America's Racially Diverse Suburbs: Opportunities and Challenges

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Race & Inequality in America:
The Kerner Commission at 50

March 1, 2018

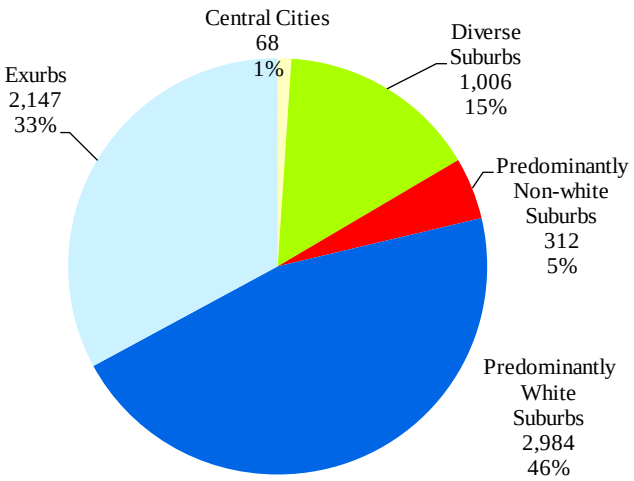
Community Typology

- Diverse Suburbs: municipalities with non-white population shares between 20% and 60%
- Predominantly Non-white Suburbs: municipalities with non-white shares greater than 60%
- Predominantly White: municipalities with white shares greater than 80%
- Exurbs: municipalities with less than 10% of land urbanized (regardless of racial mix).

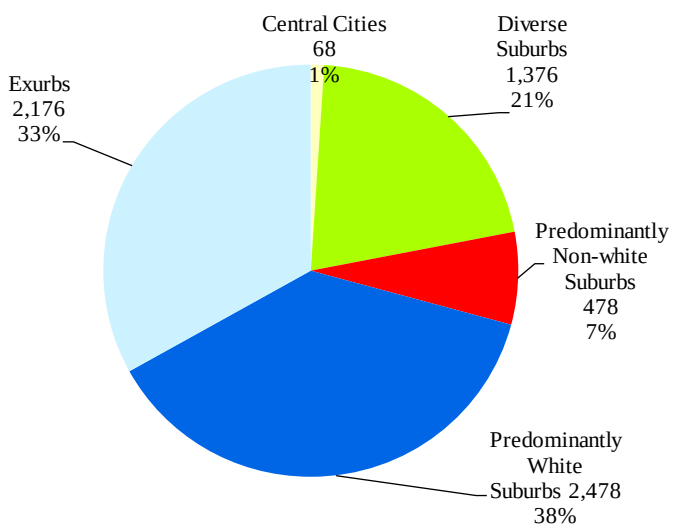
Chart 1: Distribution of Municipalities and Residents Across the Community Types

Municipalities

2000

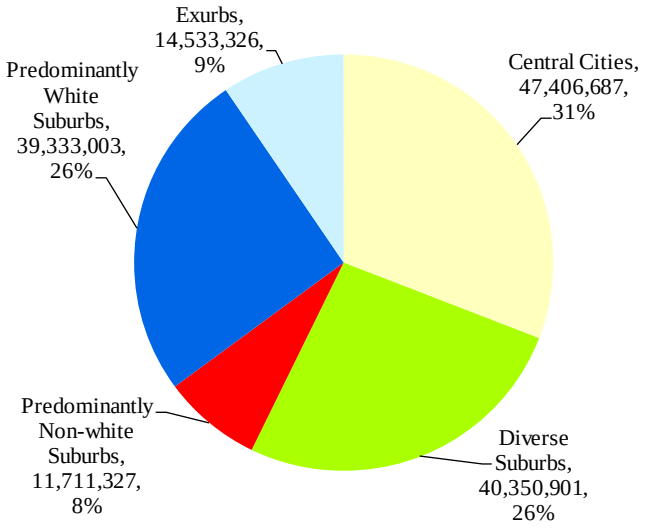


2010



Population

2000



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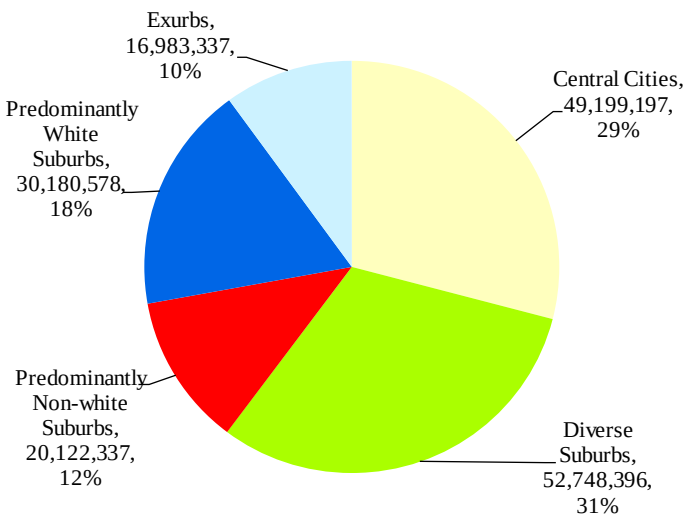

Table 1: General Characteristics of the Community Types in the 50 Largest Metropolitan Areas, 2000 - 2010

Community Type (in 2010)	Number	2010 Population	Population Share (Suburban)	Population** Growth (%) 2000-2010	Jobs per 100 Residents 2008	Job** Growth (%) 2003 - 2008	% Democratic 2008
Central Cities	68	49,199,197	--	4	59	7	67
Diverse Suburbs	1,359	52,748,396	44	15	40	9	50
Predominantly Non-white Suburbs	469	20,122,337	17	11	29	6	68
Predominantly White Suburbs	2,459	30,180,578	25	12	30	3	46
Exurbs	2,147	16,983,337	14	17	13	14	39

Definitions:

Non-white Segregated: Municipalities with more than 60 percent of the population non-white in 2005-09 and more than 10 percent of land urban.
Integrated: Municipalities with non-white shares between 20 and 60 percent in 2005-09 and more than 10 percent of land urban.

Predominantly white: Municipalities with white shares greater than 80 percent in 2005-09 and more than 10 percent of land urban.
Exurbs: Municipalities with less than 10 percent of total land area urban (by Census definition of urban) in 2000.

**: Population growth and job growth are changes based on 2010 community classifications.

Sources:

Bureau of the Census, 2000 Census of Population and the American Community Survey, 2009 (population, race, poverty, land area, urban land).
Bureau of the Census, Local Employment Dynamics (jobs).
Various state and local agencies (election results for 43 of the 50 metros).

Table 2: Social and Economic Characteristics of the Community Types Compared to Metropolitan Averages
50 Largest Metropolitan Areas, 2000 - 2010

Community Type (in 2010)	Tax Base per capita 2008	% Non-White 2000	% Non-White 2010	% in Poverty 2000	% in Poverty 2005/09	Median Income 2000	Median Income 2005/09
Central Cities	88	158	142	152	149	80	81
Diverse Suburbs	97	65	78	61	68	105	104
Non-white Segregated Suburbs	66	150	150	116	123	83	79
Predominantly White Suburbs	108	19	28	42	44	120	122
Exurbs	84	13	20	70	68	96	101

Values shown are the medians for the municipalities in each group. Individual municipality values were calculated as percentages of metropolitan averages.

Sources:

Bureau of the Census, 2000 Census of Population and the American Community Survey, 2009 (population, race, poverty, land area, urban land).

Various state and local agencies (tax base for 43 of the 50 metros and election results for 43 of the 50 metros).

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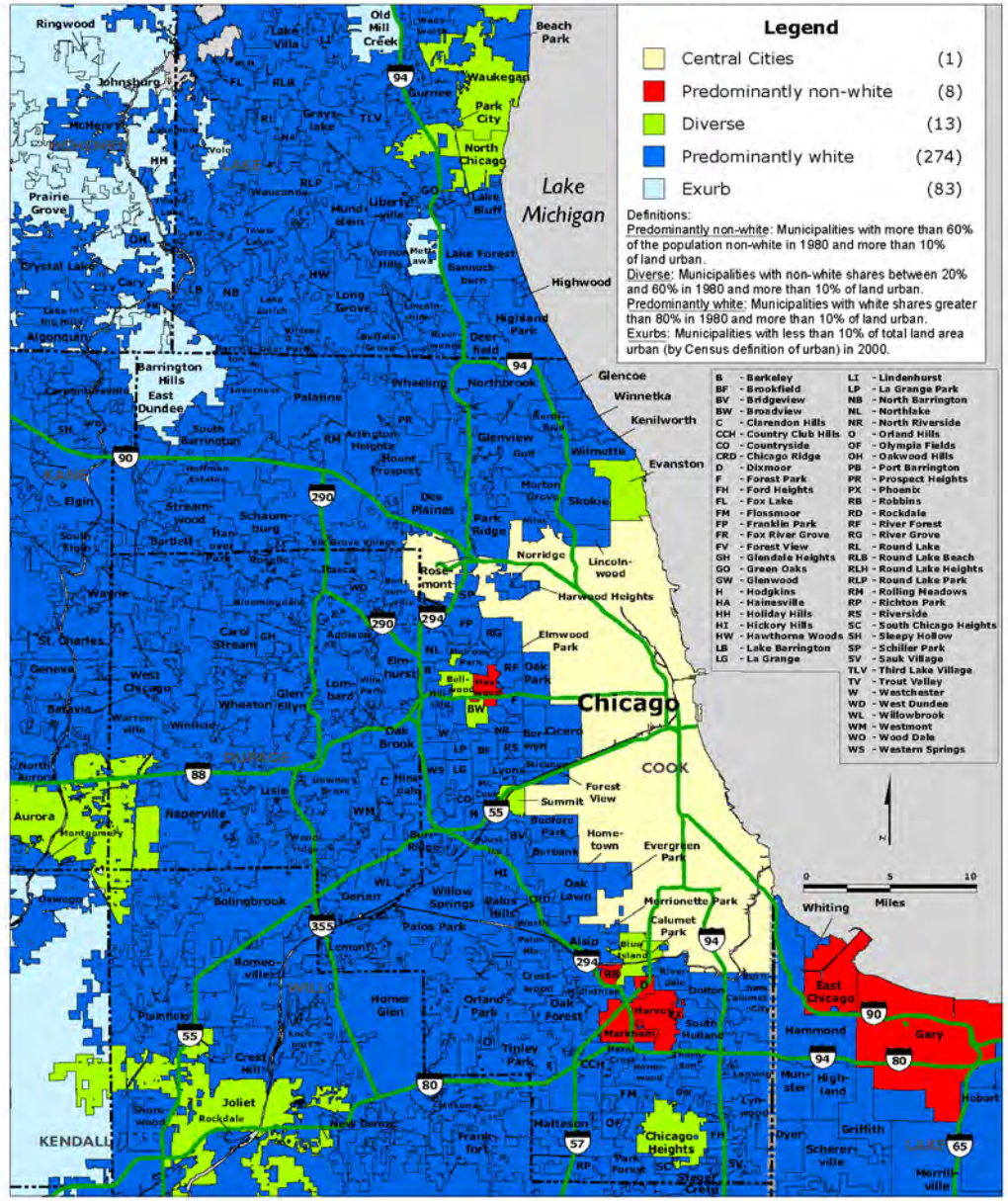
CHICAGO REGION (CENTRAL AREA)
Community Type by Municipality and County Unincorporated Area, 1980



Data Source: U.S. Census Bureau.

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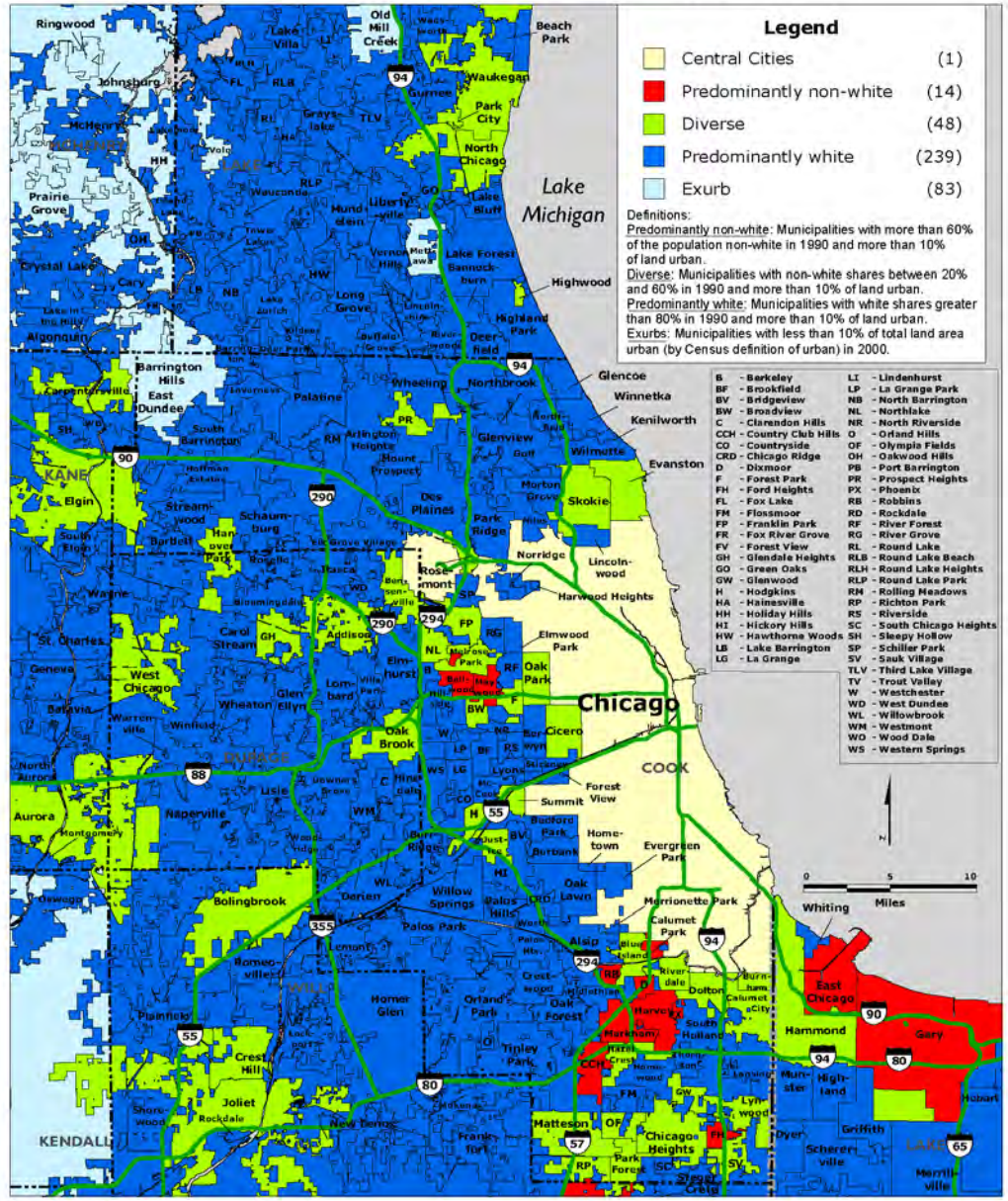

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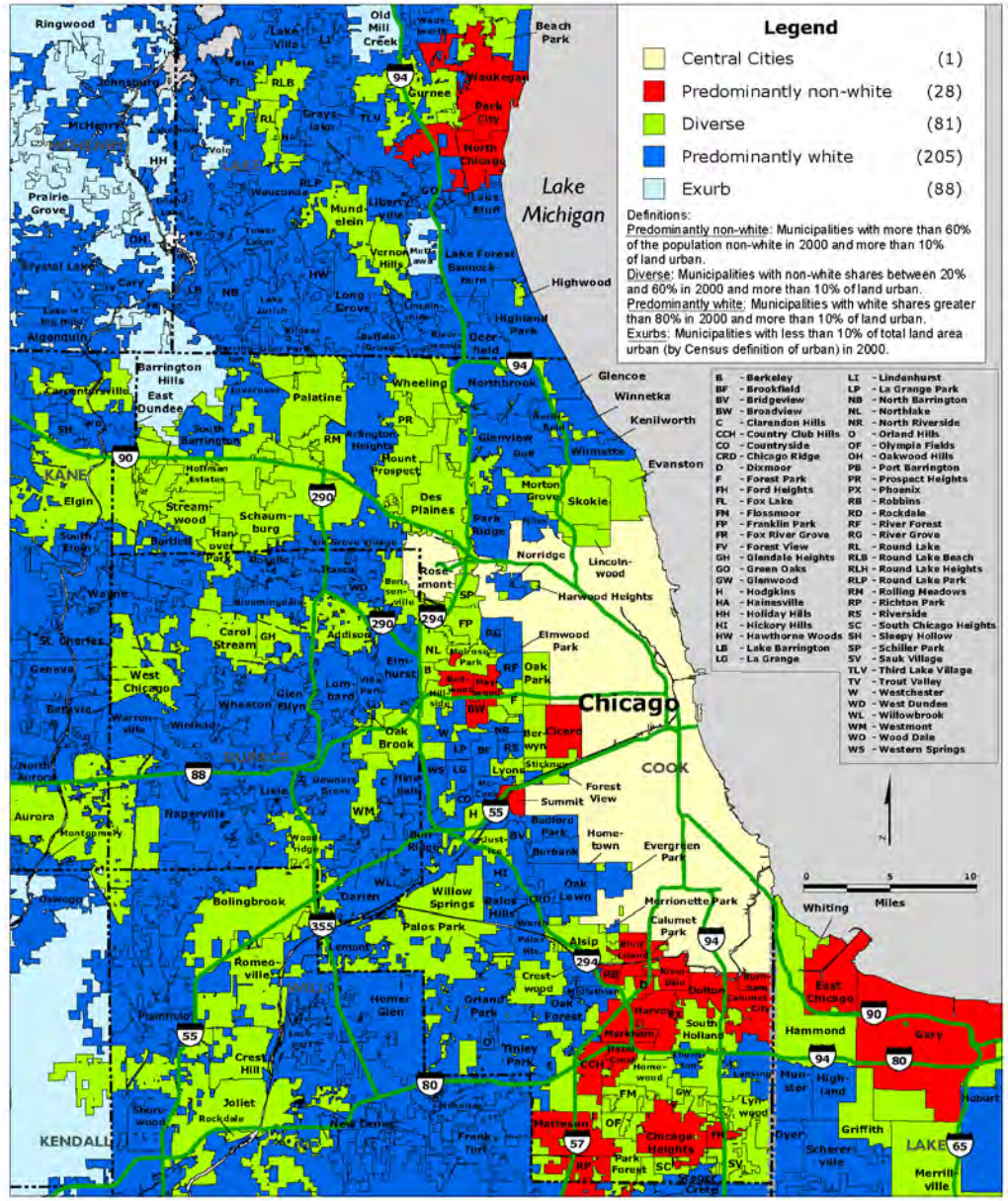

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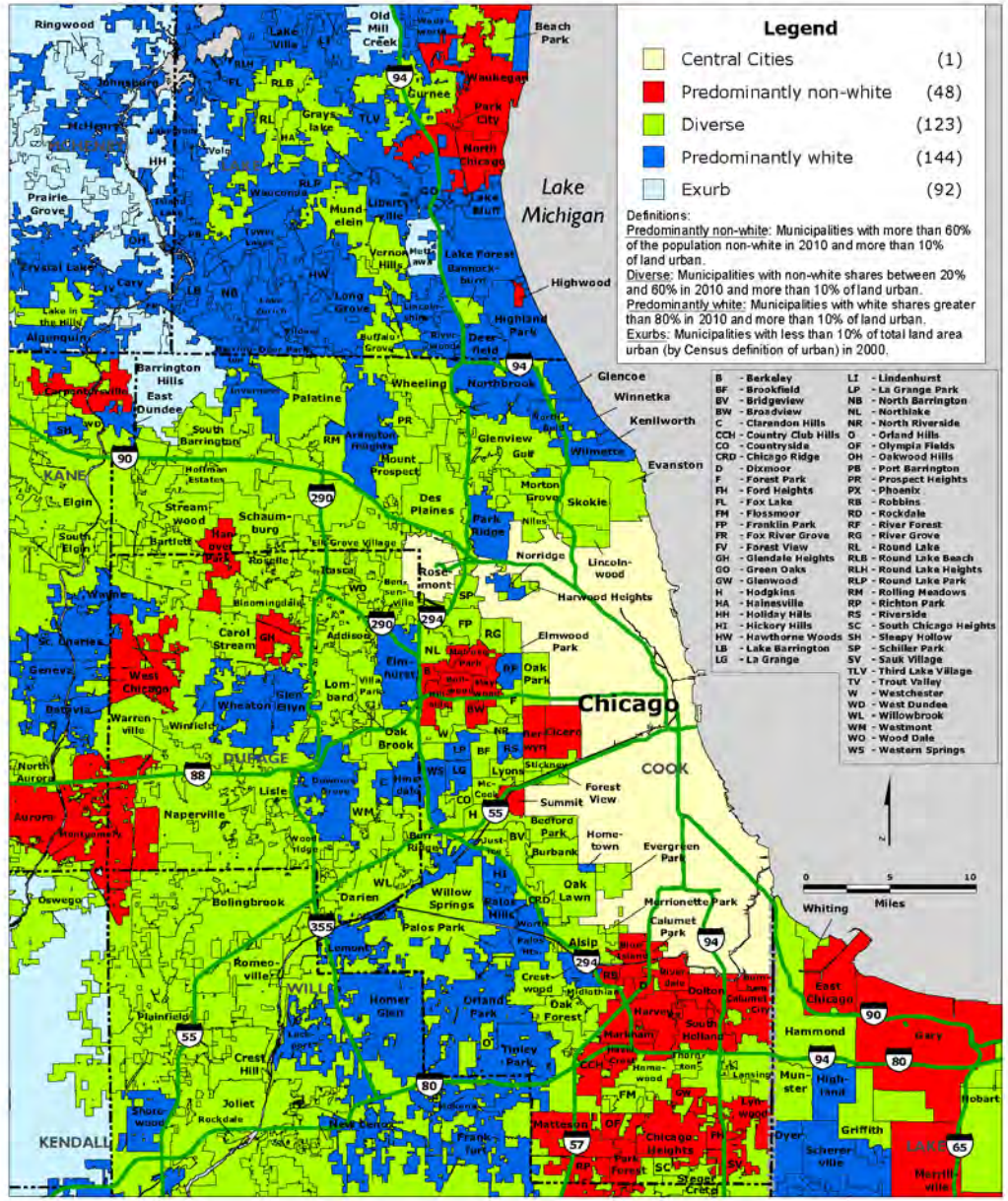

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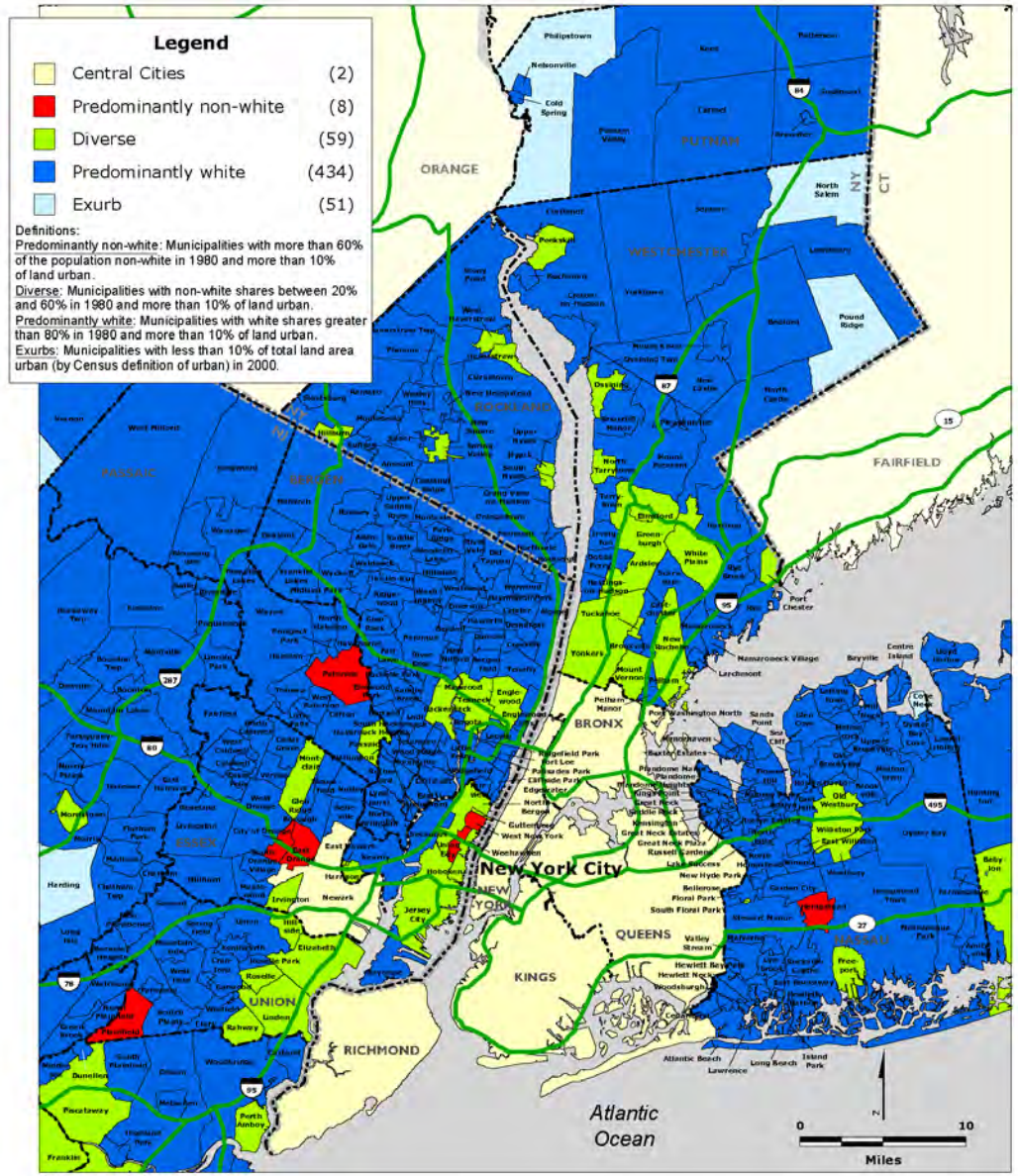
NEW YORK REGION (CENTRAL REGION): Community Type by Municipality, 1980



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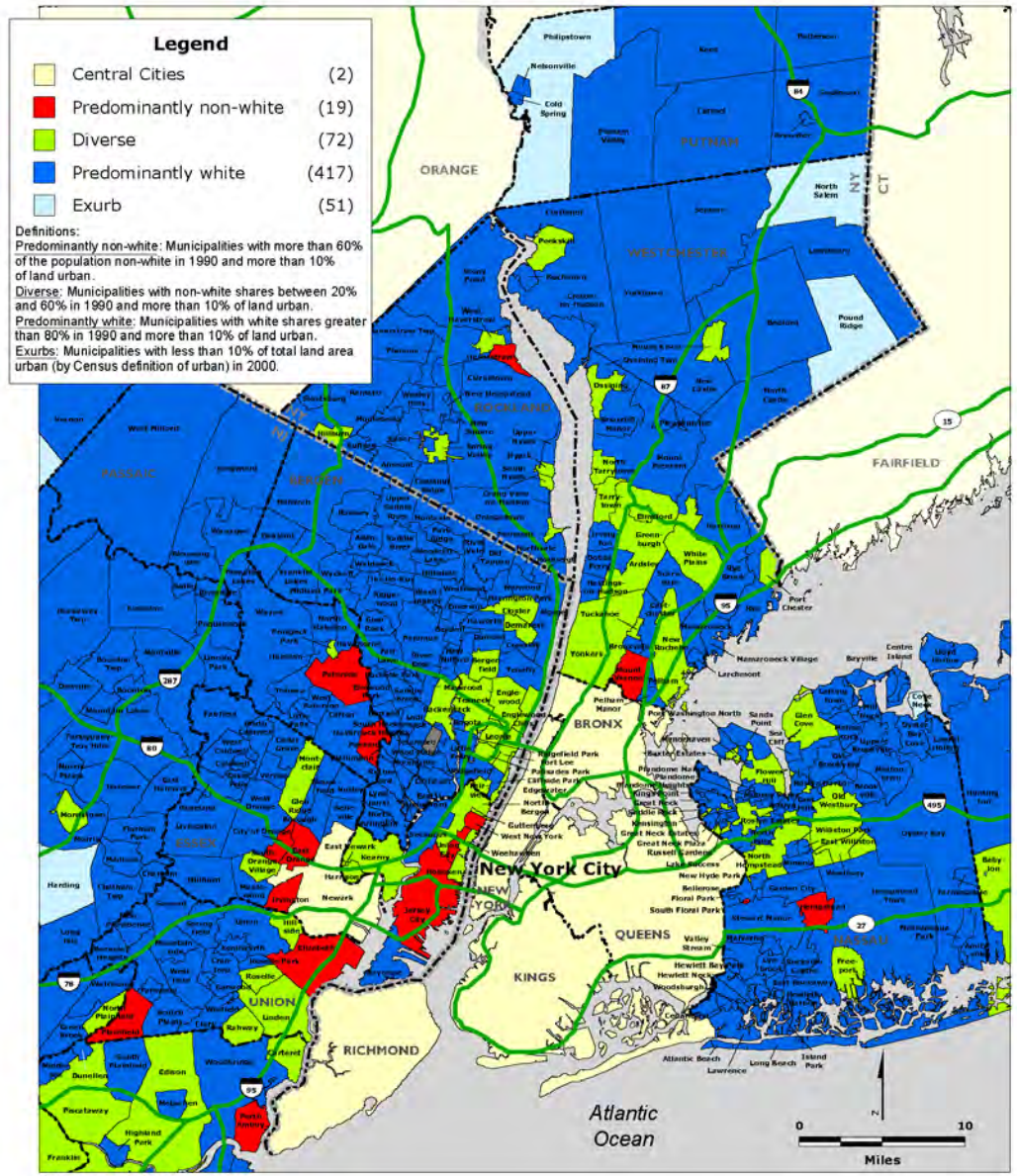

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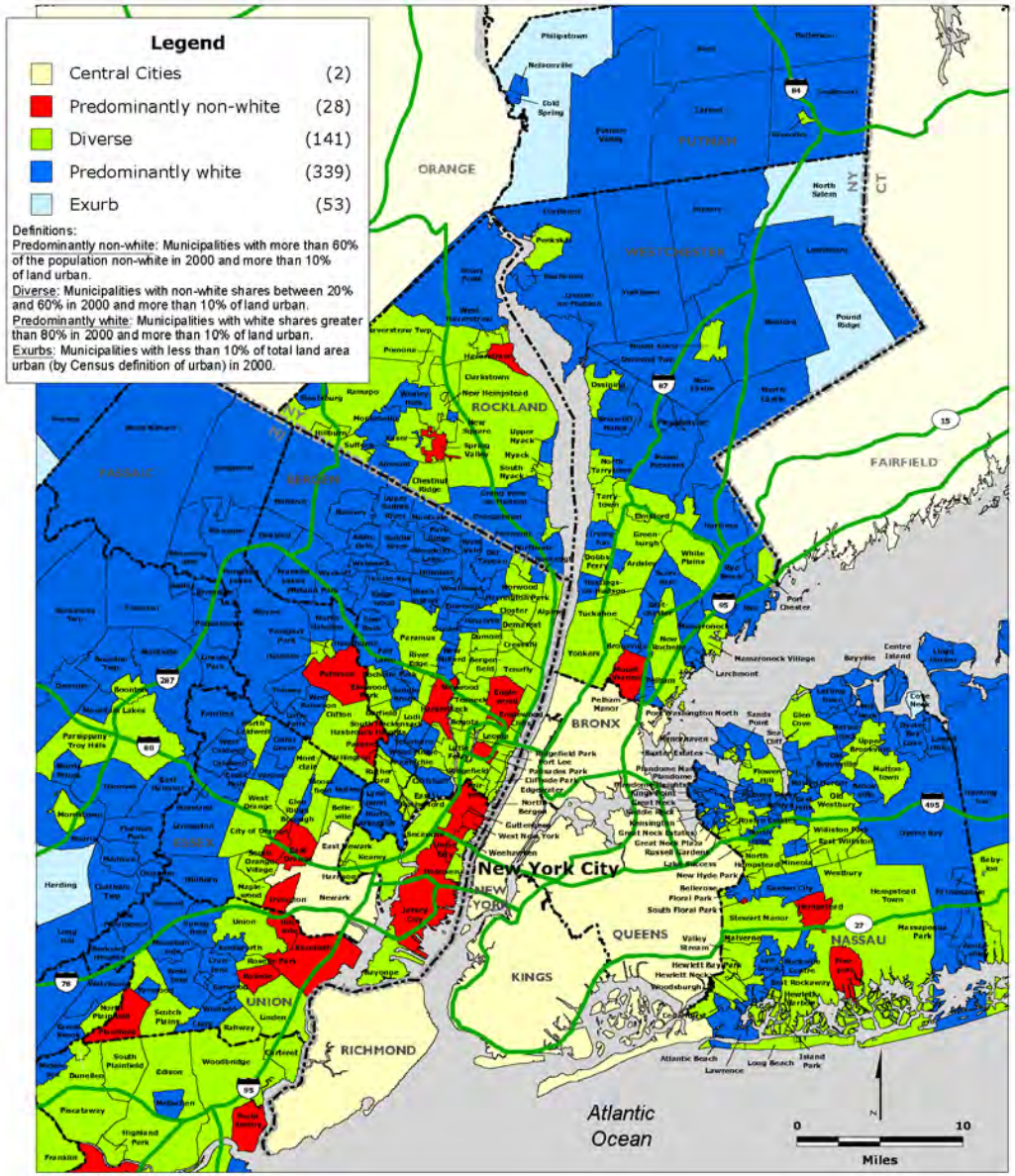

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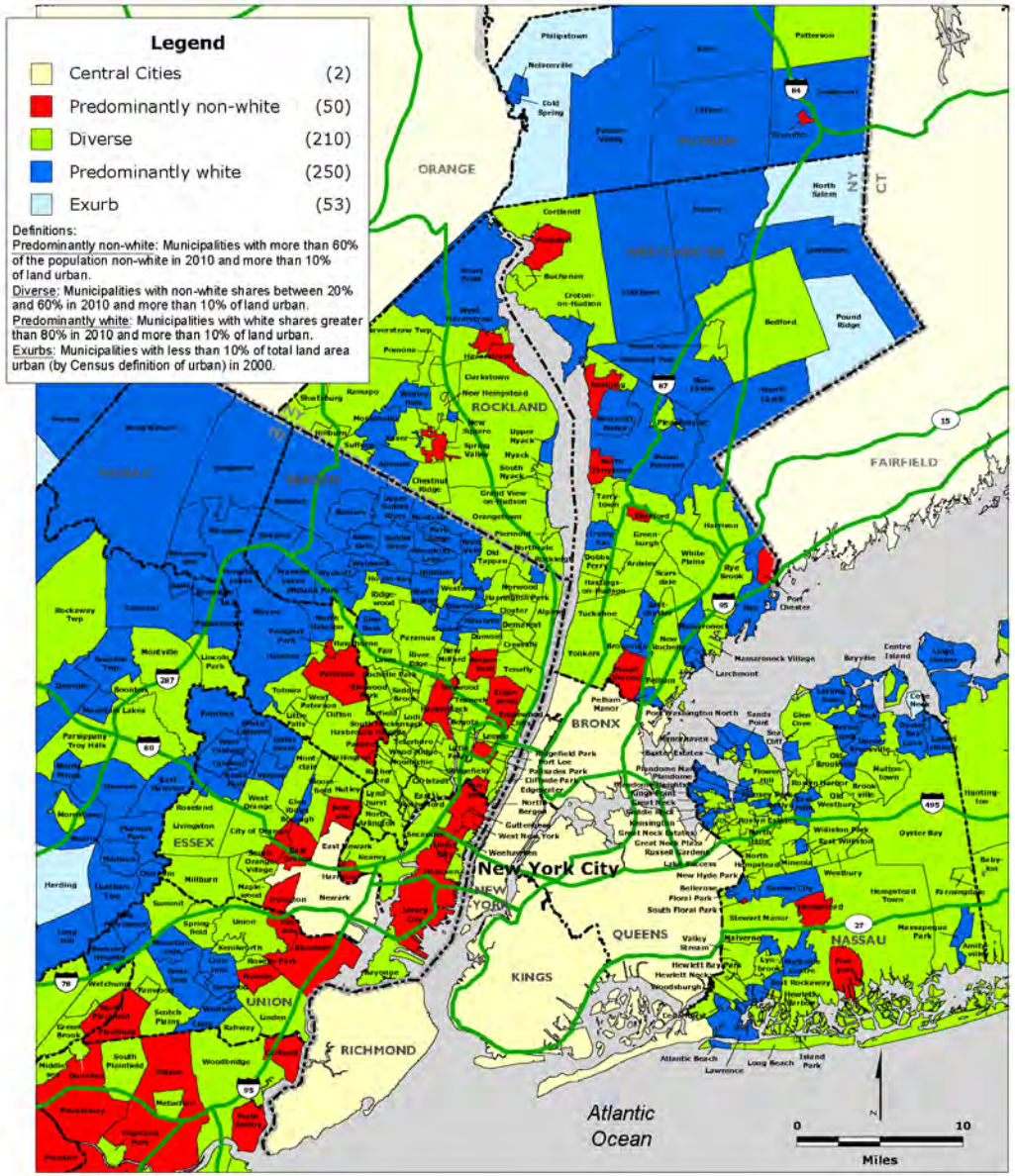

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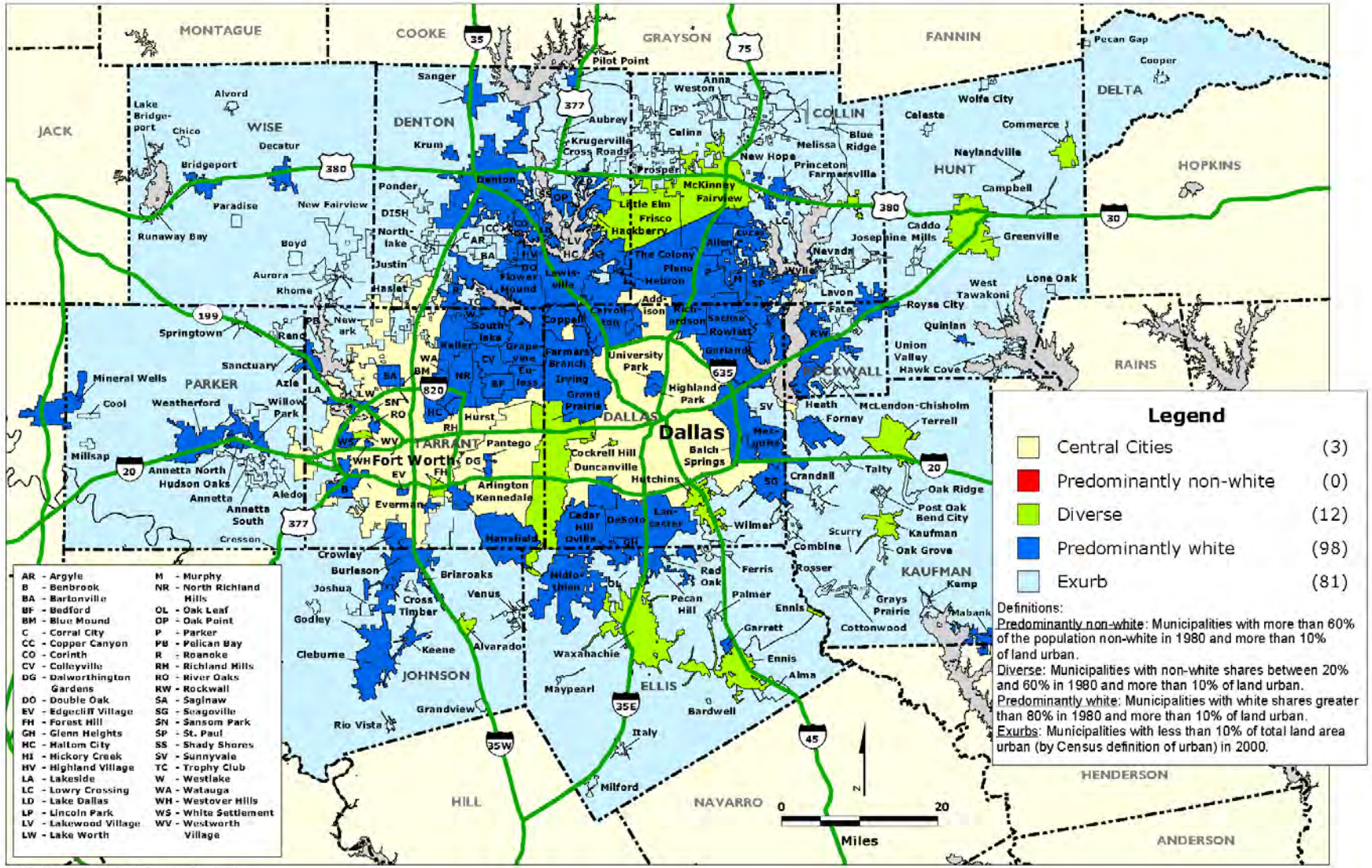
DALLAS - FORT WORTH REGION: Community Type by Municipality and County Unincorporated Area, 1980



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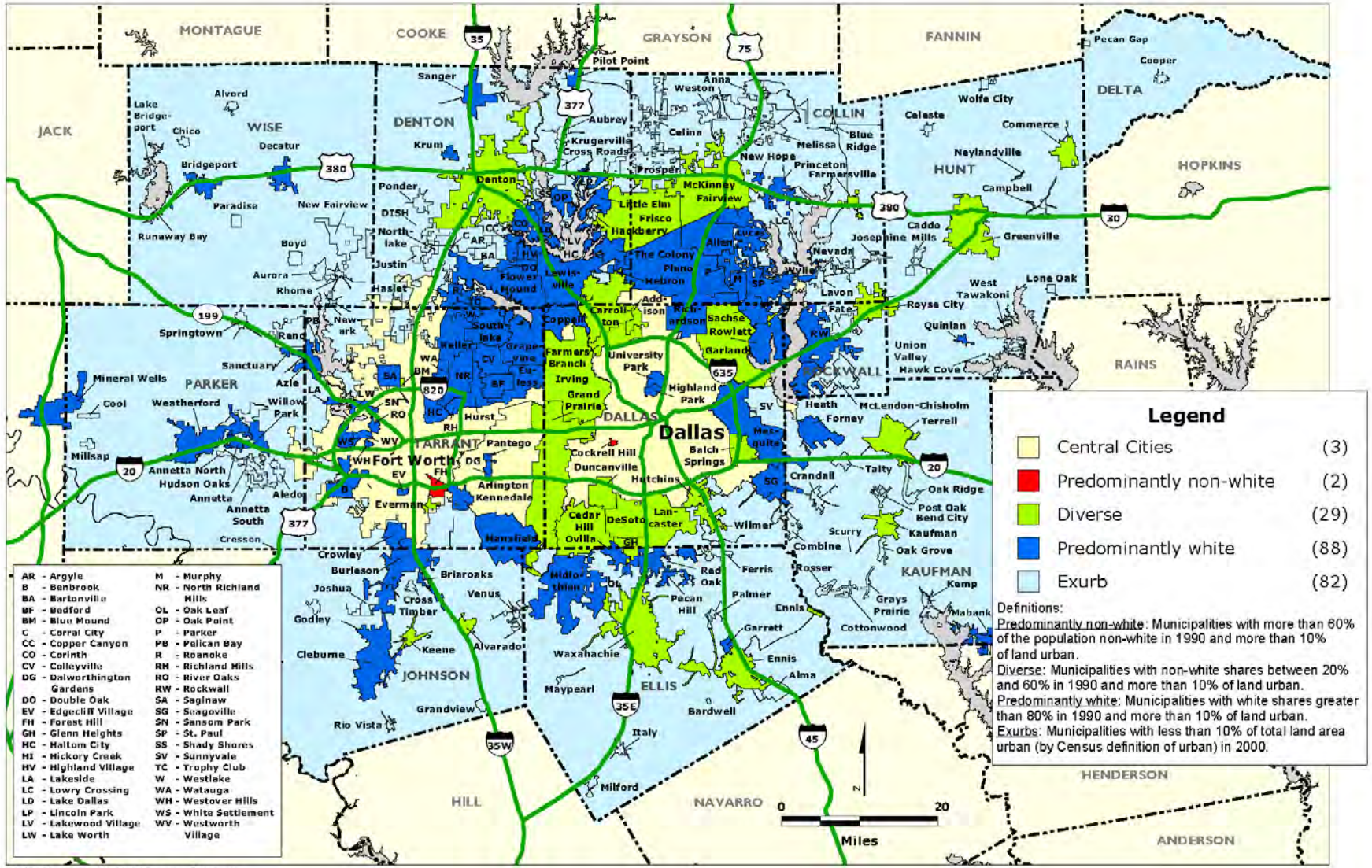

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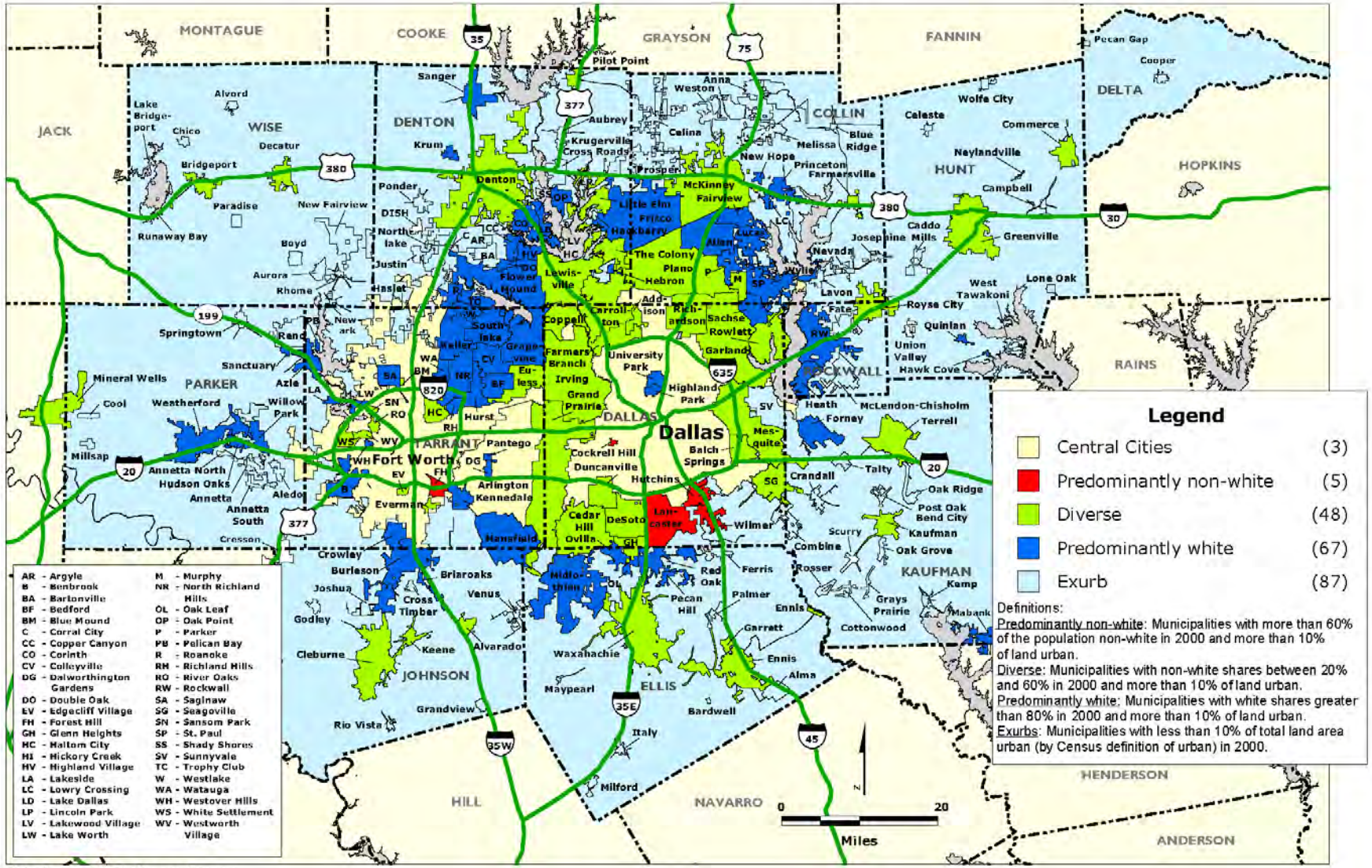
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JOHNSON
ELLIS
HILL
NAVARRO
HENDERSON
ANDERSON
Dallas
Fort Worth
Pilot Point
Sanger
Aubrey
Krugerville
Krum
Denton
Lake Bridgeport
Alvord
Chico
Decatur
Bridgeport
Paradise
New Fairview
Runaway Bay
Boyd
Aurora
Rhome
Justin
Haslet
Ponder
Northlake
Roanoke
Trophy Club
Westlake
Southlake
Keller
Grapevine
Colleyville
Coppell
Carrollton
Farmers Branch
Irving
Grand Prairie
University Park
Highland Park
Addison
Richardson
Sachse
Rowlett
Garland
Lewisville
Flower Mound
Highland Village
Lake Dallas
Corinth
Hickory Creek
The Colony
Plano
Hebron
Frisco
Little Elm
Hackberry
Prosper
McKinney
Fairview
Anna
Weston
Melissa
Blue Ridge
Princeton
Farmersville
Celina
New Hope
Krugerville Cross Roads
Wolfe City
Caleste
Commerce
Neylandville
Campbell
Caddo Mills
Josephine
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Quinlan
Union Valley
Hawk Cove
West Tawakoni
Lone Oak
Greenville
Pecan Gap
Cooper
Springtown
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Sanctuary
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Willow Park
Weatherford
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Millsap
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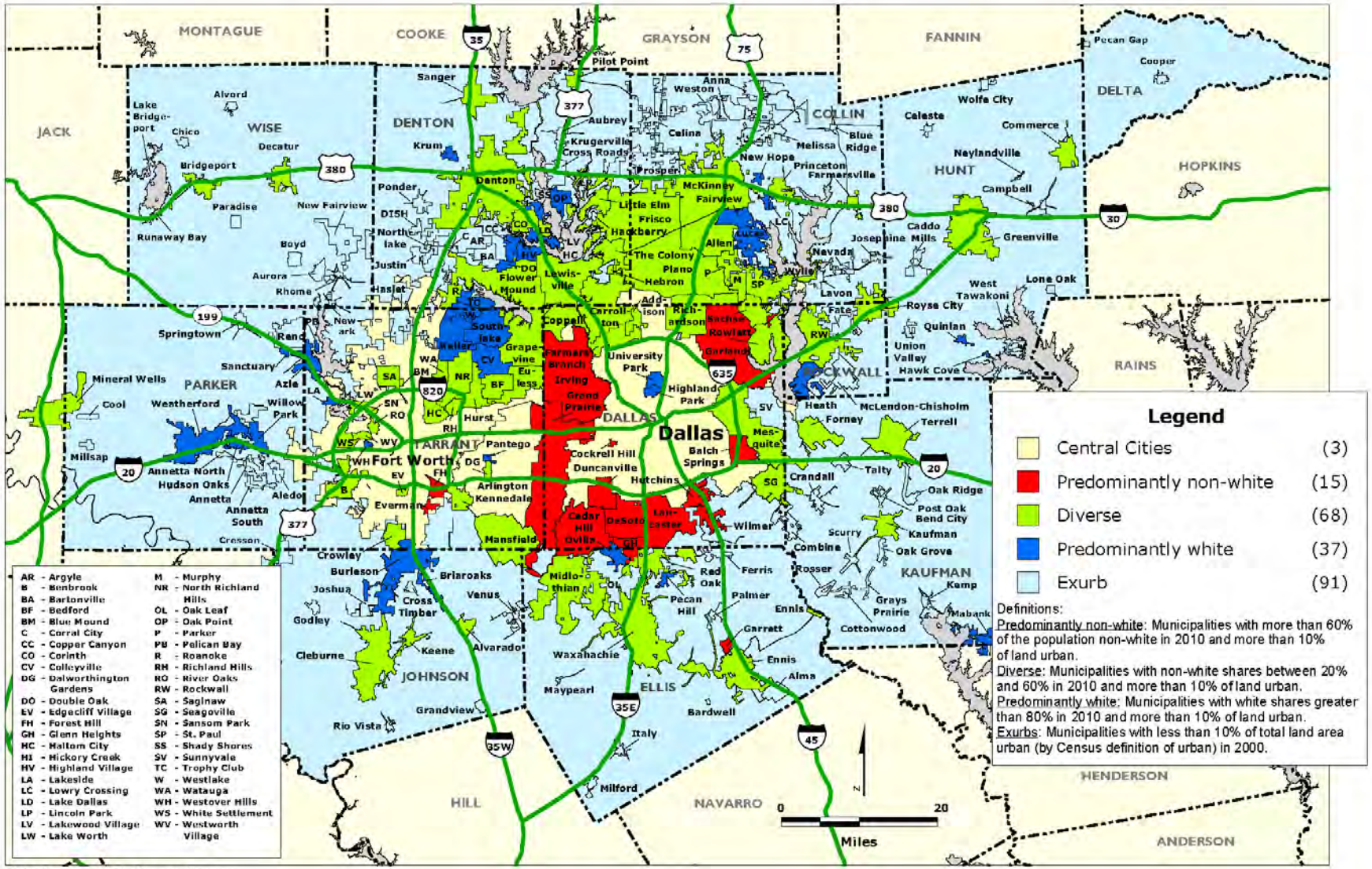
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Springtown
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Celeste
Commerce
Neylandville
Campbell
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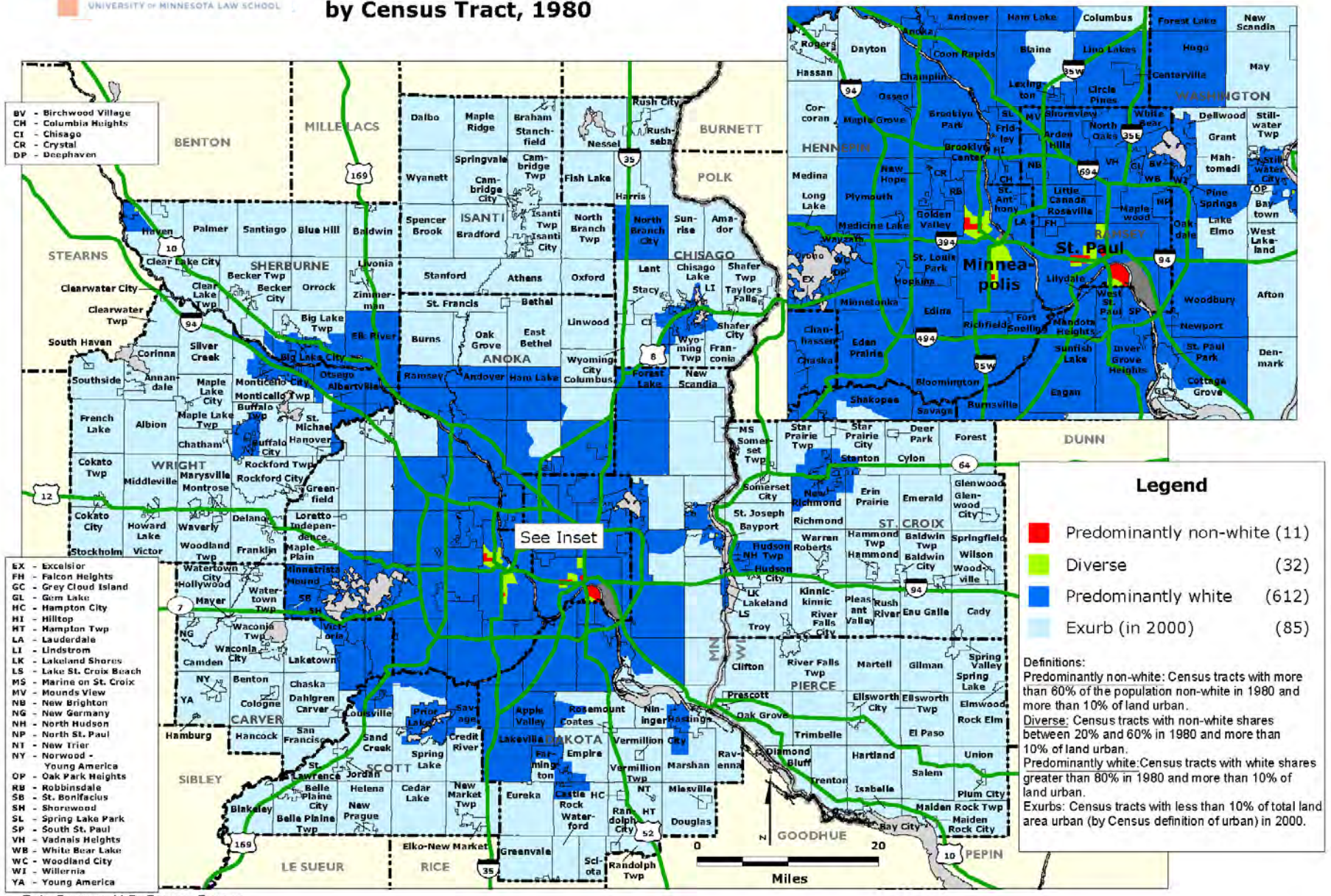
MINNEAPOLIS-SAINT PAUL REGION: Neighborhood Type by Census Tract, 1980



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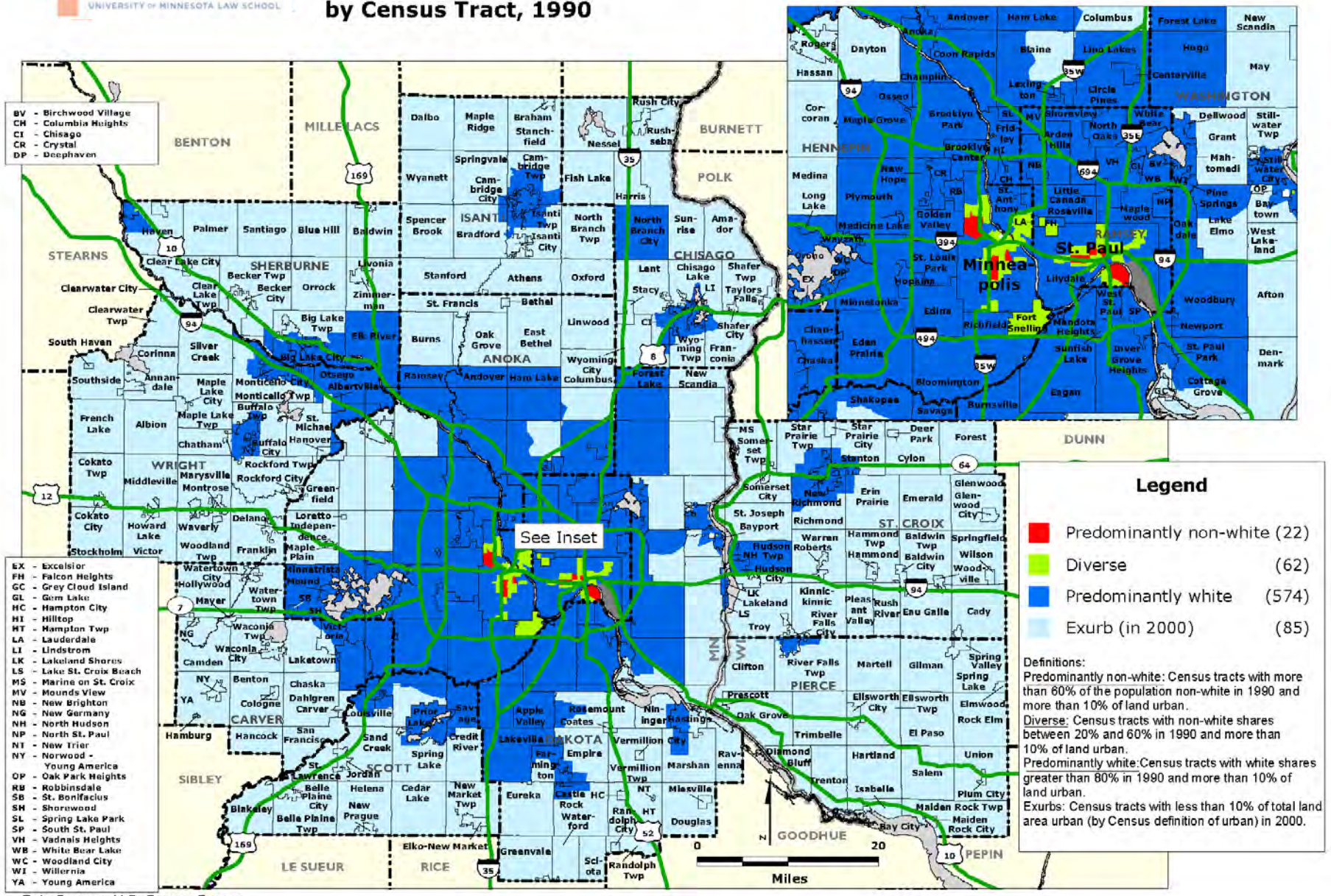

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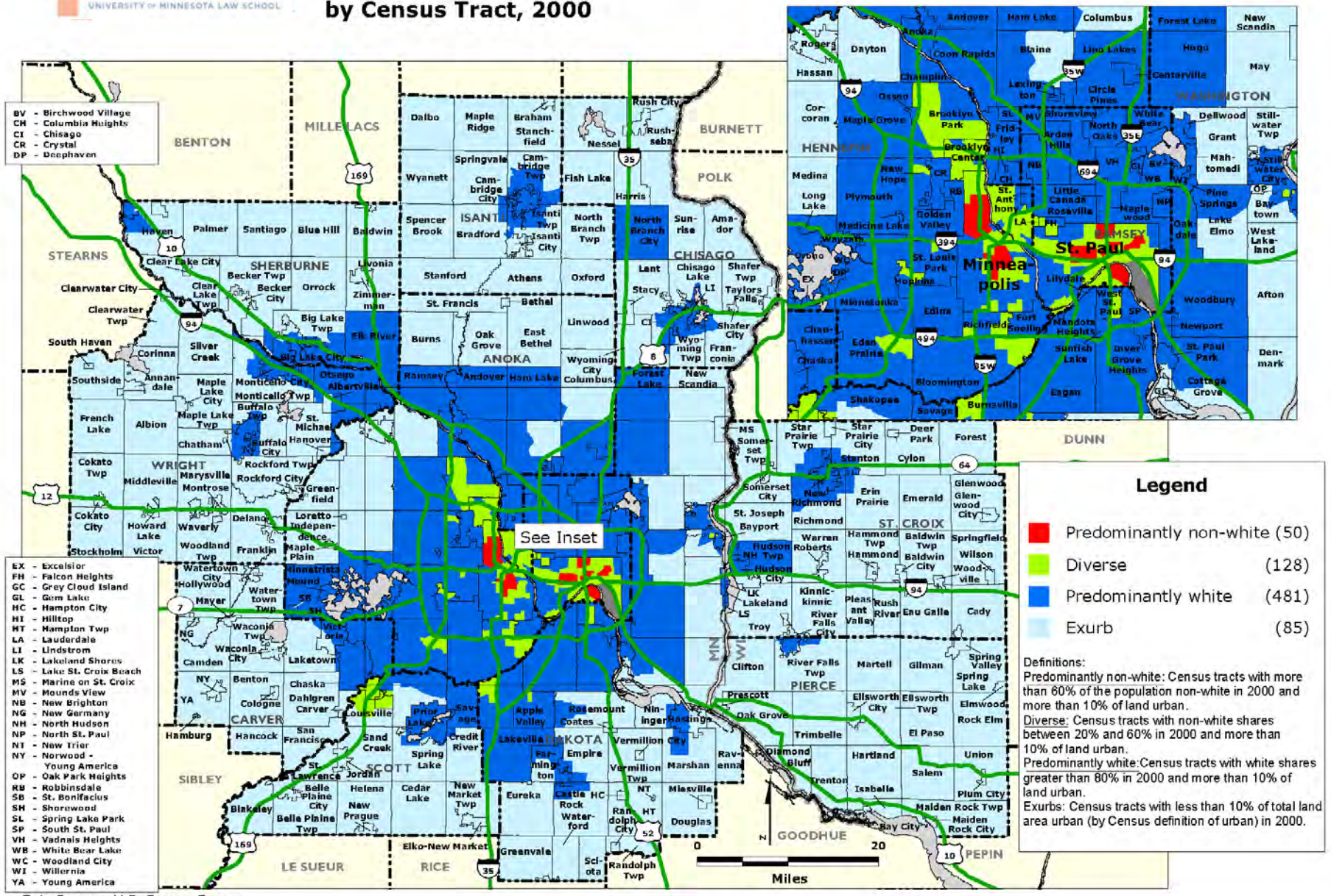

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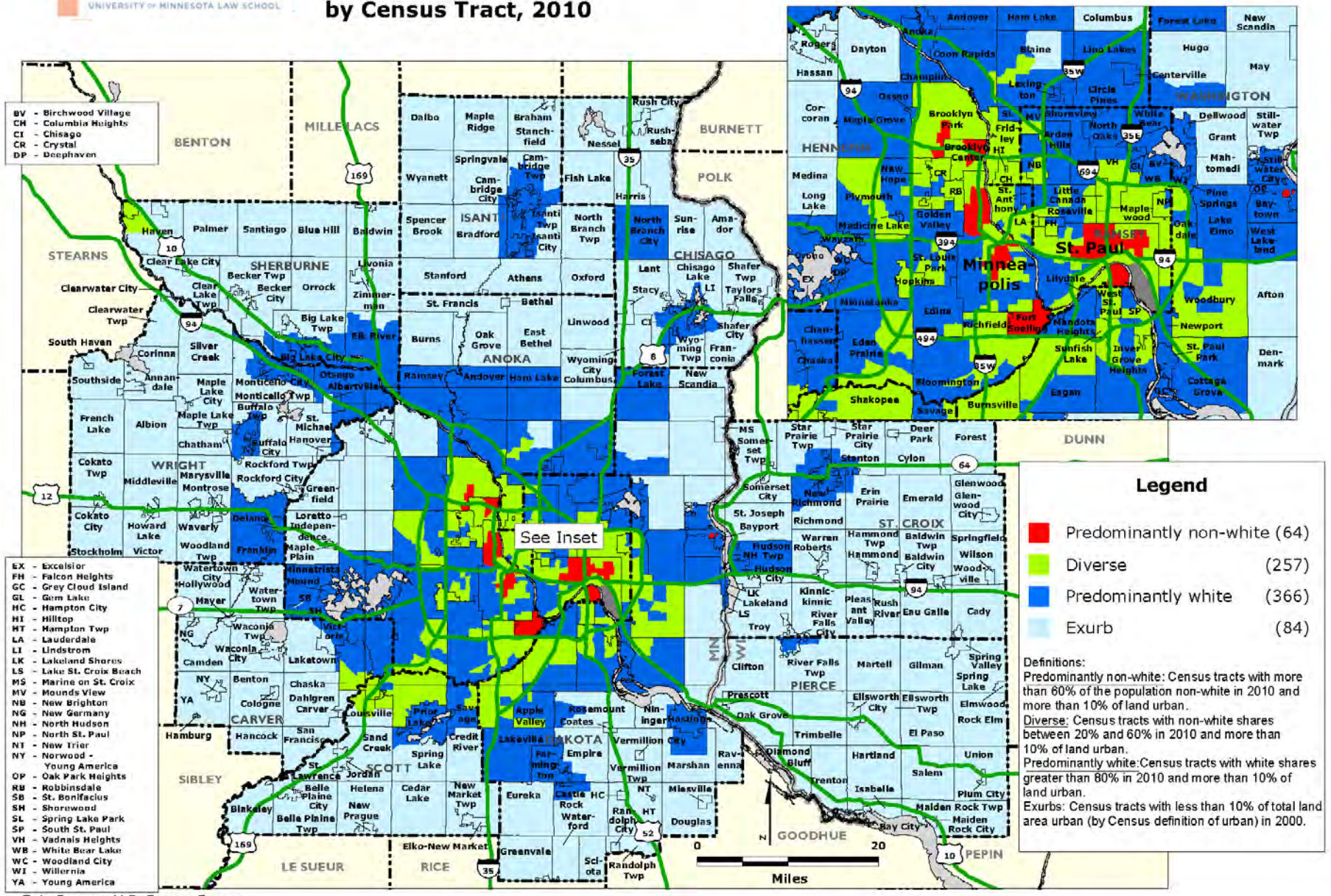


Data Source: U.S. Census Bureau

The causes of resegregation

- Housing and mortgage lending discrimination
- Exclusionary zoning
- Racially biased school-boundary decisions
- Disproportionate placement of government-subsidized affordable housing in segregated and unstably integrated neighborhoods
- Prejudice and preferences

Table 3
Racial Transition in Suburban Municipalities: 2000 to 2010

	2010 Classification			
2000 Classification	Predominately Non-whte	Diverse	Predominately White	Total
Predominately Non-white	309 (99%)	3 (1%)	0 (0%)	312 (100%)
Diverse	160 (16%)	838 (82%)	19 (2%)	1,017 (100%)
Predominately White	0 (0%)	527 (18%)	2,482 (82%)	3,009 (100%)
Total	469	1,368	2,501	4,338

Sources: 2000 and 2010 Censuses of Population.

Table 4
Suburban Racial Transition by Census Tract: 1980 to 2005-09

	2005-09 Classification			
1980 Classification	Predominately Non-whte	Diverse	Predominately White	Total
Predominately Non-white	1,373 (93%)	97 (7%)	2 (0%)	1,472 (100%)
Diverse	1,952 (56%)	1,391 (40%)	137 (4%)	3,480 (100%)
Predominately White	1,372 (8%)	6,708 (39%)	9,090 (53%)	17,170 (100%)
Total	4,697 (21%)	8,196 (37%)	9,229 (42%)	22,122

Sources: 1980, 1990 and 2000 Census of Population, compiled by Geolytics, Inc. into census tracts as defined in 2000; 2009 American Community Survey.

Table 5
Transition Rates for Integrated Suburban Tracts by Decade, 1980 - 2005-09
50 Largest Metropolitan Areas

Time Period	Integrated Tracts at Beginning of Period	End of Period Classification		
		Predominately Non-whte	Diverse	Predominately White
1980-90	3,485	727 (21%)	2,577 (74%)	181 (5%)
1990-00	5,258	1,578 (30%)	3,559 (68%)	121 (2%)
2000-05/09	7,315	1,114 (15%)	5,976 (82%)	225 (3%)

Sources: See Table 4.

Policy Recommendations

- Develop and support different types of CDC, tailored for different kinds of neighborhoods

- CDC's in non-white segregated-high poverty neighborhoods should advocate and support
  - Stably integrated magnet schools
  - Increased funding to traditional schools for tutoring, after-school and other programs
  - Better transit linking neighborhoods to growing job centers
  - High-density mixed use TOD
  - Reinvestment in public infrastructure
  - Intensive job development and skills training programs
  - Financial support for home maintenance and home ownership

Policy Recommendations

- CDC's in diverse, racially integrated neighborhoods should advocate and support stable integration organizations comprised of local officials from schools, municipalities, neighborhood organizations and other local stakeholders to
  - Develop and promote pro-integrative mortgage, home loan and insurance programs
  - Document segregative housing practices
  - Develop and operate pro-integrative marketing plans

Policy Recommendations

- CDC's in low-poverty, high opportunity (often predominantly white) neighborhoods
  - Should advocate, support, and (if necessary) litigate the reduction of barriers to affordable housing in local zoning codes, building practices, and development codes
  - Advocate for regional fair share housing strategies that promote affordable housing in these areas
  - Finance, promote and manage affordable housing ventures

Policy Recommendations

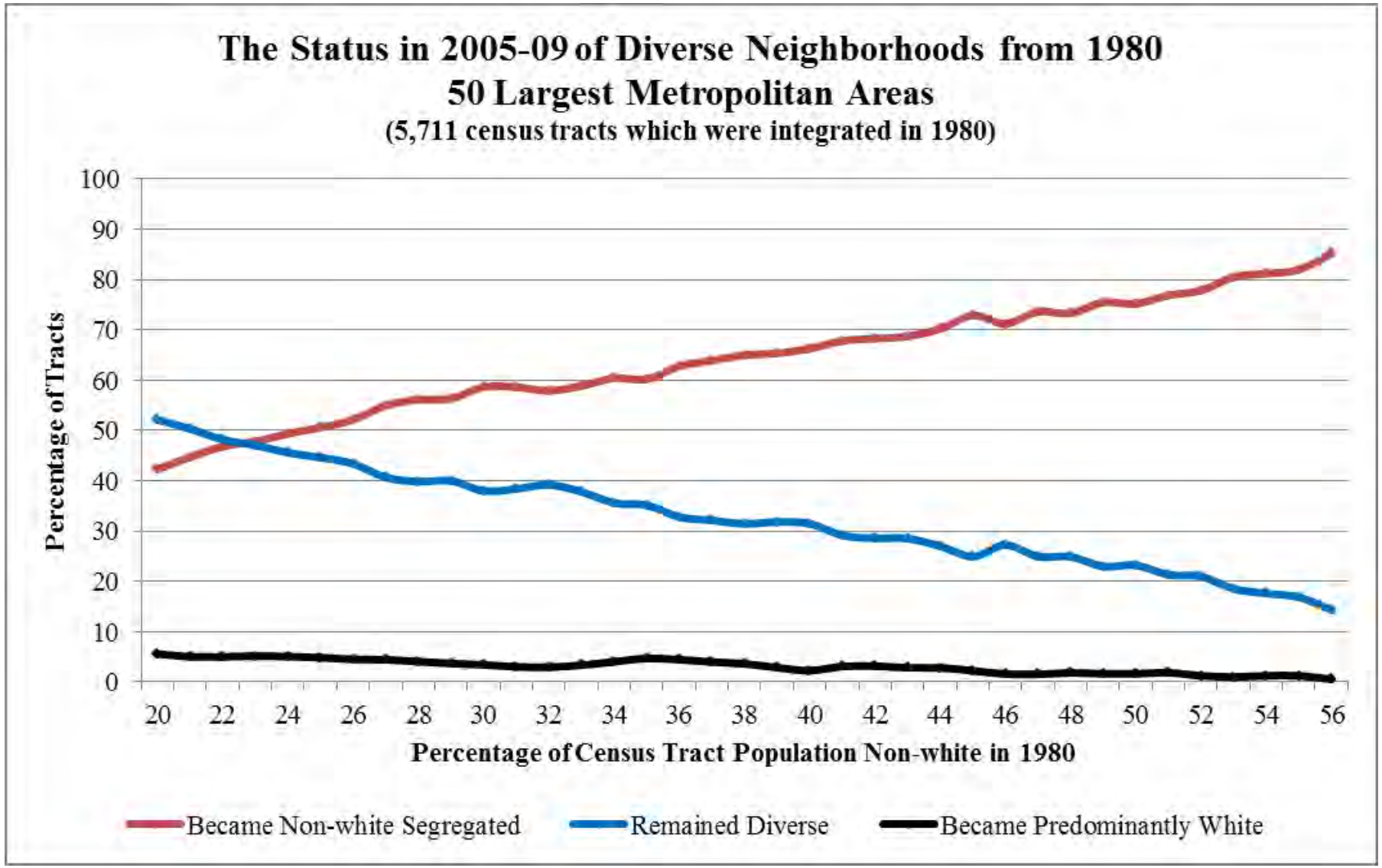
- Pro-integrative strategies by other federal, state and local actors.

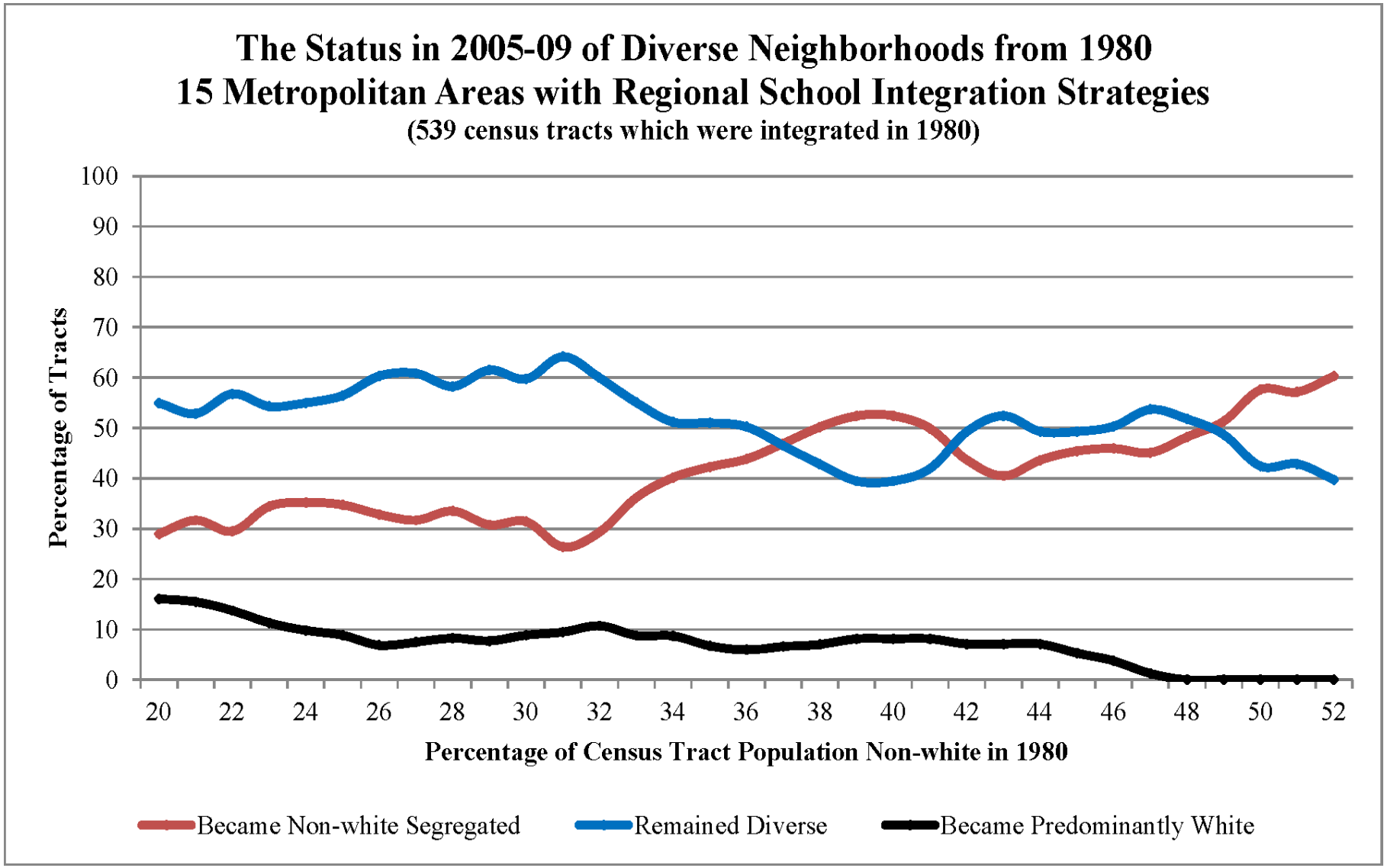
- Local stable integration plans
  - fair share ordinances
  - Pro-integrative home-loan or insurance programs
  - School stabilization programs
  - Community safety programs
  - Marketing/public relation efforts

- Civil Rights enforcement

- State and metro actions against exclusionary zoning practices

- Metropolitan school integration strategies


The Status in 2005-09 of Diverse Neighborhoods from 1980
50 Largest Metropolitan Areas
(5,711 census tracts which were integrated in 1980)
Percentage of Tracts
100
90
80
70
60
50
40
30
20
10
0
20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50 52 54 56
Percentage of Census Tract Population Non-white in 1980
Became Non-white Segregated
Remained Diverse
Became Predominantly White


The Status in 2005-09 of Diverse Neighborhoods from 1980
15 Metropolitan Areas with Regional School Integration Strategies
(539 census tracts which were integrated in 1980)
Percentage of Tracts
100
90
80
70
60
50
40
30
20
10
0
20
22
24
26
28
30
32
34
36
38
40
42
44
46
48
50
52
Percentage of Census Tract Population Non-white in 1980
Became Non-white Segregated
Remained Diverse
Became Predominantly White

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