

# Changing Population and Changing Metropolitan Characteristics: Early Results from the 2010 Census

**Presented by George Masnick  
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**Remodeling Futures Conference  
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# 2010 Census Data and 2010 ACS Data Provide Demographic and Housing Information at the Sub-National Level

- What do the early releases of these data sources tell us about trends and differences among the nation's large metropolitan areas?
  - (Nation's 100 Largest Metro Areas house about two-thirds of the U.S. population)

## Themes in Presentation

- Two big trends affecting population and households
  - ✓ Metro areas continue to become more ethnically diverse
  - ✓ As the population ages, primarily the metros with minority growth are gaining much needed younger population
- Two big trends affecting housing stock
  - ✓ The average age housing stock in slow growth metros is getting older
  - ✓ Metros with older housing saw less occupancy turnover

**MINORITY GROWTH DRIVES  
POPULATION GROWTH  
IN LARGE METRO AREAS**



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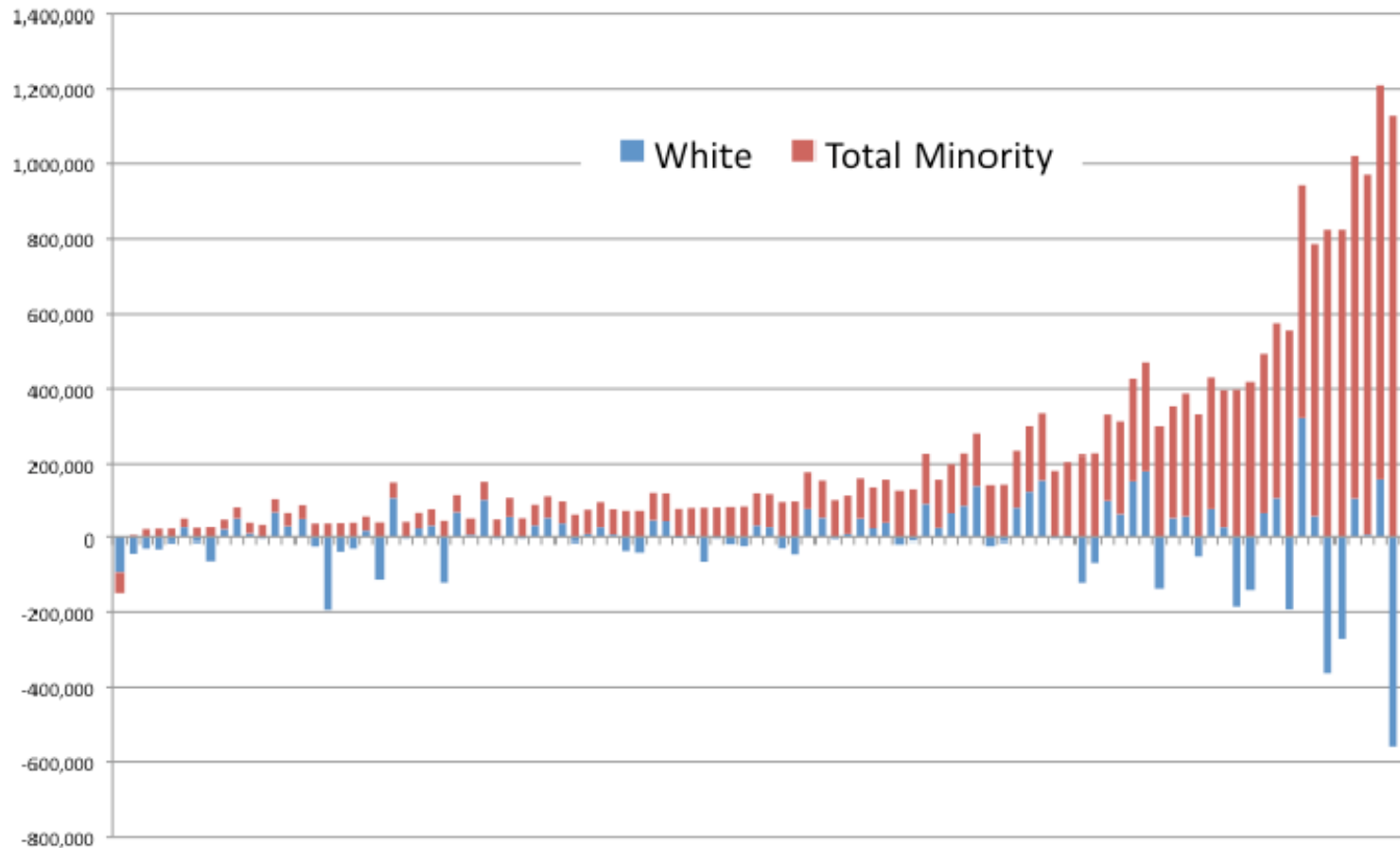
**William Frey**

**“Melting Pot Cities and  
Suburbs:  
Racial and Ethnic Change in Metro  
America in the 2000s,”**

**Brookings Institution, May 2011**

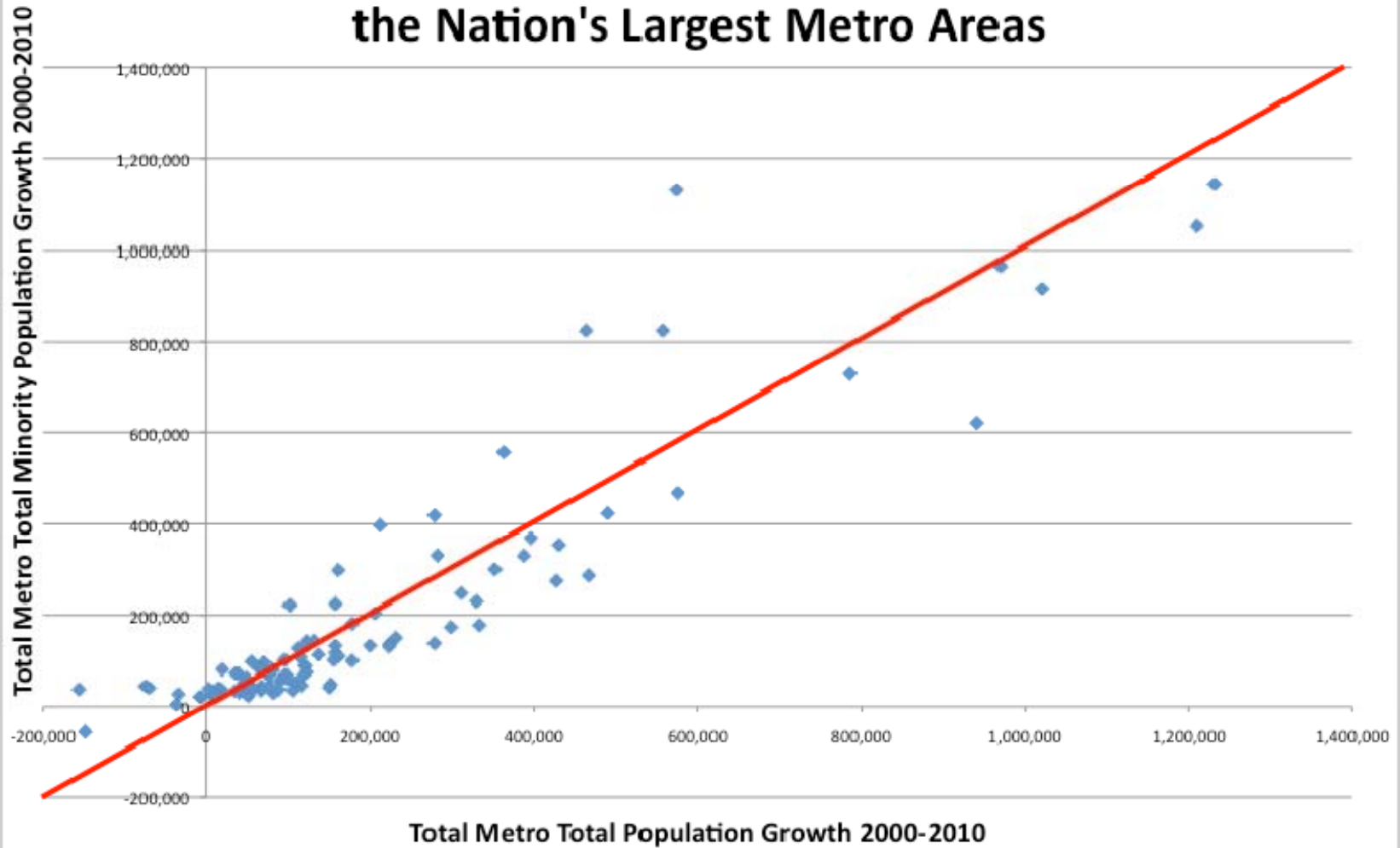
## Minority Gains are Driving Population Growth for the Nation's 100 Largest Metro Areas

Total Metro Total Minority Population Growth 2000-2010



Metro Population Growth Sorted by Minority Growth

## Minority Gains are Driving Population Growth for the Nation's Largest Metro Areas



- In the previous chart and the scatter charts below the red diagonal line represents the condition where **all** of the total population growth is due to minority population growth.
- Points above this line are situations where **more than all** of total growth is minority.
- Metros without significant minority population growth are **growing slowly** or **losing** population.



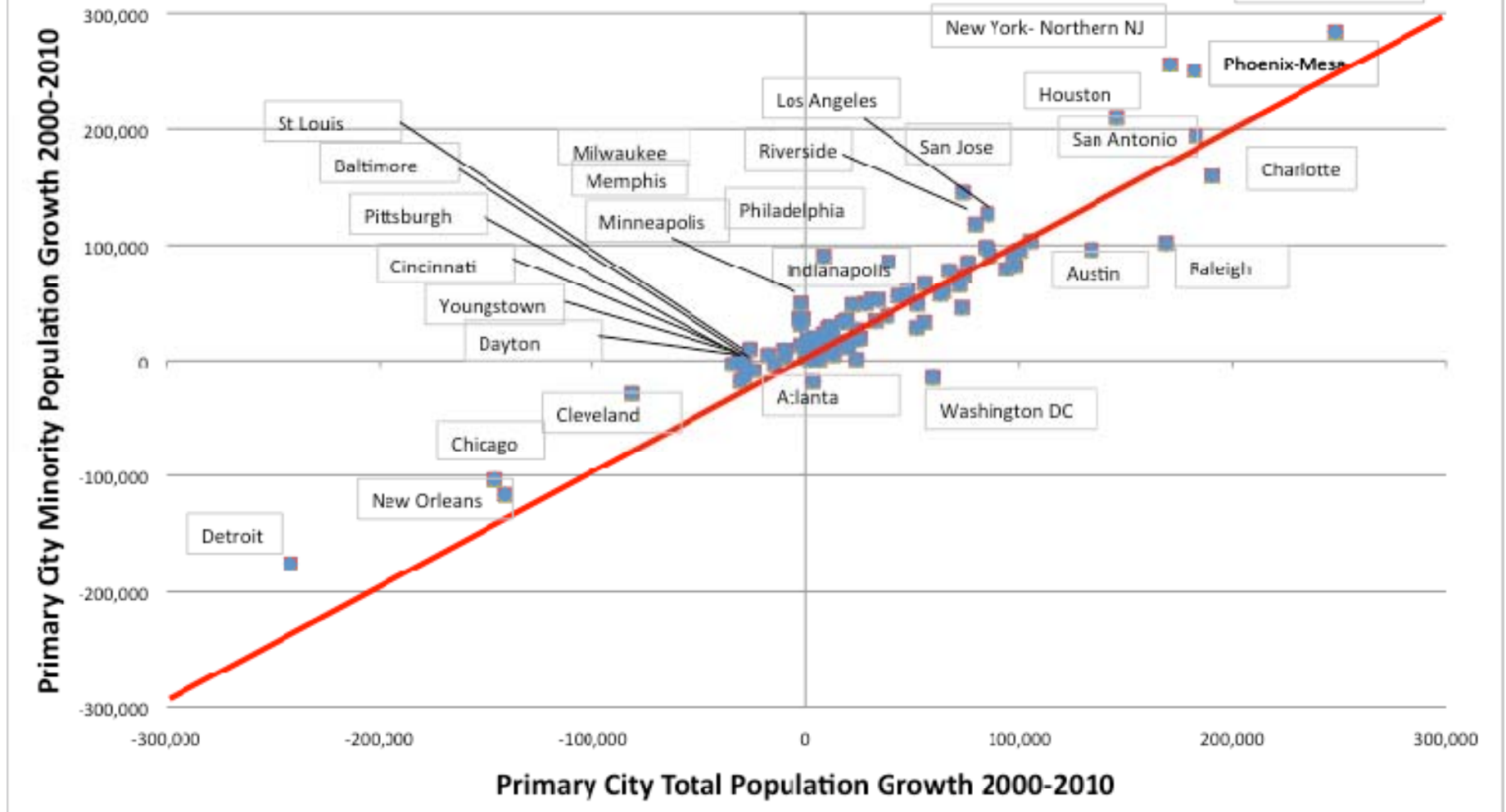
MINORITY GROWTH IN  
**PRIMARY CITIES**  
OF LARGE METRO AREAS



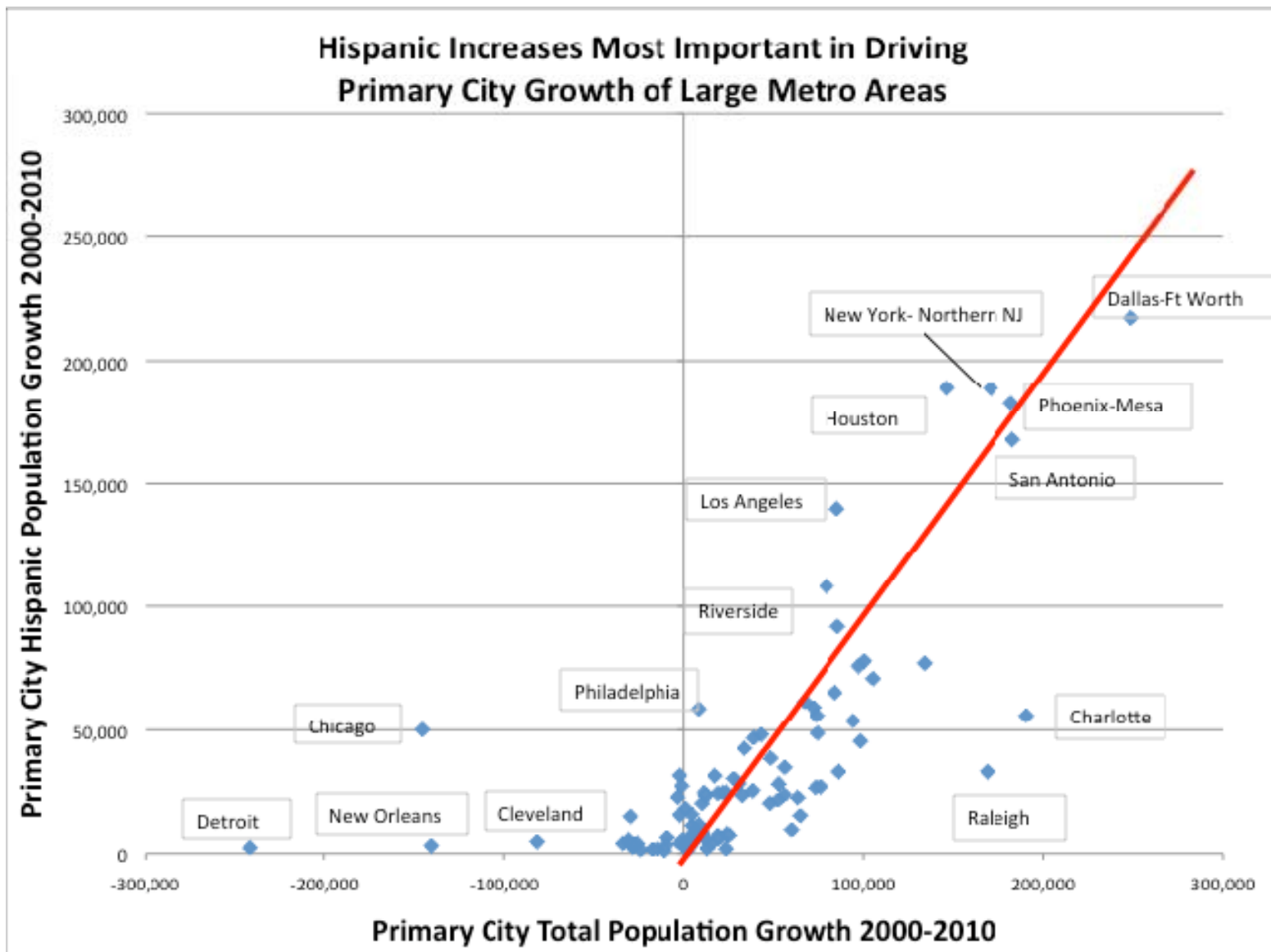
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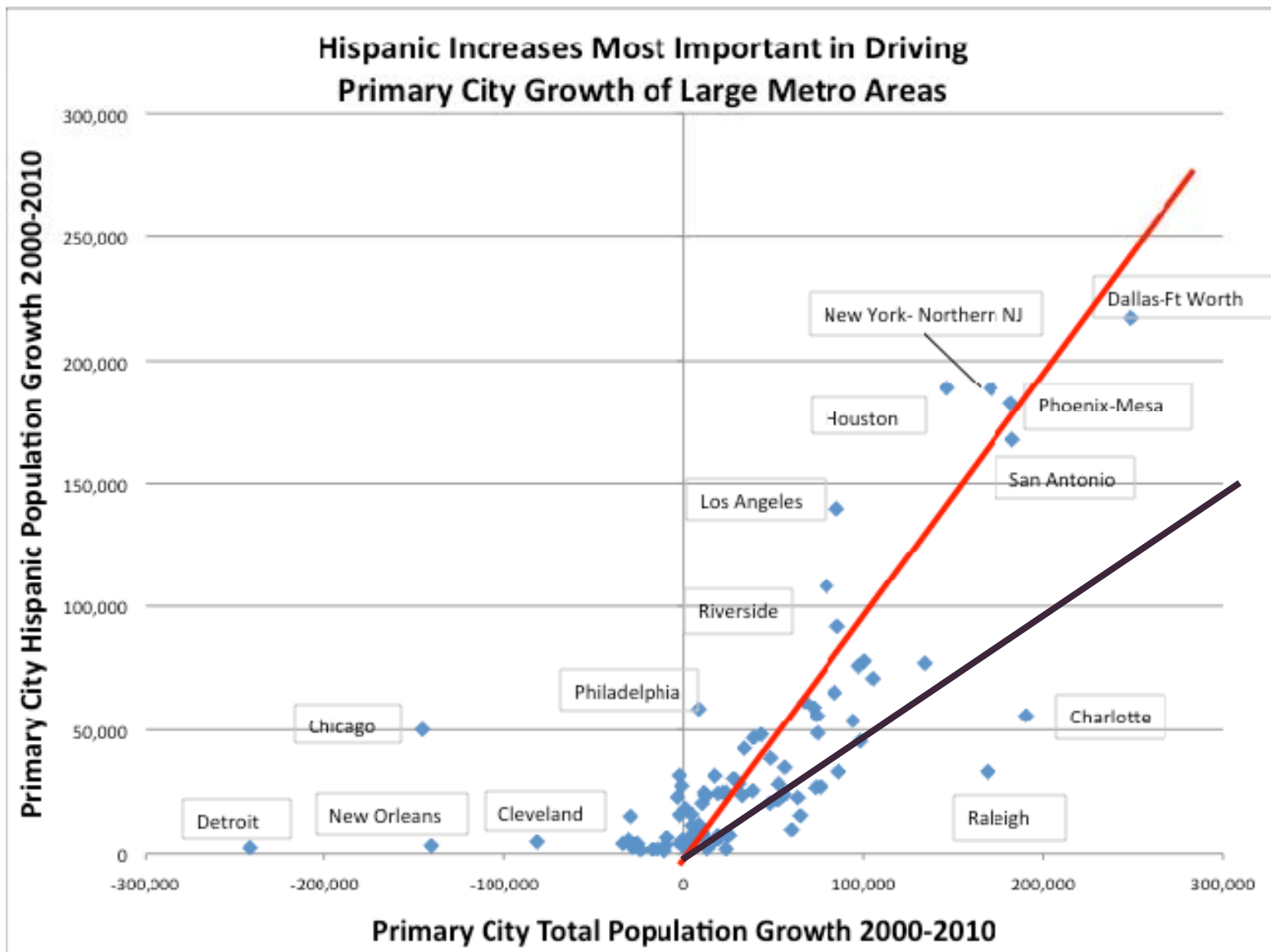
## Minority Gains Drive Total Population Growth in Primary Cities of the Nation's Largest Metro Areas



## Hispanic Increases Most Important in Driving Primary City Growth of Large Metro Areas



## Hispanic Increases Most Important in Driving Primary City Growth of Large Metro Areas



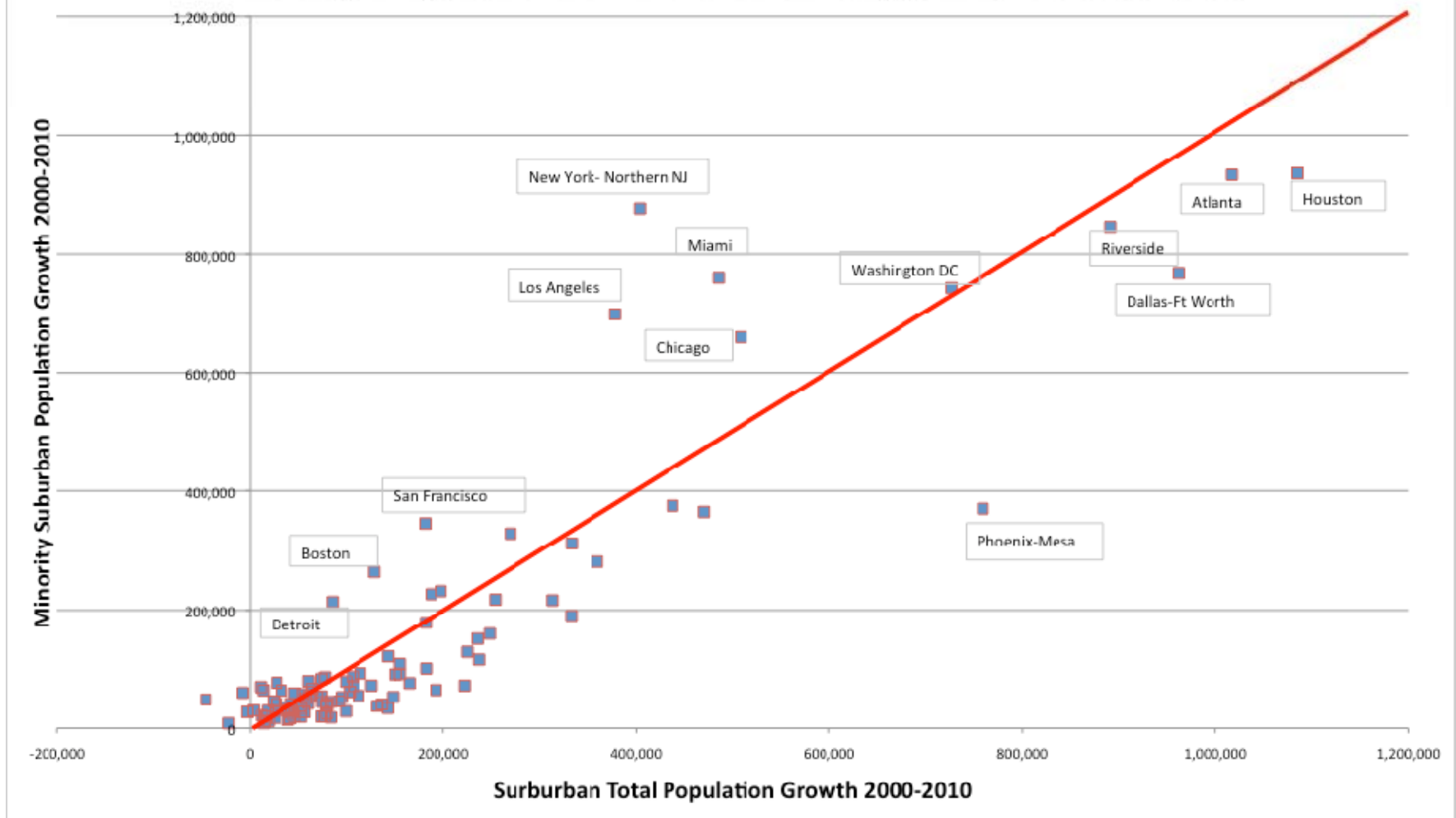
# MINORITY GROWTH IN **SUBURBS** OF LARGE METRO AREAS



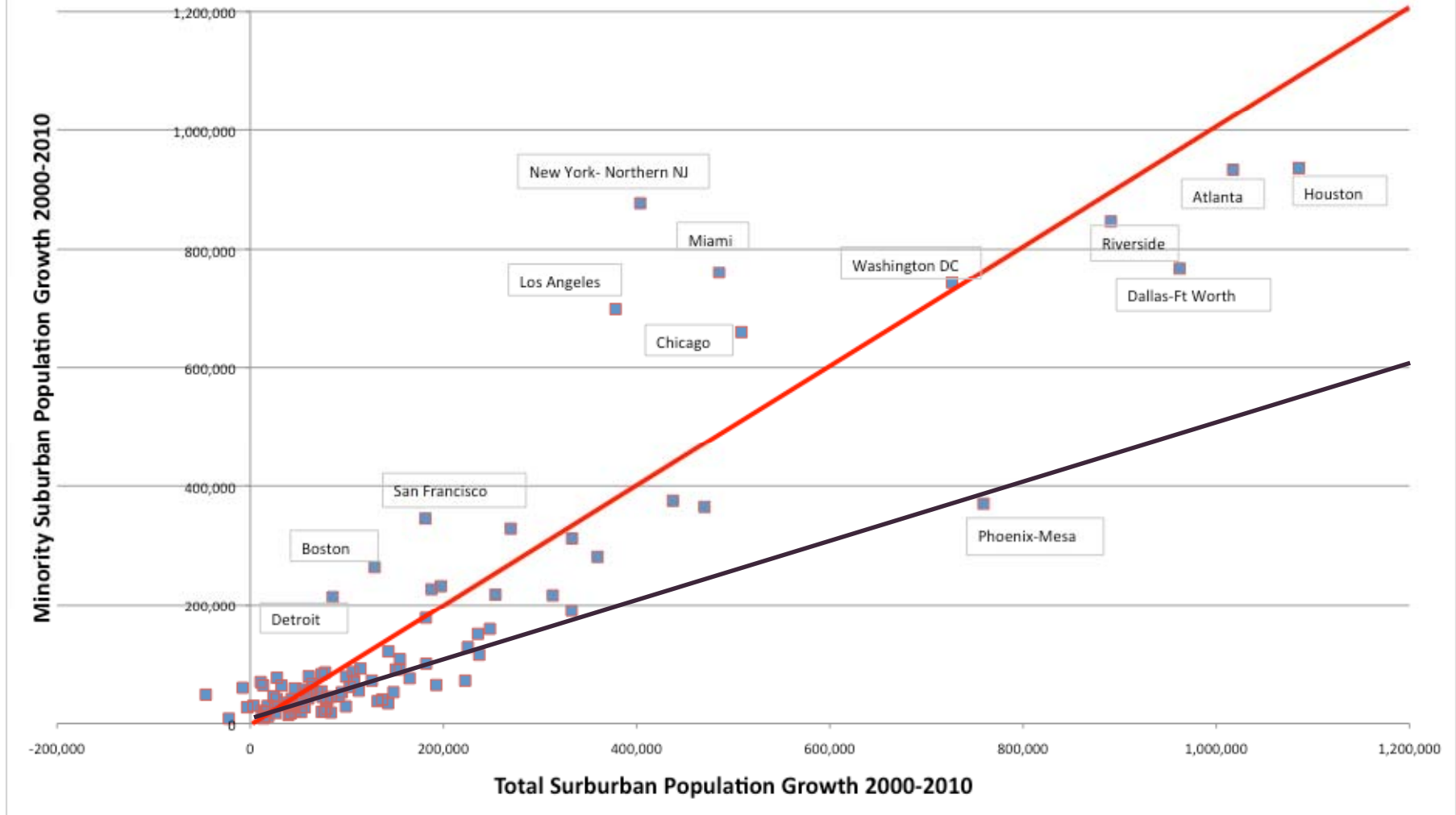
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## Minority Growth Increasingly Important in Driving Population Growth in Large Metro Suburbs



## Minority Growth Increasingly Important in Driving Population Growth in Large Metro Suburbs



# METRO AREAS WITH YOUNGER AND OLDER AGE STRUCTURES

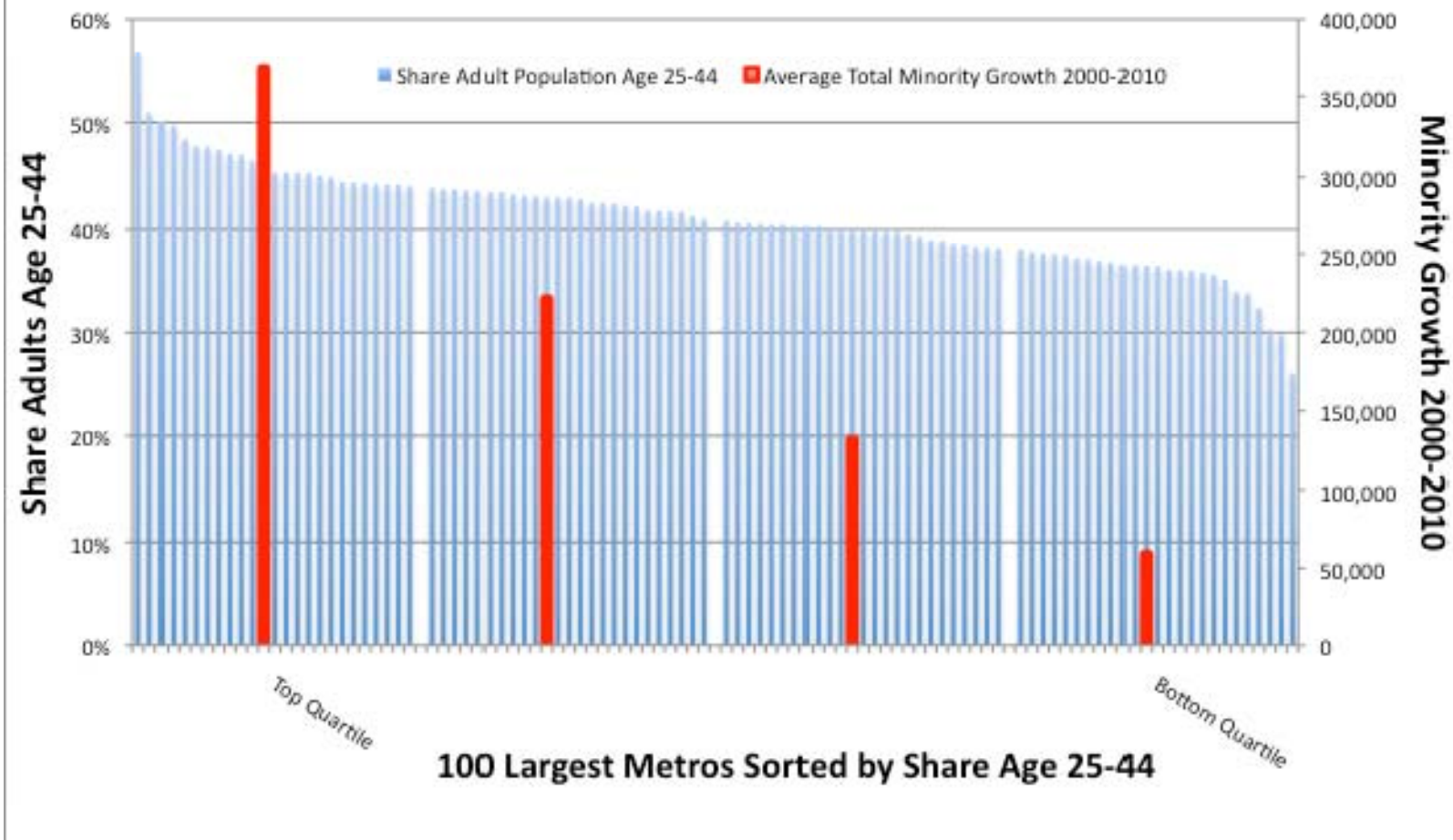


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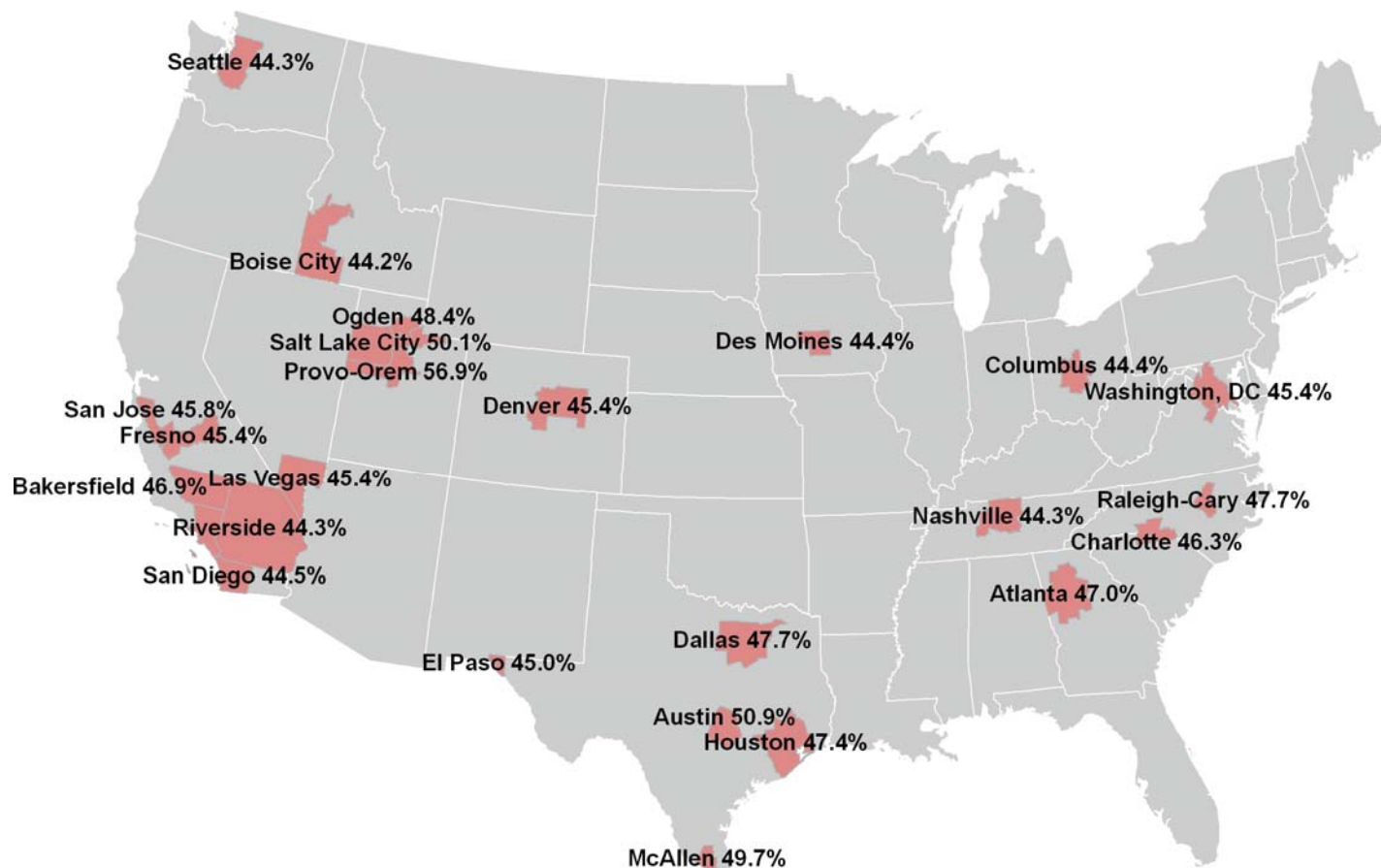
## Metros with Higher Minority Growth Have Larger Young Adult Population Shares



# Metros with Highest Shares Young Adult Population (Age 25-44)

- High minority population growth
- High fertility causing younger population age pyramids
- In-migration of young adults for education, jobs, life-style

# Metros with Highest Shares Young Adult Population (Age 25-44)



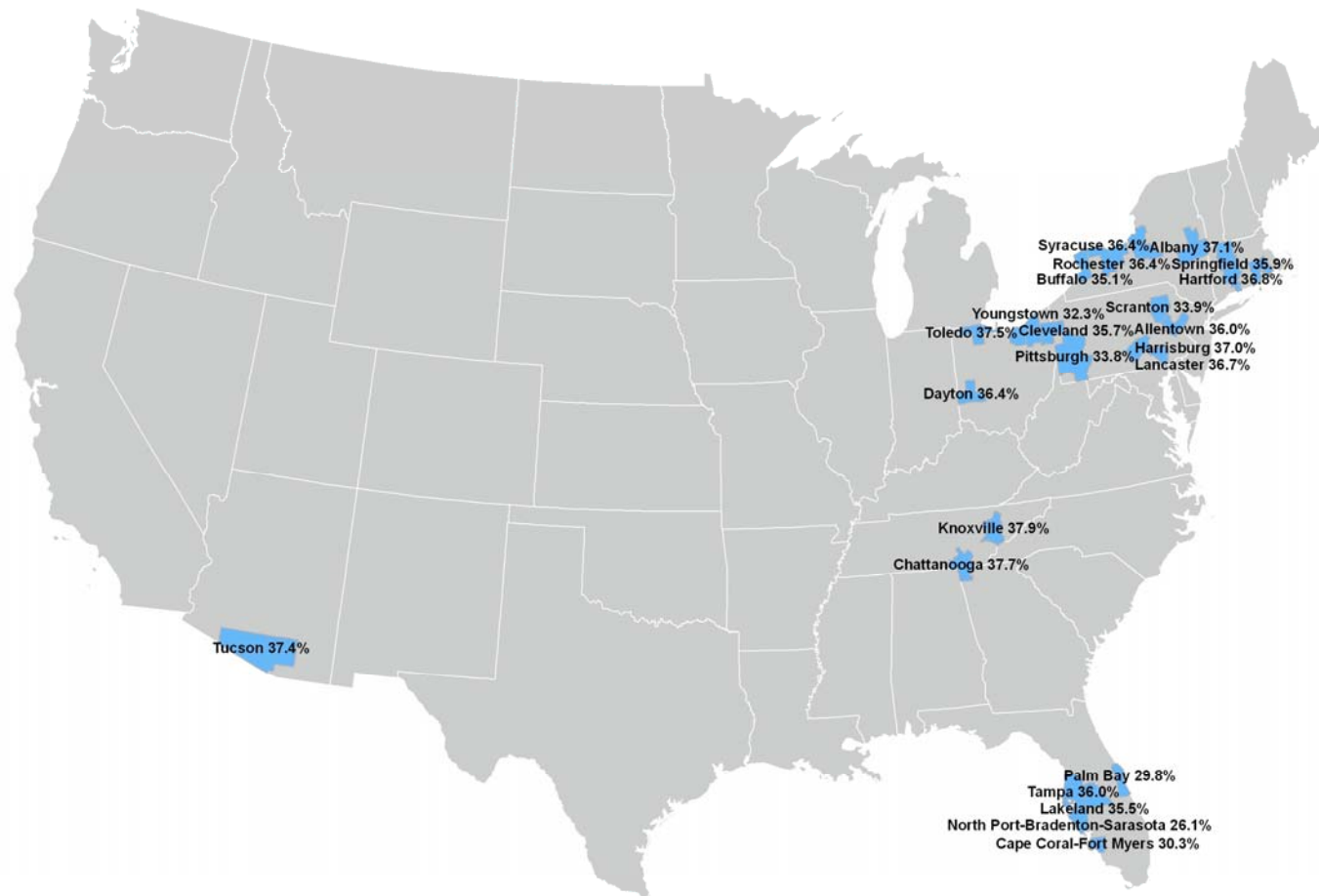
# 25 Metros with Highest Shares Young Adult Population (Age 25-44)

Provo-Orem, UT	56.9%
Austin-Round Rock, TX	50.9%
Salt Lake City, UT	50.1%
McAllen-Edinburg-Mission, TX	49.7%
Ogden-Clearfield, UT	48.4%
Raleigh-Cary, NC	47.7%
Dallas-Fort Worth-Arlington, TX	47.7%
Houston-Sugar Land-Baytown, TX	47.4%
Atlanta-Sandy Springs-Marietta, GA	47.0%
Bakersfield, CA	46.9%
Charlotte-Gastonia-Concord, NC-SC	46.3%
San Jose-Sunnyvale-Santa Clara, CA	45.8%
Denver-Aurora, CO	45.4%
Las Vegas-Paradise, NV	45.4%
Washington-Arlington-Alexandria, DC-VA-MD-WV	45.4%
Fresno, CA	45.4%
Los Angeles-Long Beach-Santa Ana, CA	45.2%
El Paso, TX	45.0%
San Diego-Carlsbad-San Marco, CA	44.5%
Des Moines-West Des Moines, IA	44.4%
Columbus, OH	44.4%
Riverside-San Bernardino-Ontario, CA	44.3%
Seattle-Tacoma-Bellevue, WA	44.3%
Nashville-Davidson-Murfreesboro-Franklin, TN	44.3%
Boise City-Nampa, ID	44.2%

# Metros with Lowest Shares Young Adult Population (Age 25-44)

- Low minority population growth
- Low fertility's impact on age structure
- High retirement migration
- High out-migration of young adults

# 25 Large Metro Areas with Lowest Shares Young Adult Population (Age 25-44)



# 25 Metros with Lowest Shares Young Adult Population (Age 25-44)

Knoxville, TN	37.9%
Chattanooga, TN-GA	37.7%
Providence-New Bedford-Fall River, RI-MA	37.5%
Toledo, OH	37.5%
Tucson, AZ	37.4%
Albany-Schenectady-Troy, NY	37.1%
Harrisburg-Carlisle, PA	37.0%
Hartford-West Hartford-East Hartford, CT	36.8%
Lancaster, PA	36.7%
Syracuse, NY	36.4%
Dayton, OH	36.4%
Rochester, NY	36.4%
Akron, OH	36.3%
Tampa-St. Petersburg-Clearwater, FL	36.0%
Allentown-Bethlehem-Easton, PA-NJ	36.0%
Springfield, MA	35.9%
Cleveland-Elyria-Mentor, OH	35.7%
Lakeland-Winter Haven, FL	35.5%
Buffalo-Niagara Falls, NY	35.1%
Scranton--Wilkes-Barre, PA	33.9%
Pittsburg, PA	33.8%
Youngstown-Warren-Boardman, OH-PA	32.3%
Cape Coral-Fort Myers, FL	30.3%
Palm Bay-Melbourne-Titusville, FL	29.8%
Bradenton-Sarasota-Venice, FL	26.1%

# HOUSING CHARACTERISTICS IMPORTANT FOR REMODELING



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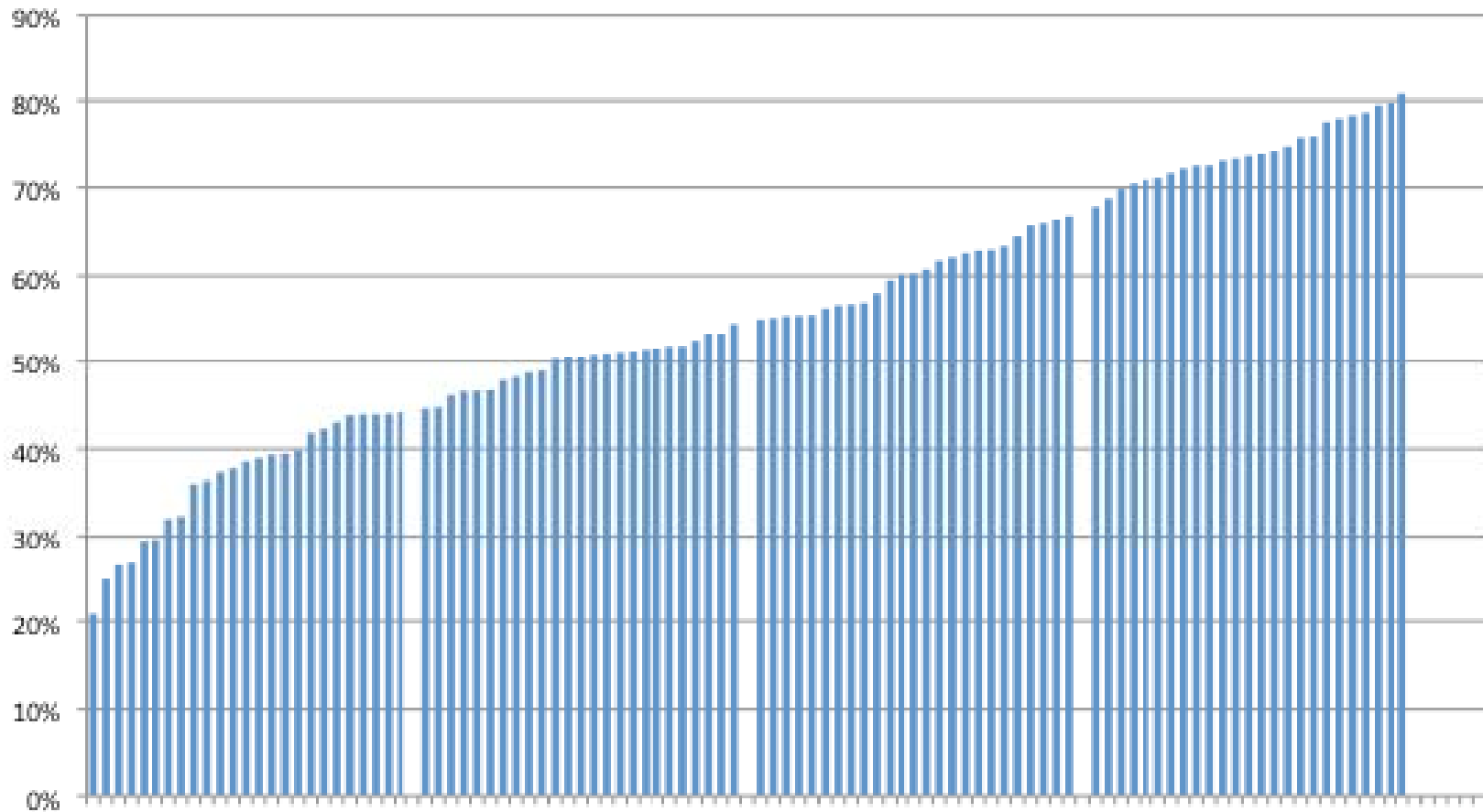
# Housing Characteristics Important for Remodeling

- Share of housing built before 1980
- Share of occupied housing with high turnover

# 2010 ACS Housing Data Not in Presentation

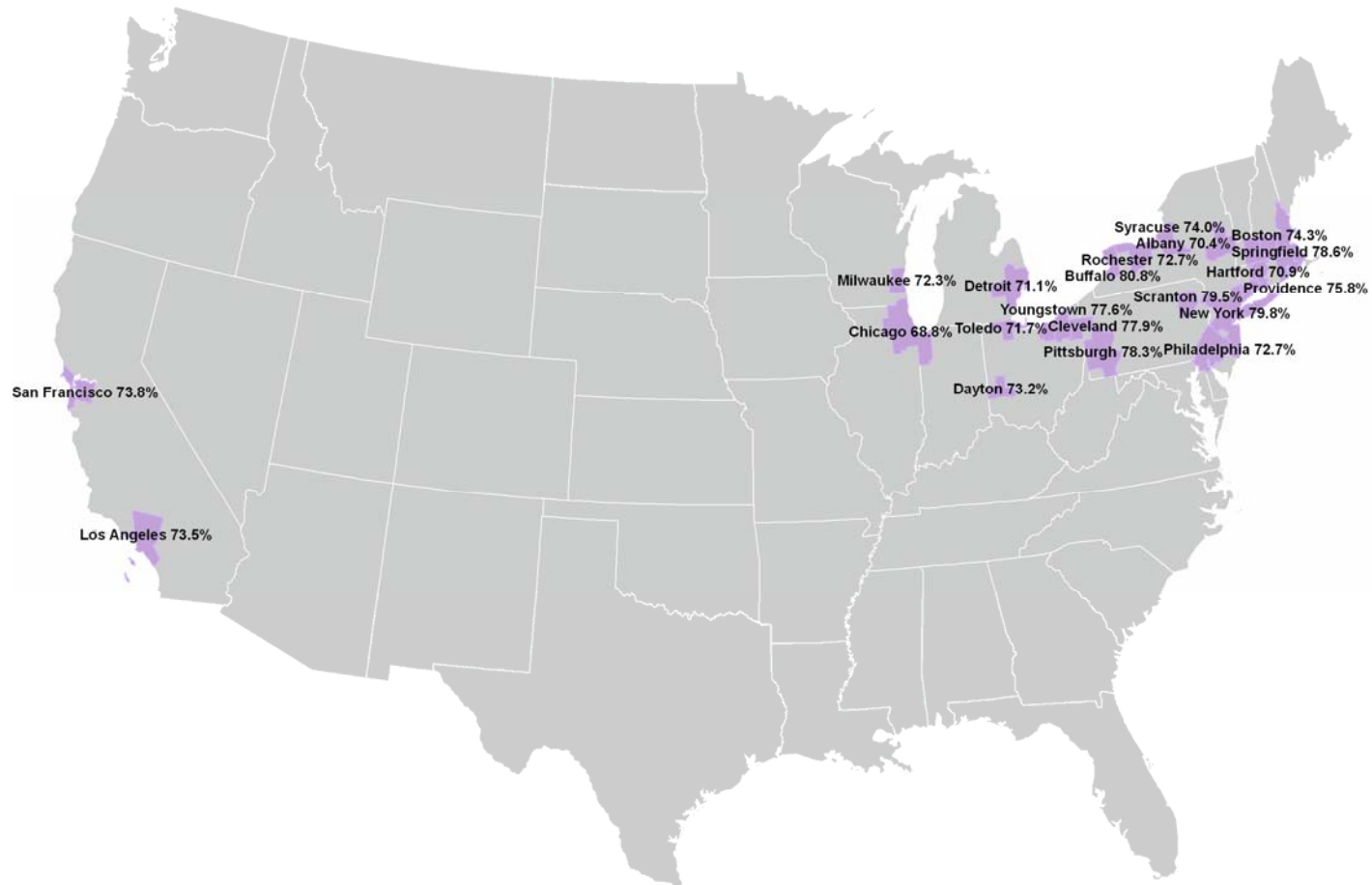
- Vacancy rates
- Structure type
- Crowding
- Value
- Mortgage status
- Housing affordability

## Share of Housing Built Before 1980



100 Largest Metros Sorted by Share Built Before 1980

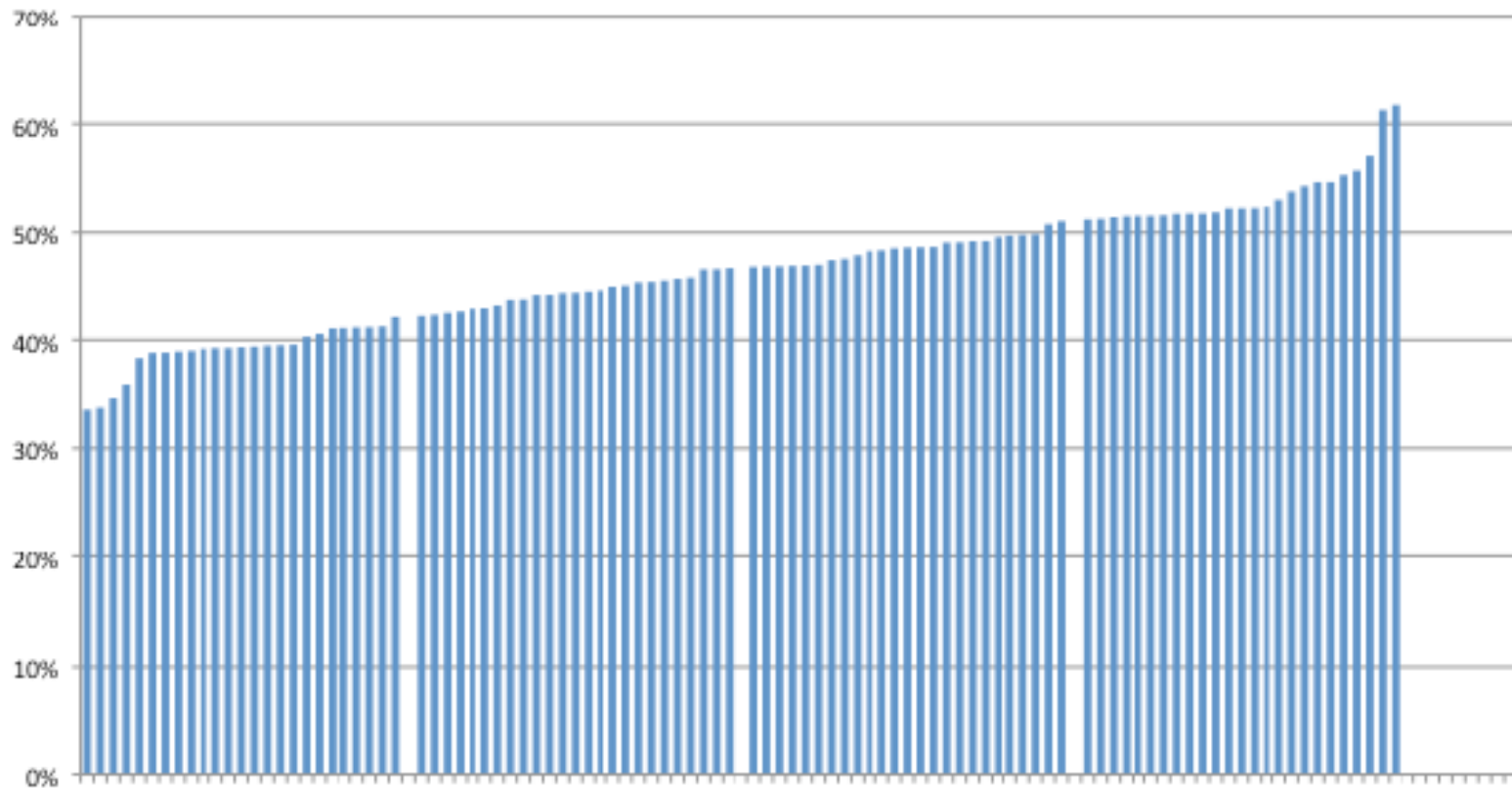
# Top Quartile Metro Areas with Largest Share Housing Built Before 1980



# Top Quartile of Metro Areas with Share of Housing Built Before 1980

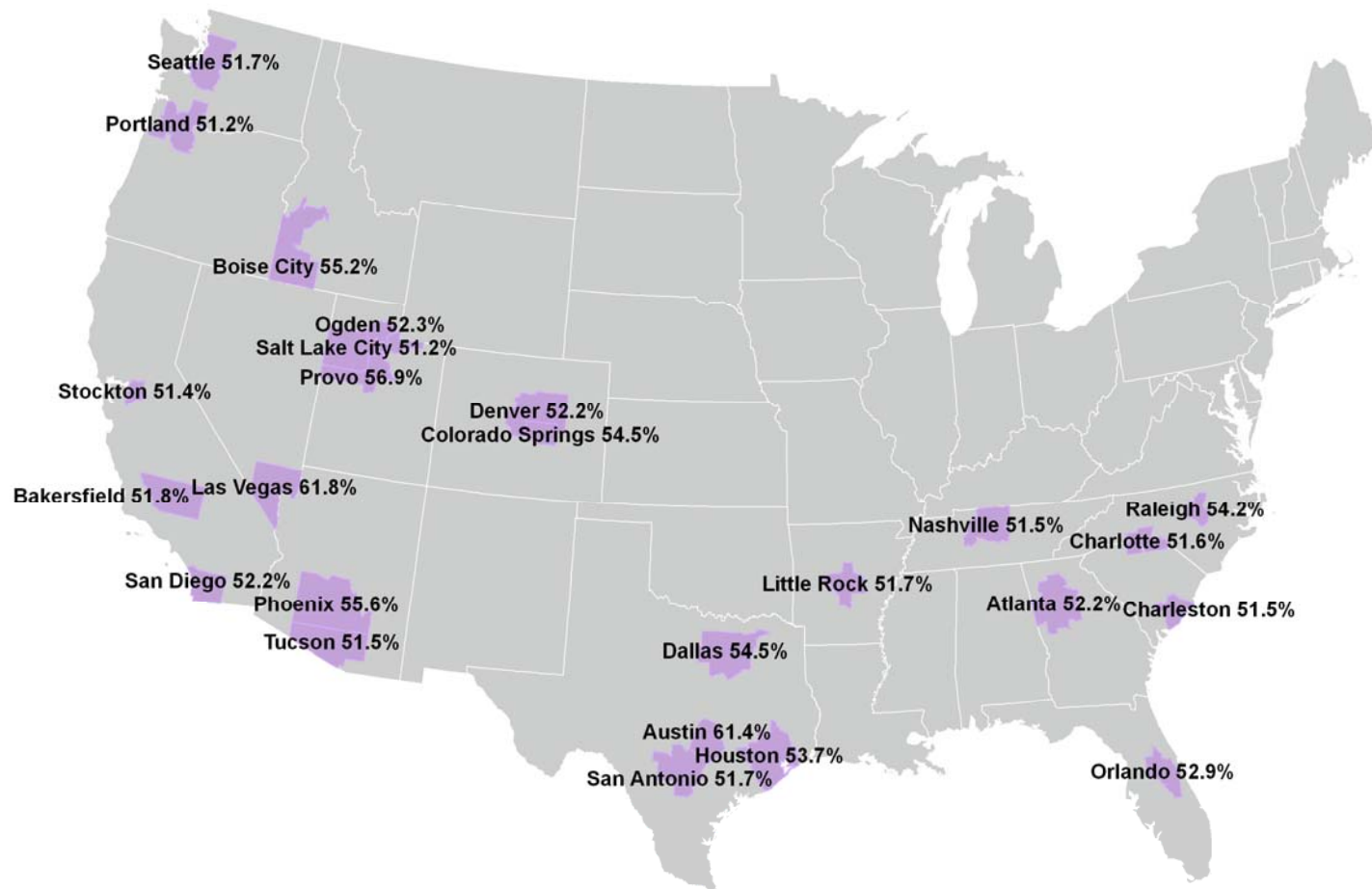
Akron, OH	67.9%
Chicago-Naperville-Joliet, IL-IN-WI	68.8%
Worcester, MA	69.8%
Albany-Schenectady-Troy, NY	70.4%
Hartford-West Hartford-East Hartford, CT	70.9%
Detroit-Warren-Livonia, MI	71.1%
Toledo, OH	71.7%
Milwaukee-Waukesha-West Allis, WI	72.3%
Rochester, NY	72.7%
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	72.7%
Dayton, OH	73.2%
Los Angeles-Long Beach-Santa Ana, CA	73.5%
San Francisco-Oakland-Fremont, CA	73.8%
Syracuse, NY	74.0%
Boston-Cambridge-Quincy, MA-NH	74.3%
New Haven-Milford, CT	74.7%
Providence-New Bedford-Fall River, RI-MA	75.8%
Bridgeport-Stamford-Norwalk, CT	75.9%
Youngstown-Warren-Boardman, OH-PA	77.6%
Cleveland-Elyria-Mentor, OH	77.9%
Pittsburgh, PA	78.3%
Springfield, MA	78.6%
Scranton--Wilkes-Barre, PA	79.5%
New York-Northern New Jersey-Long Island, NY-NJ-PA	79.8%
Buffalo-Niagara Falls, NY	80.8%

## Share of Households Having Moved In Since 2005



100 Largest Metros Sorted by Share Moved In Since 2005

# Top Quartile Housing Units Newly Occupied Since 2005

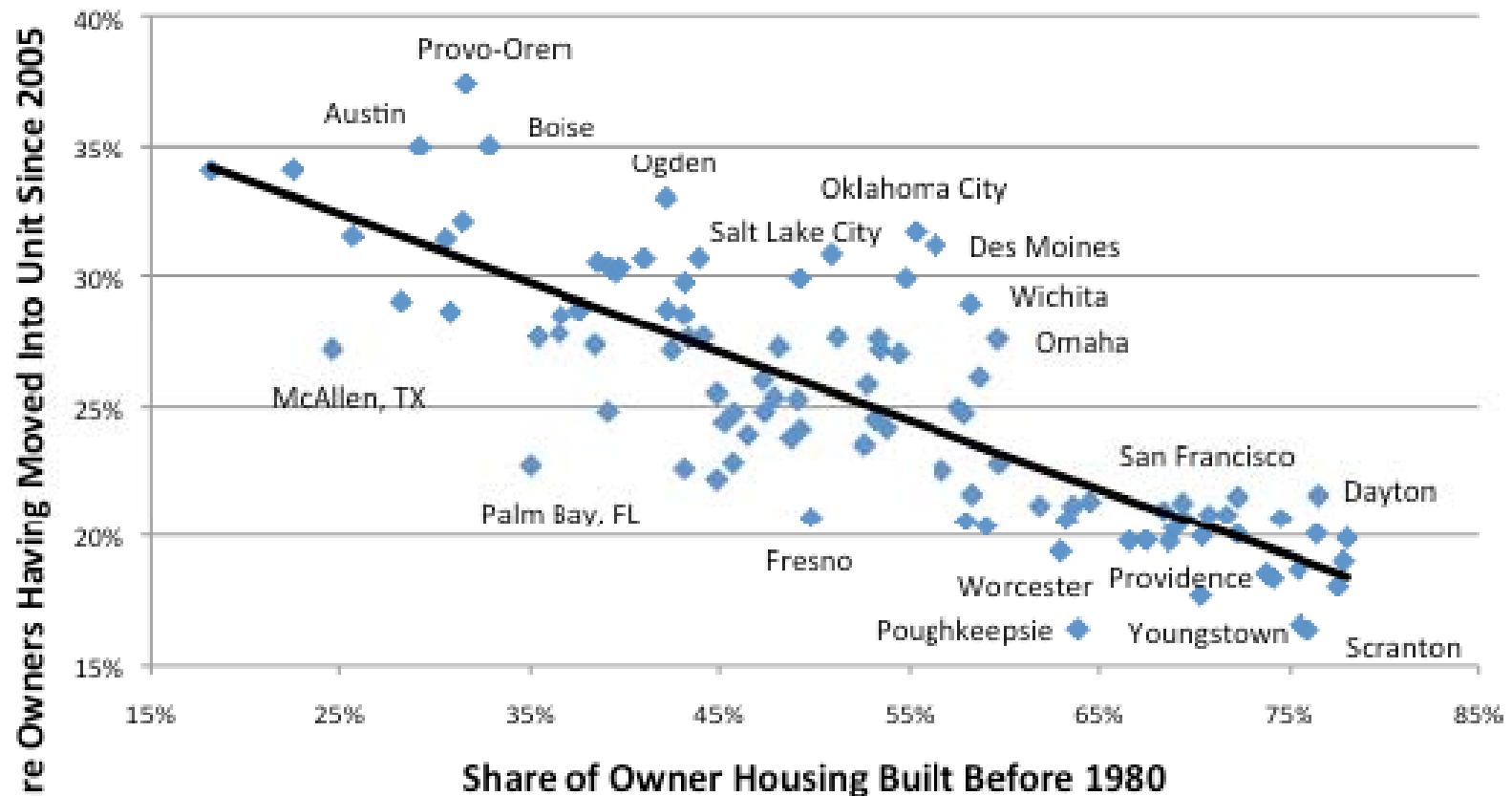


# Top Quartile of Metro Areas with Share of Housing Occupied Since 2005

Salt Lake City, UT	51.2%
Portland-Vancouver-Beaverton, OR-WA	51.2%
Stockton, CA	51.4%
Tucson, AZ	51.5%
Nashville-Davidson-Murfreesboro-Franklin, TN	51.5%
Charleston-North Charleston-Summerville, SC	51.5%
Charlotte-Gastonia-Concord, NC-SC	51.6%
San Antonio, TX	51.7%
Seattle-Tacoma-Bellevue, WA	51.7%
Little Rock-North Little Rock-Conway, AR	51.7%
Bakersfield, CA	51.8%
Denver-Aurora, CO	52.2%
Atlanta-Sandy Springs-Marietta, GA	52.2%
San Diego-Carlsbad-San Marco, CA	52.2%
Ogden-Clearfield, UT	52.3%
Orlando-Kissimmee, FL	52.9%
Houston-Sugar Land-Baytown, TX	53.7%
Raleigh-Cary, NC	54.2%
Dallas-Fort Worth-Arlington, TX	54.5%
Colorado Springs, CO	54.5%
Boise City-Nampa, ID	55.2%
Phoenix-Mesa-Scottsdale, AZ	55.6%
Provo-Orem, UT	56.9%
Austin-Round Rock, TX	61.4%
Las Vegas-Paradise, NV	61.8%



## The Older the Owner Occupied Housing Unit, the Lower the Share Recently Turned Over



Source: Joint Center tabulations of 2010 American Community Survey Public Use file.



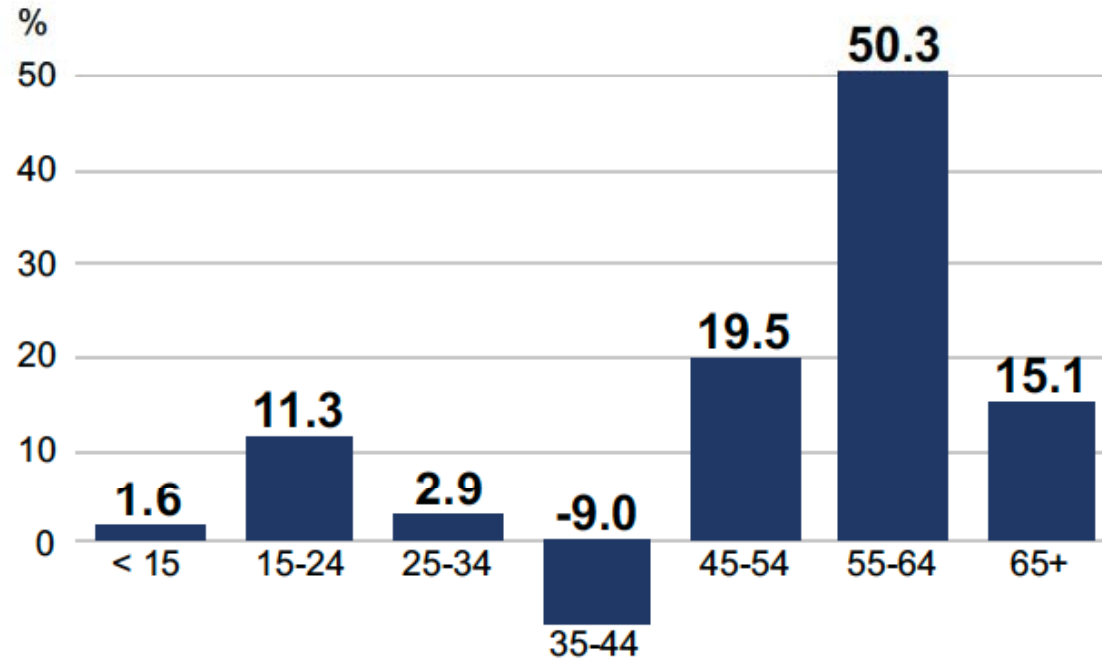
# CHANGING AGE STRUCTURE



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Figure 1A: U.S. Population Change by Age, 2000-2010



Source: Author's analysis of 2000 and 2010 Census data

Source: William Frye, "The Uneven Aging and 'Younging' of America: State and Metropolitan Trends in the 2010 Census," Brookings Institution, June 2011.



# 2010 Census Population Counts by Single Years of Age

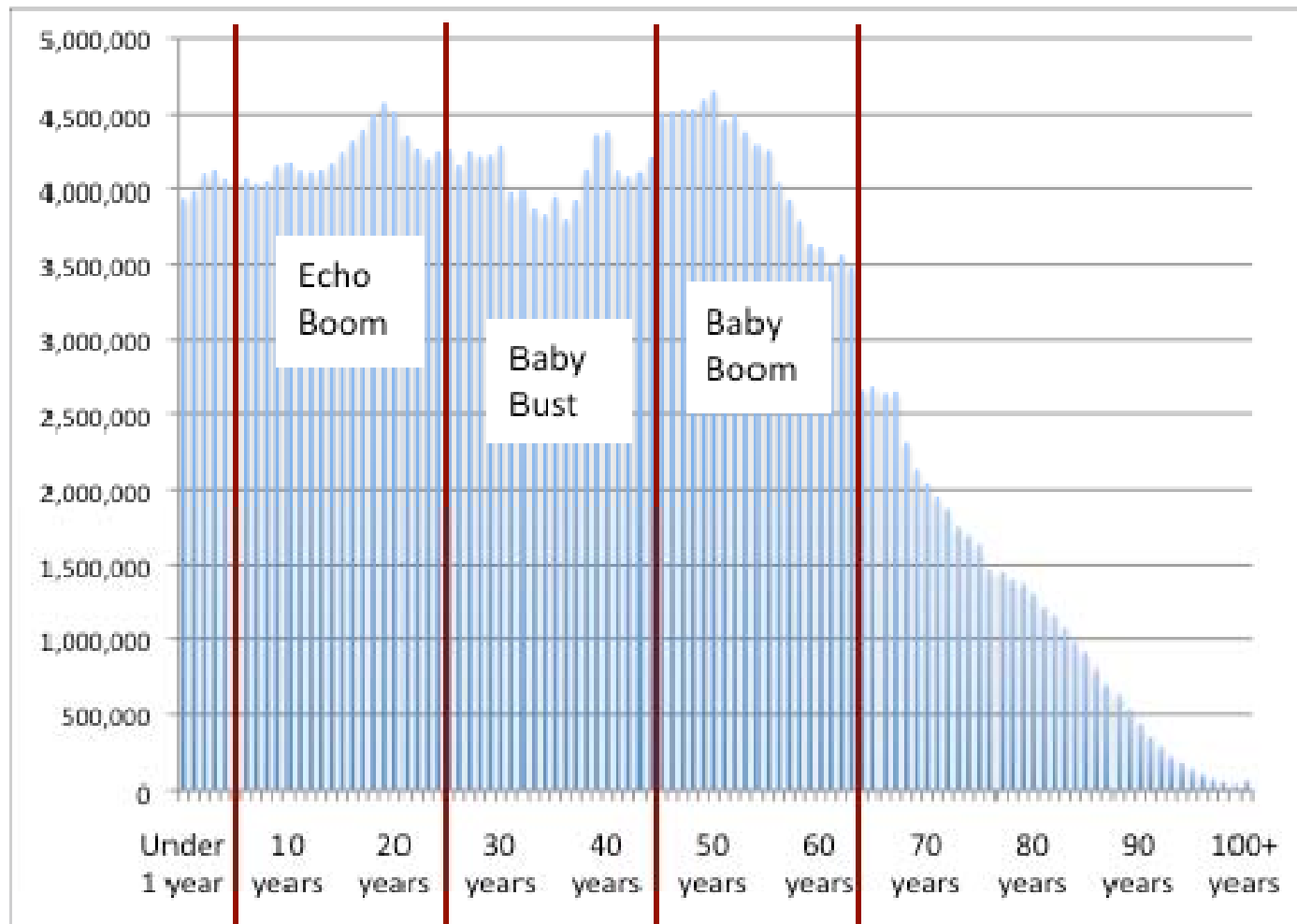
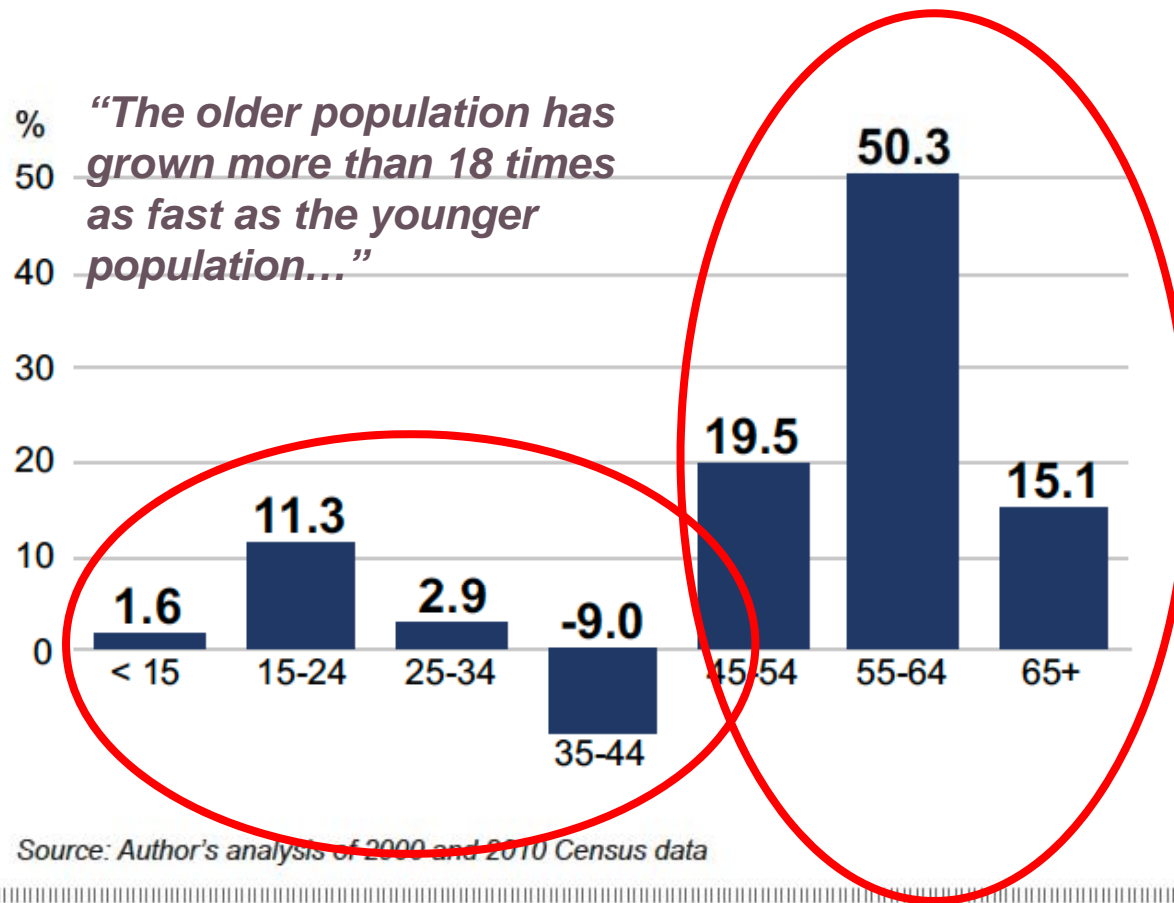
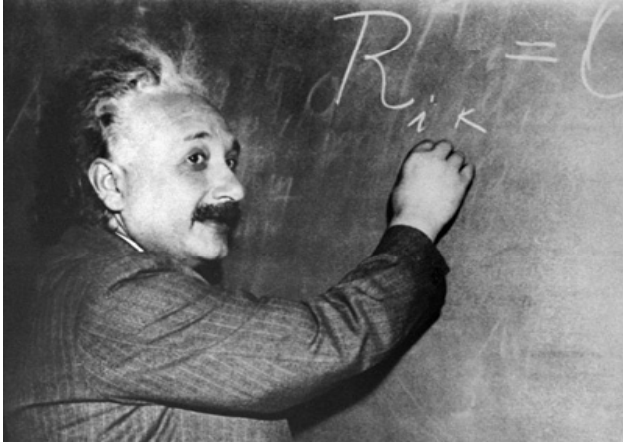


Figure 1A: U.S. Population Change by Age, 2000-2010

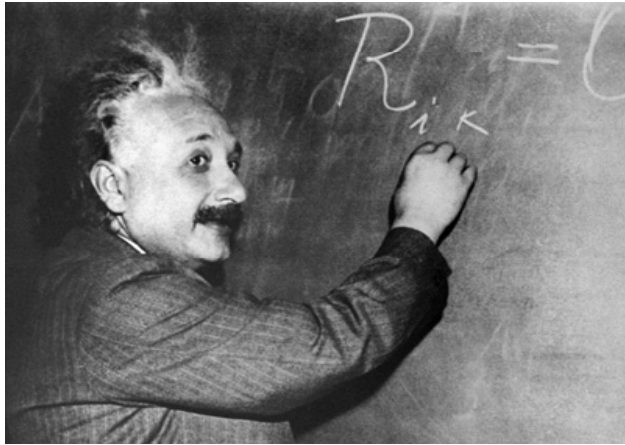


Source: William Frye, “The Uneven Aging and ‘Younging’ of America: State and Metropolitan Trends in the 2010 Census,” Brookings Institution, June 2011.



## A Thought Experiment: Population Growth in George's Neighborhood

<u>2000</u>	<u>2010</u>	<u>Change</u> <u>2000-2010</u>	<u>Rate of</u> <u>Change</u> <u>2000-2010</u>
10 People Age 35-44	10 People Age 35-44	0	0%
10 People Age 45+	20 People Age 45+	+10	100%

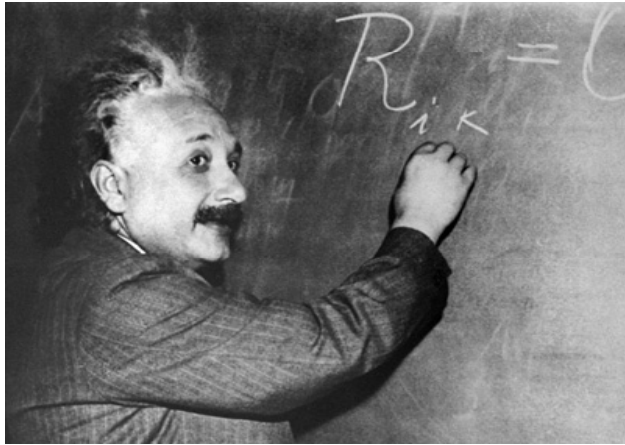


## A Thought Experiment: Population Growth in George's Neighborhood

- "...in George's neighborhood the older population doubled in size while the younger population didn't grow at all..."
  - » or:
- "...the older population grew at a rate infinitely faster than the younger population..."

Demographer

A Noted Brookings



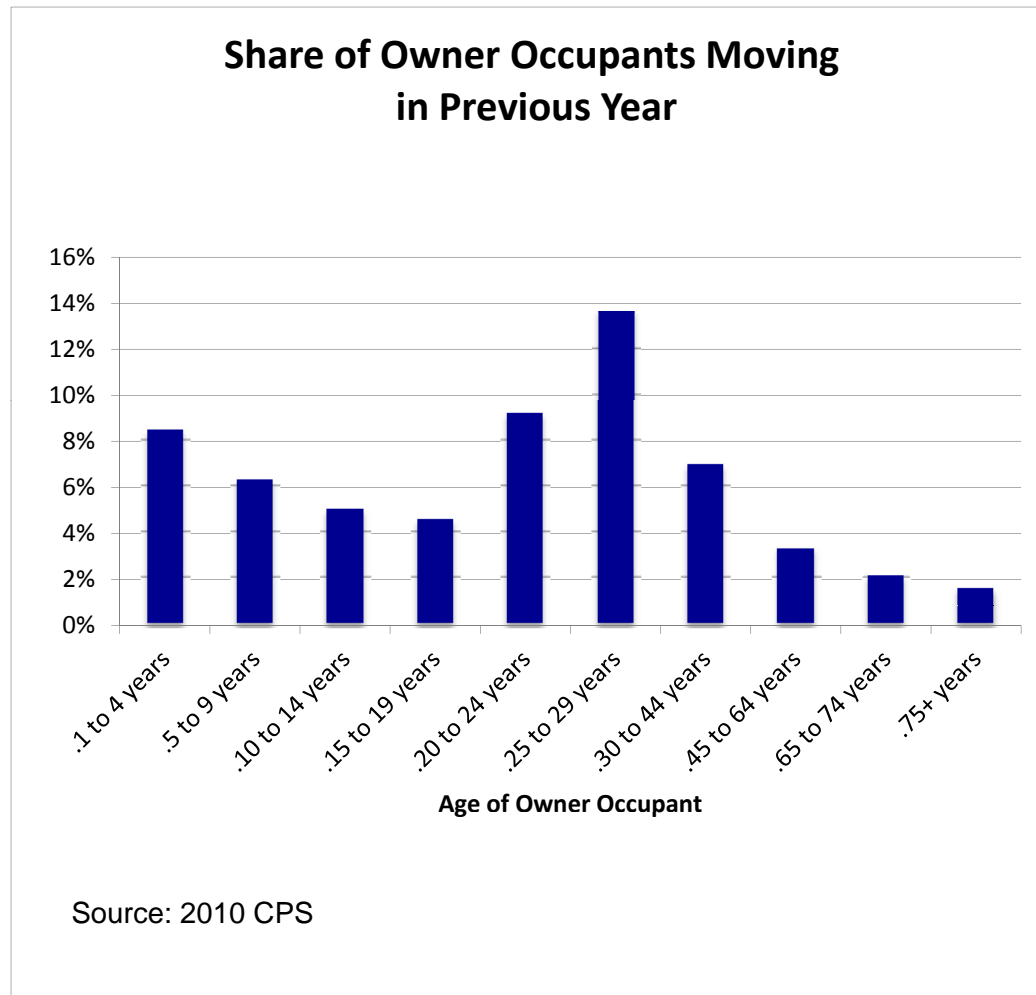
## A Thought Experiment: Population Growth in George's Neighborhood

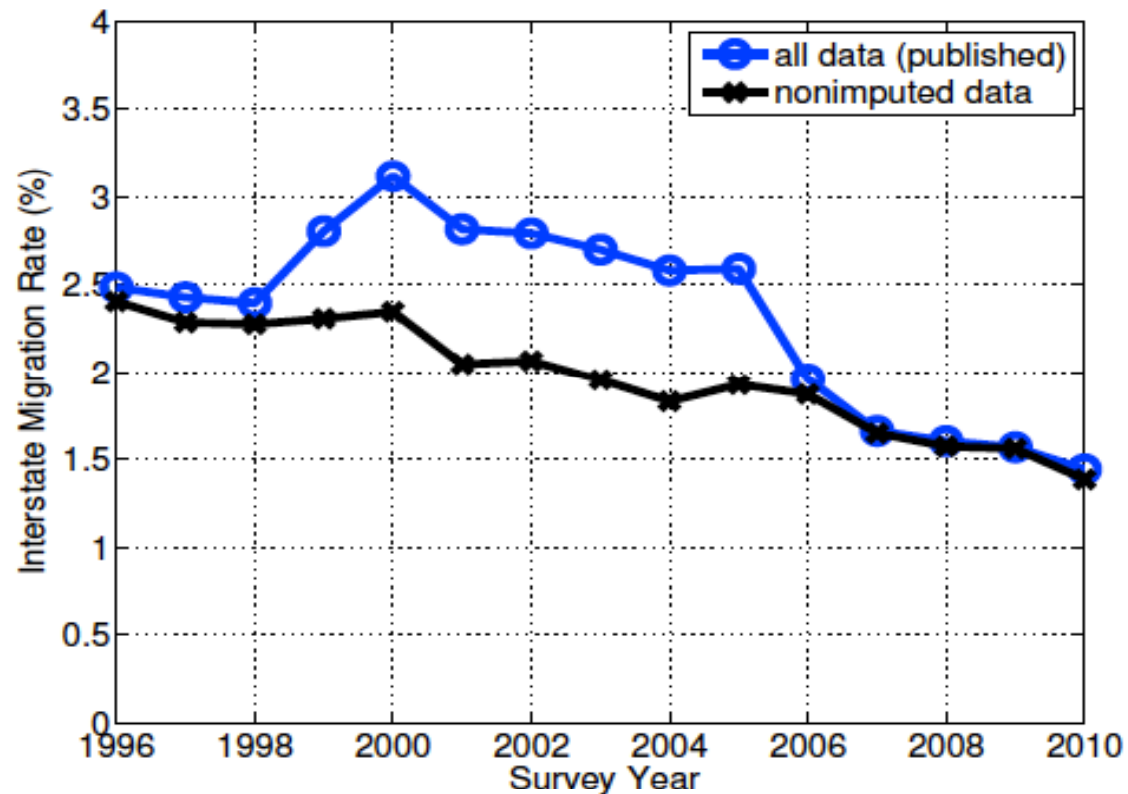
- “...We had a lot of housing construction – 5 new houses were built and a lot of young people moved into the neighborhood...”

George Masnick



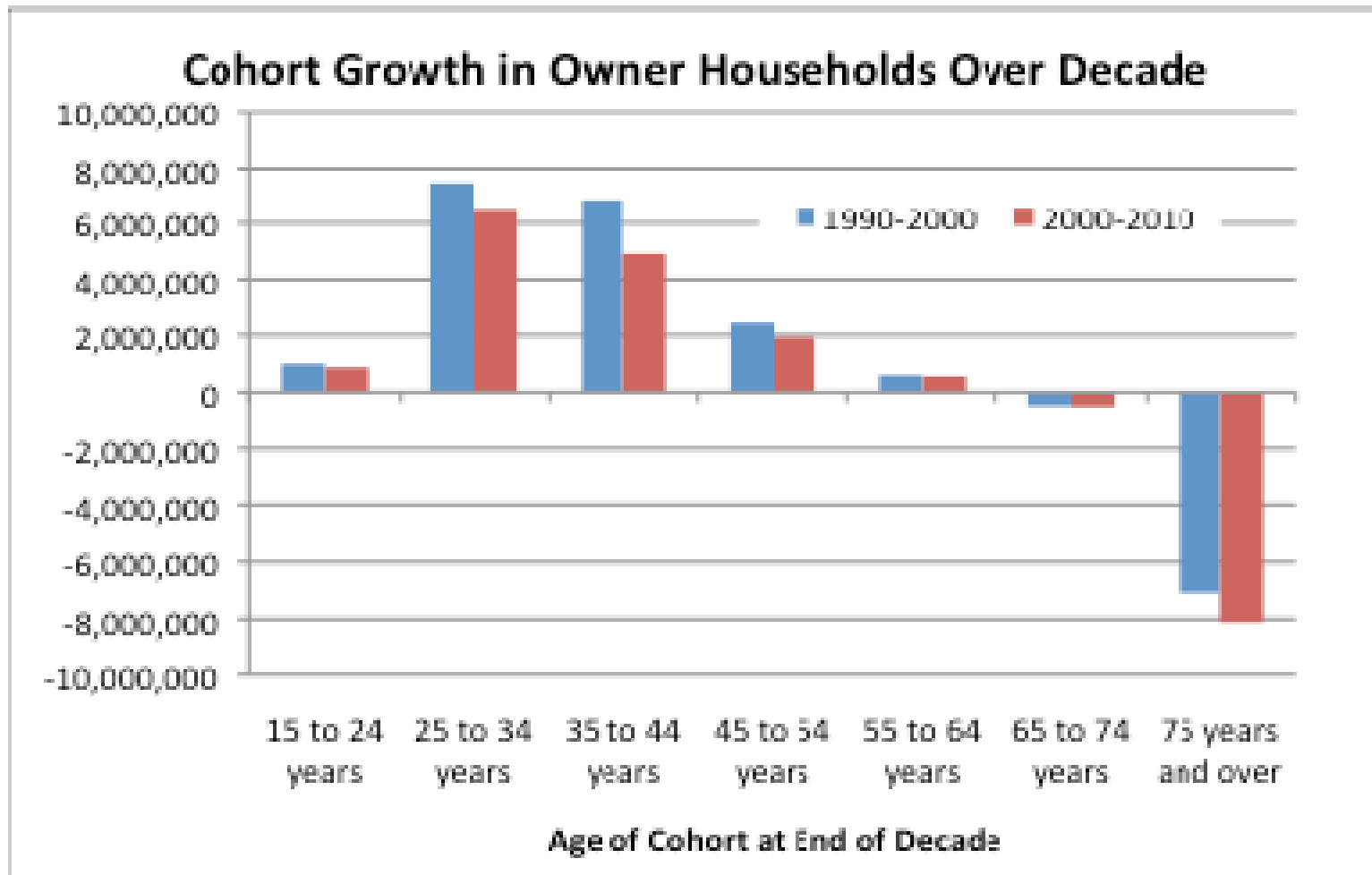
# Older Owners Have Very Low Mobility Rates



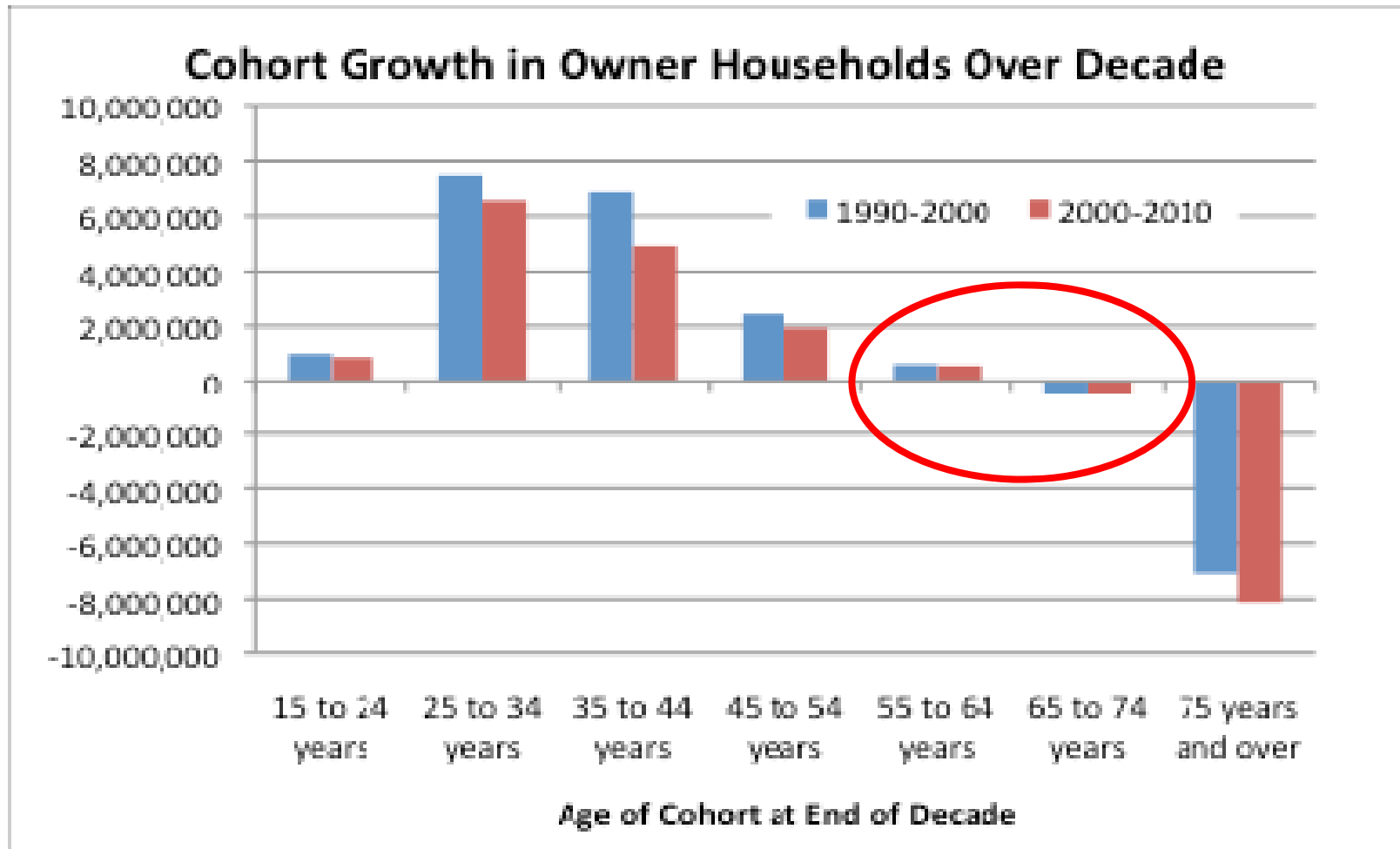


Source: Greg Kaplan and Sam Schulhofer-Wohl , “Interstate Migration Has Fallen Less Than You Think: Consequences of Hot Deck Imputation in the Current Population Survey”, Federal Reserve Bank of Minneapolis Research Department Working Paper 681, Revised March 2011

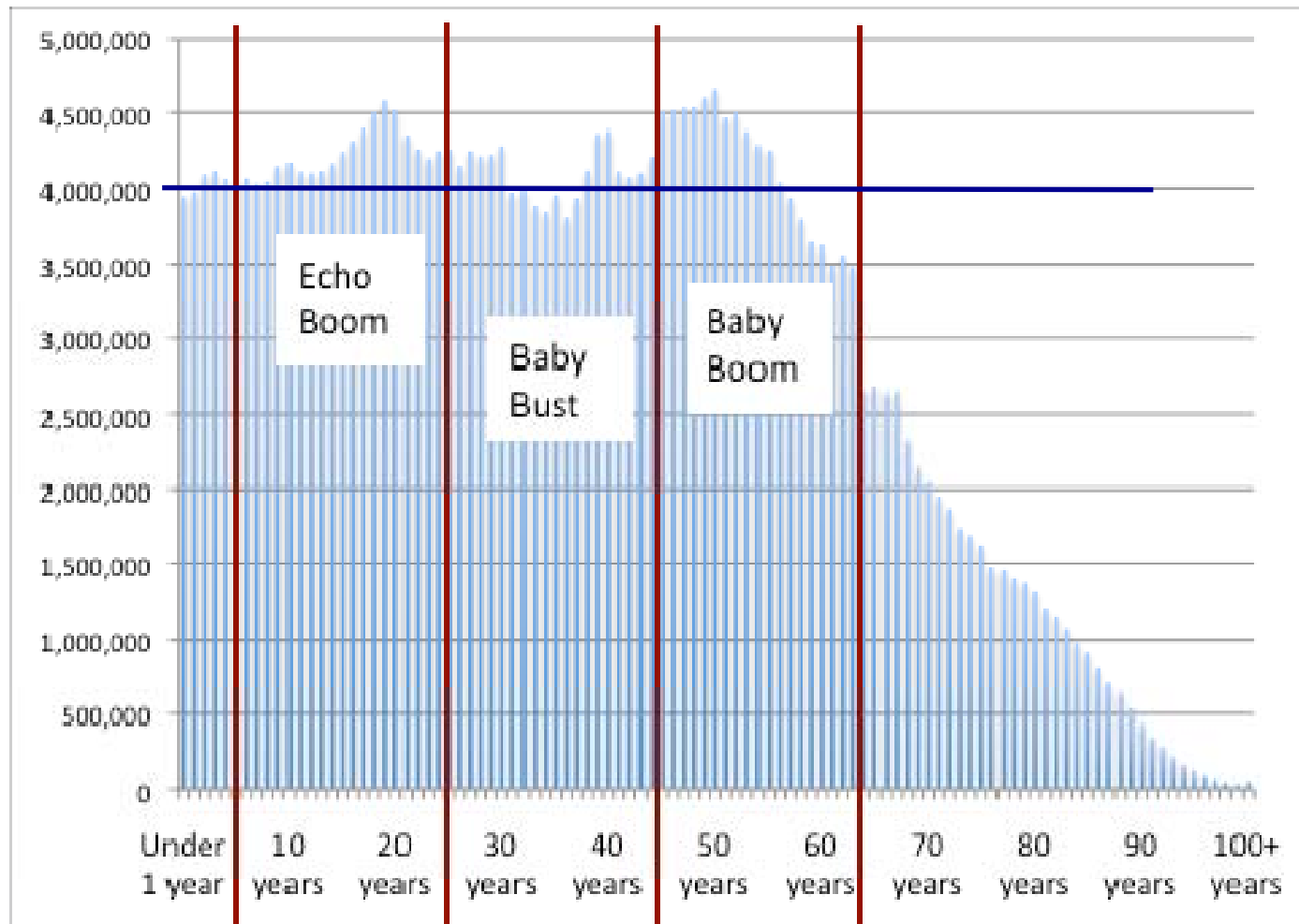
# 55-74 Year Olds Experienced Virtually No Change in Number of Owners Over Past 2 Decades



# Baby Boomers Will Release Little Owner Housing Back to the Market During 2010-2020



# 2010 Census Population Counts by Single Years of Age



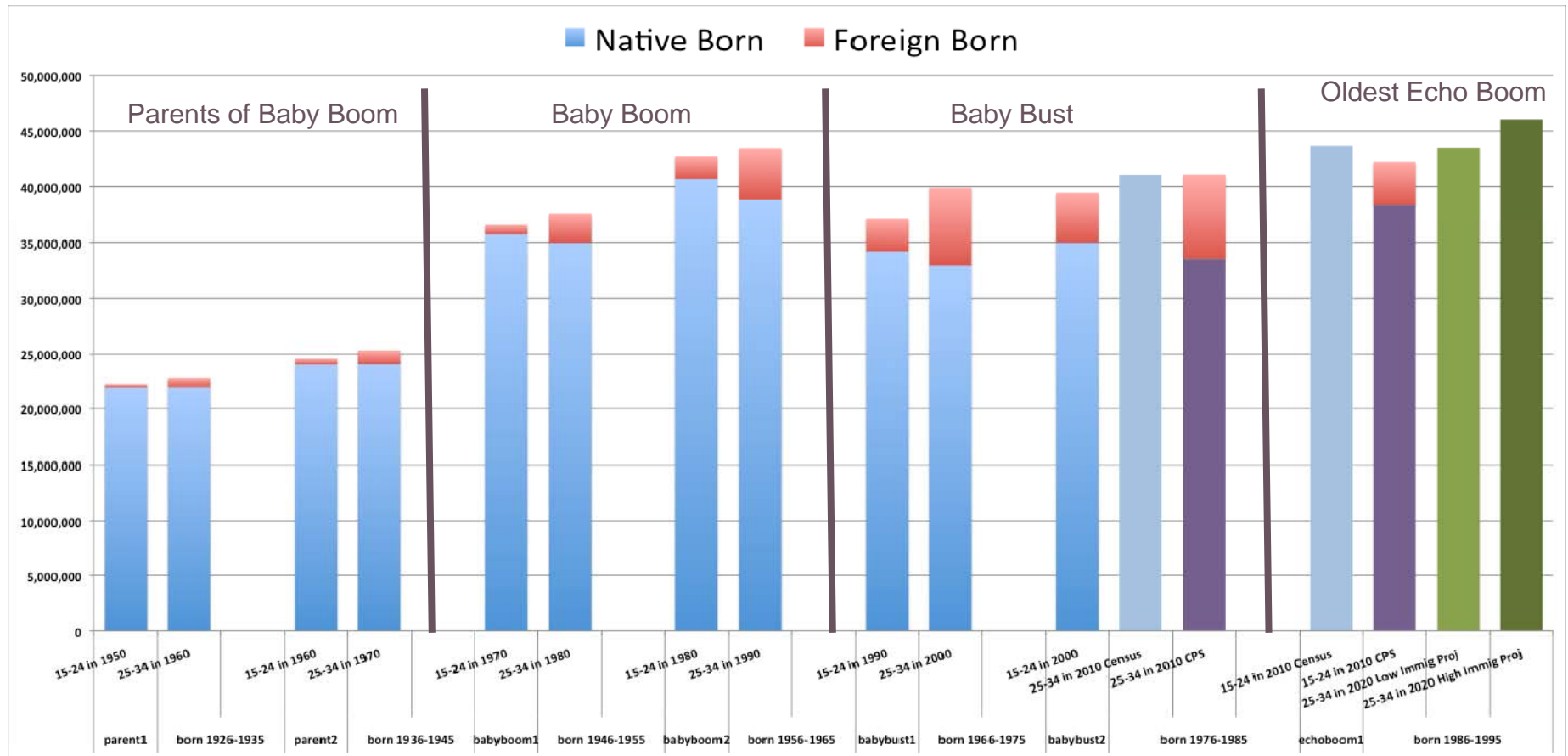
## Aging In Place

- Low mobility rates of today's elderly owners have little or nothing to do with inability to sell their homes in order to downsize or move to a retirement community because of lack of demand from potential buyers due to smaller younger cohorts in the pipeline
- The critical factors driving the housing released by older owners are: moving out of homeownership, out of household headship, into nursing homes or assisted living, or mortality
- Owner housing will be released back to the market by Baby Boomers slowly over the next 40 years

## Comparing the Generations

- The Oldest Baby Boom is much more numerous than the next oldest generation that came before them
- The Youngest Baby Boomers are 20% more numerous than the Oldest Boomers
- The 20-year wide Baby Bust is as large a generation as the 20-year wide Baby Boom, having been inflated in size by immigration
- The Echo Boom is already significantly larger than the Baby Boom, and has yet to be fully inflated by immigration

# Immigration Has Inflated the Size of Young Adult Cohorts





## Parting Thought:



**The future level of immigration is a big wildcard in forecasts of future housing demand, housing turnover, and remodeling activity**

THANK YOU

