

# **Lancaster Prospers? An Analysis of Census Data on Economic Opportunities and Outcomes**

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## Lancaster Prospers?

### Introduction and Overview

There is a well-known narrative about the hard times cities faced during the last three or four decades of the 1900s. Throughout the nation, the flight of jobs and middle class households to the suburbs sent cities scrambling to shore up neighborhoods and city treasuries. A different narrative has been emerging of late. We now hear of a turn-around for cities, including Lancaster. In this new narrative, cities are increasingly portrayed as desirable places and cultural hubs for the leisured and creative classes and for growing numbers of professionals tapping into the information economy.

Until the early 1990s, urban economic development policy kept the alleviation of poverty and the easing of social strife as explicit and actionable goals. Policymakers understood that *economic well-being* within an urban landscape could not be achieved without directly addressing questions of equity and of poverty. In the new narrative, by contrast, policy has targeted *economic growth*, focusing almost exclusively on real estate and business development.

The presumption behind this new approach has been that new wealth coming into a city will spread-out from high tech hubs to all of the people in the city and its neighborhoods. In so far as it has remained an explicit goal, poverty alleviation seems to have been outsourced to churches and community foundations, becoming effectively privatized and therefore unaccountable, a matter of public relations more than of political discourse. Neighborhood stability has become more a matter of aesthetics (e.g., beautiful parks) and security (quasi-gated communities) than of residents' jobs and incomes.

The reality of the new city narrative has fallen short of its promise. Property values have gone up, but the spreading out of wealth has not occurred. Inequalities of opportunities and outcomes have grown, not diminished; racial disparities have been on the rise; and the social fabric of urban neighborhoods and of

the urban community as a whole has frayed. Recent urban unrest throughout the nation seems to have put questions of equity and poverty back on the agenda.

The course of development in Lancaster City fits quite well with this general picture. During the second half of the 20<sup>th</sup> century, as residential, commercial, and industrial suburbanization exploded, the City's population declined. During this period, the City pursued a redevelopment strategy that left it with a disastrous social and economic climate. A detailed study of this period found,

"The combination of an urban redevelopment program that disrupted a traditional African American neighborhood, the influx of large numbers of Hispanics, and the migration of jobs, wealth, and a substantial percent of the city's white population to the suburbs in the years between 1960 and 1980 left a Lancaster City that was poorer and less economically viable than at any time since the beginning of industrialization more than a century and a half earlier."<sup>i</sup>

In response to the crisis conditions of the 1970s and 1980s, City leaders followed a two-pronged approach, working with neighborhood organizations on poverty alleviation measures on the one hand, and working to sustain a commercial revitalization of the downtown area on the other. Starting at the turn of the most recent century, policymakers appeared to reduce their emphasis on anti-poverty measures, and focused increasingly on commercial development and downtown revitalization. Under this new strategy, two mutually-reinforcing initiatives were successful: the discovery and promotion of Lancaster as a center for tourists, and the attraction of in-migrating high-income households. The recent report issued by the Lancaster Alliance, *Building On Strength*, documents the success of this strategy of commercial and downtown development, and proposes that these efforts be continued and expanded in the next economic development phase of the City.

Nationally, as noted, the turn to a commercial and real-estate focus in urban economic development was accompanied by a rise in inequality and social stress. Given that Lancaster's own economic development strategy has shifted towards commercial and real-estate development, patterns of increasing inequalities and a decaying social fabric are not surprisingly appearing in Lancaster, too. While the downtown and a few nearby corridors are doing well in the City, economic hardship has deepened in other areas. Even areas that had been economically stable through the 1990s are showing significant signs of deterioration, and inequality is on the rise within all neighborhoods. Furthermore, Lancaster City's longstanding racial divide is deepening at a time when Blacks and Latinos collectively comprise over half of the City's population. Lancaster City has increasingly become a place of economic inequality, especially now that the benefits of its recent growth have accrued so unequally by class, by neighborhood, and by race.

## A City of Growing Inequalities

After a brief discussion of historical trends in population and income for Lancaster City and County, we present two categories of data. The first details data about economic opportunities, and includes data on jobs and work. The second, economic outcomes, includes data on income, home-ownership and poverty.

### *City and County Trends in Population and Income*

Suburban growth and white flight have continued unabated for more than sixty years in Lancaster County despite the new city narrative. [Lancaster City has fewer people today than in 1950](#), even though the County's population has more than doubled. [Today, Whites make up only about 40 percent of Lancaster City's population, while they constitute 85 percent of the County's population](#). And although poverty has increased and the proportion of households earning middle class incomes has declined over time in both the County and City, there has been a greater increase in poverty and a faster decline in the number of households

with middle class incomes in the City. These trends and others are discussed in more detail below.

## Trends in Opportunities and Outcomes in Lancaster City

### *Jobs and Work*

1. The percentage of city residents who are working and who are in mid-level paying occupations, especially in production jobs, [has decreased](#). The distribution of employment has shifted mostly towards lower-paying occupations (+8%), but also into higher-paying occupations (+3%).
2. [The change in the distribution of jobs has varied effects for White, Black, and Latino residents](#). Whites are more likely to be in high wage jobs, and thus are likely to be experiencing a greater share of the benefits of the increase in higher-wage employment. The loss of mid-level jobs is likely to have been felt more by Black and Latino residents, whose employment is more concentrated in mid-wage production jobs. Black and Latino residents are somewhat more concentrated than Whites in low wage jobs.
3. [Unemployment has increased, roughly doubling, among all groups of city residents](#). But while the unemployment rate for Whites is about 10%, it has reached much higher levels for Latinos (23%) and Blacks (31%).
4. [Lancaster City's long term demographic trends continue unabated](#): its White population is declining, and its Black and Latino populations are growing. In line with the distribution of jobs and employment by race described above, data on income by race show that:
  - i. The number of White families has decreased (from 6,387 to 5,091), with the decrease being felt the most in the middle income ranges. This means that the White income distribution is shifting away from middle income groups and into lower-income and higher-income groups.
  - ii. The number of Black families increased modestly (from 1,779 to 1,904), but all of

this growth took place at the lower side of the income scale (incomes less than \$30K). The number of Black families in the middle and high income ranges dropped.

- iii. The number of Latino families has grown substantially (from 3,778 to 4,898), with the number of families increasing the most in income ranges below \$30K. The number of Latino families in the middle income range of \$30-\$75K increased modestly, while the number of higher income Latino families decreased.

### ***Incomes, Home Ownership, and Poverty***

1. [Median family income has decreased in the City by far more than in the County](#). This significant decrease has taken place even as White median family income has increased in the City. Median family incomes for Blacks and Latinos have declined substantially.
2. [Poverty has grown in the City by more than it has in the County](#). City poverty rates are much higher for Blacks and Latinos (34% and 44%, respectively) than they are for Whites (17%).
3. [The overall rate of home ownership, an important indicator of wealth, has decreased in the City by more than in the County](#). In the City, the rate of home ownership has decreased for Blacks and Latinos, while it has increased for Whites.
4. [Housing affordability has intensified as a problem for City residents](#). Housing affordability stress has increased for households generally, but it has increased much more for renters than for home owners. [This loss of housing affordability has happened in all areas of the City](#) except the downtown.

### **Lancaster City Neighborhood Trends**

The patterns of change in opportunities and outcomes discussed above are not consistent throughout Lancaster City. An analysis of opportunity and outcomes data at the [Census tract level](#) shows that the City's neighborhoods fit into one of three general categories: [economically stable, economically stressed, or economically depressed](#), and that these

categories are not coincidentally associated with private and public investments in those areas. Tract level economic, housing, demographic, and inequality data are available below in [Appendix A](#).

### ***Group 1: Economically Stable: Downtown to Train Station Corridor, West Chestnut Street, and East Walnut Street***

The Center City area (Tract 1) has generally done very well, and, notably, [it is the only area of the City experiencing per-capita income growth](#). Along with the area in Tract 1, the areas in Tracts 2, 4, and 6 also retain considerable signs of overall strength. These areas show varying combinations of increased home ownership rates, high per-capita income levels, high and/or rising home ownership rates, low and/or falling poverty rates, and higher income-to-housing-cost ratios. Center City (Tract 1) has benefited from numerous public policy initiatives and investments (e.g., DID, Gallery Row, the Convention Center), and the Lancaster General (LGH) area (Tract 4) has benefited from the anchoring strength of LGH and large investment projects such as Clipper Magazine Stadium and the Amtrak Station renovation. Tracts 1 and 4 are also seeing significant residential investments oriented towards retirees and higher-income households. While the economic strength in Tracts 1 and 4 is driven significantly by large scale development projects and public initiatives, the stability of Tracts 4 and 6 appears to stem from residential patterns. The strength of the North-East Walnut Street area (a neighborhood bounded by East Chestnut Street on the south and New Holland Avenue on the north) is grounded in strong and rising home-ownership rates. The West Chestnut Street area has the highest per-capita income of all City tracts. In all of the areas included in this group, the poverty rate is not increasing as it is throughout the rest of the City.

The general strength of these areas has not kept signs of a likely deterioration of the social fabric from emerging. Each of these areas is experiencing some combination of high income inequality, high racial and ethnic income disparities, and higher unemployment rates.

***Group 2: Economically Stressed: South-West Perimeter, Franklin & Marshall College Area, and the Park Avenue-East Ross Street Neighborhood***

These areas, Tracts 3, 5, 11, and 12, show two significant signs of weakening economic strength. The first indicator is falling home ownership rates; in each of these areas, the drop in home ownership exceeds that of the City as a whole. The second indicator is a rapid increase in the rate of poverty, a trend which stands in notable contrast to Lancaster's downtown and adjacent corridors (Group 1). Unlike Group 1, these previously stable neighborhoods appear to be transitioning towards persistent distress. Franklin & Marshall College is located in Tract 5, but it has not provided to this tract the general support that LGH has provided to Tract 4.

The socio-economic conditions in these areas also seem to have weakened beyond the drop of home ownership rates and increase in poverty rates. All of these areas are notable for high racial and ethnic income disparities. Racial disparities have increased especially in the South-West perimeter (Tracts 11 and 12).

***Group 3: Economically Depressed: South-East, South Queen, and Cabbage Hill Neighborhoods***

Tracts 7, 8, 9, 10, 14, and 147 are generally characterized by lower per-capita incomes, high and rising poverty rates, falling home ownership rates, and high unemployment. It is of note that Tract 8, although it shares low incomes and high poverty rates with the other areas, stands apart from them in that it has experienced an increase in home ownership rates and a smaller increase in the rate of poverty than the other tracts. We suspect that the relative good performance of the area in Tract 8 is due to the economic and community development work done by the Spanish American Civic Association (SACA) over the last two decades.

Socio-economic conditions have deteriorated considerably in these areas. In particular, two areas abutting downtown (Tracts 7 and 9) show high levels of income inequality and increasing racial and ethnic disparities. It is likely that these areas are affected by a set of

gentrification dynamics related to downtown development and are experiencing the dislocating effects that those dynamics have produced. By contrast, and in line with what we have noted about the apparent benefit of the work of SACA, Tract 8 shows fewer signs of deteriorating socio-economic conditions. For example, income disparities by race have fallen in Tract 8, as has its income inequality index.

## Conclusions

The data we have collected on jobs, incomes and housing values indicate that developments in Lancaster City fit a disturbing urban development pattern, with a "city beautiful" narrative on one side and a contrasting reality of growing economic inequalities and stress on the other. While a narrative has emerged about the urban renewal success of the City, mostly focused on Center City and the Arts, the reality is that the economic conditions of many City residents have largely grown worse in terms of opportunities and outcomes.

The data show a complex but clear geography of growing inequalities in the City. It is true that inequalities have generally increased everywhere, but they have increased in the City more than in the County. The inequalities have grown fundamentally as a result of changes in the types and job opportunities available to City residents, notably the loss of middle class jobs and their disproportionate replacement by less well-paying jobs. These trends have affected Blacks and Latinos disproportionately, but by no means exclusively: poverty and unemployment have increased and remain elevated for Lancaster City's White residents also.

These inequalities in opportunities, not surprisingly, manifest themselves in inequalities of outcomes in terms of income, poverty, and home ownership. Consequently, these inequalities may also affect the socio-economic fabric of neighborhoods. The intensification of disparities between and within areas of the City has the potential to fray the fabric of social life. Even the City neighborhoods with outward signs of strength, resulting from their traditional strengths or from the benefits of some economic and

community development initiatives, suffer to some degree from conditions which portend a deterioration of the social fabric.

We conclude from our findings that the City's economic growth has not delivered on its implied promises. Areas of the City (Tracts 1, 8, and 4) which have received explicit attention and investments from City officials, or civic groups (SACA), or private stakeholders (Lancaster General Health), have benefitted significantly from these investments. But the remaining areas of the City, not supported by specific policy initiatives, show a deterioration of general economic conditions and a worsening of the conditions that support a healthy social fabric.

This report comes as the Lancaster City Alliance has issued its economic development plan for the coming years. While the Alliance's report expresses a concern with poverty, the economic development plan it proposes does not include specific anti-poverty initiatives. If this omission is due to the expectation that income and wealth generated by commercial development will trickle down to city residents in general, the data presented in this report cast serious doubts about such an expectation. Far from trickling down and spreading out generally, the commercial development strategy of the last decade has in itself likely contributed to rising inequalities and to the fraying of the community fabric of the City. The Alliance's approach calls for more of what has been happening in recent years: increased amenities to be enjoyed by visitors, students, artists, and persons with high educational attainment and income. The data in this report suggest that such a strategy will be accompanied by increased inequality and increased economic stress for most residents.

The issue of housing, which has received considerable attention locally and is addressed in detail in the Alliance's plan, is particularly important in Lancaster City. The data show that housing costs have far outpaced incomes and job availability for current residents of Lancaster. Furthermore, the erosion of

economic conditions has disproportionately affected Blacks and Latinos, who have, not surprisingly, also seen their rates of home ownership drop significantly during the past decade. In this context, the Alliance's plan to ramp up the external marketing of Lancaster as a place to move will likely exacerbate the City's widespread housing affordability problem.

We note that we are not criticizing the Alliance's plan: the Alliance is primarily a business development group and the issues of poverty and inequality are not its responsibility or expertise. What we are criticizing is that the City seems to have outsourced their responsibility to guide the community toward an inclusive and sustainable vision of economic development.

Lancaster cannot afford yet another series of development initiatives that are out of step with the economic reality being experienced by its citizens. Instead, we need an economic development plan that elevates and unites Lancastrians of all backgrounds, economic classes, and neighborhoods. We hope this report will encourage people to consider expanding the focus of economic development work in the City to include all persons residing within it and with respect to both housing and employment opportunities.

As this report was being prepared, Lancaster City Mayor Rick Gray announced a plan to form a commission to study and address poverty in the City. The findings of this report underscore the need for the community to undertake this effort, and we hope that the data and analysis provided here can assist in this important initiative. A main implication of this report is that positive economic outcomes arise when neighborhoods receive resources and attention from policymakers and stakeholders. Efforts to reduce poverty will be most successful if the community, broadly defined, engages with this process by addressing the economic conditions (jobs, incomes, access to housing) of people currently experiencing hardship.

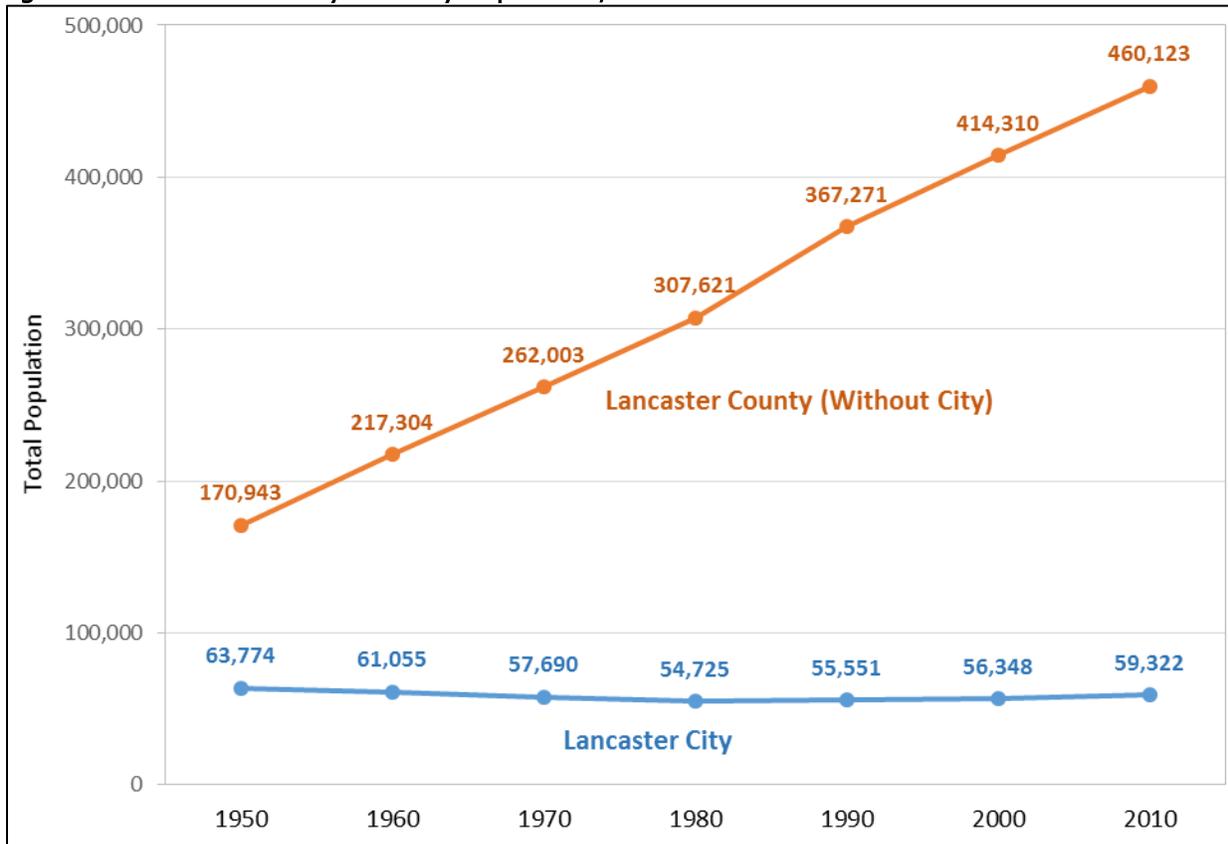
## List of Tables and Figures

### Notes on the data

Throughout this document, the use of the term White denotes the White Non-Latino population. This group only includes those who report White as their only race, and also report that they are not of Hispanic or Latino ethnicity. The term Black refers to persons who report Black as their only race, and includes Blacks regardless of their Hispanic or Latino ethnicity.

The term Latino refers to persons of any race who report that they are of Hispanic or Latino ethnicity. Thus, there is overlap between the Black and Latino groups; persons may be both Black and Latino. The exception to this is figure 2, which shows Decennial Census data in discrete race/ethnicity categories.

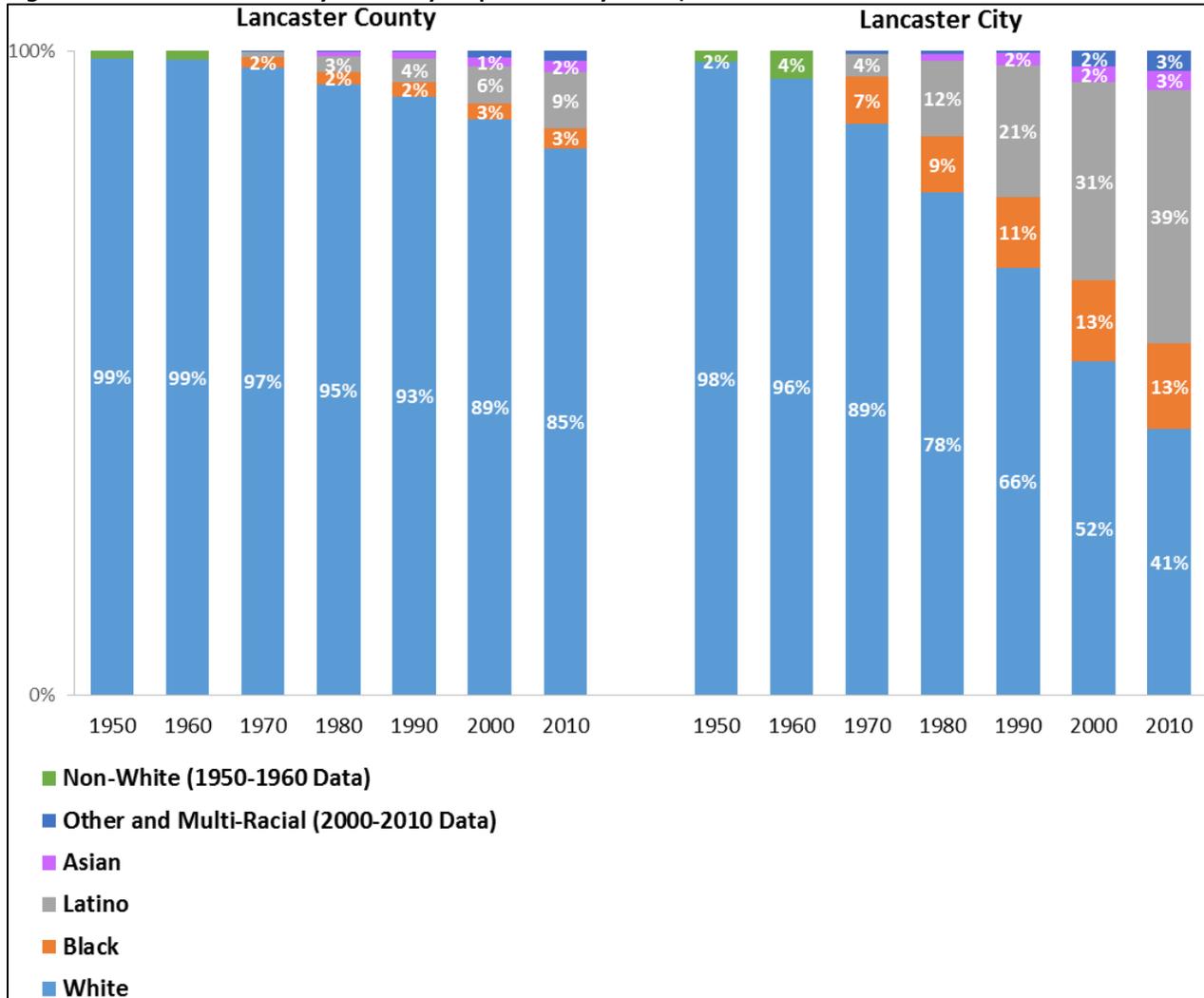
**Figure 1: Lancaster County and City Population, 1950-2010**



Lancaster City has fewer people today than in 1950, even though the County's population has more than doubled. ([Click here to return to text](#))

Source: U.S. Decennial Censuses, 1950-2010. Data extracted from the University of Minnesota National Historical Geographic Information System.

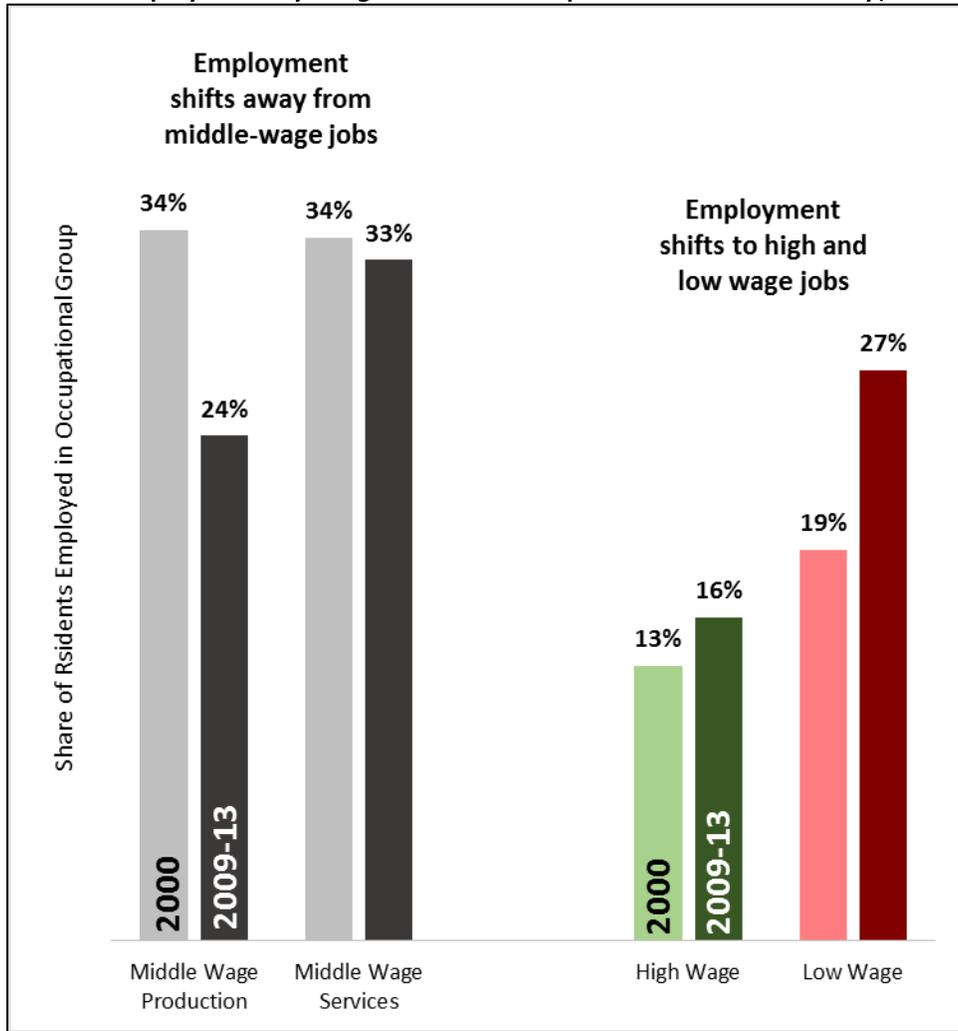
Figure 2: Lancaster County and City Population by Race, 1950-2010



Today, Whites make up only about 40 percent of Lancaster City’s population, while they constitute 85 percent of the County’s population. [\(Click here to return to text\)](#)

Source: U.S. Decennial Censuses, 1950-2010. Data extracted from the University of Minnesota National Historical Geographic Information System.

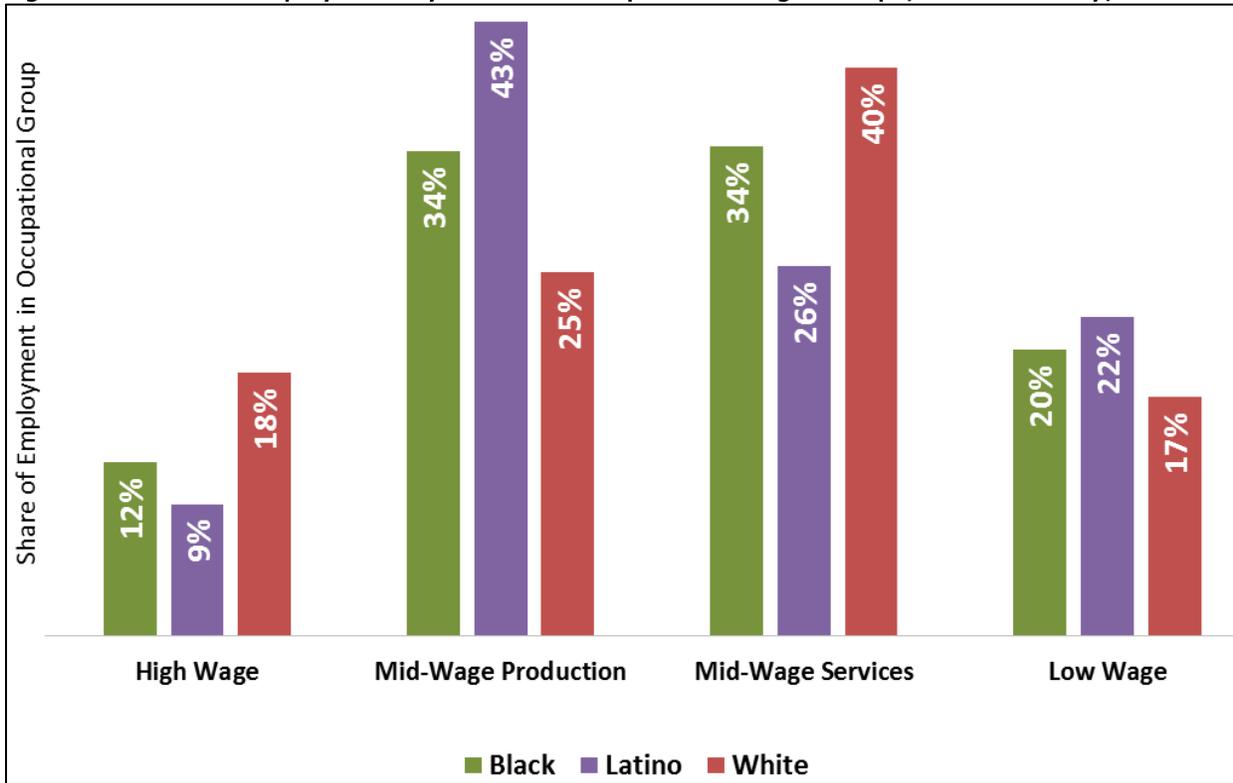
Figure 3: Resident Employment by Wage Level of Occupation for Lancaster City, 2000 & 2009-13



The percentage of city residents who are working and who are in mid-level paying occupations, especially in production jobs, has decreased. The distribution of employment has shifted mostly towards lower-paying occupations (+8%), but also into higher-paying occupations (+3%). [\(Click here to return to text\)](#)

Sources: U.S. Census Bureau, Census 2000 Summary File 3 and 2013 American Community Survey 5-year estimates (for the period 2009-2013).

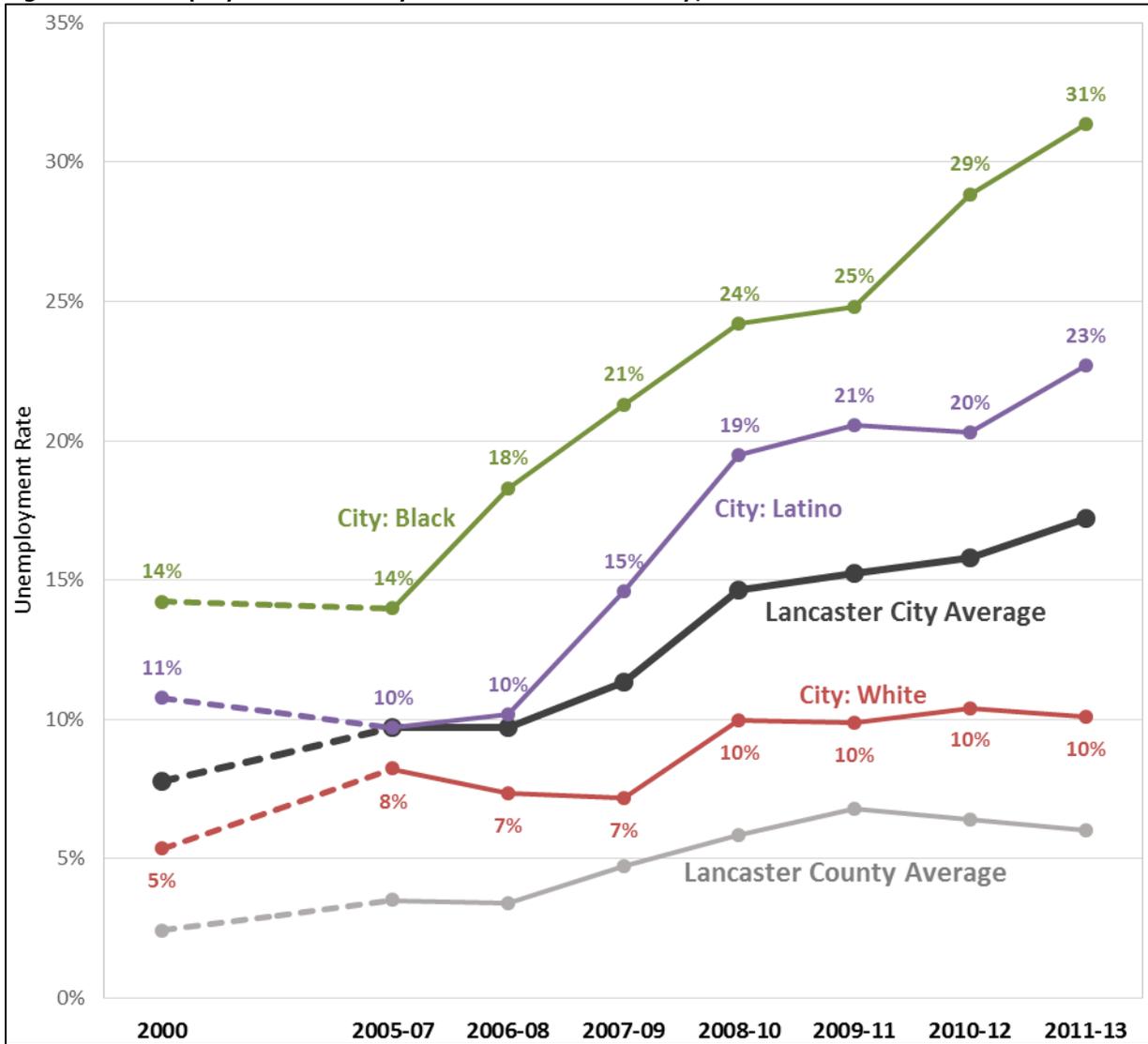
Figure 4: Share of Employment by Race for Occupational Wage Groups, Lancaster City, 2006-10



Whites are more likely to be in high wage jobs, and thus are likely to be experiencing a greater share of the benefits of the increase in higher-wage employment. The loss of mid-level jobs is likely to have been felt more by Black and Latino residents, whose employment is more concentrated in mid-wage production jobs. Black and Latino residents are somewhat more concentrated than Whites in low wage jobs. ([Click here to return to text](#))

Source: U.S. Census Bureau 2010 American Community Survey Selected Population Tables, 5-year estimates (for the period 2006-2010).

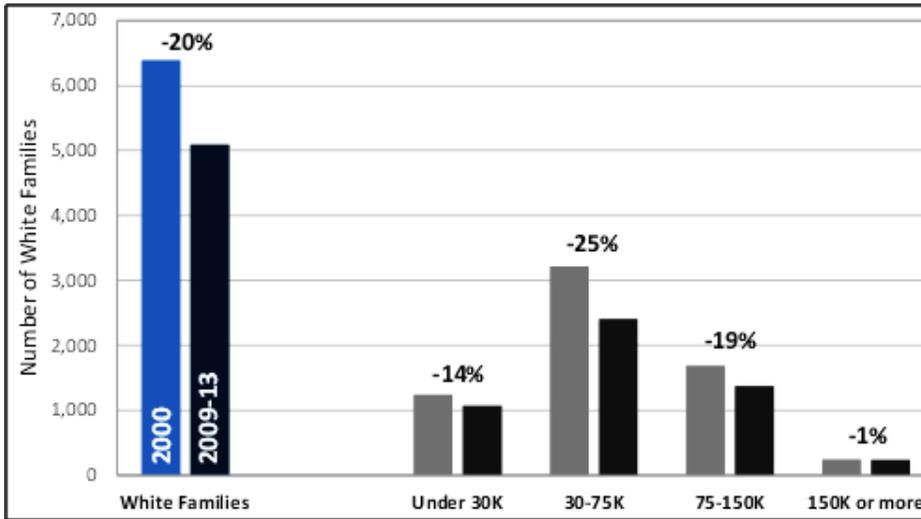
Figure 5: Unemployment Rates by Race for Lancaster City, 2000-2013



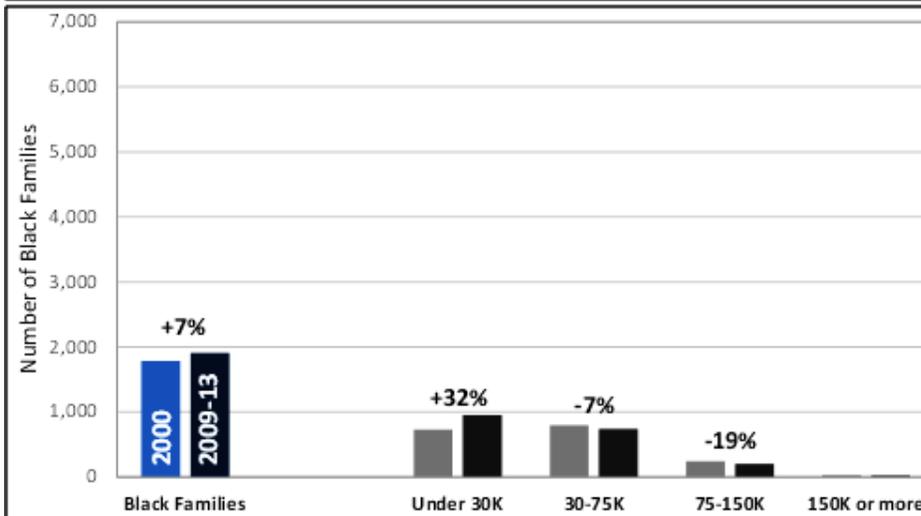
Unemployment has increased, roughly doubling, among all groups of city residents. But while the unemployment rate for Whites is about 10%, it has reached much higher levels for Latinos (23%) and Blacks (31%). [\(Click here to return to text\)](#)

Sources: U.S. Census Bureau, Census 2000 Summary File 3 and 2007-2013 American Community Survey 3-year estimates (for the periods 2005-07 through 2011-13). Note that no estimates are available between 2000 and 2005-07, which is denoted above with dashed lines.

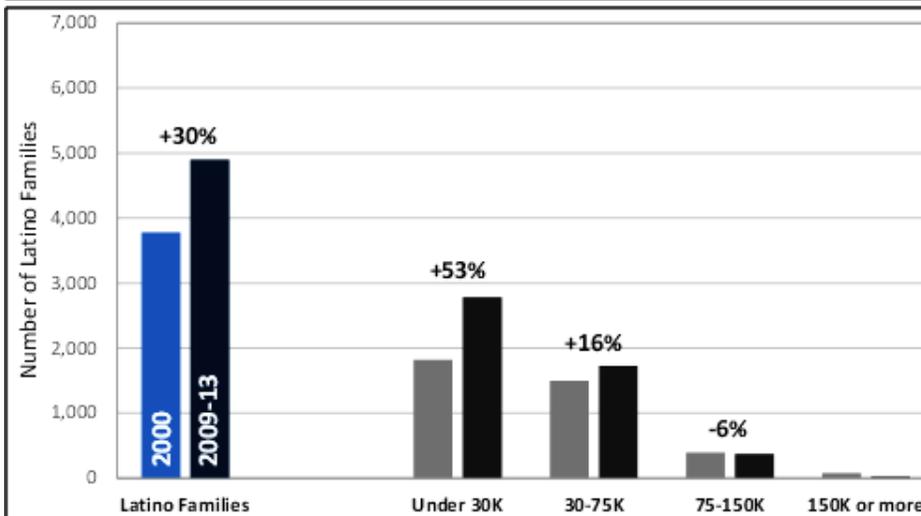
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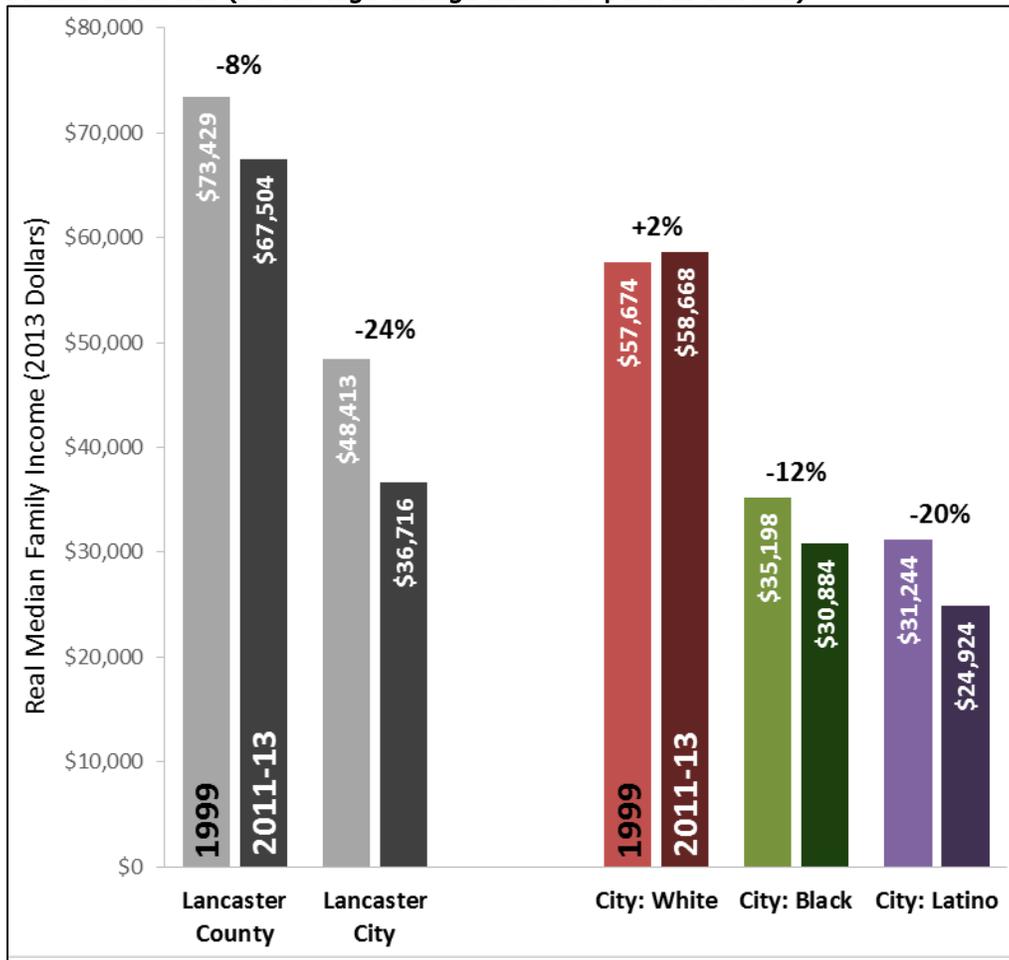
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Sources: U.S. Census Bureau, Census 2000 Summary File 3 and 2013 American Community Survey 5-year estimates (for the period 2009-2013). [\(Click here to return to text\)](#)

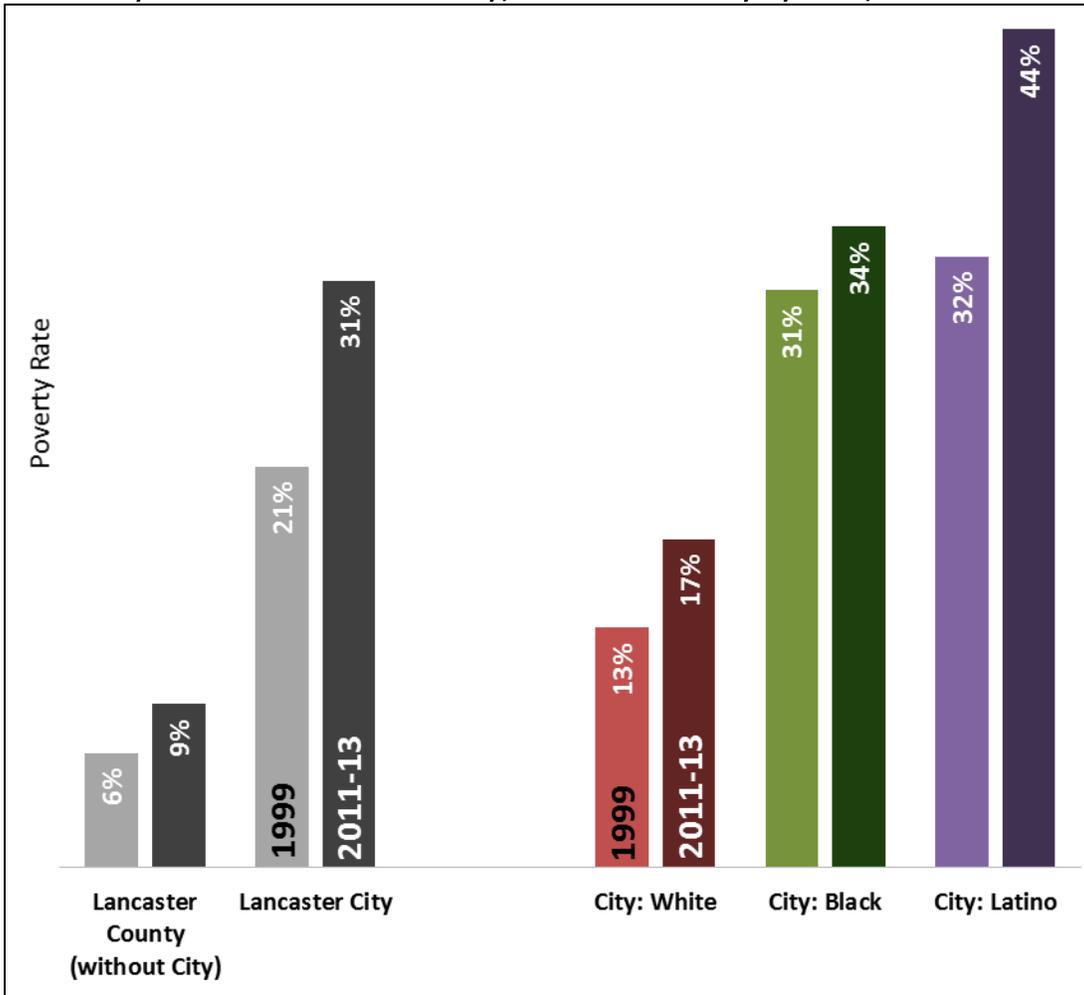
Figure 7: Inflation Adjusted Median Family Income for Lancaster County, and Lancaster City by Race, 1999 and 2011-13. (Percentage change between periods shown.)



Median family income has decreased in the City by far more than in the County. This significant decrease has taken place even as White median family income has increased in the City. Median family incomes for Blacks and Latinos have declined substantially. ([Click here to return to text](#))

Sources: U.S. Census Bureau, Census 2000 Summary File 3 and 2013 American Community Survey 3-year estimates (for the period 2011-2013). Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, used to adjust for inflation.

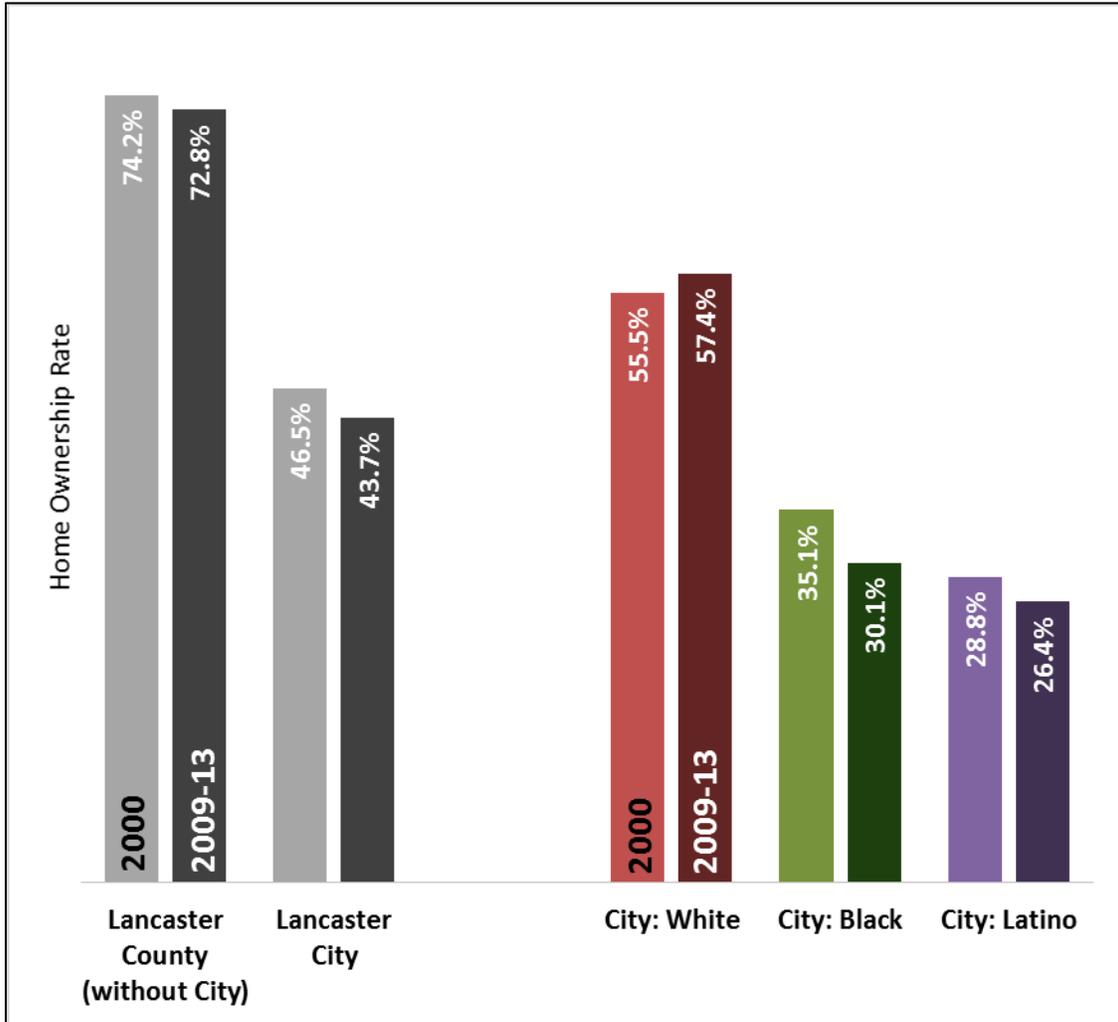
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Poverty has grown in the City by more than it has in the County. City poverty rates are much higher for Blacks and Latinos (34% and 44%, respectively) than they are for Whites (17%). [\(Click here to return to text\)](#)

Sources: U.S. Census Bureau, Census 2000 Summary File 3 and 2013 American Community Survey 3-year estimates (for the period 2011-2013).

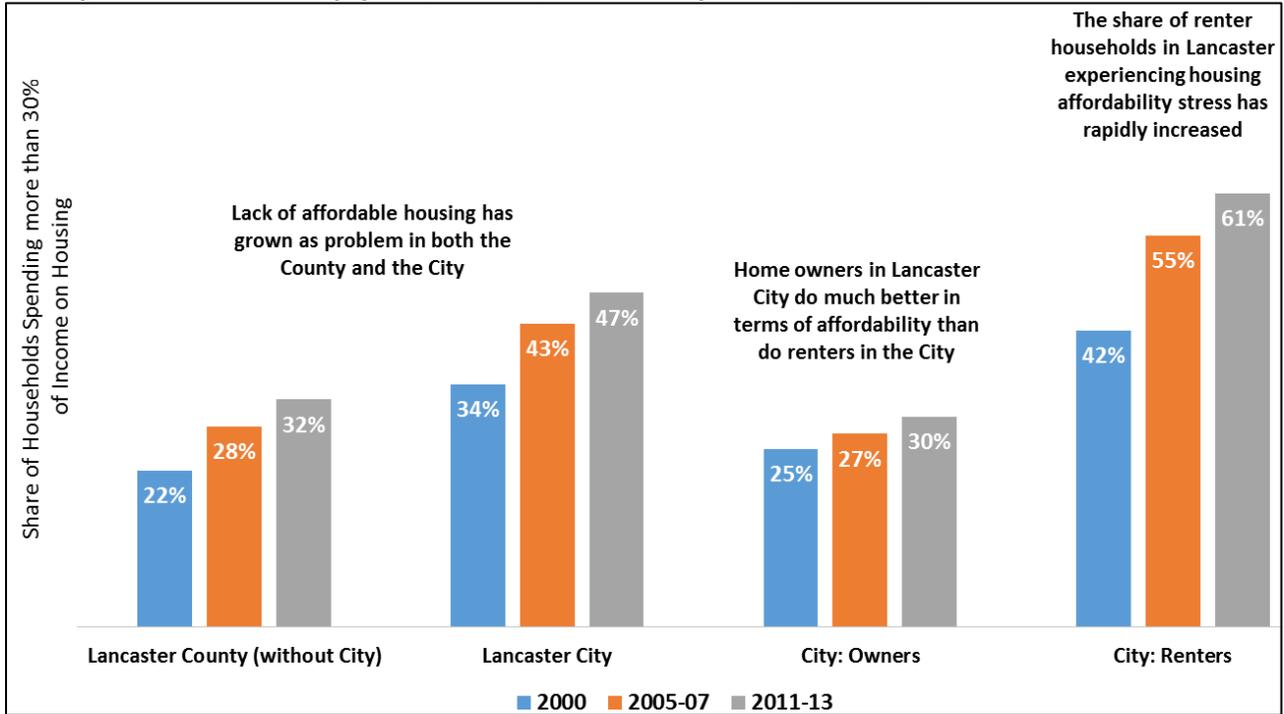
Figure 9: Home Ownership Rates for Lancaster County, and Lancaster City by Race, 2000 and 2011-13



The overall rate of home ownership, an important indicator of wealth, has decreased in the City by more than in the County. In the City, the rate of homeownership has decreased for Blacks and Latinos, while it has increased for Whites. ([Click here to return to text](#))

Sources: U.S. Census Bureau, Census 2000 Summary File 3 and 2013 American Community Survey 3-year estimates (for the period 2011-2013).

Figure 10: Percentage of Households Spending More than 30% of Income On Housing, Lancaster County, and Lancaster City (total, owners, and renters): 2000, 2005-07, and 2011-13.

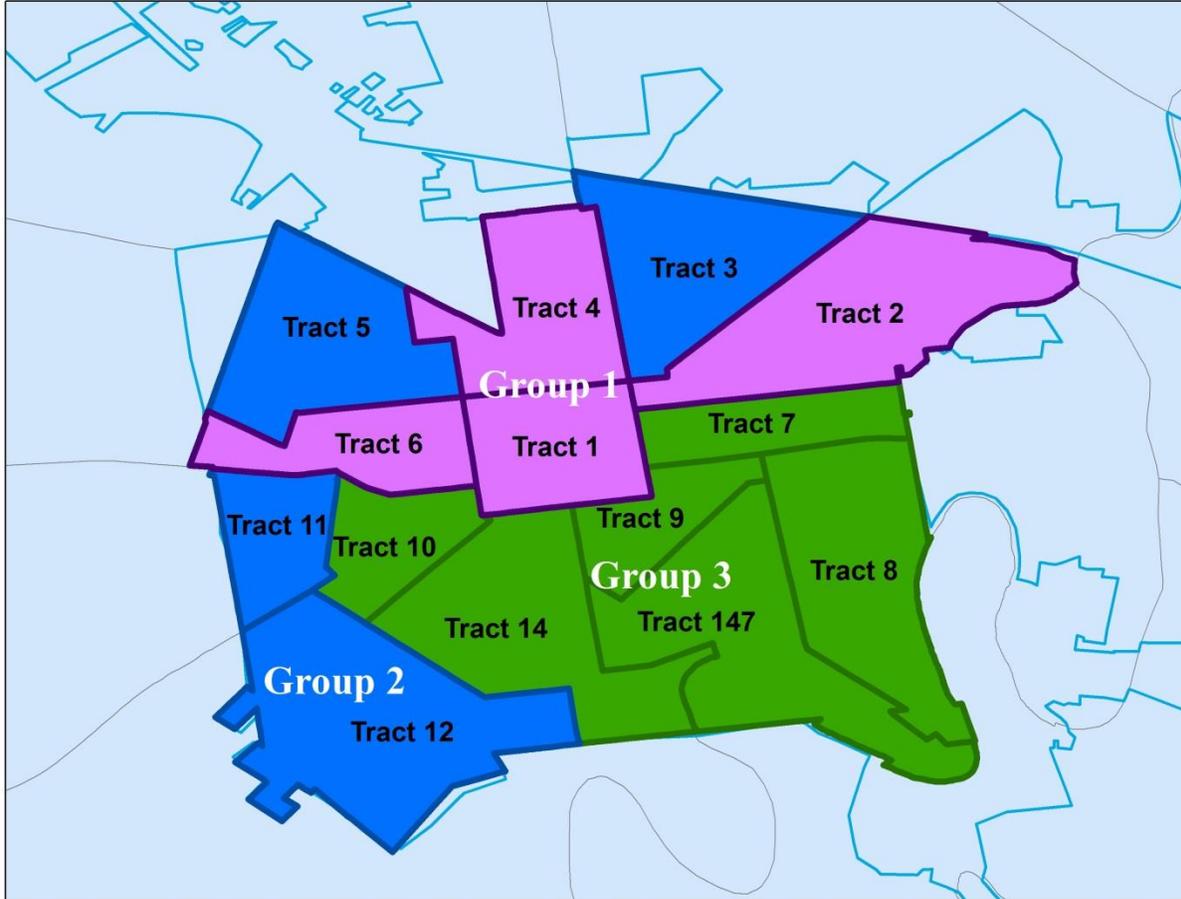


Housing affordability has intensified as a problem for City residents. Housing affordability stress has increased for all households, but it has increased much more for renters than for home owners. [\(Click here to return to text\)](#)

Sources: U.S. Census Bureau, Census 2000 Summary File 3, 2007 American Community Survey 3-year estimates (for the period 2005-2007), and 2013 American Community Survey 3-year estimates (for the period 2011-2013).

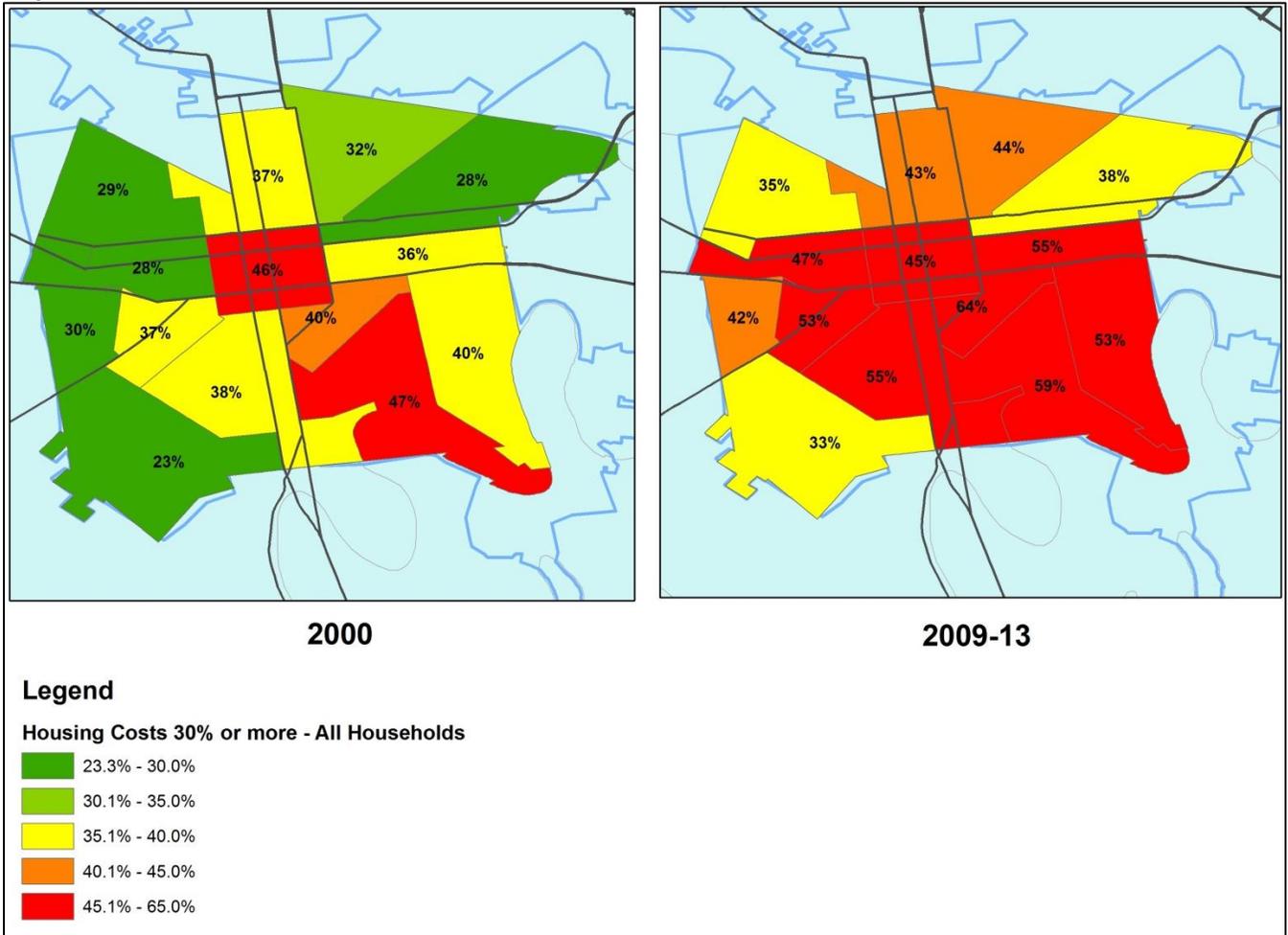
**Map 1: Lancaster City Tract Groupings**

- Group 1 – Economically Stable
- Group 2 – Economically Stressed
- Group 3 – Economically Depressed



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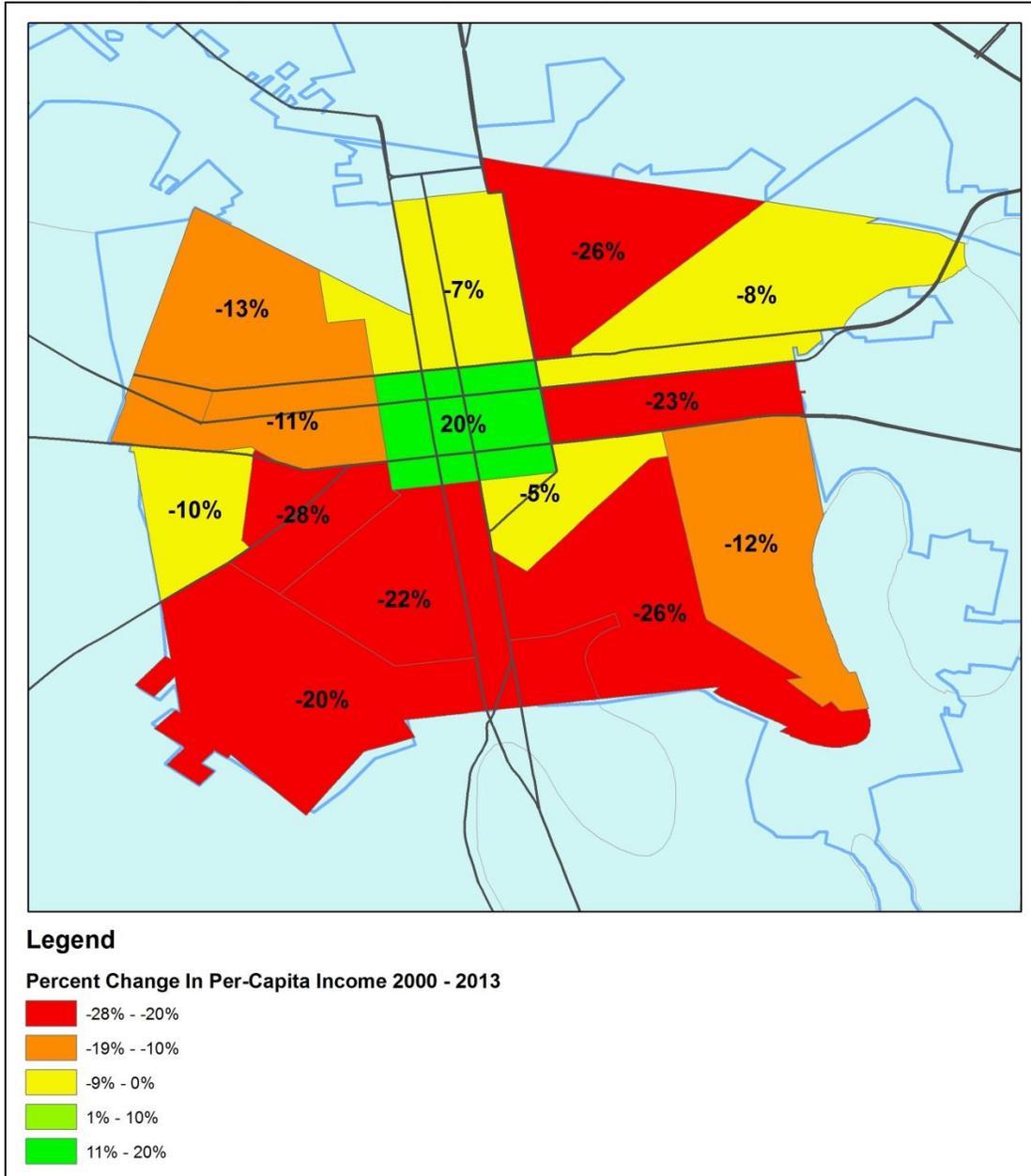
Map 2: Percentage of Households Spending More than 30% of Income on Housing for Lancaster City Tracts, 2000 and 2009-13



A loss of housing affordability has happened in all areas of the City, except the downtown (Tract 1). [\(Click here to return to text\)](#)

Sources: U.S. Census Bureau, Census 2000 Summary File 3 and 2013 American Community Survey 5-year estimates (for the period 2009-2013).

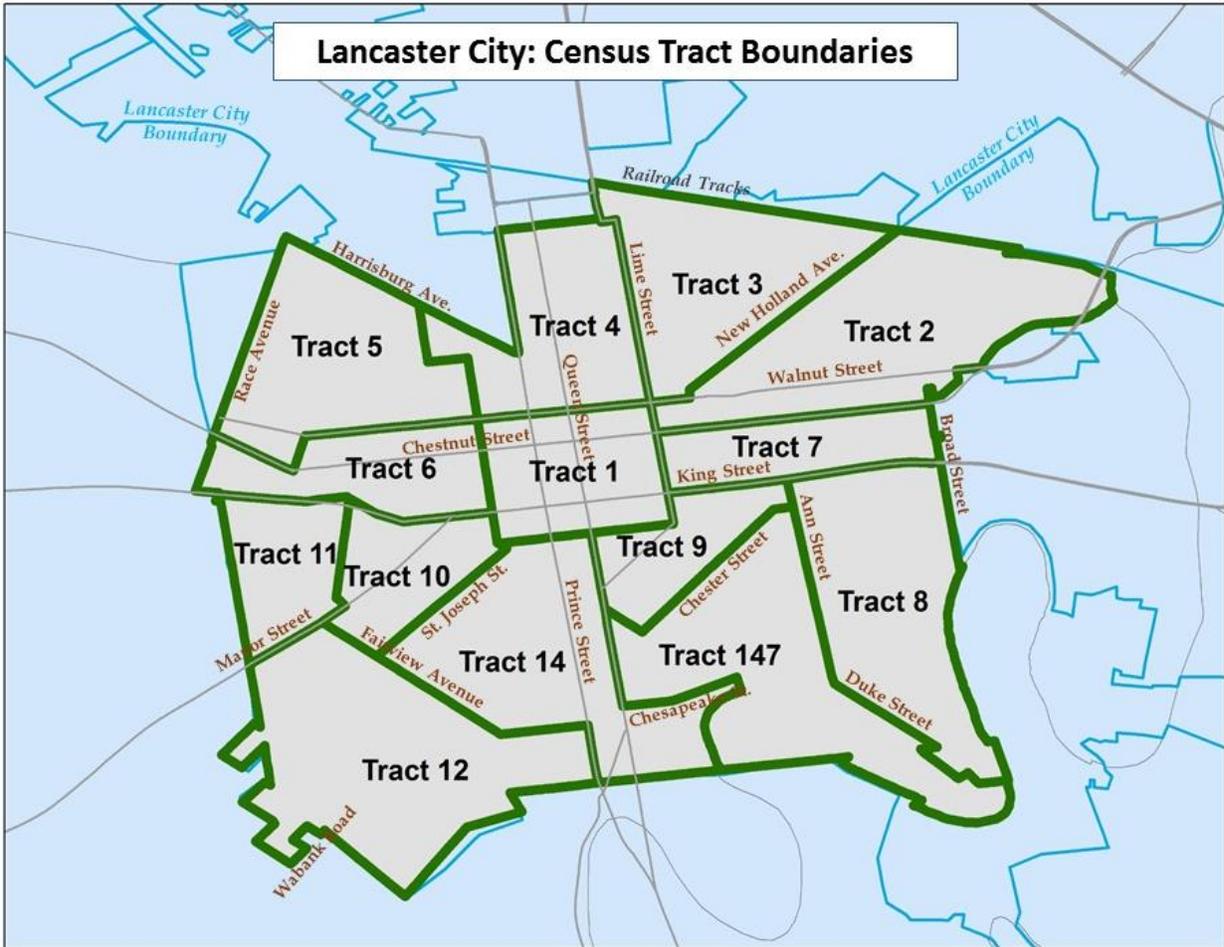
Map 3: Percentage Change in Inflation-Adjusted Per-Capita Income between 1999 and 2009-13



The Center City area (Tract 1) is the only area of the Lancaster City experiencing per-capita income growth. ([Click here to return to text](#))

Sources: U.S. Census Bureau, Census 2000 Summary File 3 and 2013 American Community Survey 5-year estimates (for the period 2009-2013). Bureau of Labor Statistics Consumer Price Index for All Urban Consumers (CPI-U), U.S. City Average, used to adjust for inflation.

Map 4: Lancaster City Tracts



[\(Click here to return to text\)](#)

# Lancaster Prospers?

## Appendix A: Data Tables for Lancaster City Tracts

Group 1 – Economically Stable
Group 2 – Economically Stressed
Group 3 – Economically Depressed

Table 1: Economic Indicators									
	Per-Capita Income			Unemployment			Poverty Rate		
	1999 (2013 \$)	2009-13	Percent Change	2000	2009-13	Percent Change	1999	2009-13	Percent Change
<b>Lancaster City</b>	<b>\$19,513</b>	<b>\$16,657</b>	<b>-15%</b>	<b>8%</b>	<b>16%</b>	<b>107%</b>	<b>21%</b>	<b>29%</b>	<b>37%</b>
Census Tract 1	\$19,552	\$23,505	20%	13%	24%	85%	30%	26%	-13%
Census Tract 2	\$22,156	\$20,346	-8%	7%	21%	197%	10%	9%	-8%
Census Tract 3	\$21,608	\$15,920	-26%	6%	18%	193%	14%	26%	86%
Census Tract 4	\$21,748	\$20,139	-7%	10%	10%	3%	24%	22%	-7%
Census Tract 5	\$18,683	\$16,308	-13%	9%	14%	62%	17%	32%	85%
Census Tract 6	\$27,314	\$24,189	-11%	5%	9%	90%	16%	16%	2%
Census Tract 7	\$17,017	\$13,023	-23%	8%	15%	93%	15%	37%	143%
Census Tract 8	\$12,680	\$11,137	-12%	11%	22%	104%	31%	37%	17%
Census Tract 9	\$13,631	\$12,953	-5%	10%	19%	85%	42%	43%	3%
Census Tract 10	\$17,806	\$12,800	-28%	7%	15%	103%	25%	36%	46%
Census Tract 11	\$21,482	\$19,391	-10%	5%	10%	131%	14%	21%	49%
Census Tract 12	\$25,477	\$20,369	-20%	4%	10%	165%	4%	18%	383%
Census Tract 14	\$15,836	\$12,290	-22%	13%	20%	52%	30%	42%	39%
Census Tract 147	\$12,549	\$9,257	-26%	7%	26%	259%	34%	49%	42%

*Note: income data in Appendix A are inflation-adjusted to 2013 dollars*

Table 2: Housing Indicators									
	Home Ownership			Housing Costs > 30%			Median Rent		
	2000	2009-13	Change in Rate	2000	2009-13	Percent Change	2000	2009-13	Percent Change
<b>Lancaster City</b>	<b>47%</b>	<b>44%</b>	<b>-3%</b>	<b>34%</b>	<b>46%</b>	<b>35%</b>	<b>\$565</b>	<b>\$619</b>	<b>9%</b>
Census Tract 1	13%	14%	1%	46%	45%	-2%	\$540	\$589	9%
Census Tract 2	61%	68%	7%	28%	38%	37%	\$636	\$679	7%
Census Tract 3	59%	53%	-6%	32%	44%	40%	\$624	\$631	1%
Census Tract 4	22%	20%	-2%	37%	43%	16%	\$533	\$554	4%
Census Tract 5	46%	42%	-3%	29%	35%	20%	\$598	\$692	16%
Census Tract 6	41%	38%	-2%	28%	47%	64%	\$580	\$614	6%
Census Tract 7	41%	37%	-4%	36%	55%	53%	\$575	\$594	3%
Census Tract 8	36%	40%	5%	40%	53%	33%	\$496	\$608	22%
Census Tract 9	27%	25%	-2%	40%	64%	59%	\$415	\$564	36%
Census Tract 10	49%	43%	-6%	37%	52%	41%	\$557	\$593	6%
Census Tract 11	63%	59%	-4%	30%	42%	41%	\$605	\$632	5%
Census Tract 12	77%	72%	-5%	23%	33%	43%	\$736	\$732	-1%
Census Tract 14	49%	44%	-5%	38%	55%	44%	\$553	\$630	14%
Census Tract 147	42%	32%	-10%	47%	59%	27%	\$548	\$632	15%

## Lancaster Prosperers?

### Data Tables for Lancaster City Tracts (continued)

<b>Table 3: Demographic Data</b>									
	Population Growth (2000 to 09-13)	Household Growth (2000 to 09-13)	Household Pop. Growth	Non-White Share of Pop: 2000	Non-White Share of Pop: 09-13	Change in Share	Share Non-Family Households: 2000	Share Non-Family Households: 09-13	Change in Share
<b>Lancaster City</b>	<b>5%</b>	<b>6%</b>	<b>1%</b>	<b>48%</b>	<b>57%</b>	<b>10%</b>	<b>42%</b>	<b>45%</b>	<b>3%</b>
Census Tract 1	-19%	-12%	7%	52%	53%	1%	62%	59%	-3%
Census Tract 2	5%	10%	6%	48%	58%	10%	35%	40%	6%
Census Tract 3	13%	4%	-9%	38%	58%	21%	38%	36%	-2%
Census Tract 4	4%	13%	9%	41%	40%	-1%	53%	71%	18%
Census Tract 5	8%	4%	-4%	16%	30%	14%	56%	64%	8%
Census Tract 6	-4%	11%	15%	28%	30%	2%	54%	66%	12%
Census Tract 7	30%	7%	-23%	50%	55%	5%	44%	43%	-1%
Census Tract 8	-6%	12%	19%	78%	88%	10%	23%	35%	12%
Census Tract 9	4%	5%	1%	80%	79%	-1%	33%	43%	9%
Census Tract 10	0%	0%	0%	50%	70%	20%	29%	42%	13%
Census Tract 11	2%	-1%	-3%	27%	47%	20%	38%	33%	-4%
Census Tract 12	21%	10%	-11%	25%	54%	29%	31%	37%	5%
Census Tract 14	-2%	4%	7%	62%	73%	11%	25%	34%	9%
Census Tract 147	7%	12%	5%	90%	84%	-6%	15%	27%	13%

<b>Table 4: Inequality Indicators</b>						
	White Per-Capita Income	Non-White Per-Capita Income	Income Disparity	Inequality Index: 2000	Inequality Index: 09-13	Percent Change
<b>Lancaster City</b>	<b>\$24,796</b>	<b>\$11,576</b>	<b>-\$13,220</b>	<b>0.413</b>	<b>0.431</b>	<b>4%</b>
Census Tract 1	\$33,792	\$13,910	-\$19,882	0.444	0.471	6%
Census Tract 2	\$25,652	\$16,686	-\$8,965	0.353	0.365	3%
Census Tract 3	\$20,584	\$10,968	-\$9,615	0.382	0.379	-1%
Census Tract 4	\$23,213	\$14,591	-\$8,622	0.486	0.468	-4%
Census Tract 5	\$27,158	\$12,044	-\$15,114	0.402	0.405	1%
Census Tract 6	\$28,523	\$15,211	-\$13,312	0.386	0.421	9%
Census Tract 7	\$20,773	\$11,148	-\$9,625	0.364	0.467	28%
Census Tract 8	\$16,432	\$10,301	-\$6,130	0.425	0.407	-4%
Census Tract 9	\$30,109	\$8,655	-\$21,453	0.516	0.524	2%
Census Tract 10	\$15,481	\$10,747	-\$4,734	0.411	0.376	-9%
Census Tract 11	\$25,123	\$12,131	-\$12,992	0.325	0.407	25%
Census Tract 12	\$26,659	\$13,589	-\$13,070	0.315	0.367	16%
Census Tract 14	\$16,897	\$11,492	-\$5,405	0.423	0.398	-6%
Census Tract 147	\$10,662	\$8,444	-\$2,218	0.454	0.418	-8%

[\(Click here to return to text\)](#)

<sup>i</sup> Schuyler, David. (2002). A city transformed: redevelopment, race, and suburbanization in Lancaster, Pennsylvania, 1940 – 1980. The Pennsylvania State University Press, University Park, PA: 229 – 230.