Hamilton Area Neighborhood Development:
Neighborhoods Now

The Intersection of Workforce, Housing & Transportation

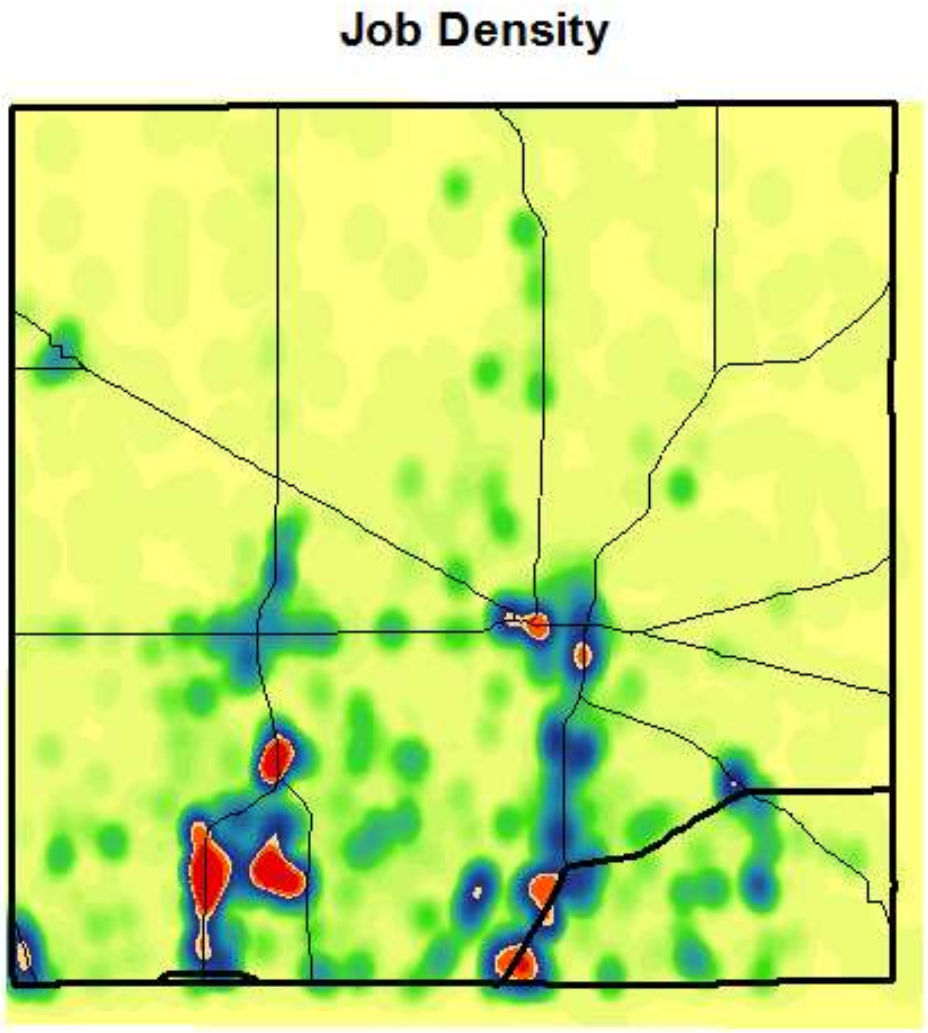
John Marron, AICP

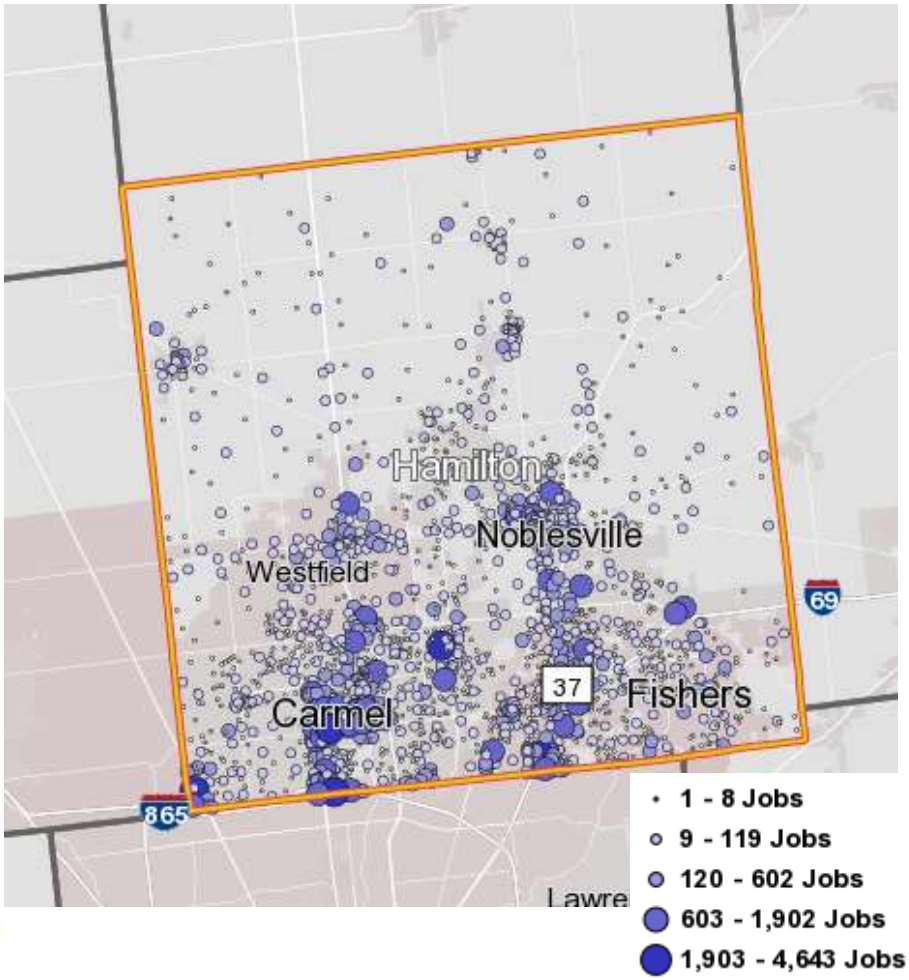
A Framework

Change is inevitable,
Progress isn't

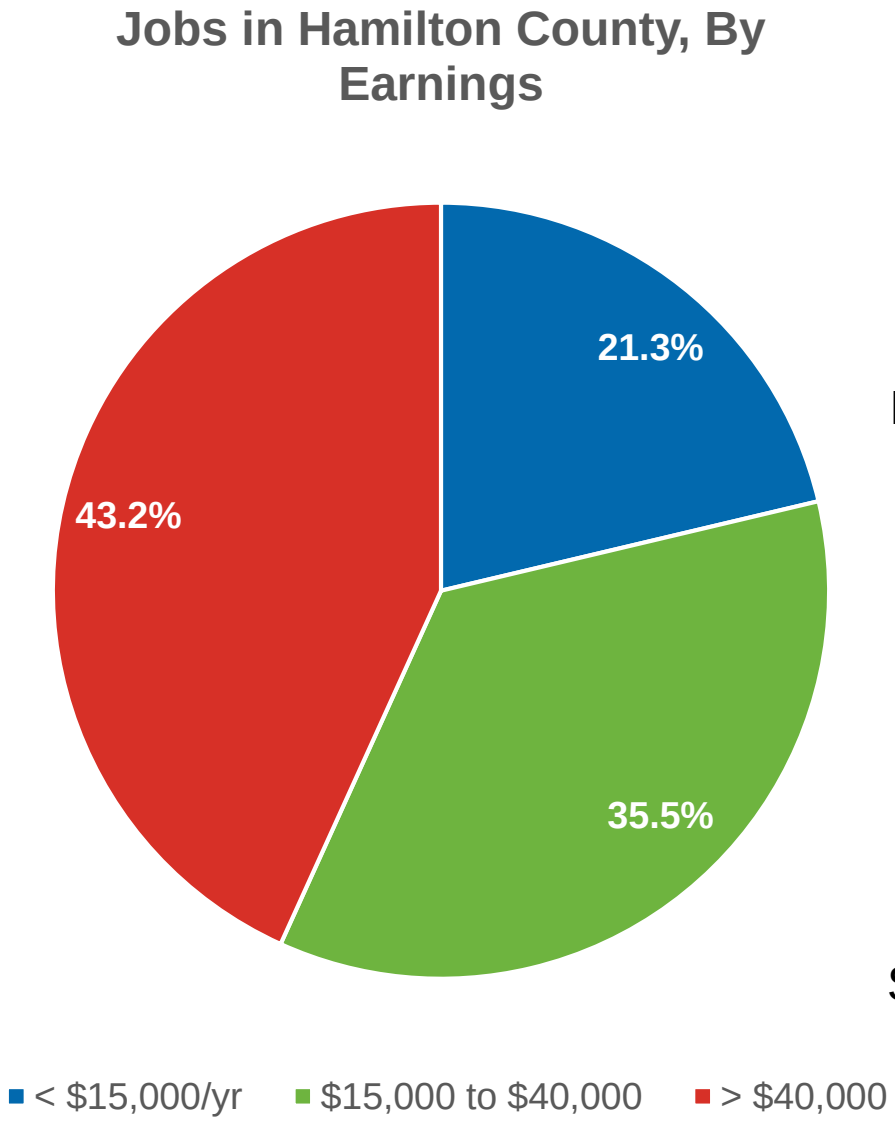
Understanding the Workforce

Understanding the Workforce





Understanding the Workforce



Total Primary Jobs:
124,346

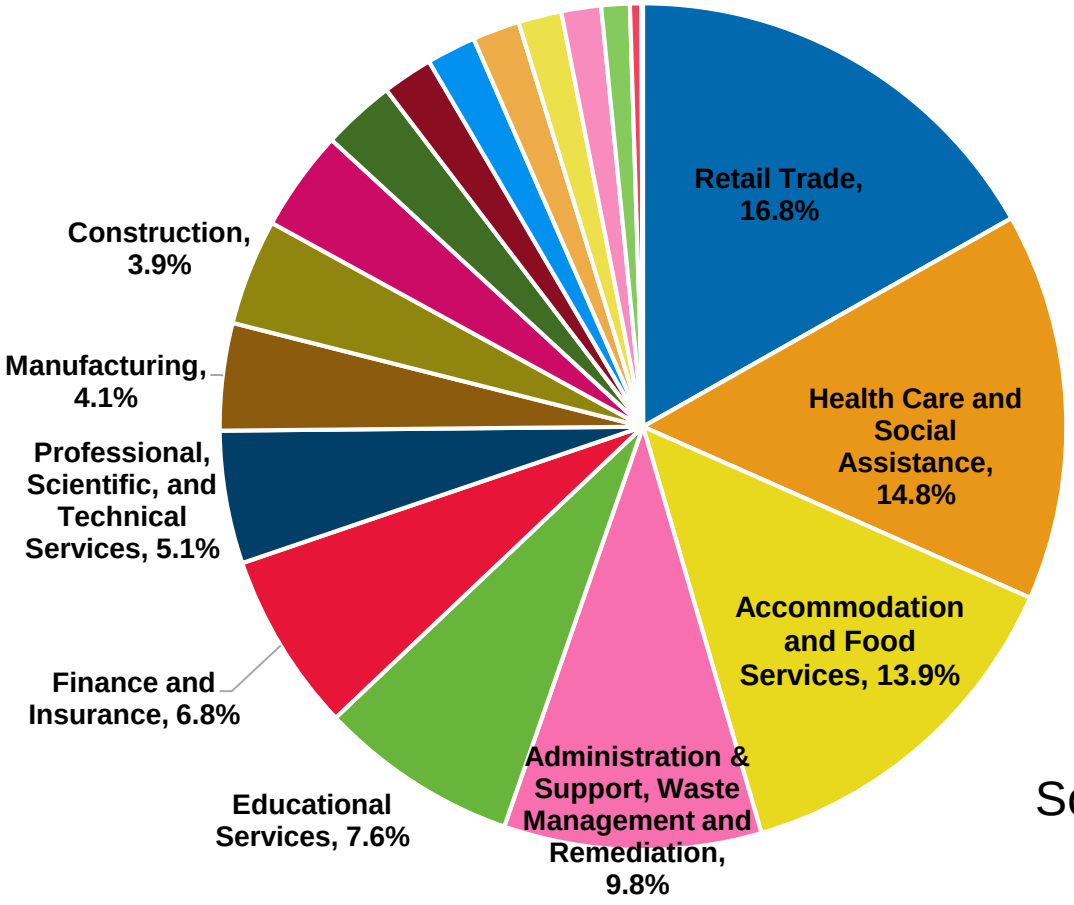
Largest Industry by Share of Employees:
Health Care & Social Assistance: 12.3%
Retail Trade: 12.1%
Finance/Insurance: 10.8%

Jobs by Worker Educational Attainment:
Excludes those 29/younger

Less than High School: 8.6%
High School or Equivalent: 27.6%
Some College/Associate Degree: 32.3%
Bachelors Degree or greater: 31.5%

Understanding the Workforce

Hamilton County Jobs Earning Less than $40,000/year



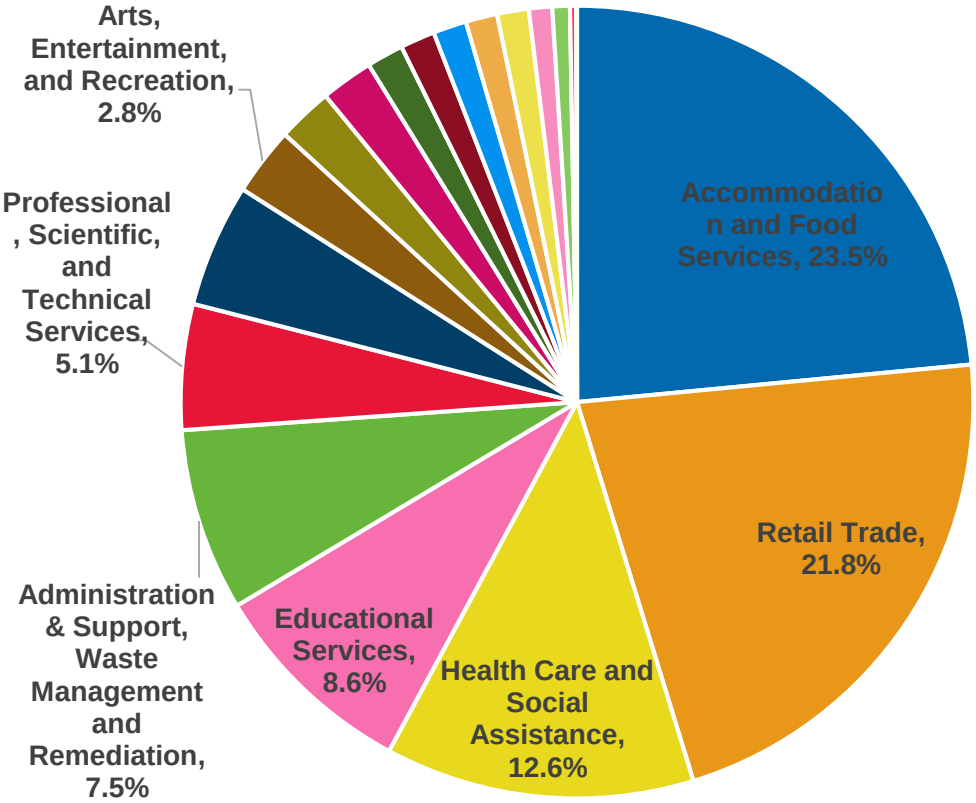
Primary Jobs:
70,607
56.8% of all Jobs

Jobs by Worker Educational Attainment:
Excludes those 29/younger

Less than High School: 11.8%
High School or Equivalent: 32.9%
Some College/Associate Degree: 33.2%
Bachelors Degree or greater: 22.1%

Understanding the Workforce

Hamilton County Jobs Earning Less than $15,000/year



Total Primary Jobs:
26,497
21.3% of all Jobs

Jobs by Worker Educational Attainment:
Excludes those 29/younger

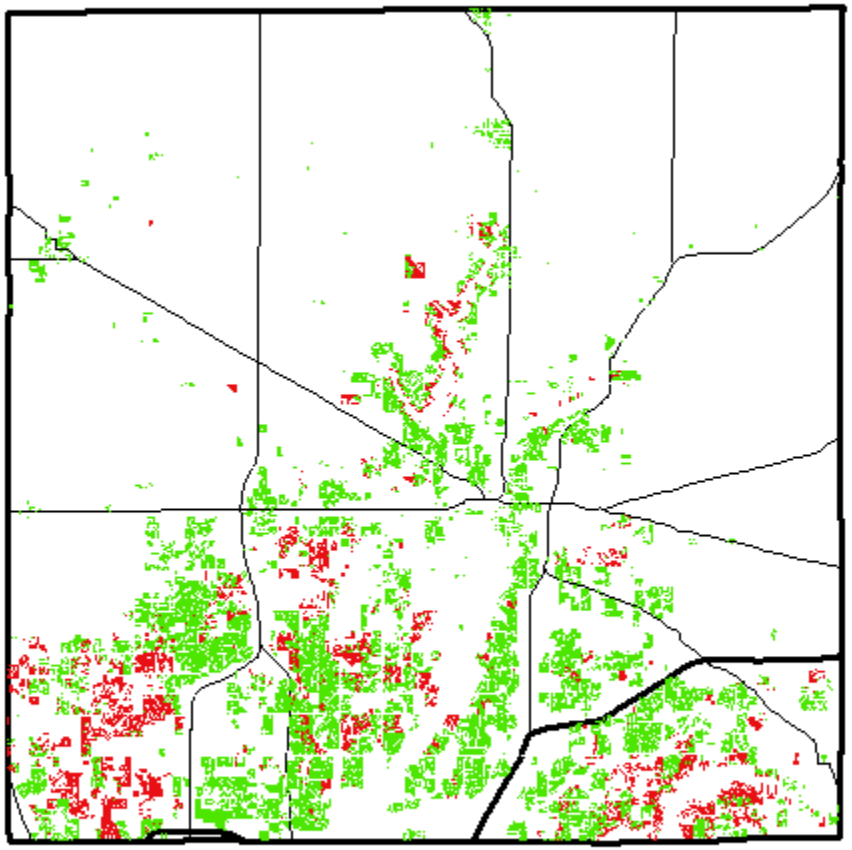
Less than High School: 11.7%
High School or Equivalent: 32.1%
Some College/Associate Degree: 32.3%
Bachelors Degree or greater: 23.8%

KEY TAKEAWAY #1

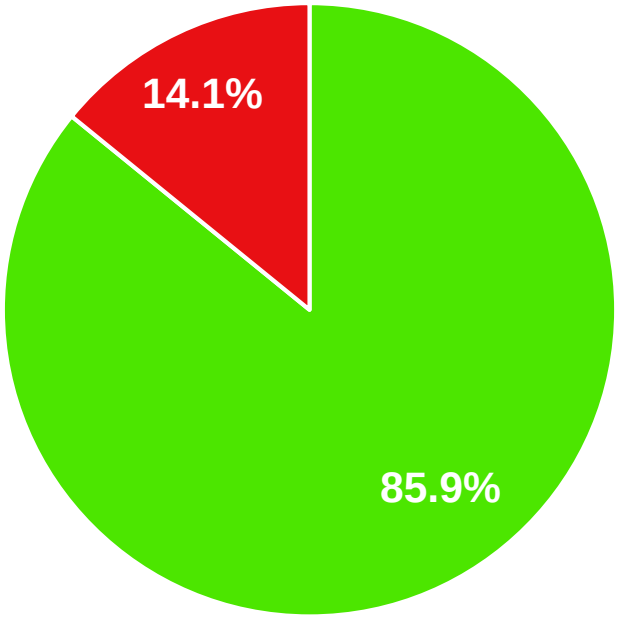
A SUBSTANTIAL PART OF HAMILTON COUNTY'S JOBS ARE MIDDLE SKILL/MIDDLE WAGE JOBS

A Look at Housing & Affordability

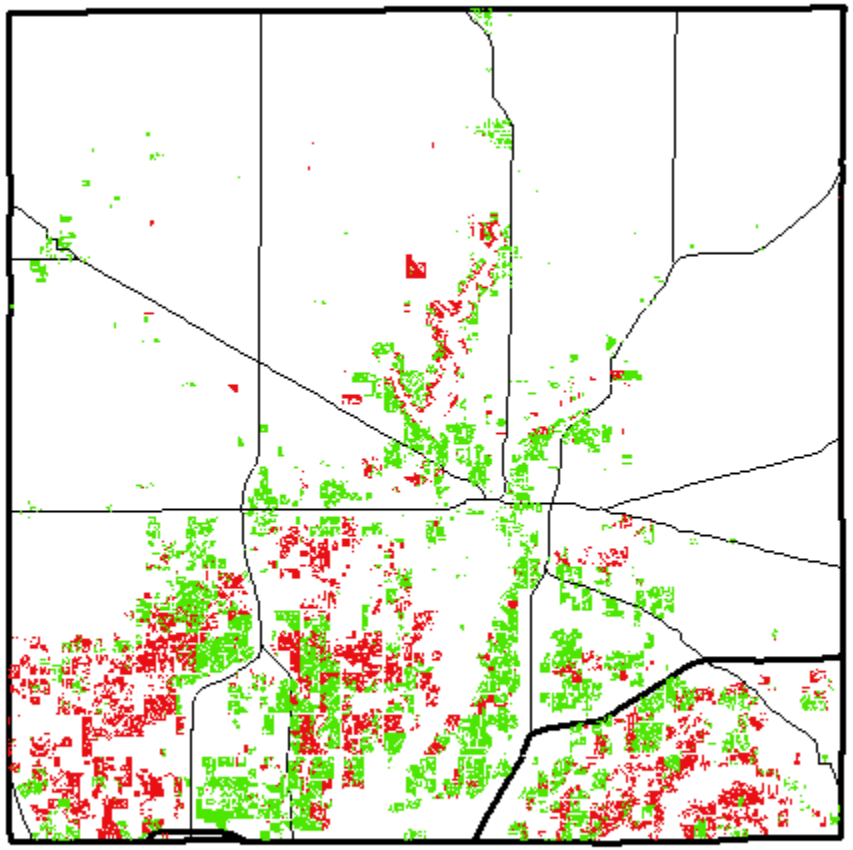
Where can I buy a home?



Hamilton County
Units available at
2x Area Median Income
($133,400)



Where can I buy a home?

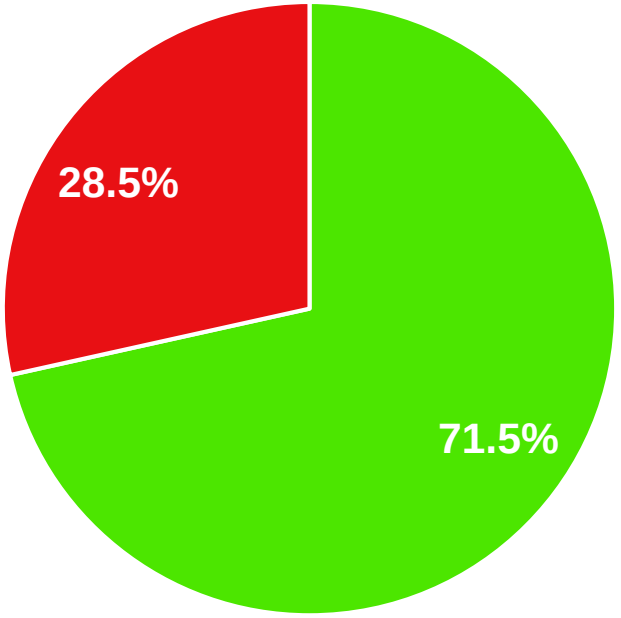


Hamilton County

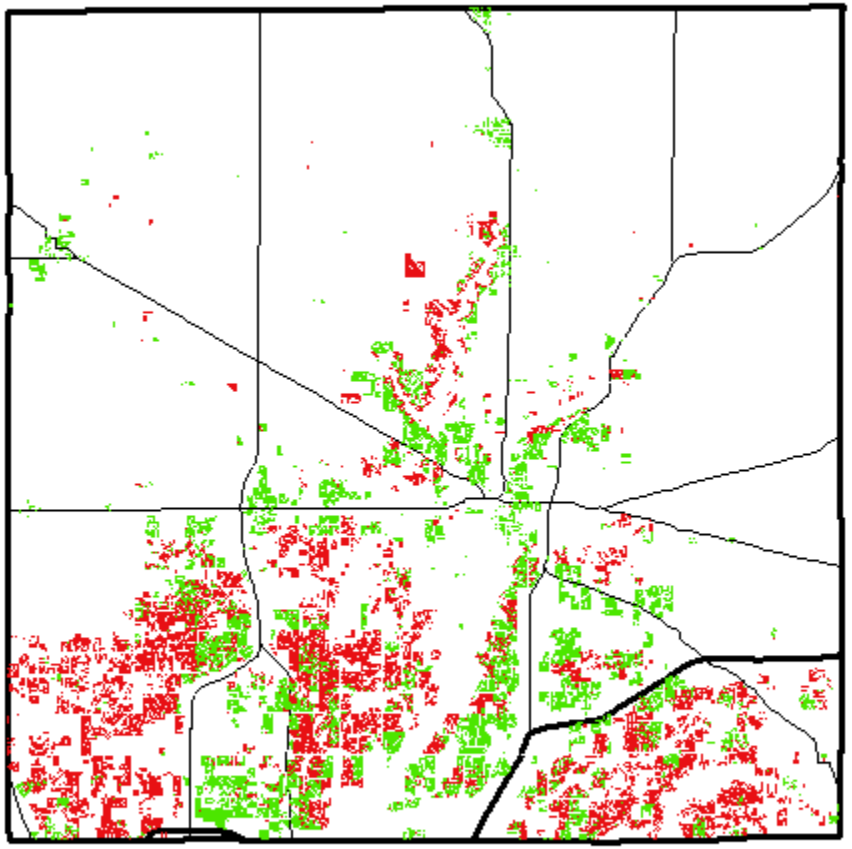
Units available at

150% Area Median Income

($100,050)



Where can I buy a home?

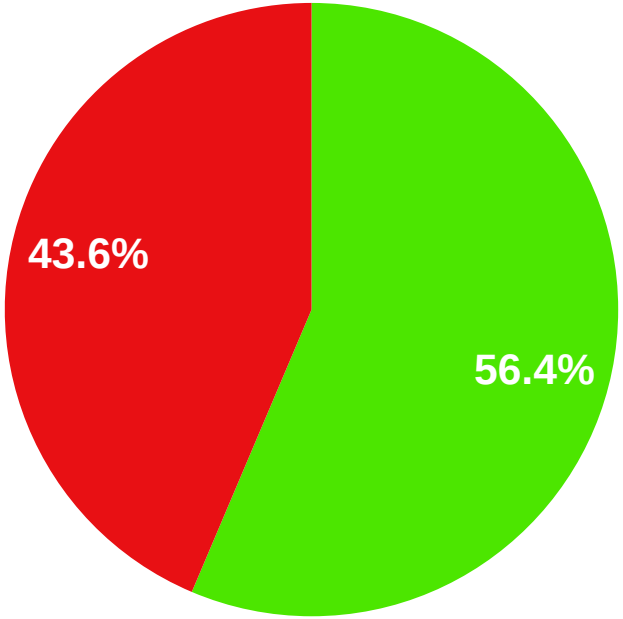


Hamilton County

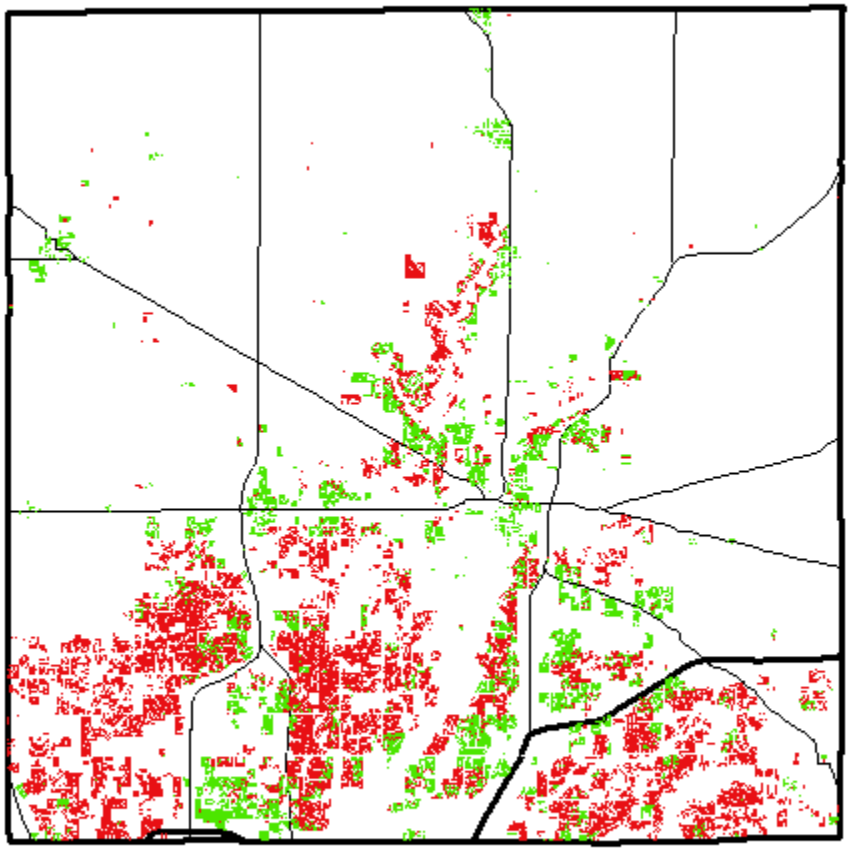
Units available at

120% Area Median Income

($80,040)



Where can I buy a home?

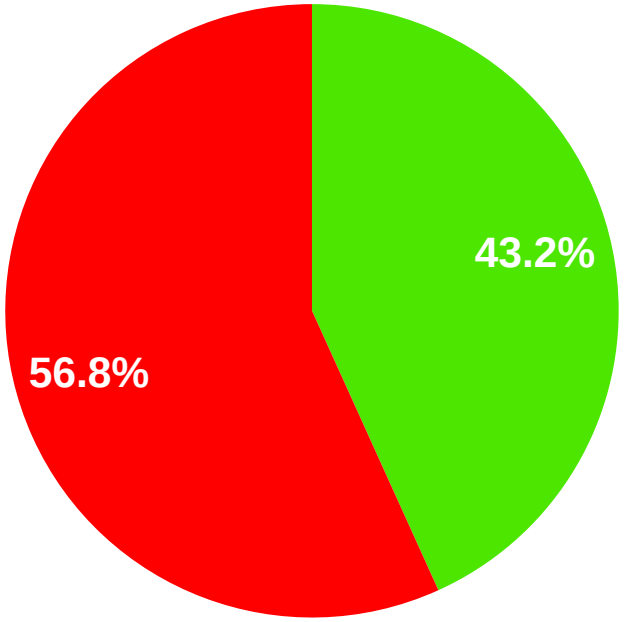


Hamilton County

Units available at

100% Area Median Income

($66,740)



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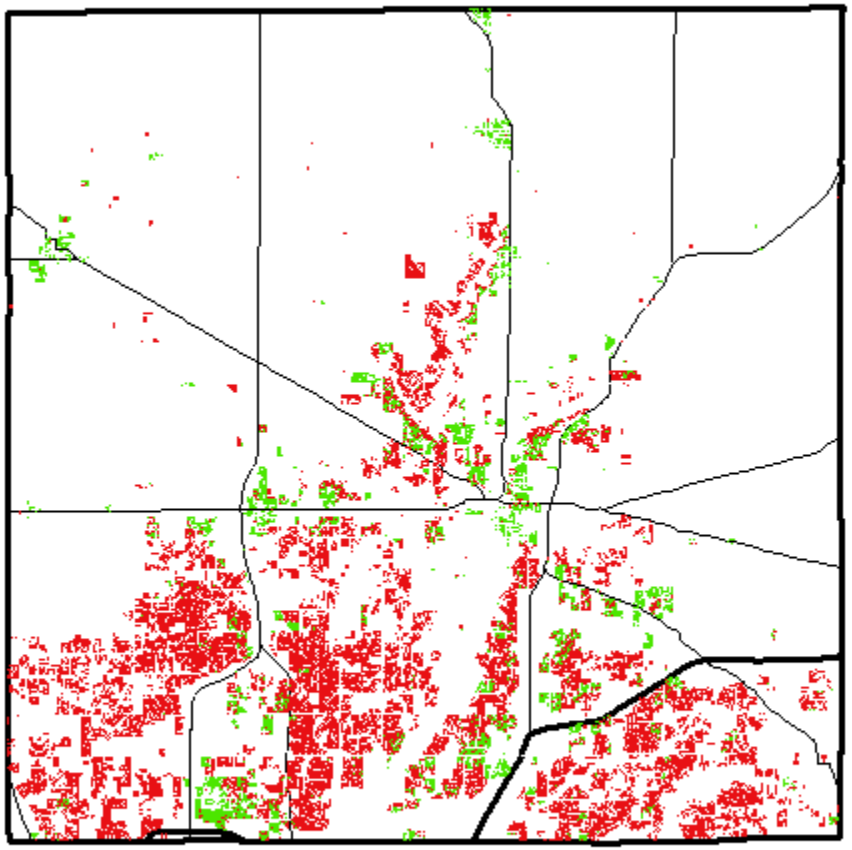
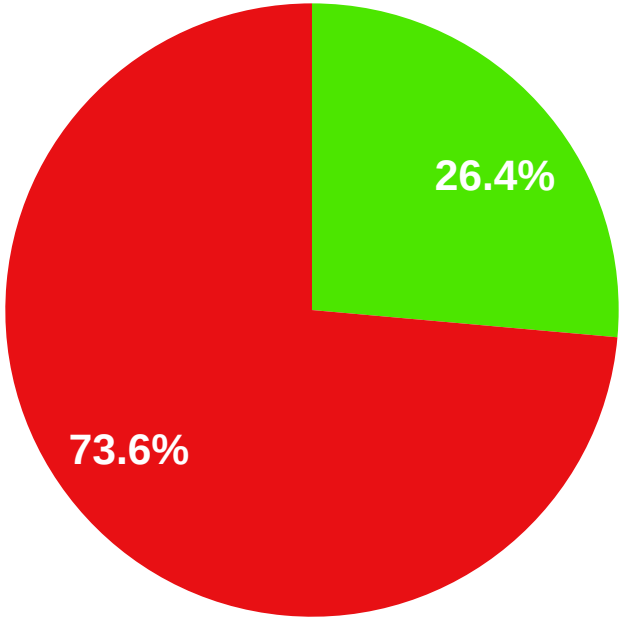
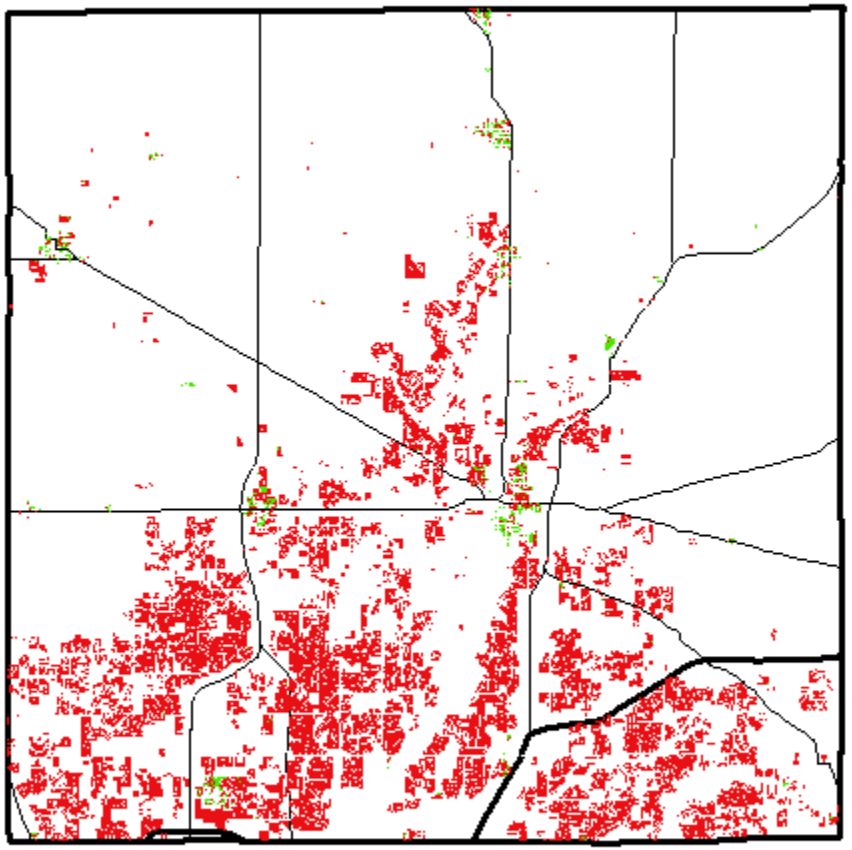


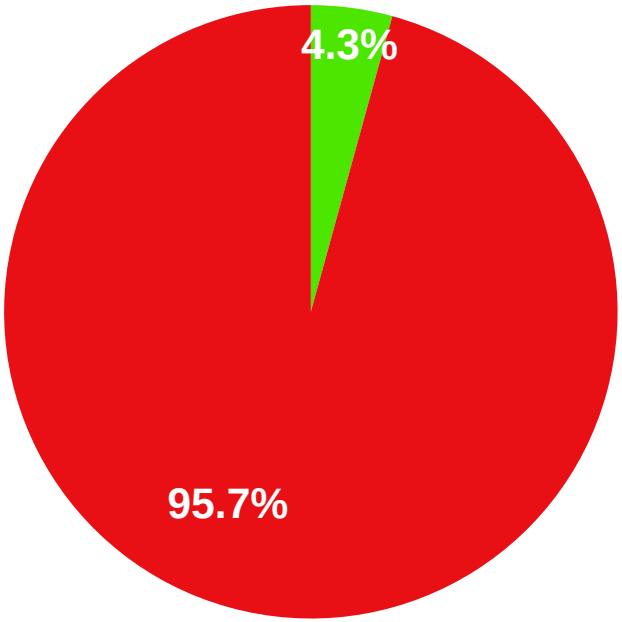
Hamilton County
Units available at
80% Area Median Income
($53,360)



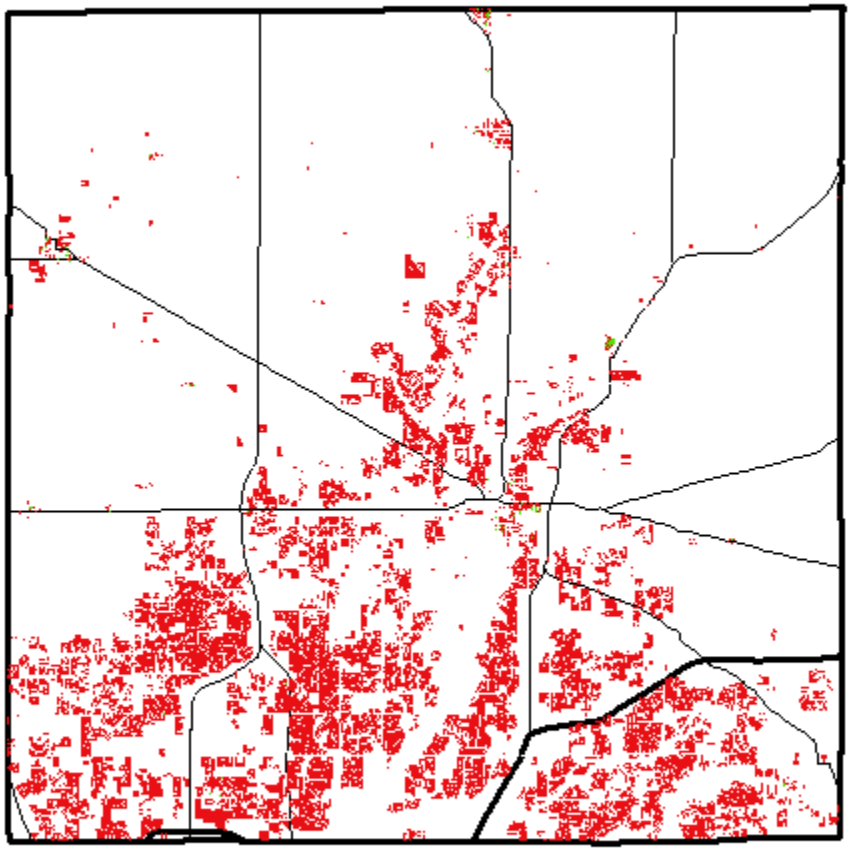
Where can I buy a home?



Hamilton County
Units available at
50% Area Median Income
($33,350)



Where can I buy a home?

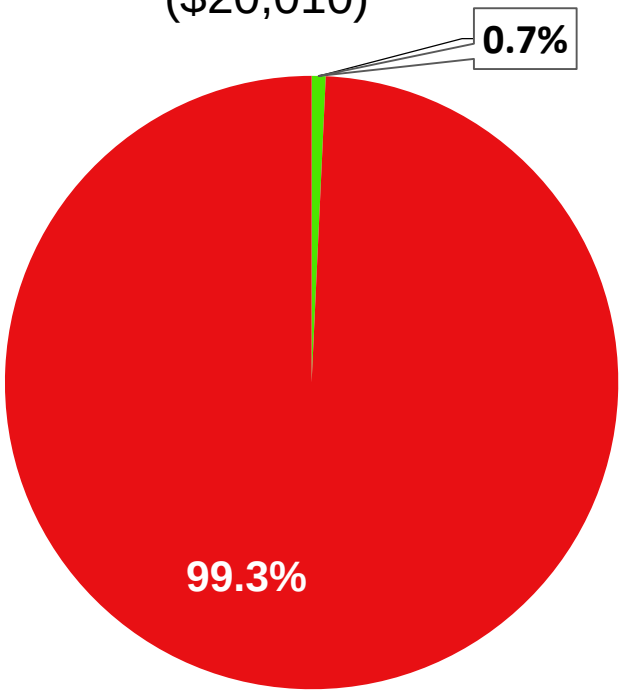


Hamilton County

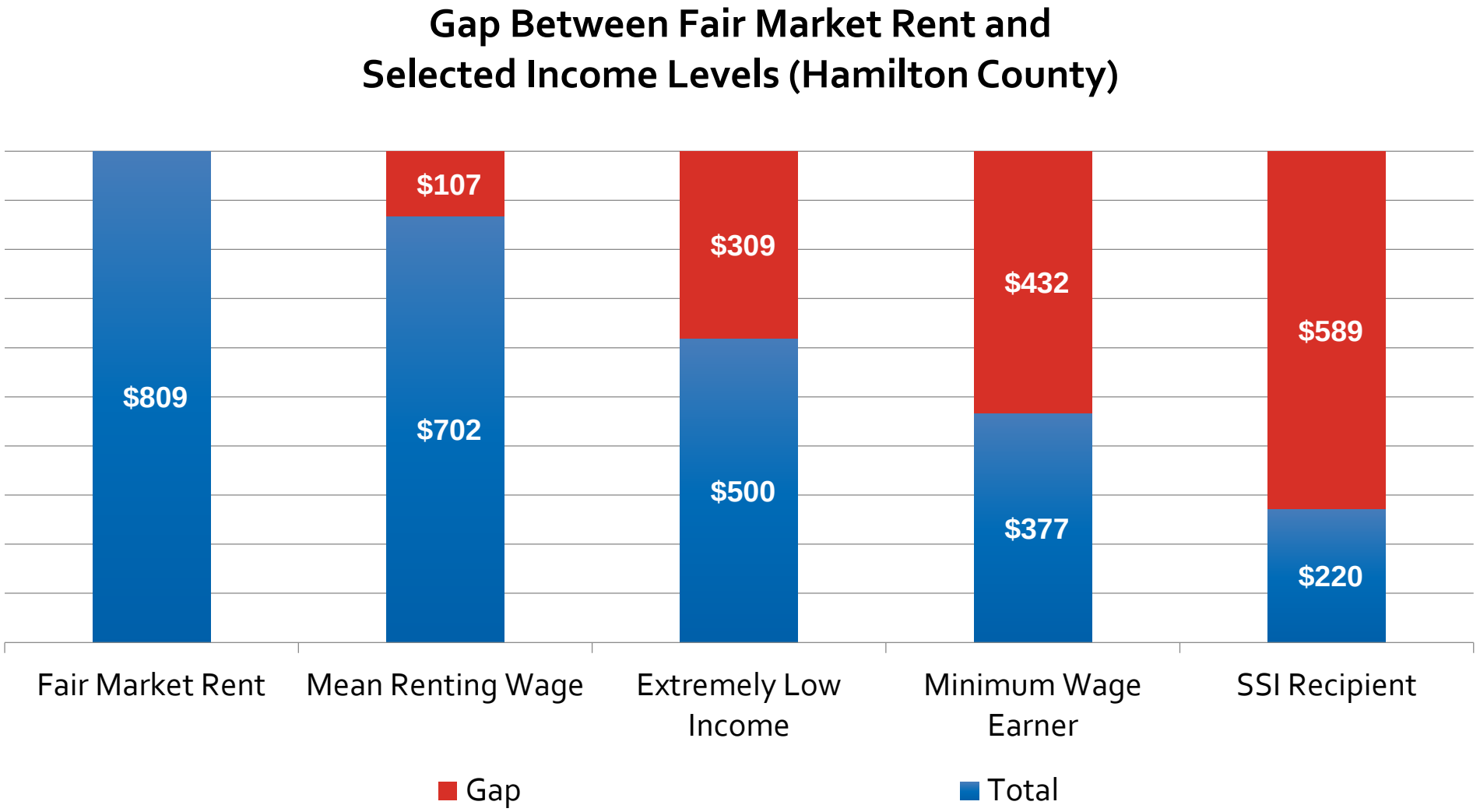
Units available at

30% Area Median Income

($20,010)



What about renting?



Source: National Low Income Housing Coalition: Out of Reach Report (2016)

Cost Burden by Income Cohort

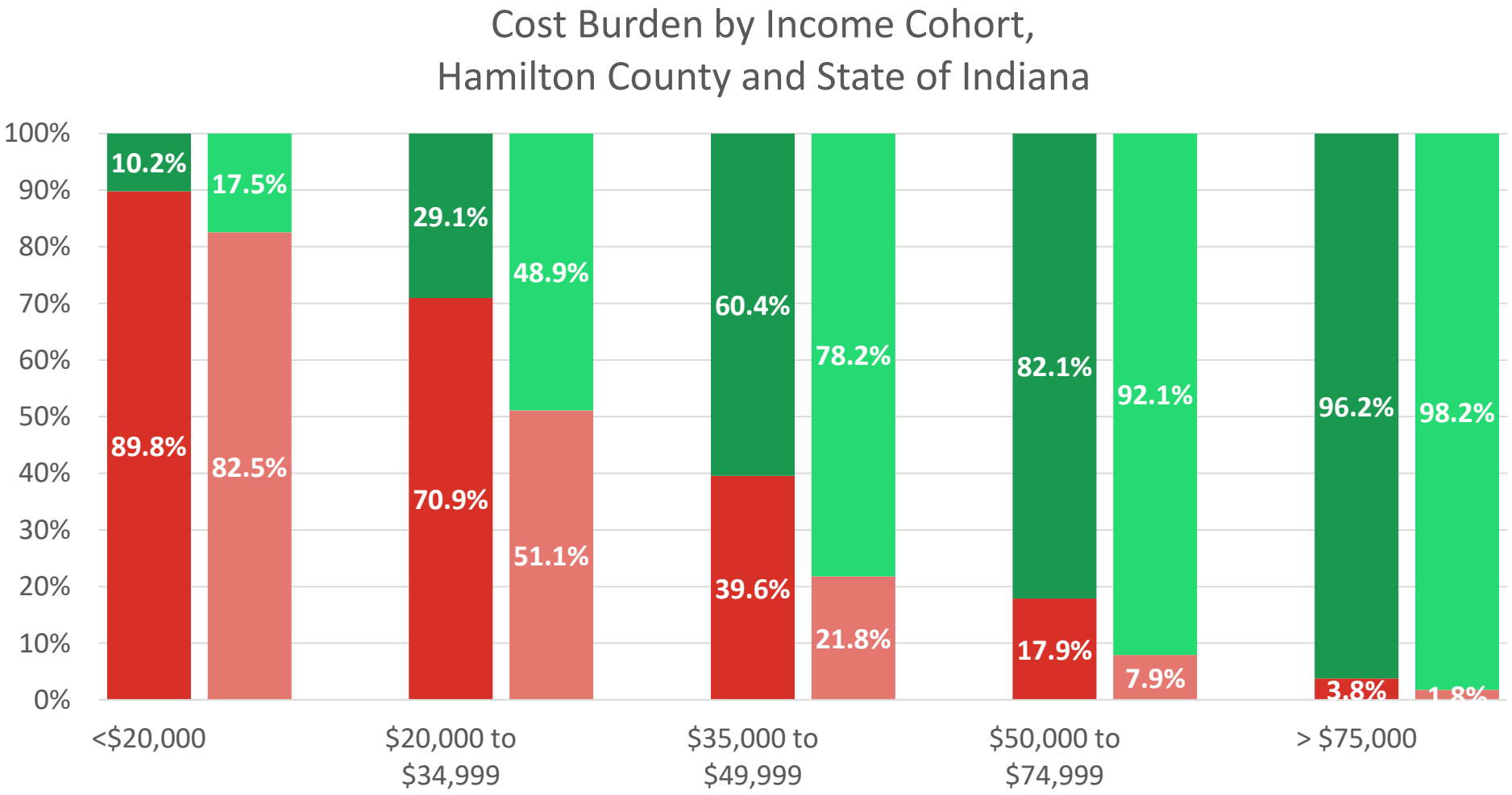
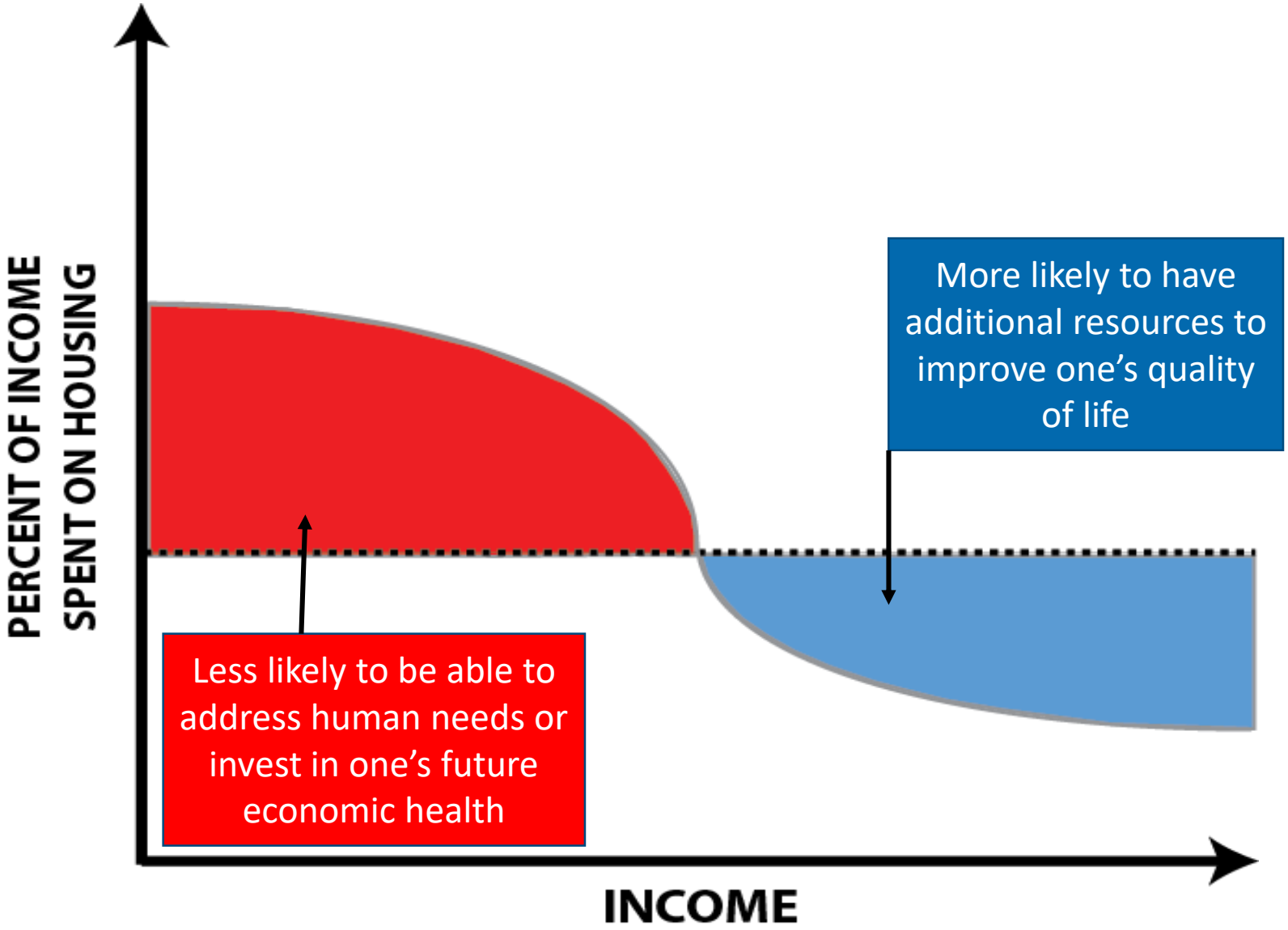


Chart Note: Hamilton County is on left of each cohort (darker shades); red represents percent cost burden (spending less than 30% on housing costs)

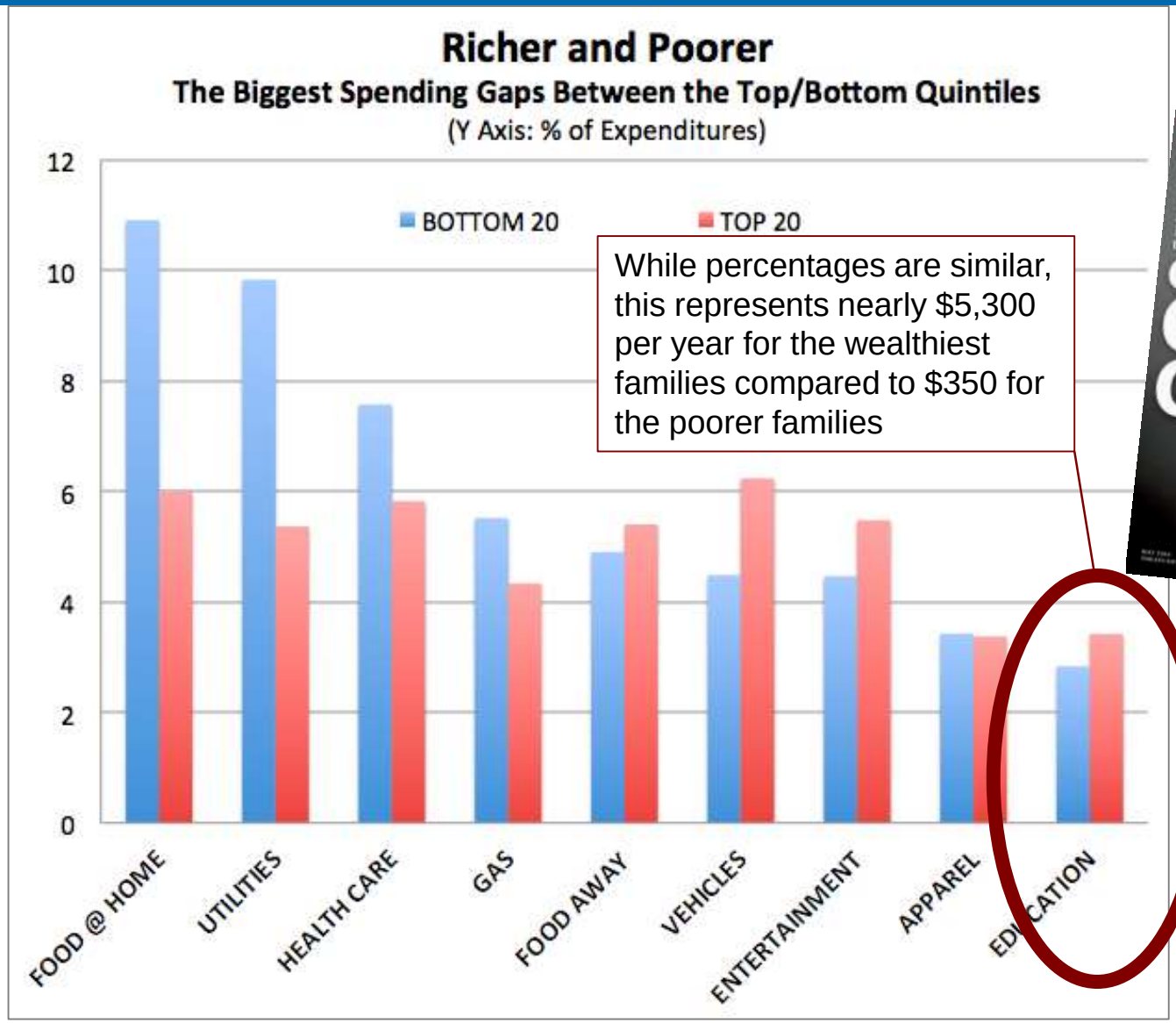
KEY TAKEAWAY #2

THERE ISN'T ENOUGH MIDDLE-PRICED HOUSING IN HAMILTON COUNTY TO HOUSE ITS MIDDLE SKILL/MIDDLE WAGE EARNERS

Why does it matter (conceptually)?



Impact of cost-burden



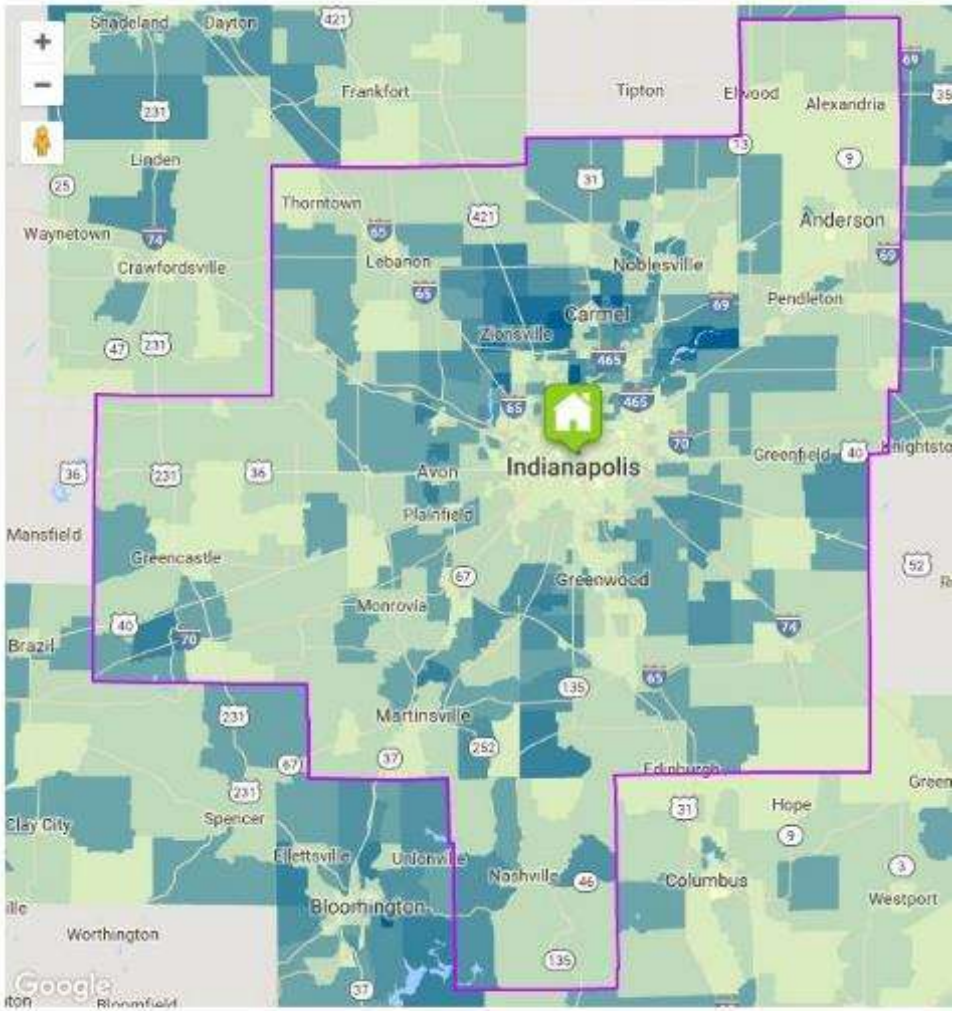
Impacts

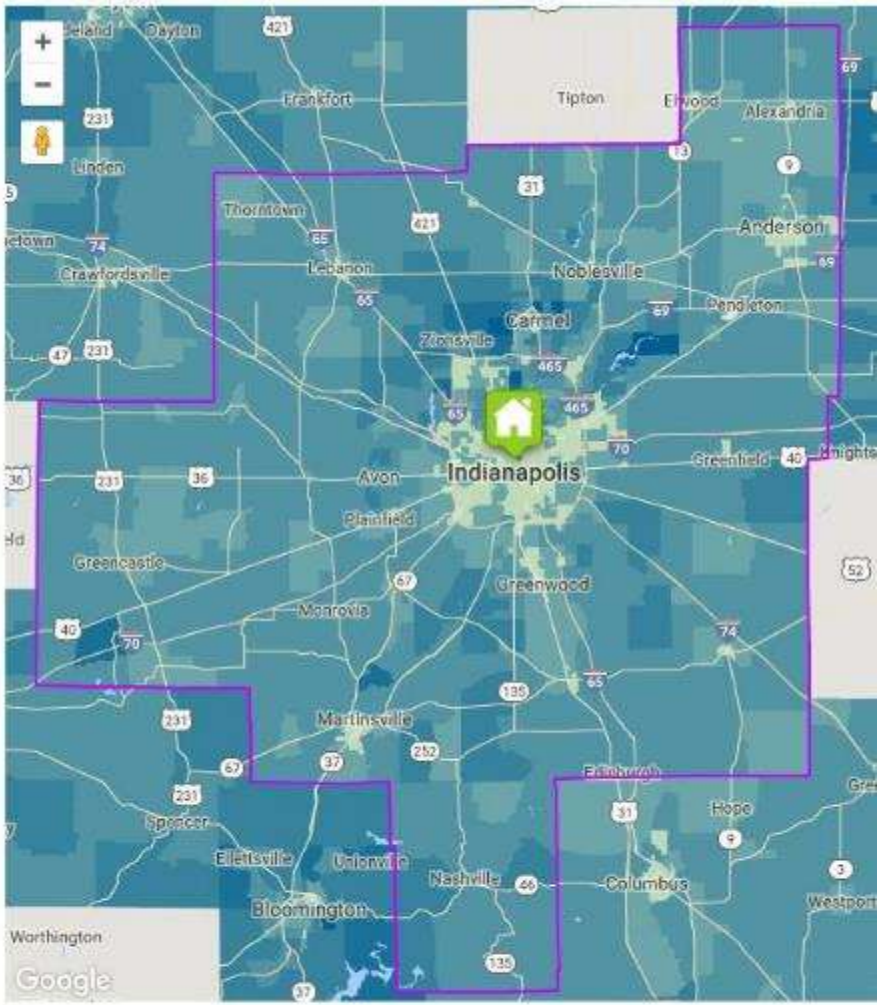
How Islam Created Europe
The Right Way to Brag
The Atlantic
The Secret Shame of the Middle Class
Nearly half of Americans would have trouble finding $400 in a crisis. I'm one of them.
BY NEAL GABLER
Warren Buffett's Son Steps Up
The Case for Loan Sharks
How Animals Think
Real Socialists Take On Bernie Sanders
Death and Don DeLillo

Wonkblog
The shocking number of Americans who can't cover a $400 expense
By Ylan Q. Mui

A report from: THE PEW CHARITABLE TRUSTS
The Precarious State of Family Balance Sheets

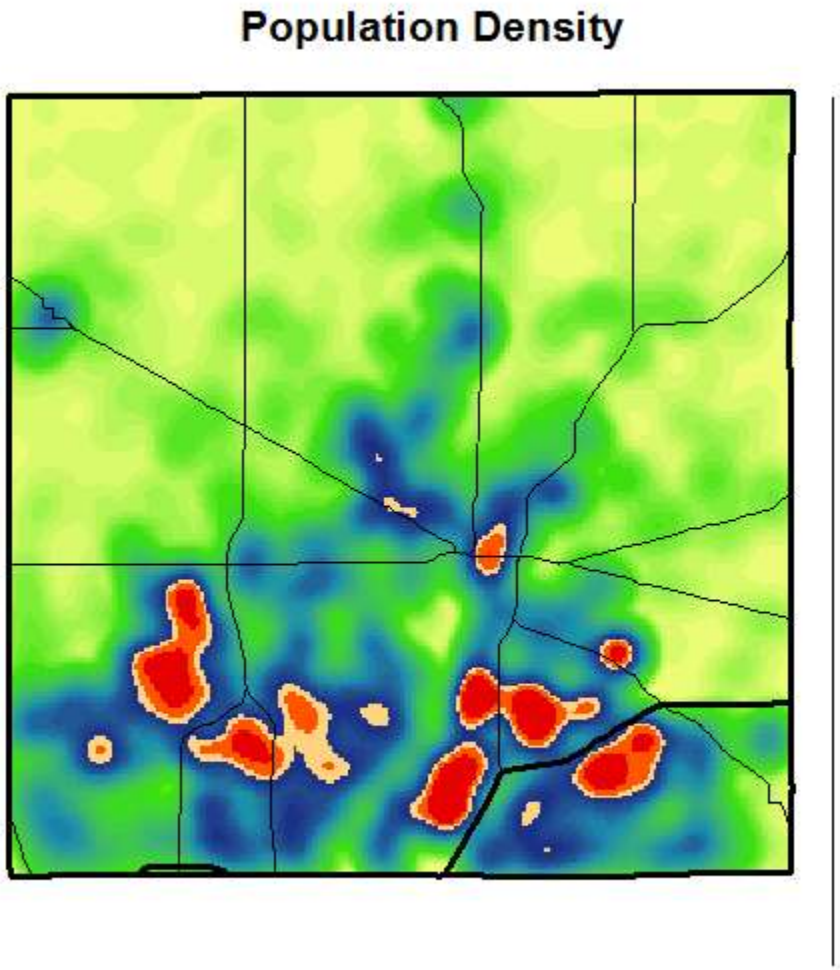
What is Affordable?





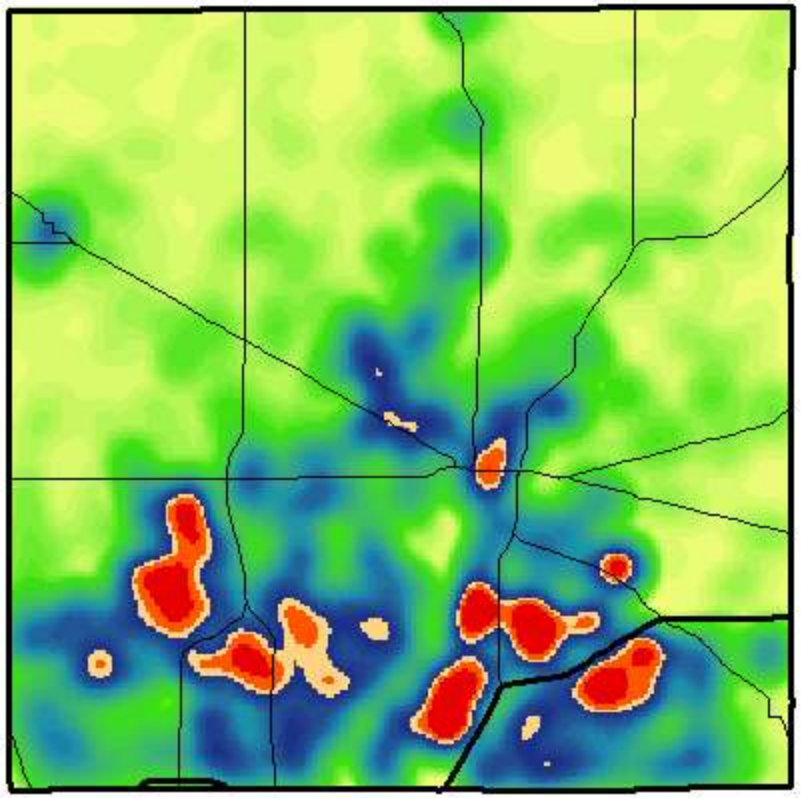
A Look at Transportation & Connectivity

Connectivity

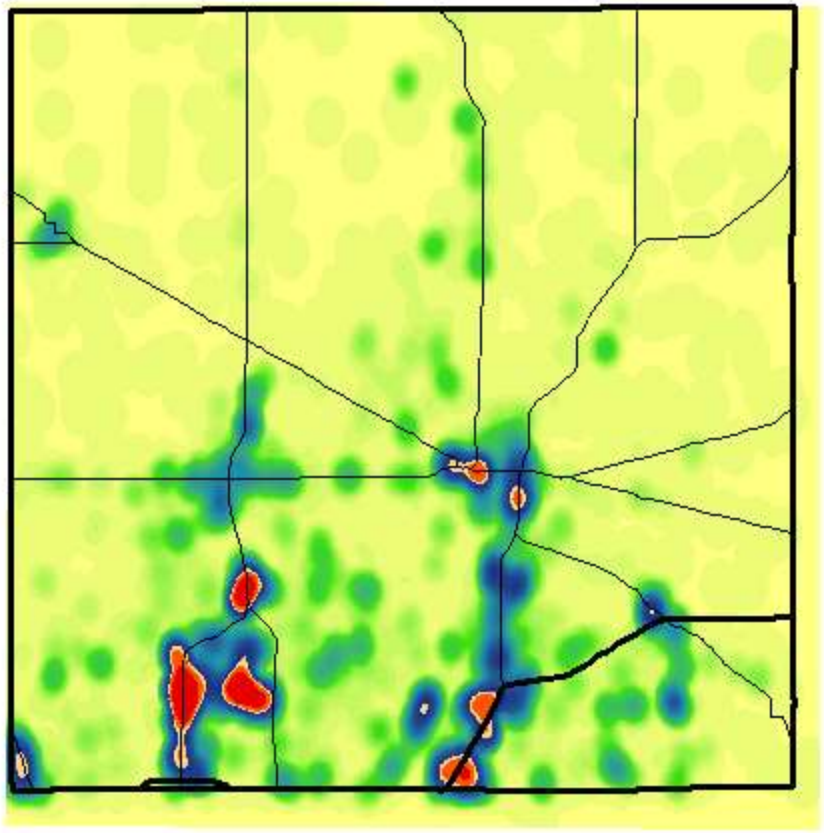


Connectivity

Population Density

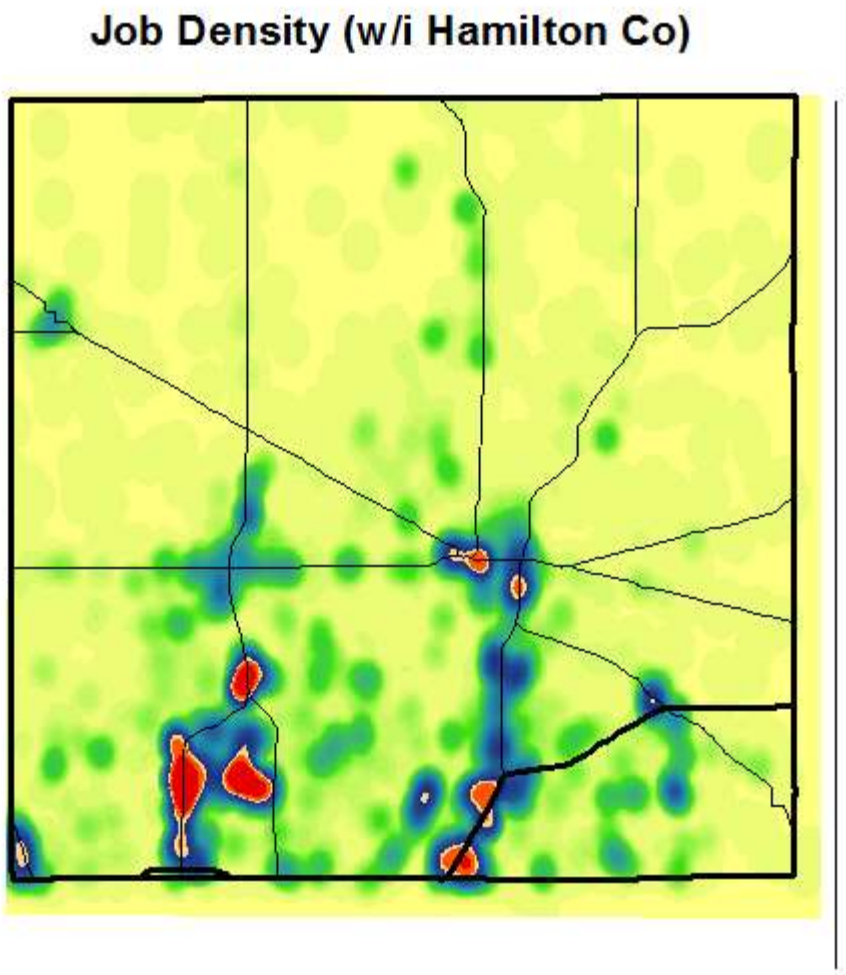


Job Density



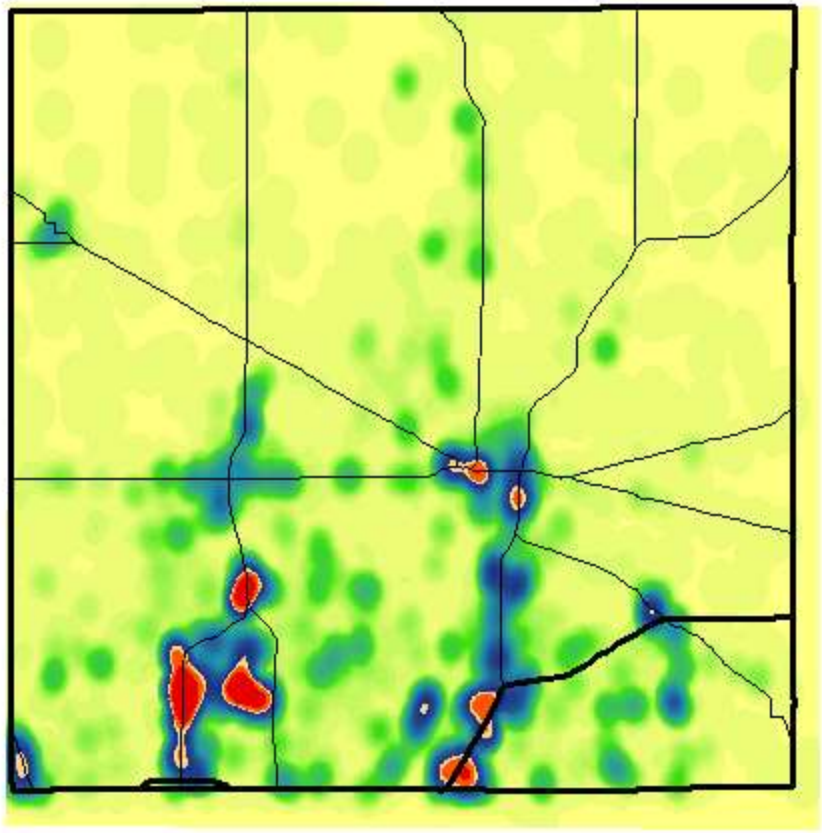
Jobs are far more concentrated than housing, transportation systems are essential to connecting housing and workforce

Connectivity

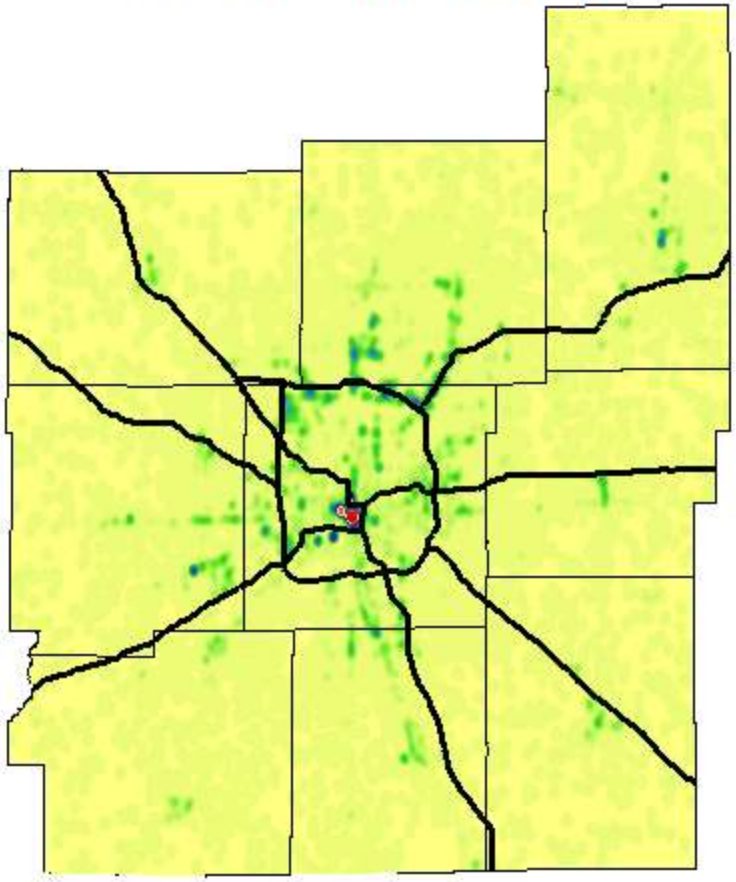


Connectivity

Job Density (w/i Hamilton Co)

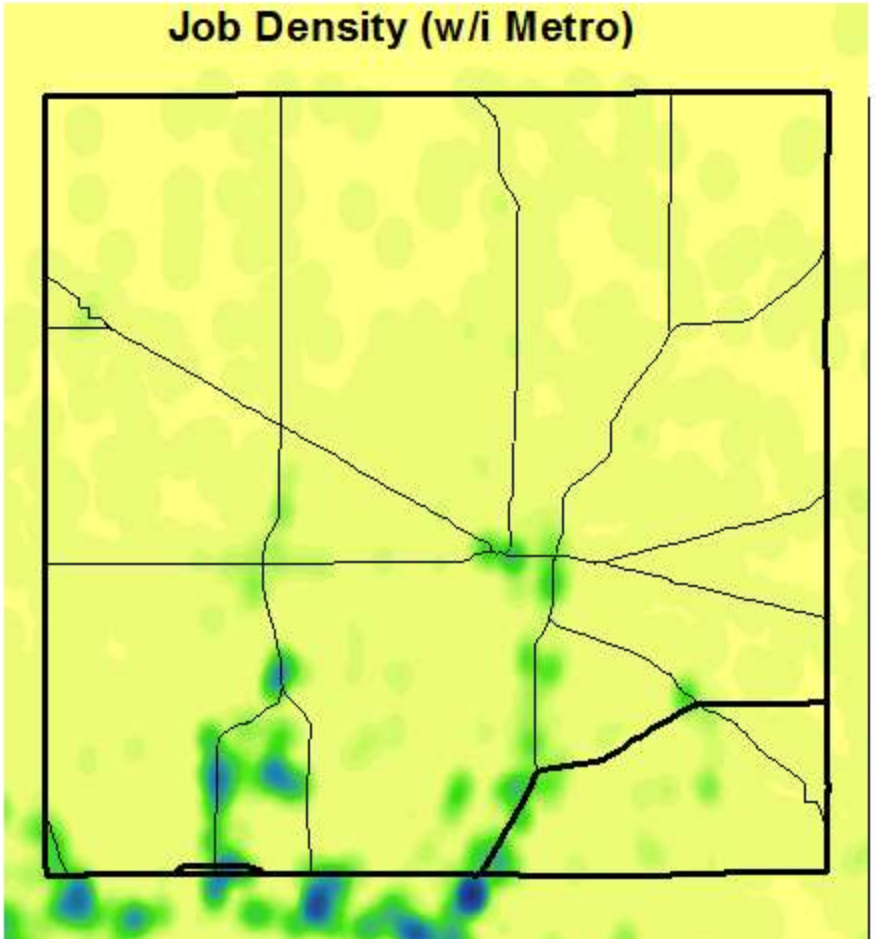


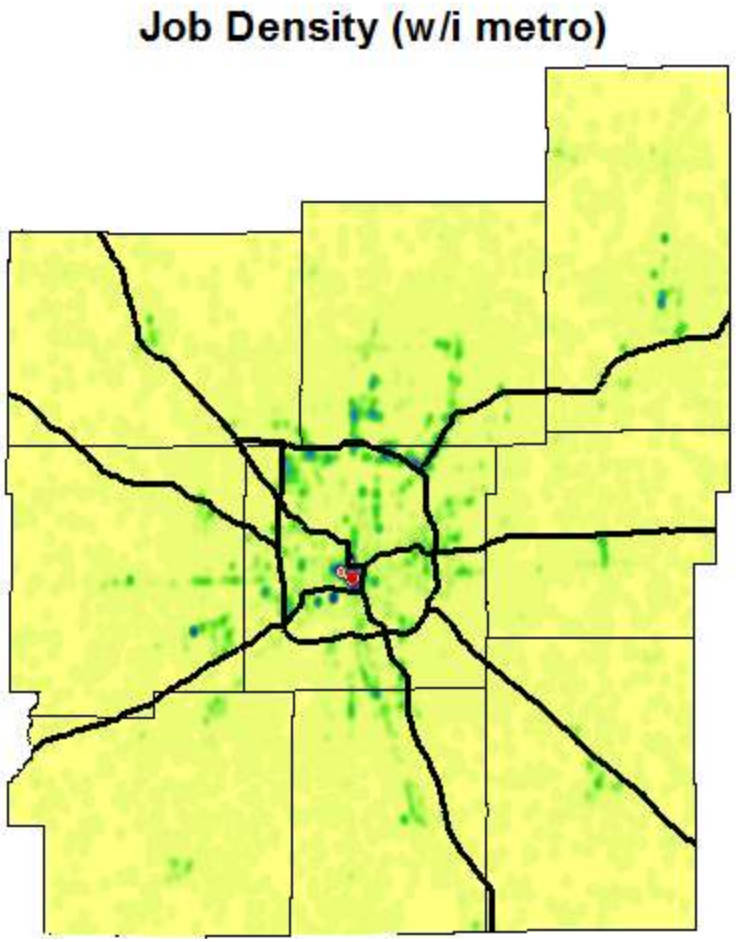
Job Density (w/i metro)



Jobs (and population, not pictured) are distributed throughout a region, making transportation between population and employment centers an essential component of regional economic opportunity

Connectivity





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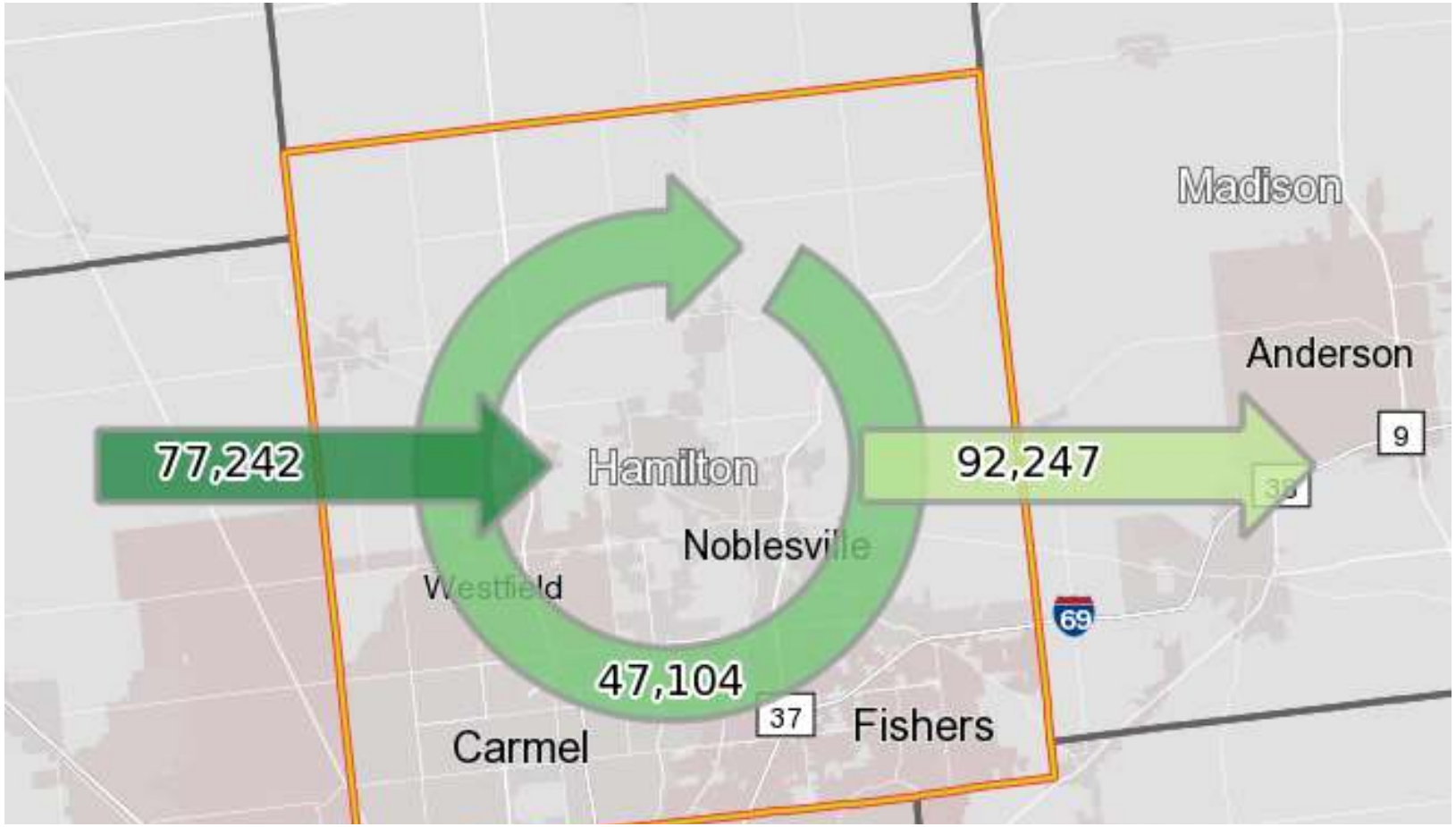

Jobs (and population, not pictured) are distributed throughout a region, making transportation between population and employment centers an essential component of regional economic opportunity

Connectivity

	Earning <$15,000/yr	Earning $15,000 to $40,000/yr	Total <$40,000
Outgoing	14,086	22,637	36,723
Incoming	16,909	30,024	46,933
Interior	9,570	14,104	23,674

Jobs are distributed throughout a region, making transportation between population and employment centers an essential component of regional economic opportunity

KEY TAKEAWAY #3

TRANSPORTATION PLAYS A CRITICAL ROLE IN HAMILTON COUNTY RESIDENTS, WORKERS, AND EMPLOYERS REALIZING THE FULL POTENTIAL OF ENGAGING IN THE REGIONAL ECONOMY

The Big Question(s)

At what point does a lack of balance between workforce, housing, and transportation limit future opportunity?

Transportation:

At what point does over-reliance on a single mode of transportation, given current growth trajectories, cause congestion that limits access to opportunity? At what point does the cost of long commutes outweigh the opportunity of a job?

Housing:

At what point does lack of housing proximate to work locations encourage people to look elsewhere for work, in a place more convenient?

Workforce:

At what point does a lack of access (housing + transportation) limit employers' abilities to find and hire middle skill/middle wage workers?