

An aerial photograph of a city skyline, likely New York City, viewed from a high angle. The city is densely packed with buildings and infrastructure. A dark, semi-transparent grid is overlaid on the lower half of the image. A line graph is drawn across the grid, featuring a green line with circular markers at its peaks and valleys, and a yellow line that runs horizontally across the middle. The title text is centered over the grid.

# Growth *and* Convergence *in* Metropolitan America

Janet Rothenberg Pack

# Growth And Convergence In Metropolitan America Brookings Metro Series

**Alan Berube, Bruce Katz, Robert E.  
Lang**



## **Growth And Convergence In Metropolitan America Brookings Metro Series:**

*Growth and Convergence in Metropolitan America* Janet Rothenberg Pack, 2004-05-13 While the suburbs of most metropolitan areas are wealthier than their urban counterparts rapid regional growth can improve the welfare of both city and suburb according to a new book from Janet Rothenberg Pack In *Growth and Convergence in Metropolitan America* Pack identifies growth trends that have contributed to the convergence of welfare among regions Pack analyzes demographic social and economic data from 277 metropolitan areas in the northeastern midwestern southern and western United States between 1960 and 1990 Her analysis reveals a strong connection between regional growth and improved socioeconomic vitality She finds little connection between population growth the focus of many previous studies and well being but a strong connection between per capita income growth and well being Moreover there has been a major change in the factors associated with economic growth between the 1970s and 1980s In the latter decade the importance of an educated labor force and major universities have assumed major importance This appears likely to have continued to be true in the 1990s While current urban policy has focused on intra metropolitan cooperation as the key to improving conditions in declining or slow growing urban areas Pack's analysis emphasizes the major differences among the larger regions of the country both their cities and suburbs From this perspective national policies both macro economic policy and the progressive income tax appear to be the most effective influences promoting regional convergence and improving the socio economic well being of both city and suburban residents

**Growth and Convergence in Metropolitan America** Janet Rothenberg Pack, 2002-01-01 Annotation Much of the contemporary urban policy literature is focused on particular cities examining differences between urban and suburban areas Pack business public policy and real estate the Wharton School U of Pennsylvania contends that comparison of regions is also necessary for understanding disparities of wealth and population She analyzes a data set of 277 metropolitan regions in the United States exploring income poverty unemployment rates and educational levels between 1960 and 1990 She finds that within regions there is a general convergence among levels of urban welfare which suggests that those setting urban policy need to consider addressing regions as a whole rather than coming up with individual policies for each city Annotation c Book News Inc Portland OR booknews.com

*Redefining Urban and Suburban America* Bruce Katz, Robert E. Lang, 2004-05-13 The early returns from Census 2000 data show that the United States continued to undergo dynamic changes in the 1990s with cities and suburbs providing the locus of most of the volatility Metropolitan areas are growing more diverse especially with the influx of new immigrants the population is aging and the make up of households is shifting Singles and empty nesters now surpass families with children in many suburbs The contributors to this book review data on population race and ethnicity and household composition provided by the Census's short form and attempt to respond to three simple queries Are cities coming back Are all suburbs growing Are cities and suburbs becoming more alike Regional trends muddy the picture Communities in the Northeast and Midwest are generally

growing slowly while those in the South and West are experiencing explosive growth Warm dry places grew Cold wet places declined note two authors Some cities are robust others are distressed Some suburbs are bedroom communities others are hot employment centers while still others are deteriorating And while some cities cores may have been intensely developed including those in the Northeast and Midwest and seen population increases the areas surrounding the cores may have declined significantly Trends in population confirm an increasingly diverse population in both metropolitan and suburban areas with the influx of Hispanic and Asian immigrants and with majority populations of central cities for the first time being made up of minority groups Census 2000 also reveals that the overall level of black to nonblack segregation has reached its lowest point since 1920 although high segregation remains in many areas **Redefining Urban and Suburban America** explores these demographic trends and their complexities along with their implications for the policies and politics shaping metropolitan America The shifts discussed here have significant influence Evaluating Gun Policy Jens Ludwig, Philip J. Cook, 2004-05-13 Compared with other developed nations the United States is unique in its high rates of both gun ownership and murder Although widespread gun ownership does not have much effect on the overall crime rate gun use does make criminal violence more lethal and has a unique capacity to terrorize the public Gun crime accounts for most of the costs of gun violence in the United States which are on the order of 100 billion per year But that is not the whole story Guns also provide recreational benefits and sometimes are used virtuously in fending off or forestalling criminal attacks Given that guns may be used for both good and ill the goal of gun policy in the United States has been to reduce the flow of guns to the highest risk groups while preserving access for most people There is no lack of opinions on policies to regulate gun commerce possession and use and most policy proposals spark intense controversy Whether the current system achieves the proper balance between preserving access and preventing misuse remains the subject of considerable debate Evaluating Gun Policy provides guidance for a pragmatic approach to gun policy using good empirical research to help resolve conflicting assertions about the effects of guns gun control and law enforcement The chapters in this volume do not conform neatly to the claims of any one political position The book is divided into five parts In the first section contributors analyze the connections between rates of gun ownership and two outcomes of particular interest to society suicide and burglary Regulating ownership is the focus of the second section where contributors investigate the consequences a large scale combined gun ban and buy back program in Australia as well as the impact of state laws that prohibit gun ownership to those with histories of domestic violence The third section focuses on efforts to restrict gun carrying and includes a critical examination of efforts in Pit **Redefining Urban and Suburban America** Alan Berube, Bruce Katz, Robert E. Lang, 2005-10-01 Results from Census 2000 continue to reveal the striking changes taking place in the nation s cities and suburbs during the 1990s Thanks to a decade of strong economic growth concentrated poverty in inner cities declined dramatically homeownership rose among young minority households and workers from abroad settled in growing

metropolitan areas that had experienced little immigration to date This second volume in the Redefining Urban and Suburban America series makes clear however that regional differences add texture to these broader social and economic trends Using data from the Census long form the contributors to this book probe migration income and poverty and housing trends in the nation's largest cities and metropolitan areas Economically the fast growing Sunbelt and the Midwest performed well in the 1990s enjoying declining poverty rates rising homeownership and the evolution of a solid middle class population Cities like San Antonio Chicago Houston and Columbus saw stunning declines in high poverty neighborhoods The story was more mixed in the coastal areas of the Northeast and West where poverty rates rose in cities such as Boston New York Washington and Los Angeles On net their metro areas lost residents to other parts of the United States even as they gained workers and families from abroad This volume provides a closer look at the unprecedented social and economic changes taking place in the nation's oldest and newest communities and explores the implications for a diverse set of policy areas including metropolitan development patterns immigrant incorporation and the promotion of affordable housing and homeownership

*IBSS: Economics: 2002 Vol.51* Compiled by the British Library of Political and Economic Science, 2013-05-13 First published in 1952 the International Bibliography of the Social Sciences anthropology economics political science and sociology is well established as a major bibliographic reference for students researchers and librarians in the social sciences worldwide Key features Authority Rigorous standards are applied to make the IBSS the most authoritative selective bibliography ever produced Articles and books are selected on merit by some of the world's most expert librarians and academics Breadth today the IBSS covers over 2000 journals more than any other comparable resource The latest monograph publications are also included International Coverage the IBSS reviews scholarship published in over 30 languages including publications from Eastern Europe and the developing world User friendly organization all non English titles are word sections Extensive author subject and place name indexes are provided in both English and French Place your standing order now for the 2003 volumes of the the IBSS Anthropology 2002 Vol 48 December 2003 234x156 Hb 0 415 32634 6 195 00 Economics 2002 Vol 51 December 2003 234x156 Hb 0 415 32635 4 195 00 Political Science 2002 Vol 51 December 2003 234x156 Hb 0 415 32636 2 195 00 Sociology 2002 Vol 52 December 2003 234x156 Hb 0 415 32637 0 195 00

**International Bibliography of Economics**, 2003 IBSS is the essential tool for librarians university departments research institutions and any public or private institution whose work requires access to up to date and comprehensive knowledge of the social sciences

Edgeless Cities Robert E. Lang, 2003-02-25 Edgeless cities are a sprawling form of development that accounts for the bulk of office space found outside of downtowns Every major metropolitan area has them vast swaths of isolated buildings that are neither pedestrian friendly nor easily accessible by public transit and do not lend themselves to mixed use While critics of urban sprawl tend to focus on the social impact of edge cities developments that combine large scale office parks with major retail and housing edgeless cities despite their ubiquity are difficult to define or

even locate While they stay under the radar of critics they represent a significant departure in the way American cities are built and are very likely the harbingers of a suburban future almost no one has anticipated Edgeless Cities explores America's new metropolitan form by examining the growth and spatial structure of suburban office space across the nation Inspired by Myron Orfield's groundbreaking Metropolitica Brookings 1997 Robert Lang uses data illustrations maps and photos to delineate between two types of suburban office development bounded and edgeless The book covers the evolving geography of rental office space in thirteen of the country's largest markets which together contain more than 2.6 billion square feet of office space and 26,000 buildings Atlanta Boston Chicago Dallas Denver Detroit Houston Los Angeles Miami New York Philadelphia San Francisco and Washington Lang discusses how edgeless cities differ from traditional office areas He also provides an overview of national regional and metropolitan office markets covers ways to map and measure them and discusses the challenges urban policymakers and practitioners will face as this new suburban form continues to spread Until now edgeless cities have been the unstudied phenomena of the new metropolis Lang's conceptual approach reframes the current thinking on suburban sprawl and provides a valuable resource for Twenty-First Century Gateways Audrey Singer, Susan W. Hardwick, Caroline B. Brettell, 2009-04-01 While federal action on immigration faces an uncertain future states cities and suburban municipalities craft their own responses to immigration Twenty First Century Gateways focuses on the fastest growing immigrant populations in metropolitan areas with previously low levels of immigration places such as Atlanta Austin Charlotte Dallas Fort Worth Minneapolis St Paul Phoenix Portland Sacramento and Washington D C These places are typical of the newest largest immigrant gateways to America characterized by post WWII growth recent burgeoning immigrant populations and predominantly suburban settlement More immigrants both legal and undocumented arrived in the United States during the 1990s than in any other decade on record That growth has continued more slowly since the Great Recession nonetheless the U S immigrant population has doubled since 1990 Many immigrants continued to move into traditional urban centers such as New York Chicago and Los Angeles but burgeoning numbers were attracted by the economic and housing opportunities of fast growing metropolitan areas and their largely suburban settings The pace of change in this new geography of immigration has presented many local areas with challenges social fiscal and political Edited by Audrey Singer Susan W Hardwick and Caroline B Brettell Twenty First Century Gateways provides in depth comparative analysis of immigration trends and local policy responses in America's newest gateways The case examples by a group of leading multidisciplinary immigration scholars explore the challenges of integrating newcomers in the specific gateways as well as their impact on suburban infrastructure such as housing transportation schools health care economic development and public safety The changes and trends dissected in this book present a critically important understanding of the reshaping of the United States today and the future impact of **Journal of Economic Literature** ,2002 Taking the High Road Bruce Katz, Robert Puentes, 2006-05-25 Since the early 1990s federal transportation laws have slowly started to

level the playing field between highway and alternative transportation strategies as well as between older and newer communities The Intermodal Surface Transportation Efficiency Act of 1991 and the Transportation Equity Act for the 21st Century made substantial changes in transportation practices These laws devolved greater responsibility for planning and implementation to urban development organizations and introduced more flexibility in the spending of federal highway and transit funds They also created a series of special programs to carry out important national objectives and they tightened the linkages between transportation spending and issues such as metropolitan air quality Taking the High Road examines the most pressing transportation challenges facing American cities suburbs and metropolitan areas The authors focus on the central issues in the ongoing debate and deliberations about the nation's transportation policy They go beyond the federal debate however to lay out an agenda for reform that responds directly to those responsible for putting these policies into practice leaders at the state metropolitan and local levels This book presents public officials with options for reform Hoping to build upon the progress and momentum of earlier transportation laws it ensures a better understanding of the problems and provides policymakers journalists and the public with a comprehensive guide to the numerous issues that must be addressed Topics include A wide ranging policy framework that addresses the reauthorization debate An examination of transportation finance and how it affects cities and suburbs An analysis of metropolitan decisionmaking in transportation The challenges of transportation access for working families and the elderly The problems of increasing traffic congestion and the lack of adequate alternatives Contributors include Scot *Building Assets, Building Credit* Nicolas P. Retsinas, Eric S. Belsky, 2006-05-25 Poor people spend their money living day to day How can they accumulate wealth In the United States homeownership is often the answer Homes not only provide shelter but also are assets and thus a means to create equity Mortgage credit becomes a crucial factor More Americans than ever now have some access to credit However thanks in large part to the growth of global capital markets and greater use of credit scores not all homeowners have benefited equally from the opened spigots Different terms and conditions mean that some applicants are overpaying for mortgage credit while some are getting in over their heads And the door is left wide open for predatory lenders In this important new volume accomplished analysts examine the situation illustrate its ramifications and recommend steps to improve it Today low income Americans have more access to credit than ever before The challenge is to increase the chances that homeownership becomes the new pathway to asset building that everyone hopes it will be Growth Management and Affordable Housing Anthony Downs, 2004-06-15 Advocates of growth management and smart growth often propose policies that raise housing prices thereby making housing less affordable to many households trying to buy or rent homes Such policies include urban growth boundaries zoning restrictions on multi family housing utility district lines building permit caps and even construction moratoria Does this mean there is an inherent conflict between growth management and smart growth on the one hand and creating more affordable housing on the other Or can growth management and smart growth promote policies that help

increase the supply of affordable housing These issues are critical to the future of affordable housing because so many local communities are adopting various forms of growth management or smart growth in response to growth related problems Those problems include rising traffic congestion the absorption of open space by new subdivisions and higher taxes to pay for new infrastructures This book explores the relationship between growth management and smart growth and affordable housing in depth It draws from material presented at a symposium on these subjects held at the Brookings Institution in May 2003 sponsored by the U S Department of Housing and Urban Development the National Association of Realtors and the Fannie Mae Foundation Contributors seek to inform the debate and provide some useful answers to help the nation accommodate the curtailment of growth in urban and suburban domains while still ensuring a supply of affordable housing Contributors include Karen Destorel Brown Brookings Robert Burchell Rutgers University Daniel Carlson University of Washington David L Crawford Econsult Corporation Anthony Downs Brookings Ingrid Gould Ellen New York University William Fischel Dartmouth College George C Galster Wayne State University Jill Khadduri Abt Associates Gerrit J Knaap University of Maryland Robert Lang Virginia Polytechnic

Boomburbs Robert E. Lang, Jennifer B. LeFurgy, 2007-10-01 A glance at a list of America's fastest growing cities reveals quite a surprise most are really overgrown suburbs Places such as Anaheim California Coral Springs Florida Naperville Illinois North Las Vegas Nevada and Plano Texas have swelled to big city size with few people really noticing including many of their ten million residents These boomburbs are large rapidly growing incorporated communities of more than 100 000 residents that are not the biggest city in their region Here Robert E Lang and Jennifer B LeFurgy explain who lives in them what they look like how they are governed and why their rise calls into question the definition of urban Located in over twenty five major metro areas throughout the United States numerous boomburbs have doubled tripled even quadrupled in size between census reports Some are now more populated than traditional big cities The population of the biggest boomburb Mesa Arizona recently surpassed that of Minneapolis and Miami Typically large and sprawling boomburbs are accidental cities but not because they lack planning Many are made up of master planned communities that have grown into one another Few anticipated becoming big cities and unintentionally arrived at their status Although boomburbs possess elements found in cities such as housing retailing offices and entertainment they lack large downtowns But they can contain high profile industries and entertainment venues the Los Angeles Angels of Anaheim and Arizona Cardinals are among over a dozen major league sports teams who play in the boomburbs Urban in fact but not in feel these drive by cities of highways office parks and shopping malls are much more horizontally built and less pedestrian friendly than most older suburbs And contrary to common perceptions of suburbia they are not rich and elitist Poverty is often seen in boomburb communities of small single family homes neighborhoods that once

**Sunbelt/Frostbelt** Janet Rothenberg Pack, 2005-03-02 Metropolitan growth and development results from a complex mix of factors Consumer preferences growth and geographical shifts in population increasing incomes market restructuring



quality of schools and location of affordable housing are just a few that play a critical role. Other important influences include state and local interactions, historical circumstances, and the natural topography of a metropolitan area. Federal and state policies taken together set the rules of the development game that tend to facilitate economic decentralization, the concentration of poverty, and greater fiscal and racial disparities between communities. In *Sunbelt Frostbelt*, Janet Rothenberg Pack and her contributors examine the role of market forces and government policies in shaping growth and development patterns in major metropolitan areas. The findings are a result of a multiyear project analyzing five different locales: two sunbelt metro areas, Los Angeles and Phoenix, and three in northern climes, Pittsburgh, Chicago, and Philadelphia. Through its intensive study of these areas, the book offers a deep understanding of the federal policies and diverse market forces that have affected urban development patterns in the last few decades. Despite the diversity of the cities, the contributors find remarkable similarities in the problems they face. Urban sprawl and spatial inequality are among the common challenges attributable to market forces and public policies. Despite the many similarities, the book finds important differences in the extent of the problems and recommends numerous policies for remedying them. It concludes by examining how these different sunbelt and frostbelt metro areas have attempted to adopt policy reforms that address their unique growth challenges. Contributors include a team of researchers from Arizona State University, Peter Dreier, Occidental College; Robert E. Gleeson, Northern Illinois University; Joseph Gyourko, University of California, San Diego; and **Revisiting Rental Housing**, Nicolas P.

Retsinas, Eric S. Belsky, 2008-07-01. Rental housing is increasingly recognized as a vital housing option in the United States. Government policies and programs continue to grapple with problematic issues, however, including affordability, distressed urban neighborhoods, concentrated poverty, substandard housing stock, and the unmet needs of the disabled, the elderly, and the homeless. In *Revisiting Rental Housing*, leading housing researchers build upon decades of experience, research, and evaluation to inform our understanding of the nation's rental housing challenges and what can be done about them. It thoughtfully addresses not only present issues affecting rental housing but also viable solutions. The first section reviews the contributing factors and primary problems generated by the operation of rental markets. In the second section, contributors dissect how policies and programs have or have not dealt with the primary challenges, what improvements, if any, have been gained, and the lessons learned in the process. The final section looks to potential new directions in housing policy, including integrating best practices from past lessons into existing programs and new innovations for large-scale, long-term market and policy solutions that get to the root of rental housing challenges. Contributors include William C. Apgar, Harvard University; Anthony Downs, Brookings; Rachel Drew, Harvard University; Ingrid Gould Ellen, New York University; George C. Galster, Wayne State University; Bruce Katz, Brookings; Jill Khadduri, Abt Associates; Shekar Narasimhan, Beekman Advisors; Rolf Pendall, Cornell University; John M. Quigley, University of California, Berkeley; James A. Riccio, MDRC; Stuart S. Rosenthal, Syracuse University; Margery Austin Turner, Urban Institute; and Charles Wilkins, Compass Group. **Moving Forward**, Nicolas P.

Retsinas, Eric S. Belsky, 2011-01-01 A Brookings Institution Press and Harvard University Joint Center for Housing Studies publication The recent collapse of the mortgage market revealed fractures in the credit market that have deep roots in the system's structure, conduct, and regulation. The time has come for a clear-eyed assessment of what happened and how the system should be strengthened and restructured. Such reform will have a profound and lasting impact on the capacity of Americans to use credit to build assets and finance consumption. Moving Forward explores what caused the crisis and more important, focuses on the path ahead. The challenge remains the same as ever: protect consumers, ensure fairness, and guarantee soundness of the financial system without stifling innovation and overly restricting access to credit and consumer choice. Nicolas Retsinas, Eric Belsky, and their colleagues aim to stimulate debate based on analysis of the opportunities and challenges presented by the various components of global capital markets: financial engineering, risk assessment, and management; specialization of financial intermediation and marketing methods. The contributors, leaders in business, government, academia, and the nonprofit sector, discuss new research and ideas about the future of credit markets, including how improvements might be shaped by industry leaders. Contributors: John Y. Campbell, Harvard University; Marsha J. Courchane, Charles River Associates; Ren Essene, Federal Reserve Board; Allen Fishbein, Federal Reserve Board; Howell E. Jackson, Harvard Law School; Melissa Koide, Center for Financial Services Innovation; Michael Lea, San Diego State University; Eugene Ludwig, Promontory Financial Group; Brigitte C. Madrian, Harvard Kennedy School; Nela Richardson, Joint Center for Housing Studies of Harvard University; Rachel Schneider, Center for Financial Services Innovation; Peter Tufano, Harvard Business School; Peter M. Zorn, Freddie Mac.

**The Geography of Opportunity** Xavier de Souza Briggs, 2006-03-30 A popular version of history trumpets the United States as a diverse nation of immigrants welcome to all. The truth, however, is that local communities have a long history of ambivalence toward new arrivals and minorities. Persistent patterns of segregation by race and income still exist in housing and schools, along with a growing emphasis on rapid metropolitan development sprawl that encourages upwardly mobile families to abandon older communities and their problems. This dual pattern is becoming increasingly important as America grows more diverse than ever and economic inequality increases. Two recent trends compel new attention to these issues. First, the geography of race and class represents a crucial litmus test for the new regionalism, the political movement to address the linked fortunes of cities and suburbs. Second, housing has all but disappeared as a major social policy issue over the past two decades. This timely book shows how unequal housing choices and sprawling development create an unequal geography of opportunity. It emerges from a project sponsored by the Civil Rights Project at Harvard University in collaboration with the Joint Center for Housing Studies and the Brookings Institution. The contributors, policy analysts, political observers, social scientists, and urban planners, document key patterns, their consequences, and how we can respond, taking a hard look at both successes and failures of the past. Place still matters, perhaps more than ever. High levels of segregation shape education and job opportunity, crime, and insecurity, and long-term

economic prospects These problems cannot be addressed effectively if society assumes that segregation will take care of itself Contributors include William Apgar Harvard University Judith Bell PolicyLink Angela Glover Blackwell PolicyLink Allegra Calder Harvard Karen Chapple Cal Berkeley Camille Charles Penn Mary Cunningham Urban Institute Casey Dawkins Virginia

**Resilience and Opportunity** Amy Liu, Richard M. Mizelle, Roland Vanglin, 2011-08-18 Hurricanes Katrina and Rita devastated the Gulf Coast in 2005 Commentary and analysis typically focused on what went wrong in the post disaster emergency response This forward looking book however presents a more cautiously optimistic view about the region's ability to bounce back after multiple disasters Catastrophes come in different forms hurricanes recessions and oil spills to name a few It is imperative that we learn how best to rebuild in the wake of disasters and what capacities and conditions are needed to improve future resilience Since the devastating summer of 2005 leaders have made important inroads to restoring communities in more prosperous ways Resilience and Opportunity is an important contribution to our collective learning from a teachable moment Contributors Ivey Allen Foundation for the Mid South Lance Buhl Duke University Ann Carpenter Federal Reserve Bank of Atlanta Robert A Collins Dillard University Mark S Davis Tulane University Law School Breonne DeDecker Brandeis University Karen B DeSalvo Tulane University School of Medicine Kathryn A Foster University at Buffalo Regional Institute SUNY Linetta Gilbert The Declaration Initiative Ambassador James Joseph Duke University Mukesh Kumar Jackson State University Luceia LeDoux Baptist Communities Ministries Silas Lee III Xavier University of Louisiana David A Marcello Tulane University Richard McCline Southern University Nancy T Montoya Federal Reserve Bank of Atlanta Reilly Morse Mississippi Center for Justice Elaine Ortiz Greater New Orleans Community Data Center Andre Perry Loyola University New Orleans John L Renne University of New Orleans Kalima Rose PolicyLink Michael Schwam Baird Tulane University Jasmine M Waddell Brandeis University Nadiene Van Dyke New Orleans Police and Justice Foundation Alandra Washington W K Kellogg Foundation Frederick Weil Louisiana State University Leslie Wi

*Megapolitan America* Arthur Nelson, Robert Lang, 2018-02-06 With an expected population of 400 million by 2040 America is morphing into an economic system composed of twenty three megapolitan areas that will dominate the nation's economy by midcentury These megapolitan areas are networks of metropolitan areas sharing common economic landscape social and cultural characteristics The rise of megapolitan areas will change how America plans For instance in an area comparable in size to France and the low countries of the Netherlands and Belgium considered among the world's most densely settled America's megapolitan areas are already home to more than two and a half times as many people Indeed with only eighteen percent of the contiguous forty eight states land base America's megapolitan areas are more densely settled than Europe as a whole or the United Kingdom Megapolitan America goes into spectacular demographic economic and social detail in mapping the dramatic and surprisingly optimistic shifts ahead It will be required reading for those interested in America's future

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