



Chicago Metropolitan Agency for Planning

233 South Wacker Drive
Suite 800, Sears Tower
Chicago, IL 60606

312-454-0400 (voice)
312-454-0411 (fax)
www.chicagoareapanning.org

To: Working Committees

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From: Lee Deuben, Housing and Community Development Planner

Re: Regional Snapshot Report: Jobs-Housing Balance

As part of the development of the Regional Comprehensive Plan, a series of Regional Snapshot reports will be prepared on major issues that need to be addressed in the plan. The purpose of these reports is to establish linkages between CMAP's policy areas, gather background data, and initiate discussions on major regional issues early in the planning process.

CMAP is researching the location of jobs and housing within the region to support a Regional Snapshot report on jobs-housing balance. Through this research, CMAP is seeking to quantify the degree to which a mismatch between jobs and housing exists and determine policy recommendations that should be considered for inclusion in the Regional Comprehensive Plan to address the issue. Staff will provide a brief presentation on the methodology and initial findings of the research at the January 9 Planning Coordinating Committee meeting.

Our research explores why, from a regional planning perspective, the relative location of jobs and housing matters to the vitality of the region. The results of a jobs-housing imbalance affects all residents of the region but hardest hit are those in the moderate and low-income range, because households with lower incomes have less ability to choose housing location. Therefore, our research focuses on the spatial mismatch of jobs to affordable housing.

Analyzing U.S. Census data, CMAP forecasts, and the Census Transportation Planning Package (CTPP), the research identifies the current jobs-housing balance, the projected jobs-housing growth rate and the forecast jobs-housing ratio in 2030. Further, the research identifies current concentrations of affordable housing throughout the region, and the proximity of such to employment subcenters.

Future research will explore the characteristics of jobs throughout the region more deeply, particularly in respect to salary and educational attainment needed. Future work will also identify recommendations that should be considered in the Regional Comprehensive Plan related to the location of affordable housing, job centers, and transportation improvements.

ACTION REQUESTED: Discussion and comments.