

Understanding Suburban Diversity

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Presentation Overview

- Methodology
- Diversity at the Census tract level
- Diversity at the municipal level
- Diversity within municipalities
- Implications for minorities living in the suburbs

Methodology

- Data on population size and composition, income and poverty levels, housing tenure, and property values in Pennsylvania County Subdivisions and Census tracts came from the Neighborhood Change Database, the 2000 Census, and the 2005-2009 American Community Survey 5-Year Estimates.
- Definition of “Diverse” for Pennsylvania: Less than 90% Non-Hispanic White.

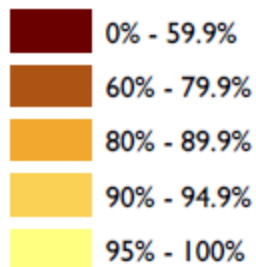
	Townships (1,547)	Suburban Census Tracts (1,488)
Less than 65% Non-Hispanic White	1% (16)	3% (45)
Less than 81% Non-Hispanic White	4% (58)	11% (158)
Less than 90% Non-Hispanic White	11% (178)	26% (393)

- Characterized and compared “Diverse” and “Not Diverse” municipalities and Census tracts

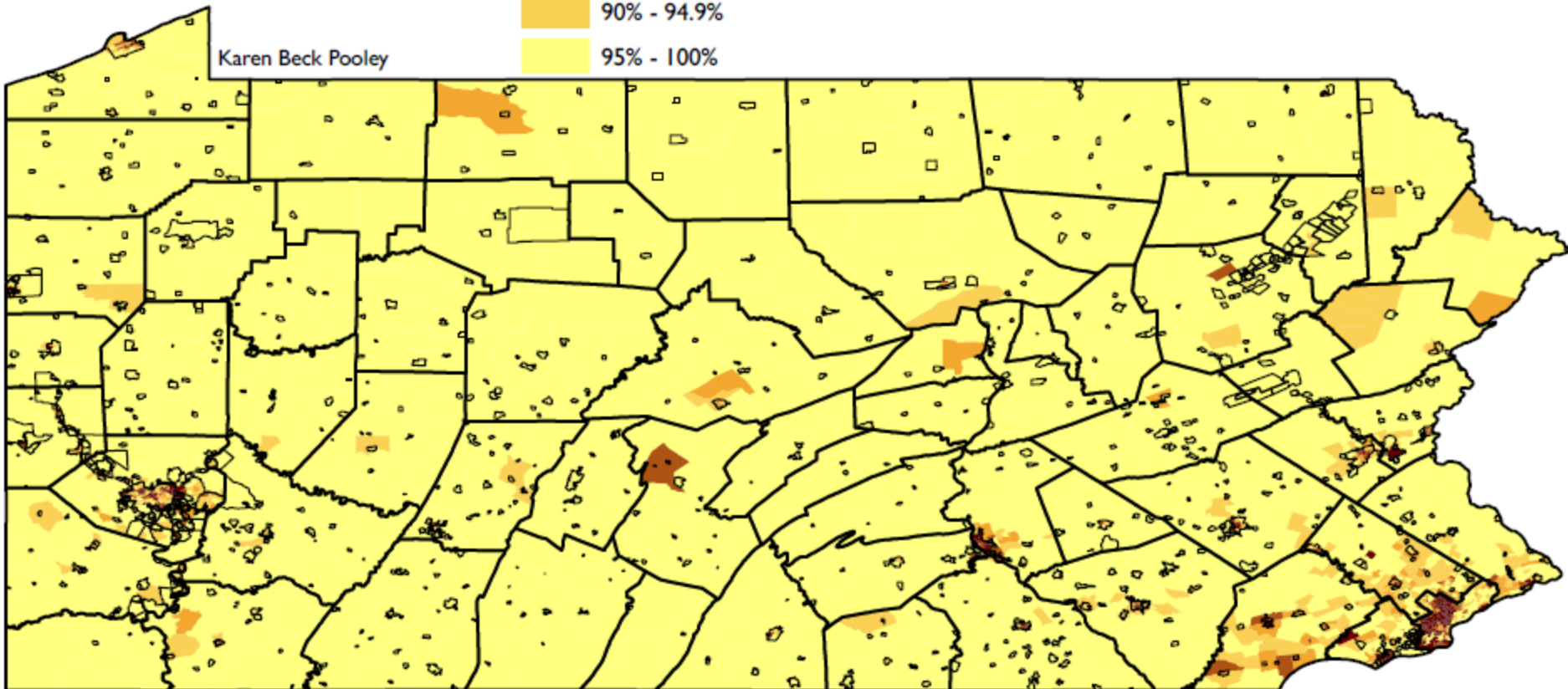
PA Boroughs and Cities

Pennsylvania Census Tracts

Percent Non-Hispanic White, 1990



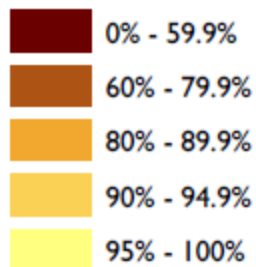
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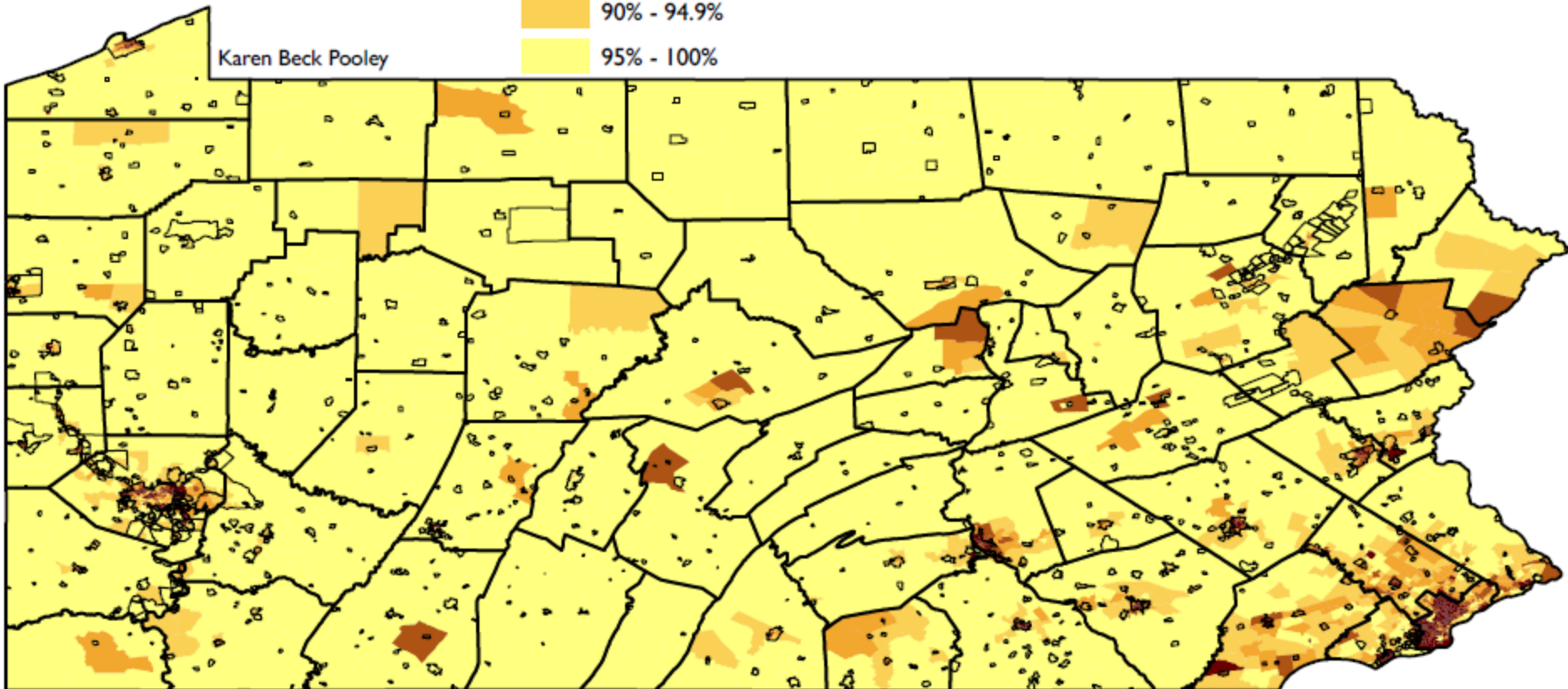
PA Boroughs and Cities

Pennsylvania Census Tracts

Percent Non-Hispanic White, 2000



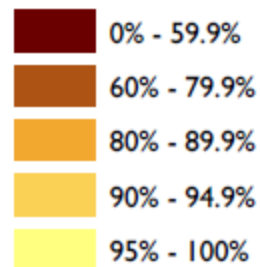
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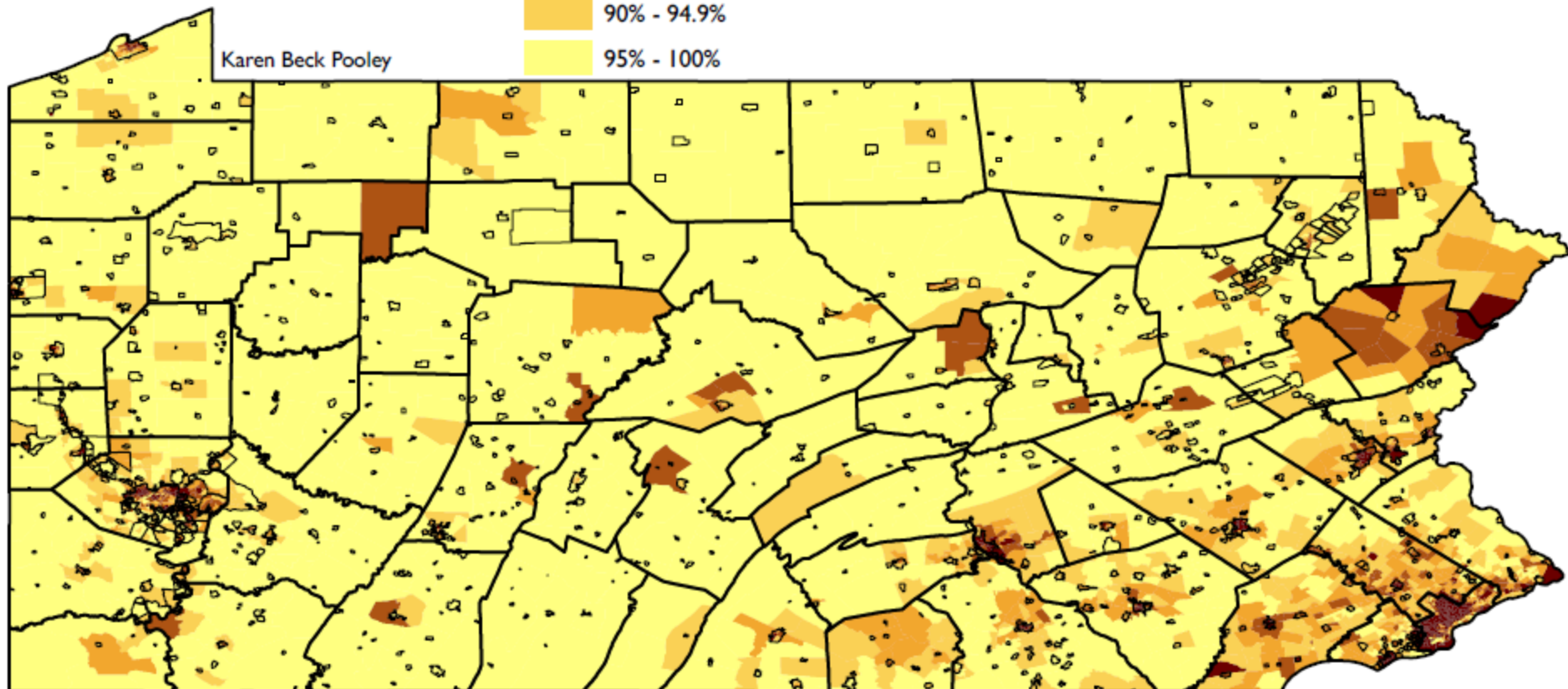
PA Boroughs and Cities


Pennsylvania Census Tracts

Percent Non-Hispanic White, 2009




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



 Boroughs and Cities


County Population Change, 2000 to 2009


Pennsylvania Census Tract Type


 Population Growth

 Suburban, Not Diverse

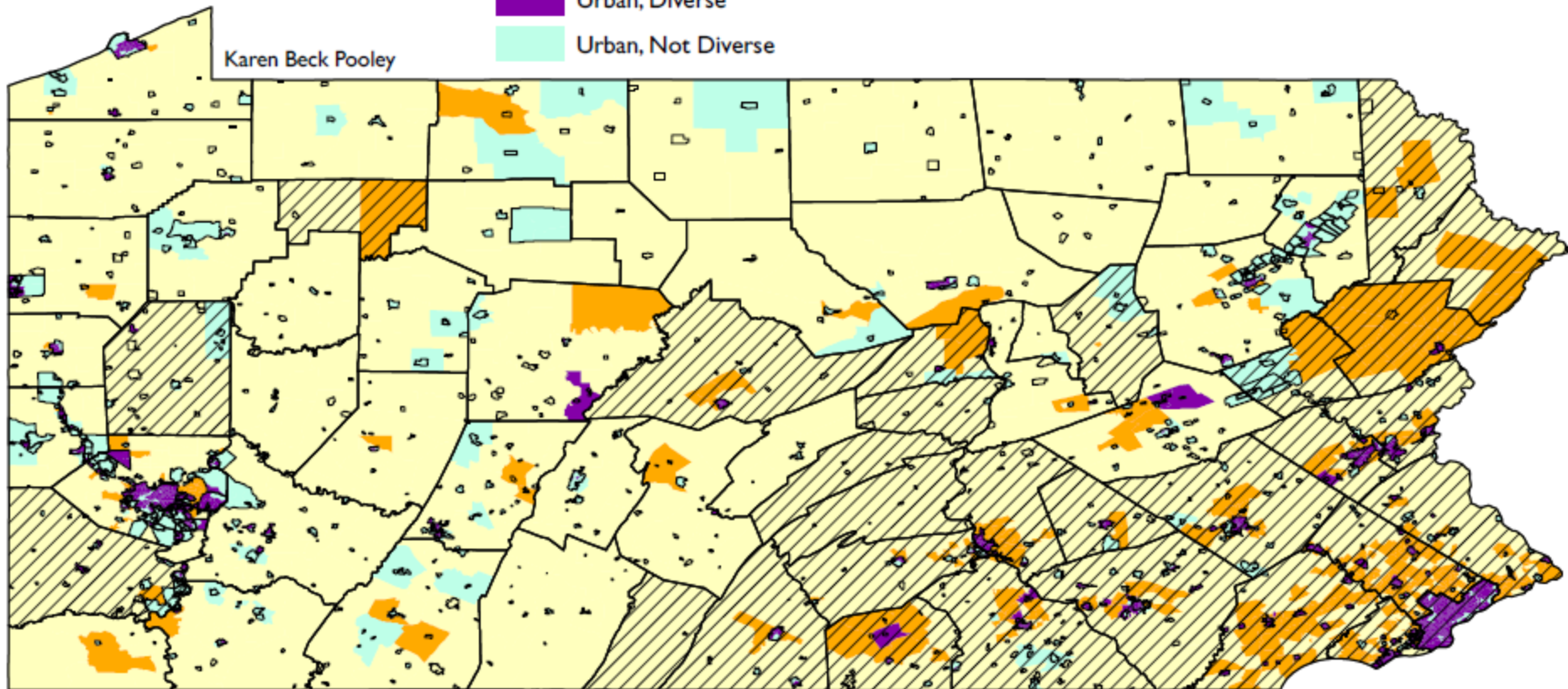
 Population Decline

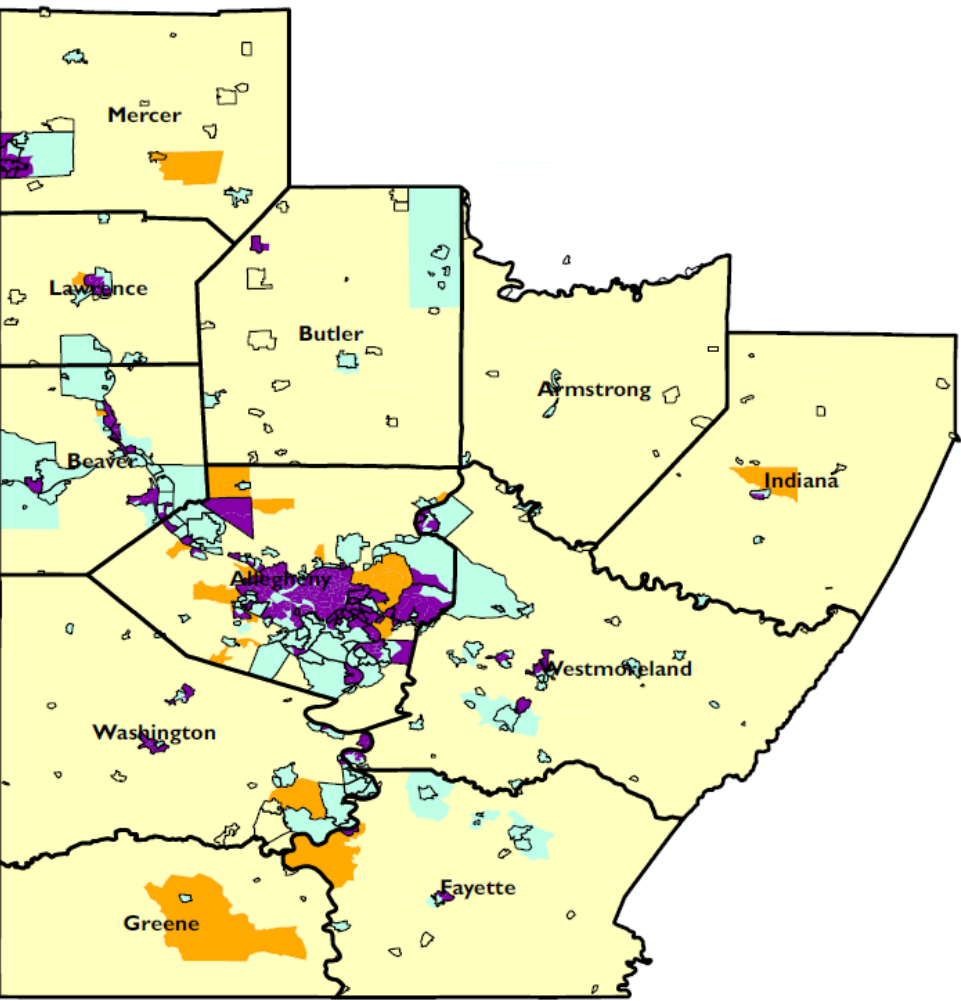
 Suburban, Diverse

 Urban, Diverse

 Urban, Not Diverse

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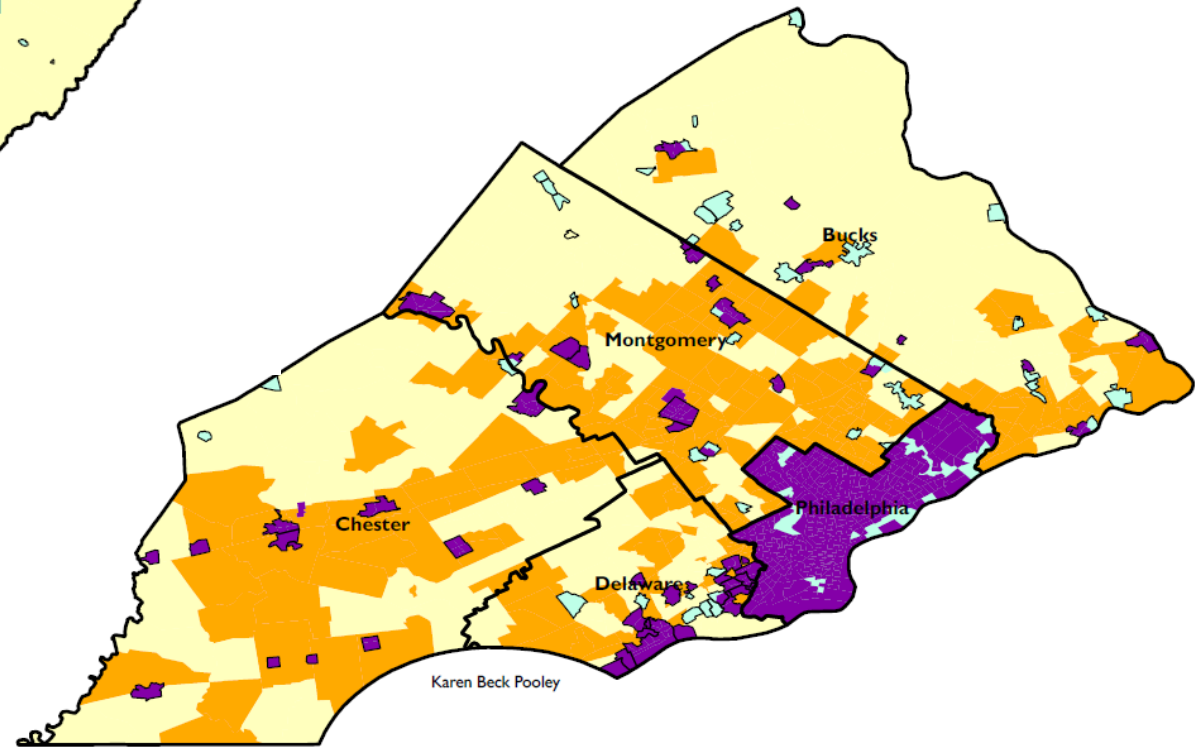
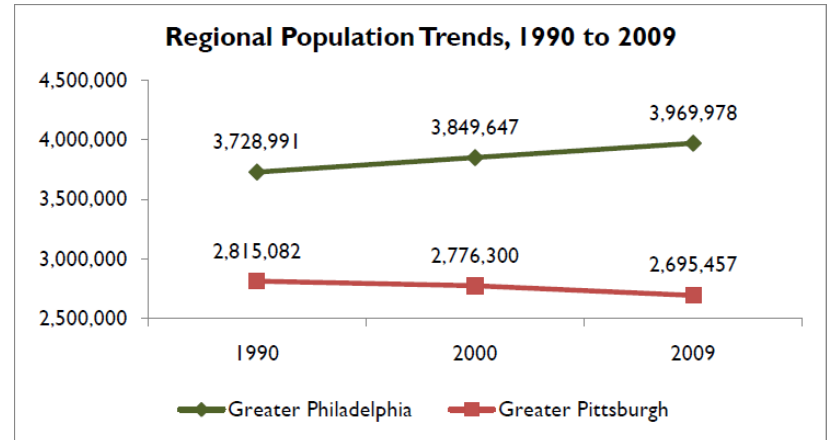




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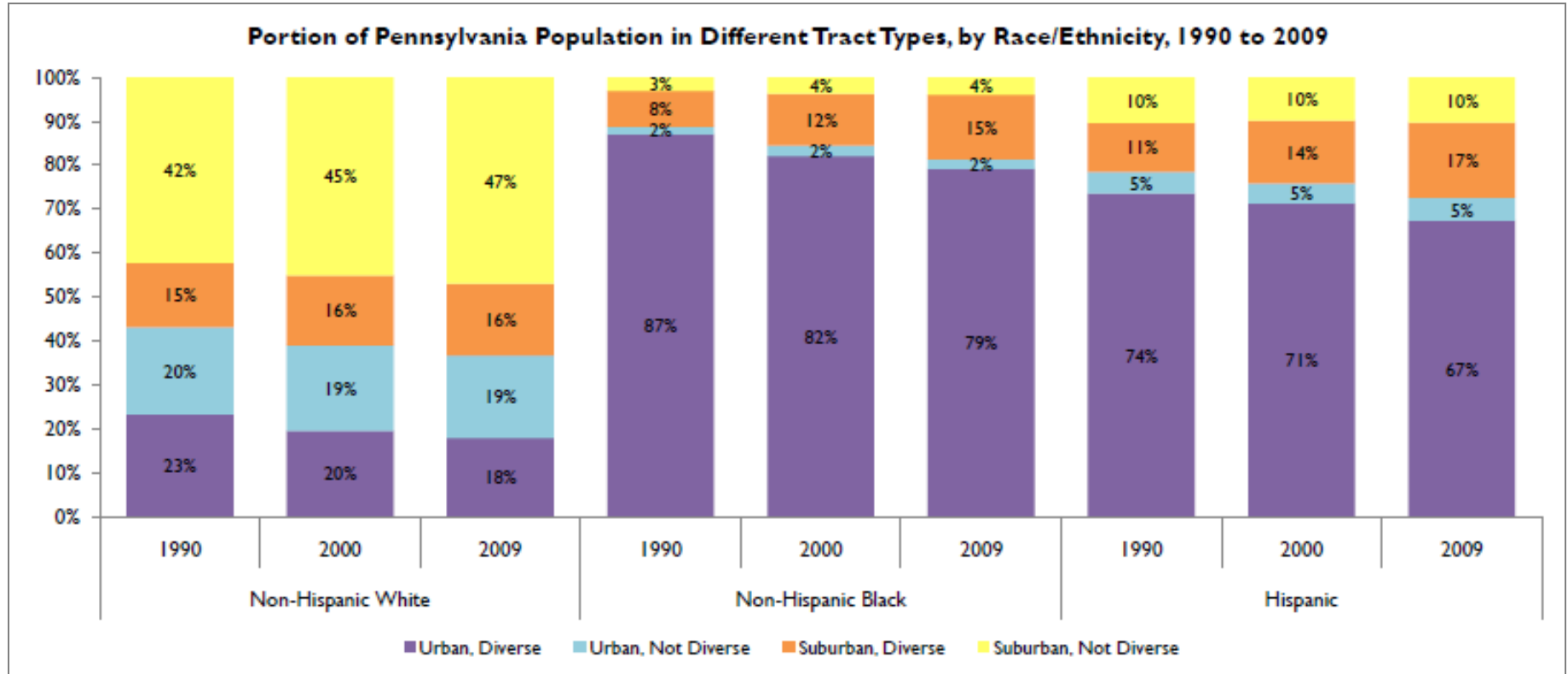
Pennsylvania Census Tract Type

- Suburban, Not Diverse
- Suburban, Diverse
- Urban, Diverse
- Urban, Not Diverse



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Who Lives Where in Pennsylvania



- **For minorities:** a growing percentage living in suburban Census tracts but the vast majority remaining in urban tracts.
- **For whites:** ongoing flight from urban Census tracts with a growing percentage living in non-diverse suburban tracts.

Diversity in Pennsylvania Townships


- Divided Pennsylvania townships into four categories:

1. Not Diverse

2. Diversifying – Not diverse but with at least one diverse Census tract


3. Newly Diverse – Not diverse in 2000 but diverse in 2009


4. Long-time Diverse – Diverse in 2000 and 2009

 Cities and Boroughs

PA Townships

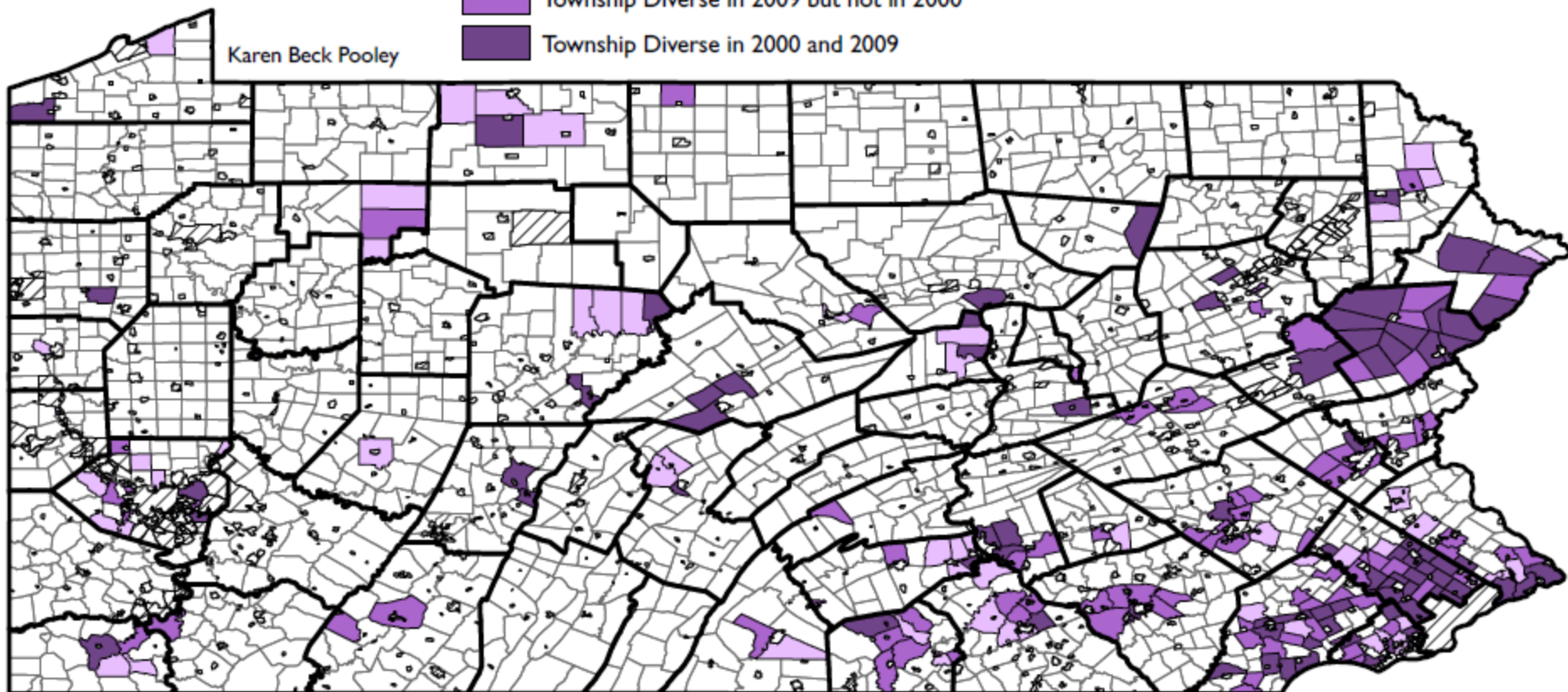
Scale of Diversity


 Township not Diverse in 2009 but with Diverse Tract(s)

 Township Diverse in 2009 but not in 2000

 Township Diverse in 2000 and 2009




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 Cities and Boroughs

PA Townships

Scale of Diversity

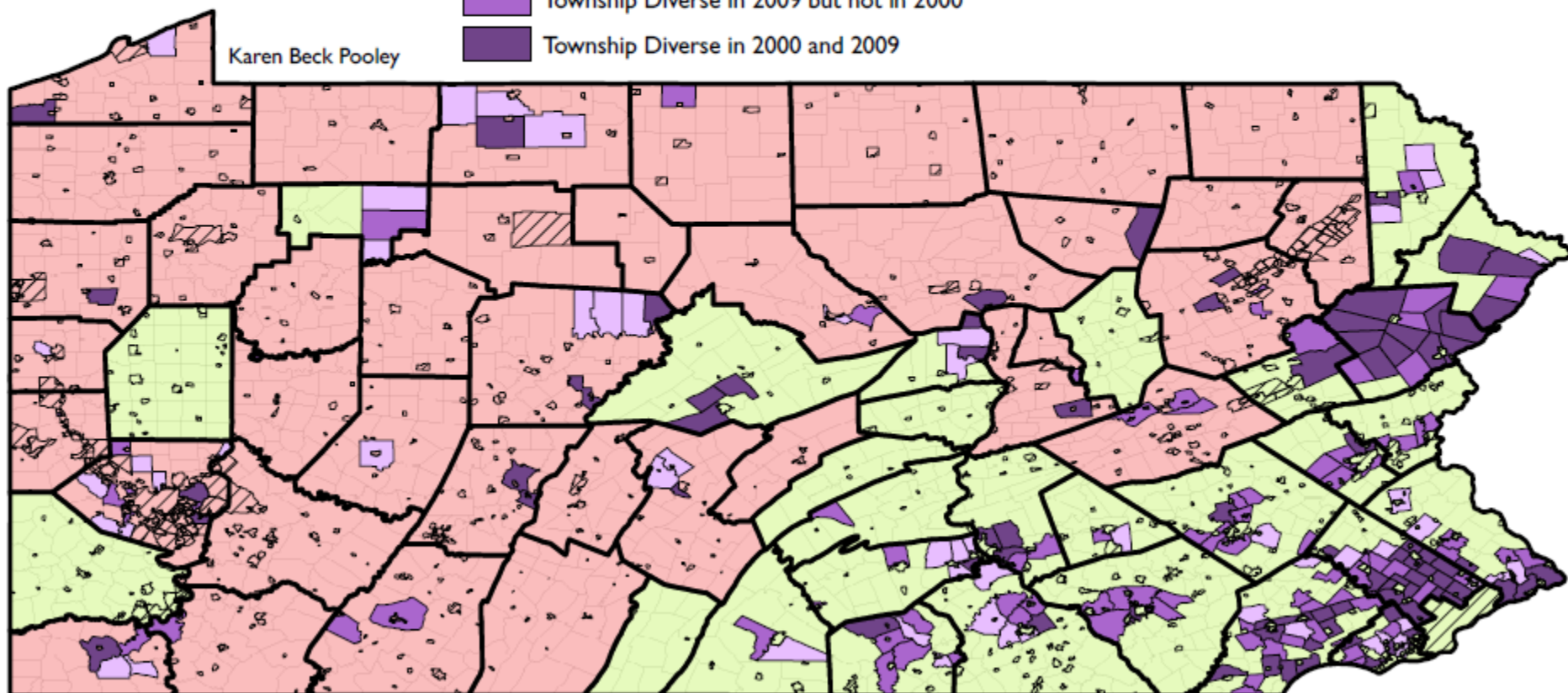
-  Township not Diverse in 2009 but with Diverse Tract(s)
-  Township Diverse in 2009 but not in 2000
-  Township Diverse in 2000 and 2009

PA Counties

Population Change, 2000 to 2009

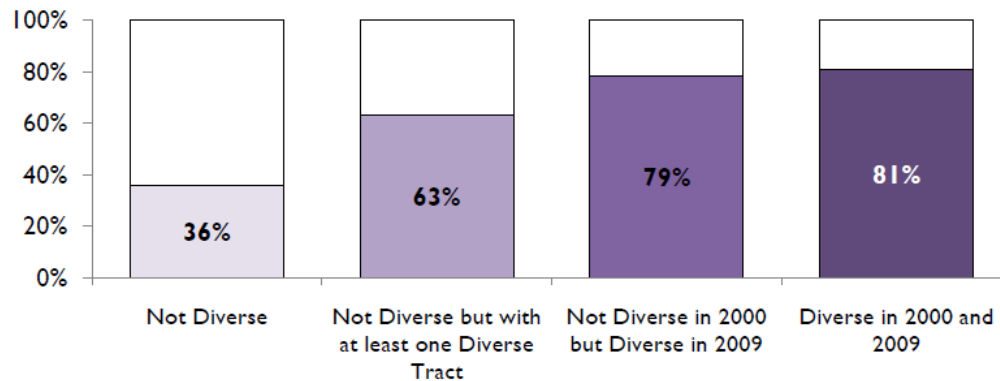
-  Population Loss
-  Population Gain

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Diverse Suburbs and County-wide Population Trends

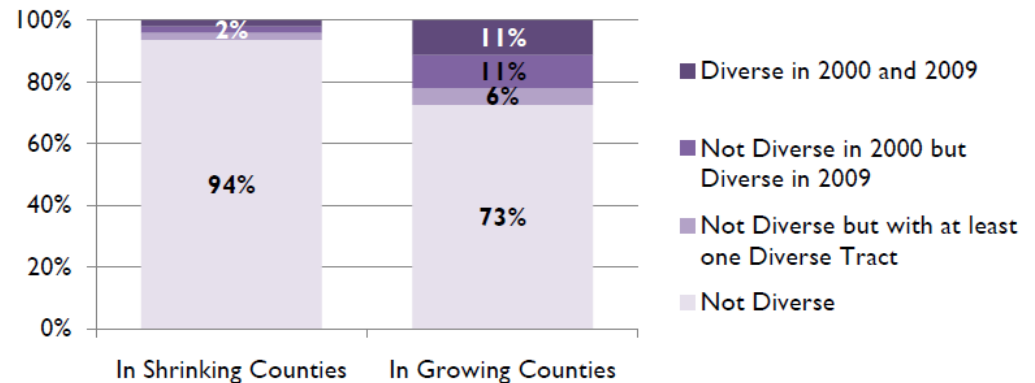
Percent of Townships in Counties with Growing Populations (from 2000 to 2009), by Degree of Diversity




Most diverse townships (roughly 80%) and two-thirds (63%) of diversifying townships were located in growing counties.


Nearly all townships (94%) in shrinking counties were not diverse.

Breakdown of Townships by Degree of Diversity, by County Population Trends (2000 to 2009)




Case Study – Delaware County


 Cities and Boroughs

 Philadelphia

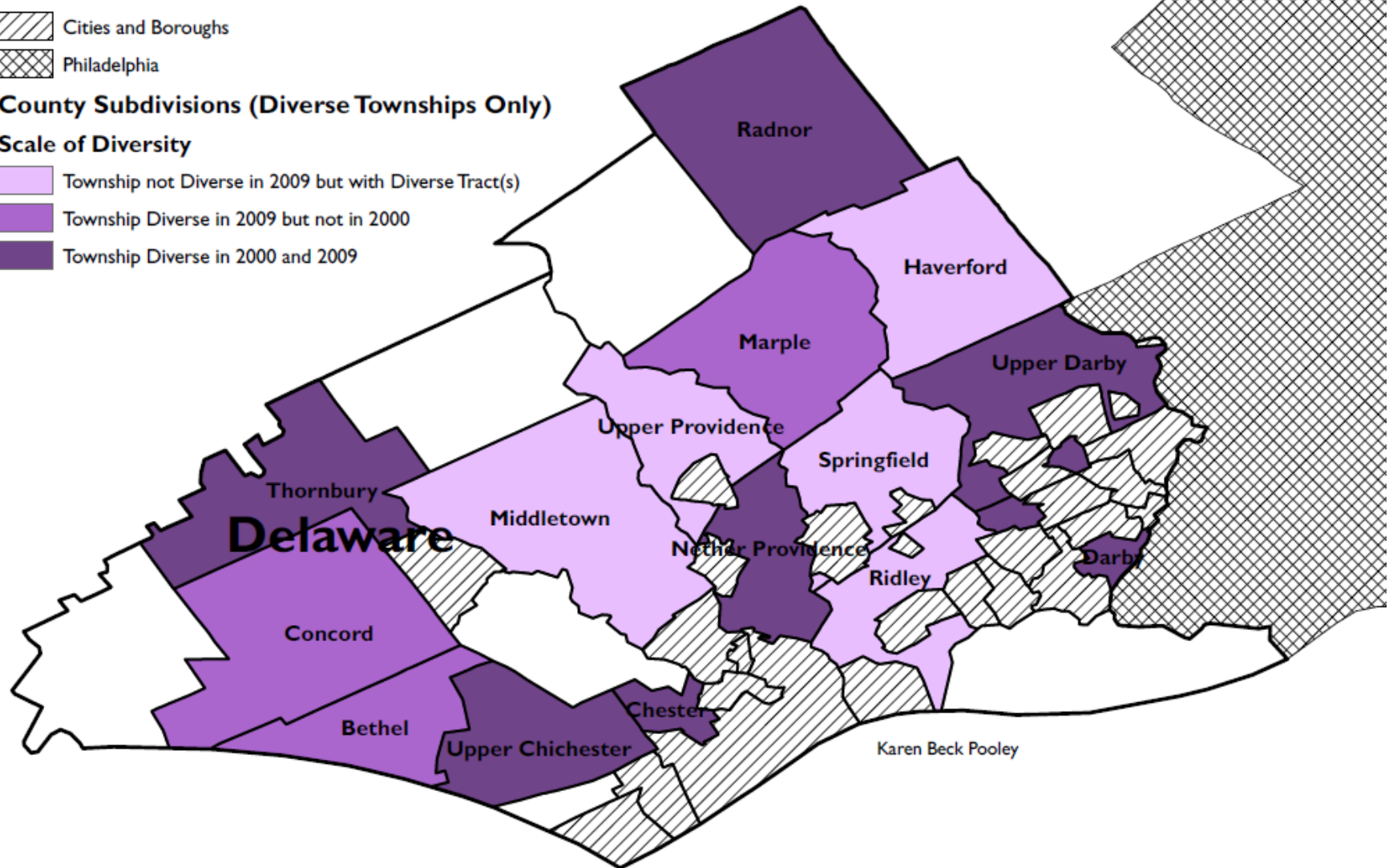
County Subdivisions (Diverse Townships Only)

Scale of Diversity

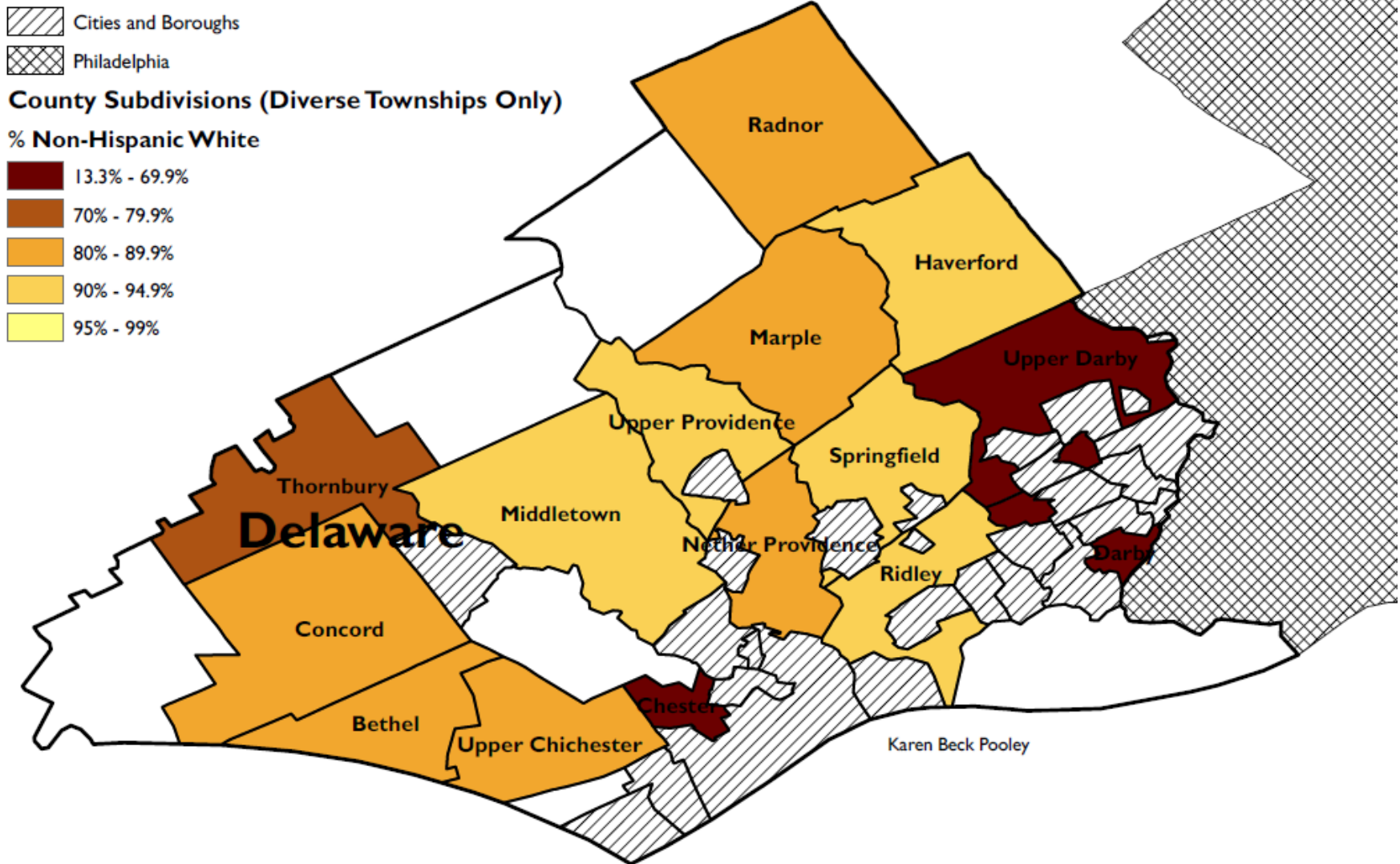
 Township not Diverse in 2009 but with Diverse Tract(s)

 Township Diverse in 2009 but not in 2000

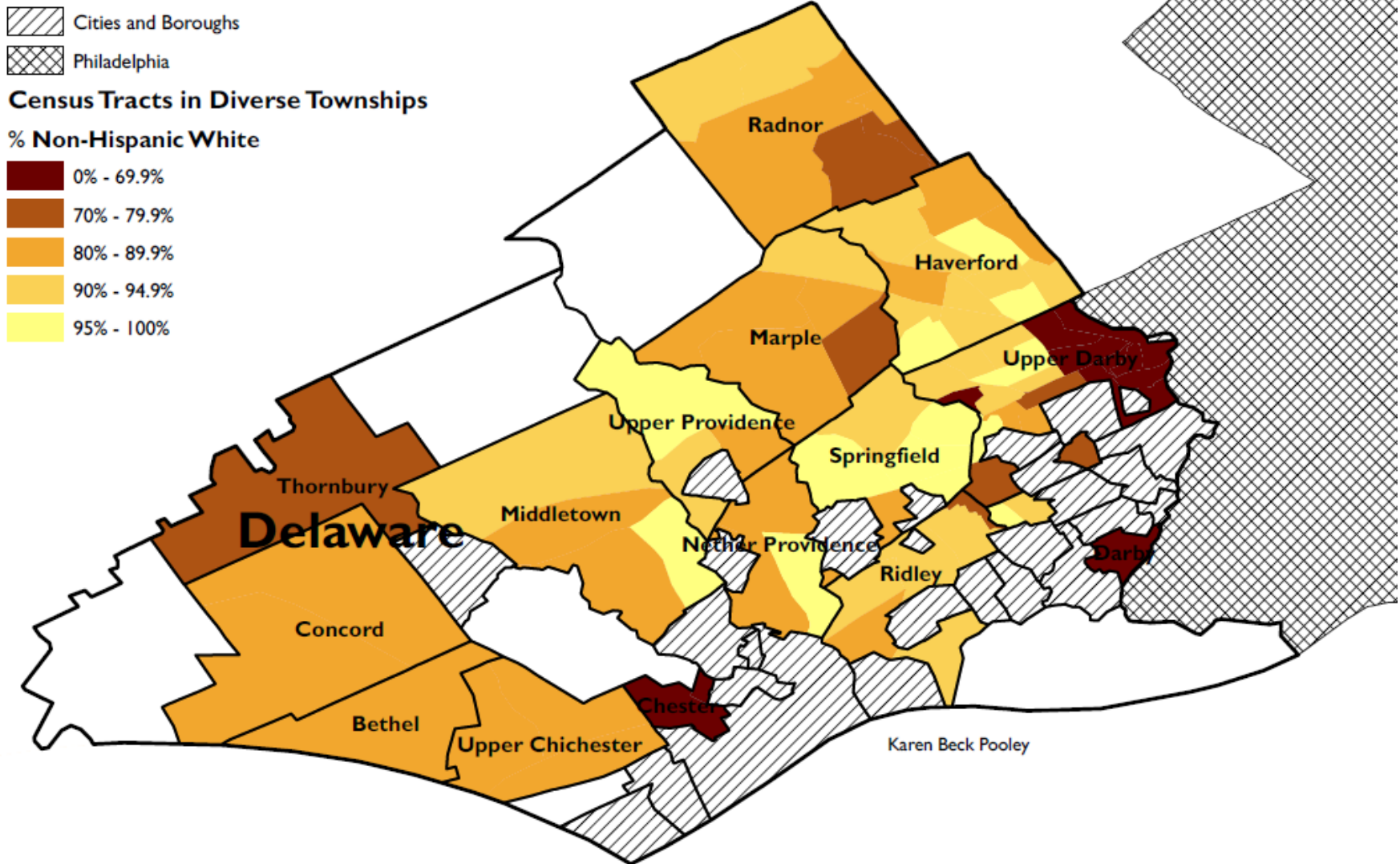
 Township Diverse in 2000 and 2009



Case Study – Delaware County

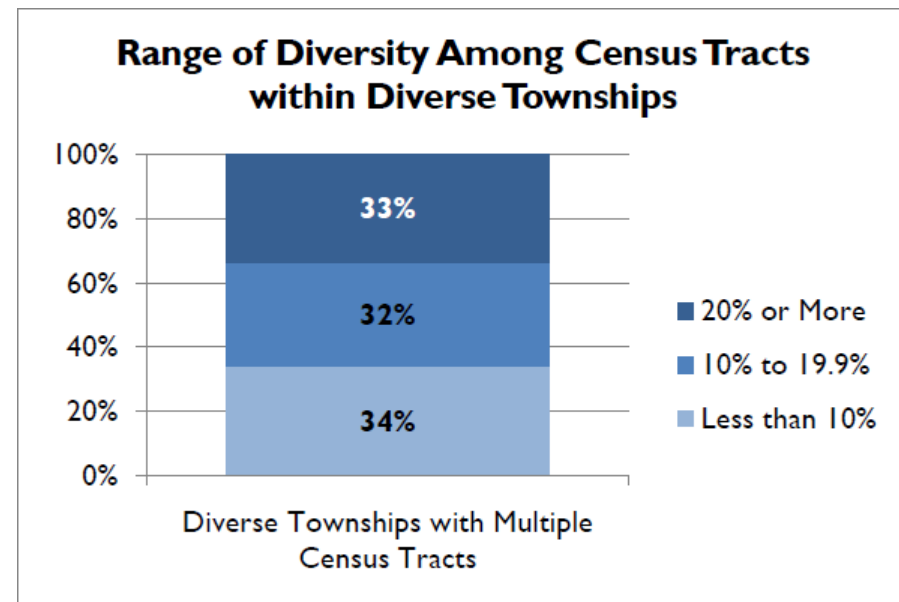


Case Study – Delaware County

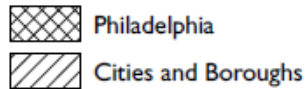


Quantifying the “Range” of Diversity

- Roughly 100 diverse townships in Pennsylvania included more than one Census tract. **Were minorities distributed throughout these communities or concentrated in one or more tract?**
- Calculated each township’s “range” in diversity – the difference in percent non-Hispanic white between each community’s most and least diverse tract.

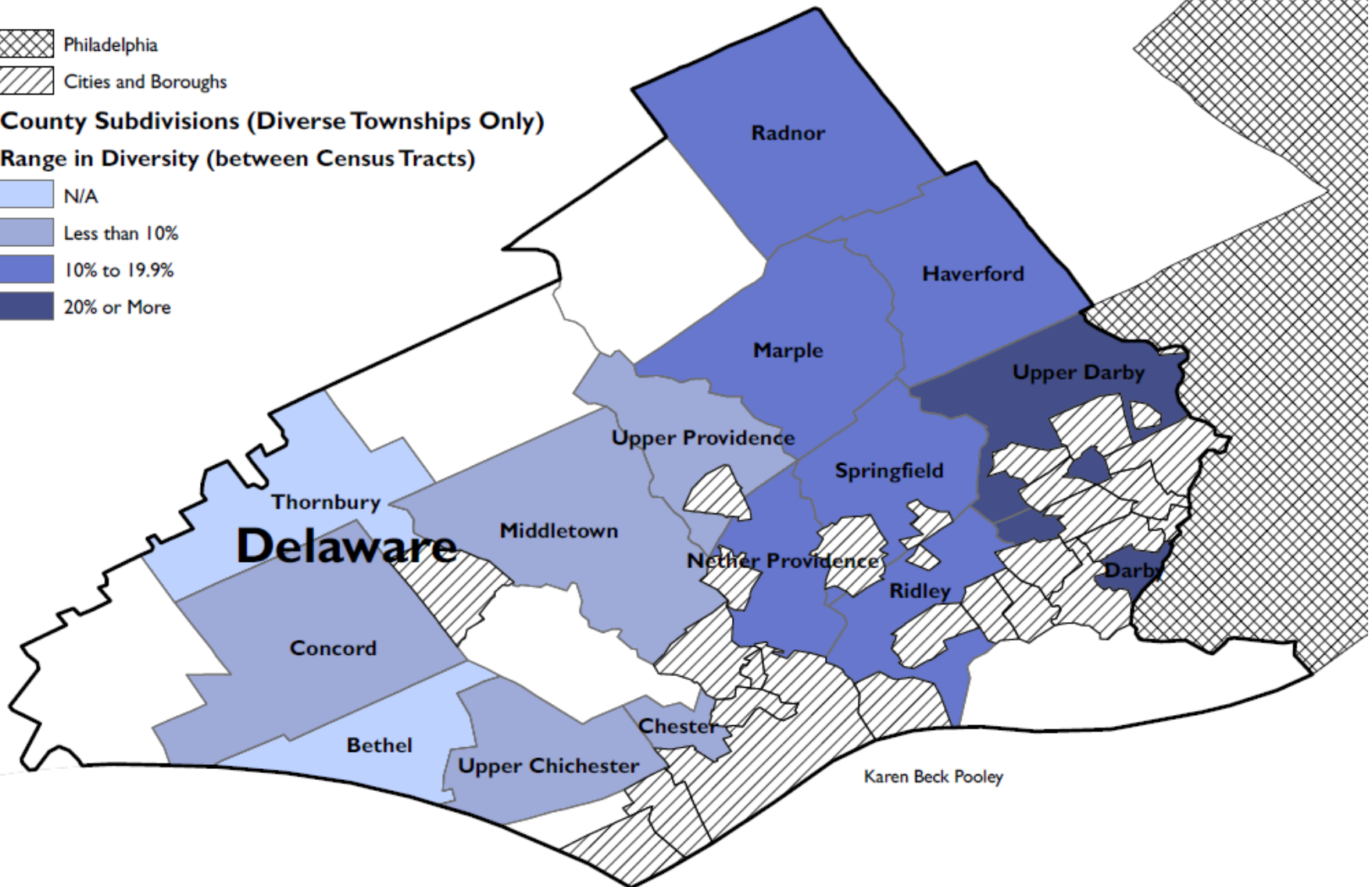
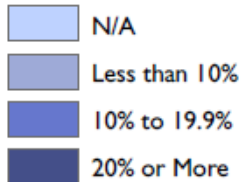


Case Study – Delaware County

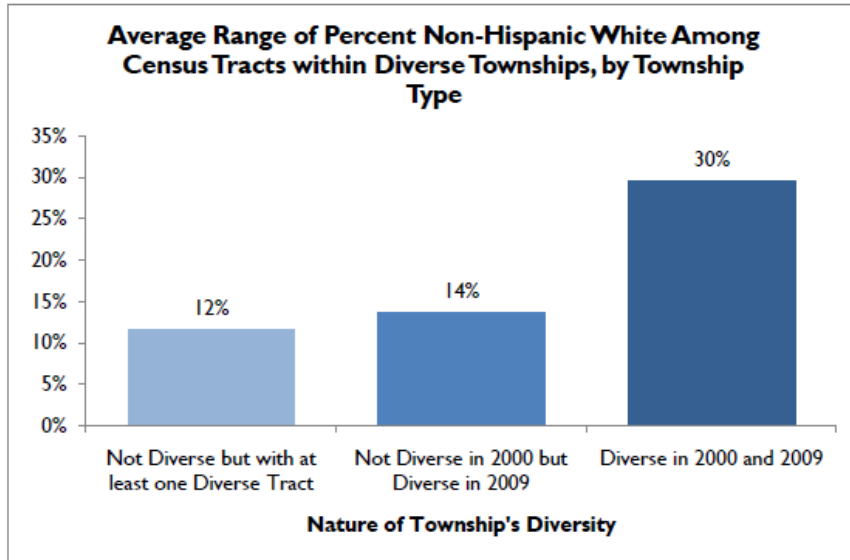


County Subdivisions (Diverse Townships Only)

Range in Diversity (between Census Tracts)

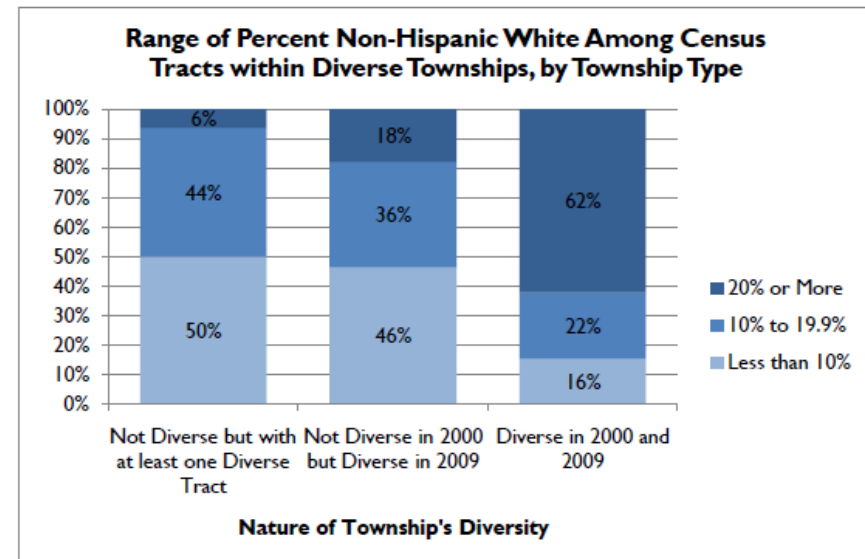


Townships with a longer history of diversity...

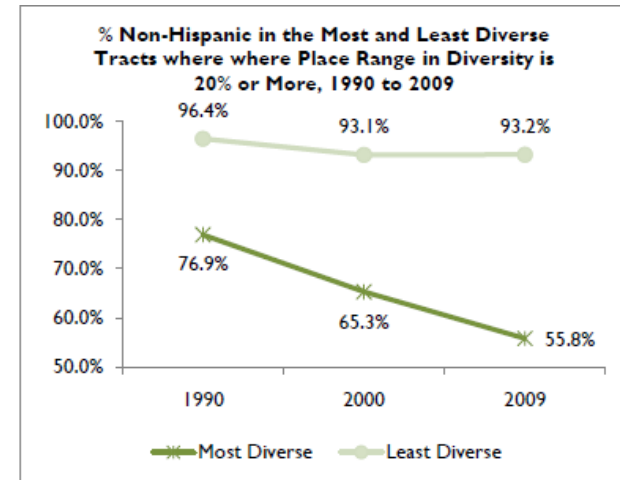
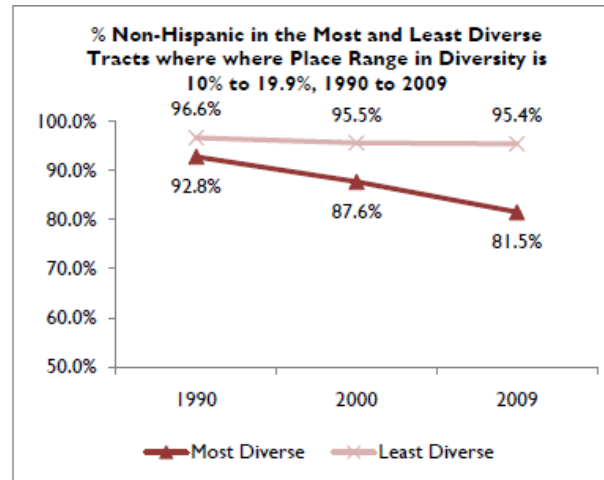
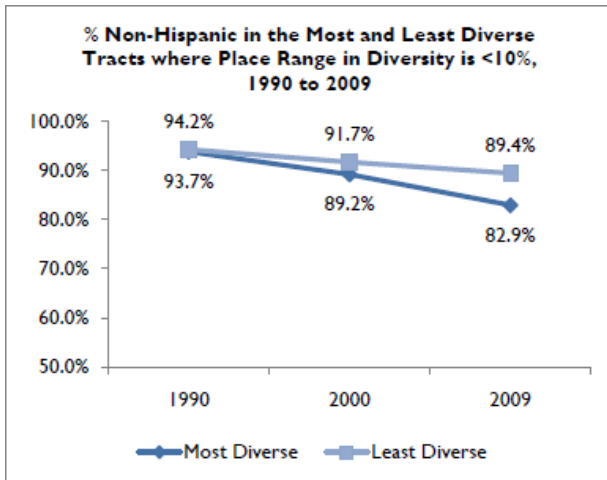


...averaged twice as large a range in percent non-Hispanic white between their most and least diverse Census tracts.

...were 3½ times as likely as newly diverse townships and 10 times as likely as diversifying townships to have significant variation between Census tracts.

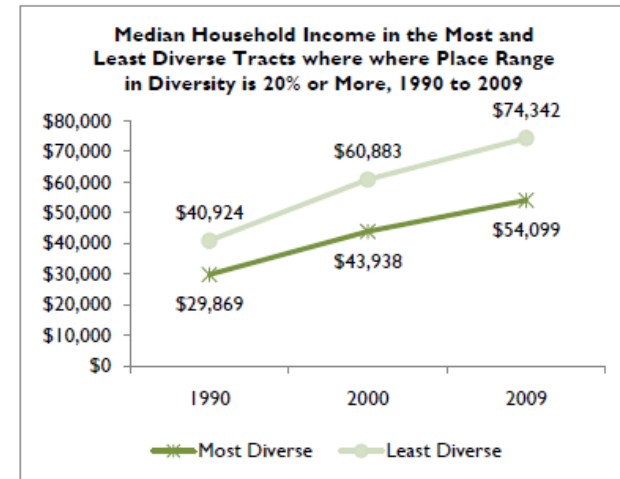
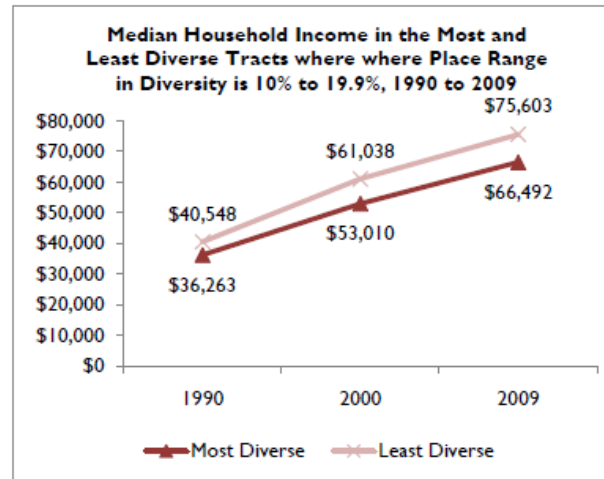
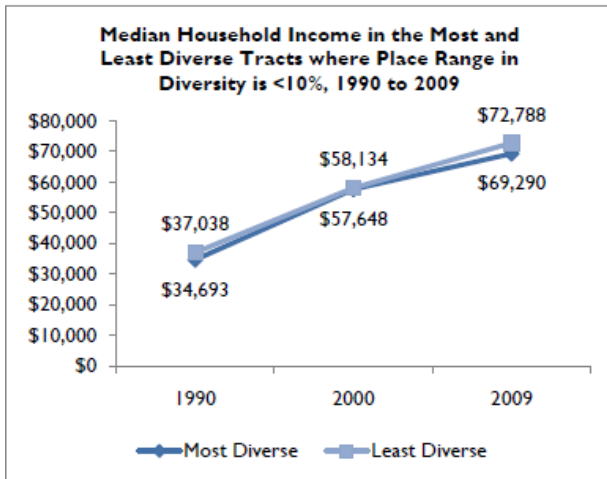


Most versus Least Diverse Tract



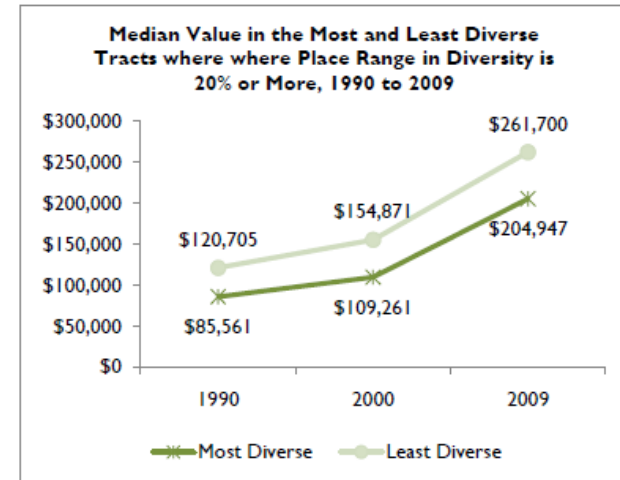
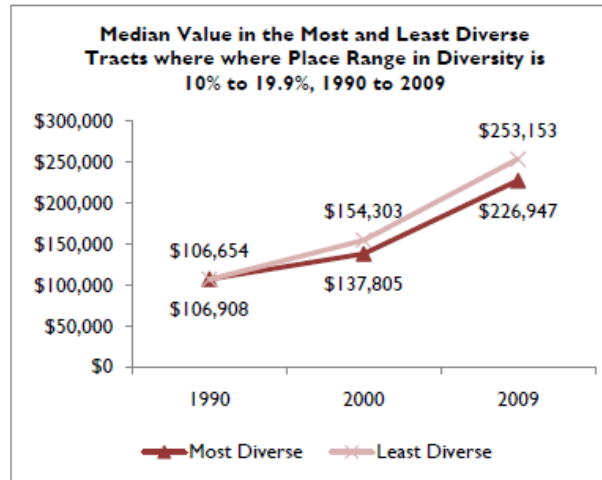
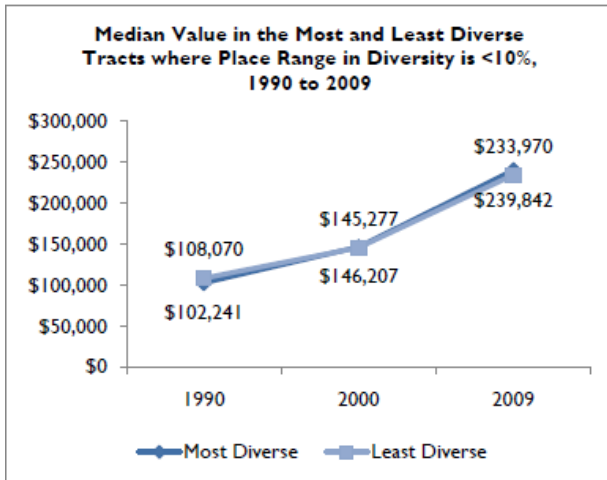
- In communities with a small range of diversity, the “most” and “least” diverse tracts trended similarly between 1990 and 2009.
- The larger the range, the greater the spread (over time) of communities’ “most” and “least” diverse tract, suggesting **increasing concentrations of minority residents** in these townships.

Income Trends



- Again, in communities with a small range of diversity, the “most” and “least” diverse tracts trended similarly between 1990 and 2009.
- Again, the larger the range, the greater the spread (over time) of communities “most” and “least” diverse tract.

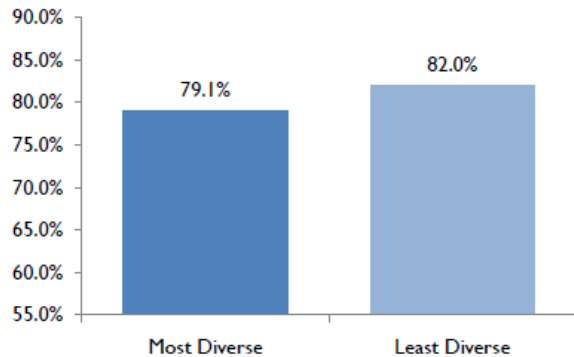
Value Trends



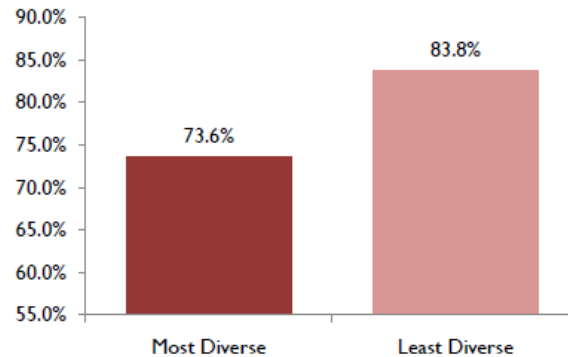
- In communities with a small range of diversity, median values were nearly identical in the “most” and “least” diverse tracts.
- In communities with moderate ranges of diversity, median values in “most” diverse tracts lost some ground relative to “least” diverse tracts but remained fairly similar.
- In communities with large ranges of diversity, median values in “most” diverse tracts consistently trailed those in “least” diverse tracts.

Homeownership Rates

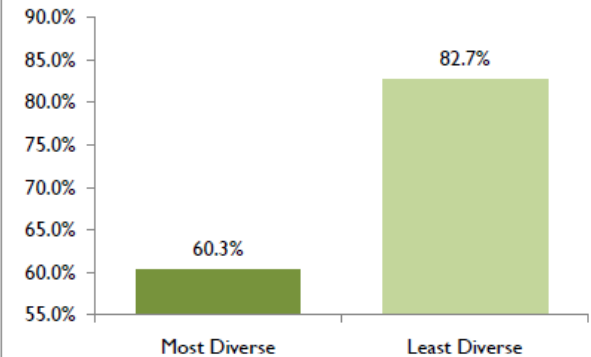
Homeownership Rate in the Most and Least Diverse Tracts where Place Range in Diversity is <10%, 2009



Homeownership Rate in the Most and Least Diverse Tracts where Place Range in Diversity is 10% to 19.9%, 2009

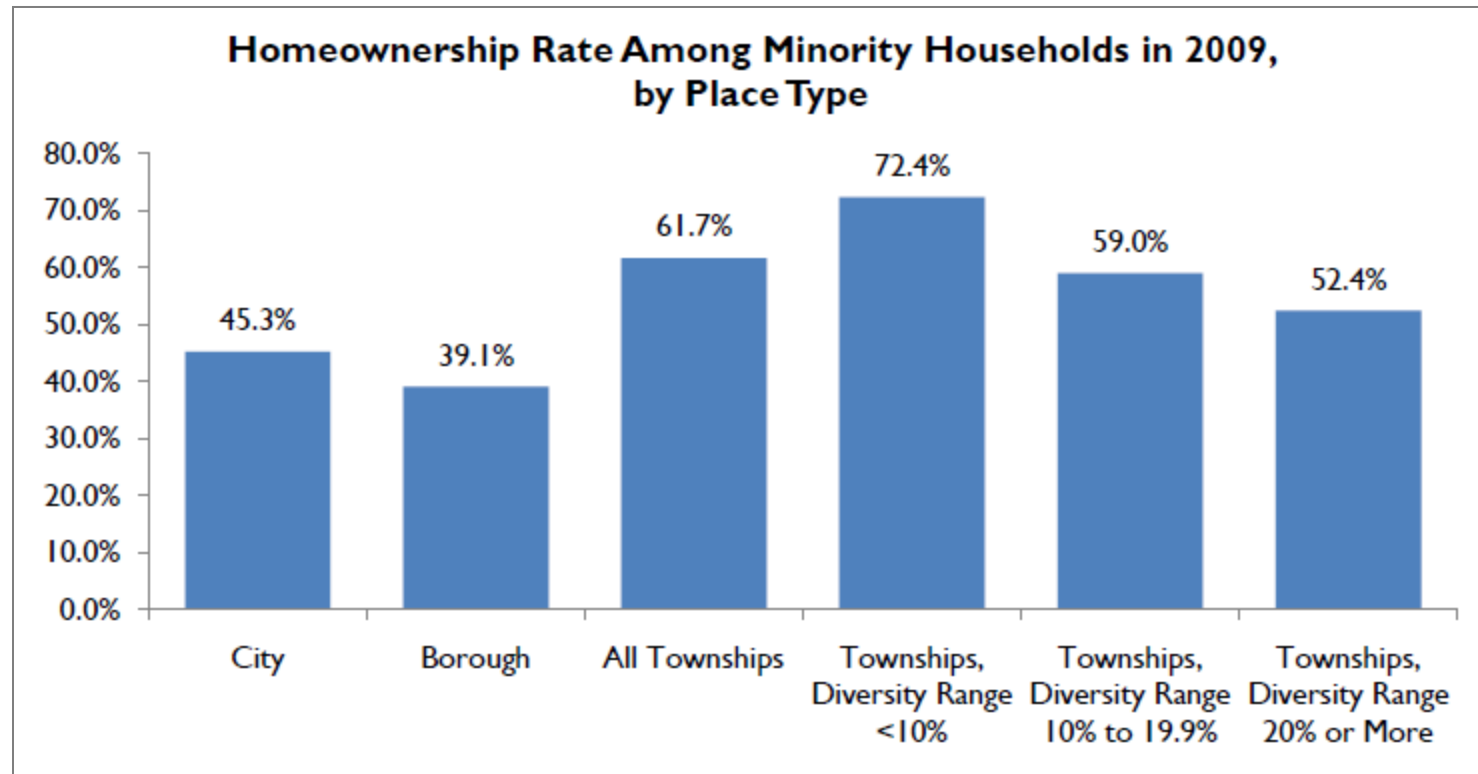


Homeownership Rate in the Most and Least Diverse Tracts where Place Range in Diversity is 20% or More, 2009



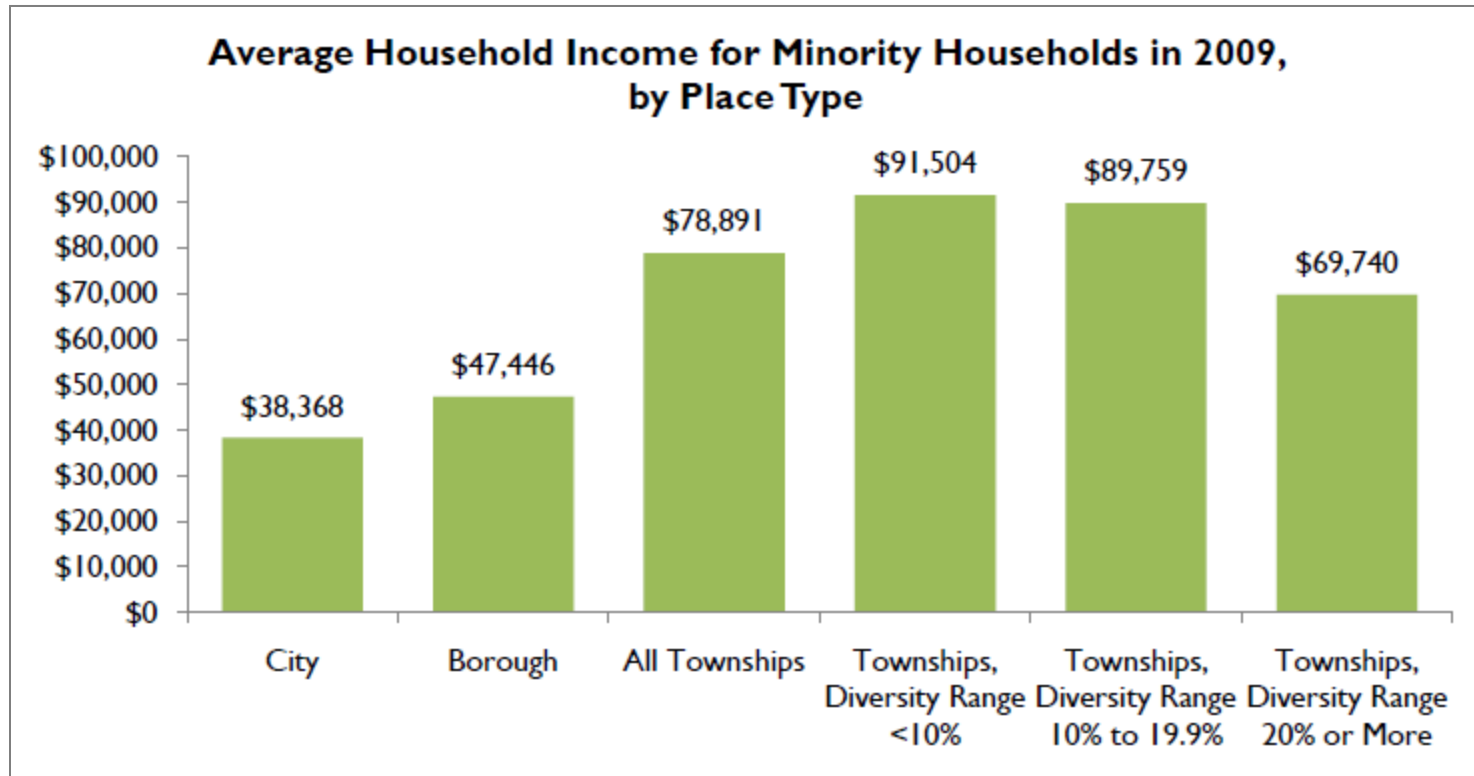
- In 2009, homeownership rates were roughly the same in communities with a small range of diversity, 10 percentage points different in communities with a moderate range of diversity, and more than 20 percentage points different in communities with a large range of diversity.

Minorities' Suburban Experience



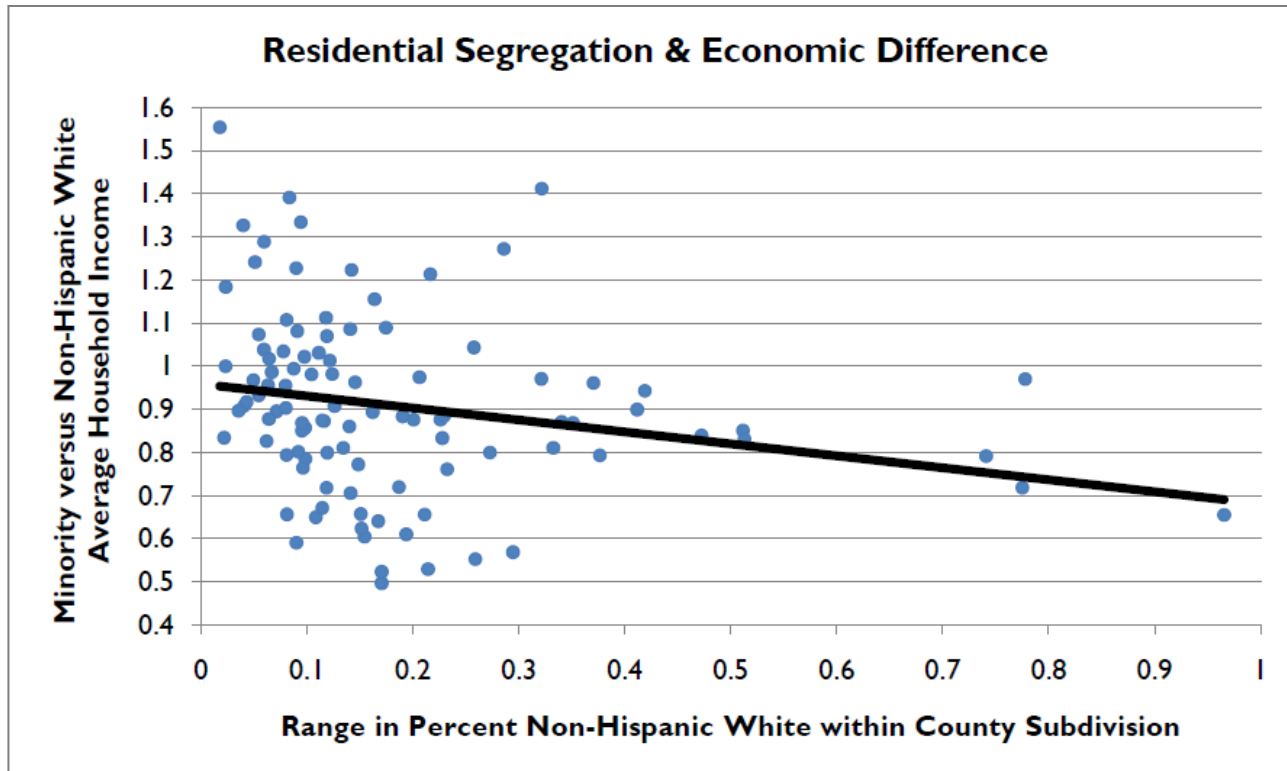
- Minority homeownership rates were highest in diverse townships with the smallest ranges between census tracts. In communities with large ranges, minority homeownership rates were only slightly above those rates typically found in cities.

Minority Incomes by Place Type



- While the average income among minority households in suburbs was more than double that of those living in cities, the average in large-range communities trailed that in small-range communities by more than \$20,000.

Minorities vs. Non-Hispanic Whites



- While minorities' average income was nearly the same as that of whites in communities with little or no range, minorities' average income fell to just 70% of whites' in places with very large ranges.

Conclusions

- Between 1990 and 2009, **Pennsylvania suburbs diversified substantially.**
- Diverse and diversifying Census tracts and municipalities were **primarily in growing counties.**
 - The population of Non-Hispanic whites declined (by nearly 235,000) between 1990 and 2009. This decline was felt most sharply in urban areas (which saw continued white flight). **Whites mainly migrated into non-diverse suburbs** (far fewer moved to diverse suburbs).
 - Pennsylvania added nearly 870,000 minority residents between 1990 and 2009. While just over half moved into urban areas, **45% of these new minority residents moved into the suburbs.**
- **Pennsylvania has many kinds of “diverse” suburbs – and the degree to which minorities are concentrated within these townships plays a large part in shaping minorities’ suburban experience.**