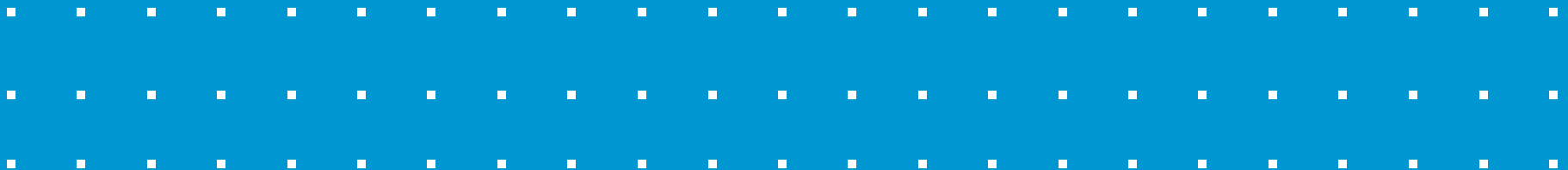# Cash Flows and Job Creation:
Lessons Learned from LED

Sierra Latham

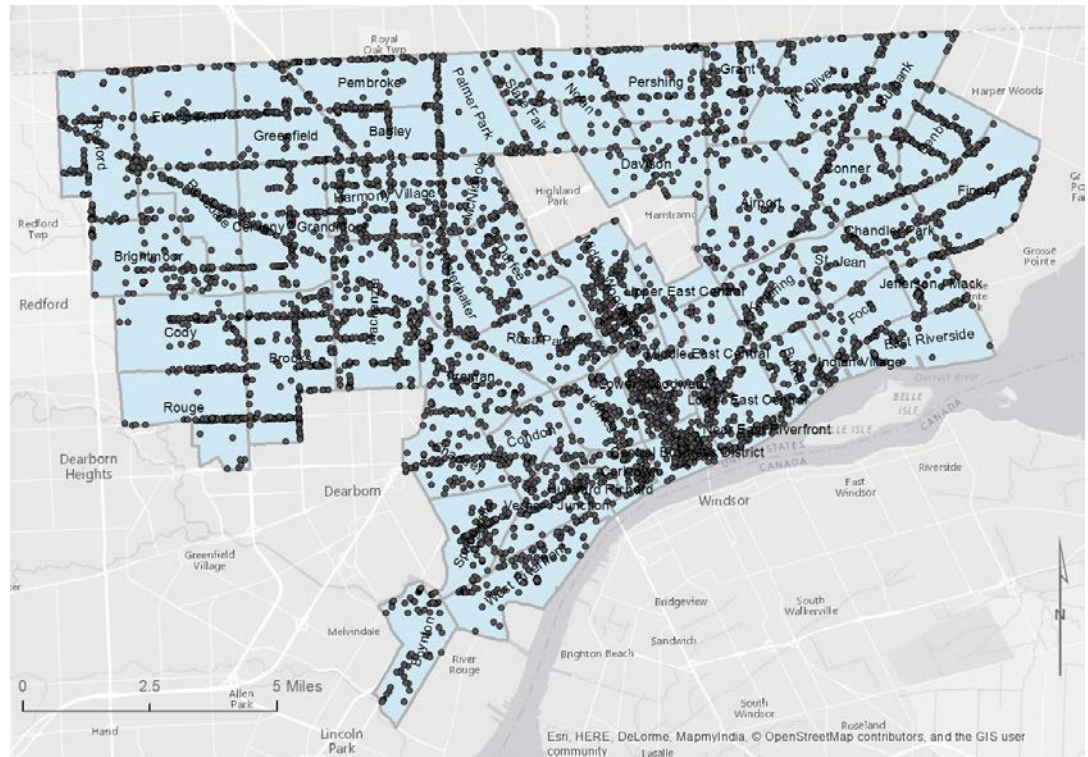Metropolitan Housing and Communities Policy Center

Detroit Investment Trends

Tract-level employment data provides useful context

Commercial real estate investment has been concentrated in downtown Detroit

Commercial, Industrial, Multifamily, and Institutional permits, by census tract (2003-2015)


Source: Detroit BSEED and Midtown Detroit, Inc

At the same time, jobs have been moving downtown

Between 2003 and 2014, jobs have shifted from peripheral neighborhoods to the Central Business District, Lower Woodward, and Riverfront neighborhoods

Source: US Census Bureau, LEHD

Today, jobs are highly concentrated downtown

As of 2014, jobs were highly concentrated in the Central Business District and Lower Woodward neighborhoods
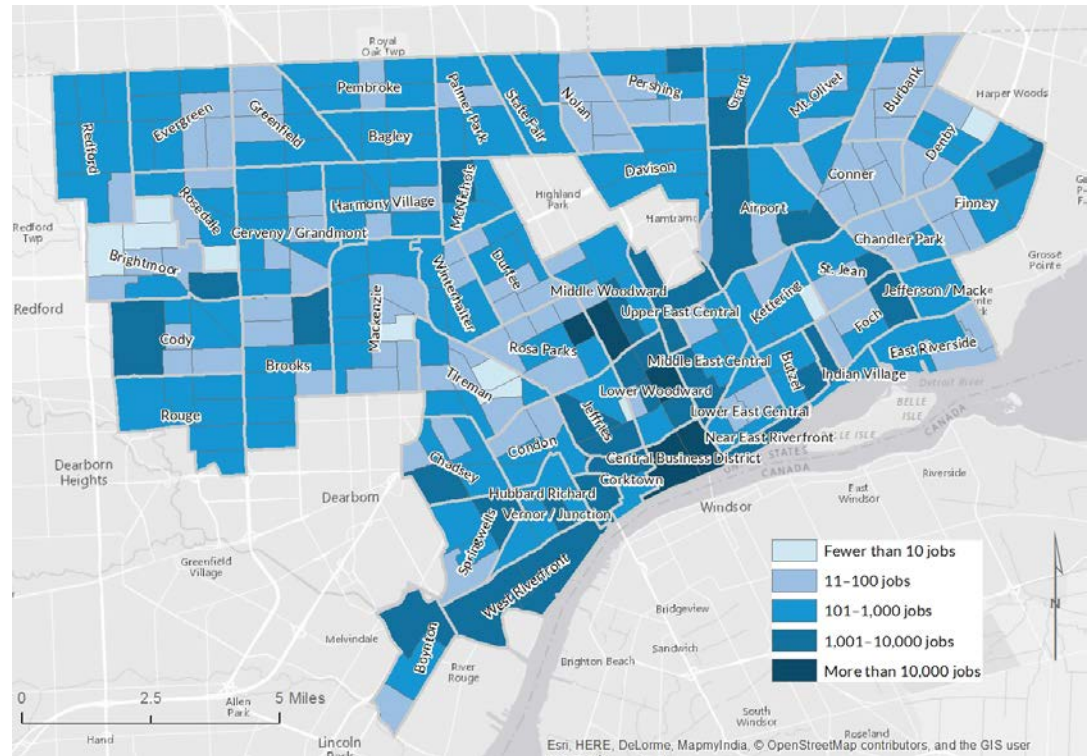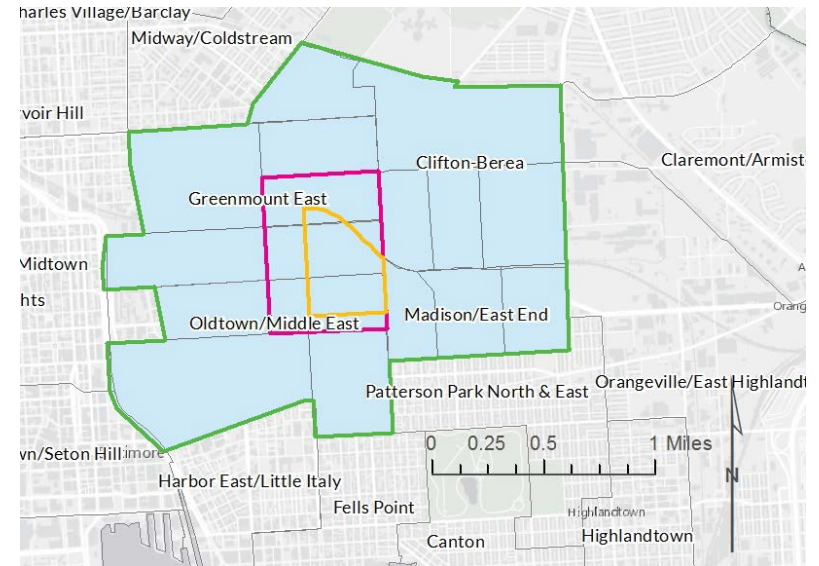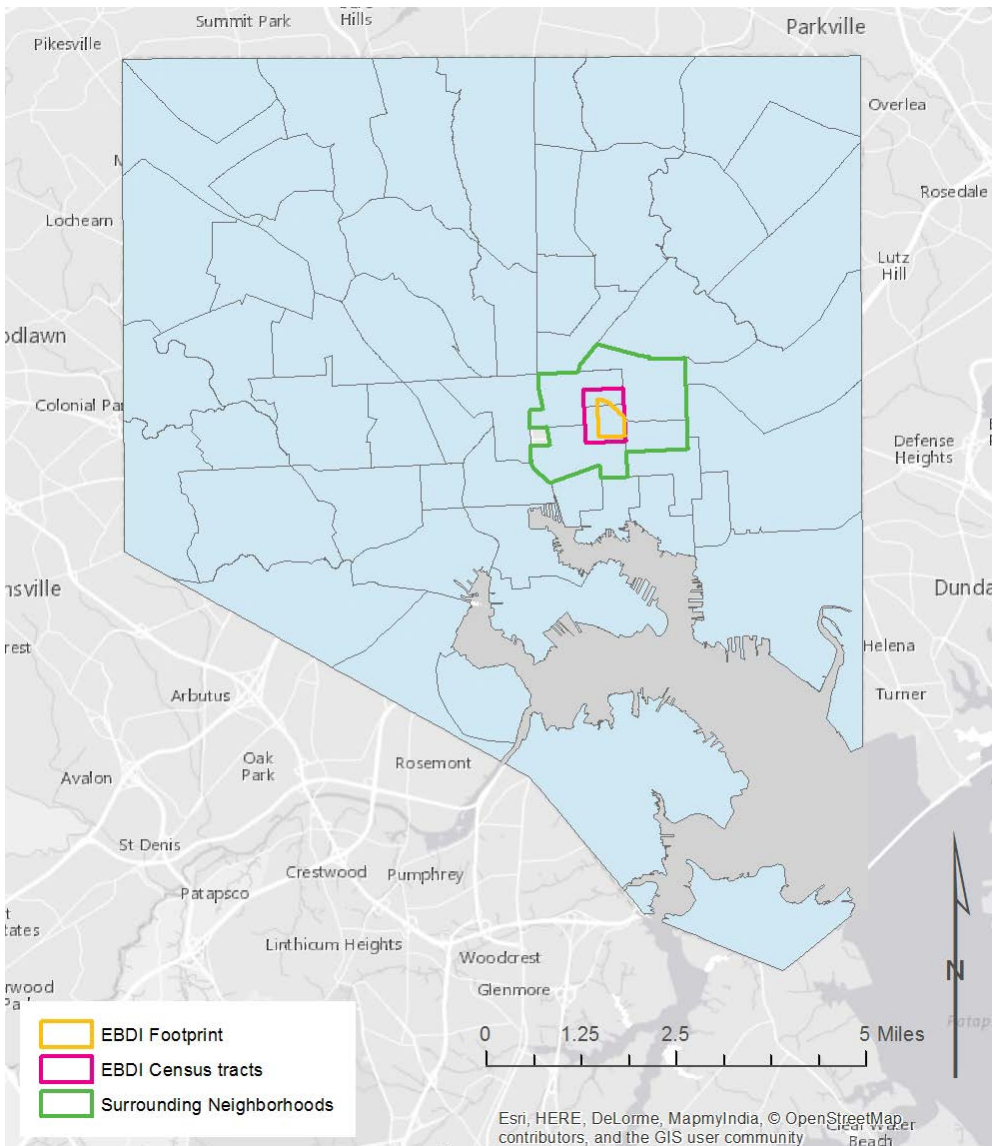

Source: US Census Bureau, LEHD

East Baltimore Development Initiative (EBDI)

Block-level variation

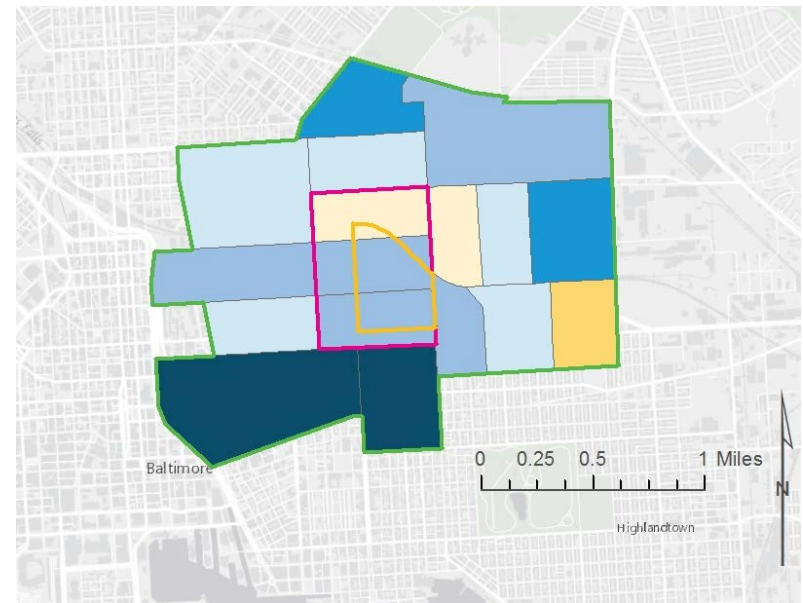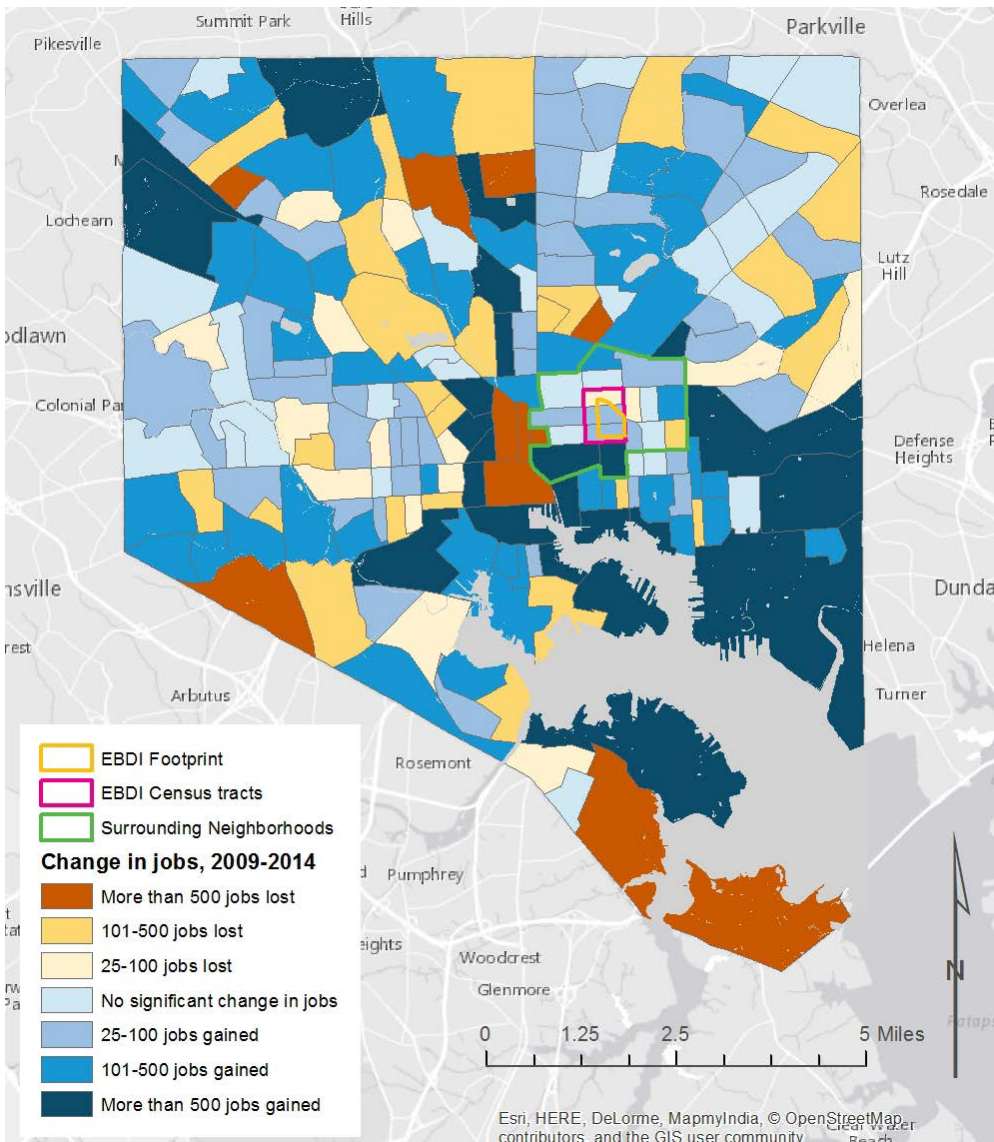# EBDI – a neighborhood across three tracts

Surrounding Neighborhoods
Greenmount East
Clifton-Berea
Oldtown/Middle East
Madison/East End

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Change in jobs, 2009-14

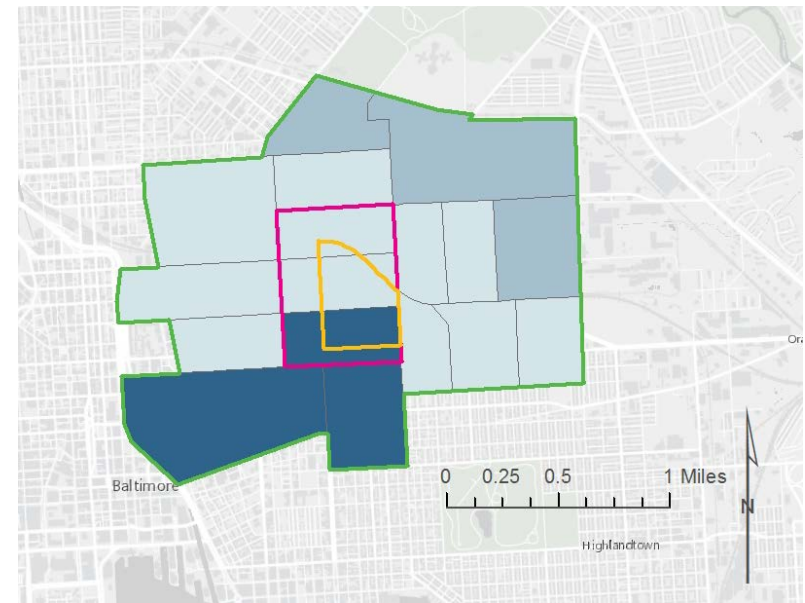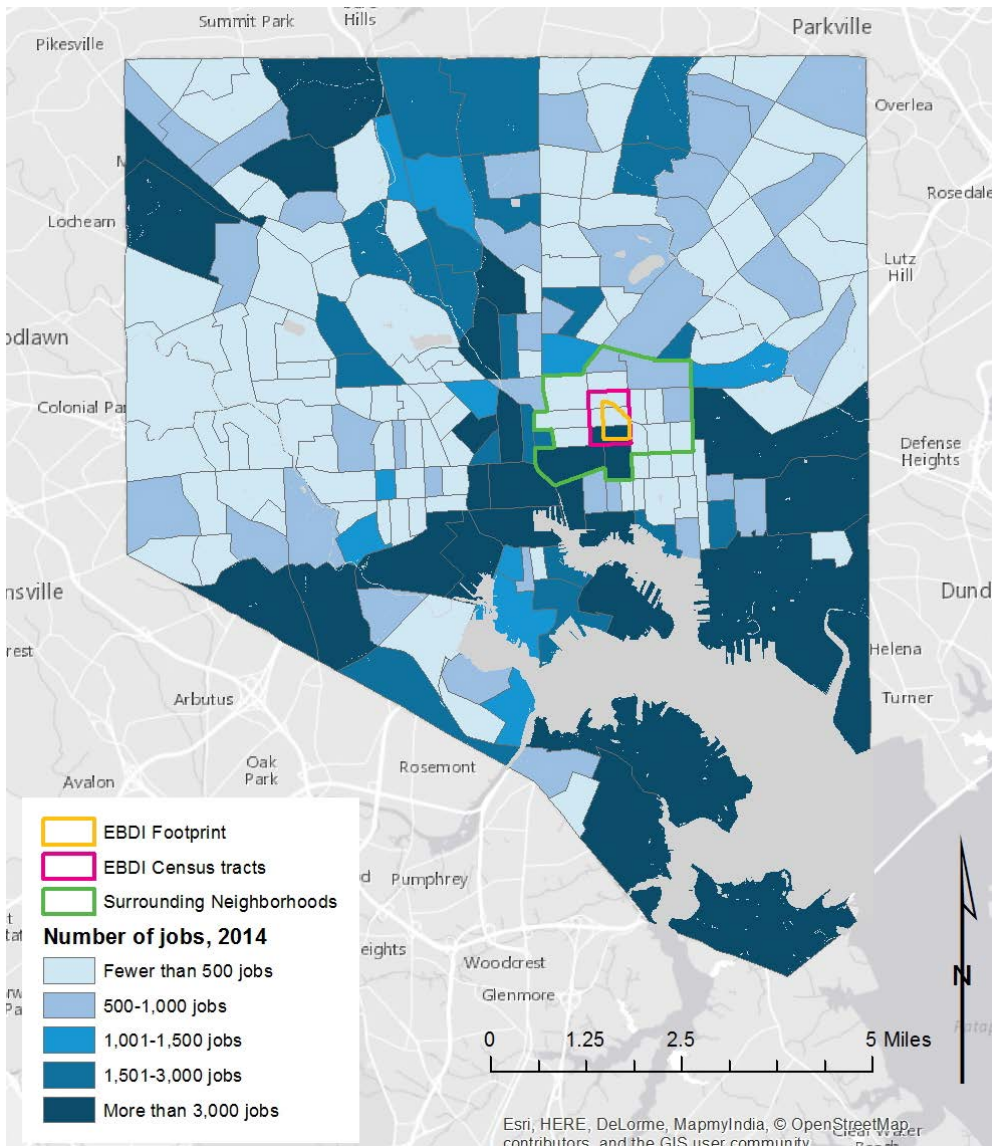**Increase in number of jobs**

EBDI	305 jobs
Surrounding neighborhoods	13,392 jobs
Baltimore City	29,572 jobs

Source: U.S. Census Bureau. LEHD

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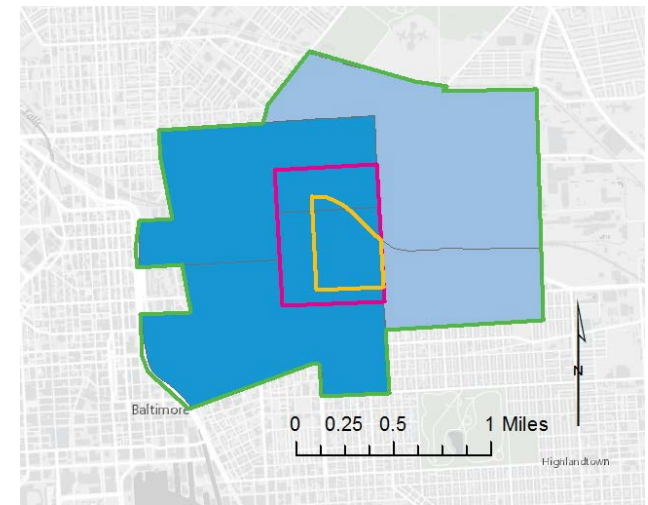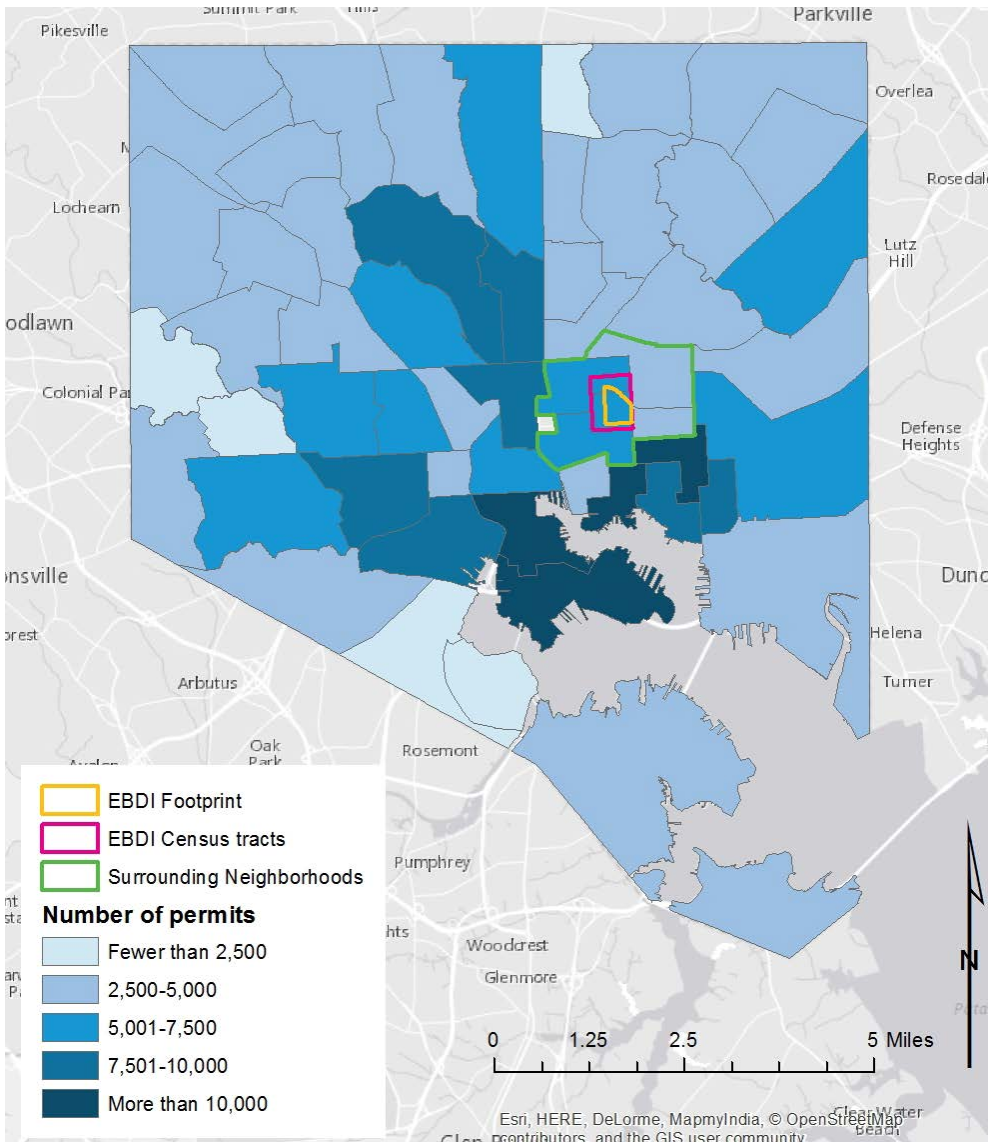
Jobs concentrated downtown, around harbor, 2014

EBDI Footprint
EBDI Census tracts
Surrounding Neighborhoods

Number of jobs, 2014
Fewer than 500 jobs
500-1,000 jobs
1,001-1,500 jobs
1,501-3,000 jobs
More than 3,000 jobs

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Share of Baltimore jobs located in...

EBDI	0.1 percent
Surrounding neighborhoods	8.8 percent

Source: U.S. Census Bureau. LEHD

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Number of permits, 2004-15

Legend:

- EBDI Footprint
- EBDI Census tracts
- Surrounding Neighborhoods

Number of permits
- Fewer than 2,500
- 2,500-5,000
- 5,001-7,500
- 7,501-10,000
- More than 10,000
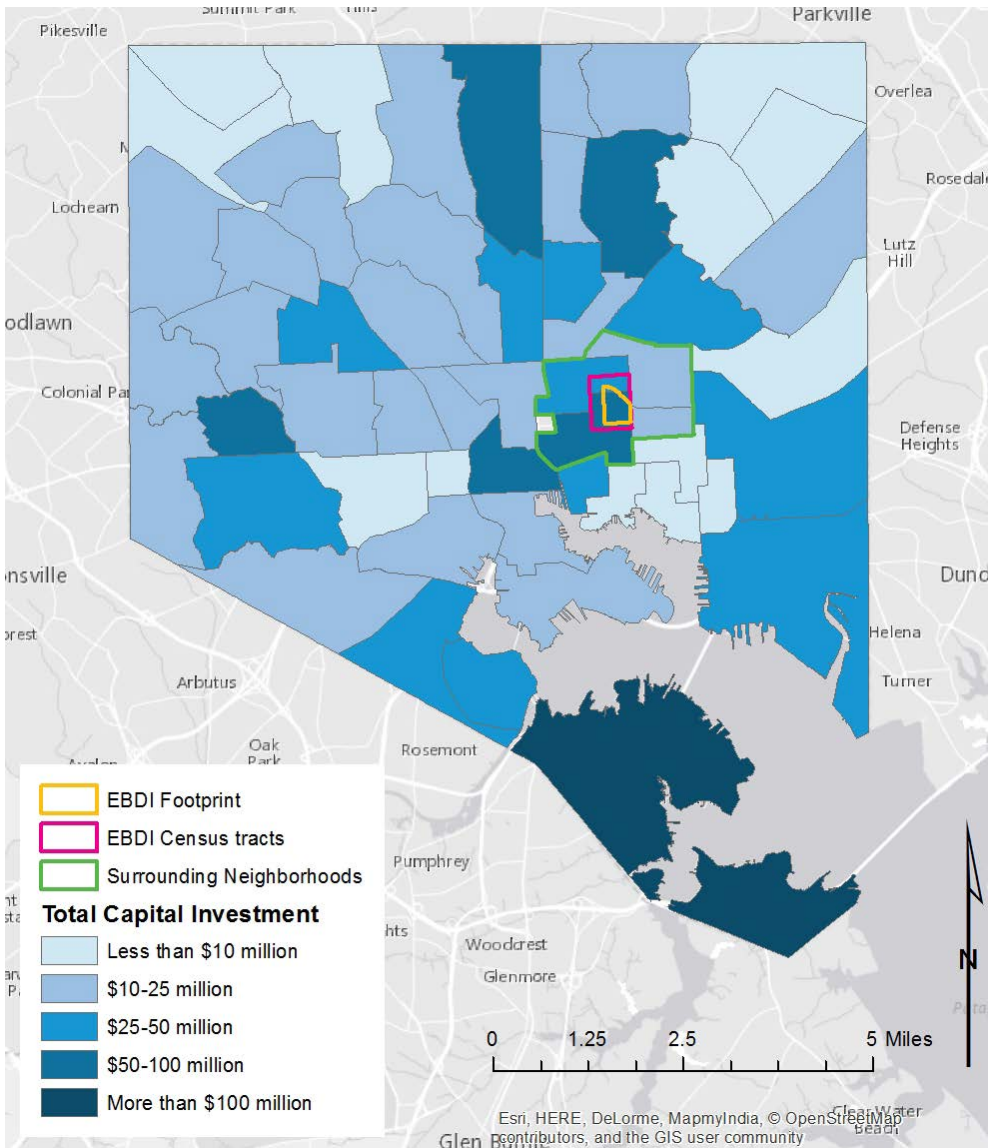
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Share of permits located in...	
EBDI	1.6 percent
Surrounding neighborhoods	7.1 percent

Source: Baltimore Housing

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City Capital Improvement Program

EBDI Footprint
EBDI Census tracts
Surrounding Neighborhoods
Total Capital Investment
Less than $10 million
$10-25 million
$25-50 million
$50-100 million
More than $100 million

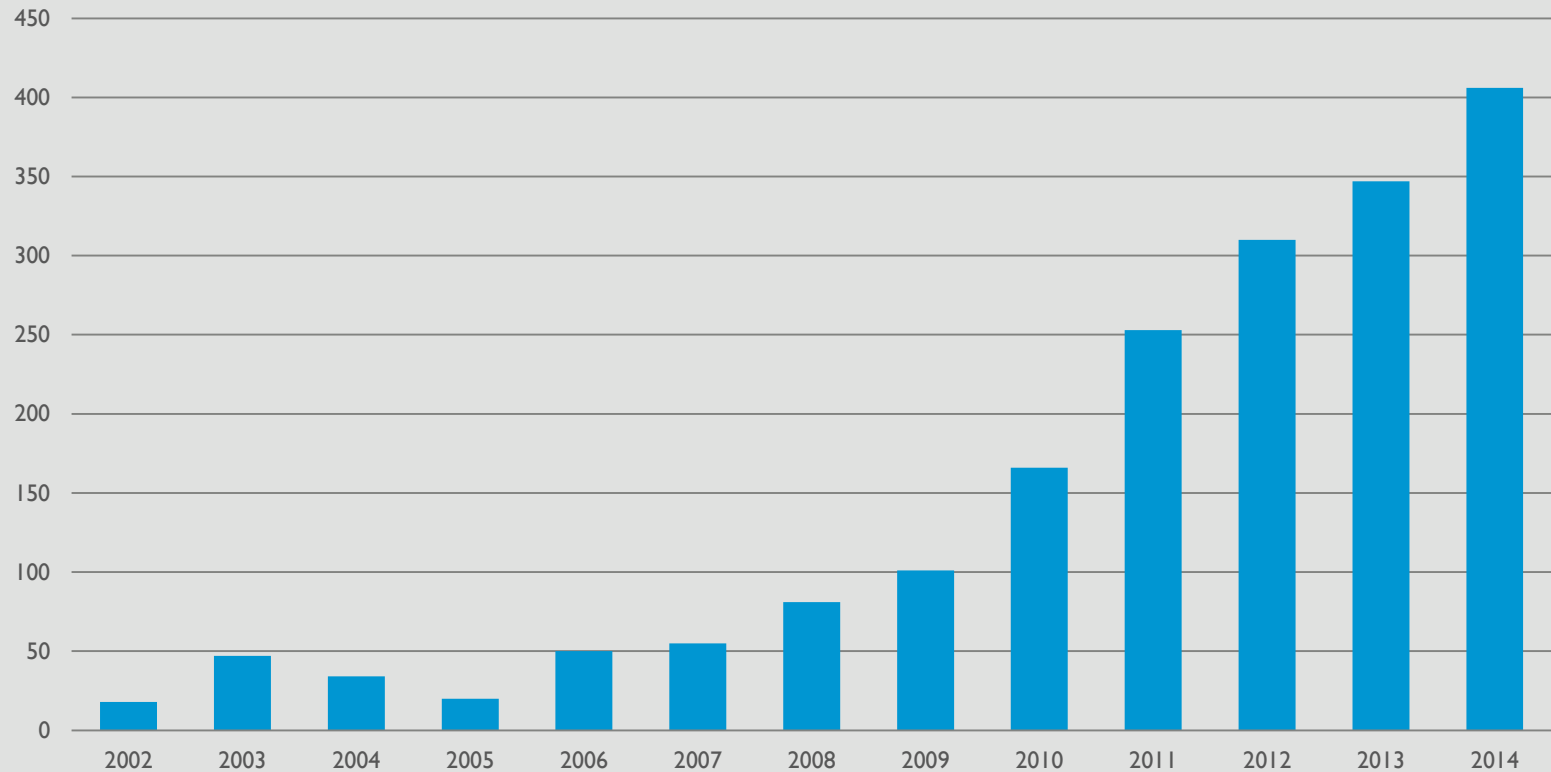Source: Baltimore City Planning Department
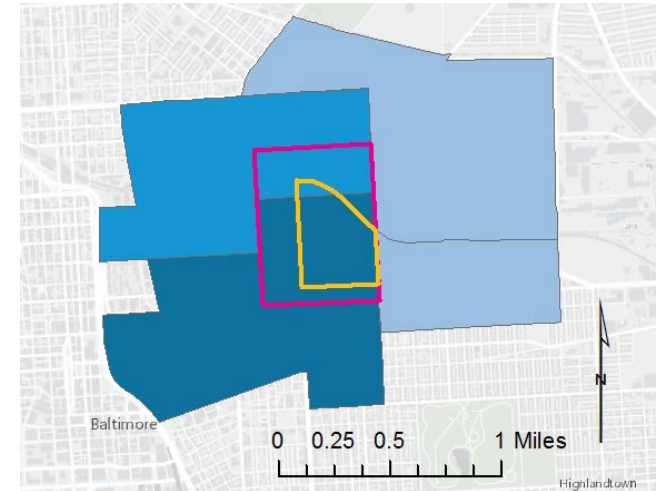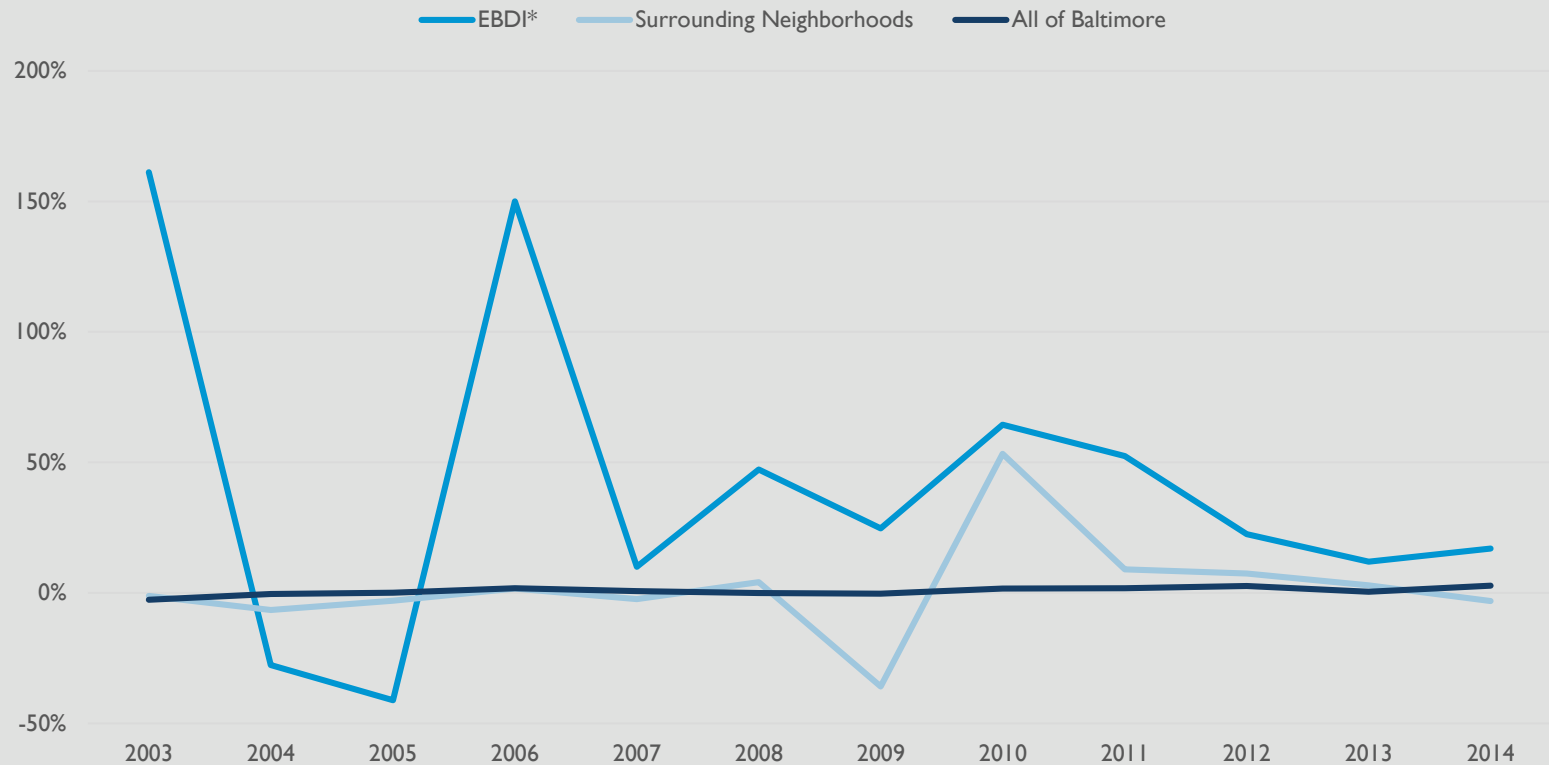
Share of Capital Improvement Program investments located in...

EBDI	1.7 percent
Surrounding neighborhoods	9.4 percent

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Number of Jobs in EBDI

Year-over-year change in number of jobs

If only LED provided firm-level data

NETS imperfectly measures firm size

LED apparently draws from data that identifies the number of employees in a firm, which would allow us to map small businesses by block group

Thank you

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