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Agency for Planning

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# **Jobs Housing Balance Preliminary Findings**

**Lee A. Deuben**

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# Jobs Housing Balance

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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:**

- 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



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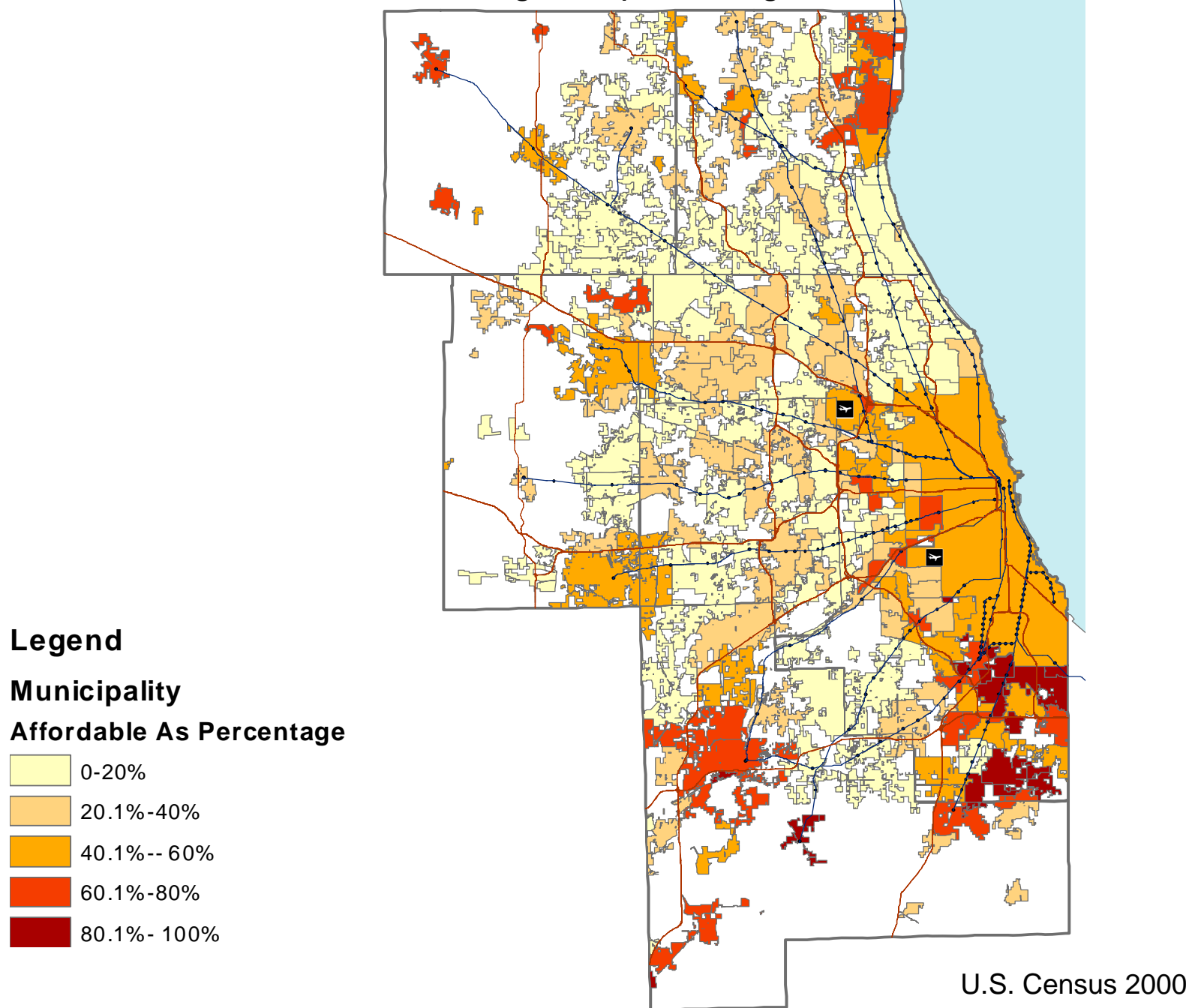
# Measuring Affordable Housing

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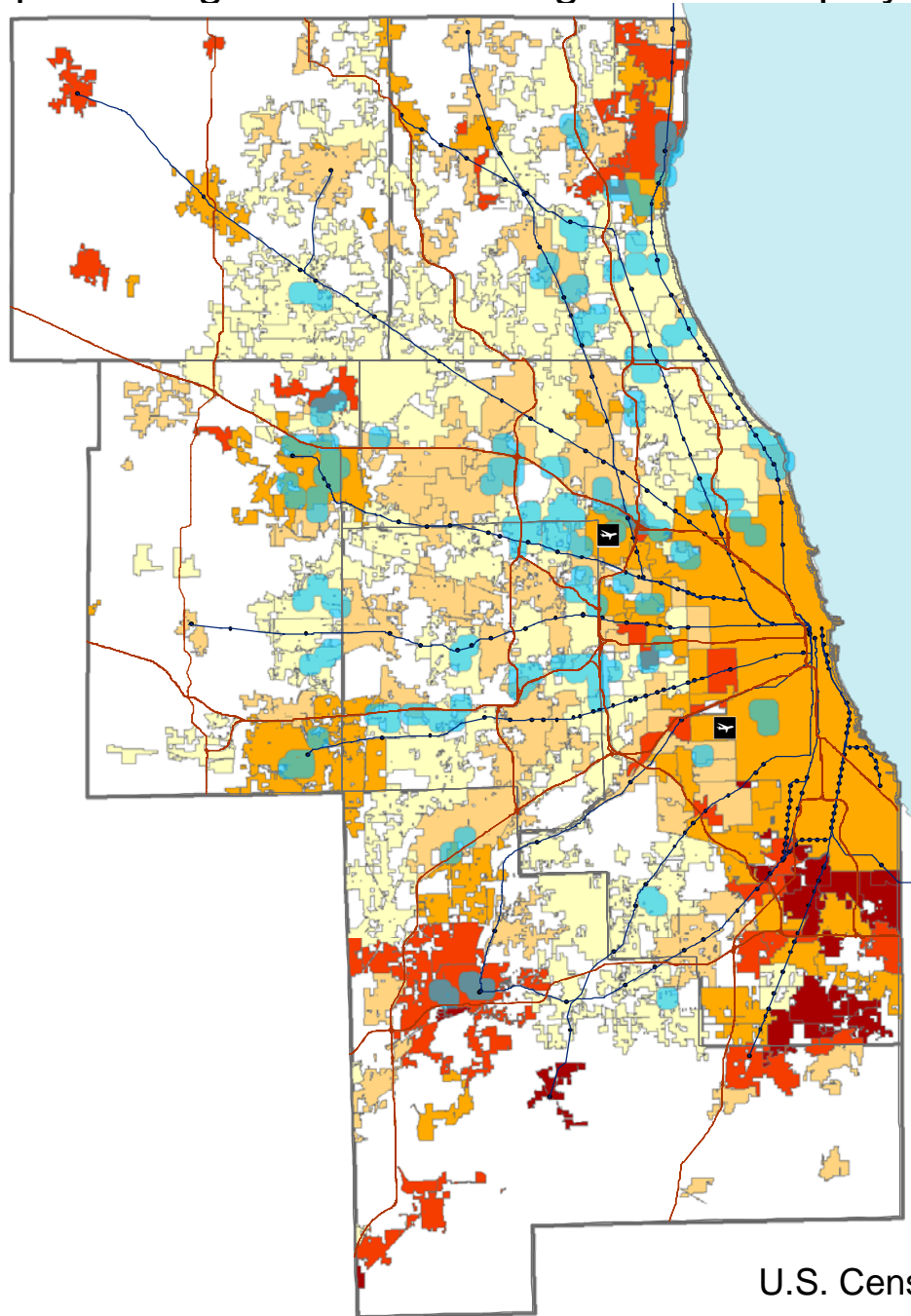
- Affordability determined according to IHDA's standard:
  - 80% or less of PMSA median income for owner: \$125,000
  - 60% or less of PMSA median income for rental: \$775 per month
- Total units counted by municipality falling under 60/80% income threshold
- Affordable housing units by municipality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



# Affordable Housing as a percentage of total housing units



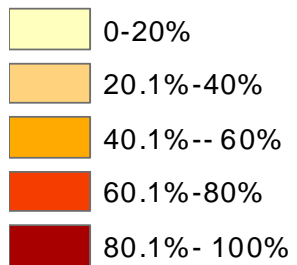
# Affordable Housing as a percentage of total housing units & Employment Subcenters



## Legend

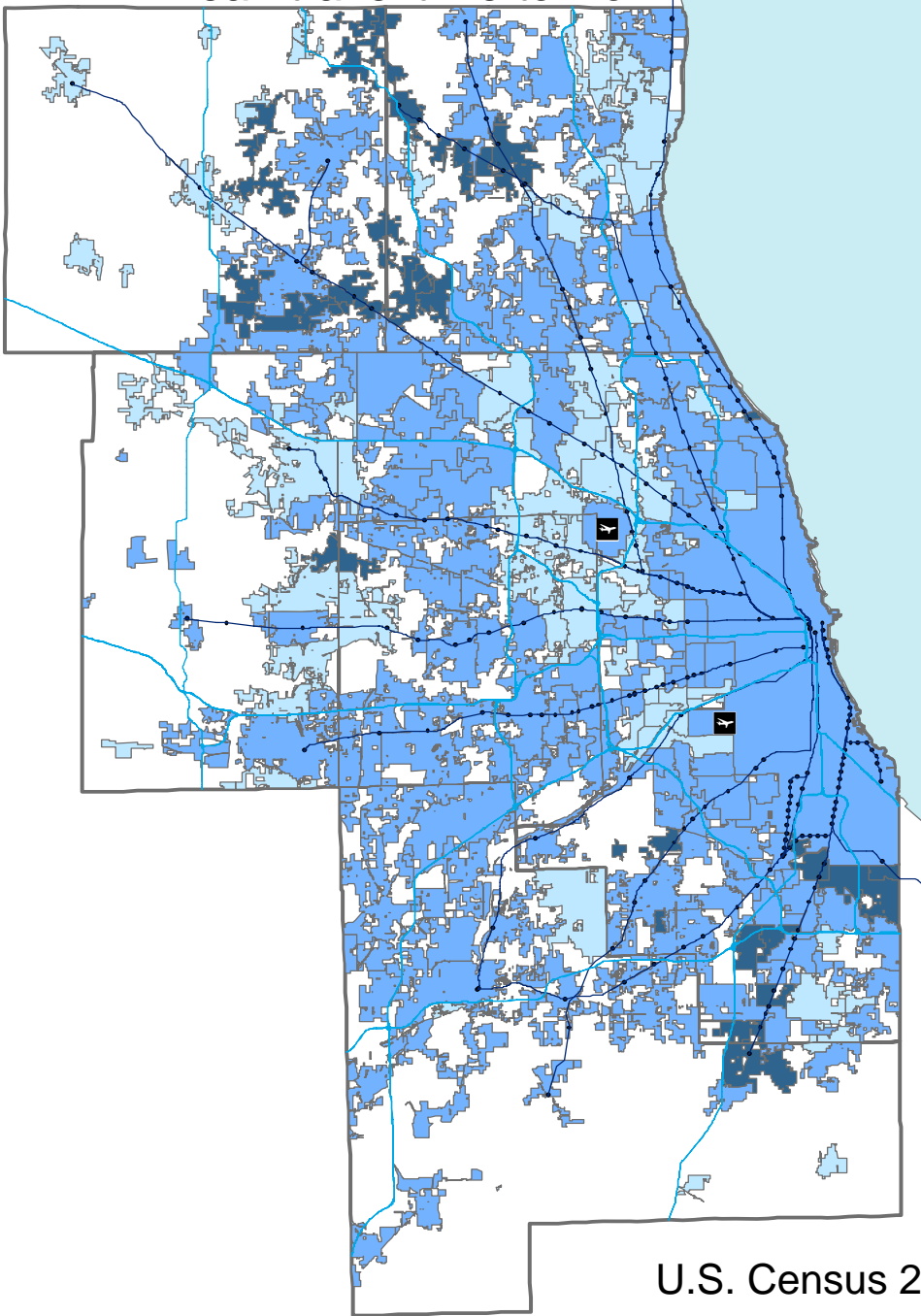
### Municipality

### Affordable As Percentage



U.S. Census 2000

# Mean travel time to work



## Legend

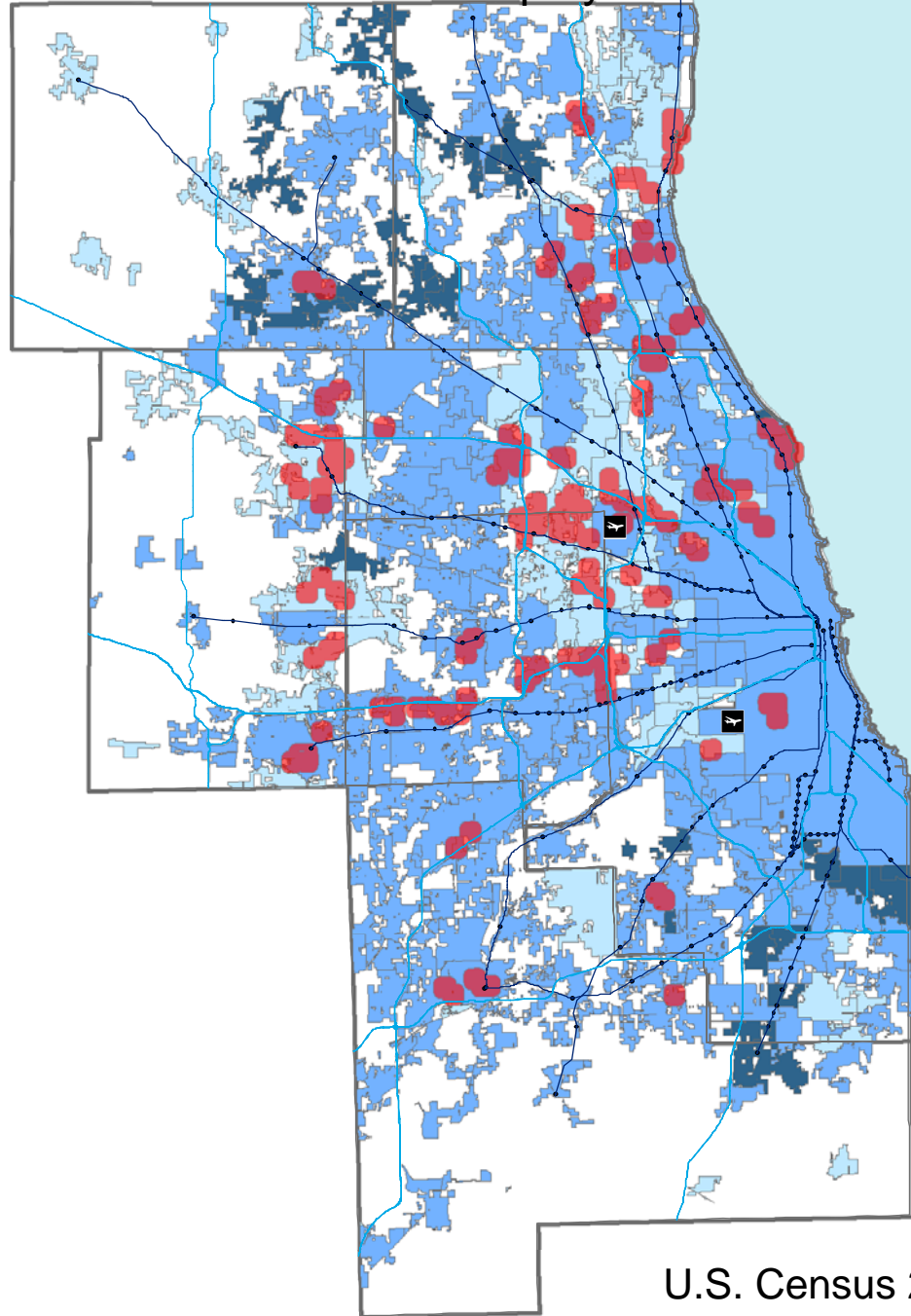
### Municipality

### 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

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## 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**

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# Developing Typologies

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Affordable Housing as a percentage of total units

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

**Regional Median Affordable Housing Percentage = 26.6%**



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# Developing Typologies

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## Mean Travel Time to Work

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

**Regional Mean Travel Time = 31.5**



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# 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

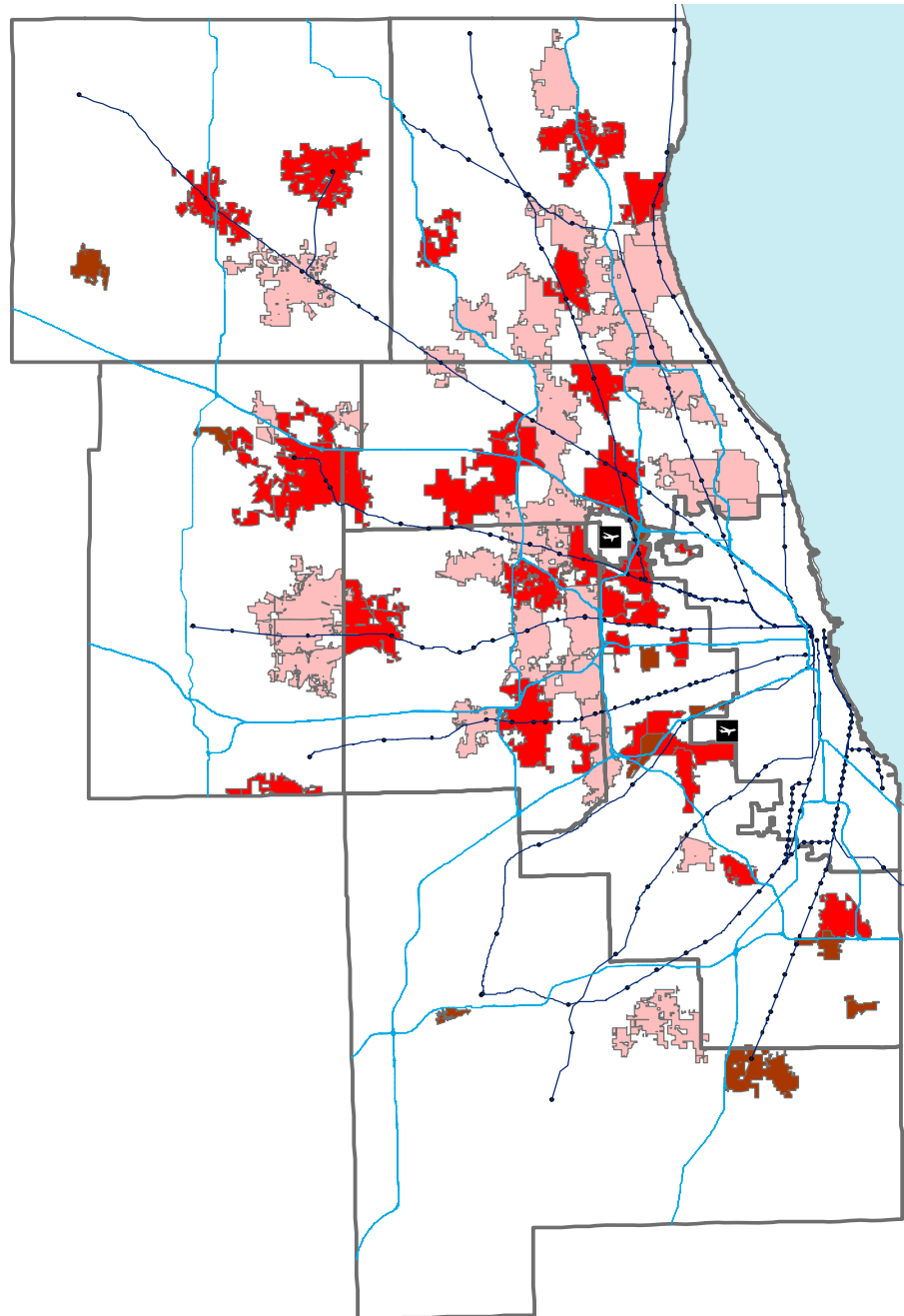
Jobs Rich

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

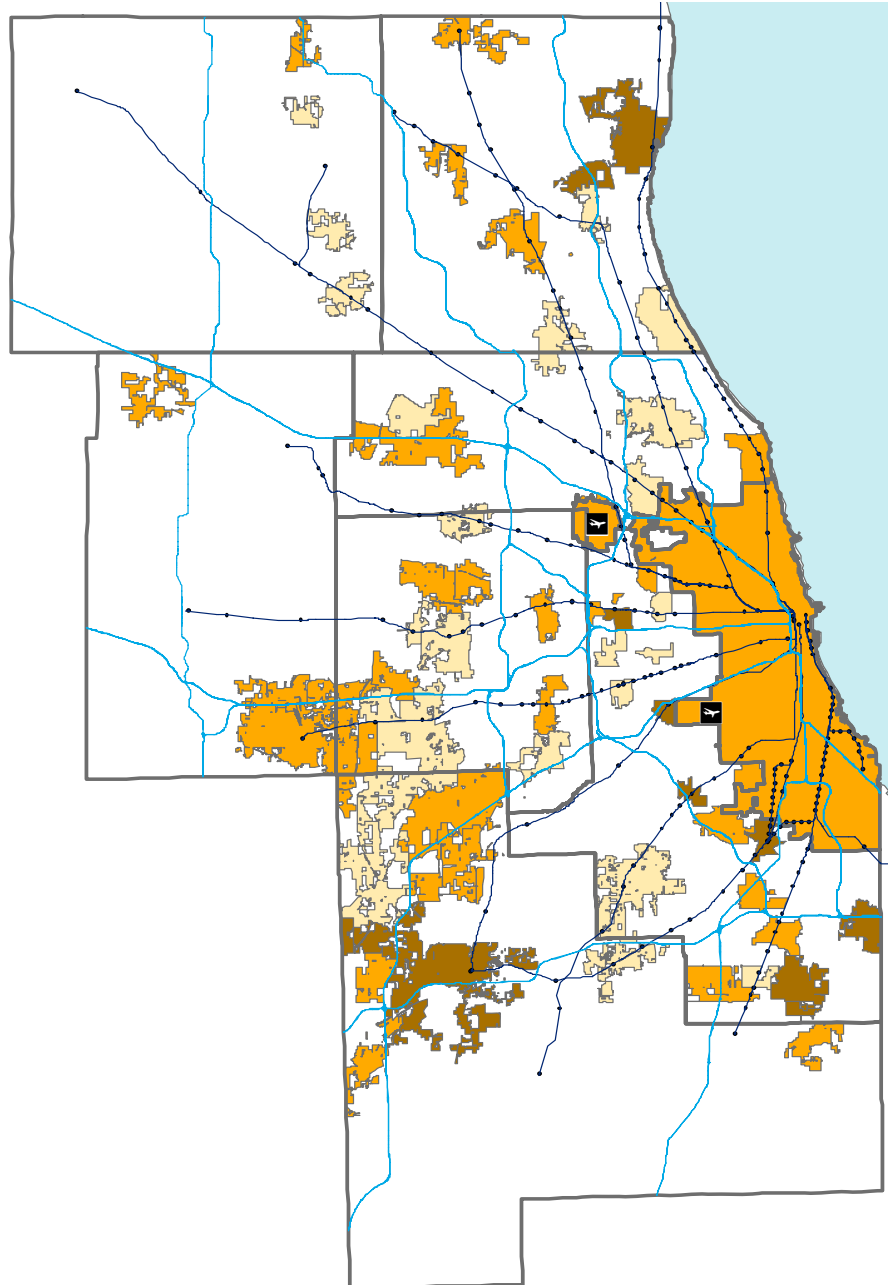
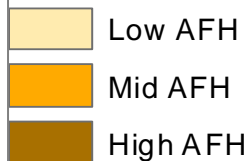
## Affordable Housing

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

### Legend

Balanced J:H

AFH



# 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

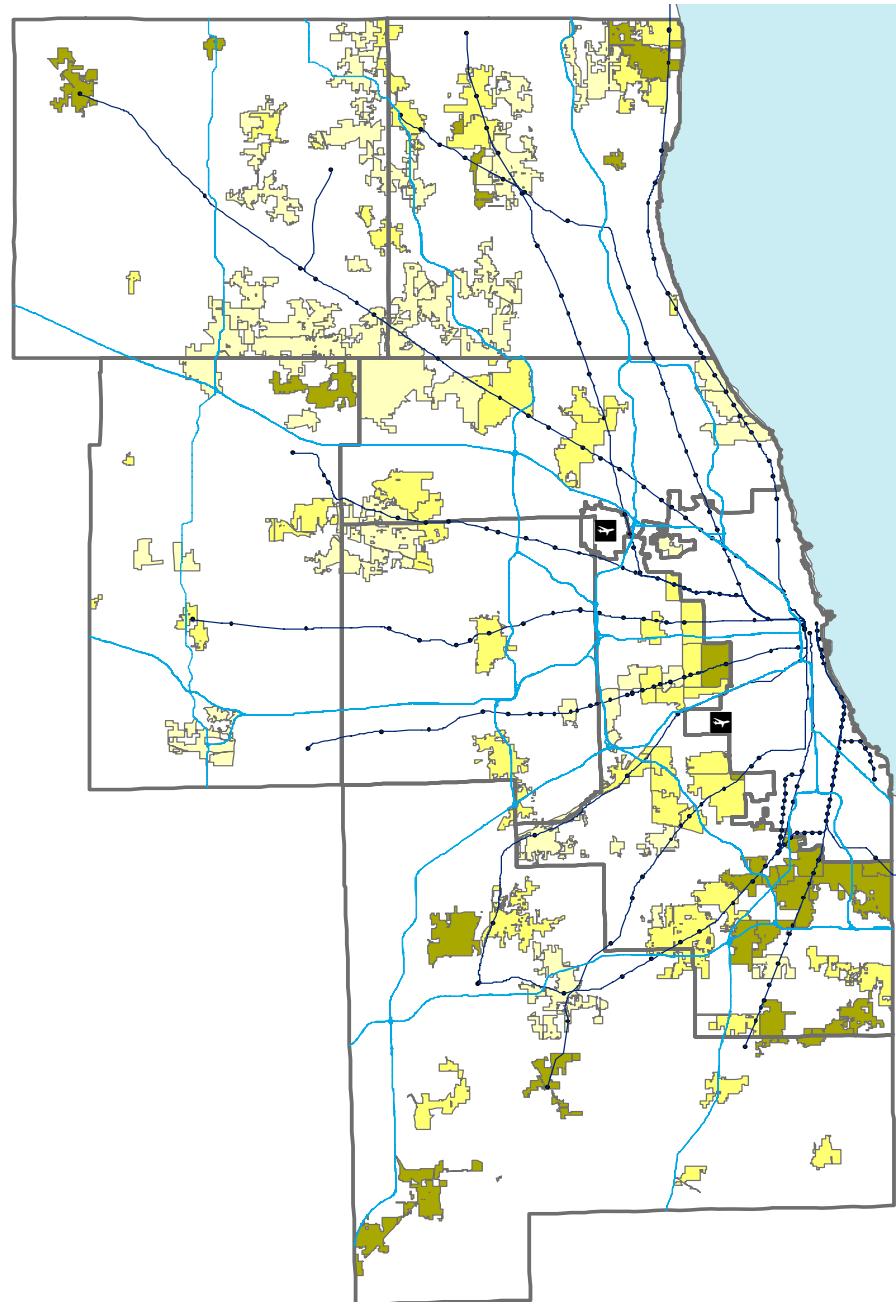
Low <20%  
Mid 20-60%  
High >60%

### Legend

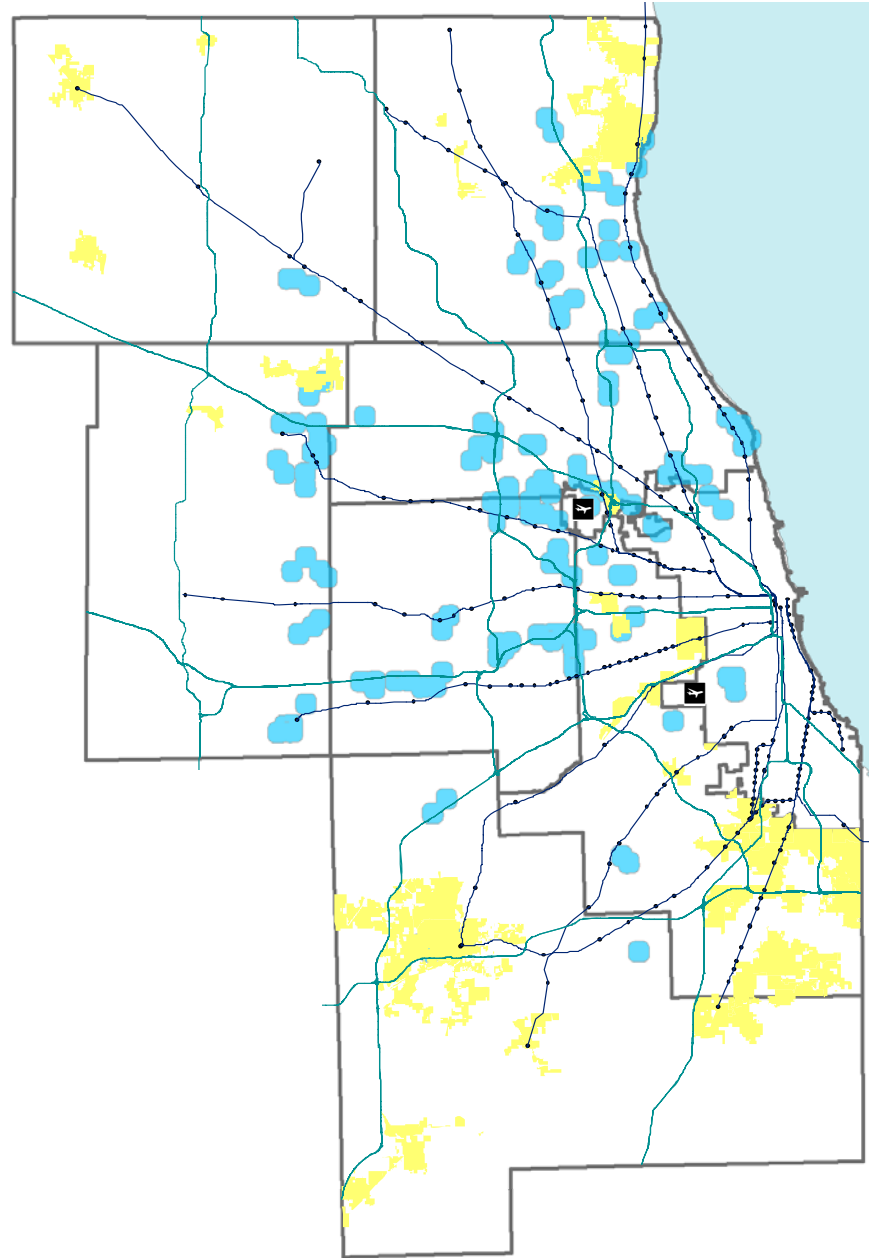
#### Housing Rich

#### AFH

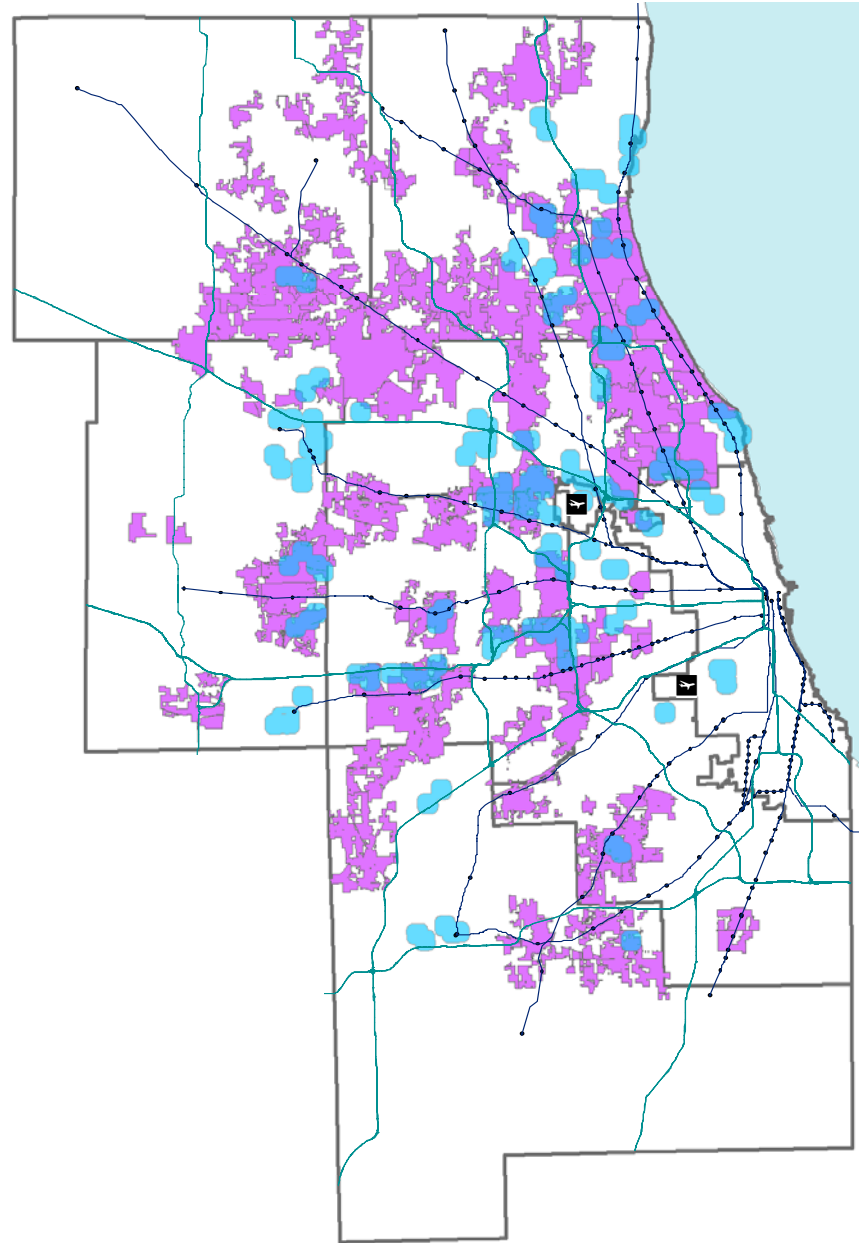
- Low AFH
- Mid AFH
- High AFH



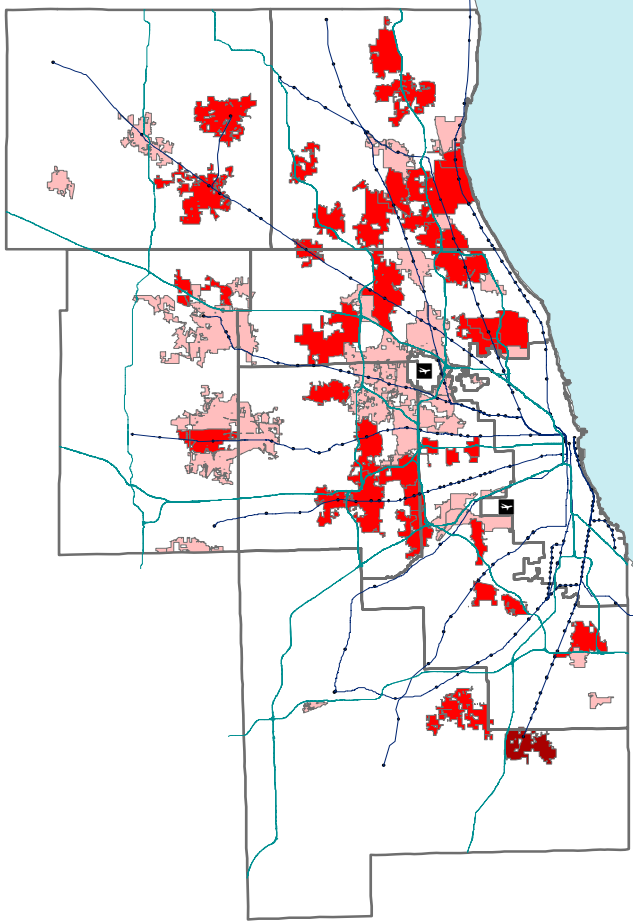
# Affordable Housing > 60% as a percentage of All Housing Units & Employment Subcenters



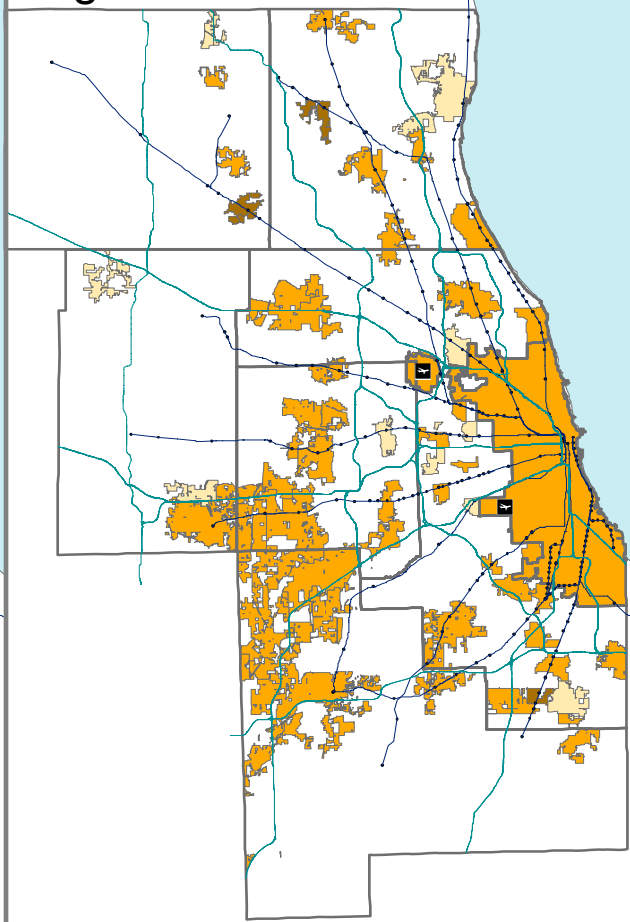
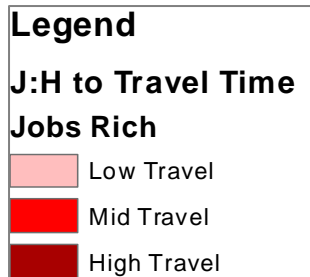
# Affordable Housing < 20% as a percentage of All Housing Units & Employment Subcenters



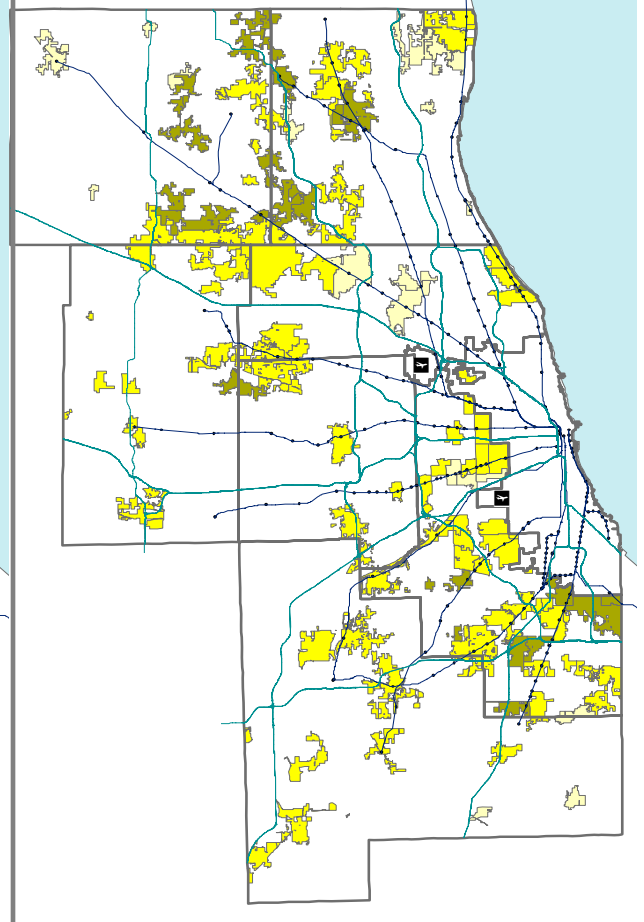
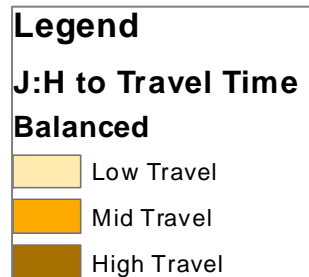
# Jobs to Housing Ratio and Mean Travel Time to Work



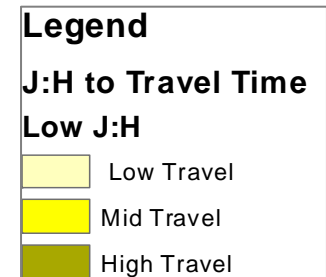
## Jobs Rich



## Balanced

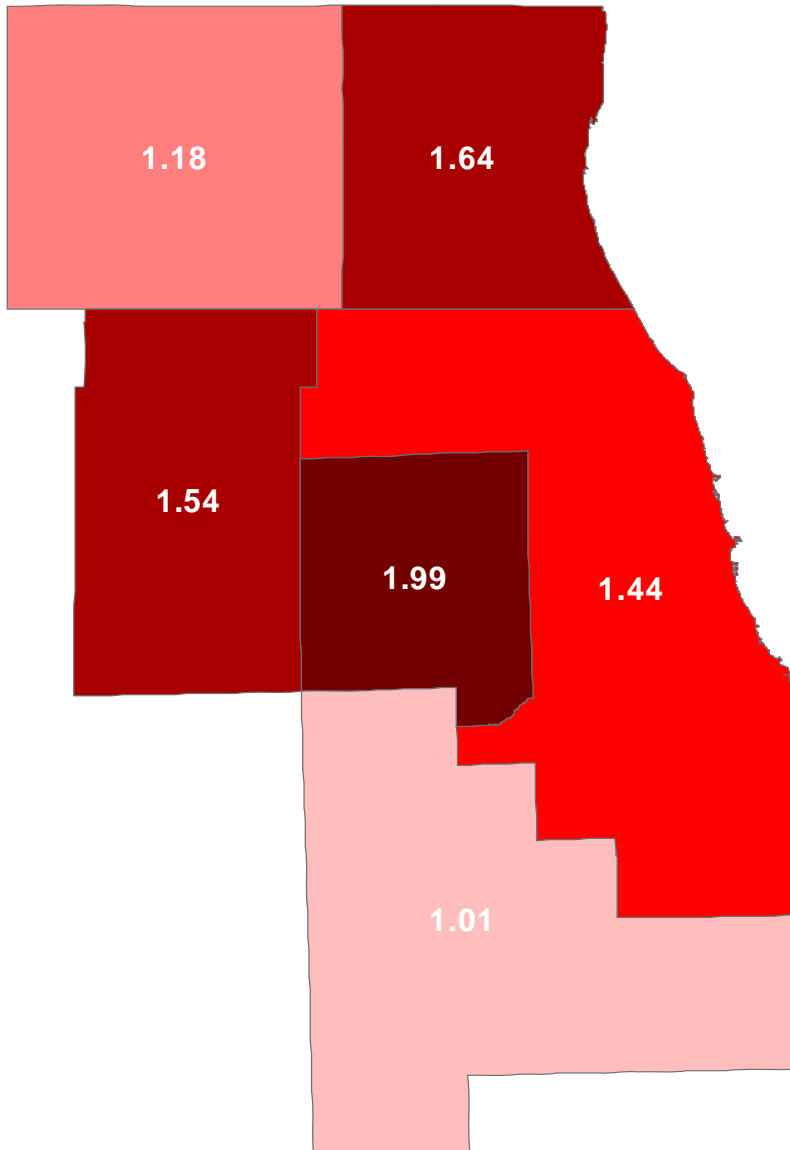


## Housing Rich

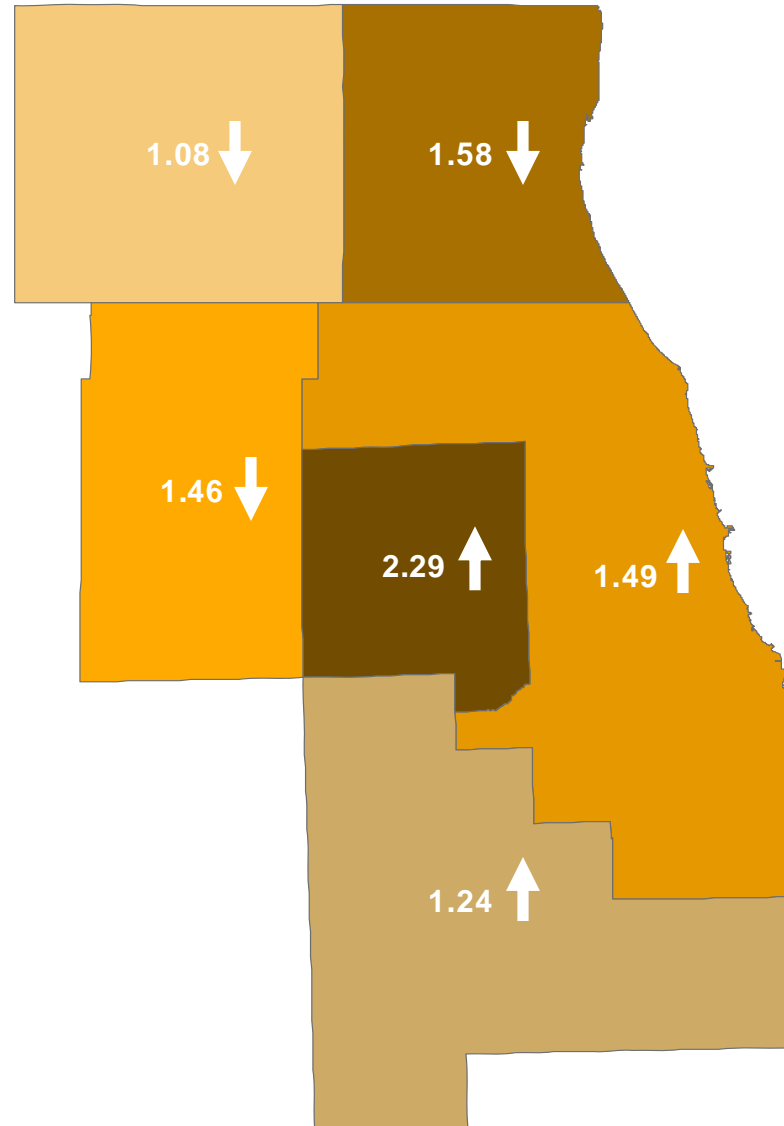




2000 J/H Ratio



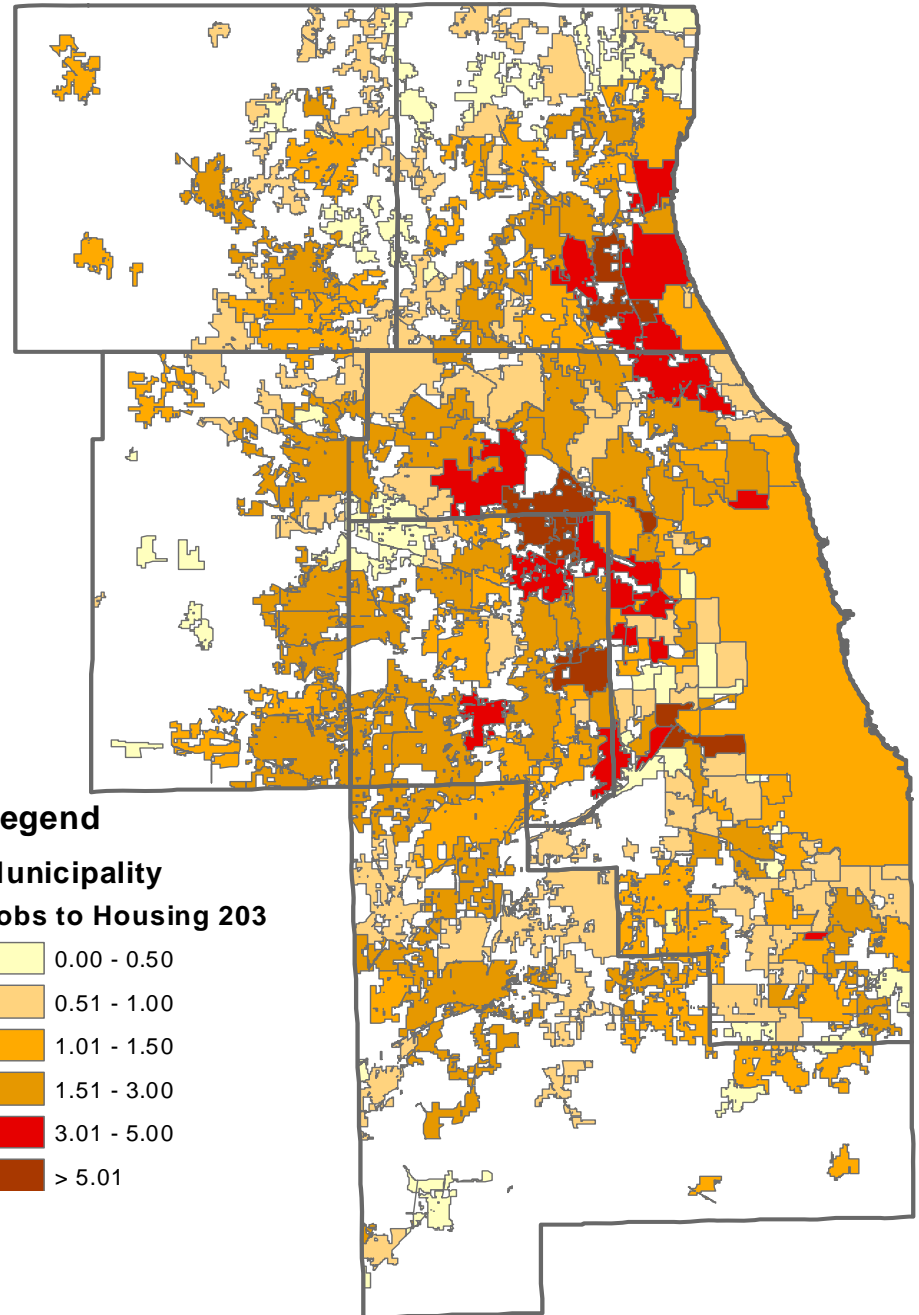
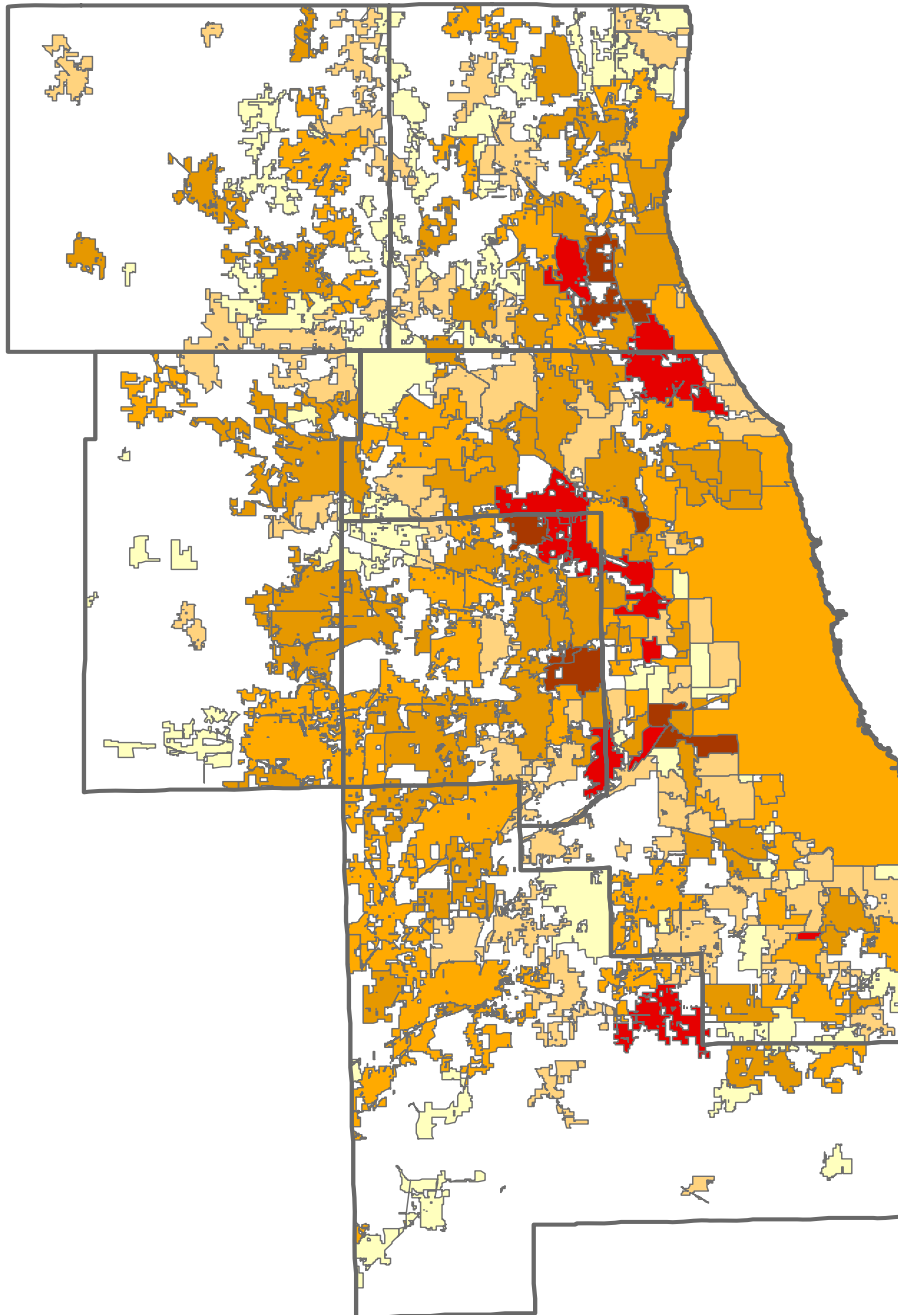
2030 Forecasted J/H Ratio



**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 2003

- 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?

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- 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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