

A Typology of Suburban Change

November 21, 2019

Land Use Advisory Committee



The Purpose

Study Area

Understand transitions
within communities

Facilitate information
sharing *among*
communities

Communities

More granular
information and a
resource library

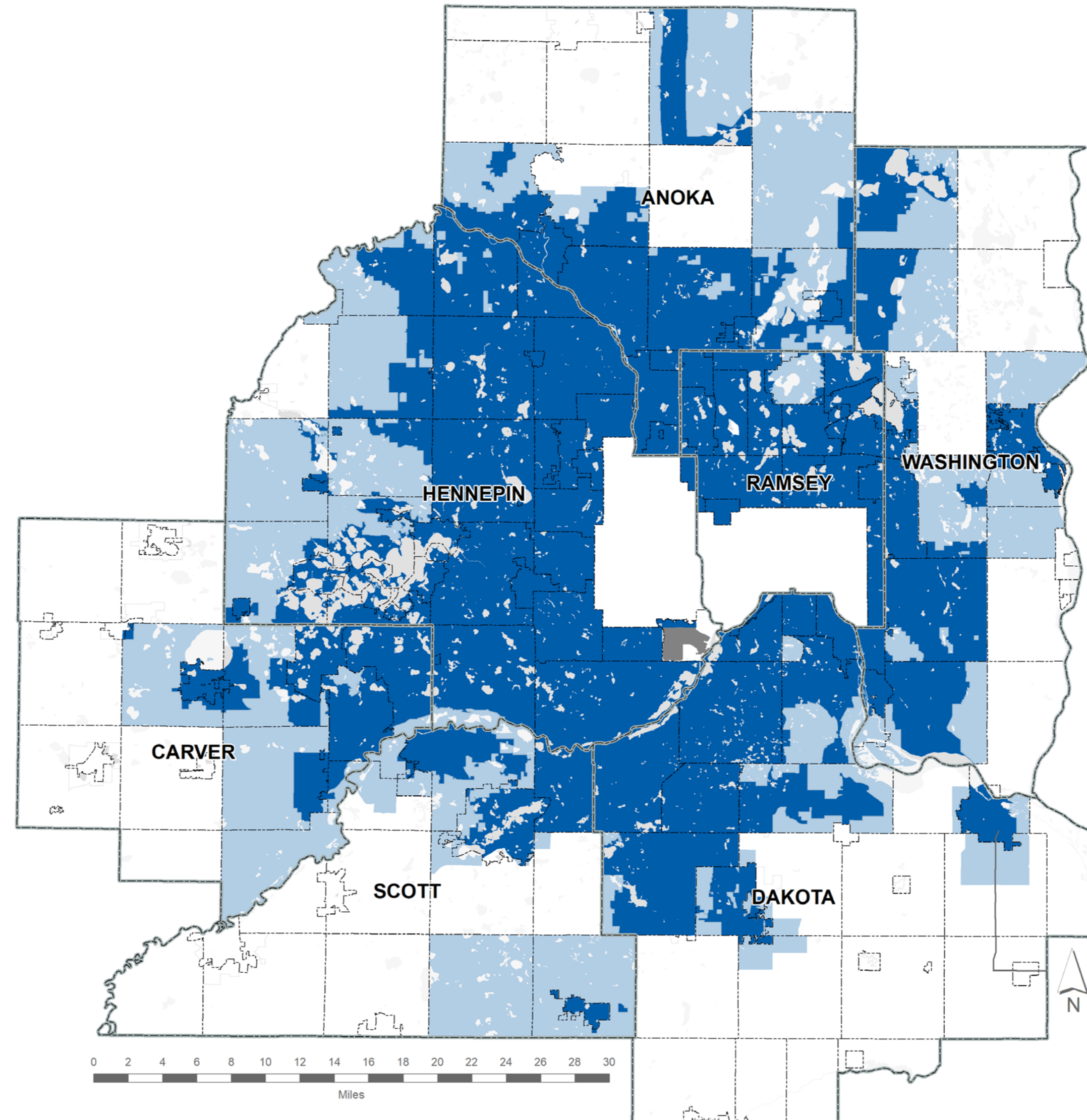
Technical assistance for
targeted planning

Definitions

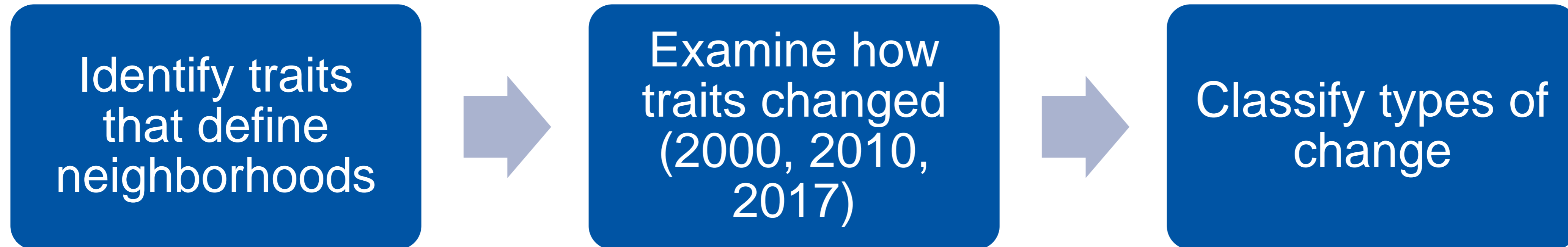
Neighborhood

Study Area

Study Area



Neighborhood Change Analysis



Traits that drive change



Demographics

- Share of people of color
- Share of people 65 or older
- Share of people 18 or younger
- Median HH income



Housing Market

- Median home values
- Median gross rent
- Share of renters



Built Environment

- Share of recently built housing stock

Seven Types of Change

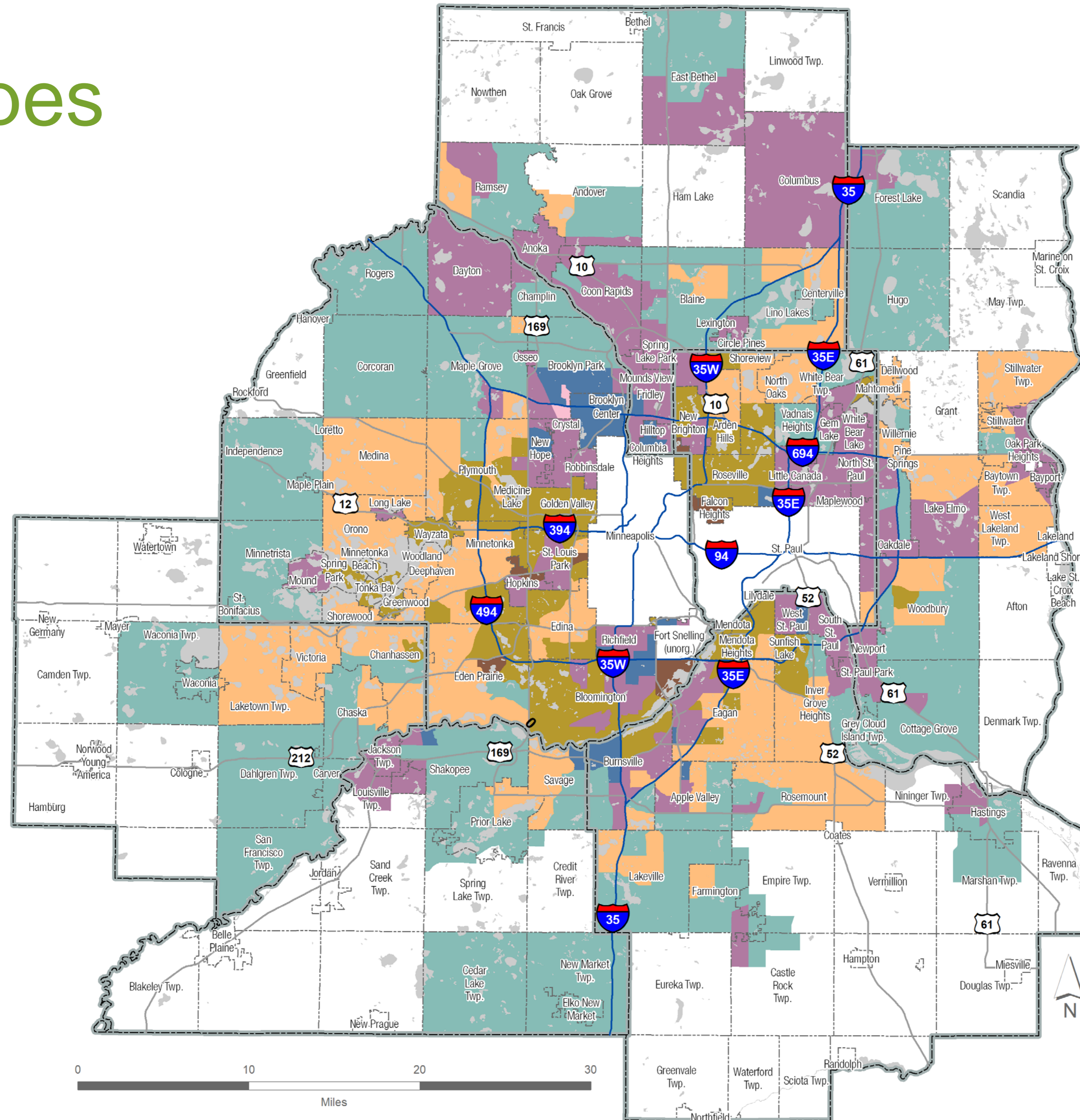
Things to consider while ground-truthing

Do the types make sense to you as a whole?

Do the individual tract assignments make sense?

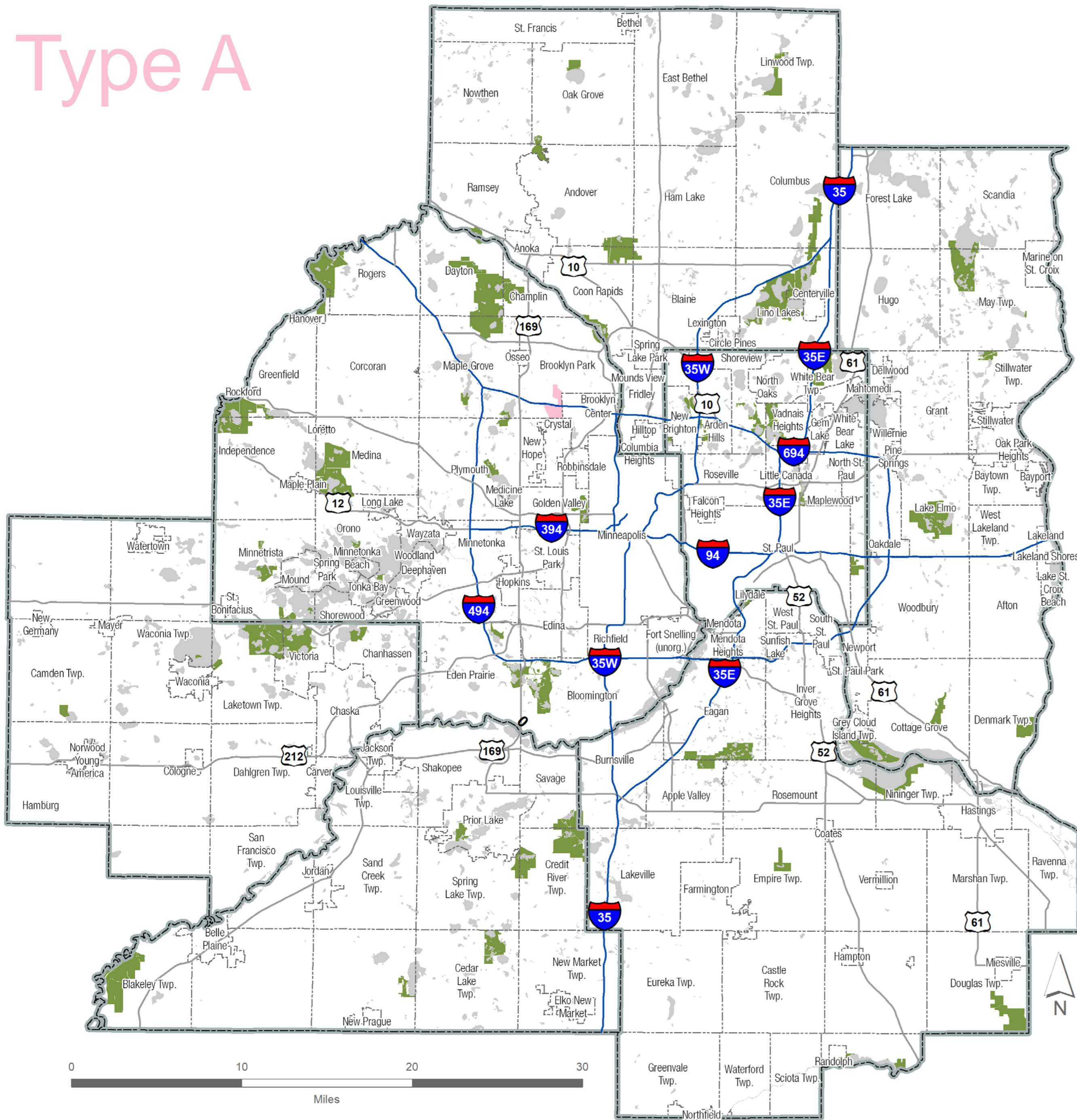
How do you see yourself using this tool?

All Types



- Type A
- Type B
- Type C
- Type D
- Type E
- Type F
- Type G
- Not included in study area

Type A



Demographics

- Share of people of color remained highest
- Share of residents age 65+ very low but increasing
- Remained lowest income

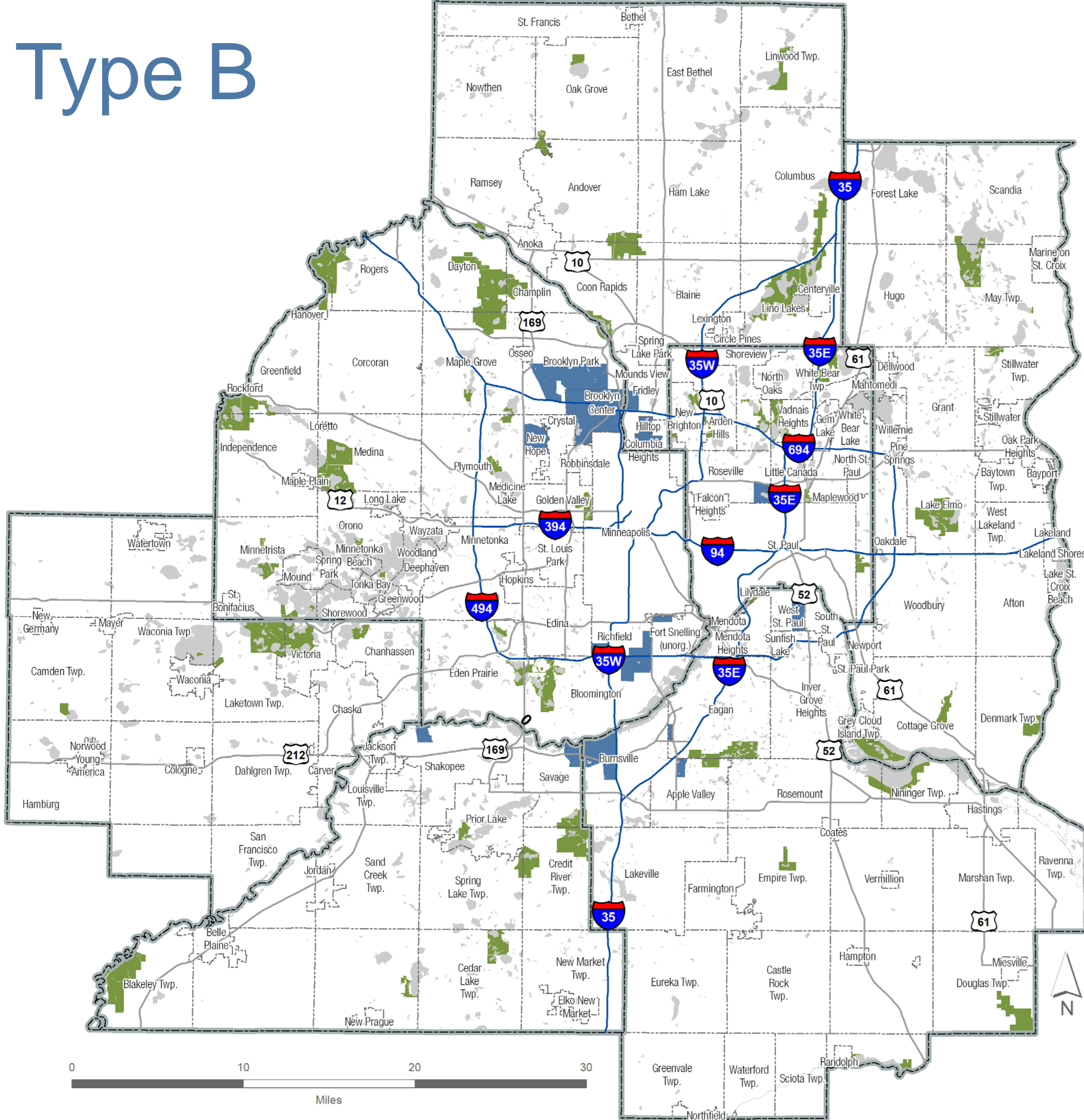
Housing Market

- Most affordable housing stock
- Home values still declining
- Rents increasing
- Continued to have the second-highest share of renters

Built Environment

- Limited construction activity; mostly in the undeveloped parts of inner-ring suburbs

Type B



Demographics

- Racial/ethnic diversity high and rapidly increasing
- Share of residents age 65+ decreased and share of residents under age 18 static
- Income low but increasing

Housing Market

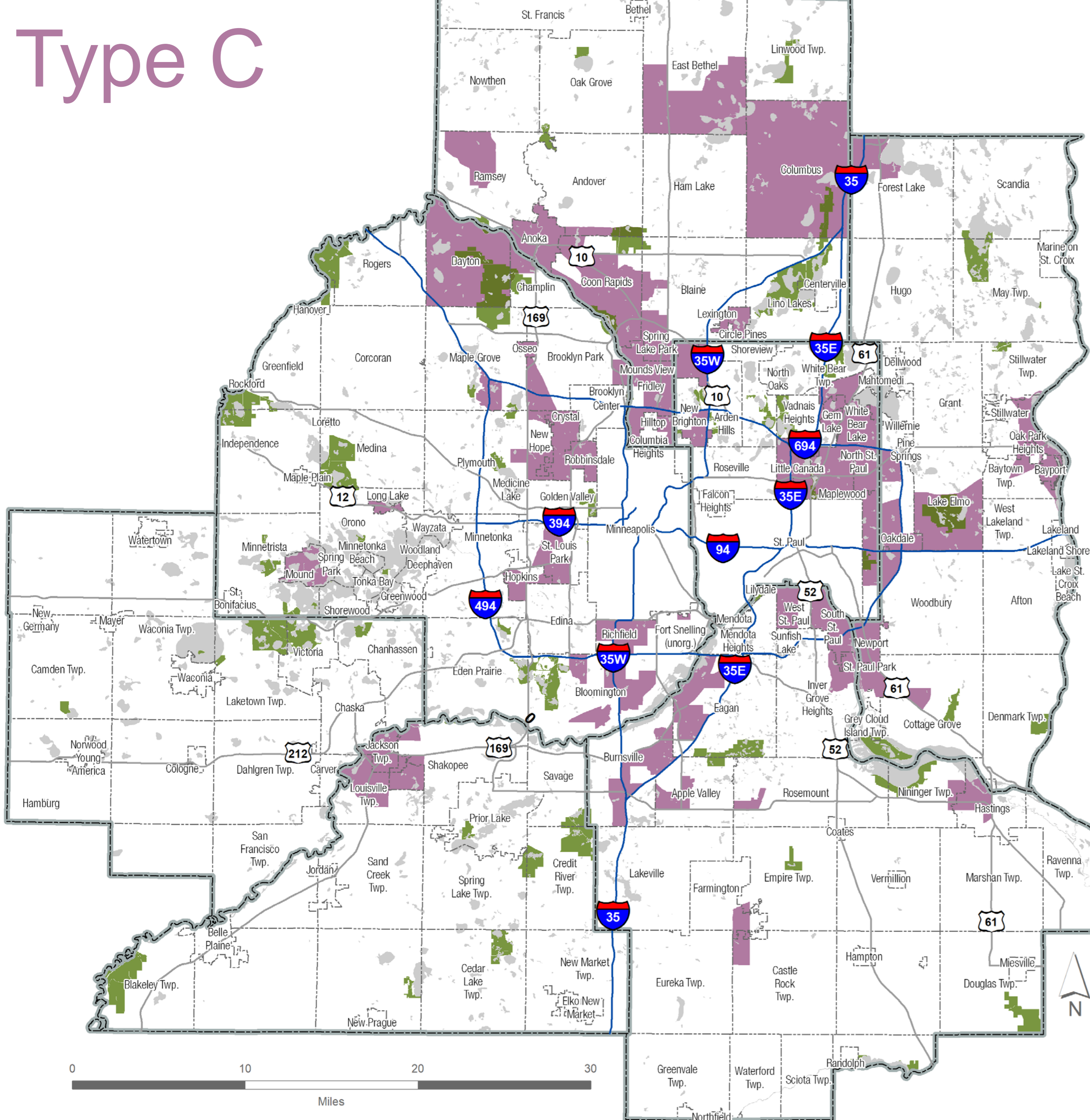
- Home values low and decreasing
- Rents low but increasing
- Share of renters remained the third-highest

Built Environment

- Most tracts located in mostly developed first-ring suburbs
- Construction activity remained slowest



Type C



Demographics

- Steady inflow of people of color
- High and increasing share of residents age 65+
- Moderate incomes stabilized after a decline in 2000s

Housing Market

- Affordable housing stock
- Home values continued to decline (unlike the study area)
- Rents increased after recession

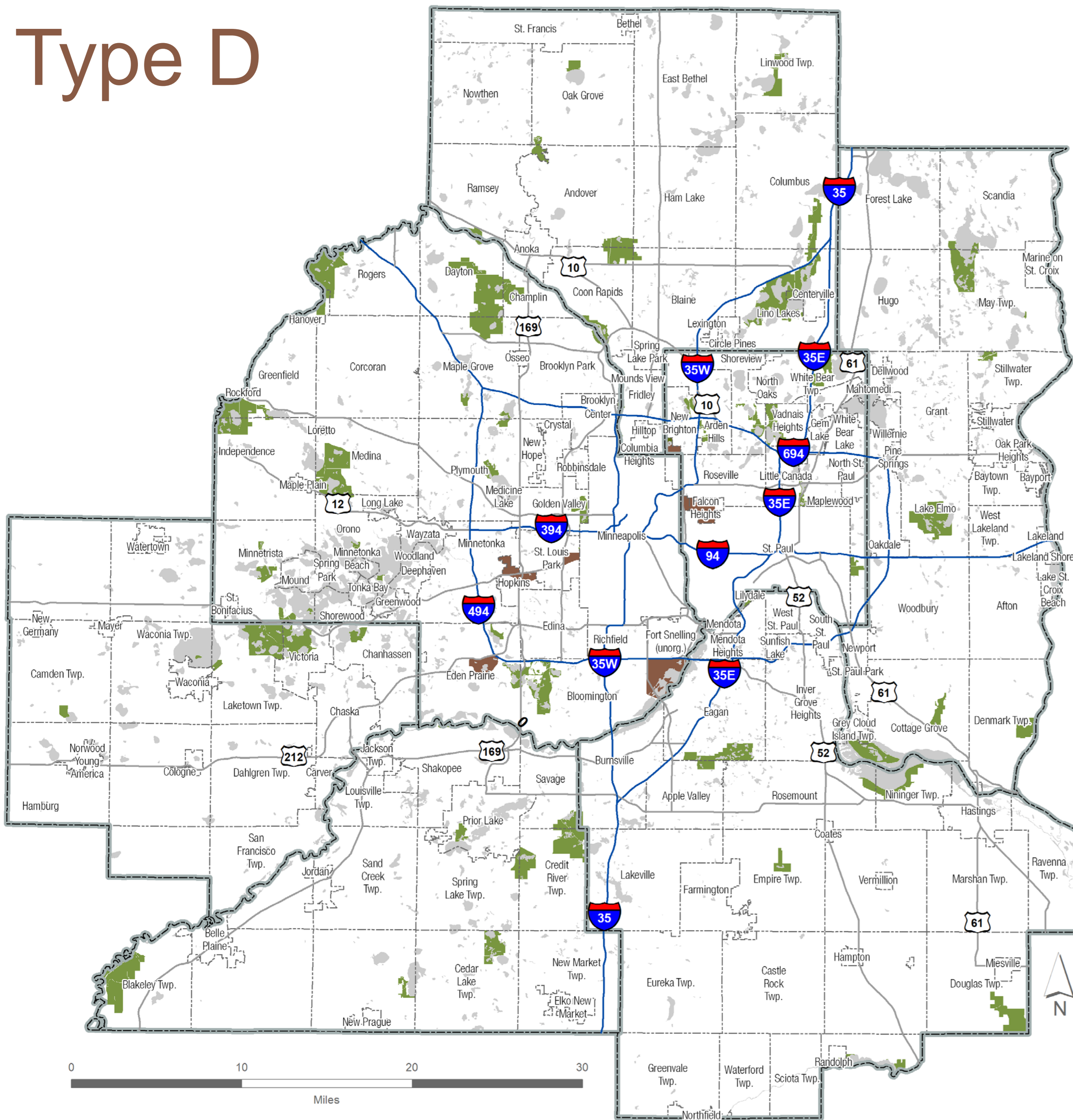
Built Environment

- Historically white and working class
- Mostly developed
- Construction activity remained limited



METROPOLITAN
COUNCIL

Type D



Demographics

- High and growing share of people of color
- Immigrant hubs
- Median incomes remained low
- Lowest but increasing share of residents age 65+
- Lowest but declining share of residents under age 18

Housing Market

- Exceptionally high and increasing share of renters
- Relatively affordable
- Home values and rents increased since recession

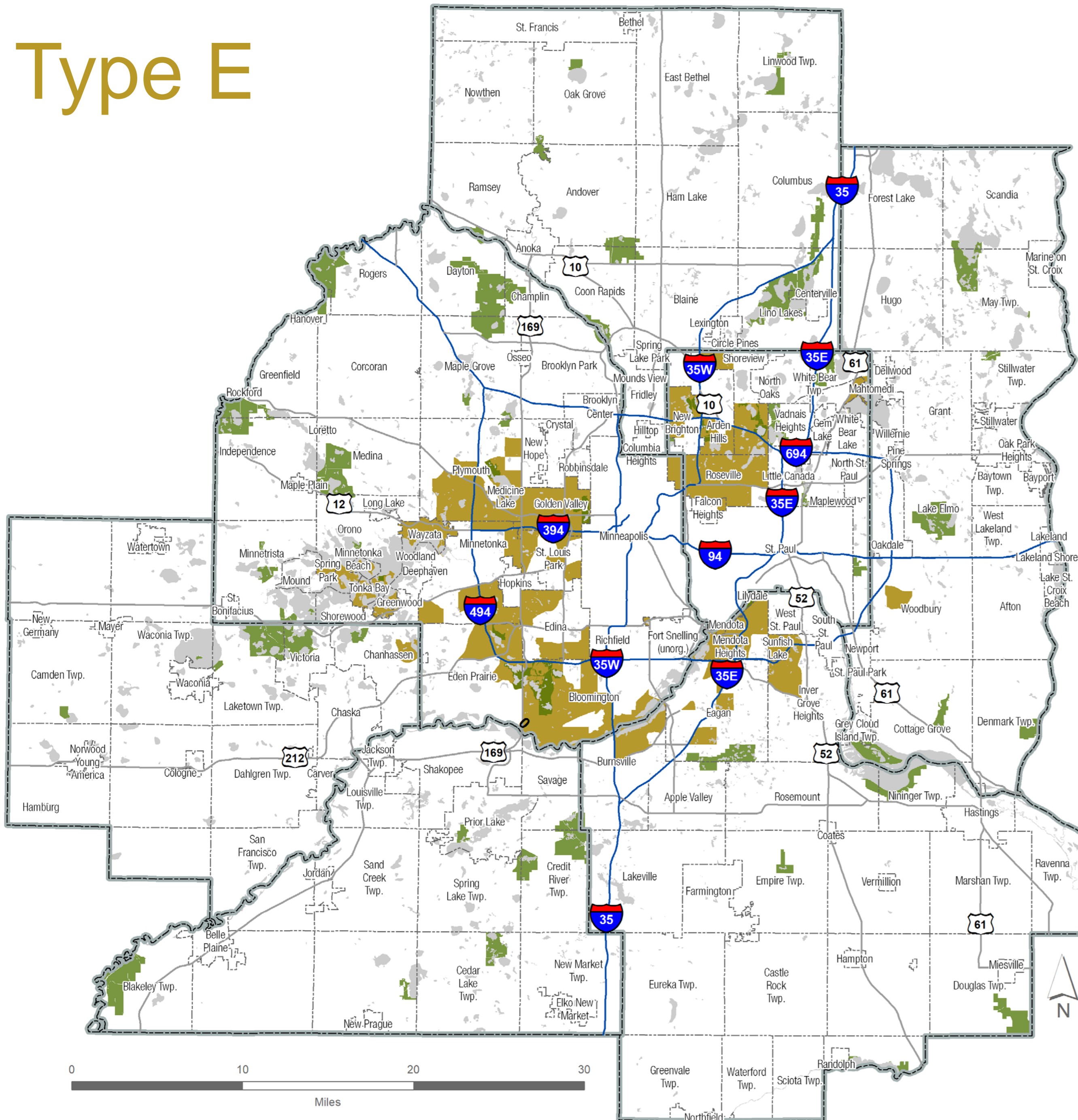
Built Environment

- Construction activity remained limited



METROPOLITAN
COUNCIL

Type E



Demographics

- Mostly white but becoming racially/ethnically diverse
- Highest and rapidly increasing share of residents age 65+
- Second-highest and increasing median income and increasing
- Influx of educated residents

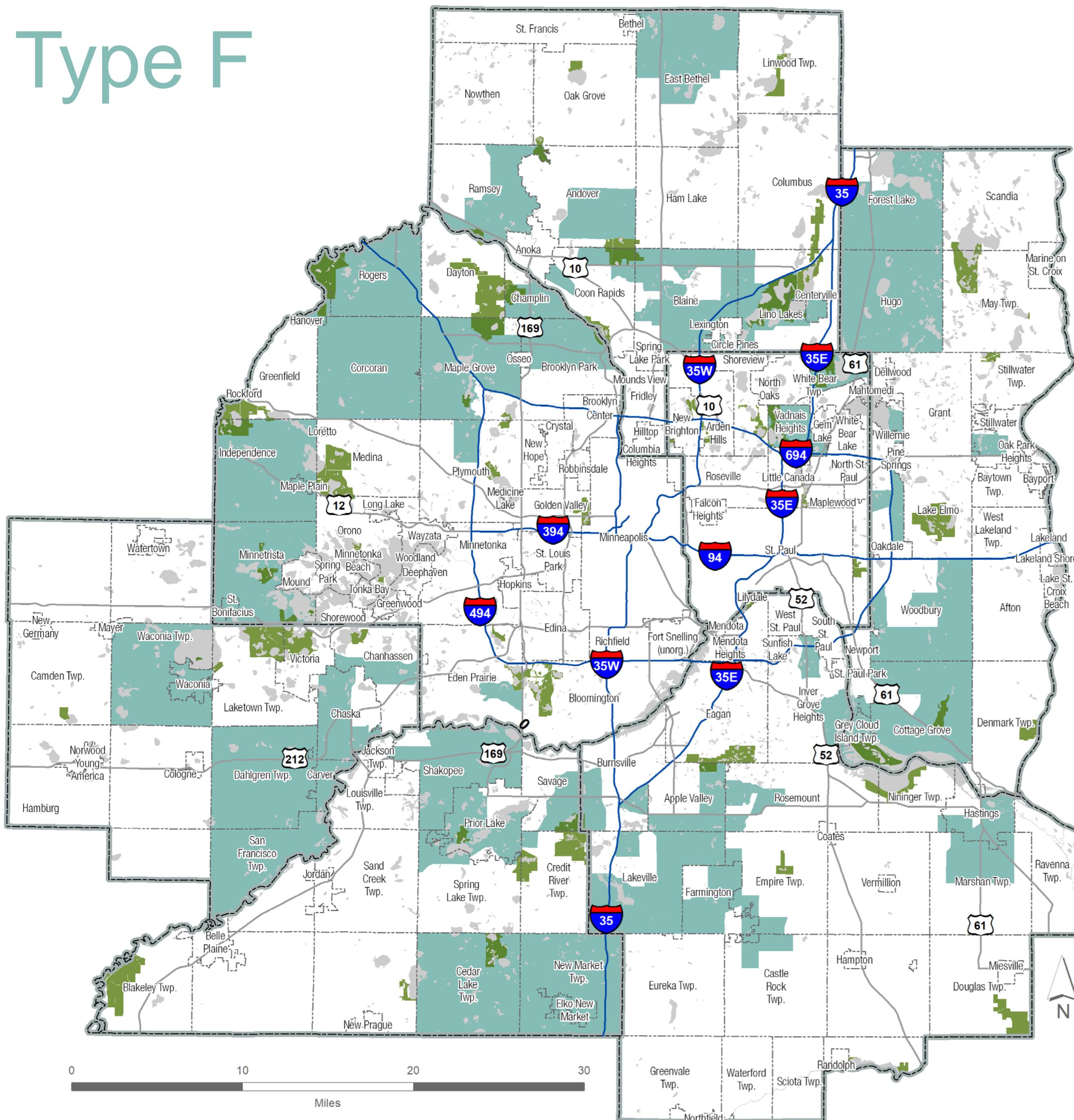
Housing Market

- Expensive housing stock
- Infill development: growing rental markets
- High and rapidly increasing share of renters

Built Environment

- Large, high-density infill development near transportation networks and job centers

Type F



Demographics

- Share of people of color remained second lowest
- Youngest and fastest growing population
- Remained high income

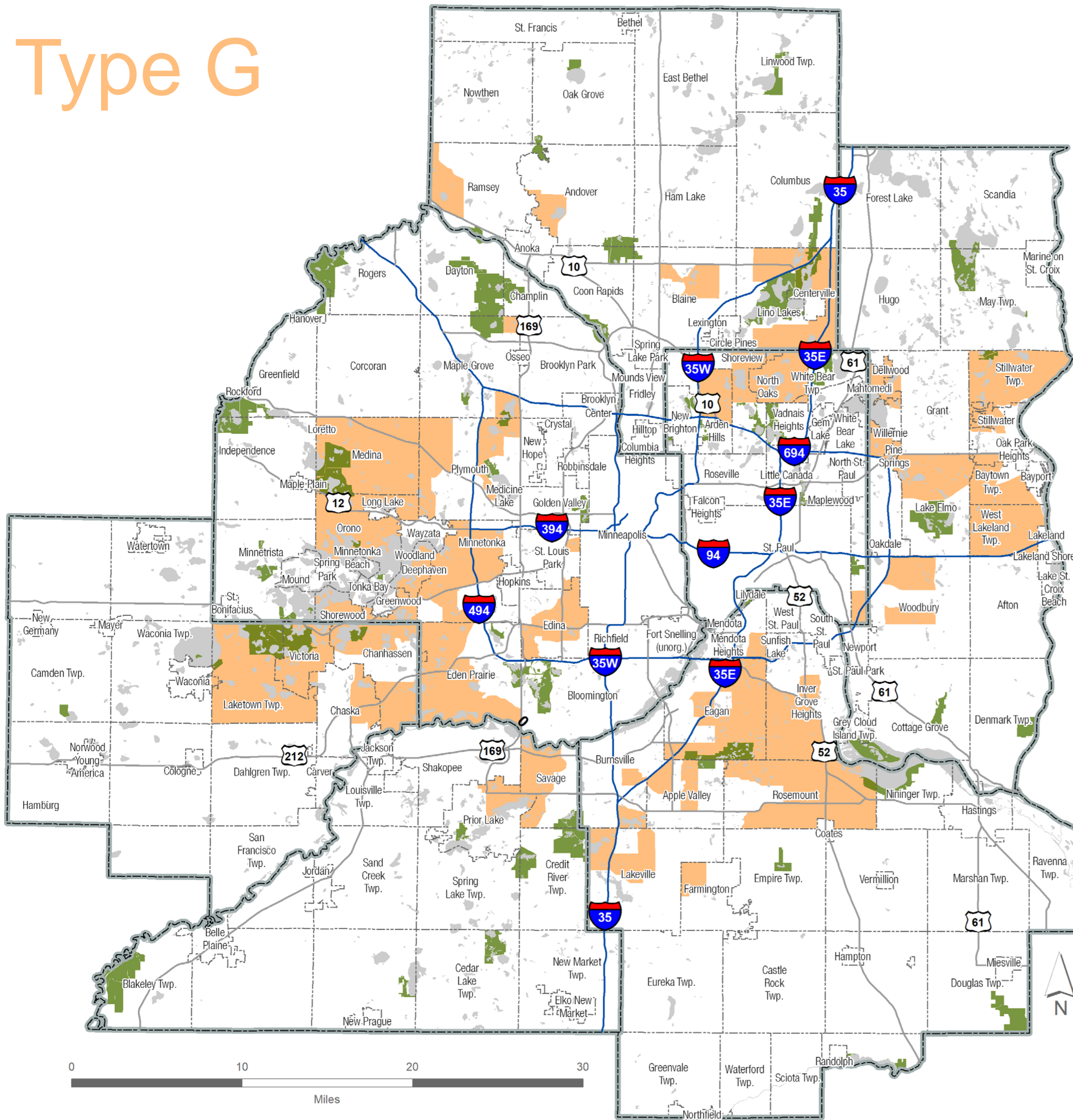
Housing Market

- Second most expensive housing stock
- Rents and home values remained very high
- Lowest yet increasing share of renters

Built Environment

- Strongest but slowing construction activity in mostly exurban areas
- Greenfield development

Type G



Demographics

- Share of people of color remained lowest
- Share of residents age 65+ was low but grew fastest
- Median incomes remained highest

Housing Market

- Remained the most expensive housing stock
- Share of renters continued to be the lowest

Built Environment

- Significant construction activity that slowed down
- Exceptional access to natural amenities

Interactive Tool



Next Steps

- Focus groups with private developers, cities, and counties
- Interactive tool development
- Technical assistance resource development

Questions

Do the types make sense to you as a whole?

Do the individual tract assignments make sense?

How do you see yourself using this tool?

More Information

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