

How Population Change Ushers in a New Era for Planning

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The Big Questions

What are the major impacts of demographic change?

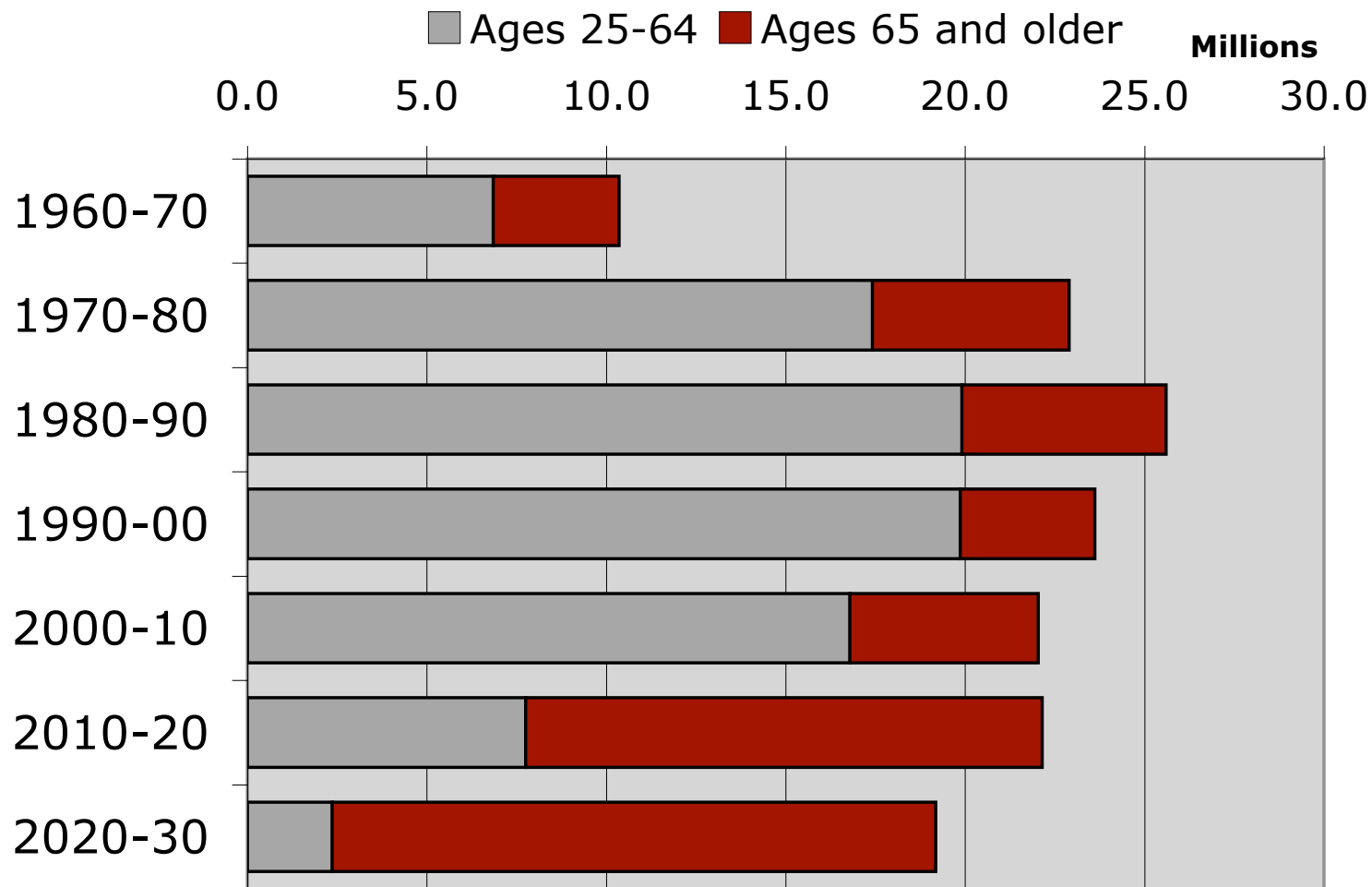
Gaining the Long View on turning points:

- three eras of change since 1950*
- a new era ahead of aging effects*

How might the multigenerational perspective solve many problems?

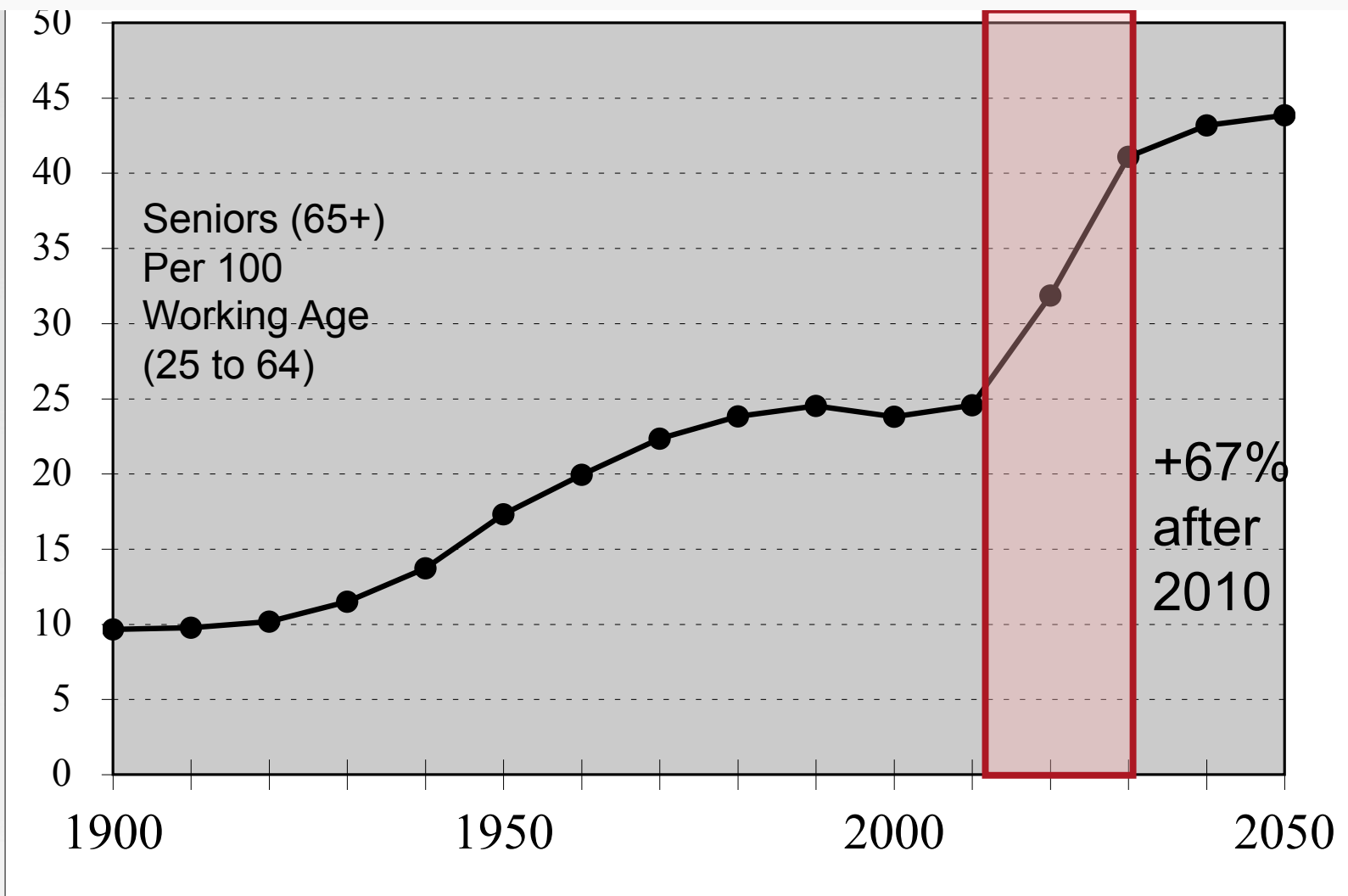
The Two Drivers: Aging and Immigration

U.S. Population Growth by Seniors (65+) and Other Adults



Source: Bureau of Economic Analysis, BEA

Soaring Ratio of Seniors to Working Age



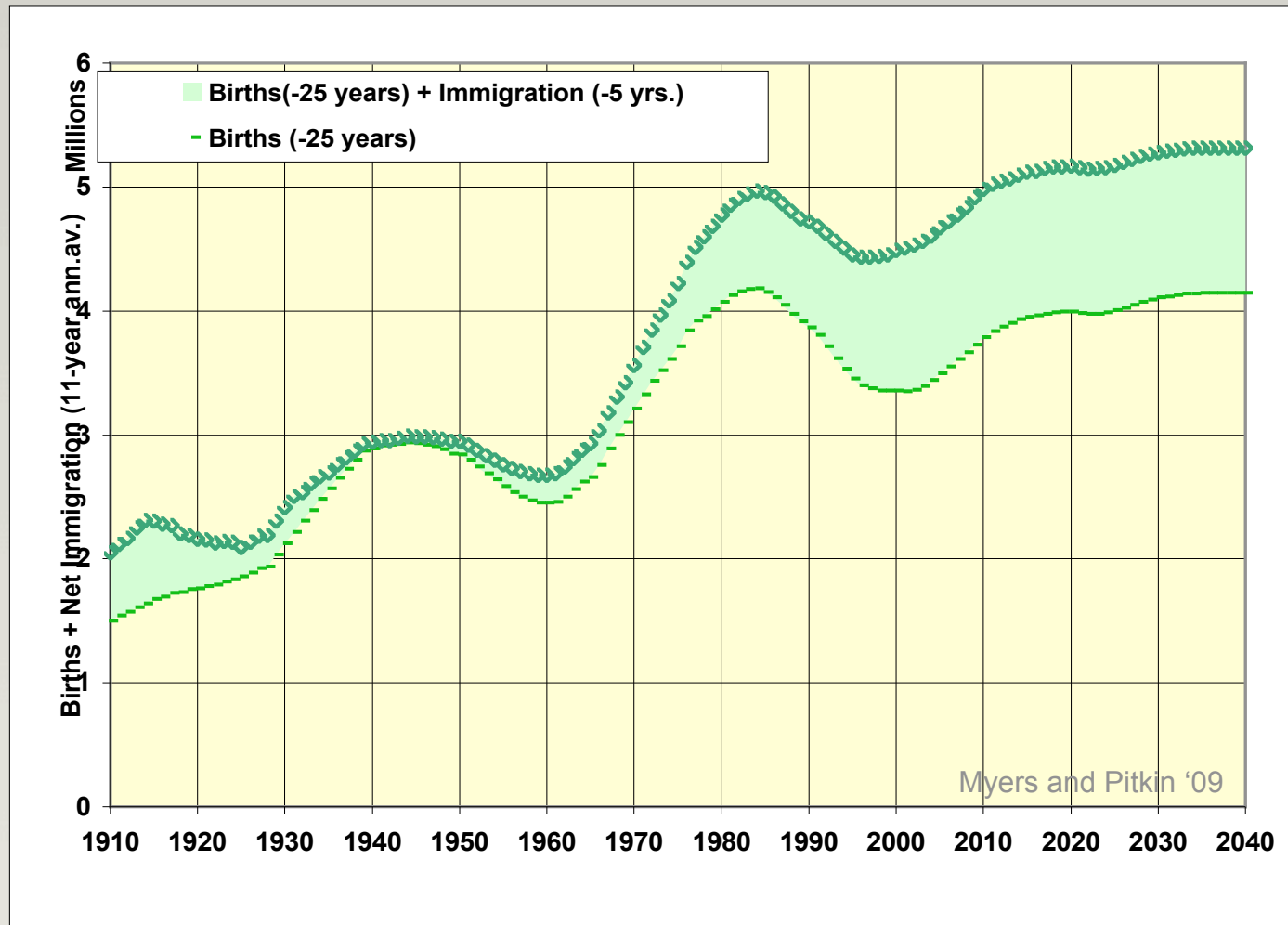
Source: Dowell Myers, USC

The Trigger of Many Crises

- Social Security Crisis
- Medicare/Health Insurance Crisis
- Workforce Replacement Crisis
- Taxpayer Replacement Crisis
- The Home Seller Crisis
- Social & Community Investment Crisis

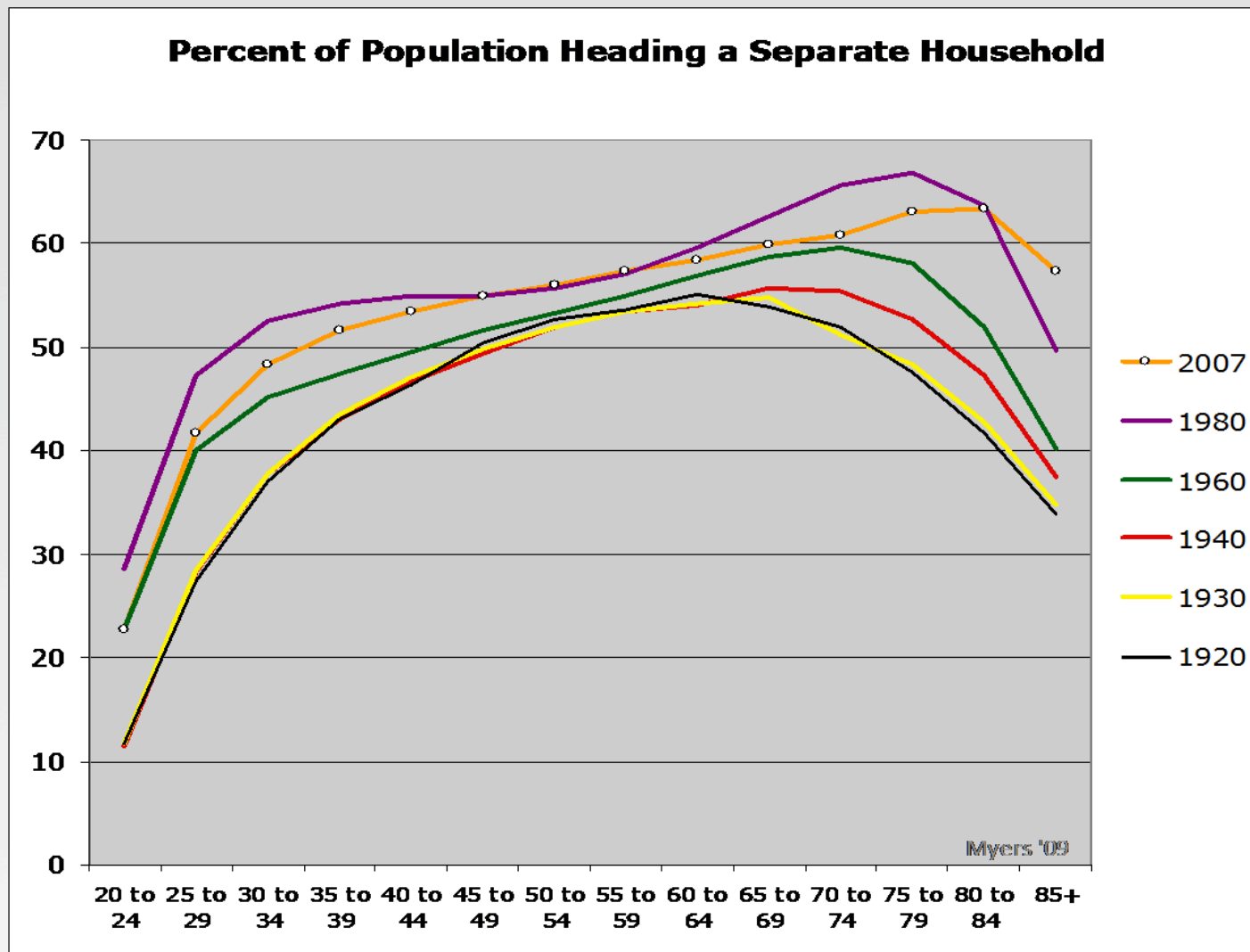
Demographic Growth

Native-Born Turning Age 25 Plus Immigrant Arrivals

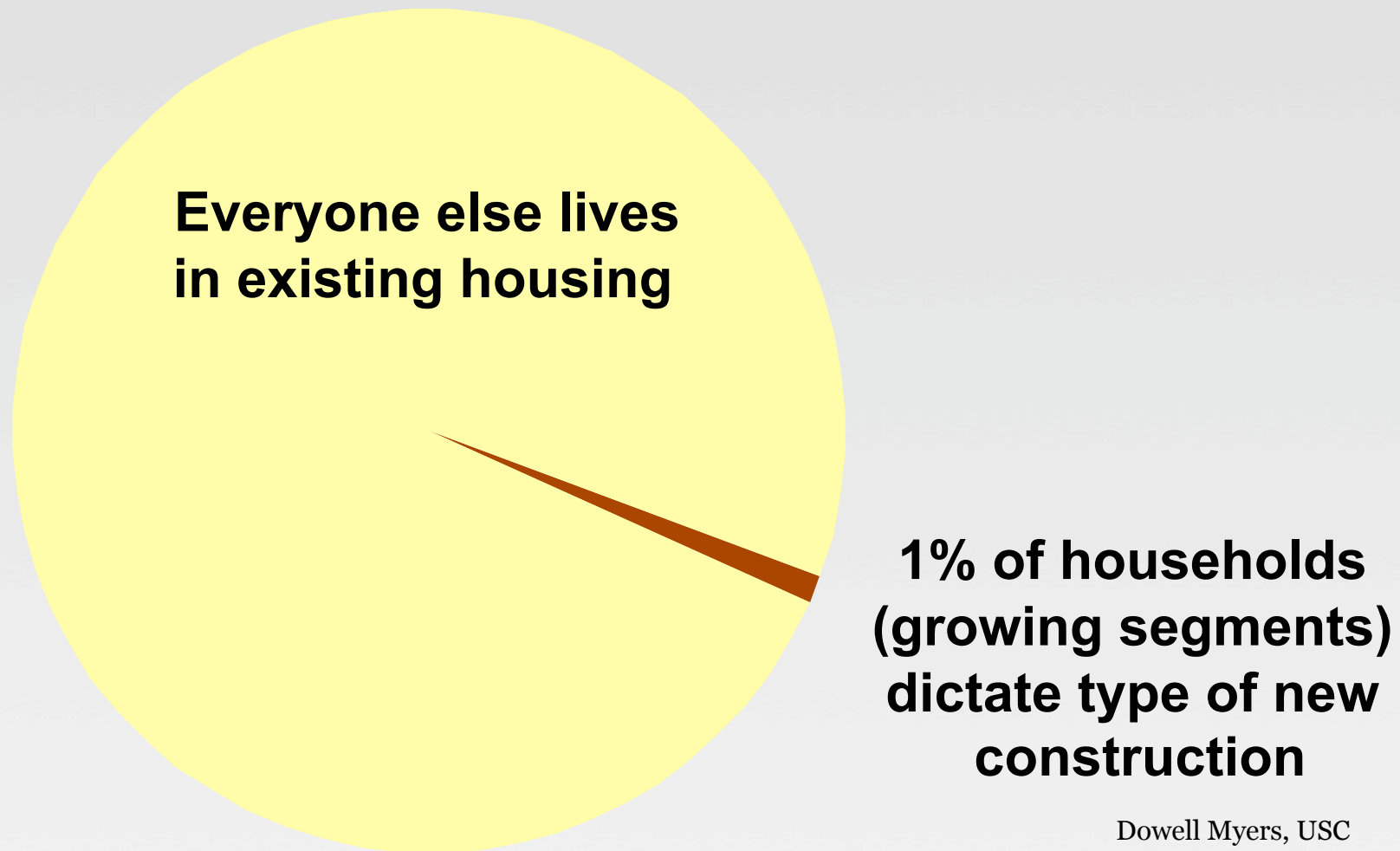


Support for New Housing Patterns

Household Formation by Age & Decade



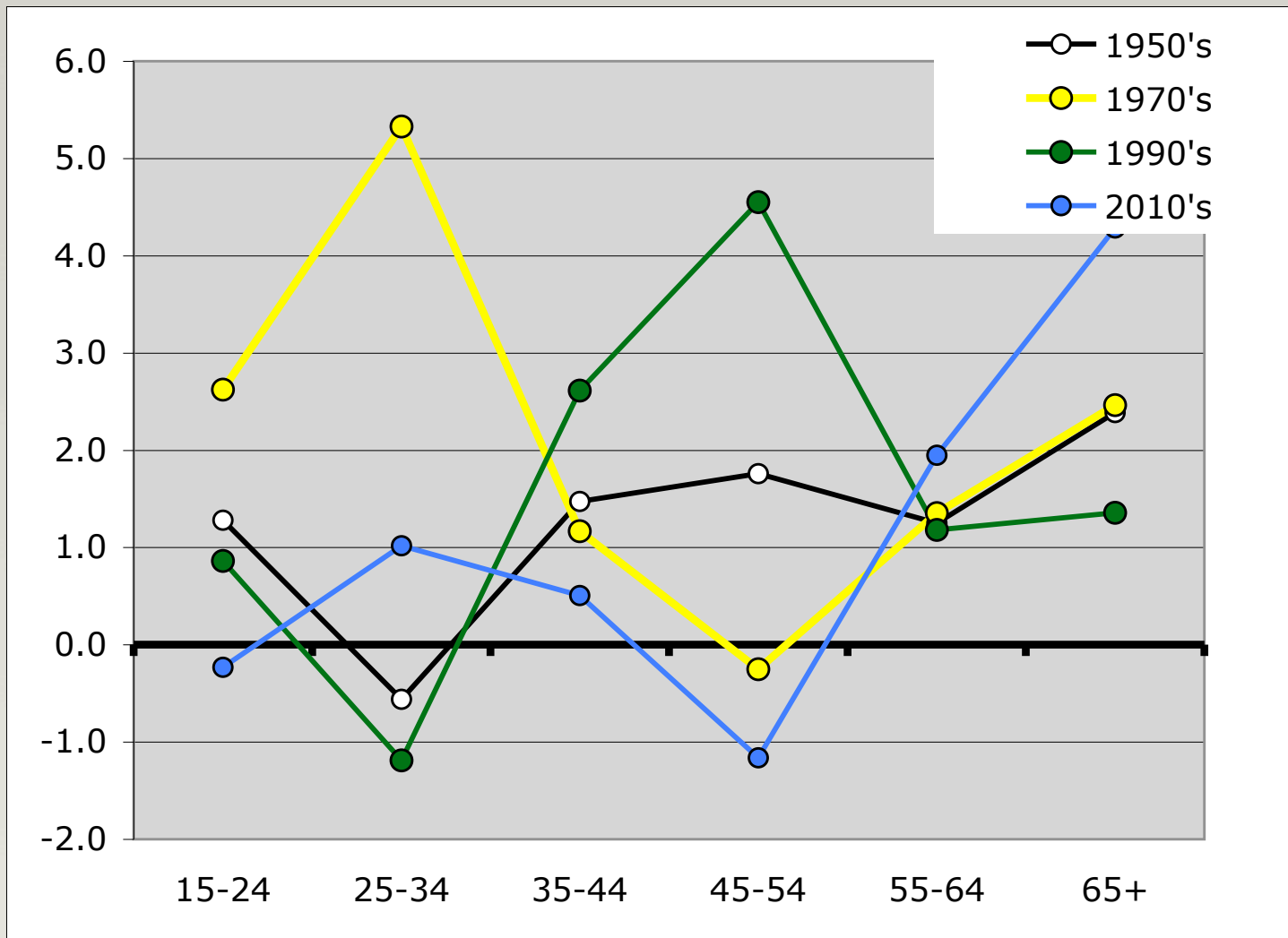
Minority Dictatorship of New Construction



Dowell Myers, USC

The Baby Boomers Surge Forward

Age Group Increase as Percent of US Population at End of Each Decade

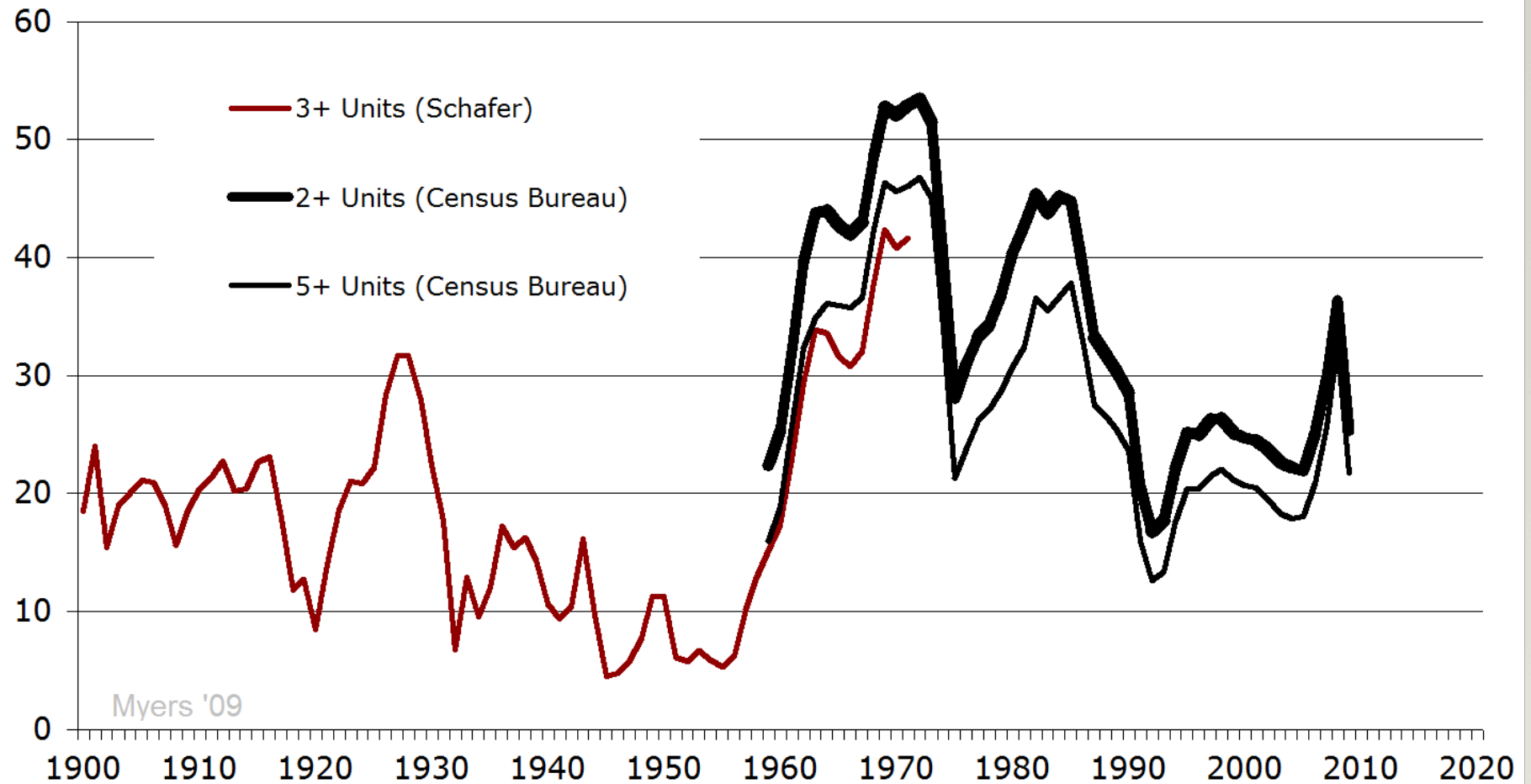


Episodes and Turning Points in Housing and Cities

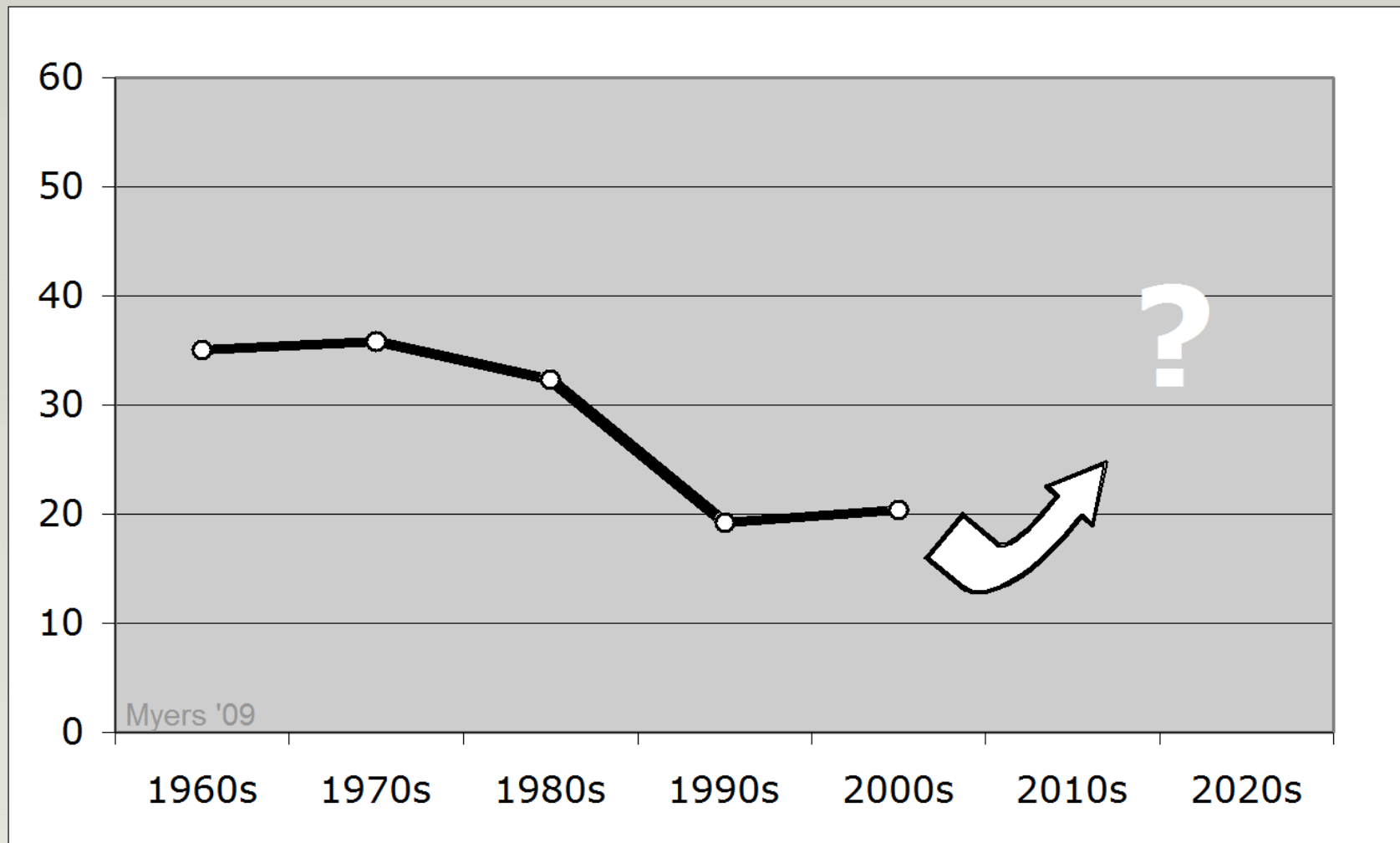
1. Urban Decline & Abandonment (1950-80)
2. Gentrification, the Long Boom
& the Affordability Crisis (1970-2008)
3. Collapse of Apartment Construction (1990-2005)
Urban Revival & the Apartment Rebound
(2006~2020)
4. Baby Boomer Sell-Off
& Ripple Effects (2015-2040)

3. Apartment Trend and Outlook

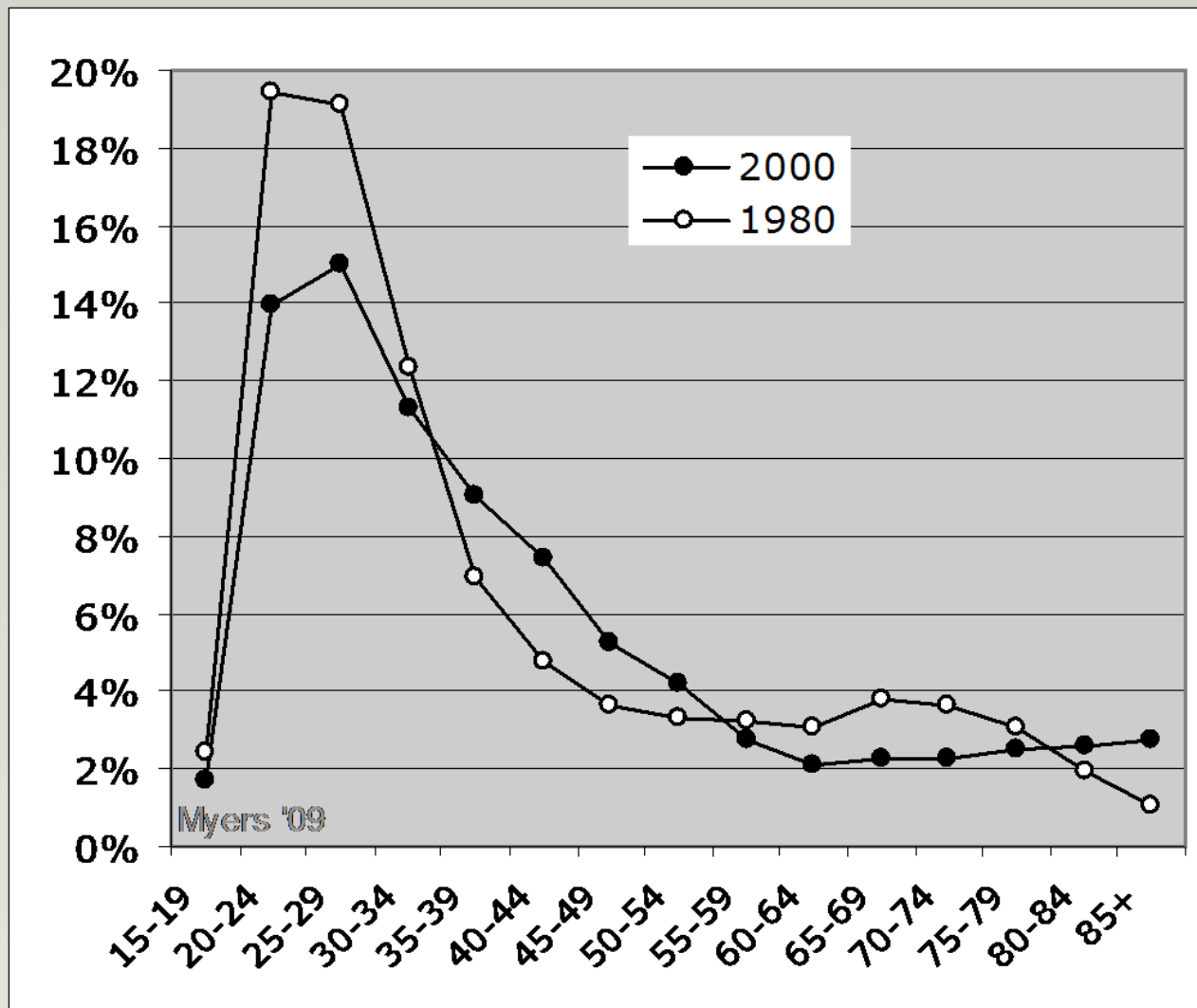
Century of Multifamily Construction Shares



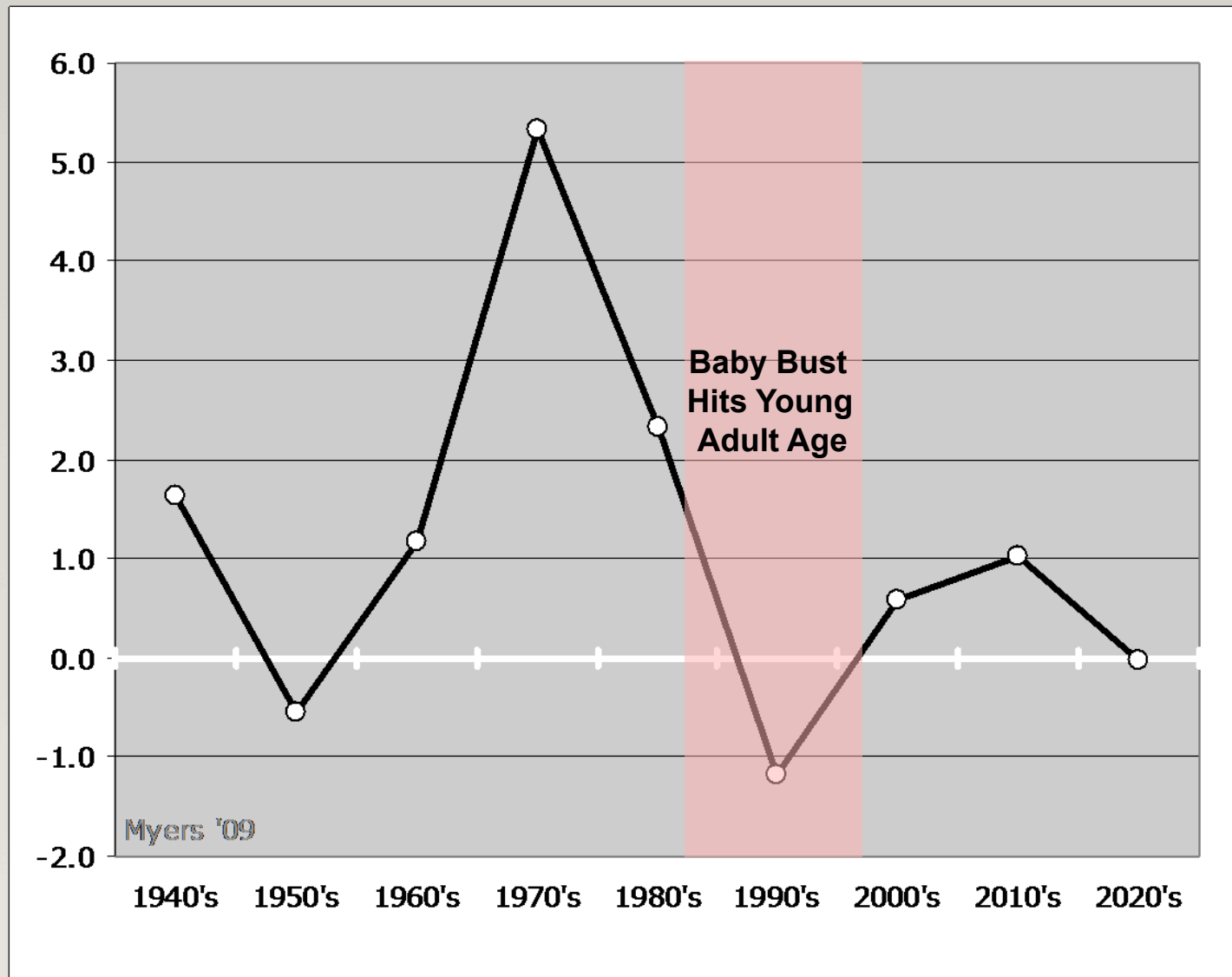
Share of Housing Construction in Apartments



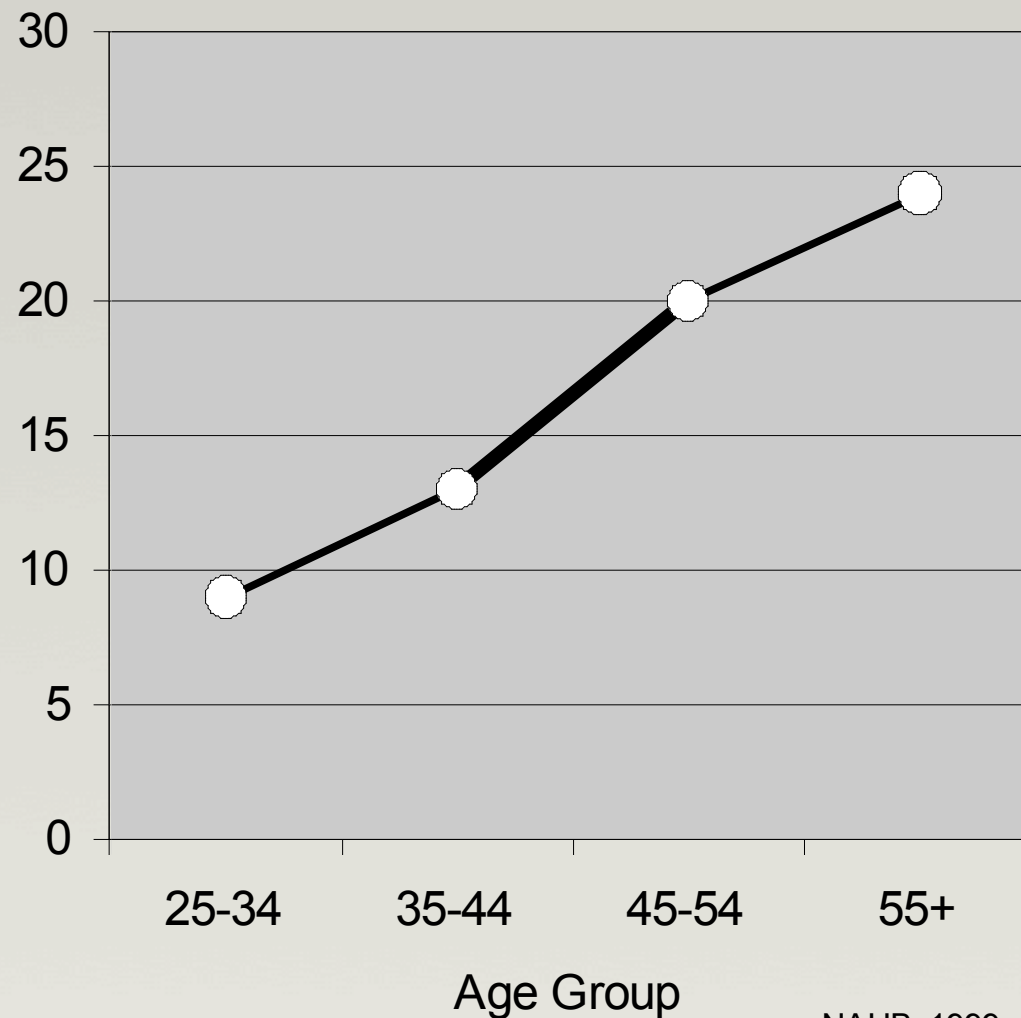
Age Profile of Tenants in Recently Built Apartments



Growth at Ages 25-34 as a Percent of US Population



Expressed Preference for a Townhouse in the City



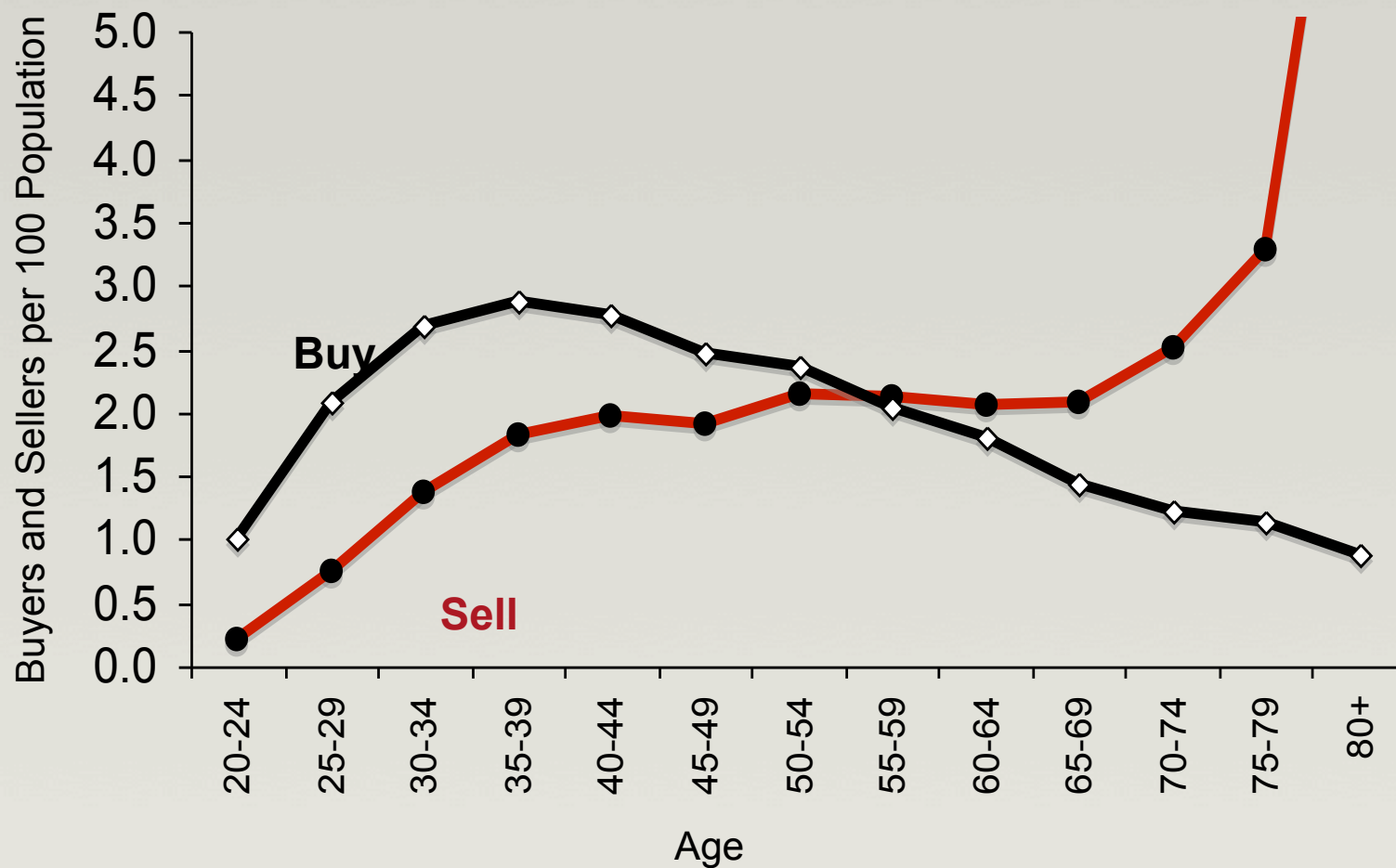
NAHB, 1999

Myers and Gearin 2001 based on NAHB data

4. The Baby Boomer Sell-Off

Average Annual Rates of Buying and Selling

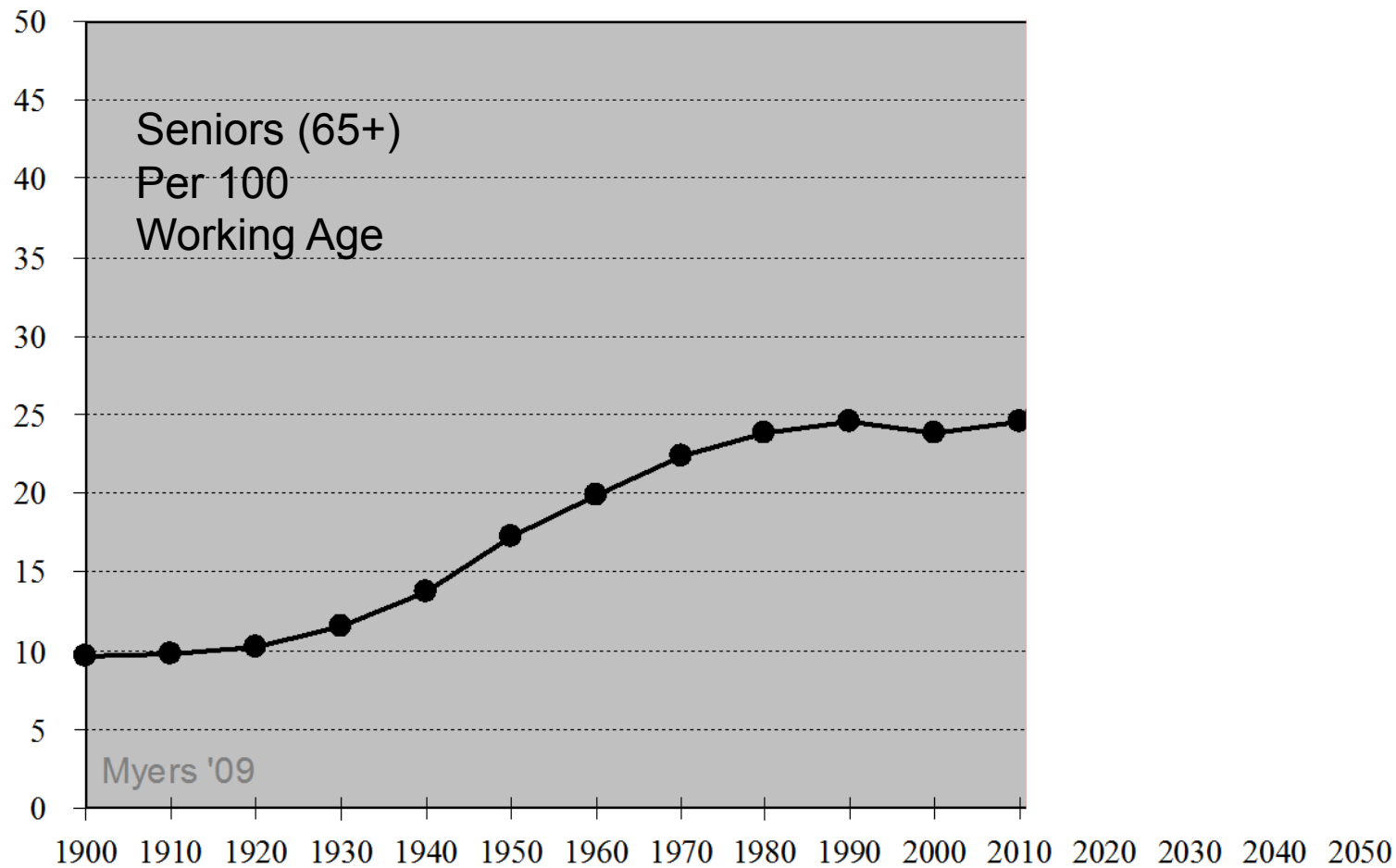
Per 100 People of Each Age in California



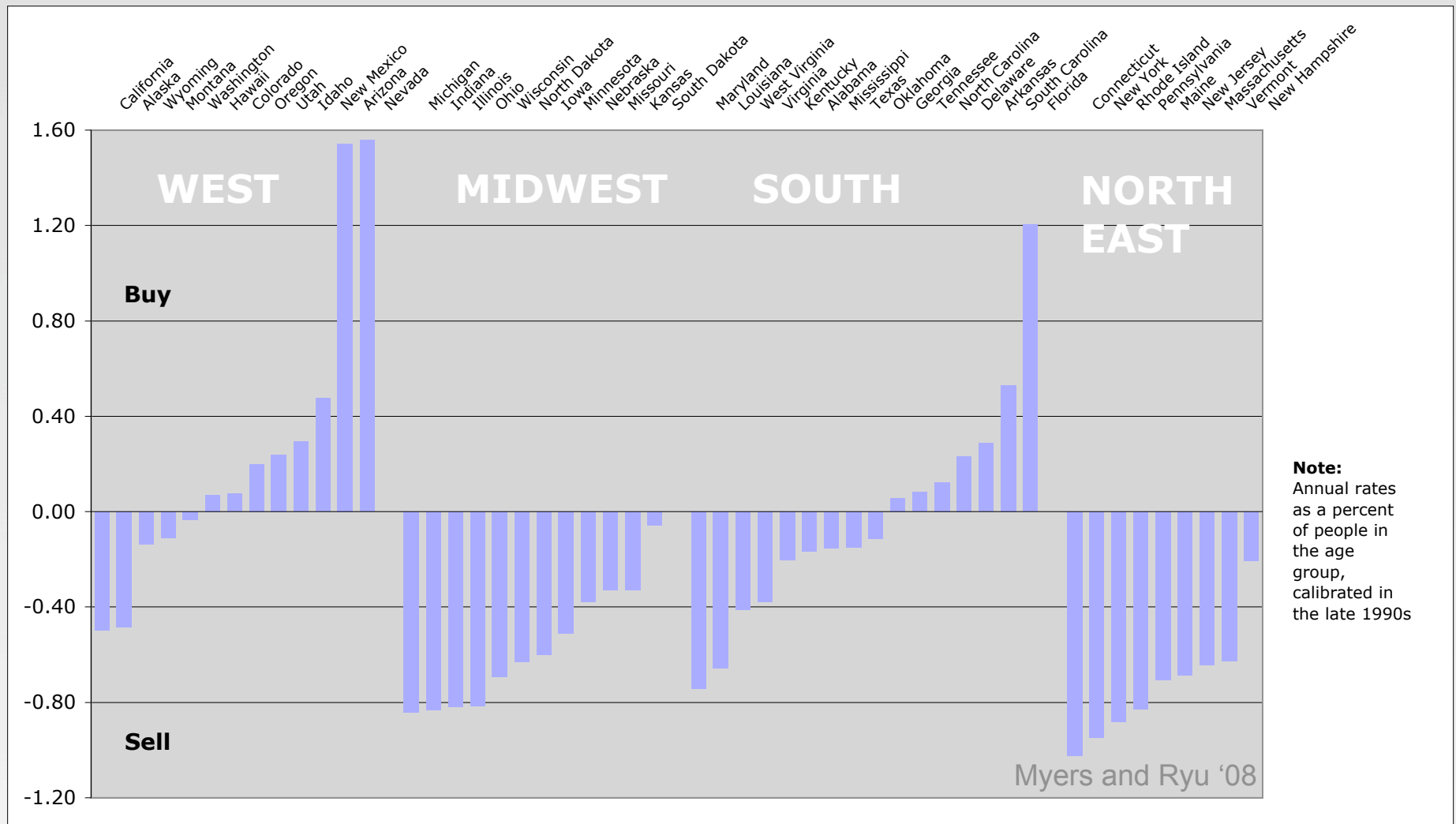
Source: Myers (2007) *Immigrants and Boomers*, Figure 11.1

Growing Weight of Seniors Compared to Working Age

Ratio of Seniors per 100 Working Age (25-64) Residents in the U.S.



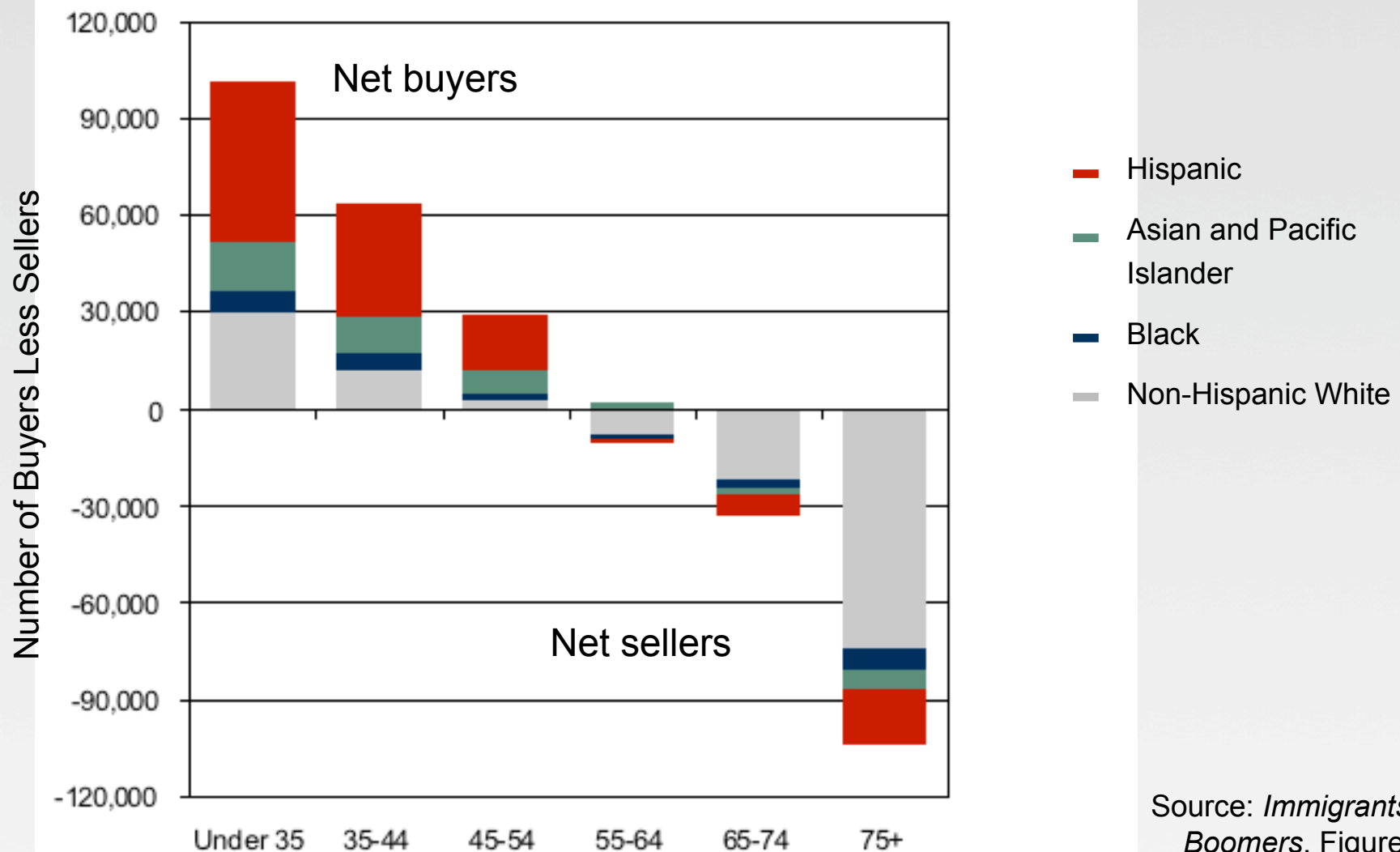
Annual Net Selling Rate at Age 65-69



Source: Dowell Myers and SungHo Ryu, "Aging Baby Boomers and the Generational Housing Bubble," *Journal of the American Planning Association* (winter 2008)

Who's Going to Buy Your House?

Myers's Projection for California in 2020



Source: *Immigrants and Boomers*, Figure 11.3

**What are some
Planning
Solutions
?**

Plan Housing Construction

- **Support New Housing Preferences**
 - Compact, walkable neighborhoods (Myers and Gearin)
 - More central locations
 - Beware low-density outer suburbs (Nelson, Leinberger)
 - Retirement housing integrated for growing seniors
- **Regulate Overall Supply**
 - Monitor absorption of retirees' homes that are vacated
 - Beware loosening development restrictions at a time when a glut of resale housing could be released by Boomers

Fight the Rising Senior Ratio

- **Plan to Retain Elderly in their Community**
 - Slow the flow of housing sales
 - Design more supportive, elder-friendly communities
- **Attract New Immigrants**
 - Foreign-born account for 30% of growth in owners this decade, triple that of the 1980s
- **Invest in the Young: Social Policy Plan**
 - Young adults need to shoulder a greater burden
 - Every young adult needs to become a middle-class homeowner and taxpayer
 - Neglected inner city youth are a precious asset to be cultivated for their potential contributions

Conclusions

for the

Future

Confluence of Factors

Demographic Change

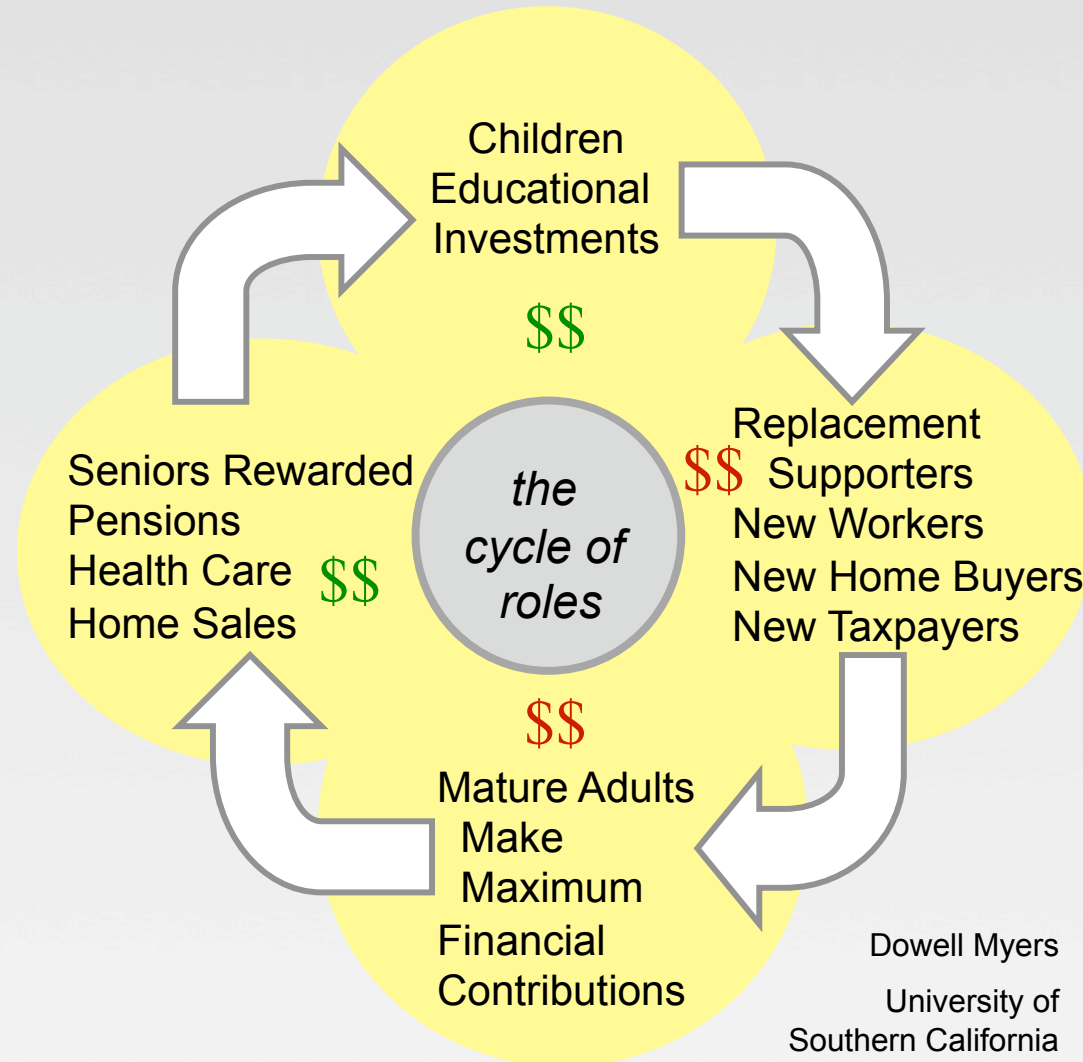
With New Demand for Density

With Reductions in Energy & Emissions

Livable, compact development fills demand unmet by existing single-family sprawl and solves social and environmental problems

The Intergenerational Social Contract

Rediscovering the Generational Partnership



Thank You

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For more information
search for “popdynamics”

