

Table 8.4 Revised

**Relative Average Family Income Increasing for Census Tracts Specialized in Housing
Constructed in Different Decades**

Decade of Housing Construction	Change 1980 to 1990			Change 1990 to 2000		
	All Tracts	Central City	Outside City	All Tracts	Central City	Outside City
Pre-1940						
Tracts	2325	1482	843	2391	1486	905
Increased	642	364	278	1112	700	412
Percent Increased	27.6%	24.6%	33.0%	46.5%	47.1%	45.5%
1940s						
Tracts	2231	1181	1050	2261	1181	1080
Increased	445	215	230	856	442	414
Percent Increased	19.9%	18.2%	21.9%	37.9%	37.4%	38.3%
1950s						
Tracts	1842	551	1291	1855	549	1306
Increased	359	105	254	595	164	431
Percent Increased	19.5%	19.1%	19.7%	32.1%	29.9%	33.0%
1960s						
Tracts	1587	320	1267	1597	320	1277
Increased	355	67	288	404	92	312
Percent Increased	22.4%	20.9%	22.7%	25.3%	28.8%	24.4%
1970s						
Tracts	1625	151	1474	1640	150	1490
Increased	520	39	481	517	42	475
Percent Increased	32.0%	25.8%	32.6%	31.5%	28.0%	31.9%
1980s						
Tracts	1818	145	1673	1844	147	1697
Increased	758	47	711	746	59	687
Percent Increased	41.7%	32.4%	42.5%	40.5%	40.1%	40.5%
Since 1990						
Tracts				1674	146	1528
Increased				895	83	812
Percent Increased				53.5%	56.8%	53.1%

In this table a tract is considered "specialized" if it has 1.5 times or more the metropolitan proportion of housing built in that decade. Specialization in Decade of Occupied Housing Construction uses data reported in the 2000 Census of Population and Housing. The proportion of a census tract's occupied housing in a particular period of construction is compared with the proportion for its metropolitan area.

If a census tract's Average Family Income Relative to its Metropolitan Area's Average Family Income grew by more than 2.5%, it is reported here as having "Increased".

Lucy, William H. and David L. Phillips, *Tomorrow's Cities, Tomorrow's Suburbs*, APA Planners Press, Chicago, Ill. 2006.