



Potential Markets for Workforce Housing

*Mapping the Journey to Work for Low and
Moderate Income Workers*



EAST-WEST GATEWAY
Council of Governments



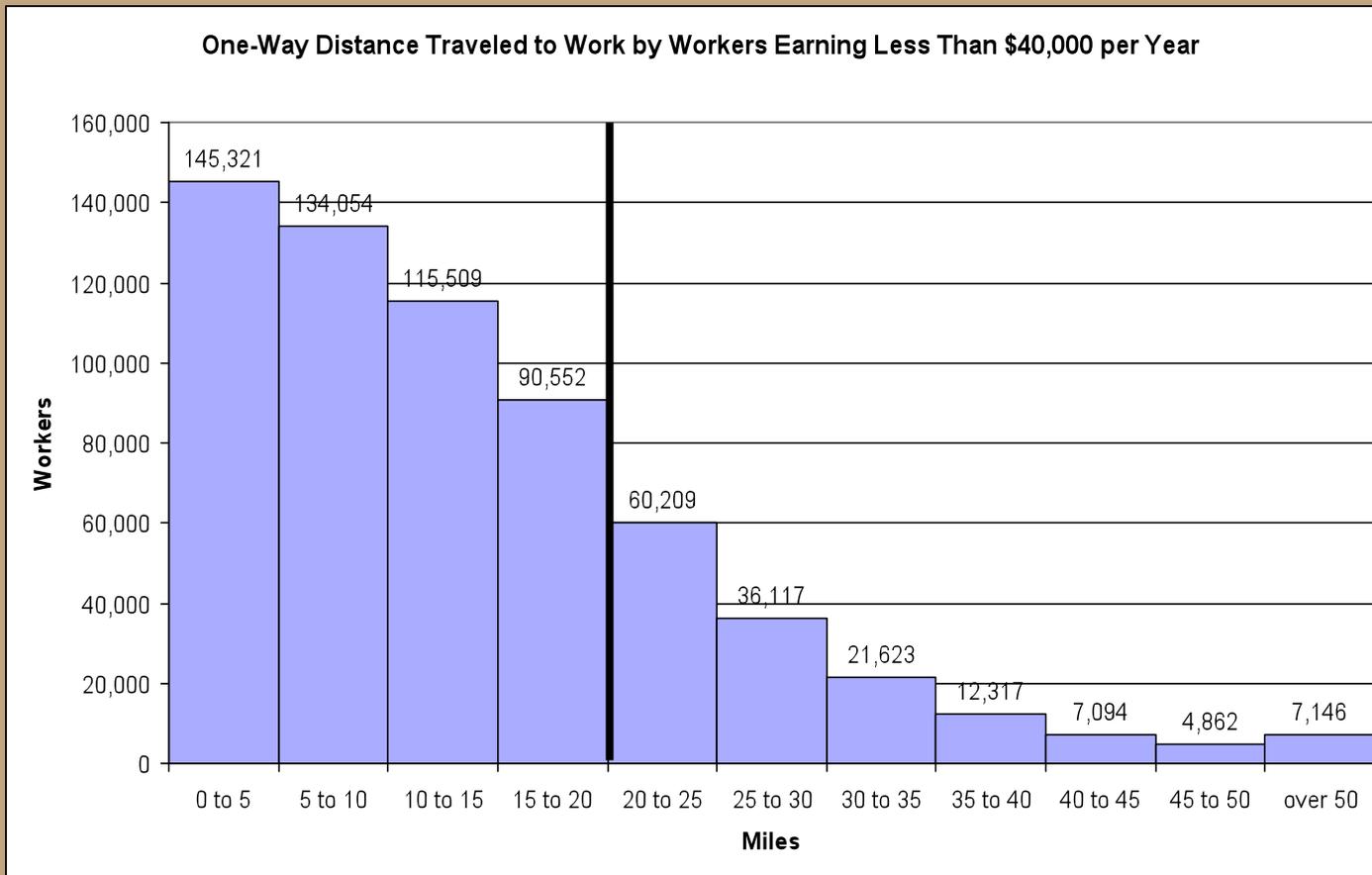
Who makes less than \$40,000 a year?

Teacher	Bayless School District	\$33,627
Community Health Nurse	St. Charles County	\$33,807
Correctional Officer	St. Charles County	\$32,648
Police Officer	St. Louis County	\$19,866
Assistant Public Defender	St. Clair County	\$38,642
Firefighter	City of St. Louis	\$37,500
Restaurant Worker	Madison County	\$20,000
Grocery Store Cashier	St. Clair County	\$25,000
Respiratory Therapist	Madison County	\$34,500

Source: *St. Louis Post-Dispatch, Public Employee Pay Database*
U.S. Census, American Community Survey, Public Use Microdata Sample



Over 150,000 low and moderate income workers commute more than 20 miles.



Implications

A daily commute of 20 miles in a car that gets 20 miles per gallon will consume 500 gallons of gasoline a year.

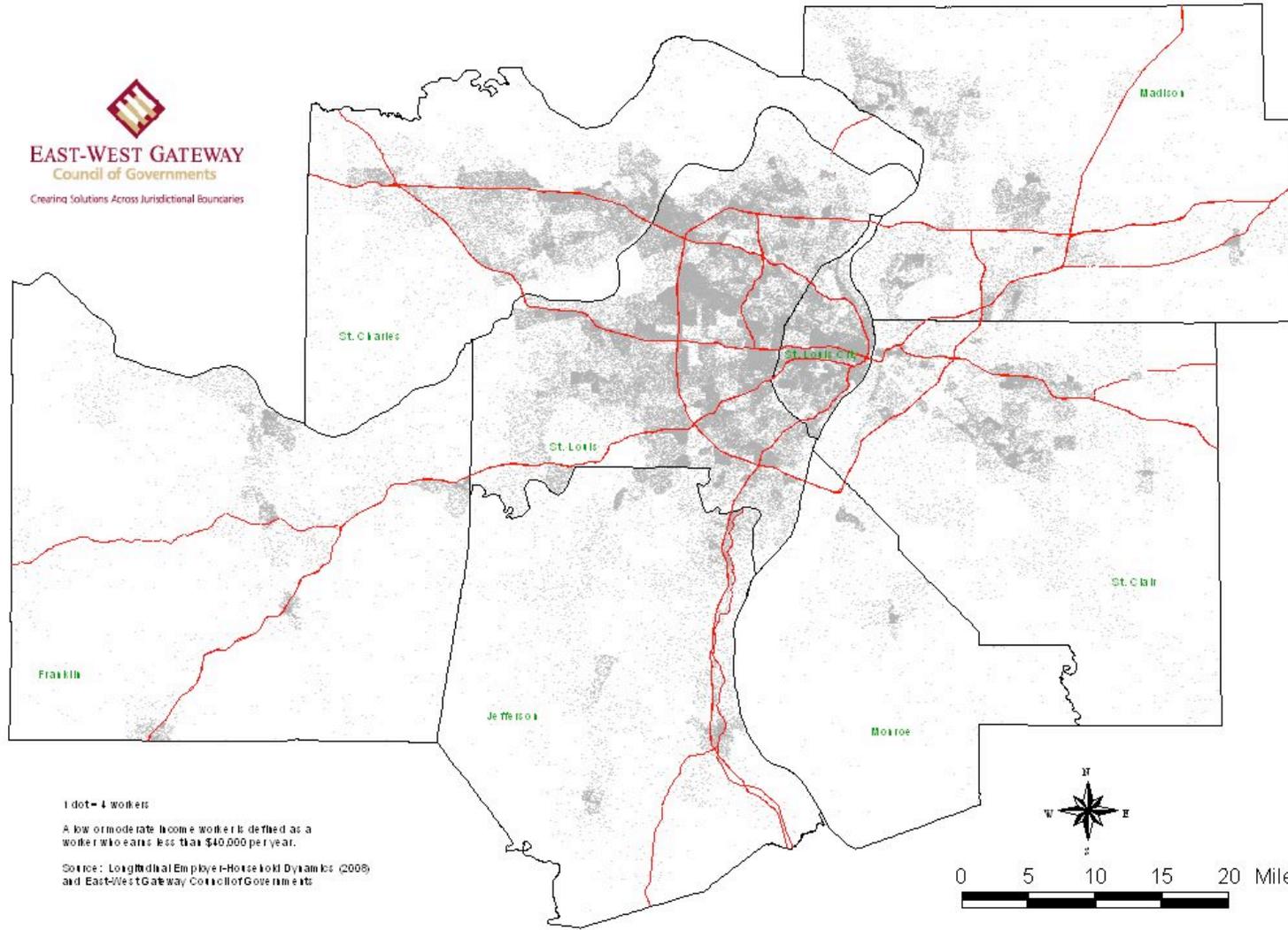
- Cost: 500 gallons * \$3/gallon = \$1,500
- Congestion
- Carbon: 4.9 tons of CO₂ equivalent
 - multiplied by 150,000 workers = 750,000 tons!



Employment Locations of Low and Moderate Income Workers



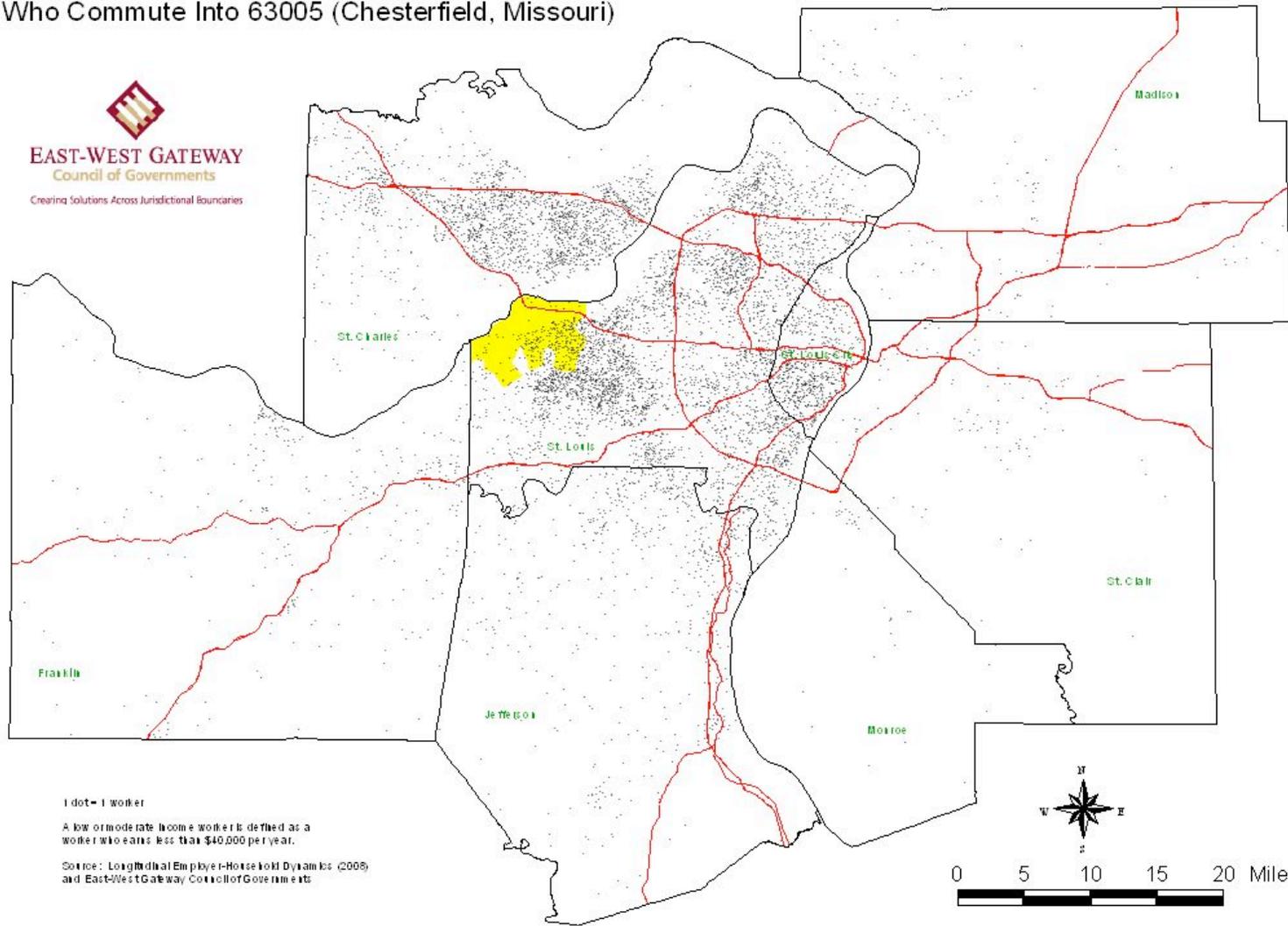
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Creating Solutions Across Jurisdictional Boundaries



Residential Location of Low and Moderate Income Workers Who Commute Into 63005 (Chesterfield, Missouri)



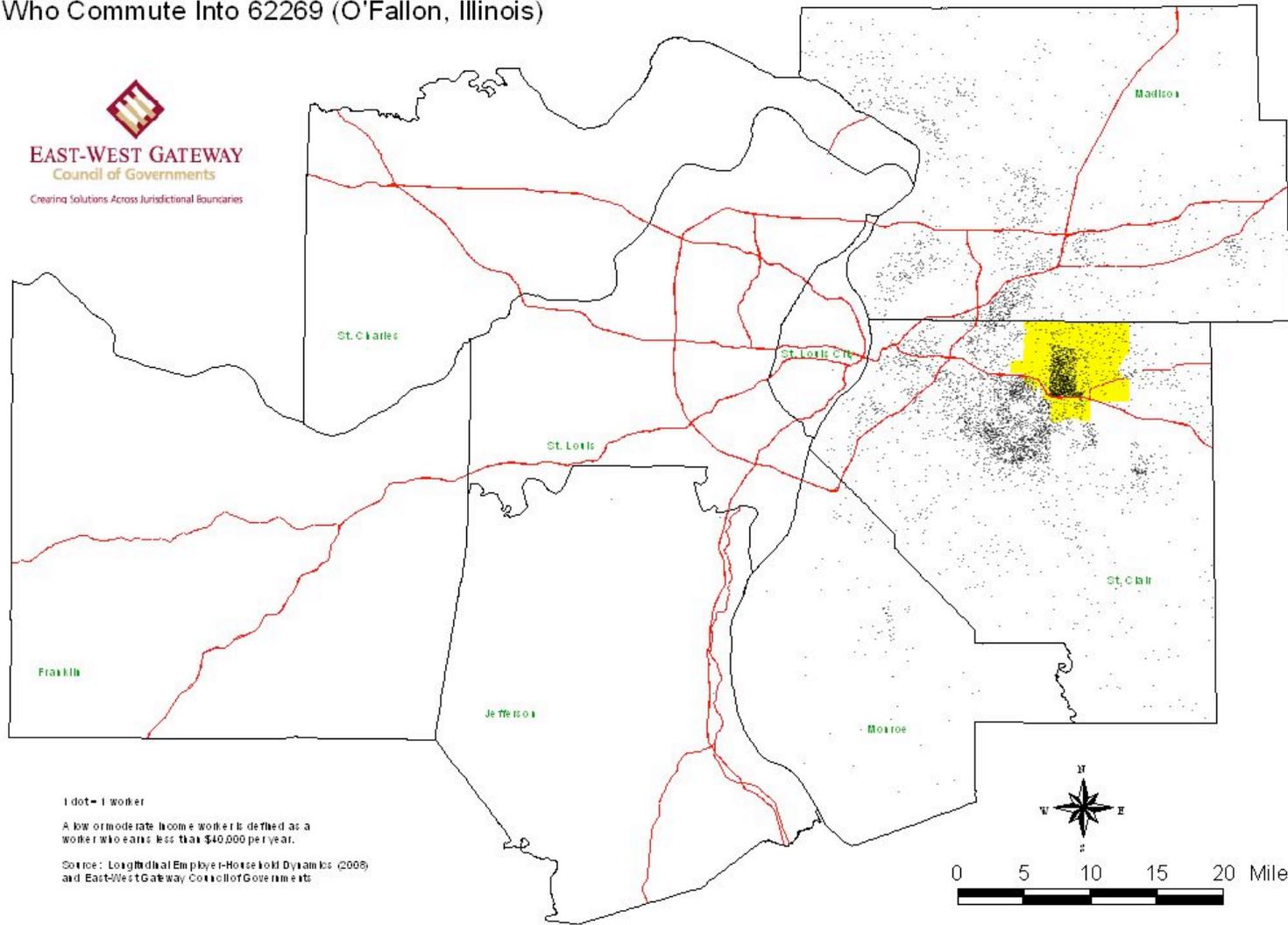
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Residential Location of Low and Moderate Income Workers Who Commute Into 62269 (O'Fallon, Illinois)



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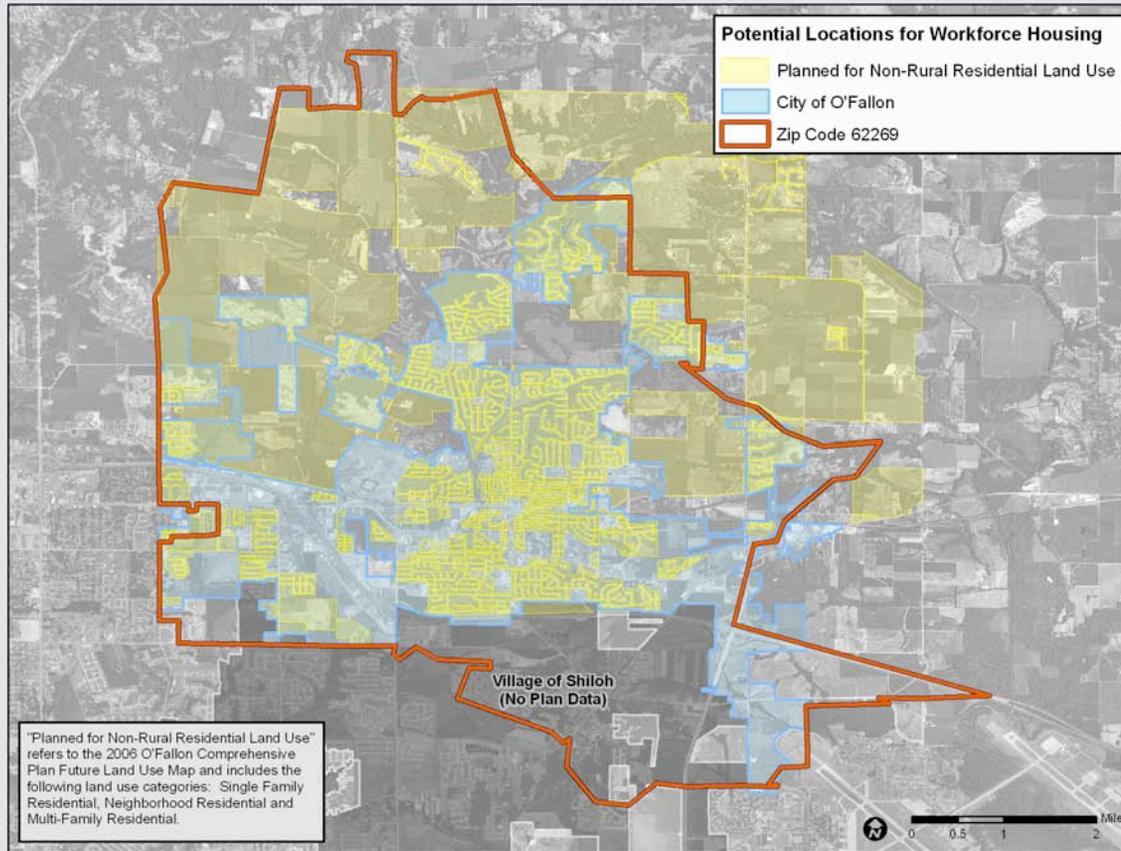
1 dot = 1 worker

A low or moderate income worker is defined as a worker who earns less than \$40,000 per year.

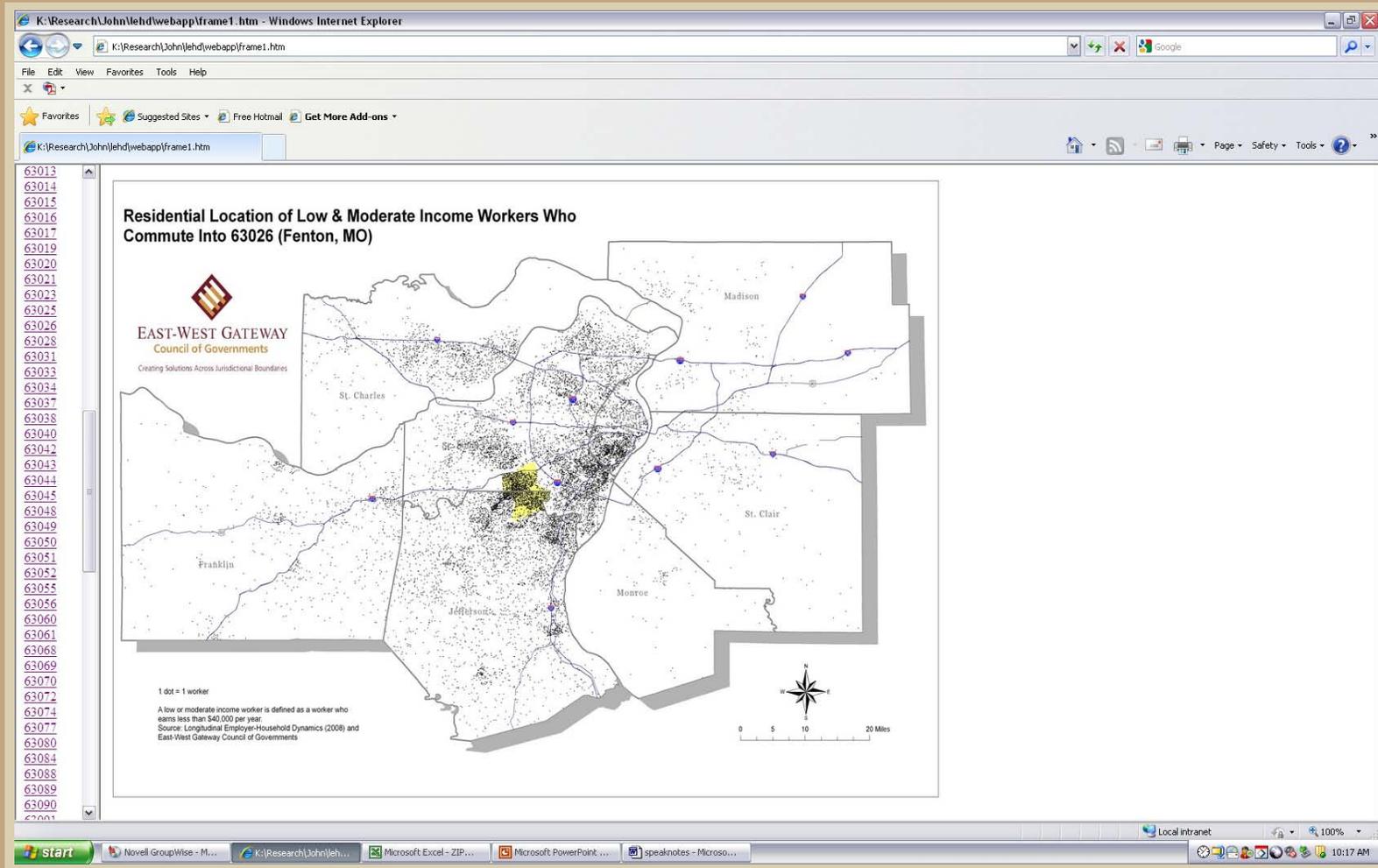
Source: Longitudinal Employer-Household Dynamics (2005) and East-West Gateway Council of Governments



Developable Land: 62269



Map Commuter Flow in Your Community at ewgateway.org



Access commute data for your community at www.ewgateway.org

Microsoft Excel - ZIPCOMMUTE

The source of these estimates is the U.S. Census, Longitudinal Employer-Household Dynamics. While the data are believed to be reliable, EWGDOG cannot guarantee the accuracy of these estimates.

Total Workers		NUMBER OF LOW-INCOME (\$0-15,000) JOBS IN THIS ZIP CODE HELD BY WORKERS WHO COMMUTE THE FOLLOWING NUMBER OF MILES:													NUMBER OF MODERATE-INCOME (\$0-15,000) JOBS IN			
ZIP	Number of Low-Income (\$0-15,000) jobs located in this ZIP Code	Number of Medium Income (\$15,000-40,000) jobs located in this ZIP Code	Number of Upper-Income (Over \$40,000) jobs located in this ZIP Code	0 TO 5	5 TO 10	10 TO 15	15 TO 20	20 TO 25	25 TO 30	30 TO 35	35 TO 40	40 TO 45	45 TO 50	OVER 50	0 TO 5	5 TO 10	10 TO 15	15 TO 20
73 63023	62	103	70	11	9	11	15	7	3	0	1	3	1	1	17	17	15	29
74 63025	1875	1636	1520	167	157	344	278	258	320	122	160	61	9	9	135	146	321	244
75 63026	5341	9542	12330	719	1086	1063	817	498	554	326	167	46	30	35	865	1907	2315	1370
76 63028	2387	2924	1919	730	421	384	208	157	102	67	48	47	65	158	878	500	463	318
77 63031	2542	3325	2934	933	465	344	222	268	150	84	20	12	14	30	1011	636	463	409
78 63033	3321	3134	2260	1059	644	408	316	392	192	126	75	26	21	62	910	561	437	370
79 63034	568	499	256	129	126	79	65	71	45	18	7	9	1	18	99	126	62	81
80 63037	108	254	134	16	10	15	27	17	5	2	0	0	0	16	32	27	37	63
81 63038	393	591	461	66	70	29	65	64	60	24	6	3	3	3	62	79	52	100
82 63040	626	659	1014	205	97	55	59	96	60	29	12	5	4	4	126	101	55	98
83 63042	3539	4988	6880	713	895	604	411	395	246	117	50	43	22	53	774	1234	863	577
84 63043	4007	10745	14265	543	676	1130	833	374	201	97	52	30	36	35	1025	1907	3212	2039
85 63044	4701	9699	8941	448	1223	1080	724	537	355	127	68	48	26	65	692	2387	2342	1538
86 63045	1384	3650	4858	36	316	371	261	182	95	43	31	16	4	2	83	916	937	614
87 63048	243	288	276	108	34	42	25	14	7	0	1	5	5	2	80	57	60	33
88 63049	683	910	910	180	102	141	100	47	35	39	21	11	3	4	201	108	212	146
89 63050	1016	1264	1098	168	192	220	153	95	62	38	28	24	17	19	233	253	354	168
90 63051	637	816	811	124	165	105	100	49	33	23	17	12	4	5	161	162	136	104
91 63052	954	1218	1096	335	183	152	100	64	34	32	32	13	3	6	308	240	229	143
92 63055	120	192	174	14	25	15	25	6	8	7	6	9	1	4	5	27	32	34
93 63056	16	21	30	1	6	4	3	0	0	0	1	0	0	1	2	1	5	3
94 63060	71	58	22	18	3	15	14	4	4	2	0	0	2	9	10	5	9	16
95 63061	27	28	54	6	1	9	4	1	2	0	3	0	0	1	8	4	6	3
96 63068	260	650	238	96	54	47	22	4	10	6	3	3	2	13	149	91	150	78
97 63069	1397	2249	2102	259	219	168	203	137	115	118	83	57	21	17	394	306	238	354
98 63070	444	643	544	114	119	72	68	28	11	6	8	8	6	4	122	137	120	108
99 63072	55	69	64	24	7	12	3	2	2	1	1	1	0	2	12	15	9	9
100 63074	1677	1780	1072	320	369	344	296	149	83	63	17	11	12	13	268	360	382	270
101 63077	649	1091	598	243	110	77	73	31	16	6	8	18	29	38	384	195	130	150
102 63080	823	1165	694	349	69	35	58	50	58	29	14	2	14	145	491	125	71	113
103 63084	1428	2684	1335	407	313	178	106	107	36	26	34	53	61	107	729	605	381	253
104 63088	585	1227	1493	160	91	105	105	63	33	11	9	3	4	1	219	182	245	238
105 63089	219	326	448	28	42	52	14	20	14	16	12	6	10	5	44	60	57	29
106 63090	2296	4359	2810	892	362	253	171	82	52	41	46	92	151	154	1275	820	643	463
107 63091	13	5	9	0	2	2	4	1	3	1	0	0	0	0	0	1	1	1
108 63101	2616	5815	9516	454	747	566	449	176	126	40	13	27	9	9	824	1589	1262	1056
109 63102	2489	4292	6612	396	686	577	414	187	107	44	31	18	14	15	553	1166	977	779
110 63103	6068	10892	16881	1162	1442	1111	955	571	360	206	91	50	47	73	2058	2988	1963	1549
111 63104	2267	5656	7074	604	483	440	328	172	104	64	34	10	15	13	1247	1245	1041	930
112 63105	3930	8296	13222	968	1055	752	520	297	227	80	42	19	12	17	1384	2005	1661	1183

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What Can Be Done?

- Programs for Working Families
 - Employer Assisted Housing Programs
 - Individual Development Accounts
- Building and Zoning Regulations
 - Lot Size
 - Manufactured Housing
 - Inclusionary Zoning



Criticism

- Bad for property values?
- Environmental consequences: promotes additional greenfield development?
- Contributes to population loss in urban core?

Response

- Can enhance property values.
- Reducing GHGs can offset loss of green space.
- Can be part of coordinated strategy to enhance housing choices and revitalize urban cores.



Conclusions

- Significant numbers of low and moderate income earners commute more than 20 miles to work.
- 3 C's: Cost, Congestion, Carbon
- Long-distance commuters are a source of potential demand for workforce housing.
- Analysis tools at ewgateway.org let you explore potential markets for workforce housing in your community.

