



State of the States: Population and Housing Trends to 2030

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Snowbird, UT

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Census Classifications: Share of US Population

PLACE

PERCENT

Metropolitan Areas

82.6%

Principal Cities (New)

32.9%

Suburbs

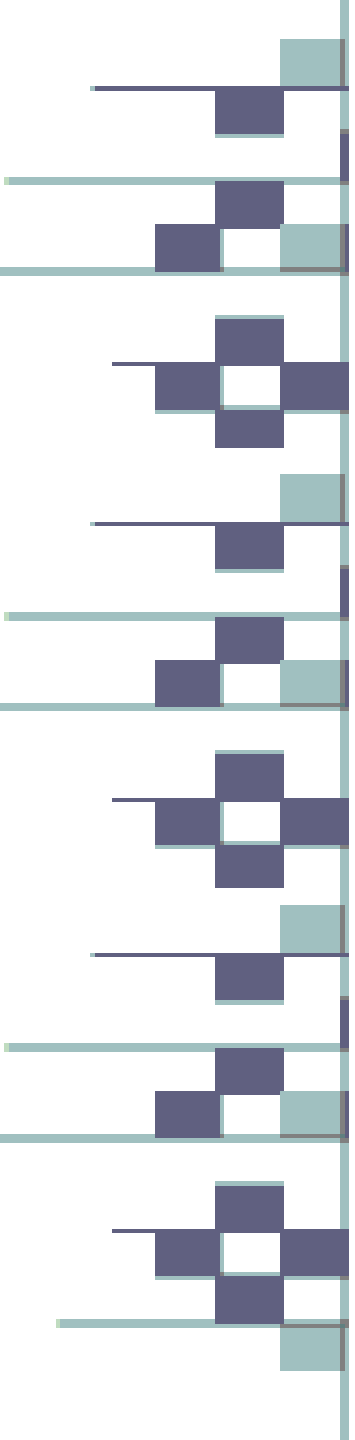
49.8%

Micropolitan Areas (New)

10.5%

Non-Metropolitan Areas

6.9%





Big Trends Since 2000

- 2000s not a great decade for big cities, especially when compared to the 1990s
- Housing Boom in 1/3rd of US metros, and median size of new homes keeps growing—now over 2,500 square feet
- Undersupply of new housing in some markets during the 1990s



Big Trends to 2030

- Over 30 million new residents per decade—A boom compared to the European Union
- About 70 percent of the growth will occur in ten large “Mega Regions”
- Even slower-growth places sprawl
- About half the built environment will have been added in just the past 30 years

Mega-Regions 2030



The States

Arizona

Louisiana

Delaware

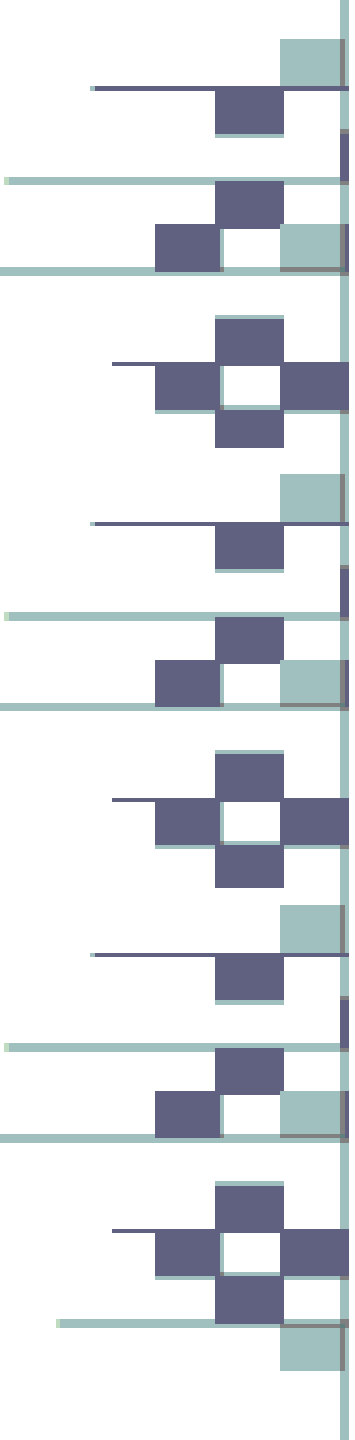
Minnesota

Hawaii

Pennsylvania

Iowa

Washington





Arizona Population: 2004 and 2030

- 2004 Population: 5,743,834
- Growth rate 90-00: 40.0%
- Growth rate 00-04: 10.7%

- 2030 Census Pop: 10,712,397
- 2030 W&P Pop: 9,385,433
- 2030 W&P Jobs: 5,220,574



Delaware Population: 2004 and 2030

- 2004 Population: 830,364
- Growth rate 90-00: 17.6%
- Growth rate 00-04: 5.6%

- 2030 Census Pop.: 1,012,658
- 2030 W&P Pop.: 1,060,121
- 2030 W&P Jobs: 603,503



Hawaii Population: 2004 and 2030

- 2004 Population: 1,262,840
- Growth rate 1990-2000: 9.3%
- Growth rate 2000-2004: 4.1%

- 2030 Census Pop.: 1,466,046
- 2030 W&P Pop.: 1,503,894
- 2030 W&P Jobs: 959,697



Iowa Population: 2004 and 2030

- 2004 Population: 2,954,451
- Growth rate 1990-2000: 5.4%
- Growth rate 2000-2004: 1.0%

- 2030 Census Pop.: 2,955,172
- 2030 W&P Pop.: 3,322,010
- 2030 W&P Jobs: 2,277,890



Louisiana Population: 2004 and 2030

- 2004 Population: 4,515,770
- Growth rate 1990-2000: 5.9%
- Growth rate 2000-2004: 1.0%

- 2030 Census Pop.: 4,802,633
- 2030 W&P Pop.: 5,332,637
- 2030 W&P Jobs: 3,164,144



Minnesota Population: 2004 and 2030

- 2004 Population: 5,100,958
- Growth rate 1990-2000: 12.4%
- Growth rate 2000-2004: 3.6%

- 2030 Census Pop.: 6,306,130
- 2030 W&P Pop.: 6,660,293
- 2030 W&P Jobs: 4,871,843



Pennsylvania Population: 2004 and 2030

- 2004 Population: 12,406,292
- Growth rate 1990-2000: 3.4%
- Growth rate 2000-2004: 1.0%

- 2030 Census Pop.: 12,768,184
- 2030 W&P Pop.: 13,686,900
- 2030 W&P Jobs: 8,638,978



Washington Population: 2004 and 2030

- 2004 Population: 6,203,788
- Growth rate 1990-2000: 21.1%
- Growth rate 2000-2004: 5.0%

- 2030 Census Pop.: 8,624,801
- 2030 W&P Pop.: 8,648,242
- 2030 W&P Jobs: 5,360,929

The Metros

Phoenix

New Orleans

Wilmington

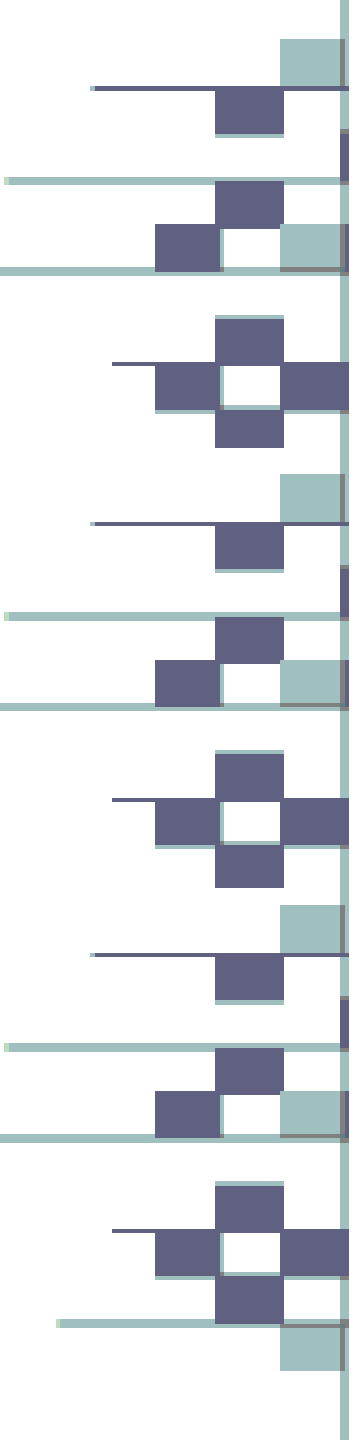
Minneapolis

Honolulu

Philadelphia

Des Moines

Seattle





Phoenix, AZ

Land Use and Housing

- Change in urbanized land 82-97:
41.8%
- Median price, existing SFH, 2004:
\$169,400
- Change in median price 02-04:
17.8%



Wilmington, DE Land Use and Housing

- Change in urbanized land 82-97:
71.9%
- Median price, existing SFH, 2004:
\$186,400
- Change in median price 02-04:
24.2%



Honolulu, HI

Land Use and Housing

- Change in urbanized land 82-97:
19.1%
- Median sale price, existing SFH,
2004: \$460,000
- Change in median price 02-04:
37.3%



Des Moines, IA

Land Use and Housing

- Change in urbanized land 82-97:
35.3%
- Median price, existing SFH, 2004:
\$140,800
- Change in median price 02-04:
8.1%



New Orleans, LA

Land Use and Housing

- Change in urbanized land 82-97:
25.0%
- Median price, existing SFH, 2004:
\$137,400
- Change in median price 02-04:
11.3%



Minneapolis, MN

Land Use and Housing

- Change in urbanized land 82-97:
61.1%
- Median price, existing SFH, 2004:
\$217,400
- Change in median price 02-04:
17.5%



Philadelphia, PA

Land Use and Housing

- Change in urbanized land 82-97:
35.6%
- Median price, existing SFH, 2004:
\$186,400
- Change in median price 02-04:
27.6%



Seattle, WA

Land Use and Housing

- Change in urbanized land 82-97:
50.9%
- Median price, existing SFH, 2004:
\$294,900
- Change in median price 02-04:
15.7%



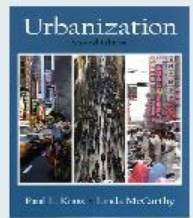
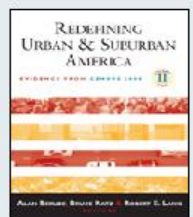
Community Acceptance of Affordable Housing—NAR

- Public Commitment is Needed
- Acknowledge Negative Impacts
- Good Design Matters
- Communicate Plans Often
- Address Fiscal Impact Honestly

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New Publications



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FACTOID Did you know that 23% of the US population lives within 50 miles of Interstate 95? Read more on BlogOpolis.

MOST RECENT RESEARCH

Beyond Megalopolis: Exploring America's New "Megalopolitan" Geography

Authors: Robert E. Lang and Dawn Dhavale

This Census Report represents the first pass at establishing a new Megalopolitan geography. The RPA and Lincoln Institute of Land Policy (this study's funder) are working with several other academic institutions, including the University of Pennsylvania and Georgia Tech, to support similar research. Together with these partners, the Metropolitan Institute at Virginia Tech will produce future refinements of this new geography. One hope is that a standard megalopolitan definition can emerge from this collaborative effort that ultimately facilitates an official census designation.

[- read full paper -](#)

Cleveland at the Crossroads

Authors: Alan Mallach, Lisa Mueller Levy and Joseph Schilling

To reverse population decline and to remain competitive within the region, Cleveland needs safe and attractive neighborhoods with a range of housing options for people of all income levels. Cleveland needs to reclaim vacant and abandoned property in order to provide upward of 1,000 new and renovated homes annually. Cleveland's primary challenge is how to transform vacant and abandoned properties from a liability into an asset: land for neighborhood revitalization through a partnership of local government, community organizations, and the private development community.

IN THE NEWS

6/29/2005 - Big-city boom now look like blips - USA Today

"In the beginning and middle of the 1990s, cities were bargains, not just for the fabled yuppies but for immigrants looking to establish themselves in the United States," says Robert Lang, director of the Metropolitan Institute at Virginia Tech. As cities tried to attract the "creative class" of singles, gays and childless couples, they might have priced themselves out of the reach of these immigrants," Lang says.

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