

Edward J. Blakely Center for Sustainable  
Suburban Development

# **Revitalizing the Suburbs**

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# Themes

- **Assessment of the Urban/Suburban Divide**
  - Density and Diversity
  - Jobs Housing Balance
  - Residence County to Workplace County Flows
- **Regional Disparities**
  - Jobs
  - Income
  - Skills
  - Land Use/Housing
  - Affordability
- **Recommendations**
- **Revitalization Efforts at the Local Level**
  - San Bernardino
  - Colton

# **Assessment of the Urban/Suburban Divide**

# 2005 Density & Diversity

	Urban Los Angeles		Suburban San Bernardino	
	County	City	County	City
<b>Population</b>	<b>9,758,886</b>	<b>3,731,437</b>	<b>1,916,665</b>	<b>204,552</b>
<b>Housing Units</b>	<b>3,339,763</b>	<b>1,355,741</b>	<b>652,802</b>	<b>66,871</b>
<b>Density per square mile of land area:</b>				
<b>Population</b>	<b>2,403.2</b>	<b>7,955.0</b>	<b>95.6</b>	<b>3,478.2</b>
<b>Housing Units</b>	<b>822.4</b>	<b>2,890.3</b>	<b>32.6</b>	<b>1,137.1</b>
<b>% Foreign Born</b>	<b>36.0%</b>	<b>40.3%</b>	<b>21.4%</b>	<b>23.7%</b>

Source: 2005 American Community Survey

# Jobs-Housing Balance

	Urban Los Angeles		Suburban San Bernardino	
Jobs-Housing Ratio	County	City	County	City
2000	1.35	1.28	1.17	1.05
2005	1.37	1.30	1.26	1.15

Source: 2005 and 2000 Bureau of Labor Statistics, and  
2005 and 2000 American Community Survey

# Residence County to Workplace County Flows

<b>Residence County</b>	<b>Workplace County</b>	<b>Commuter Flow</b>	<b>Net Flow</b>
<b>San Bernardino</b>	<b>Los Angeles</b>	<b>111,439</b>	
<b>Los Angeles</b>	<b>San Bernardino</b>	<b>41,162</b>	<b>+70,277</b>
<b>San Bernardino</b>	<b>Orange</b>	<b>28,914</b>	
<b>Orange</b>	<b>San Bernardino</b>	<b>9,486</b>	<b>+19,428</b>
<b>San Bernardino</b>	<b>Riverside</b>	<b>52,016</b>	
<b>Riverside</b>	<b>San Bernardino</b>	<b>60,412</b>	<b>-8,396</b>

Source: 2000 Bureau of Census

# **Regional Disparities**

# 2005 Employment by Industry

Industry	Urban Los Angeles		Suburban San Bernardino	
	County	City	County	City
Construction	7.0%	7.8%	9.6%	9.8%
Manufacturing	12.8%	10.7%	11.7%	9.3%
Retail trade	10.5%	10.2%	12.3%	14.1%
Transportation and warehousing	5.1%	4.1%	7.1%	6.8%
Information	4.5%	6.1%	1.5%	1.1%
Professional & management services	11.7%	12.7%	8.4%	5.6%
Educational services, and health care, and social assistance	18.2%	17.5%	19.6%	24.4%

Source: 2005 American Community Survey



# Occupations with the Largest Job Growth

## County of San Bernardino 2001-2008 Projections

	Major Job Classification	New Jobs 2001-08	% Change 2001-08
1.	Food Preparation and Serving Workers, Incl. Fast Food	3,810	31.5
2.	Elementary School Teachers, Except Special Ed	3,340	24.8
3.	Retail Salespersons	3,240	16.6
4.	Teacher Assistants	2,920	31.5
5.	Cashiers	2,870	18.4
6.	Truck Drivers, Heavy & Tractor-Trailer	2,660	25.9
7.	Carpenters	2,590	35.7
8.	Laborers & Freight, Stock, & Material Movers	2,420	20.7
9.	Office Clerks, General	2,410	19.3
10.	Janitors and Cleaning	2,070	24.6

Source: California Labor Market Information

# 2005 Income

	Urban Los Angeles		Suburban San Bernardino	
	County	City	County	City
<b>Household Income</b>				
<b>Less than \$24,999</b>	26.6%	31.2%	24.7%	38.1%
<b>\$25,000 to \$49,999</b>	24.6%	24.6%	26.1%	31.4%
<b>\$50,000 to \$99,999</b>	29.1%	27.1%	32.7%	25.1%
<b>\$100,000 or more</b>	19.7%	17.0%	16.5%	5.4%

	Urban Los Angeles		Suburban San Bernardino	
	County	City	County	City
<b>2005 Per Capita Income (Indexed)</b>	100.0	99.5	80.9	57.9

Source: 2005 American Community Survey

# 2005 Education Attainment

## Population 25 years and over

Education Attainment	Urban Los Angeles		Suburban San Bernardino	
	County	City	County	City
Less than high school	25.6%	28.0%	24.1%	34.7%
High school graduate and some college	46.8%	43.3%	58.4%	53.0%
Bachelor's degree	18.1%	19.0%	11.4%	8.3%
Graduate or professional degree	9.5%	9.7%	6.0%	4.0%

Source: 2005 American Community Survey

# Land Use/Housing

	Urban Los Angeles		Suburban San Bernardino	
Units in Structure	County	City	County	City
1-unit, detached	49.8%	39.6%	70.0%	61.2%
20 or more units	17.4%	25.9%	6.3%	14.0%

	Urban Los Angeles		Suburban San Bernardino	
Housing Tenure	County	City	County	City
Owner-occupied	49.1%	39.9%	65.1%	53.5%
Renter-occupied	50.9%	60.1%	34.9%	46.5%

Source: 2005 American Community Survey

# Affordability

	Urban Los Angeles		Suburban San Bernardino	
	County	City	County	City
<b>Selected monthly owner costs as a percentage of household income:</b>				
<b>30.0% or more</b>	<b>50.1%</b>	<b>54.8%</b>	<b>43.6%</b>	<b>45.7%</b>
<b>Gross rent as a percentage of household income:</b>				
<b>30.0% or more</b>	<b>53.1%</b>	<b>54.8%</b>	<b>53.7%</b>	<b>63.3%</b>

Source: 2005 American Community Survey

# Summary Findings

- Despite seeming convergence with urban areas suburbs exhibit:
  - Lower density
  - Lower diversity
  - Job-housing imbalance
  
  - Longer commutes
    - Congested freeways
    - Poor public transit infrastructure
    - Air quality and health issues
  - Lower skill levels
  - Higher economic distress
    - Lower quality jobs
    - Lower income levels
    - Chronic poverty

# What Works?

- **Location and Climate**
- **Population Growth**
  - San Bernardino and Riverside among the fastest growing counties in the nation
- **Large Markets**
  - Growing internal demand for goods and services due to rapidly increasing population base
  - Diversity brings new opportunities for entrepreneurial business development and international trade
- **Transportation Linkages**
  - Ontario International Airport/BNSF, Metrolink commuter rail /freeway infrastructure
- **Education Infrastructure**
  - CSUSB, UCR, Loma Linda University, etc.
- **Land Availability**
  - Ample opportunities to recycle land at higher densities for commercial and residential developments

# **Some Ideas...**

- **Downtowns will thrive only when you have underlying prosperity with a job base steadily anchored in a globally competitive economy**
- **Need quantum leap in development approach and in the quality of jobs created:**
  - Clean industrial, R&D, business and IT parks, biotech parks
  - Mixed income residential development
- **Ramp up skills base and improve educational outcomes; key to economic development**
- **Older suburbs have to concentrate development in existing areas while newer suburbs need prudent fiscal and land management policies**



# Further thoughts...

- **Developers have to be bold in approach and not succumb to mere short term gains:**
  - Smaller footprint; remediate and recycle land
  - Reduce dependence on energy; passive solar building design techniques
  - Introduce green technology/building materials in projects
- **Significant public transportation infrastructure investments are needed to improve mobility**
- **Regional cooperation and collaboration is imperative to achieving environmental, energy, and economic objectives**



**Chandigarh, India**



**Information Technology Park, Chandigarh**



**Information Technology Park, Chandigarh**