Economic Development and Location:

- Jobs
- Housing
- Commuting

Background

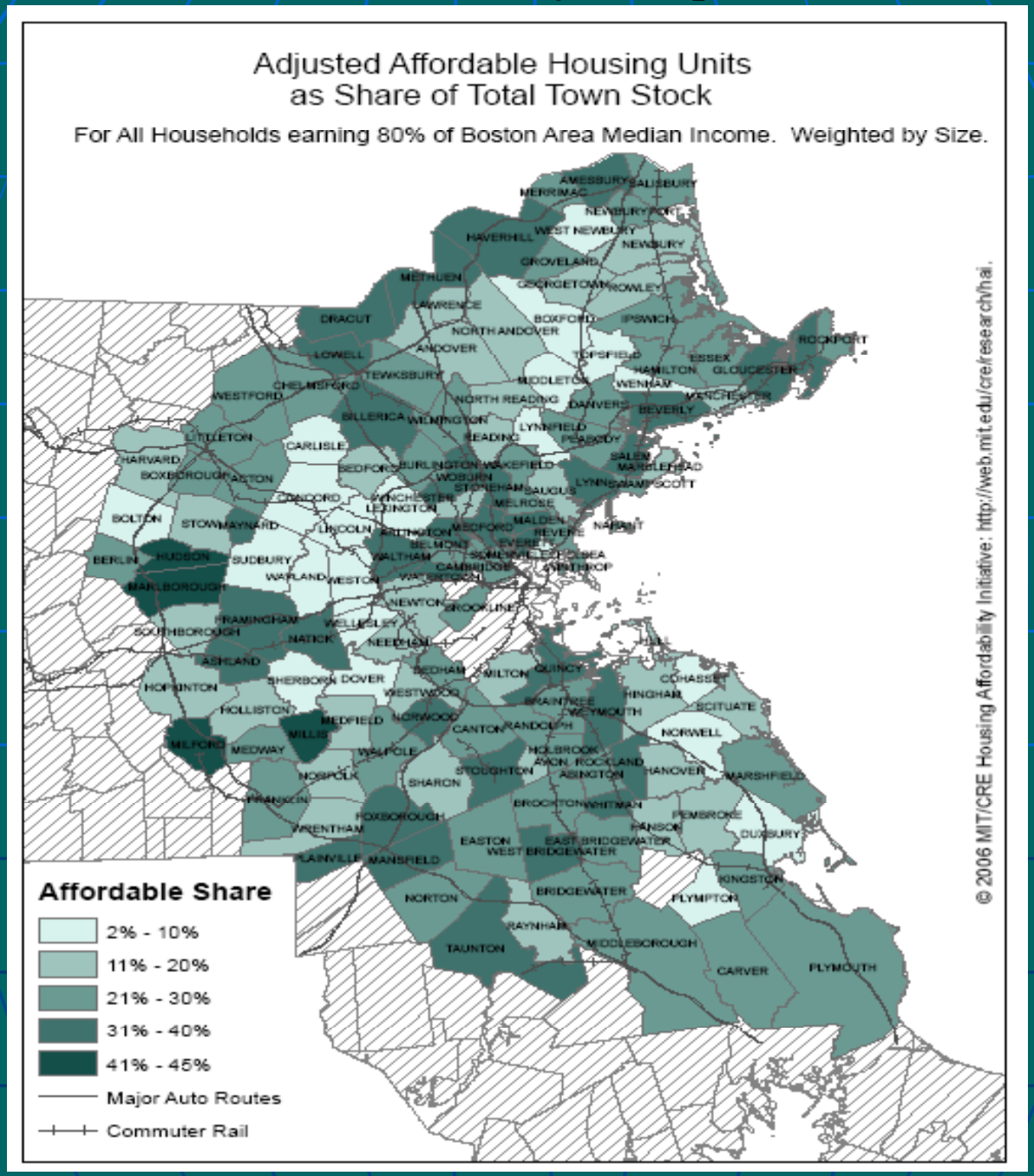
- Summarizing the current housing stock by Zip Code location for 4 New England metro areas (from affordability studies):
  - Tenure
  - Size (bedrooms)
  - Quality
  - Value or rent

Calculate effective values and rents by adjusting for:

- Job Accessibility
- **Location Amenities**

Then calculate what appropriate housing exists in each Zip Code for each household (income, household size)

An Affordability Example



NEXT: USE LED

- For each work location, specify industry types and earnings
- Look at where the workers live
  - This tells us something about where appropriate housing is located (but other considerations enter in)
  - Calculate commute time/cost for each worker, using CTPP-based transportation network modeling data

RATE WORK LOCATIONS

- Two methods:
  - A gravity index based on how "close" current workers live (LED)
  - A gravity index based on how much appropriate housing exists within a reasonable commute

RATE RESIDENTIAL LOCATIONS

"Contribution" to housing workers at specified nearby worksites:

- Index based on LED trips
- Index based on appropriate housing for LED workers

USES

- Identify bottlenecks
- Inform economic development policy
  - Where can firms feasibly locate
  - What locations might firms abandon due to commuting costs
- Inform housing policy
  - Where should the housing go?
  - Implications for land-use regulations
- Basis for forecasting effects of new employment