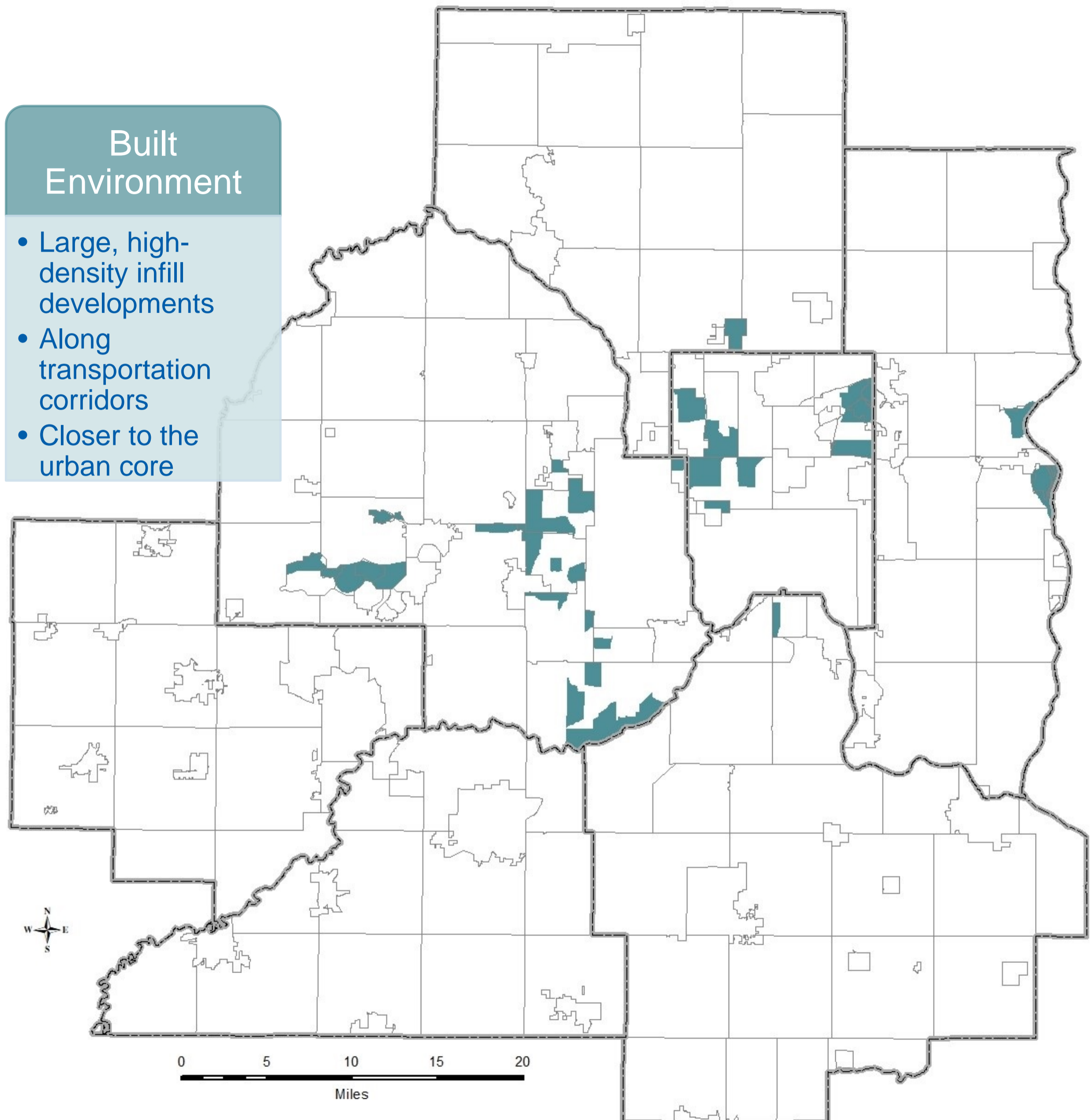
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Type B

Demographics

- Remained mostly white
- Continued to have the highest share of seniors
- Remained middle income

Built Environment

- Large, high-density infill developments
- Along transportation corridors
- Closer to the urban core

Housing Market

- Upward pressure on housing markets
- Increase in home values and rents higher than the study area
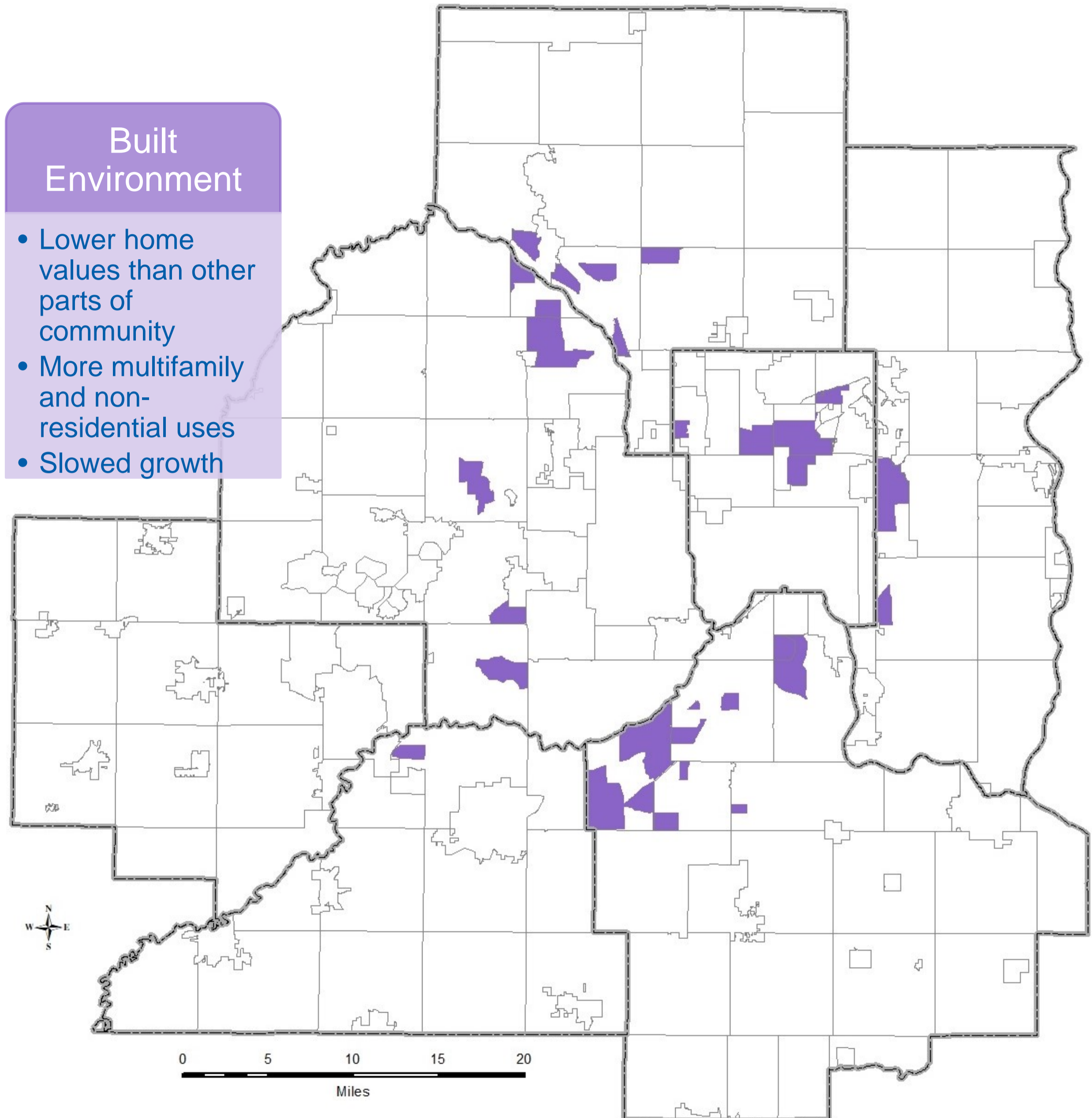

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Type C

Demographics

- Modest income
- Racially diverse and continued growth in diversity
- Age profile comparable to study area

Built Environment

- Lower home values than other parts of community
- More multifamily and non-residential uses
- Slowed growth

Housing Market

- Weak housing market
- Home values appreciated the least
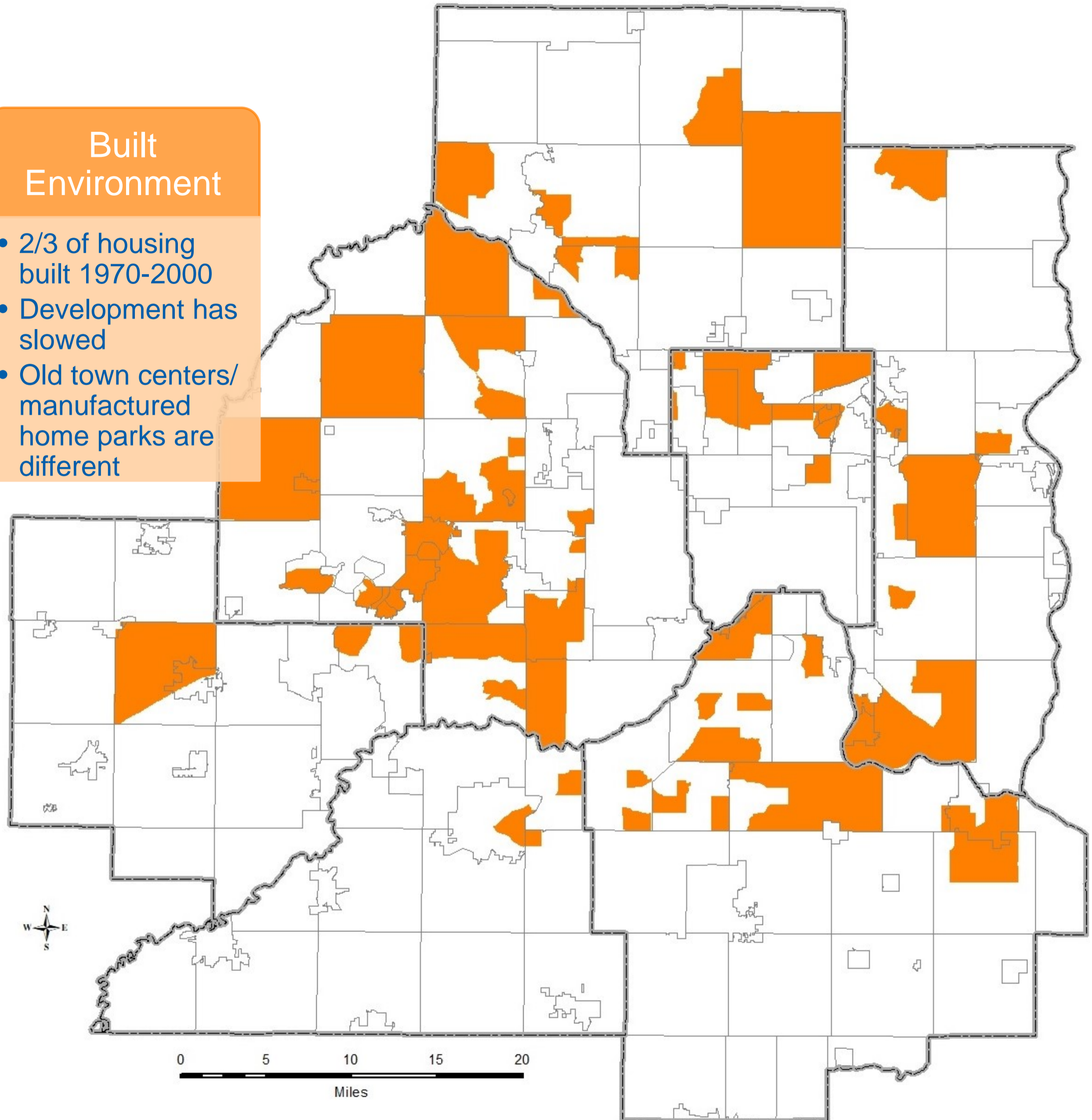- Rents declined

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Type D

Demographics

- Whitest neighborhoods
- Higher income
- Demographics relatively unchanged

Built Environment

- 2/3 of housing built 1970-2000
- Development has slowed
- Old town centers/ manufactured home parks are different

Housing Market

- Market push for multifamily, especially in accessible locations
- Higher-end rental projects
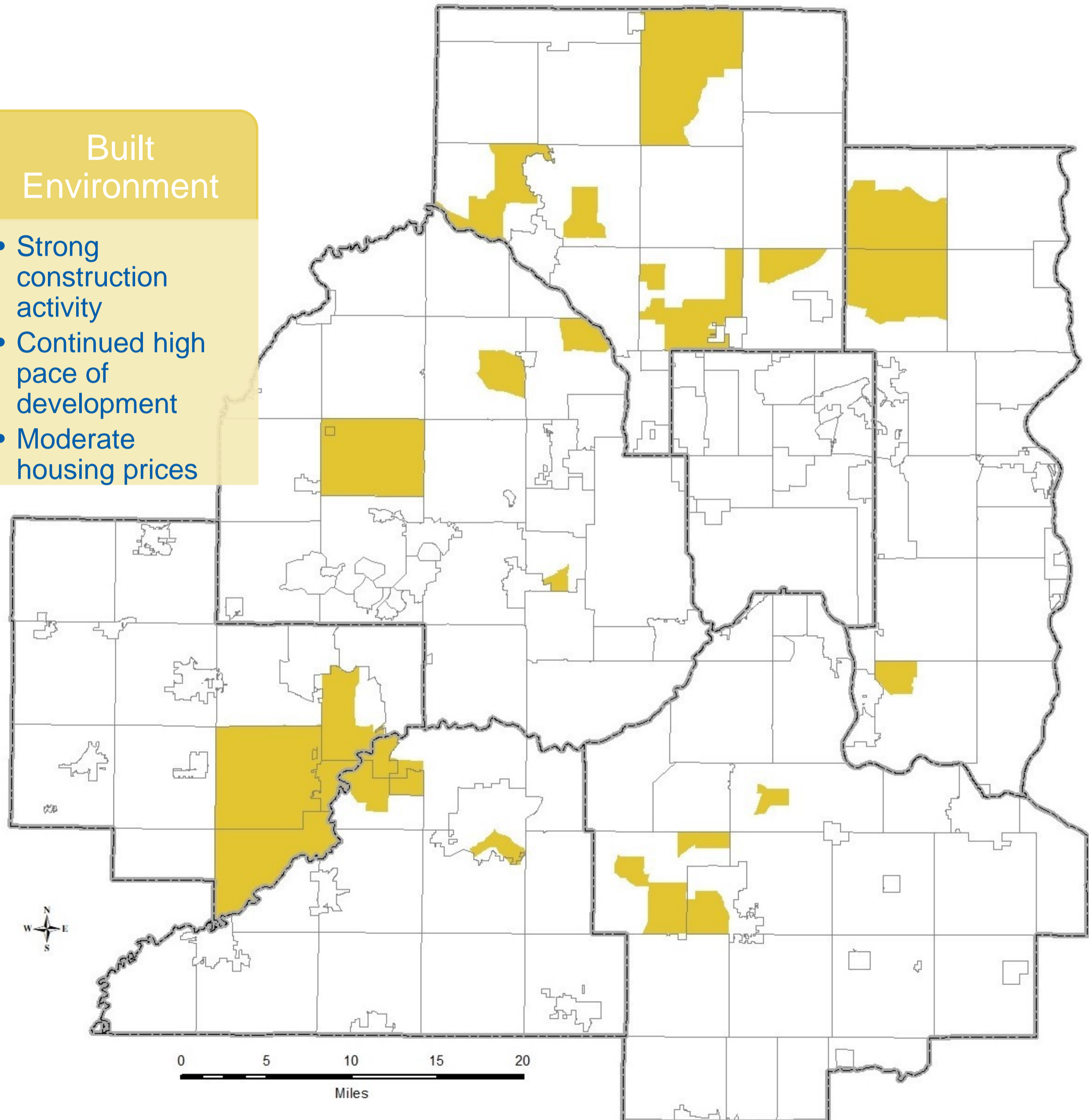
Type E

Demographics

- Rapidly growing
- Solidly higher income
- Mostly white, some growth in diversity
- Second youngest

Built Environment

- Strong construction activity
- Continued high pace of development
- Moderate housing prices

Housing Market

- Strong upward pressure on housing prices
- Highest increase in home values and rents
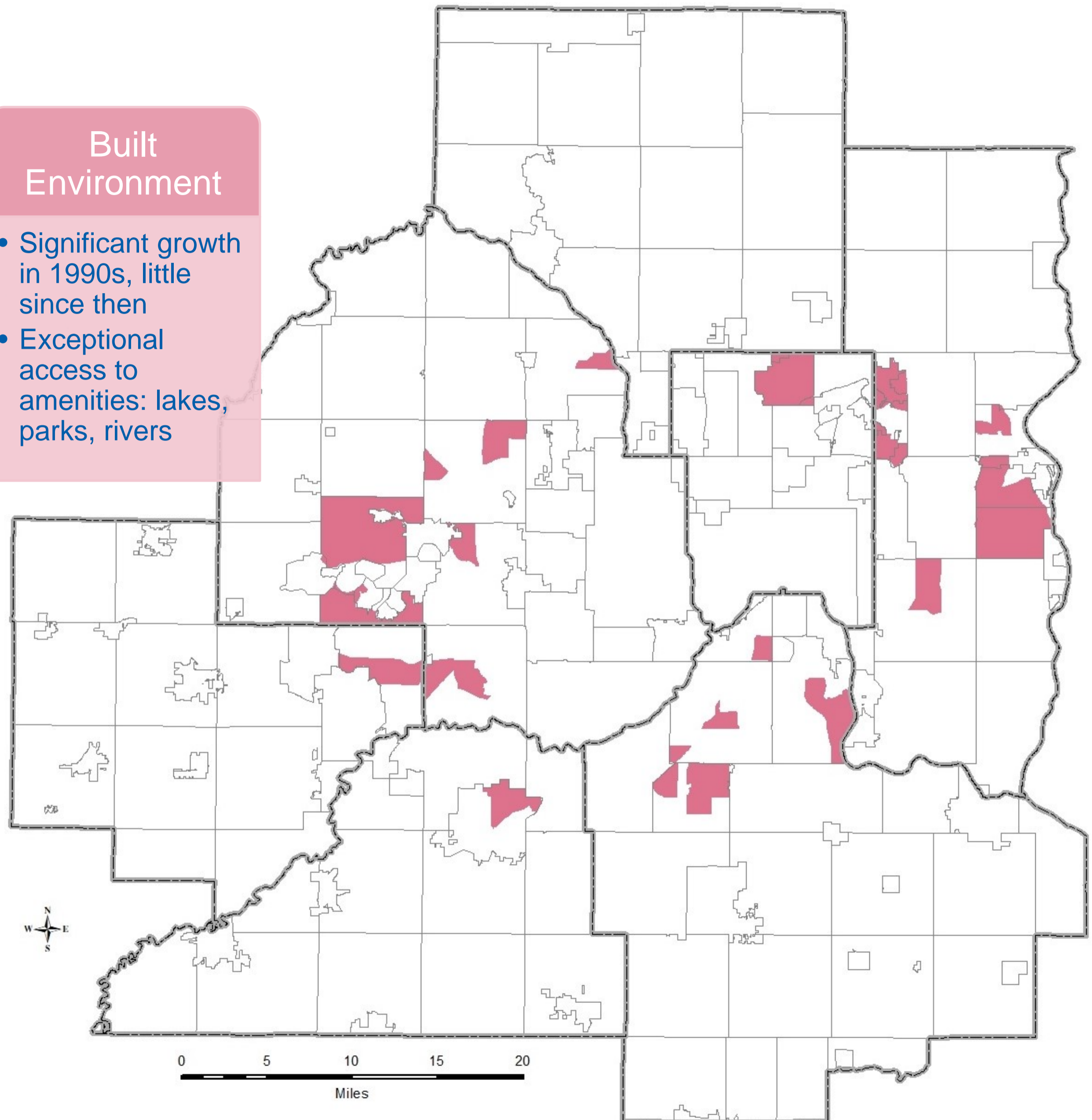

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Type F

Demographics

- Wealthiest
- Rapidly aging
- Mostly white
- Otherwise largely unchanged

Built Environment

- Significant growth in 1990s, little since then
- Exceptional access to amenities: lakes, parks, rivers

Housing Market

- Highest housing costs
- Housing market unchanged
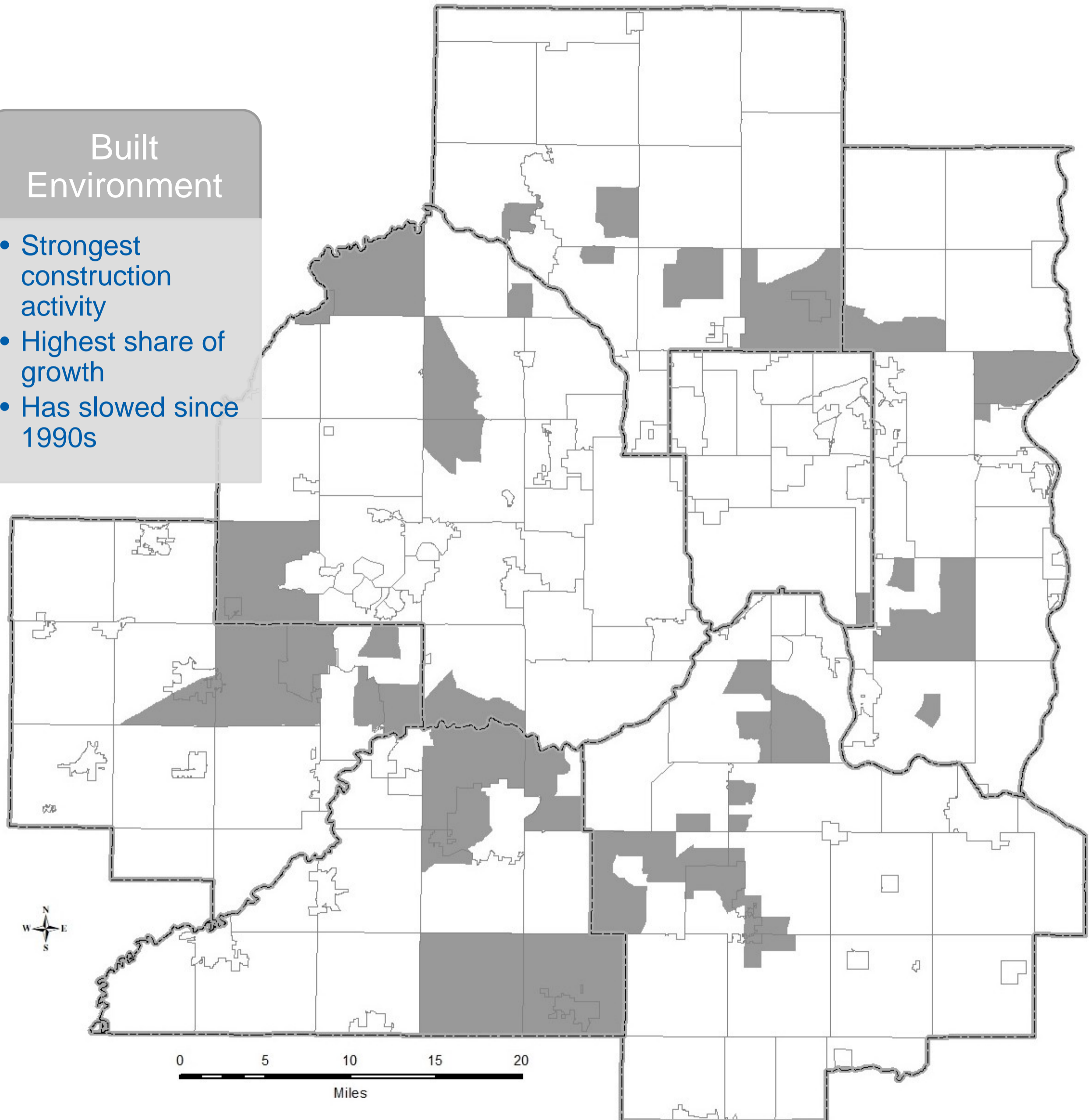
Type G

Demographics

- Fastest growing
- Very high income
- Mostly white
- Some growth in diversity
- Youngest demographic

Built Environment

- Strongest construction activity
- Highest share of growth
- Has slowed since 1990s

Housing Market

- Higher-end housing common
- Some pressure on the housing market, especially in rental

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Questions for LUAC

- Does this analysis resonate with your experiences? Do the general results ring true in your communities and in your experience?
  - What consistencies/inconsistencies can you find for your communities?
- How do you think the analysis might be helpful to your communities?
- What types of information do you think would be most helpful for planners at the neighborhood level?

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More Information

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