

The Outcomes of Suburbanization without Growth for Central Cities

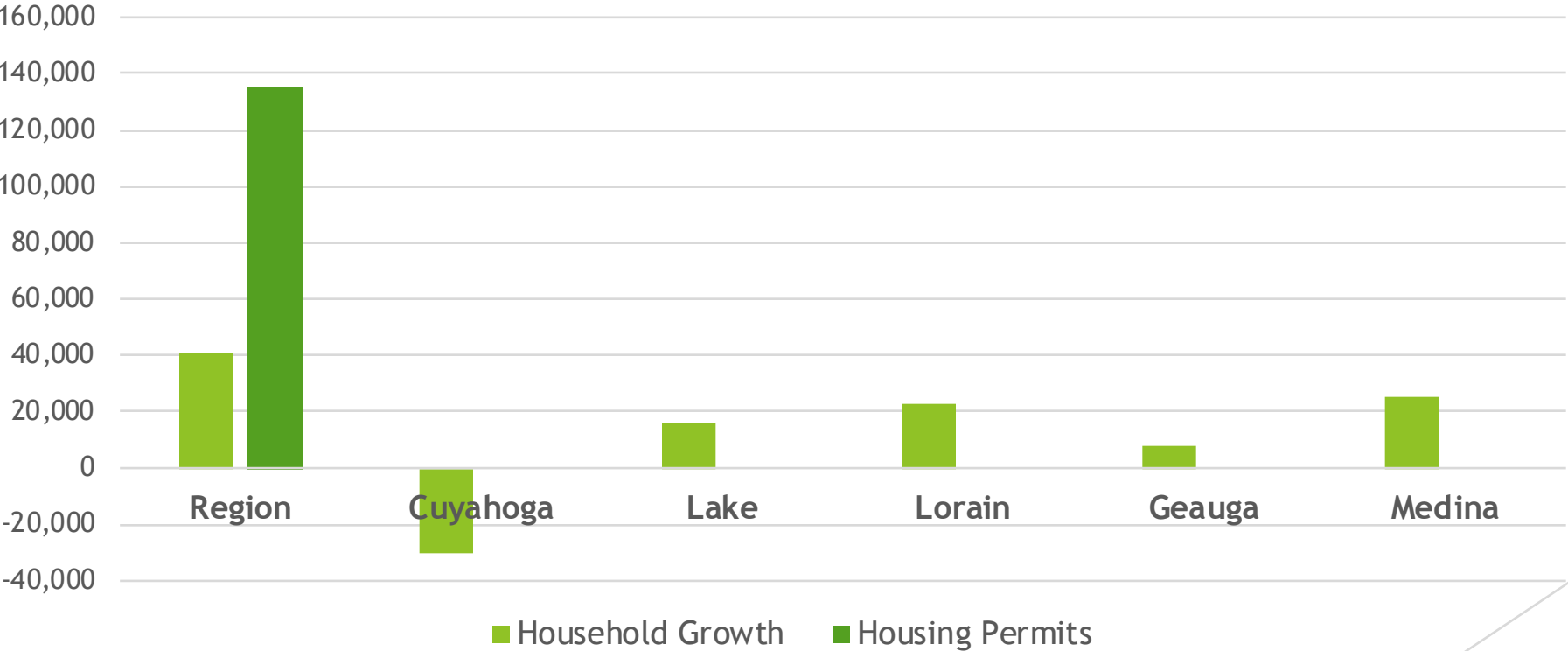
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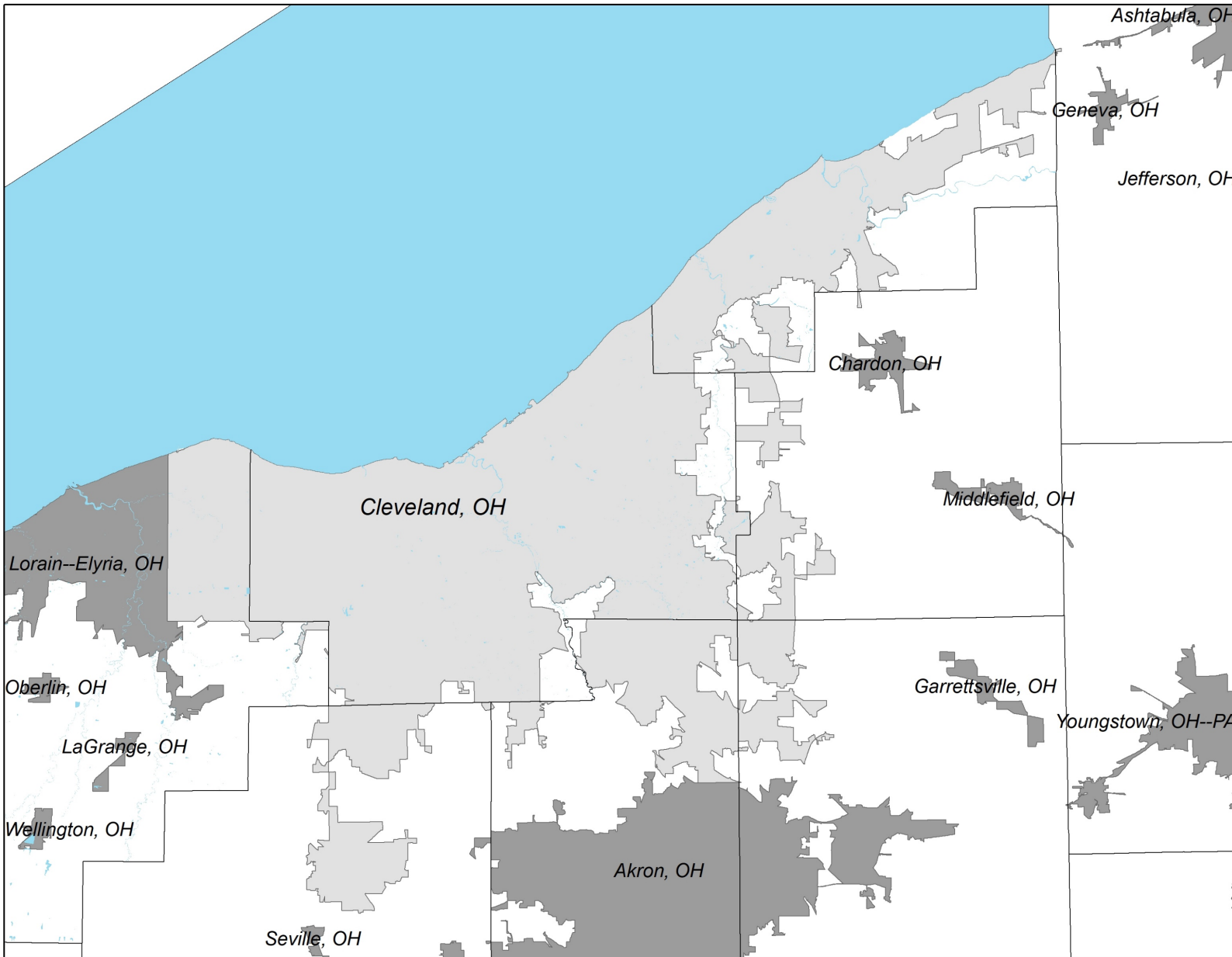
Introduction: Inconvenient Truth #1

Change in Households vs New Housing Units, 1990-2015, Cleveland Metro



Data source: HUD and Census Bureau, analysis by J. Ganning





The Cleveland Urbanized Area, from 2010-2018, built ~16,000 more housing units than there were new households to fill them

Background: Inconvenient Truth #2

**Non-shrinking Principal Cities
of MSAs: 17.6% African American
Percent of MSA: 12.7%**

**Shrinking Principal Cities of
MSAs: 41.6%.
Percent of MSA: 15.8%**

Table A1 Shrinking cities as identified by Ganning and Tighe (2018).

Gadsden, AL	Covington, KY ^a	Rome, NY	Lima, OH
Birmingham, AL	Monroe, LA	Schenectady, NY	Springfield, OH
Pine Bluff, AR	New Orleans, LA	Utica, NY	Dayton, OH
Inglewood, CA ^a	Holyoke, MA ^a	Troy, NY	Cincinnati, OH
Hartford, CT	Towson, MD	Albany, NY	Scranton, PA
Bridgeport, CT	Baltimore, MD	Syracuse, NY	Erie, PA
Macon, GA	Dundalk, MD ^a	Rochester, NY	Wilkes-Barre, PA
Chicago, IL	Saginaw, MI	Niagara Falls, NY	Reading, PA
Berwyn, IL ^a	Flint, MI	Buffalo, NY	Philadelphia, PA
Cicero, IL ^a	Pontiac, MI	Binghamton, NY	Harrisburg, PA
Rock Island, IL	Detroit, MI	Euclid, OH ^a	Altoona, PA
Decatur, IL	Dearborn, MI	Cleveland Heights, OH ^a	York, PA
East Saint Louis, IL ^a	Dearborn Heights, MI ^a	Cleveland, OH	Pittsburgh, PA
South Bend, IN	Lincoln Park, MI ^a	Lakewood, OH ^a	Chester, PA ^a
Gary, IN	Saint Louis, MO	Warren, OH	Providence, RI
Hammond, IN ^a	Paterson, NJ ^a	Toledo, OH	Galveston, TX ^a
Anderson, IN	East Orange, NJ ^a	Youngstown, OH	Norfolk, VA
Terre Haute, IN	Newark, NJ	Akron, OH	Milwaukee, WI
Evansville, IN	Trenton, NJ	Canton, OH	Charleston, WV
Kansas City, KS	Camden, NJ	Mansfield, OH	Huntington, WV

^aDenotes cities not included in analysis.

Research Questions

1. Does the context of urban decline challenge job accessibility for central city residents?
2. If so, is it due to suburbanization without growth?
3. If job accessibility is declining, what's happening to housing?

Does the context of urban decline challenge job accessibility for central city residents?

- ▶ **EPA's Smart Location Database:** Jobs available within 45 minutes by car from any given block group.
- ▶ **Modeled as a function of:**
 - ▶ Total employment in the Metropolitan Statistical Area (MSA)
 - ▶ % of the block group's population that is not White Alone (Census data)
 - ▶ % of workers in the block who are low wage (less than \$1250/month)
 - ▶ Shrinking City status: yes/no (as identified by Ganning & Tighe, 2018)

Does the context of urban decline challenge job accessibility for central city residents?



Inconvenient Truth #3: The Context of Decline Lowers Job Accessibility by 6.9%, Other Things Constant

Does this happen because of jobs move away from the core *without* regional growth?

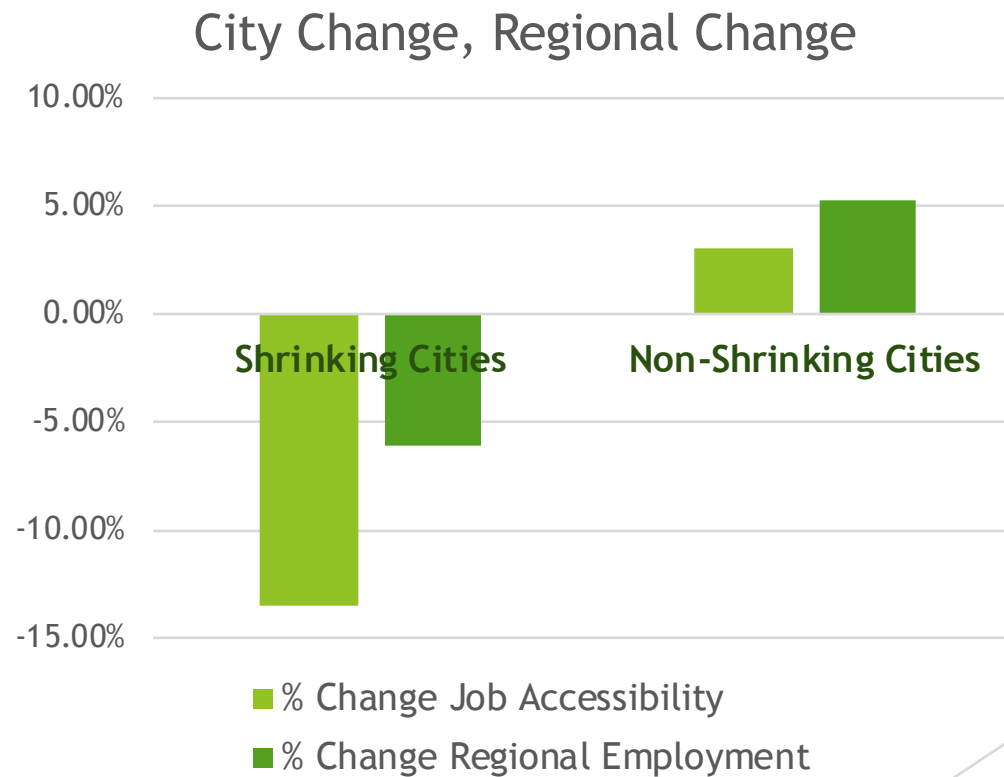
182,021 block groups

Assigned to nearest Principal City

Principal City identified as shrinking or growing

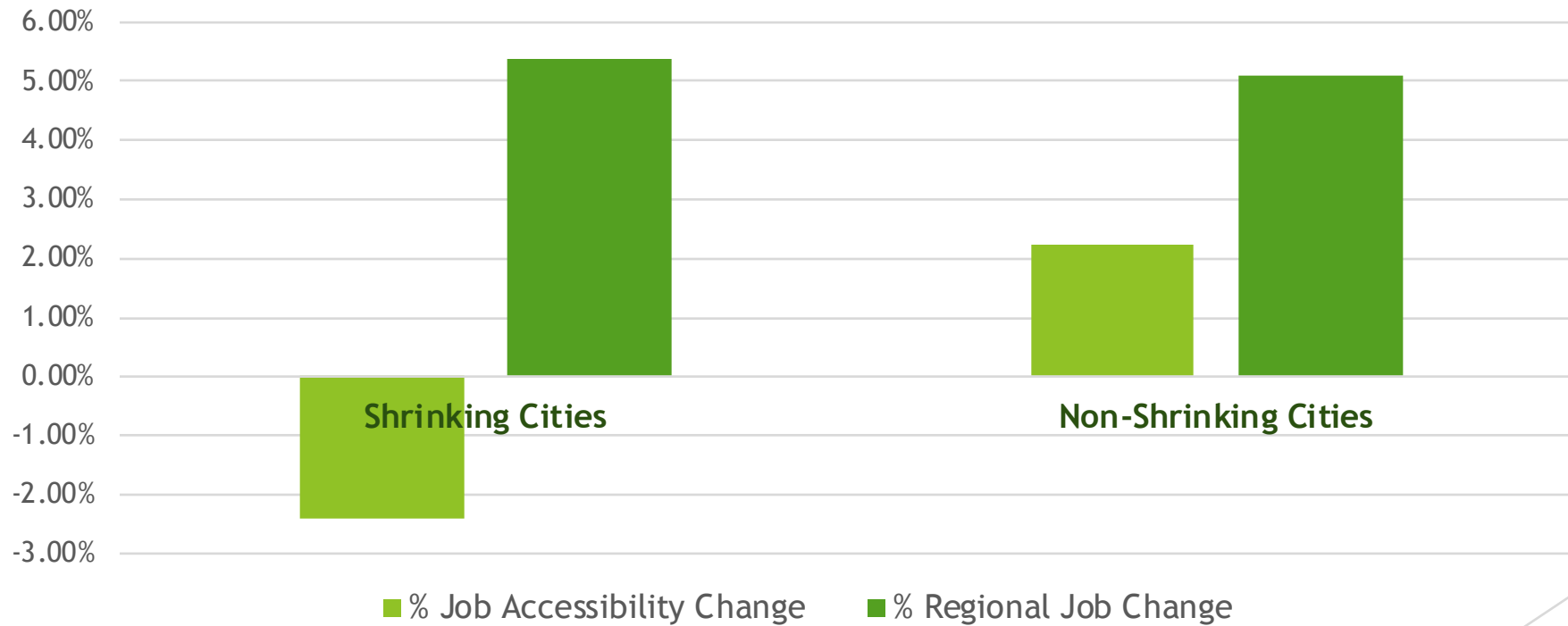
Job accessibility calculated for 2005, 2010, and 2015

Inconvenient Truth #4: This happens because of suburbanization without growth

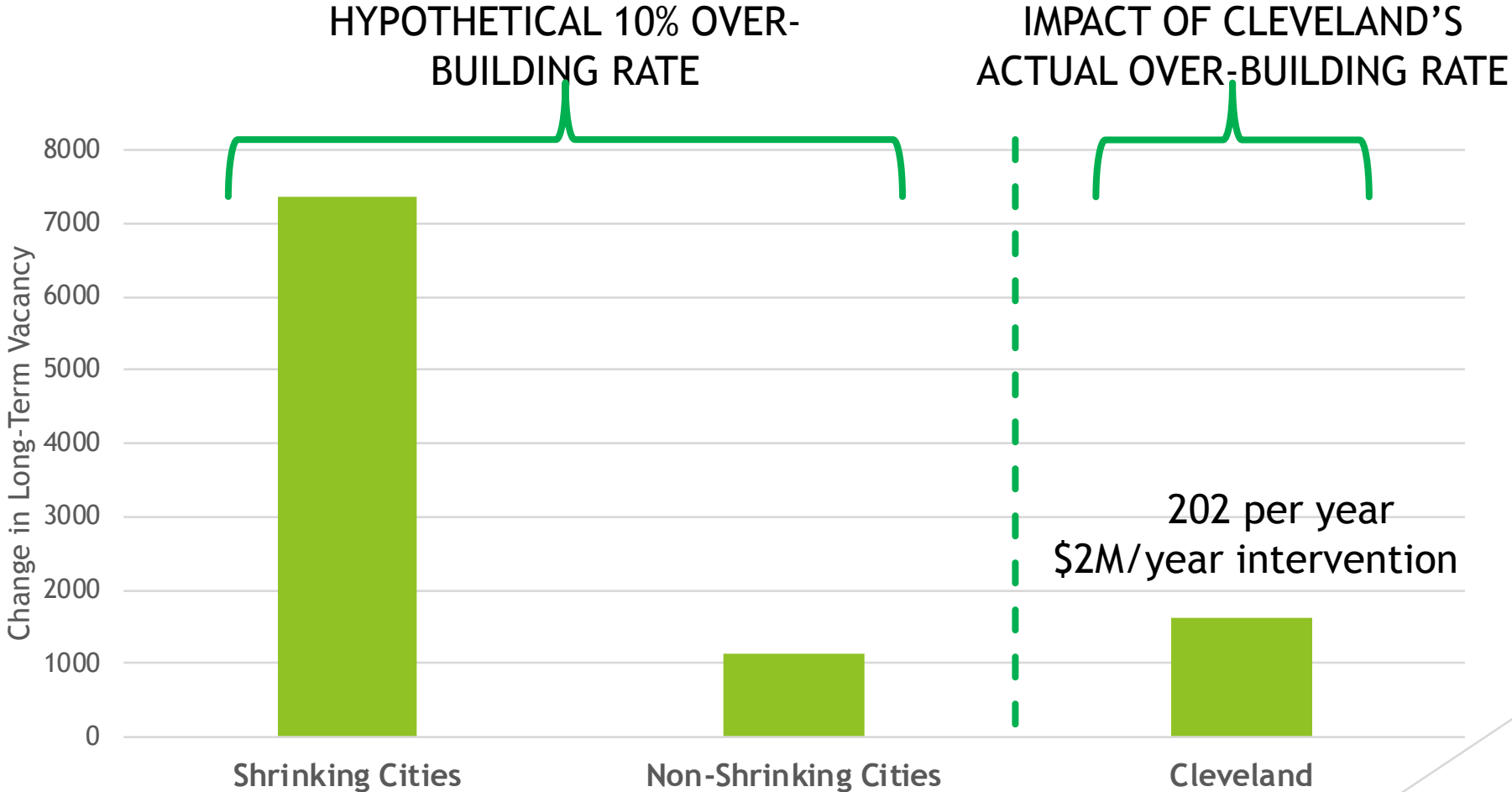


2010-2015: An Even Clearer Trend

Changes in Job Accessibility, Regional Employment



Inconvenient Truth 5: Musical Chairs



Inconvenient Truth 6: More Vacancy



Because Shrinking Cities uniquely have a **Vacancy Multiplier**, which means existing vacancies lead to more vacancies.

This does not happen in non-Shrinking Cities.

Conclusion

1. We massively over-build housing in the Cleveland region

2. That process appears to be racialized

3. Context of decline worsens job accessibility, other things constant

4. This appears to be caused by ongoing suburbanization without growth

5. Over-building also causes massive vacancy in the central city

6. Shrinking Cities experience a “Vacancy Multiplier” other cities don’t



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Thank you!

Ganning, J. (2018). Change versus decline: The suburbanization of jobs in US shrinking cities. *Population Loss: The Role of Transportation and Other Issues*, 2, 163.

Questions or comments?

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