

# Home in America: Immigrants and Housing Demand

*How Immigrants Shape Suburban Housing Markets*

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Stephen B. Siegel Lecture  
The Future of New Jersey's Suburbs  
Monmouth University

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# ULI Terwilliger Center for Housing

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## ULI Terwilliger Center for Housing

## Terwilliger Center for Housing

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The ULI Terwilliger Center for Housing conducts research, performs analysis, provides expert advice, and develops best practice recommendations that reflect the residential land use and development priorities of ULI members in all residential product types, with special attention to workforce and affordable housing. The Center integrates ULI's wide-ranging housing activities into a program of work that furthers the development of mixed-income communities with a range of housing options.

The Center was established in 2007 with a gift from longtime member and former ULI chairman, J. Ronald Terwilliger. The Center's activities are also made possible by contributions from the ULI Foundation, individual ULI members, charitable foundations, and earned revenue.



### About the Center

# Home in America

## Immigrants and Housing Demand



# Data & Methodology

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Descriptive and multivariate analysis

American Community Survey

- 2012-2014 Public Use Microdata Sample (PUMS) file
- 2010-2014 5-year summary data

Immigrant gateway typology (A. Singer)

Suburban typology (ULI/RCLCO)

# Data & Methodology

## Immigrant Gateway Typology

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### **Continuous Gateways**

Boston  
Chicago  
New York  
San Francisco

### **Post WWII Gateways**

Houston  
Los Angeles  
Miami  
Washington DC

### **Emerging Gateways**

Atlanta  
Charlotte  
Orlando  
Phoenix

### **Former Gateways**

Buffalo  
Cleveland  
Detroit  
Pittsburgh

### **Reemerging Gateways**

Baltimore  
Denver  
Minneapolis  
Seattle

# Data & Methodology

## Suburban Typology

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Established High-End  
Suburb



Economically Challenged  
Suburb



Greenfield Lifestyle Suburb



Stable Middle-Income  
Suburb

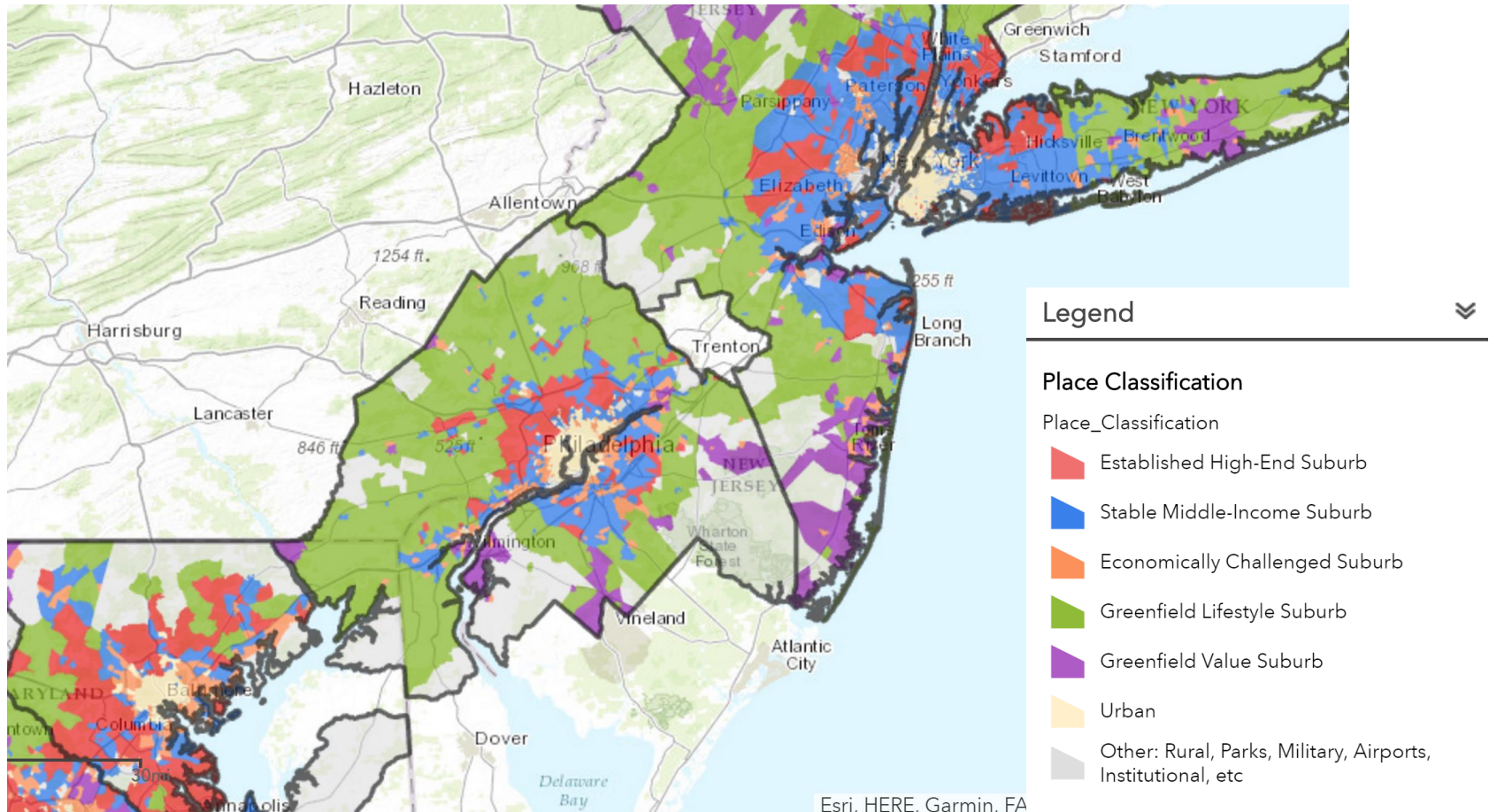


Greenfield Value Suburb



# Data & Methodology

## Suburban Typology



# Key Takeaways

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Immigration has been an important source of **population growth and housing demand** in regions across the country.

Immigrants have strong aspirations for **single-family homeownership**.

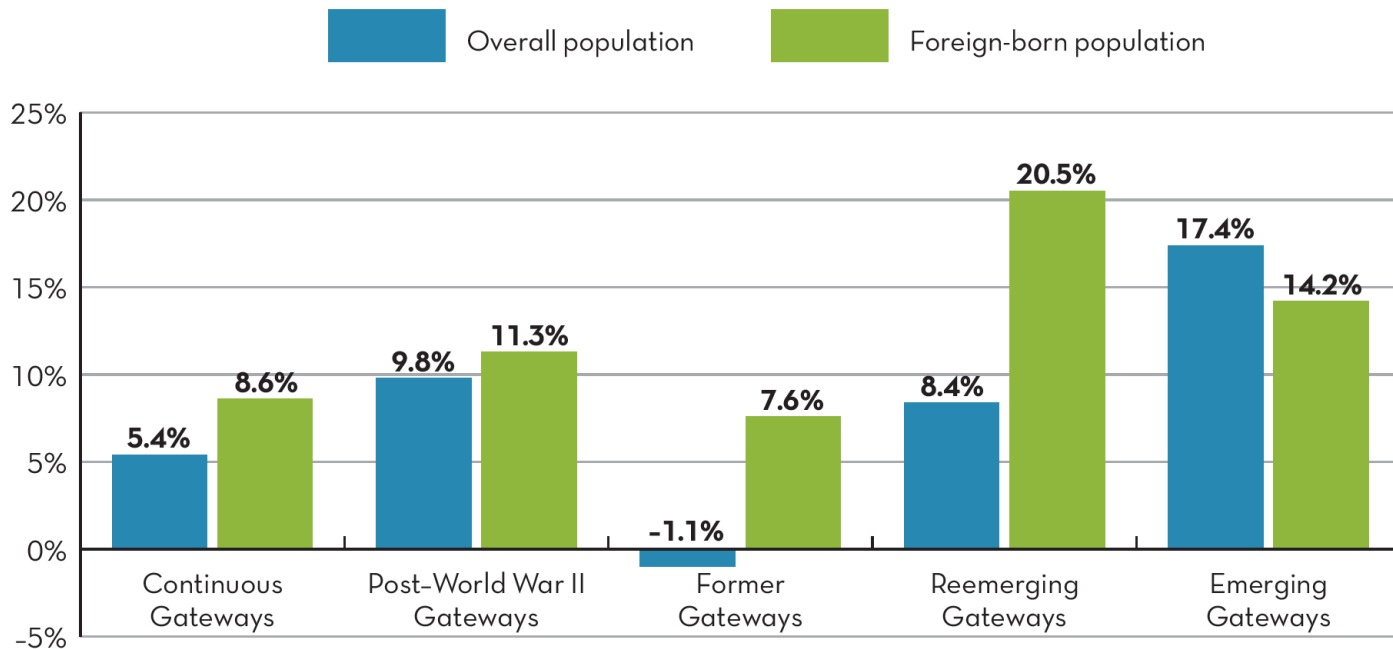
The **suburbs are increasingly attracting new immigrants** from all economic and cultural backgrounds.

Areas experiencing or expecting significant immigration should be **proactive in accommodating new immigrants**.



# Immigration has been an important source of population growth and housing demand.

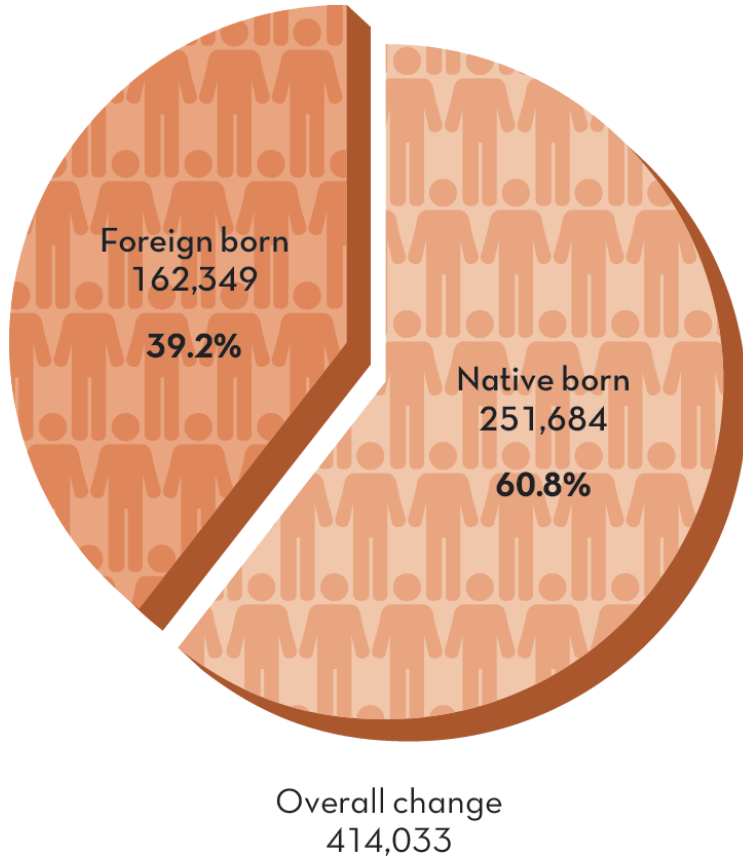
## Population Growth Rate by Immigrant Gateway Type, 2006-2014



Source: U.S. Census Bureau, 2006 and 2014 American Community Survey.

# Share of Population Change, 2006-2014

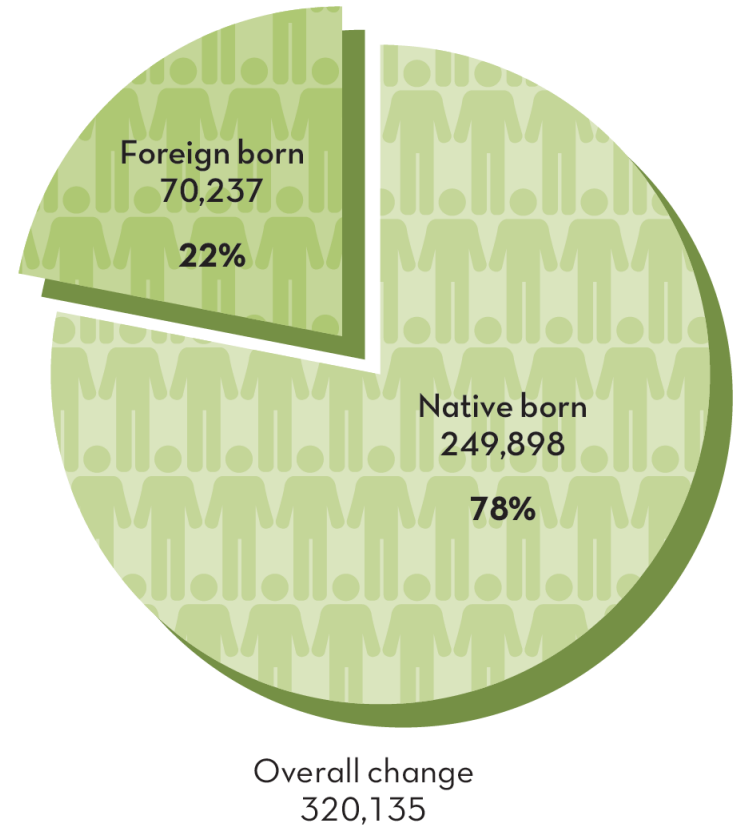
*San Francisco Metropolitan Area*



Source: U.S. Census Bureau, 2006 and 2014 American Community Survey.

# Share of Population Change, 2006-2014

*Minneapolis-St. Paul Metropolitan Area*



Source: U.S. Census Bureau, 2006 and 2014 American Community Survey.

# Share of Population Change, 2006-2014

## *Buffalo Metropolitan Area*



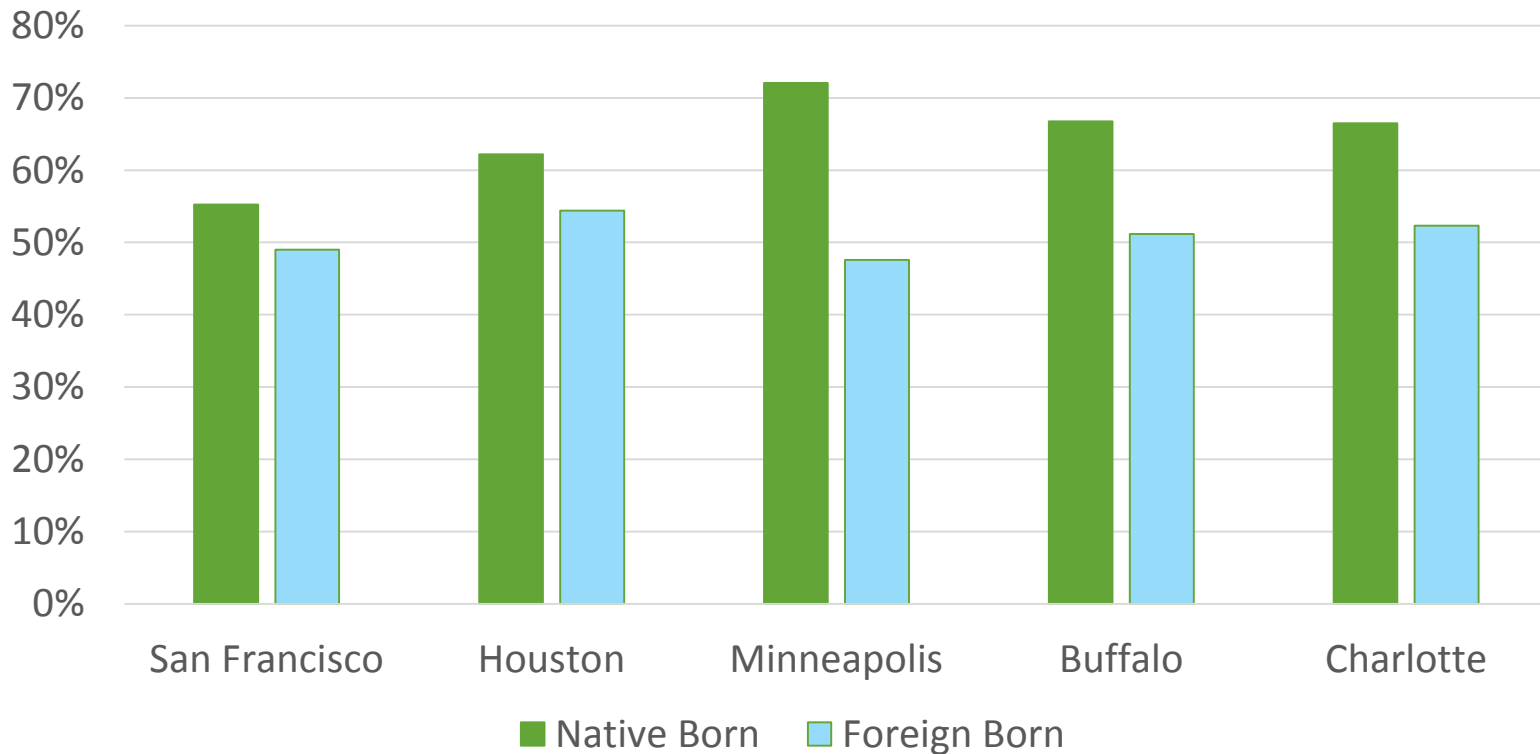
Overall change  
-1,160

The Buffalo metropolitan area's native-born population declined by 16,627 between 2006 and 2014.

Source: U.S. Census Bureau, 2006 and 2014 American Community Survey.

# Immigrants have strong aspirations for single-family homeownership.

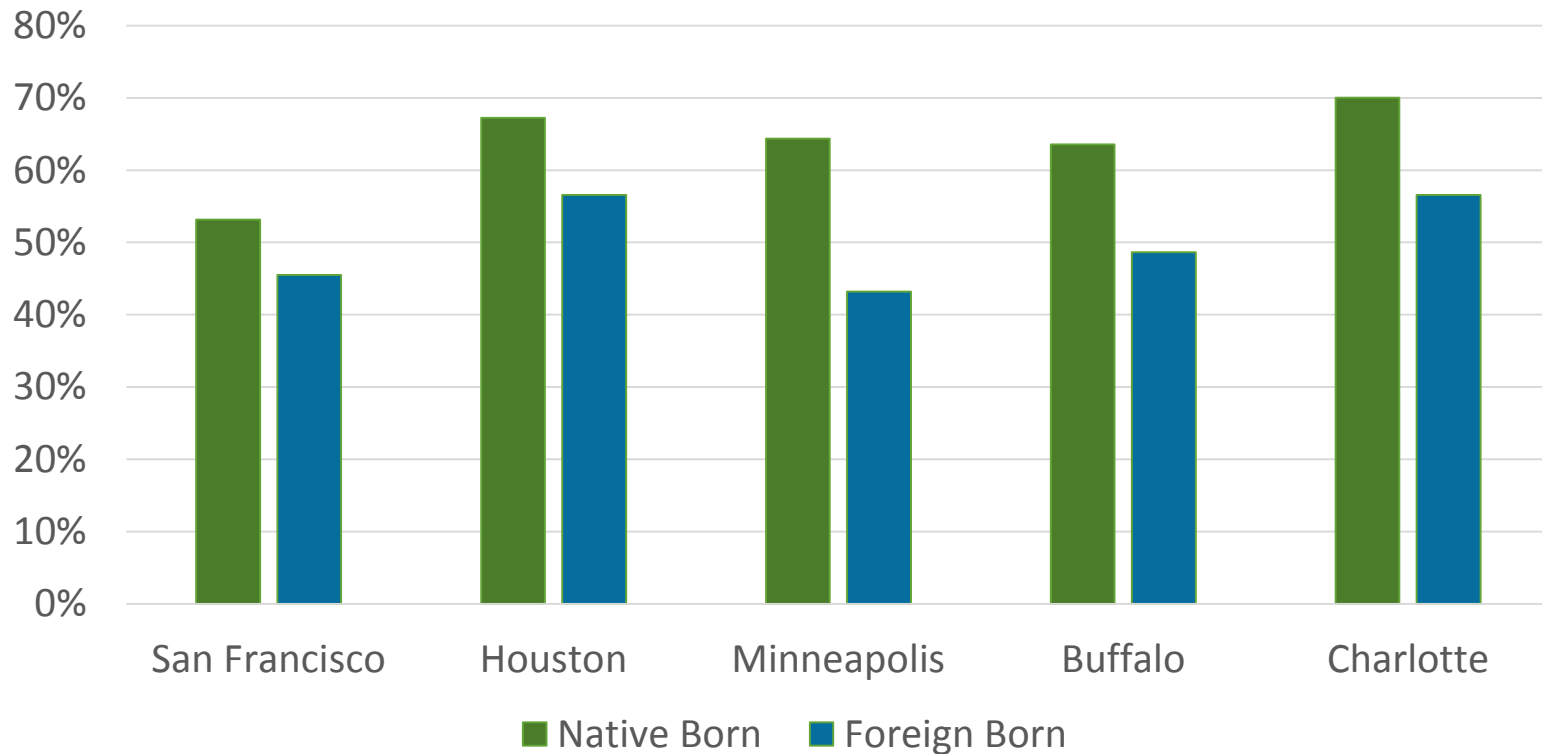
Home Ownership Rate (2012-2014)



Source: ACS PUMS file

# Immigrants have strong aspirations for single-family homeownership.

Single-Family Detached Homes (2012-2014)



Source: ACS PUMS file

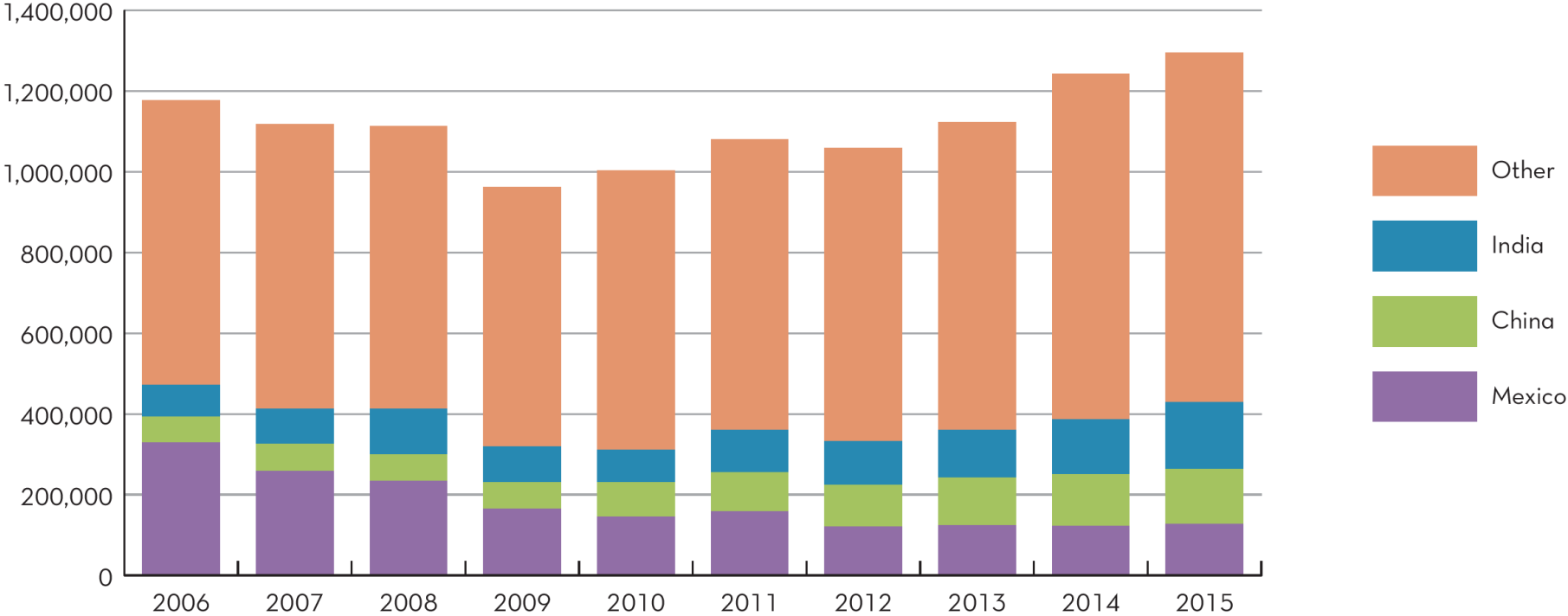
Immigrants have strong aspirations for single-family homeownership.

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Key factors associated with single-family homeownership:

- Household income
- Length of time in the U.S.
- *Region of origin*

# In-Migrants by Country, 2006-2015



Source: U.S. Census Bureau via University of Minnesota (IPUMS).

Note: Totals reflect the number of non-U.S. citizens, regardless of immigration status, who were living in a given source country a year earlier. Totals for China exclude Taiwan.

# The suburbs are increasingly attracting new immigrants from all backgrounds.

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## Residential Location of San Francisco's Foreign-Born and Native-Born Populations, 2014

Neighborhood Type	Native Born		Foreign Born	
	Number	%	Number	%
Urban	582,449	19%	320,697	24%
Economically Challenged Suburb	1,047,132	33%	471,545	35%
Stable Middle-Income Suburb	695,194	22%	291,929	22%
Established High-End Suburb	762,334	24%	241,568	18%
Greenfield Lifestyle Suburb	0	0%	0	0%
Greenfield Value Suburb	0	0%	0	0%
Rural	43,097	1%	10,306	1%
<b>Total</b>	<b>3,130,206</b>	<b>100%</b>	<b>1,336,045</b>	<b>100%</b>

Source: 2010–2014 American Community Survey 5-year file; RCLCO/ULI.



# The suburbs are increasingly attracting new immigrants from all backgrounds.

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## Residential Location of Houston's Foreign-Born and Native-Born Populations, 2014

Neighborhood Type	Native Born		Foreign Born	
	Number	%	Number	%
Urban	432,083	9%	180,685	13%
Economically Challenged Suburb	1,104,537	23%	404,807	29%
Stable Middle-Income Suburb	2,039,313	42%	548,794	39%
Established High-End Suburb	717,452	15%	200,496	14%
Greenfield Lifestyle Suburb	175,070	4%	17,369	1%
Greenfield Value Suburb	129,746	3%	18,014	1%
Rural	211,424	4%	24,351	2%
<b>Total</b>	<b>4,809,625</b>	<b>100%</b>	<b>1,394,516</b>	<b>100%</b>

Source: 2010-2014 American Community Survey 5-year file; RCLCO/ULI.

# The suburbs are increasingly attracting new immigrants from all backgrounds.

## Residential Location of Buffalo's Foreign-Born and Native-Born Populations, 2014

Neighborhood Type	Native Born		Foreign Born	
	Number	%	Number	%
Urban	194,393	18%	18,463	27%
Economically Challenged Suburb	238,042	22%	12,028	18%
Stable Middle-Income Suburb	159,330	15%	9,210	14%
Established High-End Suburb	253,041	24%	20,884	31%
Greenfield Lifestyle Suburb	108,330	10%	3,807	6%
Greenfield Value Suburb	34,191	3%	1,076	2%
Rural	80,467	8%	2,405	4%
<b>Total</b>	<b>1,067,794</b>	<b>100%</b>	<b>67,873</b>	<b>100%</b>

Source: 2010–2014 American Community Survey 5-year file; RCLCO/ULI.

Note: n/a = not applicable.

# The suburbs are increasingly attracting new immigrants from all backgrounds.

## Residential Location of Minneapolis–St. Paul’s Foreign-Born and Native-Born Populations, 2014

Neighborhood Type	Native Born		Foreign Born	
	Number	%	Number	%
Urban	365,996	12%	70,222	21%
Economically Challenged Suburb	738,383	24%	106,903	32%
Stable Middle-Income Suburb	934,766	30%	90,021	27%
Established High-End Suburb	651,611	21%	56,062	17%
Greenfield Lifestyle Suburb	0	0%	0	0%
Greenfield Value Suburb	0	0%	0	0%
Rural	402,144	13%	8,678	3%
<b>Total</b>	<b>3,092,900</b>	<b>100%</b>	<b>331,886</b>	<b>100%</b>

Source: 2010–2014 American Community Survey 5-year file; RCLCO/ULI.

Note: n/a = not applicable.

The suburbs are increasingly attracting new immigrants from all backgrounds.

## Residential Location of Charlotte's Foreign-Born and Native-Born Populations, 2014

Neighborhood Type	Native Born		Foreign Born	
	Number	%	Number	%
Urban	92,532	4%	16,981	8%
Economically Challenged Suburb	348,115	17%	57,712	27%
Stable Middle-Income Suburb	276,773	13%	40,111	19%
Established High-End Suburb	357,089	17%	39,528	19%
Greenfield Lifestyle Suburb	389,170	19%	26,220	12%
Greenfield Value Suburb	444,518	21%	26,832	13%
Rural	179,082	9%	4,252	2%
<b>Total</b>	<b>2,087,279</b>	<b>100%</b>	<b>211,636</b>	<b>100%</b>

Source: 2010–2014 American Community Survey 5-year file; RCLCO/ULI.

The suburbs are increasingly attracting new immigrants from all backgrounds.

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Household characteristics are not strongly correlated with the likelihood of living in the suburbs:

- Length of time in the US
- Household size
- Age
- Household income



No consistent correlations with suburban residence

Areas experiencing significant immigration should accommodate new immigrants.

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Immigrants are critical to the economic well-being of cities, suburbs and regions across the country.

An influx of immigrants to a suburb may be followed by additional flows of migrants from the same country.

Investments in housing, retail, recreational and cultural amenities, as well as social assistance and education programs are key.

Areas experiencing significant immigration should accommodate new immigrants.

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## Challenges to suburban communities

- Lack of existing immigrant networks and institutions
- Insufficient government resources for immigrant services
- Potential opposition from existing residents

## Opportunities for suburban communities

- Key segment of the demand for suburban housing
  - Single-family homes currently occupied by Baby Boomers
- Population growth in declining suburbs
- New investment in suburban commercial centers

# Questions?

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