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

Adjusted Affordable Housing Units as Share of Total Town Stock

For all households earning 80% of Boston Area Median Income, weighted by size.

Affordable Share
- 2% - 10%
- 11% - 20%
- 21% - 30%
- 31% - 40%
- 41% - 45%

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