Chicago Metropolitan Agency for Planning

Jobs Housing Balance
Preliminary Findings

Lee A. Deuben

Jobs Housing Balance

Purpose: to obtain a regional overview of the current state of the jobs to housing balance throughout the region, future scenarios and policy implications

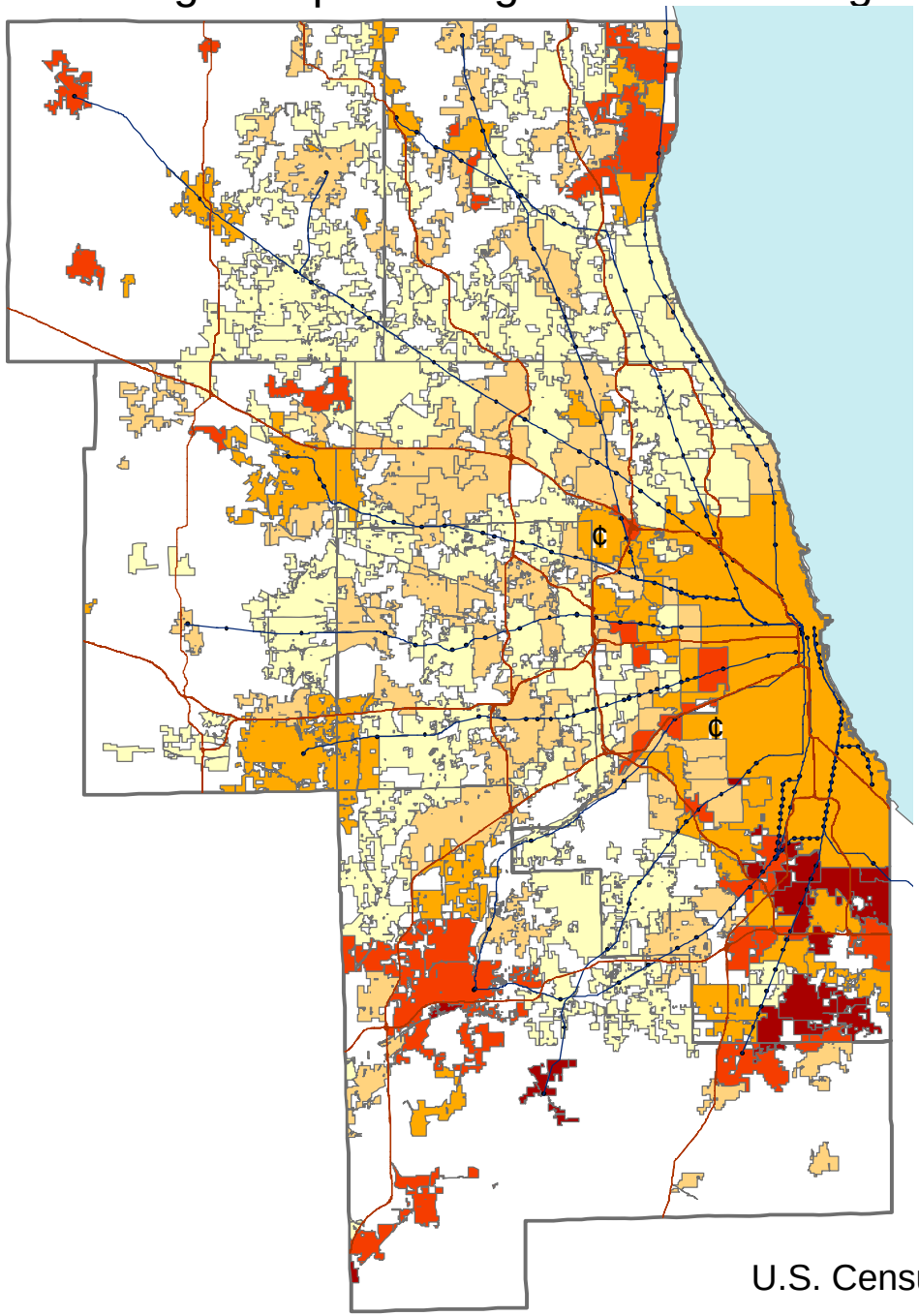
1. **Current Conditions:** Typologies were developed to measure Jobs to Housing in relationship to:
   - Affordable housing & employment subcenters
   - Mean travel time to work & employment subcenters
   - Jobs to Housing Ratio & affordable housing
   - Jobs to Housing Ratio & mean travel time

2. **Future Scenarios:** 2030 Forecasted jobs to housing growth rate & ratio

Measuring Affordable Housing

- Affordability determined according to IHDA's standard:
  - 80% or less of PMSA median income for owner: $125,000
  - 60% or less of PMSA median income for rental: $775 per month
- Total units counted by municipality falling under 60/80% income threshold
- Affordable housing units by municipality determined as a percentage of total housing units

Affordable Housing as a percentage of total housing units



Legend

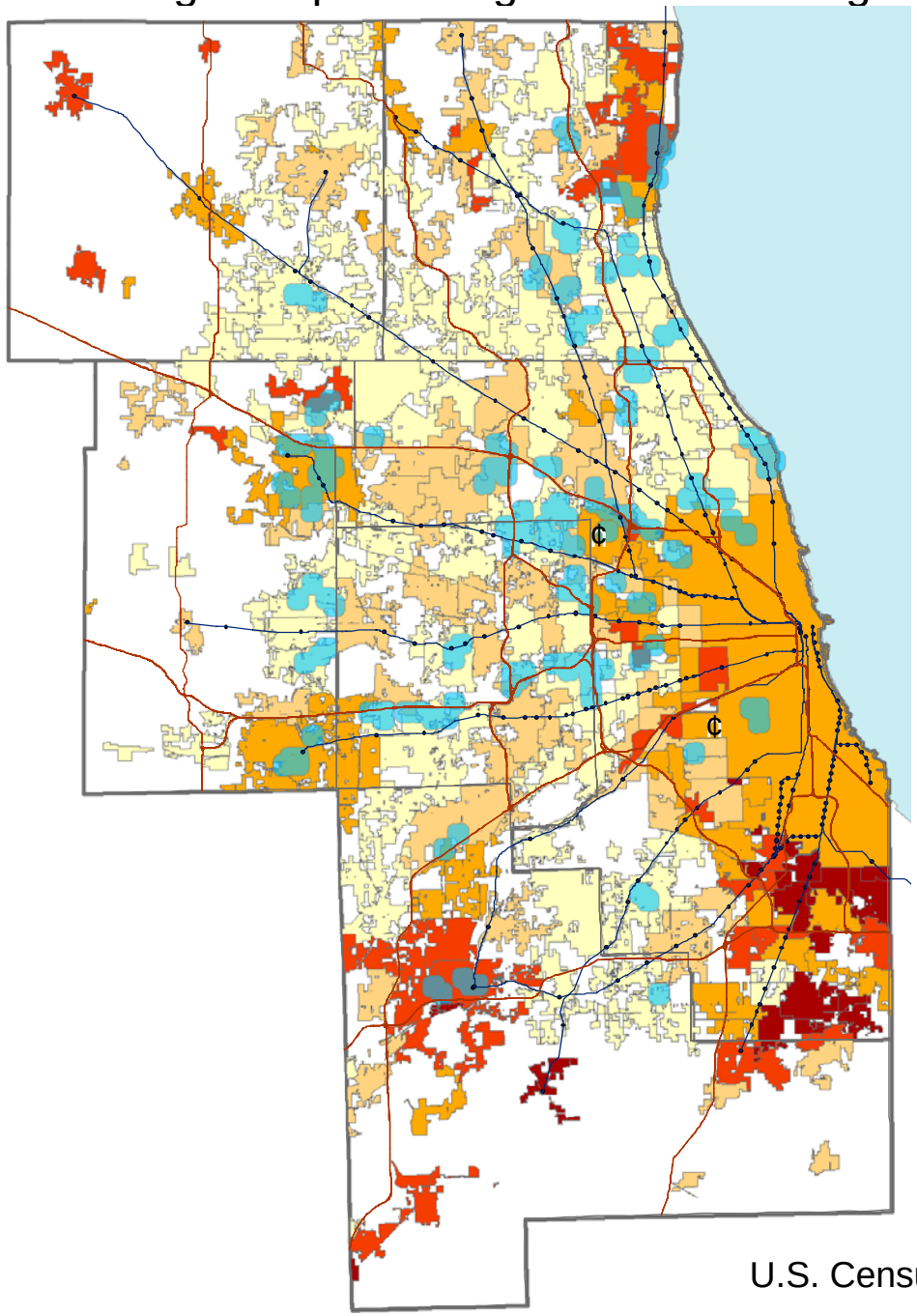
Municipality

Affordable As Percentage

- 0-20%
- 20.1%-40%
- 40.1%-- 60%
- 60.1%-80%
- 80.1%- 100%

U.S. Census 2000

Affordable Housing as a percentage of total housing units



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Municipality

Affordable As Percentage

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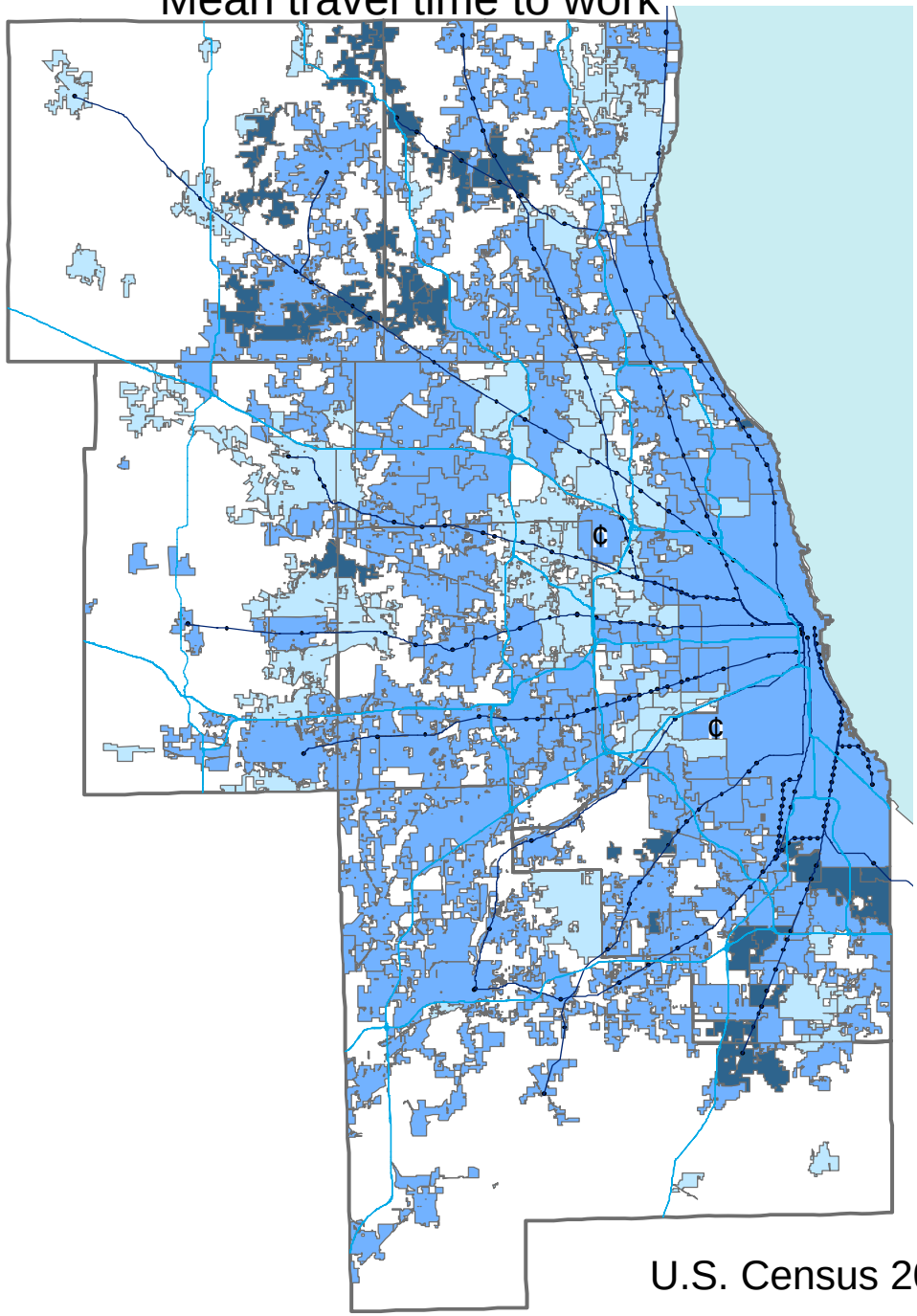
U.S. Census 2000

Mean travel time to work



Legend

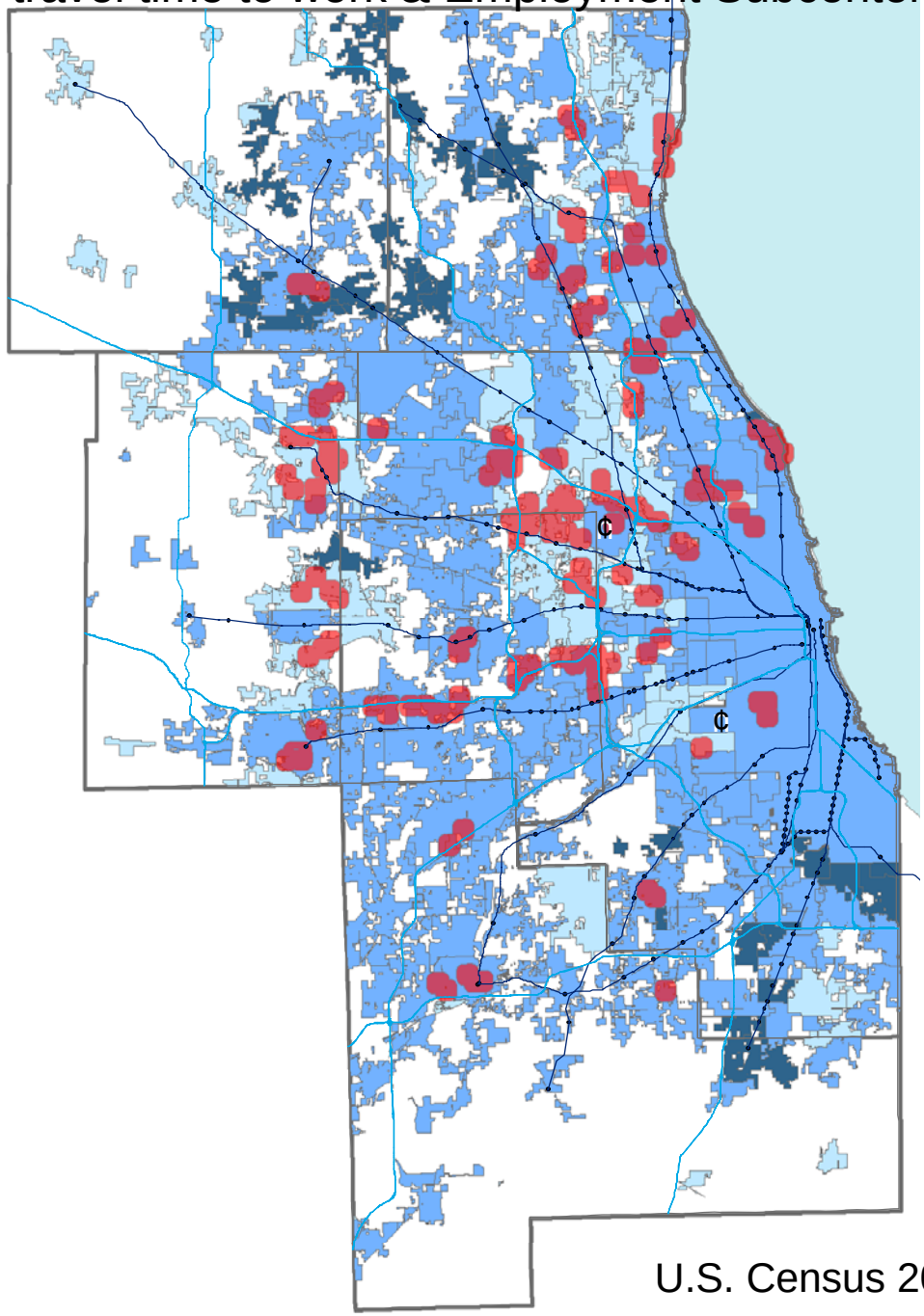
Municipality

Mean Travel Time 2000

- 0 - 27
- 28 - 35
- 36 - 45

U.S. Census 2000

Mean travel time to work & Employment Subcenters



Legend

Municipality

Mean Travel Time 2000

- 0 - 27
- 28 - 35
- 36 - 45

U.S. Census 2000

Developing Typologies

Jobs to Housing Ratio

- **Housing Rich:** Low Jobs: High Housing = J:H <1.0
  (Less than 1 job to every 1 household)

- **Balanced:** Mid Jobs: Mid Housing= J:H 1.01-1.6
  (Between 1.0 and 1.6 jobs to every 1 household)

- **Jobs Rich:** High Jobs: Low Housing= J:H >1.61
  (More than 1.6 jobs to every 1 household)

Regional Jobs to Housing Ratio= 1.3

Developing Typologies

Affordable Housing as a percentage of total units

- Low <20%
- Mid: between 20-60%
- High >60%

Regional Median Affordable Housing Percentage = 26.6%

Developing Typologies

Mean Travel Time to Work

- Low < 27 Minutes
- Mid: between 28-36 Minutes
- High >36 Minutes

Regional Mean Travel Time = 31.5

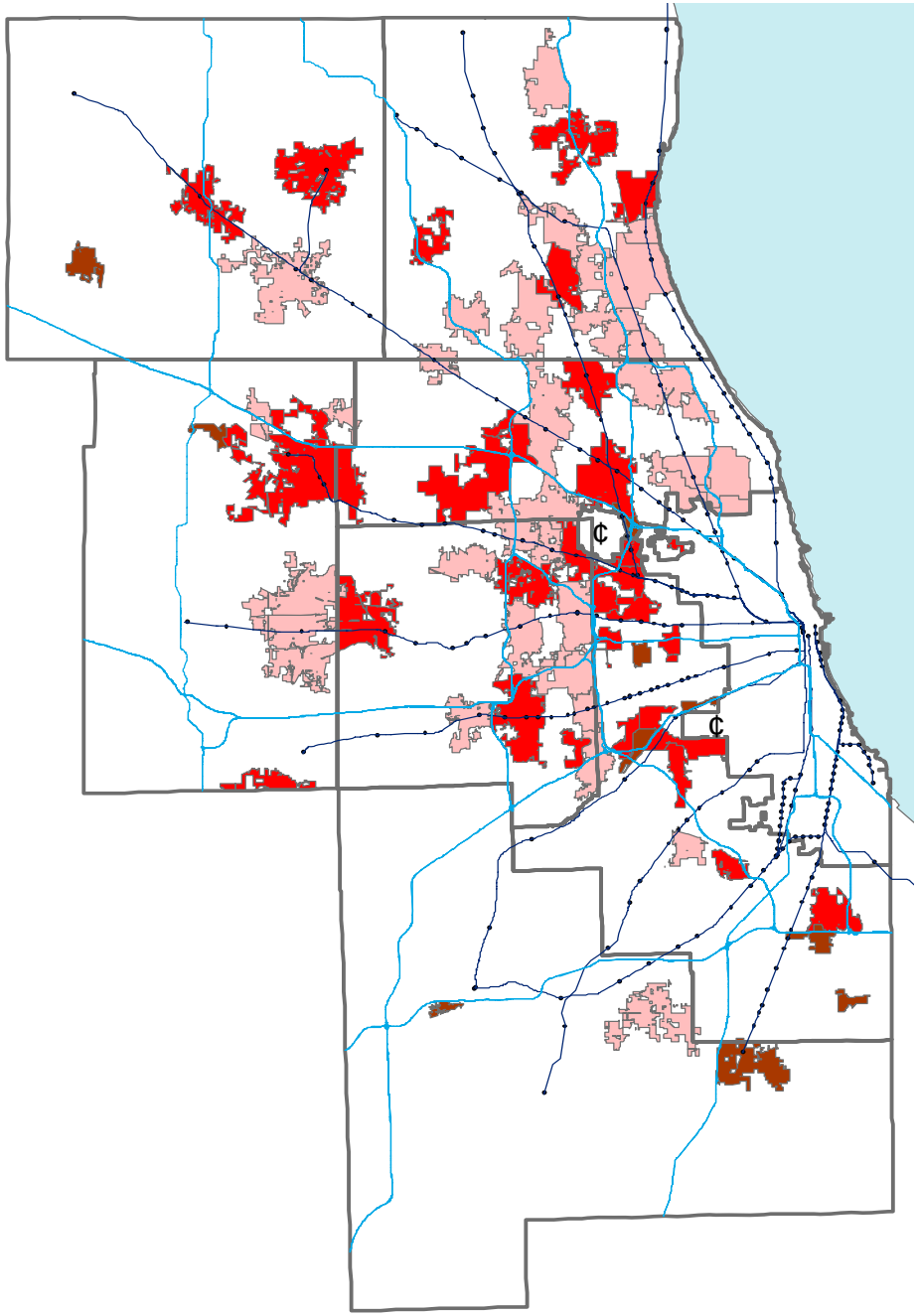
Jobs to Housing Ratio and Affordable Housing as a Percentage of All Housing Units

Jobs Rich

High Jobs to Housing=

1.6 or more jobs per household

Affordable Housing
Low <20%
Mid 20-60%
High >60%



Legend

Jobs Rich

AFH

- Low AFH
- Mid AFH
- High AFH

Jobs to Housing Ratio and Affordable Housing as a Percentage of All Housing Units

Balanced jobs to housing

Mid Jobs to Housing=

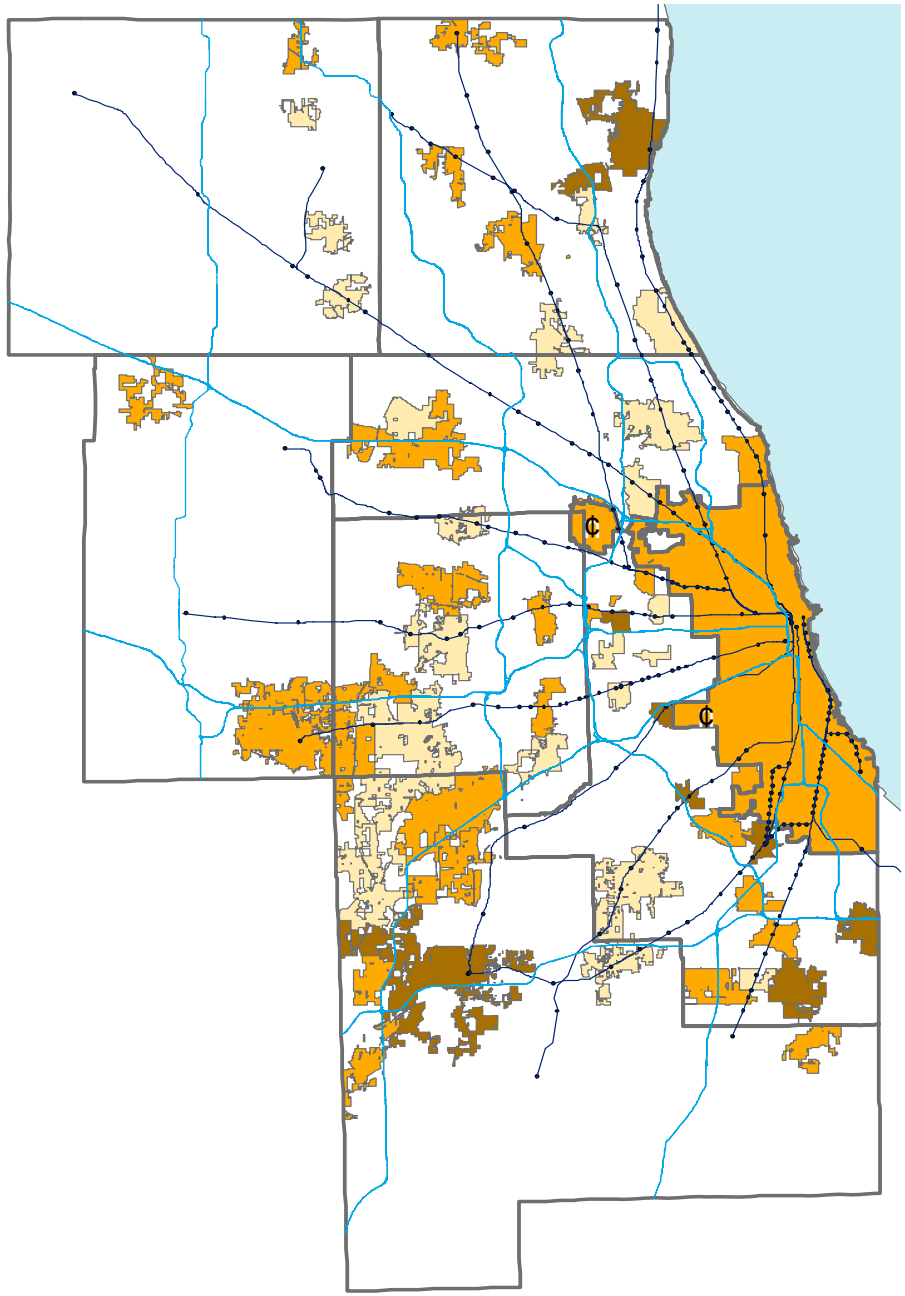
Between 1 to 1.6 jobs per household

Affordable Housing

Low <20%

Mid 20-60%

High >60%



Legend

Balanced J:H

AFH

- Low AFH
- Mid AFH
- High AFH

Jobs to Housing Ratio and Affordable Housing as a Percentage of All Housing Units

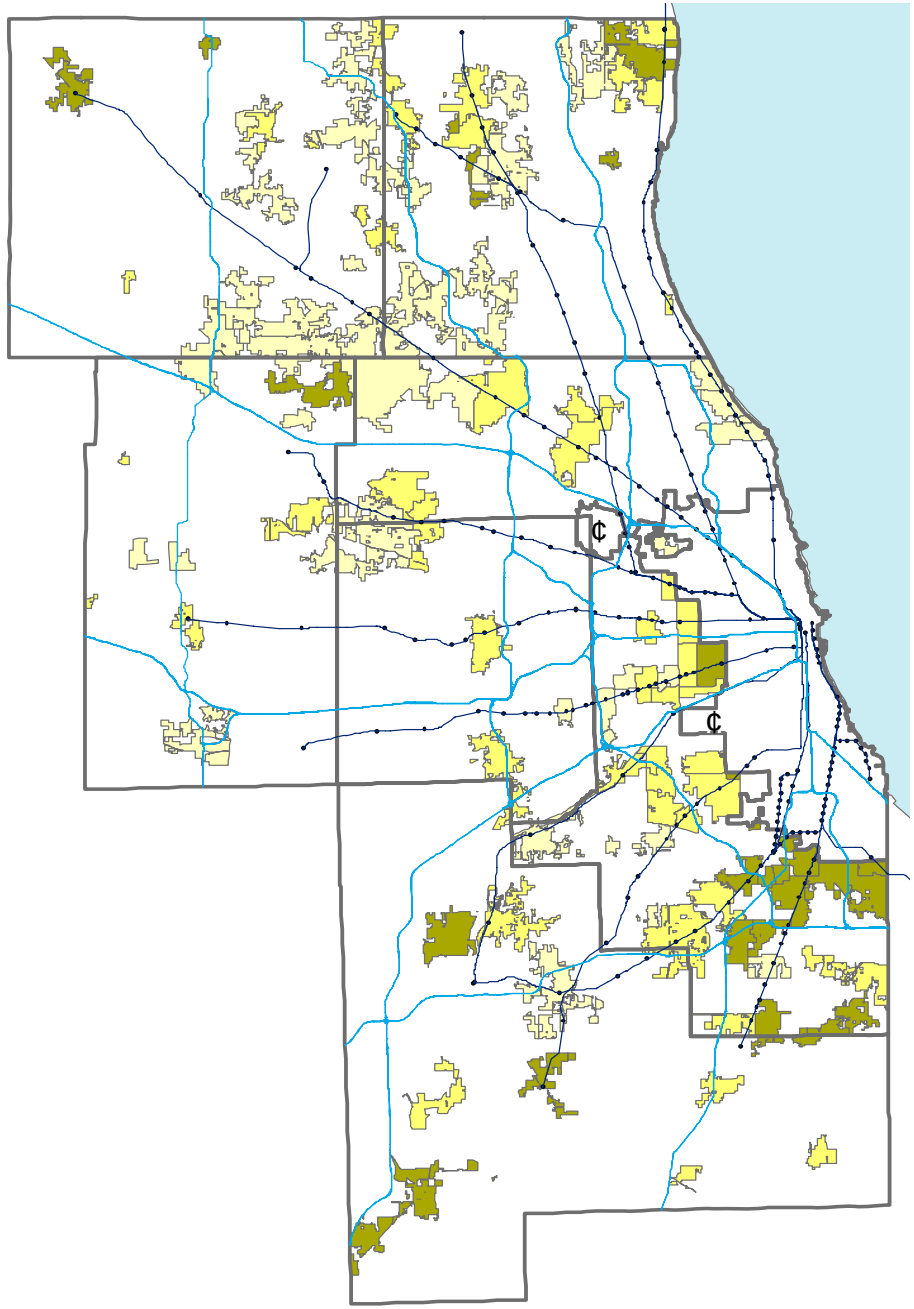
Housing Rich

Low Ratio of Jobs to Housing=

Less than one job per household

Affordable Housing

Low <20%
Mid 20-60%
High >60%



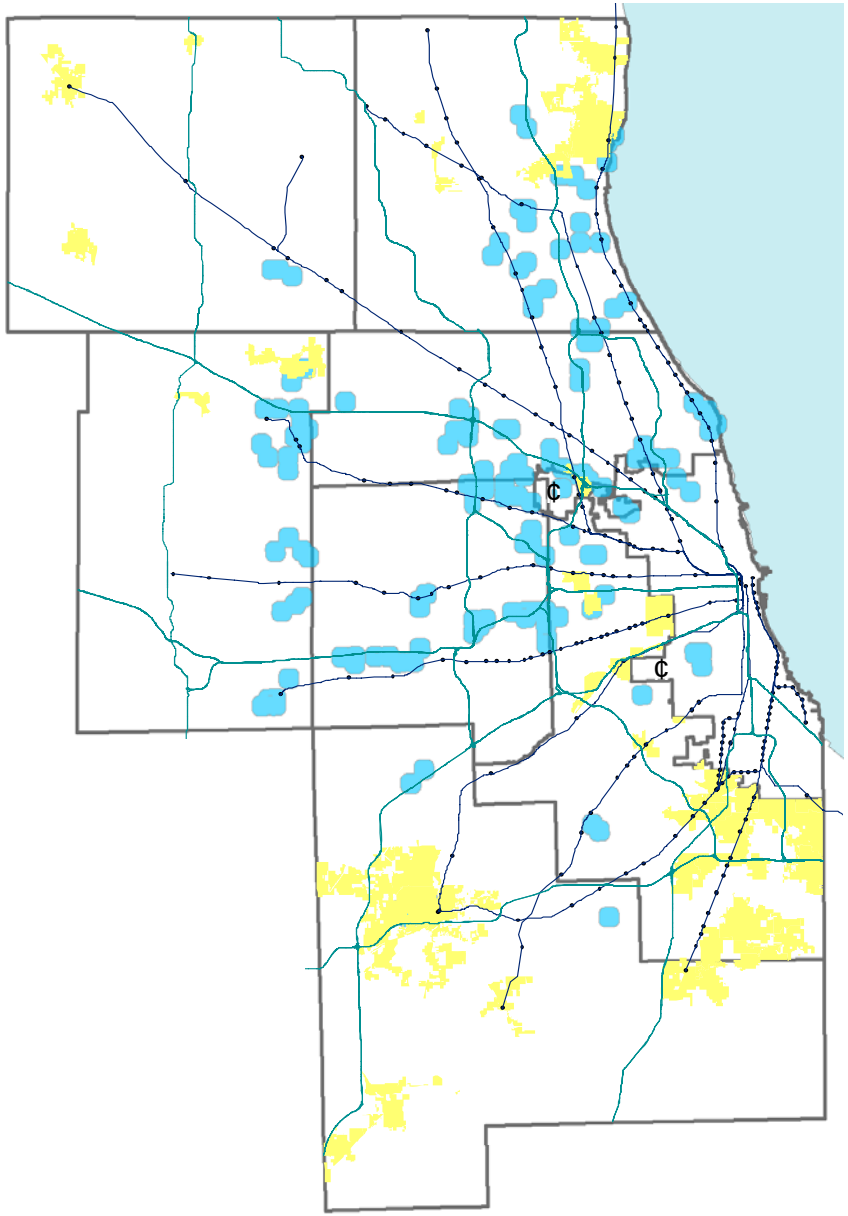
Legend

Housing Rich

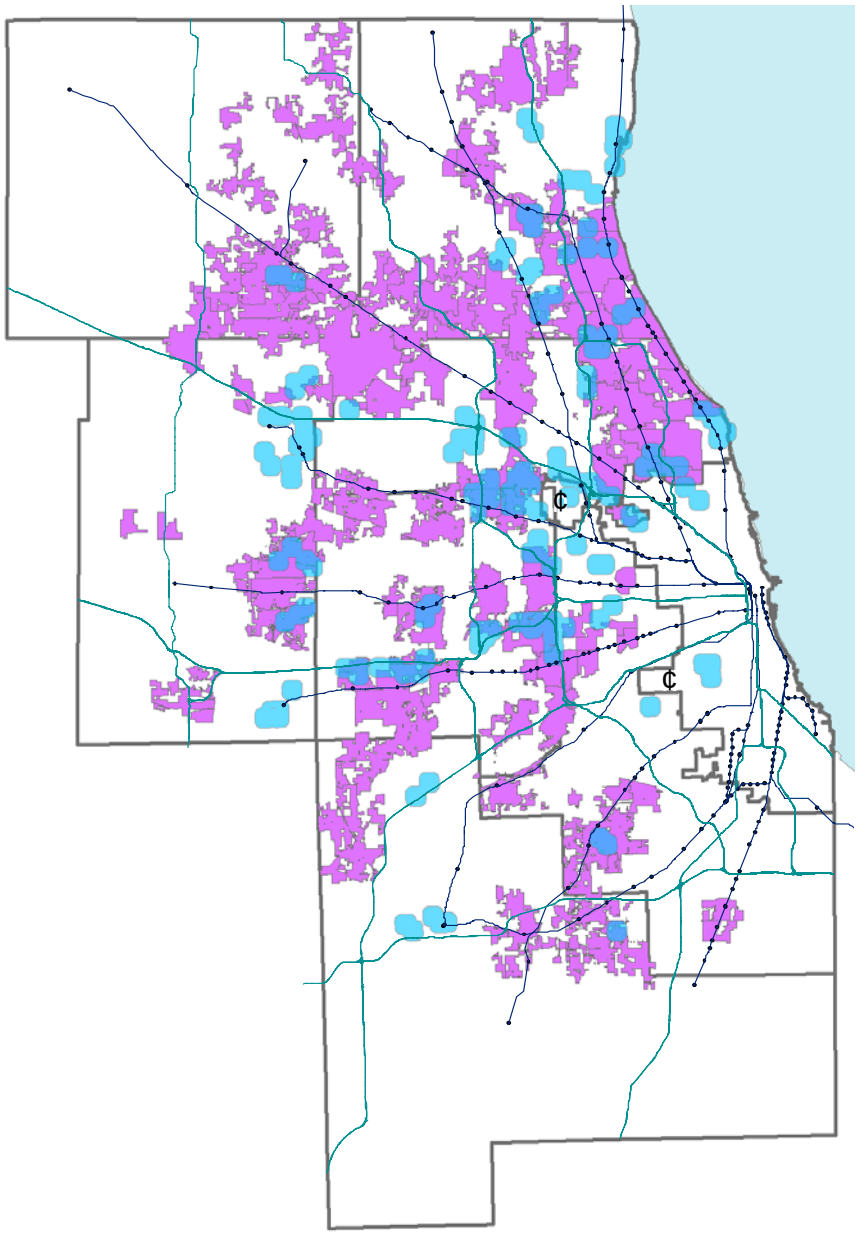
AFH

- Low AFH
- Mid AFH
- High AFH

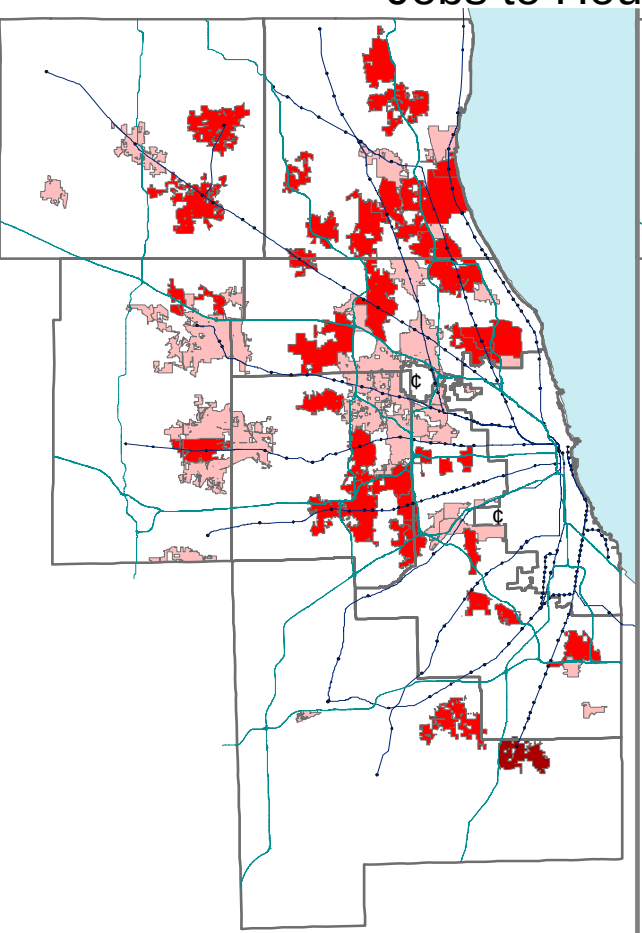
Affordable Housing > 60% as a percentage of All Housing Units & Employment Subcenters



Affordable Housing < 20% as a percentage of All Housing Units & Employment Subcenters



Jobs to Housing Ratio and Mean Travel Time to Work



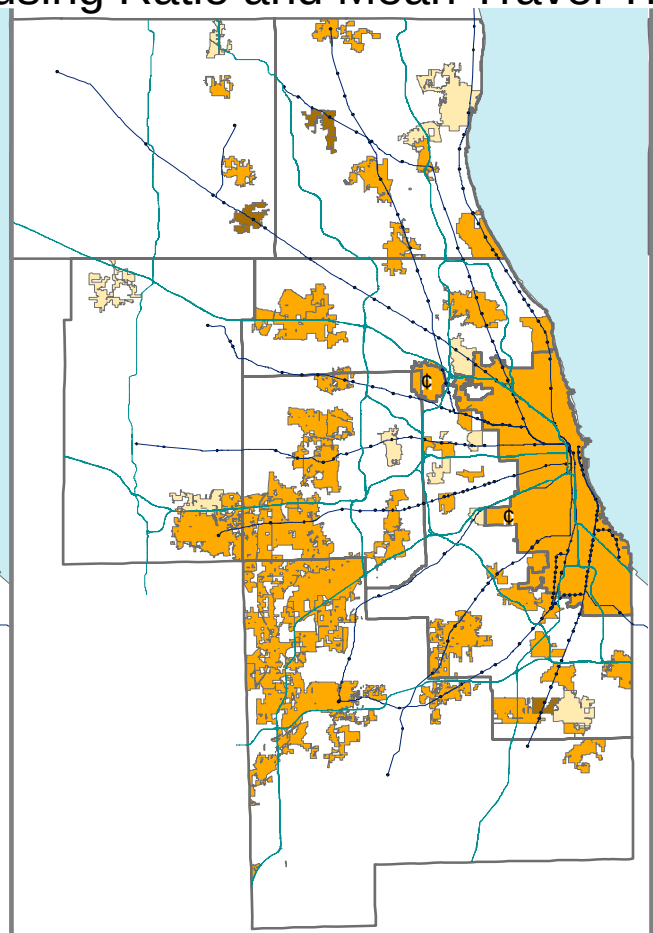
Jobs Rich

Legend

J:H to Travel Time

Jobs Rich

- Low Travel
- Mid Travel
- High Travel



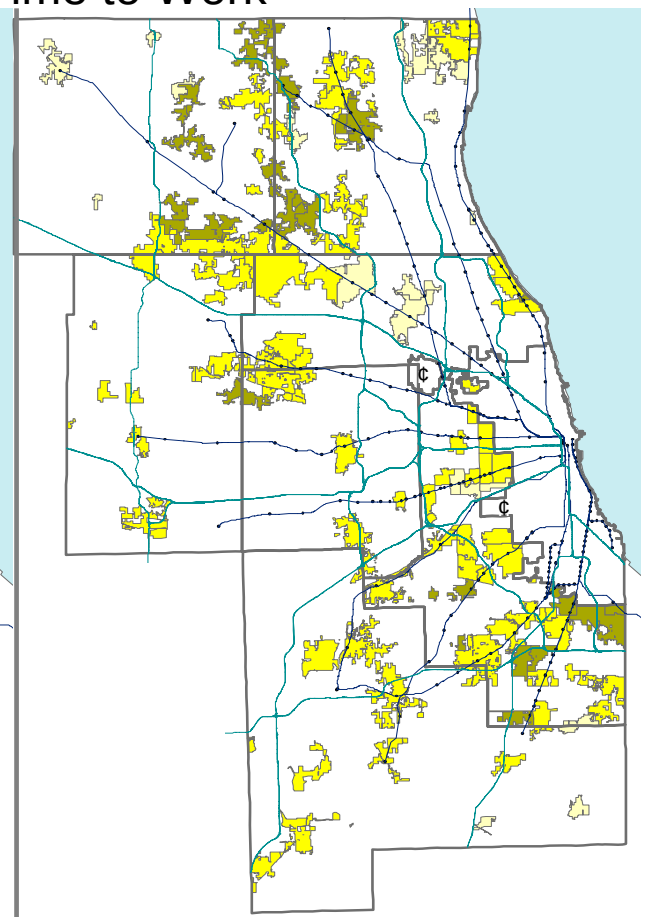
Balanced

Legend

J:H to Travel Time

Balanced

- Low Travel
- Mid Travel
- High Travel



Housing Rich

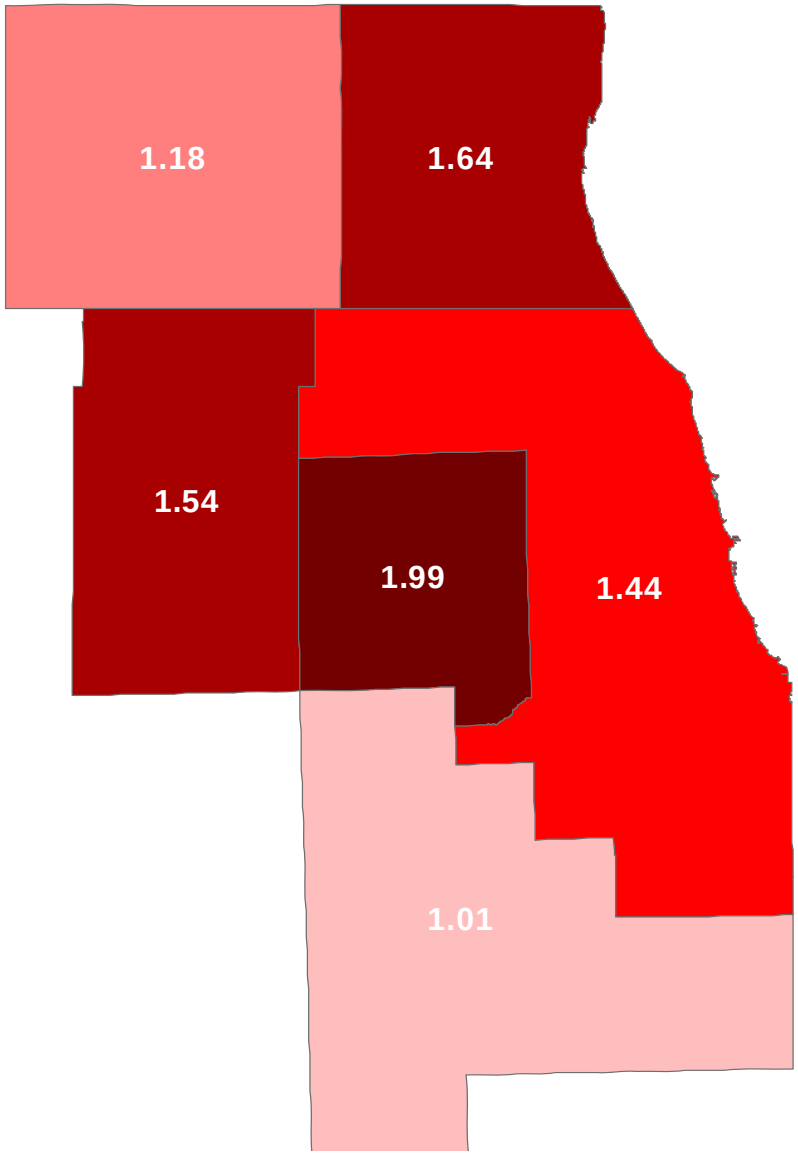
Legend

J:H to Travel Time

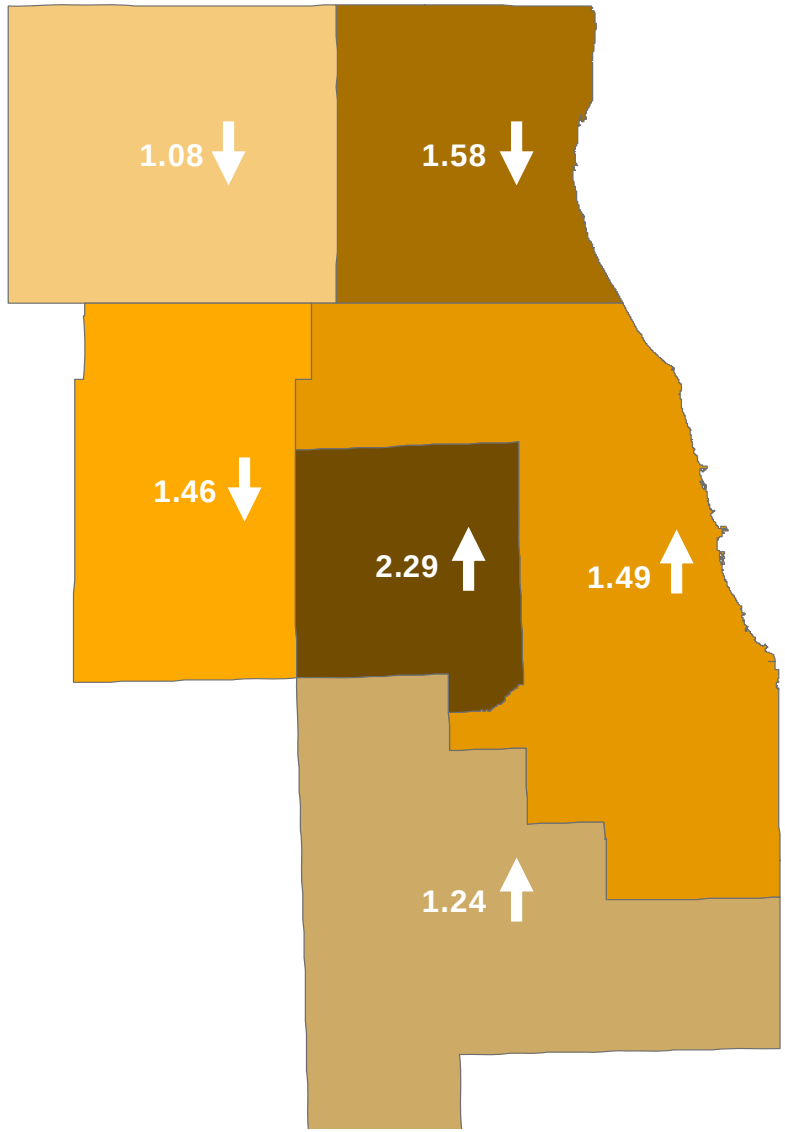
Low J:H

- Low Travel
- Mid Travel
- High Travel

2000 J/H Ratio

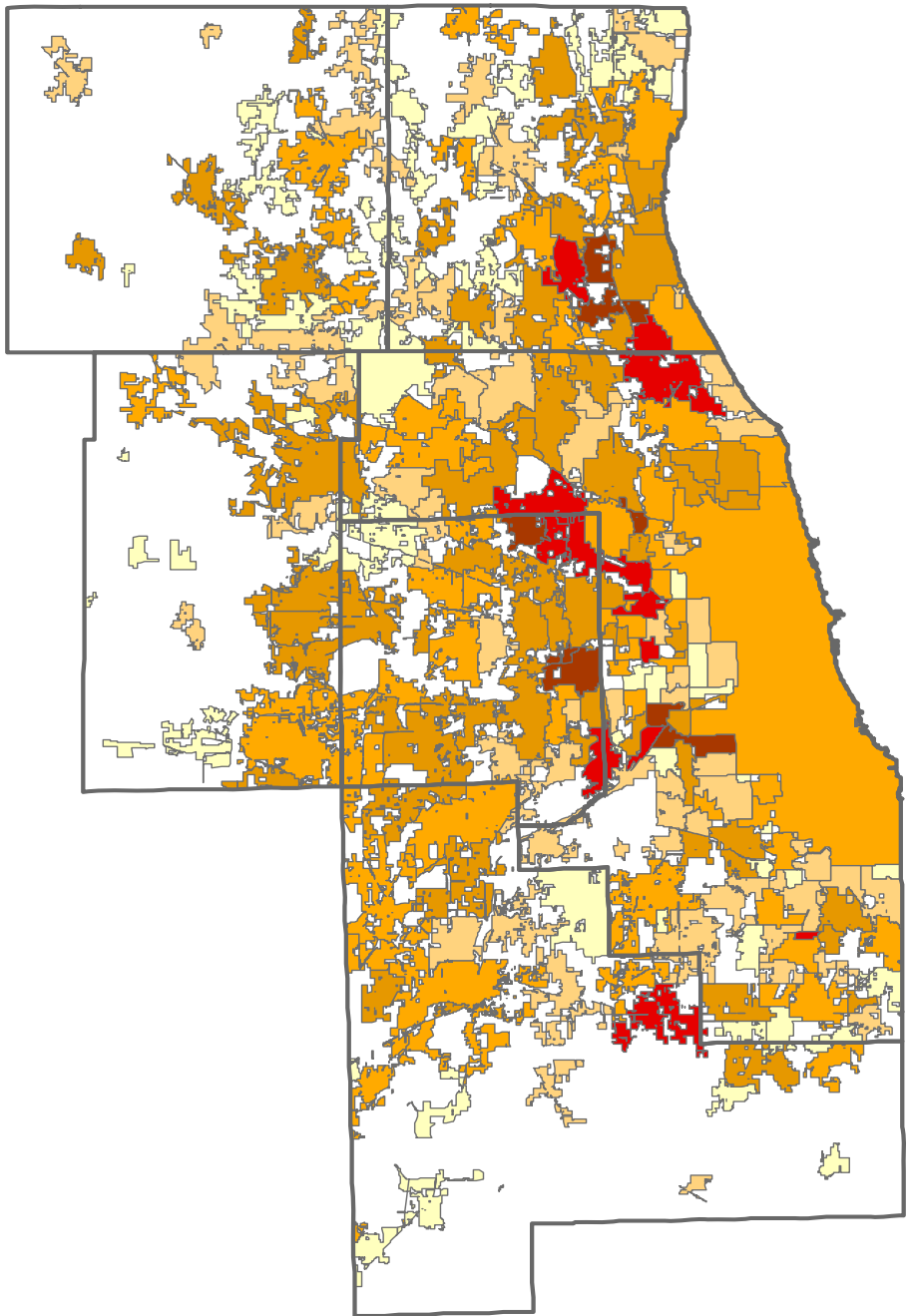


2030 Forecasted J/H Ratio

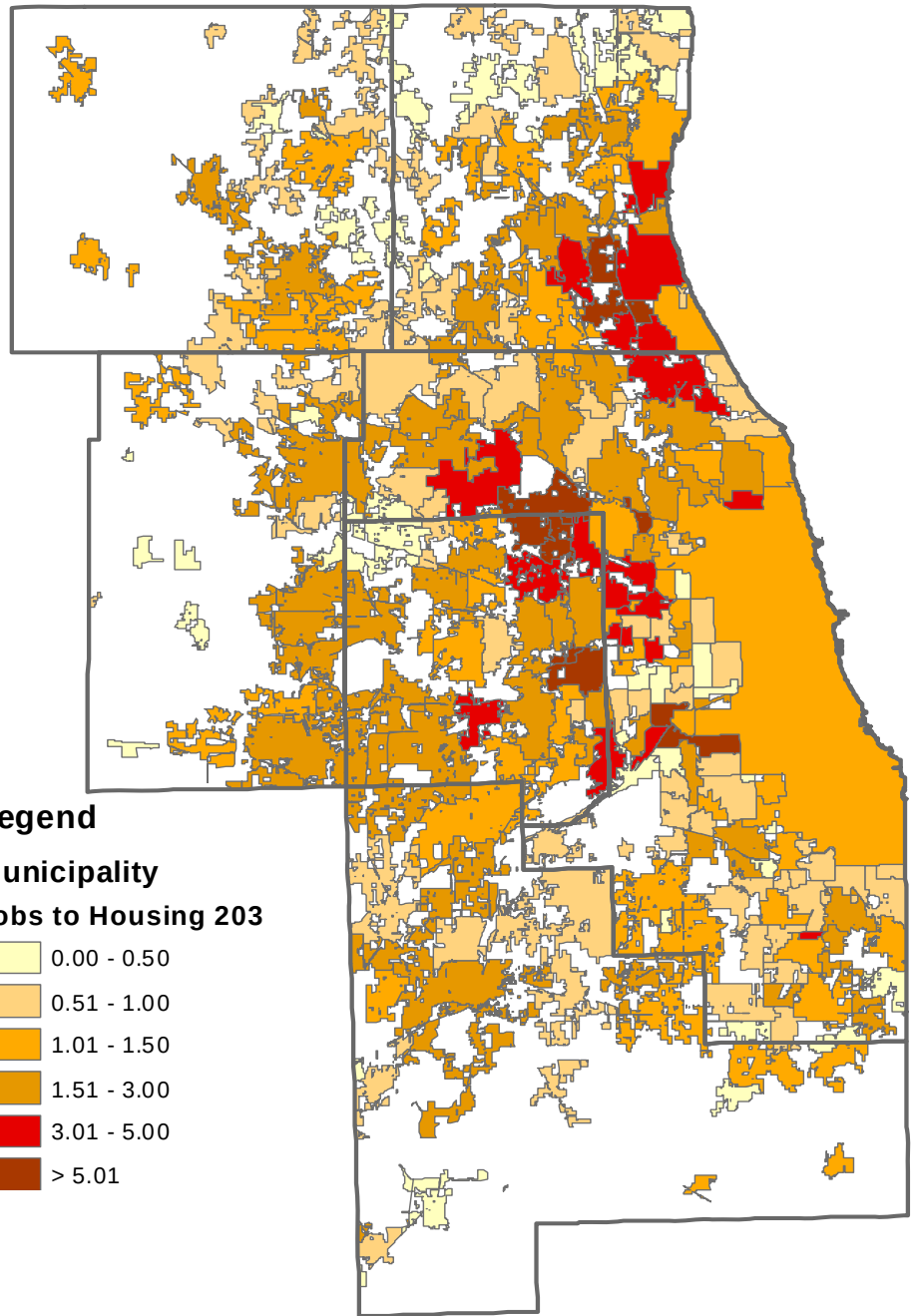


2030 Regional Forecast: Jobs to Housing Ratio= 1.53/ Growth Rate=1.72

2000 J/H Ratio



2030 Forecasted J/H Ratio



Legend

Municipality

Jobs to Housing 203

- 0.00 - 0.50
- 0.51 - 1.00
- 1.01 - 1.50
- 1.51 - 3.00
- 3.01 - 5.00
- > 5.01

What's Next?

- LEHD data- where are low-income families traveling to for work?
- Determine policy implications for jobs to housing mismatch
  - Economic development near affordable housing clusters
  - Affordable housing policy near job subcenters
  - Implication on transportation investments
- Research household expenditures & implications of spatial mismatch of jobs to housing

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Please contact Lee Deuben with Comments and Suggestions

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