Tomorrow’s Cities, Tomorrow’s Suburbs documents signs of resurgence in cities and interprets omens of decline in many suburbs.

It offers an extensive analysis of the 2000 census, with insights into the influence of income disparities, housing age and size, racial segregation, immigration, and poverty.

It also examines popular perceptions—and misperceptions—about safety and danger in cities, suburbs, and exurbs that affect settlement patterns.

The following images display the status and change in Per Capita Income in the Central City and suburbs of 3 metropolitan areas:

- Atlanta
- Chicago
- Minneapolis-St. Paul

Washington D.C. income change and middle-aged suburbs are then compared.
Relative Per Capita Income Change
1990-2000 Suburbs of
Minneapolis-St.Paul MSA

Relative Per Capita Income Status

Income Change 1990-2000
- **Rapid Decline (More than 20%)**
- **Substantial Decline (10% to 20%)**
- **Some Decline (2.5% to 10%)**
- **Stable (+ or - 2.5%)**
- **Some Increase (2.5% to 10%)**
- **Substantial Increase (10% to 20%)**
- **Rapid Increase (More than 20%)**
Relative Median Family Income Change
1990-2000 Suburbs of Washington D.C. PMSA

Income Change 1990-2000
- **Rapid Decline (More than 20%)**
- **Substantial Decline (10% to 20%)**
- **Some Decline (2.5% to 10%)**
- **Stable (+ or - 2.5%)**
- **Some Increase (2.5% to 10%)**
- **Substantial Increase (10% to 20%)**
- **Rapid Increase (More than 20%)**
Nationally, suburbs with a preponderance of their housing built in the 1950’s and 1960s are those with greater likelihood of falling behind their metropolitan areas in Income Growth

Here the change in relative family incomes for Washington D.C. MSA is compared with the map of “middle aged” suburbs.

Proportion of 2000 housing stock Built in the 1950s and 1960s
- High
- Modest
- Low
- Very Low