Cash Flows and Job Creation: Lessons Learned from LED

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Detroit Investment Trends

Tract-level employment data provides useful context
Commercial real estate investment has been concentrated in downtown Detroit


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
Change in jobs, 2009-14

Increase in number of jobs

<table>
<thead>
<tr>
<th></th>
<th>Change in Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>EBDI</td>
<td>305 jobs</td>
</tr>
<tr>
<td>Surrounding neighborhoods</td>
<td>13,392 jobs</td>
</tr>
<tr>
<td>Baltimore City</td>
<td>29,572 jobs</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, LEHD
Jobs concentrated downtown, around harbor, 2014

Share of Baltimore jobs located in...

<table>
<thead>
<tr>
<th>EBDI</th>
<th>0.1 percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surrounding neighborhoods</td>
<td>8.8 percent</td>
</tr>
</tbody>
</table>

Source: U.S. Census Bureau, LEHD
Number of permits, 2004-15

Share of permits located in...

<table>
<thead>
<tr>
<th>Location</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>EBDI</td>
<td>1.6 percent</td>
</tr>
<tr>
<td>Surrounding neighborhoods</td>
<td>7.1 percent</td>
</tr>
</tbody>
</table>

Source: Baltimore Housing
City Capital Improvement Program

Share of Capital Improvement Program investments located in...

<p>| | |</p>
<table>
<thead>
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<tbody>
<tr>
<td>EBDI</td>
<td>1.7 percent</td>
</tr>
<tr>
<td>Surrounding neighborhoods</td>
<td>9.4 percent</td>
</tr>
</tbody>
</table>

Source: Baltimore City Planning Department
Number of Jobs in EBDI
Year-over-year change in number of jobs

EBDI®
Surrounding Neighborhoods
All of Baltimore

[Graph showing year-over-year change in number of jobs from 2003 to 2014 for EBDI®, Surrounding Neighborhoods, and All of Baltimore.]
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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