

# A Typology of Change in Suburban Neighborhoods

Baris Gumus-Dawes, Ph.D., Senior Researcher

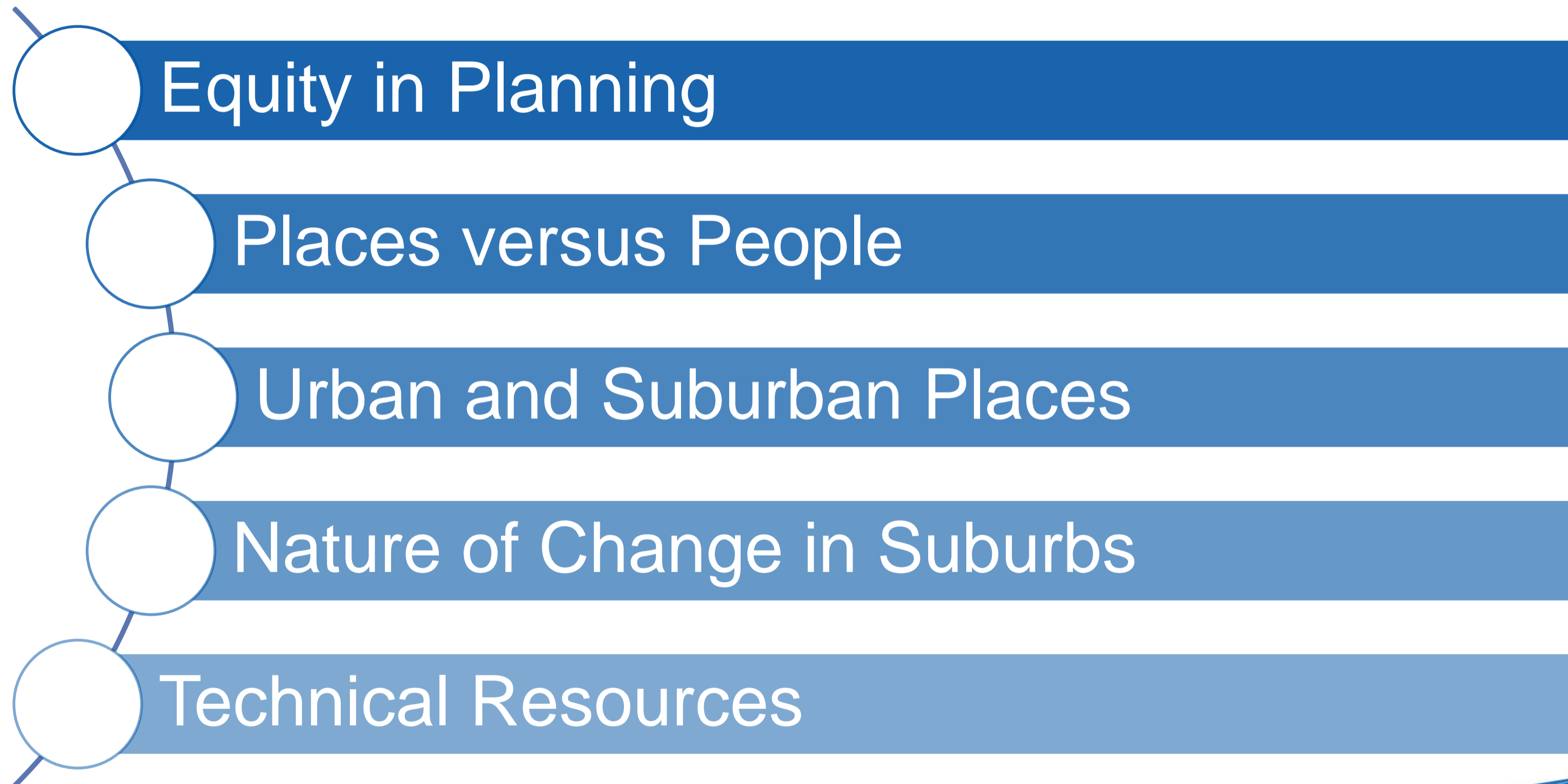
Angela R. Torres, AICP, Planning Analyst

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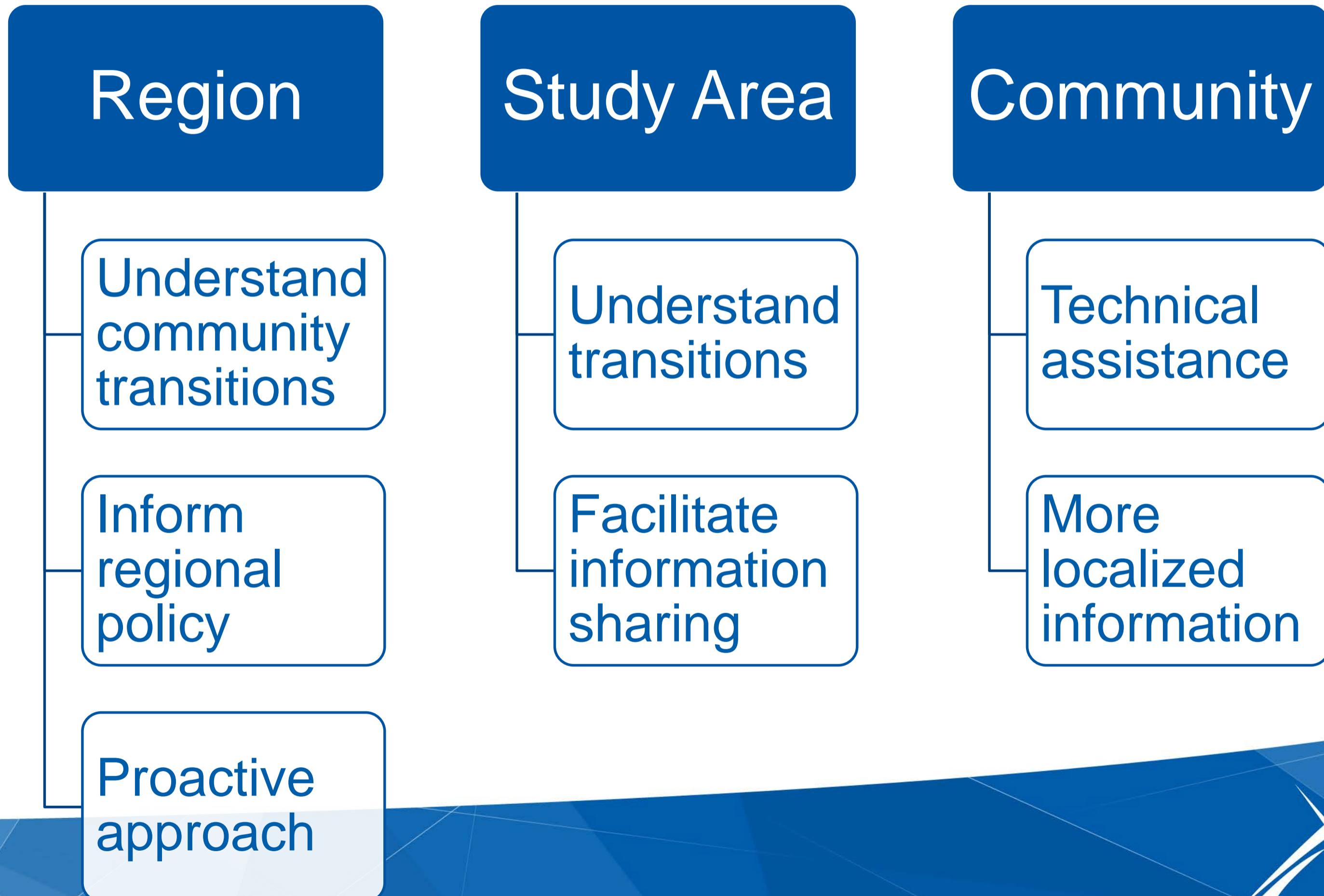
Land Use Advisory Committee



# The Concept



# The Purpose



# 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 feel it might be helpful to your communities?
- What types of information do you think would be most helpful for planners at the neighborhood level?

# The Project

- Focuses on multiple ways suburban neighborhoods changed from 2000 to 2015
  - Changes in specific neighborhoods
  - Types of change across the region
- The Basics
  - Definition of neighborhood
  - Study area

# Neighborhood Change Analysis

- Group neighborhoods by their traits to analyze their similarities and differences in each year.
- Examine the change from 2000 to 2015.
- Classify the types of change.

# Traits that define a neighborhood

2017-02-17  
 Neighborhood Change and Transition Index – Conceptual Framework  
 (Blue numbers indicate the measure has been discussed)

Demographic Variables		
Population	Static Measure	1 Population density
	Measure of Change	2 Percent change in population
		3 Percent change in population density
Race	Static Measure	4 Percent people of color
	Measure of Change	5 Percent change in people of color
English Proficiency	Static Measure	6 Percent with limited English proficiency
	Measure of Change	7 Percent change in population with limited English proficiency
Age	Static Measure	8 Percent change in population age 18 or less
	Measure of Change	9 Percent change in population age 65+ relative
Educational Attainment	Static Measure	10 Percent with Bachelor's Degree
	Measure of Change	11 Percent change in population with Bachelor's Degree
Income & Poverty	Static Measure	12 Percent of people below poverty level (185%)
	Measure of Change	13 Median household income
		14 Percent population with incomes 500% of poverty
		15 Percent change in population below poverty
Housing Tenure	Static Measure	16 Change in median household income
	Measure of Change	17 Percent of renter households
		18 Percent change in renter households
Neighborhood Characteristics		
Proximity to Transit	Static Measure	19 Percent of tract within X miles of BRT, LRT, Northstar, Arterial BRT or A Line station area
	Measure of Change	20 Number of groceries/pharmacies/medical clinics within X miles
Proximity to Core Uses	Static Measure	21 Change in number of groceries/pharmacies/medical clinics within X miles
	Measure of Change	22 Number schools/community centers/libraries within X miles
Proximity to Open Space	Static Measure	23 Number of libraries/schools/community centers within X miles
	Measure of Change	24 Percentage of park land (per Land Use definition)
Flood Vulnerability	Static Measure	35 Council flood vulnerability maps, not supplemented with storm water data
	Measure of Change	36 Change in flood vulnerability
Land Use Mix	Static Measure	37 Percent of tract Residential, Commercial/Office, Industrial
	Measure of Change	38 Change in percent of tract Residential, Commercial/Office, Industrial
Water Resiliency	Measures TBD	39 Measures TBD
Housing Market Conditions		
Land Value	Static Measure	40 Average assessed land value per acre
	Measure of Change	41 Change in average assessed land value per acre
Residential Construction/Home Improvement	Static Measure	42 Total number of housing units
	Measure of Change	43 Change in total number of housing units
Home Values	Static Measure	44 Inflation-adjusted median house value
	Measure of Change	45 Percent change in inflation-adjusted median house value
Housing Affordability	Static Measure	46 Percent of housing stock affordable at 50 or 80% of the regional median income
		47 Number of households paying less than 30% of income in rent
	Measure of Change	48 Change in percent of housing stock affordable at 50 or 80% of the regional median income
		49 Loss of naturally affordable housing: change in the number of households paying in rent
Housing Diversity	Measures TBD	50 Age Diversity
		51 Size Diversity
		52 Housing Types (single family vs. multi family)



# Traits that capture change



## Demographics

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



## Housing Market

- Housing costs (Includes both home values and rents)

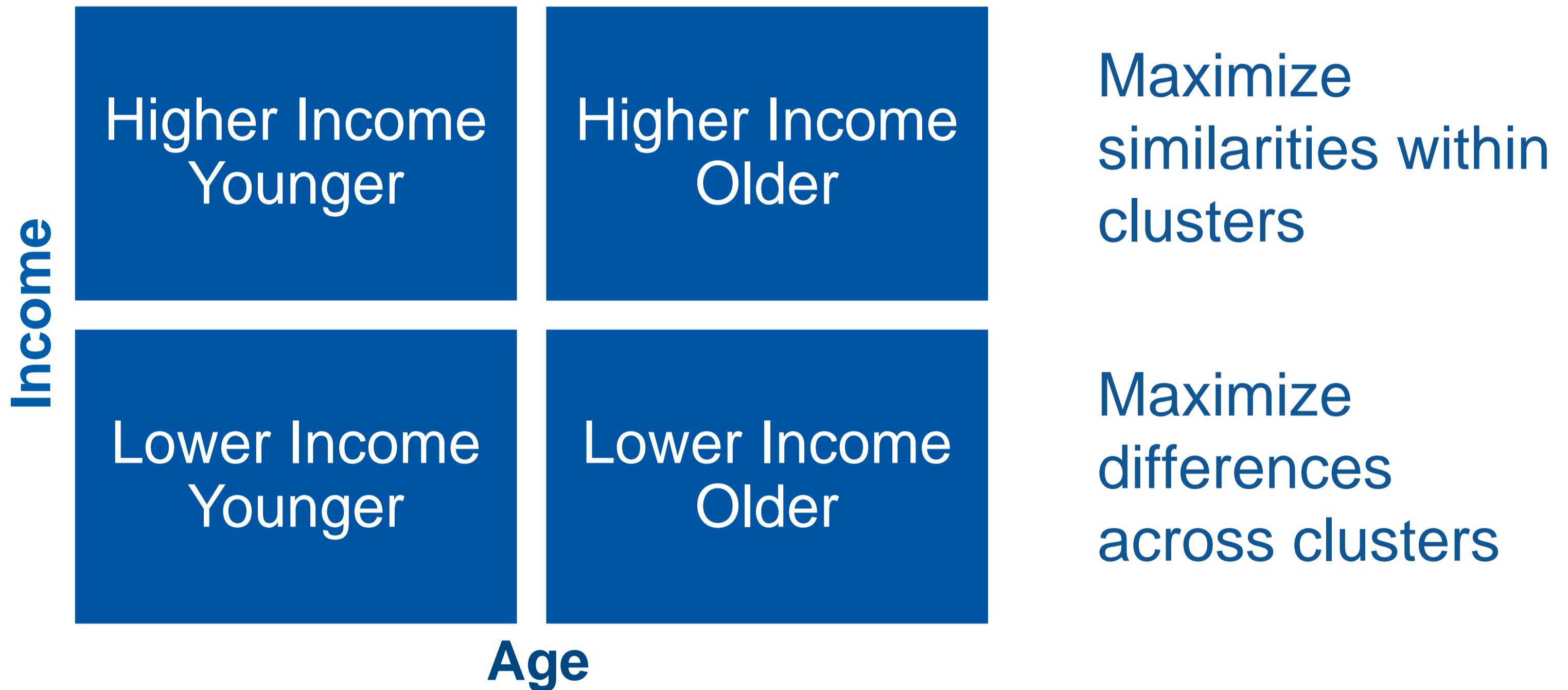


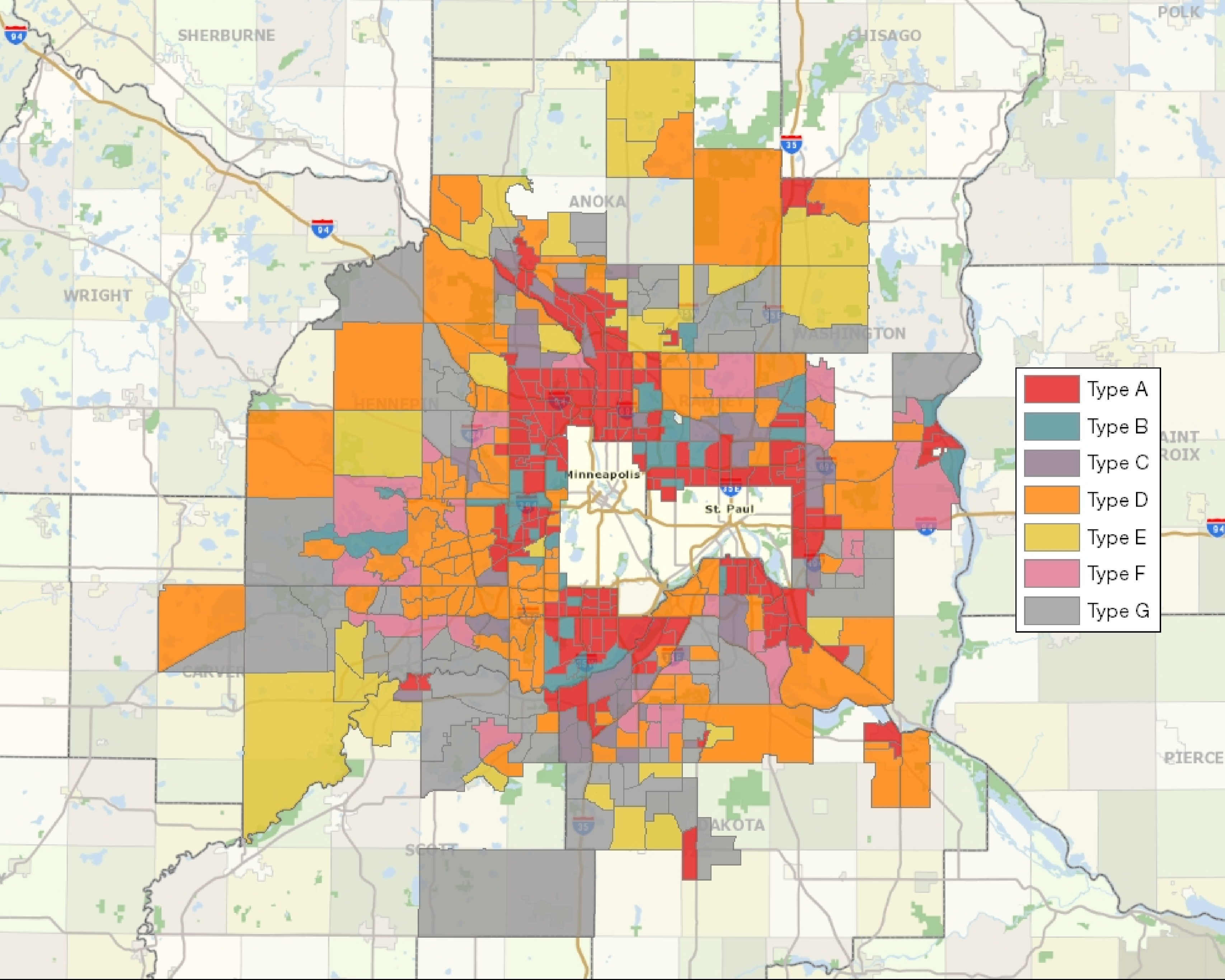
## Built Environment

- Share of housing stock built recently



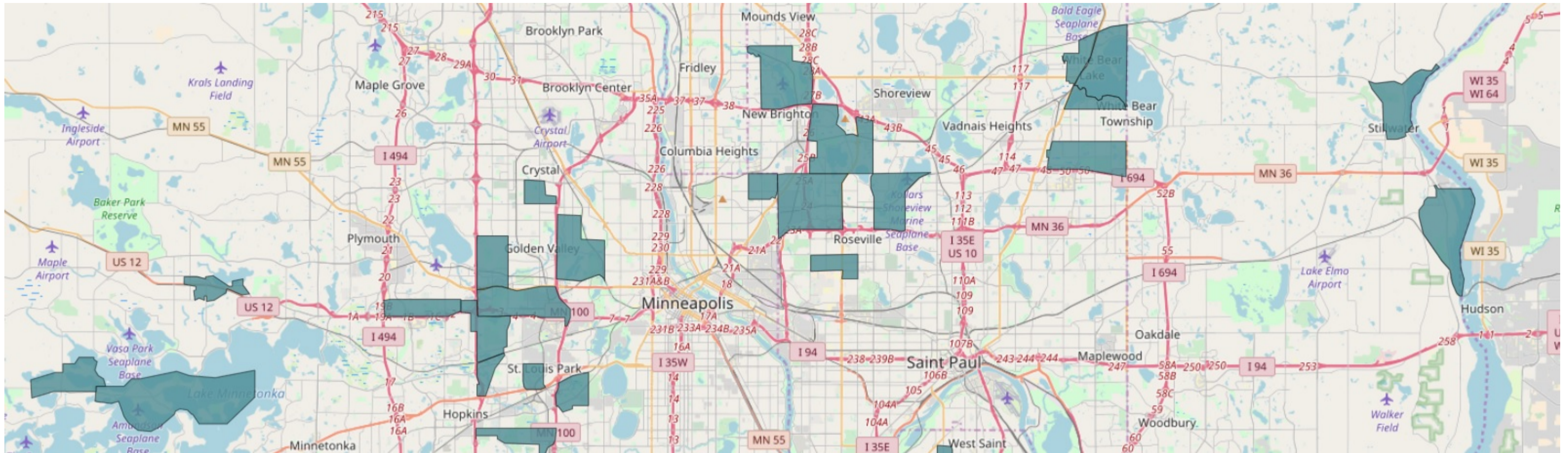
# Clustering neighborhoods





- Type A
- Type B
- Type C
- Type D
- Type E
- Type F
- Type G

# Type B: Characteristics of Change



## Demographics

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

## Housing Market

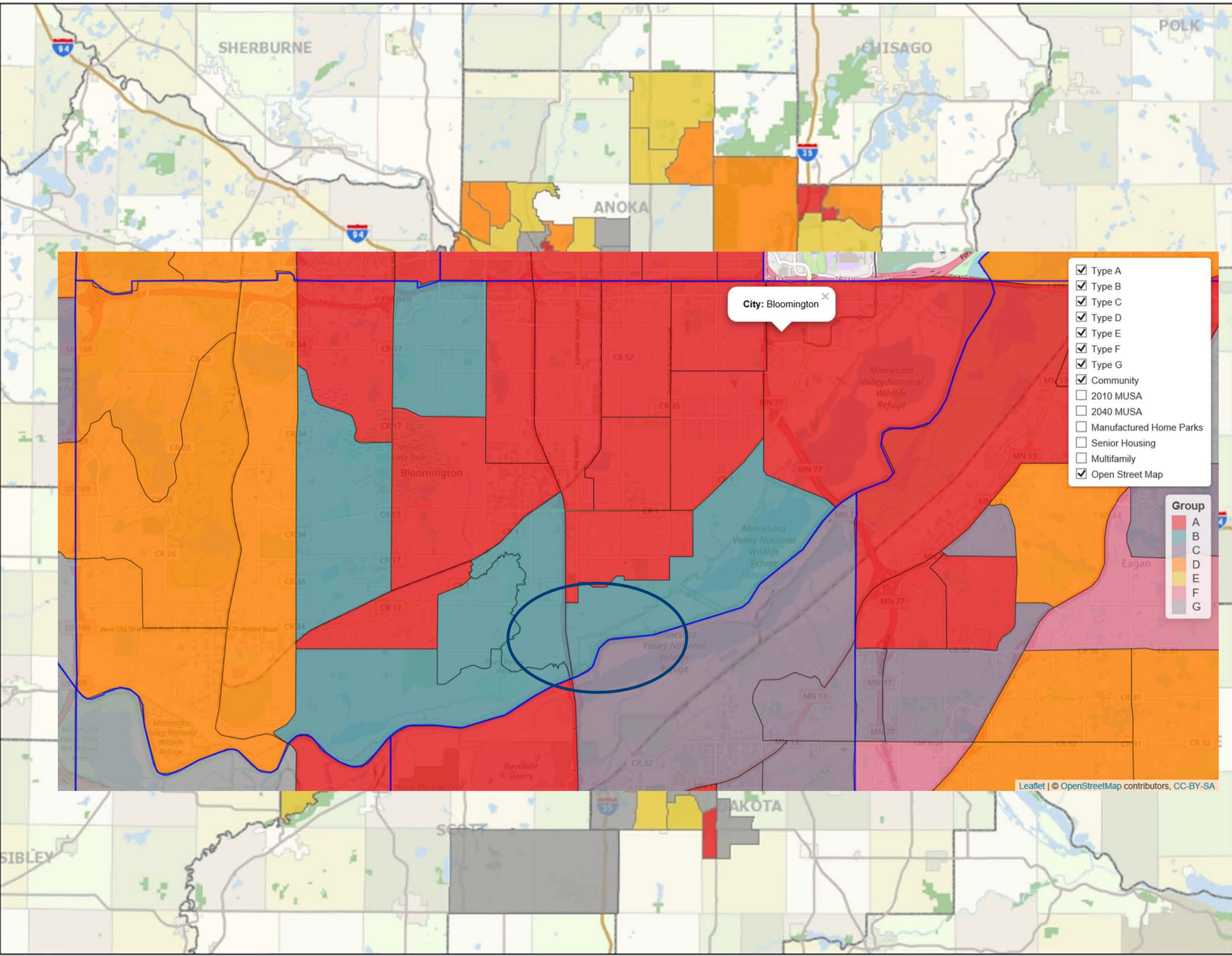
- Upward pressure on housing markets
- Increase in home values and rents higher than the study area

## Built Environment

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

# New development characteristics of Type B





SHERBURNE

CHISAGO

POLK

ANOKA

City: Bloomington

- Type A
- Type B
- Type C
- Type D
- Type E
- Type F
- Type G
- Community
- 2010 MUSA
- 2040 MUSA
- Manufactured Home Parks
- Senior Housing
- Multifamily
- Open Street Map

**Group**

- A
- B
- C
- D
- E
- F
- G

# Next Steps

Local focus groups

Identify needed resources

Gather best practice examples

Report and share

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# More Information

Baris Gumus-Dawes, Ph.D.

Senior Researcher

[Baris.Dawes@metc.state.mn.us](mailto:Baris.Dawes@metc.state.mn.us)

(651) 602-1331

Angela R. Torres, AICP

Planning Analyst

[Angela.Torres@metc.state.mn.us](mailto:Angela.Torres@metc.state.mn.us)

(651) 602-1566