

The Implications of Shrinking Cities on Middle Neighborhoods

The National Middle Neighborhoods Community of Practice

Middle Neighborhoods Initiative

A **National Initiative** focused on mobilizing attention to reverse the disappearance of middle neighborhoods through decline or gentrification. The initiative does this through

- A **Community of Practice** that facilitates peer-to-peer learning among middle neighborhood practitioners. The CoP connects more than 400 practitioners, policymakers and researchers to each other through webinars, events, case studies, newsletters, and virtual site visits.
- **Research** into topics relevant to middle neighborhood practitioners and policymakers.
- **Policy analysis and advocacy** around housing, lending and other community development issues.
- **Communications** strategies to advance awareness and technical knowledge among a wide variety of audiences.

The initiative is coordinated by the **National Community Stabilization Trust** and **NeighborWorks America** and is advised by a **Steering Committee** of 20 prominent researchers, practitioners, and policy makers.





Characteristics of Middle Neighborhoods

- Mostly single-family homes built for families with children.
- Still well more than 50% owner-occupied, but slowly eroding.
- Housing stock is aging, still in generally acceptable condition, but often lacks features and updates to compete well for today's homebuyers.
- More racially, ethnically and economically diverse.

Click [here](#) to learn more about defining Middle Neighborhoods

Refresh Your Map | Zoom ▾ | Questions or feedback? **GO**

Your Map

Map Satellite

Choose a 2014-2018 layer to display

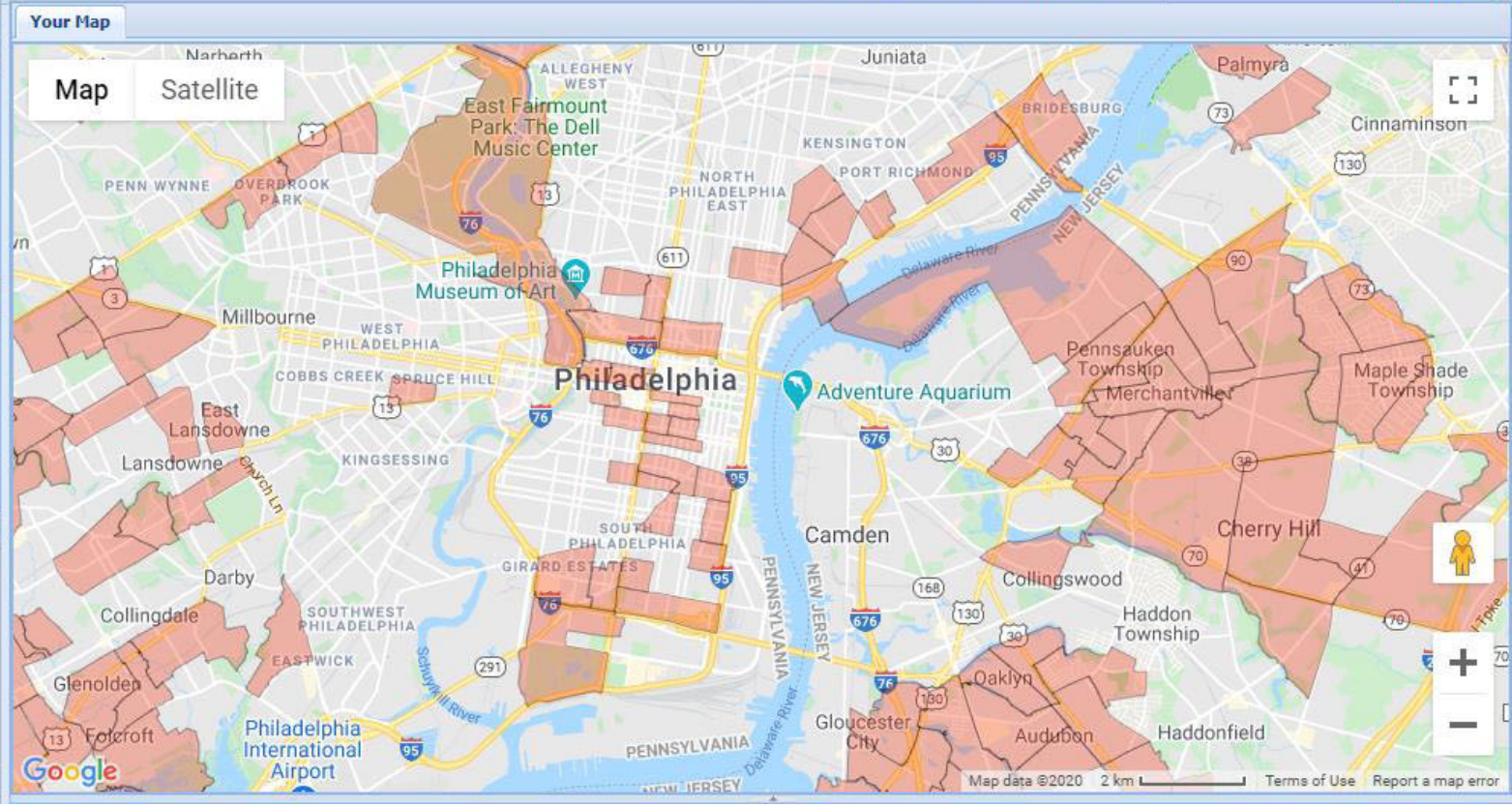
- 2018 City Test 1: 60-100% CMI
- 2018 City Test 2: 80-120% CMI
- 2018 National Test 1: 60-100% NMI
- 2018 National Test 2: 80-120% NMI
- 2018 Regional Test 1: 60-100% AMI
- 2018 Regional Test 2: 80-120% AMI
- 2018 Regional Test 3: 100-160% AMI

Choose a 2006-2010 layer to display

- 2010 City Test 1: 60-100% CMI
- 2010 City Test 2: 80-120% CMI
- 2010 National Test 1: 60-100% NMI
- 2010 National Test 2: 80-120% NMI
- 2010 Regional Test 1: 60-100% AMI
- 2010 Regional Test 2: 80-120% AMI
- 2010 Regional Test 3: 100-160% AMI

MSAs

- Panama City, FL Metro Area
- Parkersburg-Vienna, WV Metro Area
- Pensacola-Ferry Pass-Brent, FL Metro Area
- Peoria, IL Metro Area
- Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metro Area
- Phoenix-Mesa-Scottsdale, AZ Metro Area
- Pine Bluff, AR Metro Area
- Pittsburgh, PA Metro Area
- Pittsfield, MA Metro Area




Displaying census tracts with median household incomes between 80 and 120 percent of regional/MSA median (\$69,465), or \$55,572 - \$83,358

Panelists

Alan Mallach

- Author - *Smaller Cities in a Shrinking World: Learning to Thrive without Growth*
- Senior Fellow: Center for Community Progress

Agenda
12:00 – 1:00 PM

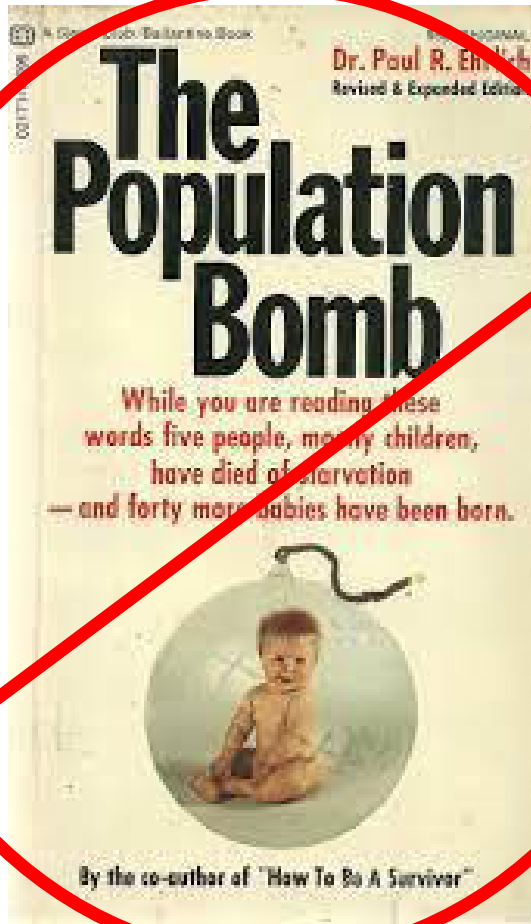
- Welcome and Introductions
 - Highlights and Findings
 - Audience Q&A
 - Closing
- 



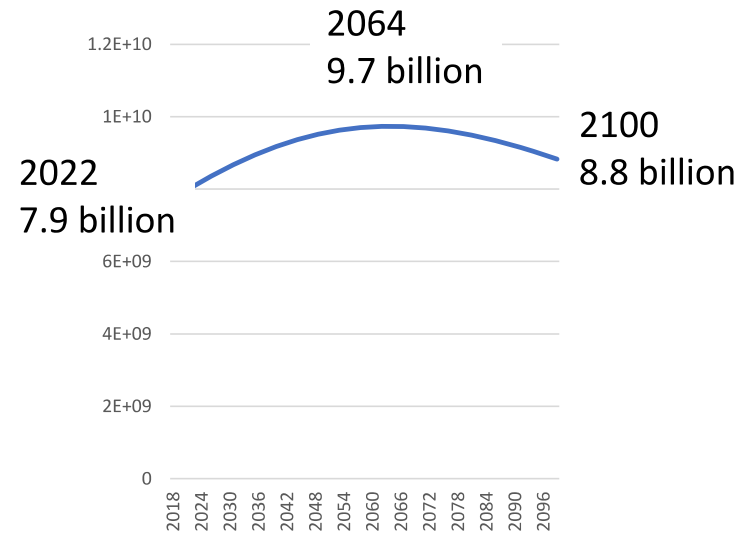
Smaller Cities In a Shrinking World: The future of middle neighborhoods

Alan Mallach

The bomb did not go off

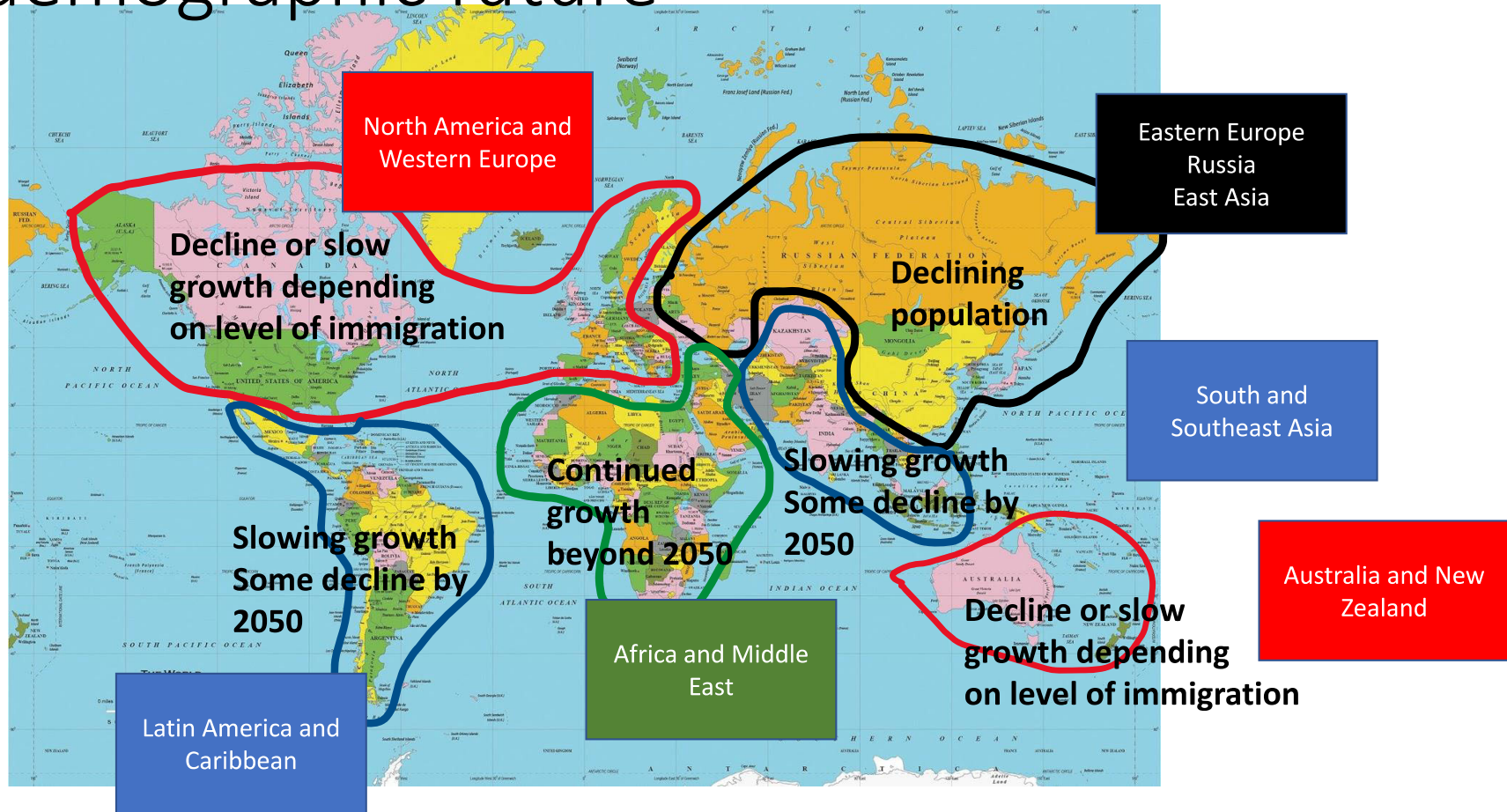


World Population Trajectory to 2100

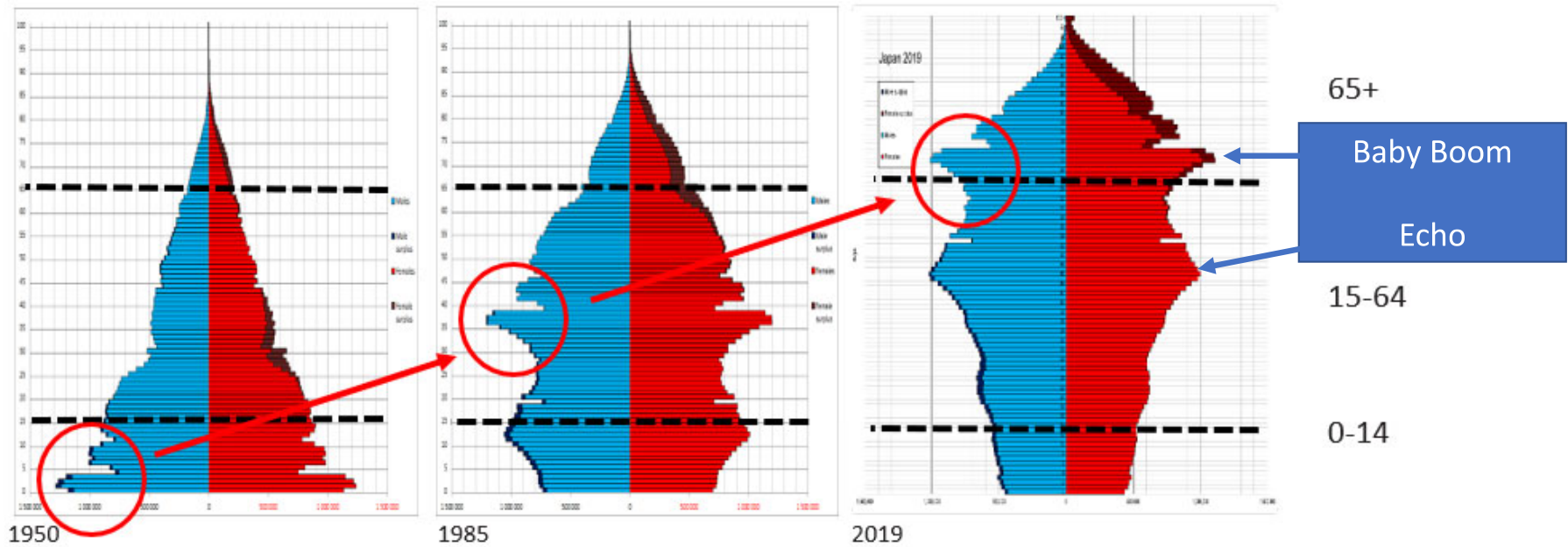


Source: IHME

The demographic future



Shrinking societies age rapidly: Japan's age pyramids 1950 to 2019

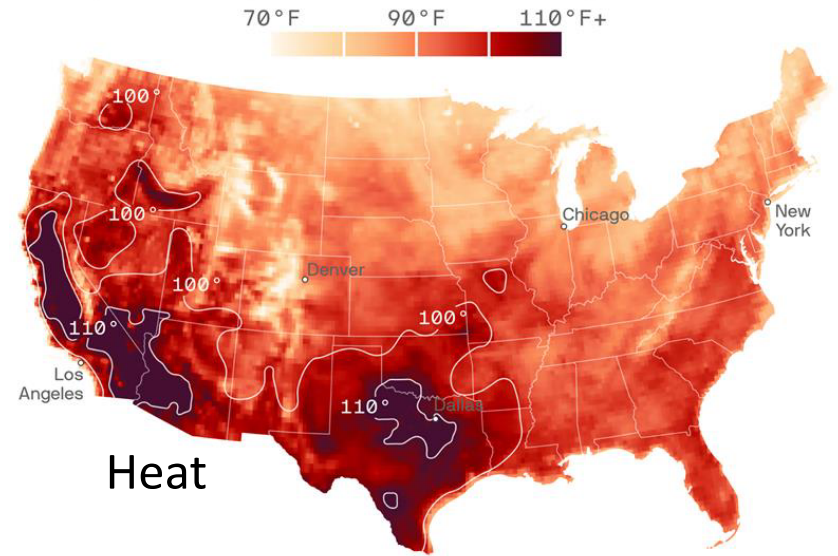


Climate change will affect everyone



Droughts

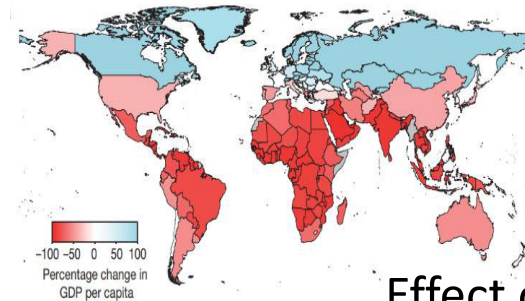
Highest temperature forecast, July 13-17, 2023



Data: NOAA Global Forecast System. Map: Erin Davis/Axios Visuals



Floods



Effect on GDP

The global order is unraveling

Failures of Globalization Shatter Long-Held Beliefs

War and Pandemic Highlight Shortcomings of the Free-Market Consensus

By PATRICIA COHEN

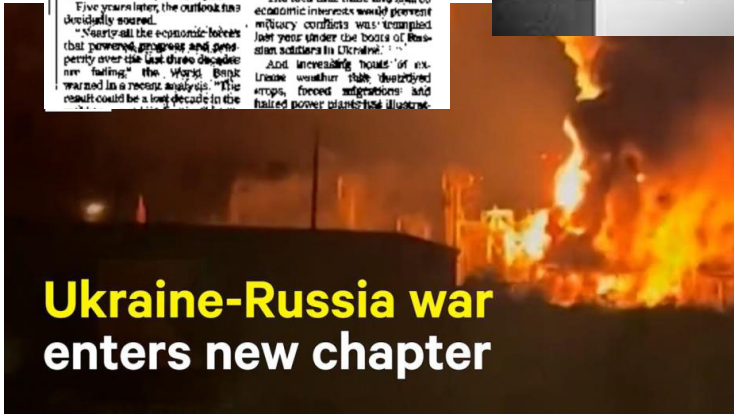
LONDON When the world's business and political leaders gathered in 2000 at the annual economic forum in Davos, Switzerland, the mood was jubilant. Growth in every major country was on an upswing. The global economy declared Christine Lagarde, then the managing director of the International Monetary Fund, "is in a very sweet spot."

Five years later, the outlook has decidedly soured.

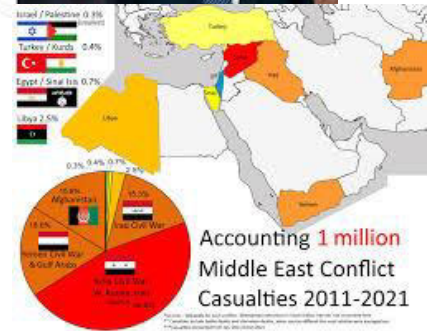
"Nearly all the economic forces that powered progress and prosperity over the last three decades are failing," the World Bank warned in a recent analysis. "The result could be a lost decade in the 2010s to be running off the rails. During the Covid-19 pandemic, the cessation of trade to integrate the global economy, and reduced costs left health care workers without face masks and medical gloves, chemists without semiconductor, sawmills without lumber and airplane buyers without Nikes.

The idea that trade and shared economic interests would prevent military conflicts was trumped last year under the boots of Russian soldiers in Ukraine.

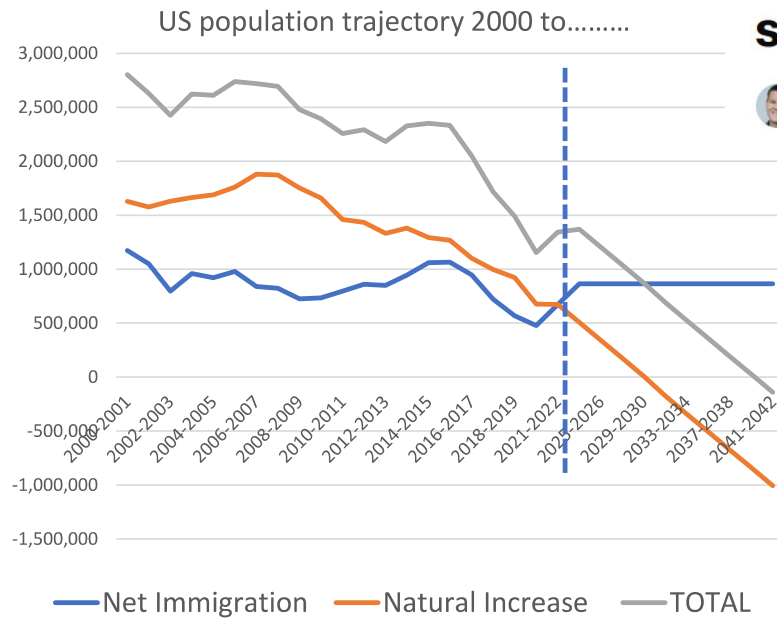
Add increasing bouts of extreme weather that devastated crops, forced migrations and halted power plants; the illustration



IS TAIWAN THE NEXT FOREVER WAR?



US population is headed downward – and we're not happy about it



Why it's so important for the US to avoid a shrinking population



Analysis by Zachary B. Wolf, CNN
Published 4:30 PM EST, Thu January 19, 2023

WORK IN PROGRESS

Why U.S. Population Growth Is Collapsing

A country grows or shrinks in three ways.

By Derek Thompson

REPORT

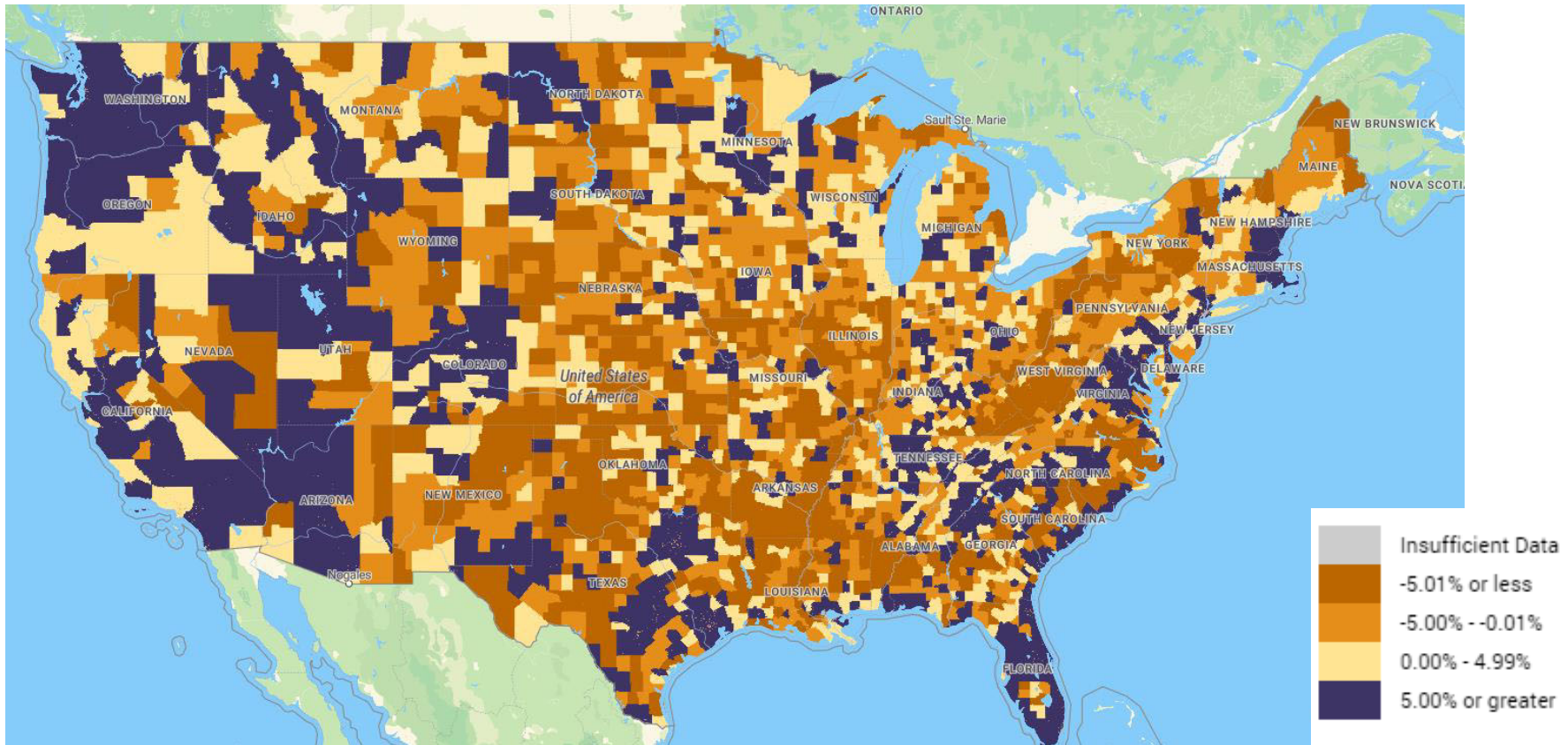
U.S. population growth has nearly flatlined, new census data shows

William H. Frey · Thursday, December 23, 2021

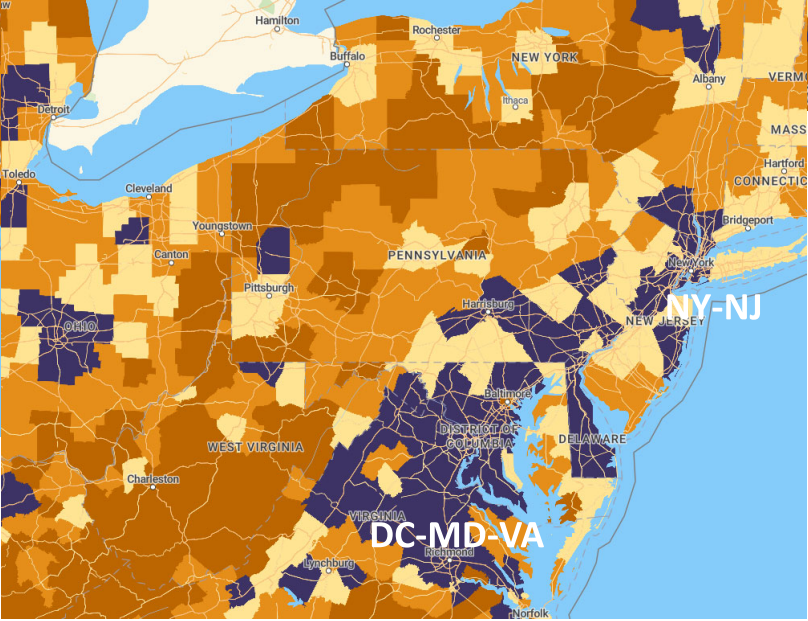
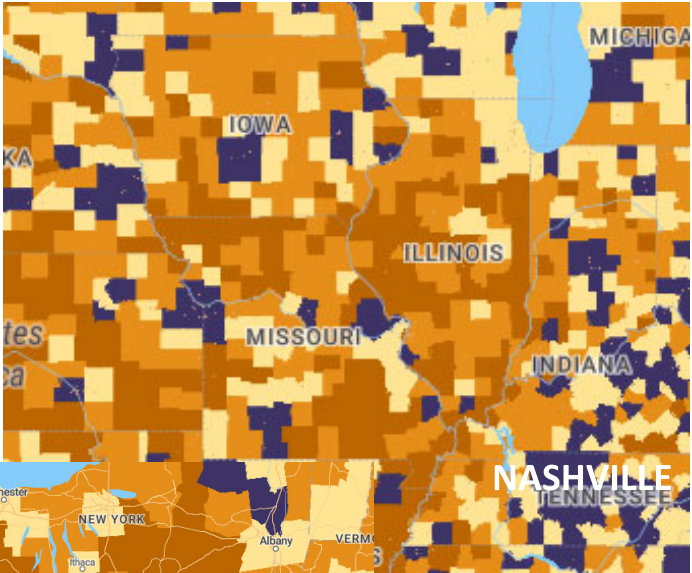
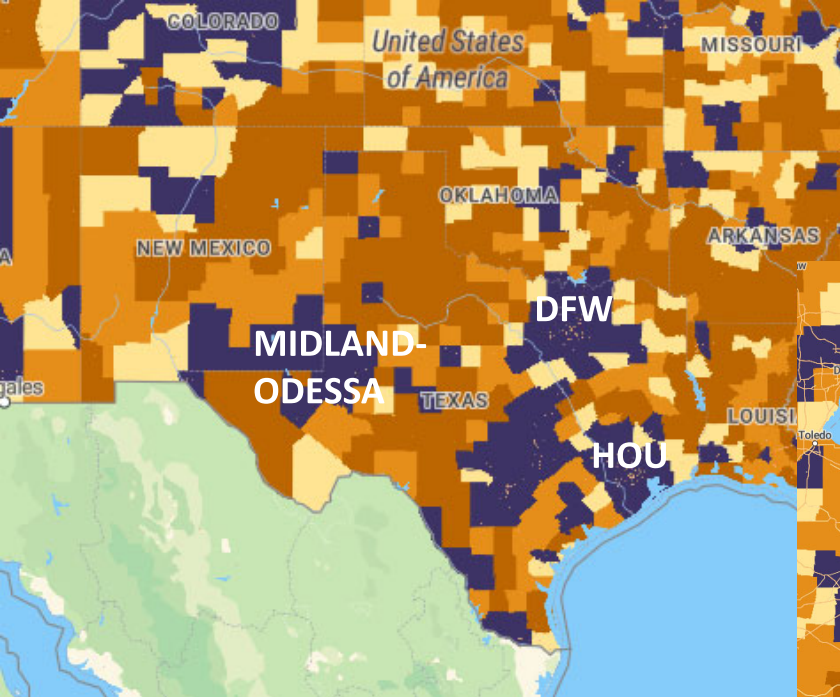
America's Population Could Use a Boom Failing to address population decline may exact a heavy toll.

By Jeff Wise

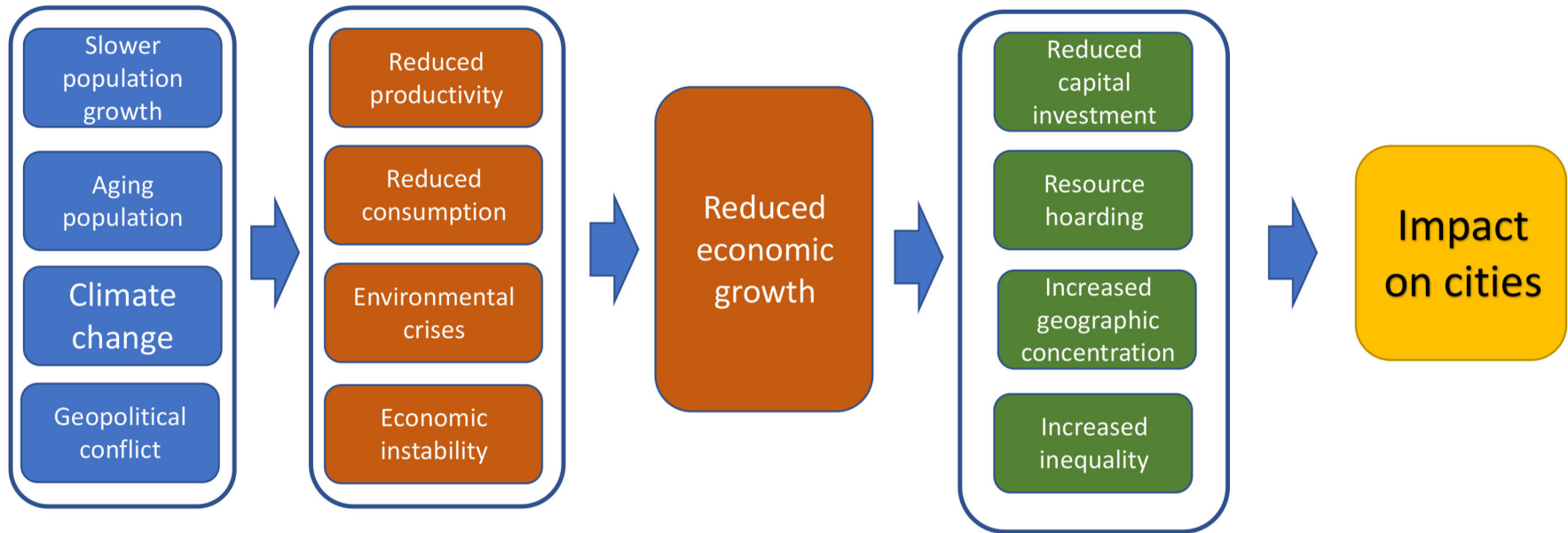
Population change in the United States 2010 to 2020



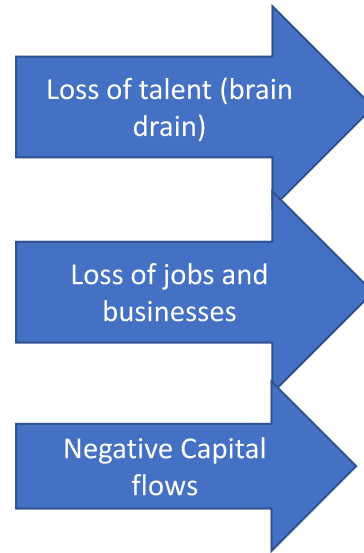
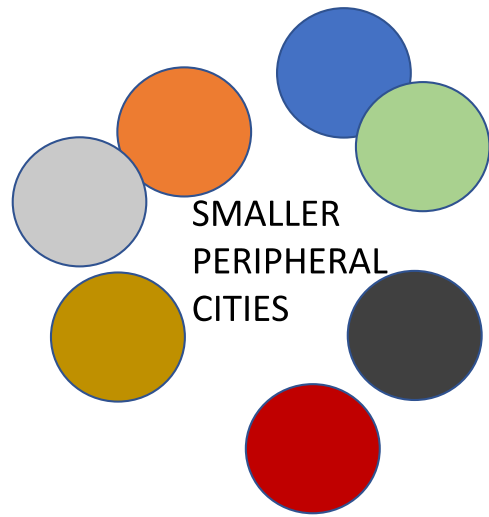
Zooming in



What does this mean?



Smaller, peripheral cities will be hardest hit



But megacities are not immune

What Record Office Vacancy Rate Means for New York City's Economy



By Matthew Haag

May 5, 2023

Give this article 76

The News

The amount of office space available for lease in Manhattan climbed to a record high during the first quarter of 2023, according to the real estate firm Colliers.

The [group said](#) that the total square footage of office space in Manhattan available for lease — roughly 10 million square feet — is at a record. The vacancy rate of 17.4 percent, from February 2022, which was the highest in the history of tracking the New York City office market.

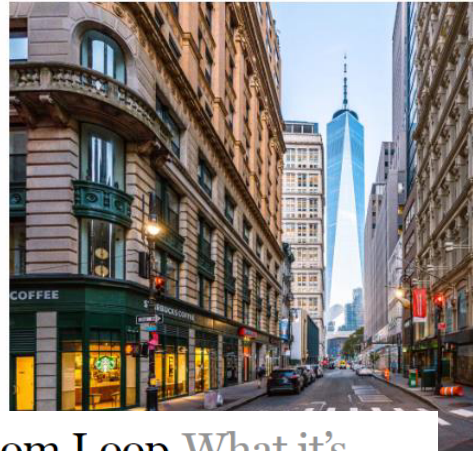
The vacancy rate has grown more than 7

Spiraling in San Francisco's Doom Loop What it's like to live in a city that no longer believes its problems can be fixed.

Office vacancy will increase by 55% by the end of the decade as hybrid and remote work push real estate to an 'inflection point'

By TRISTAN BOVE

February 22, 2023 at 2:58 PM EST



San Francisco is losing residents because it's too expensive for nearly everyone



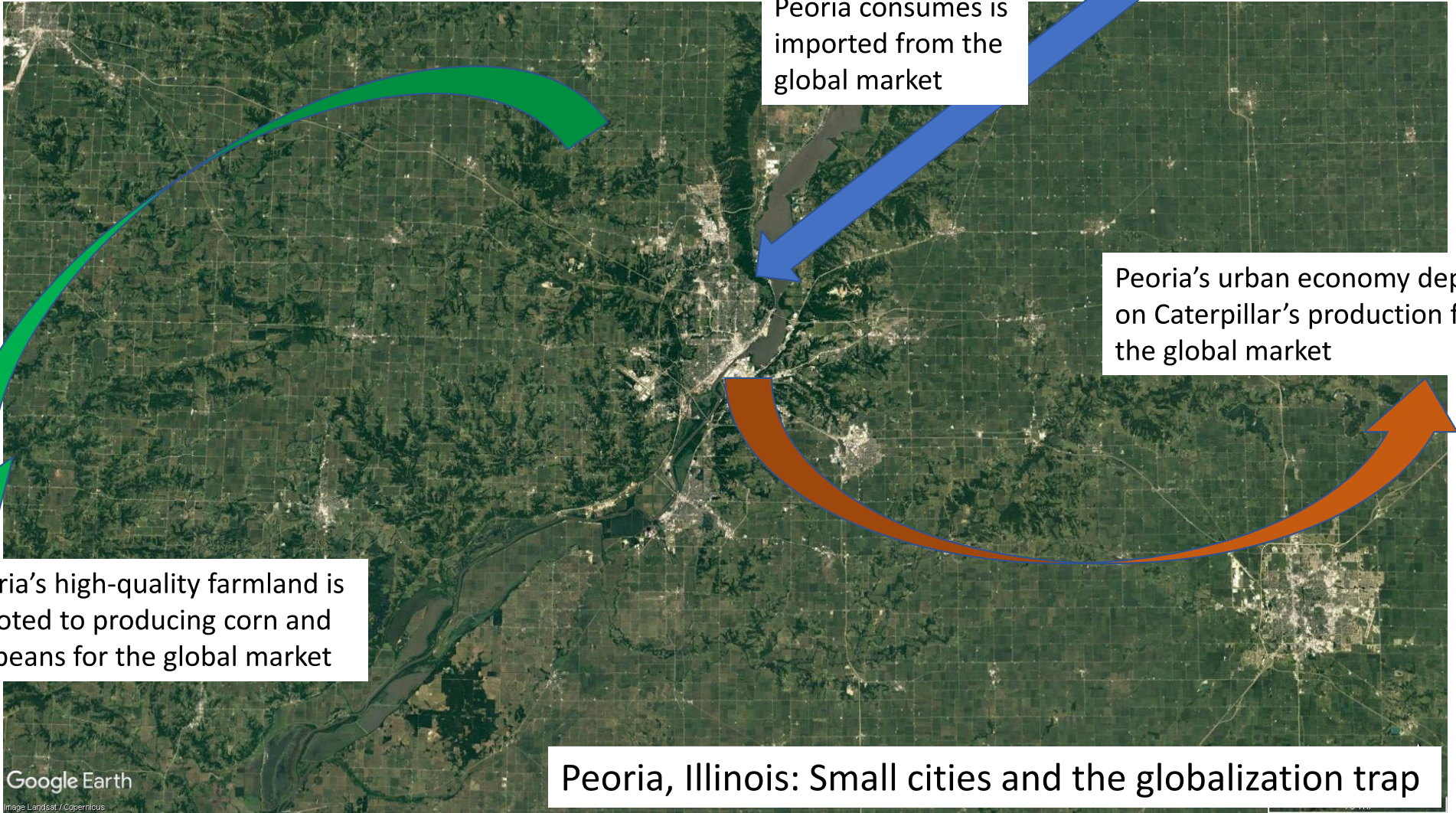
Marco della Cava

USA TODAY

Published 8:54 a.m. ET Oct. 19, 2019 | Updated 1:47 p.m. ET Oct. 24, 2019



Nine of the ten highest-rent cities in the U.S. are in California. USA TODAY



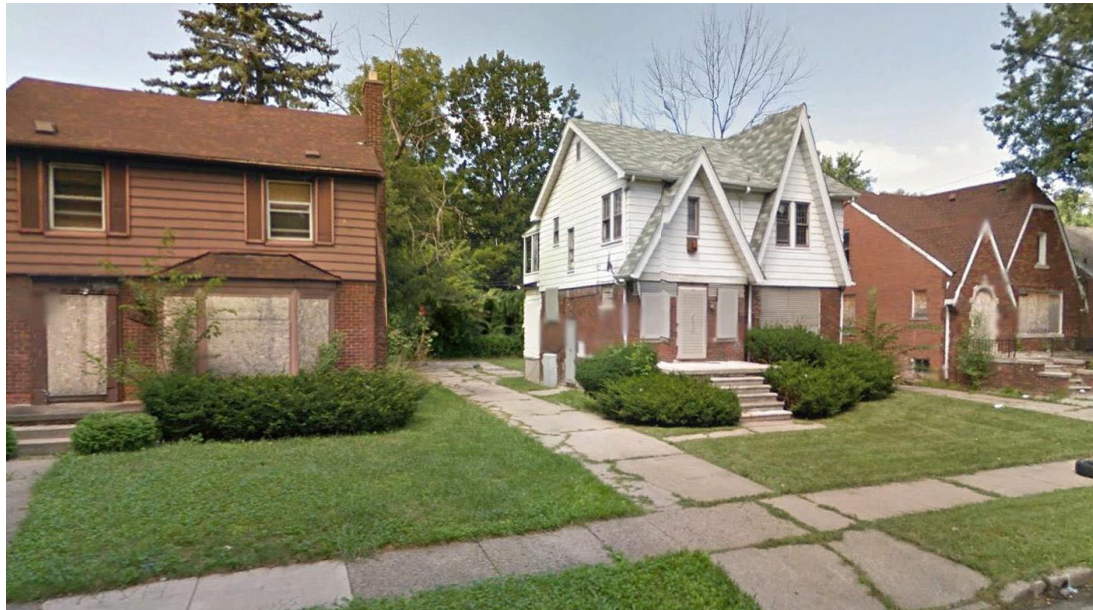
Virtually everything Peoria consumes is imported from the global market

Peoria's urban economy depends on Caterpillar's production for the global market

Peoria's high-quality farmland is devoted to producing corn and soybeans for the global market

Peoria, Illinois: Small cities and the globalization trap

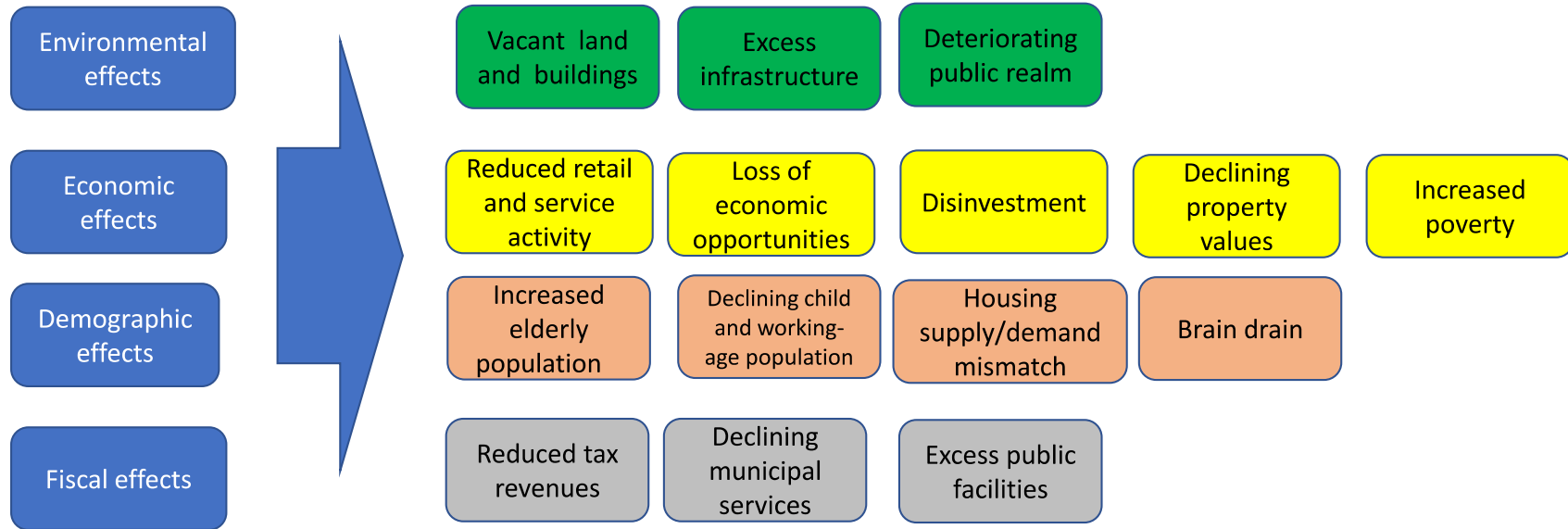
More cities will shrink



US Cities over 250,000 population that lost over 1% of their population from 2020 to 2022

San Francisco, CA	-7.50%	Washington, D.C.	-2.60%
New York, NY	-5.30%	Milwaukee, WI	-2.40%
St. Louis, MI	-5.00%	Oakland, CA	-2.30%
San Jose, CA	-4.10%	Philadelphia, PA	-2.30%
New Orleans, LA	-3.70%	Honolulu, HI	-2.10%
Boston, MA	-3.70%	Jersey City, NJ	-2.10%
Long Beach, CA	-3.30%	Newark, NJ	-2.00%
Chicago, IL	-3.00%	Los Angeles, CA	-2.00%
Cleveland, OH	-3.00%	Toledo, OH	-1.70%
Detroit, MI	-2.90%	Memphis, TN	-1.70%
Baltimore, MD	-2.70%	Anchorage, AK	-1.40%
St. Paul, MN	-2.70%	Omaha, NE	-1.30%
Portland, OR	-2.70%	Louisville/Jefferson County, KY	-1.30%
		Minneapolis, MN	-1.10%

Shrinkage is not just a numerical adjustment



The future of middle neighborhoods 1

- Asking questions about the **present**:
 - What is the economy that drives my neighborhood?
 - To what extent is my neighborhood potentially affected by climate change effects?
 - What public services and facilities are important to my neighborhood?
 - What are the demographic trends in my neighborhood?



The future of middle neighborhoods 2

- Asking questions about the **future**:

- How are future trends likely to impact on the neighborhood's economic base?
- How would potential climate effects impact the neighborhood?
- How will demographic and economic change affect the neighborhood's housing market?
- How will demographic and economic change affect public services and facilities in the neighborhood?



Neighborhoods are embedded in cities and regions

Region

City

Neighborhood

What happens at the city and regional level will largely determine the neighborhood's future

Google Earth

Image Landsat / Copernicus

10 mi

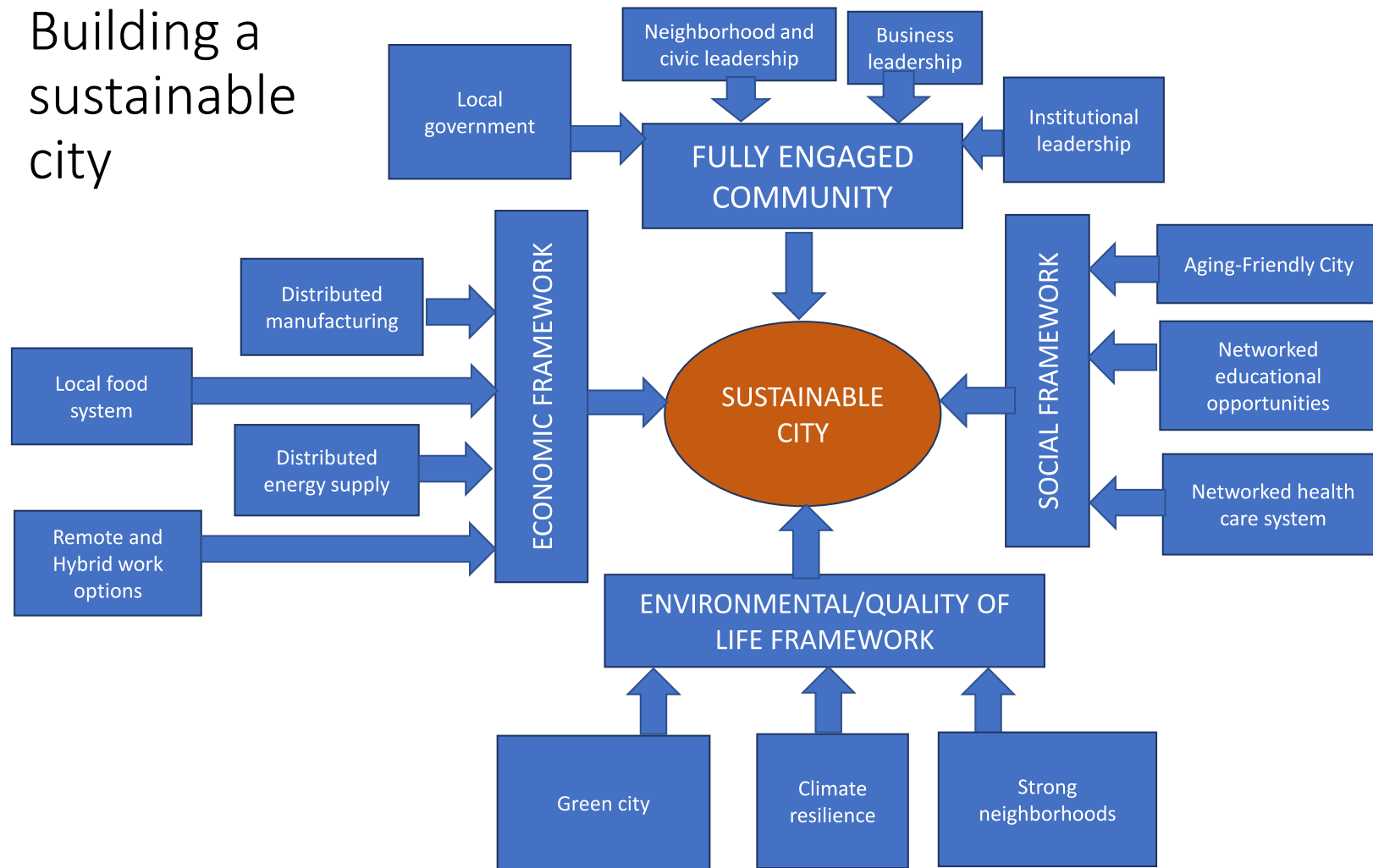


Seeing your neighborhood in context with the city and region



The future of neighborhoods is inextricably linked to the future of the larger city and region

Building a sustainable city



Environmental framework



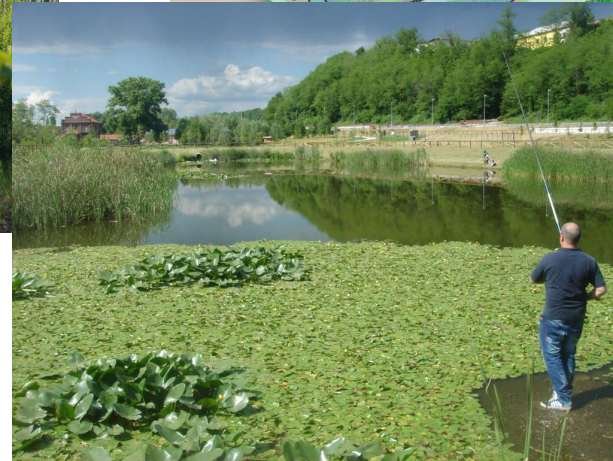
Tree farm in Detroit



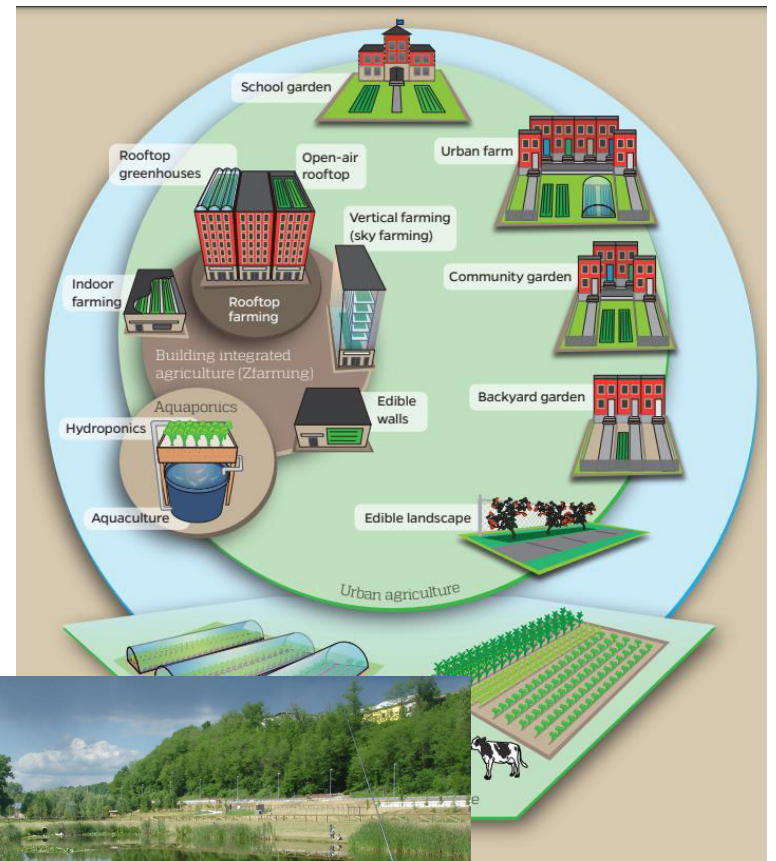
Urban Agriculture in Chicago



DIY Park and garden in Riga Latvia



CSO overflow Water Park in Gorla Maggiore Italy



Service framework



Age-friendly community



Remote and hybrid healthcare



Remote and hybrid learning

Economic framework



Localized renewable energy systems



Localized manufacturing systems



Remote work

Civic and social framework



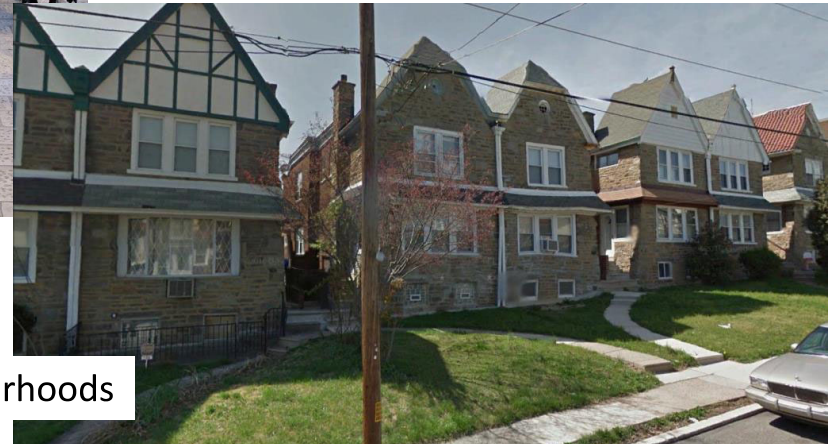
Active public realm



Civic participation and inclusive governance



Strong neighborhoods



Some key takeaways 1

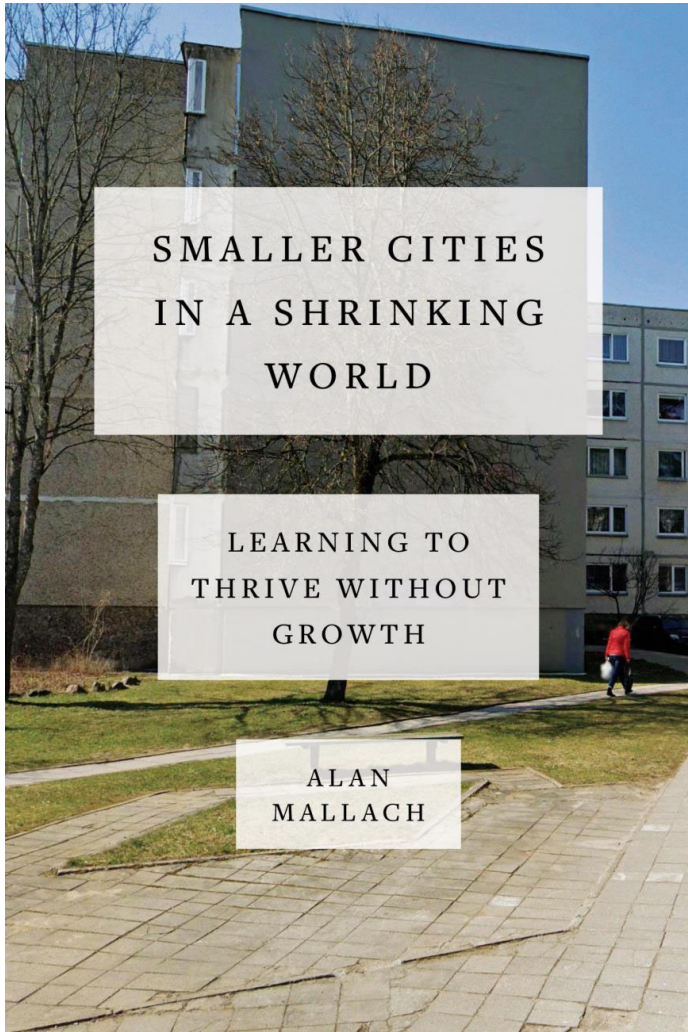
- Cities and regions need to diversify their economies – move away from global dependence
- Cities and regions need to take advantage of technology to maximize remote work, learning and health opportunities
- Cities must become age-friendly communities
- Institutions need to adapt to change – fewer school children, fewer traditional college students, more older people



Key takeaways 2

- Sustainable change cannot be a top-down project – all parts of the community must be engaged and support the effort.
- Neighborhood organizations must be fully engaged with city and region-wide efforts to build sustainability, not solely as advocates for their neighborhood.
- **The success or failure of city and regional efforts to change will largely determine the future of the region's middle neighborhoods**





Thank you

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- Complete the survey
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JOIN US!
**The Middle Neighborhoods
Community of Practice
(CoP)**

The Middle Neighborhoods CoP is an informal, facilitated network of practitioners, researchers and policymakers engaged in revitalizing middle neighborhoods. CoP members share learnings through topical webinars, referrals, site visits, phone calls, and occasional larger group events.

There are currently more than 400 people in the CoP. Please join us!

middleneighborhoods.org



Upcoming Events

JULY 19: Engagement Chat (Noon, ET)

Community Cleanups

Webinar AUG TBD: Unveiling and Addressing Property Tax Inequities

Webinar SEPT TBD: Supporting DIY Home Improvement for Best Results

SEPT 19: Webinar (12:00 – 1:30 PM ET)

Retrofitting Middle Neighborhood Housing Stock for Energy Efficiency and Climate Resiliency

Subscribe

Center for Community Progress

Check out: The Cornerstone Webinar Series

Thank you for
joining us!

Please email us if you have ideas for webinars, case studies, news stories, etc.

Tell us about your experience today!