

# Job Subsidies: Pro-Sprawl or Smart Linkage Tools?

"Linking Jobs, Housing, and Transportation"

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Good Jobs First

New Partners for Smart Growth

February 4, 2012 ~ San Diego



# Good Jobs First: Accountable Development & Smart Growth for Working Families

- Website, Tools @ [www.goodjobsfirst.org](http://www.goodjobsfirst.org)
- Model Research and Publications
- Training and Speaking
- Technical Assistance
- Testimony, Legislative Analysis



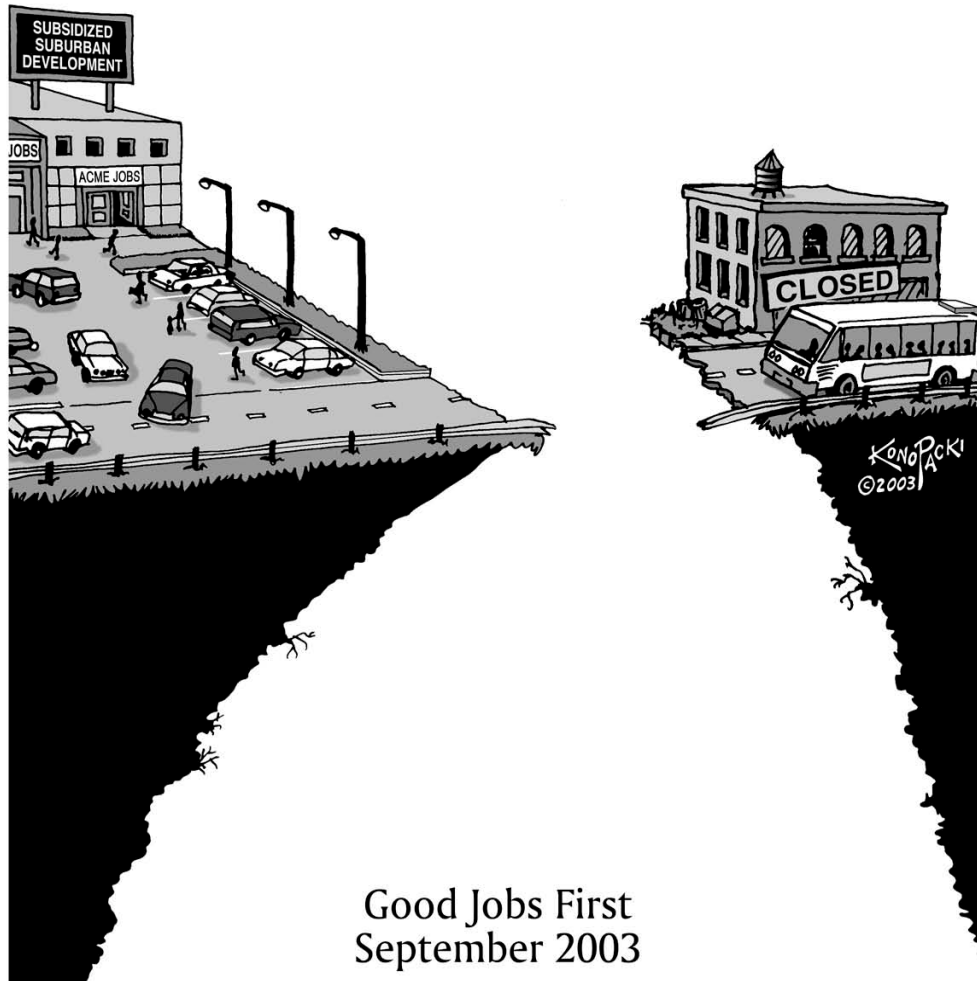
# \$70 Billion per Year

- Property Tax Abatements
- TIF: Diversion of Property and Sales Tax
- Corporate Income Tax Credits
- Sales Tax Exemptions
- Enterprise Zones
- Land Write-downs
- Loans and Loan Guarantees



# Missing the Bus

How States Fail to Connect  
Economic Development with Public Transit



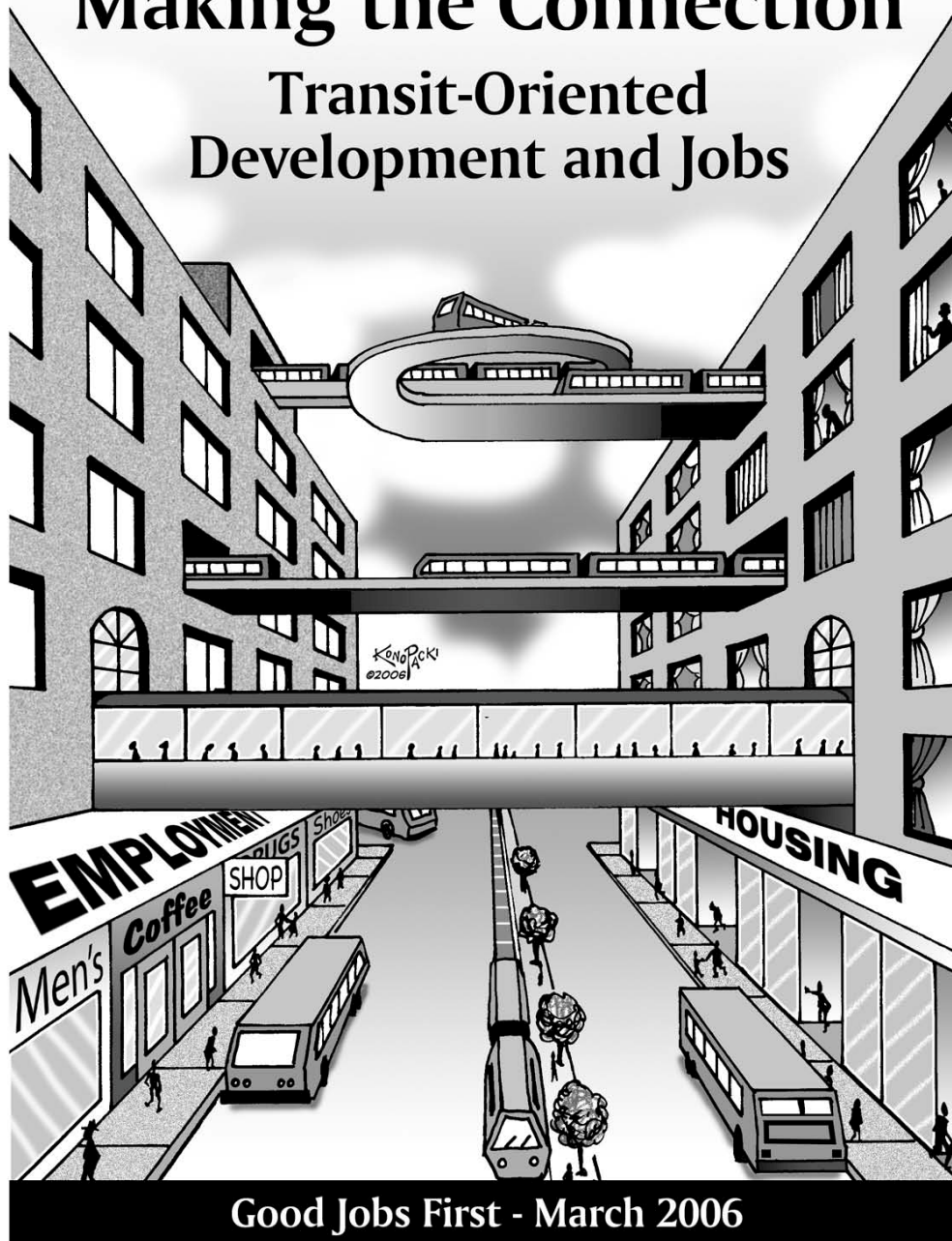
Good Jobs First  
September 2003

~1,500  
State-Enabled  
Incentives:  
No Statutory  
Linkages  
Between Job  
Creation and  
Job Access  
via Transit



# Making the Connection

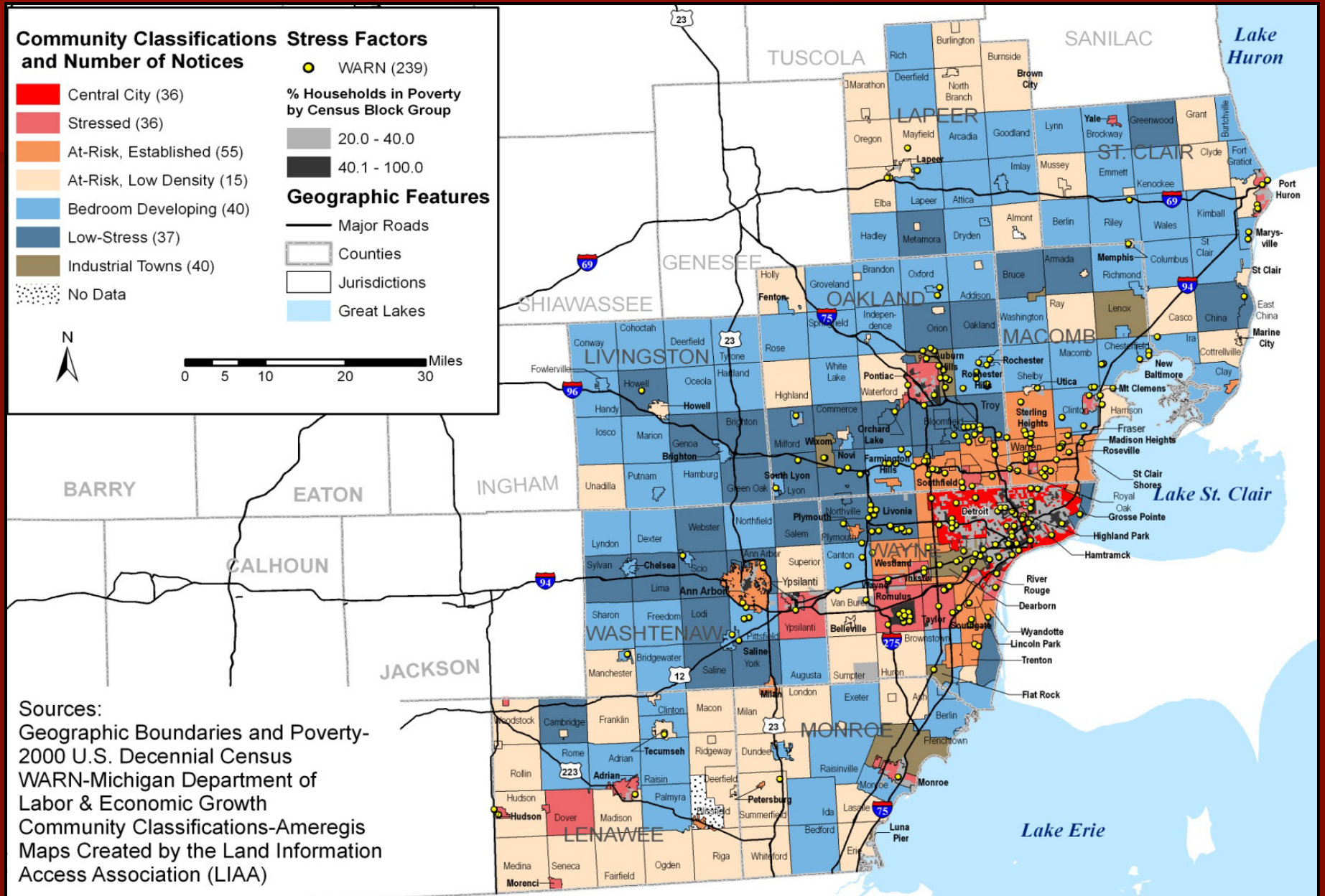
## Transit-Oriented Development and Jobs



States may be clueless, but some localities get it

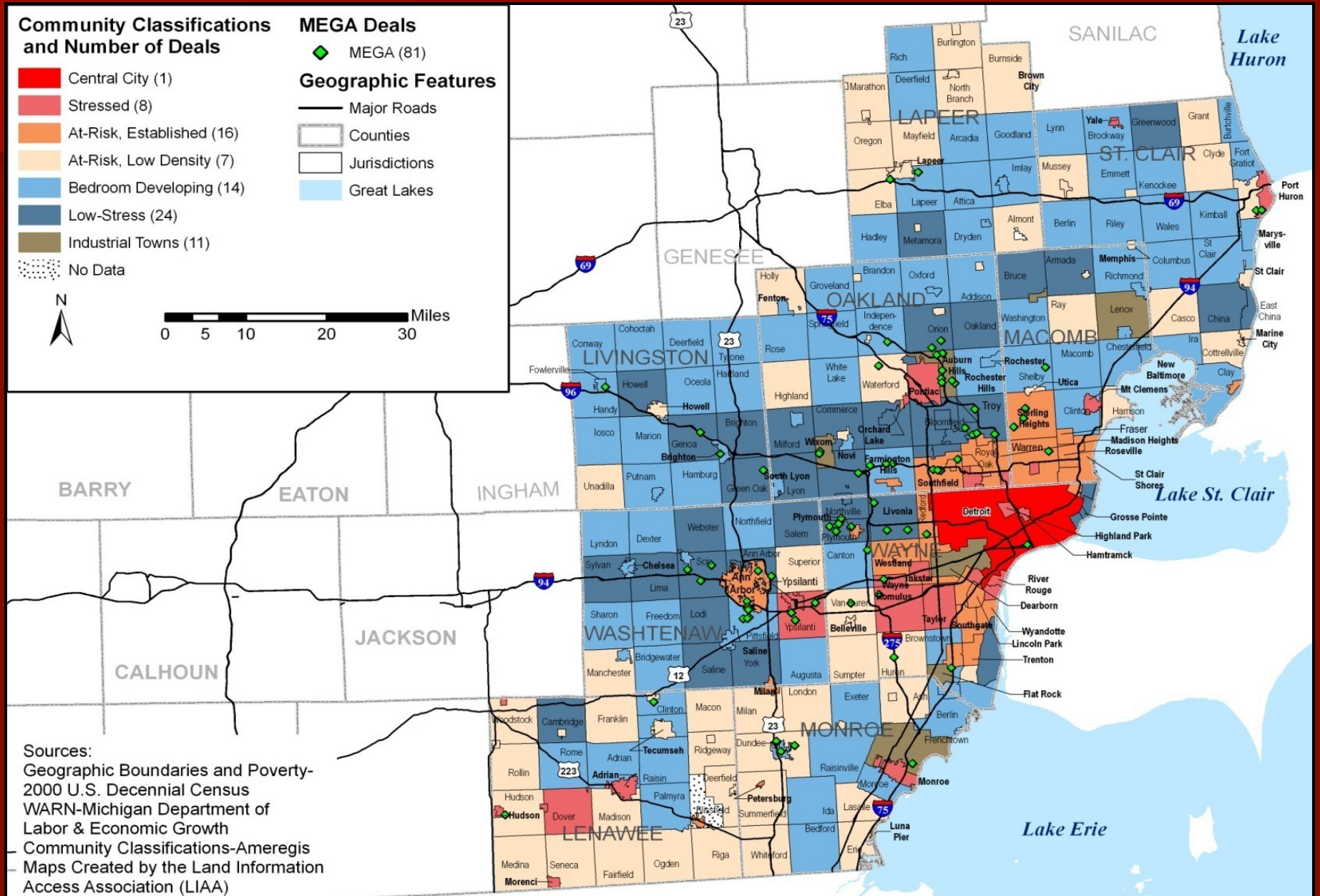


# Detroit MSA Shutdowns 2001-04

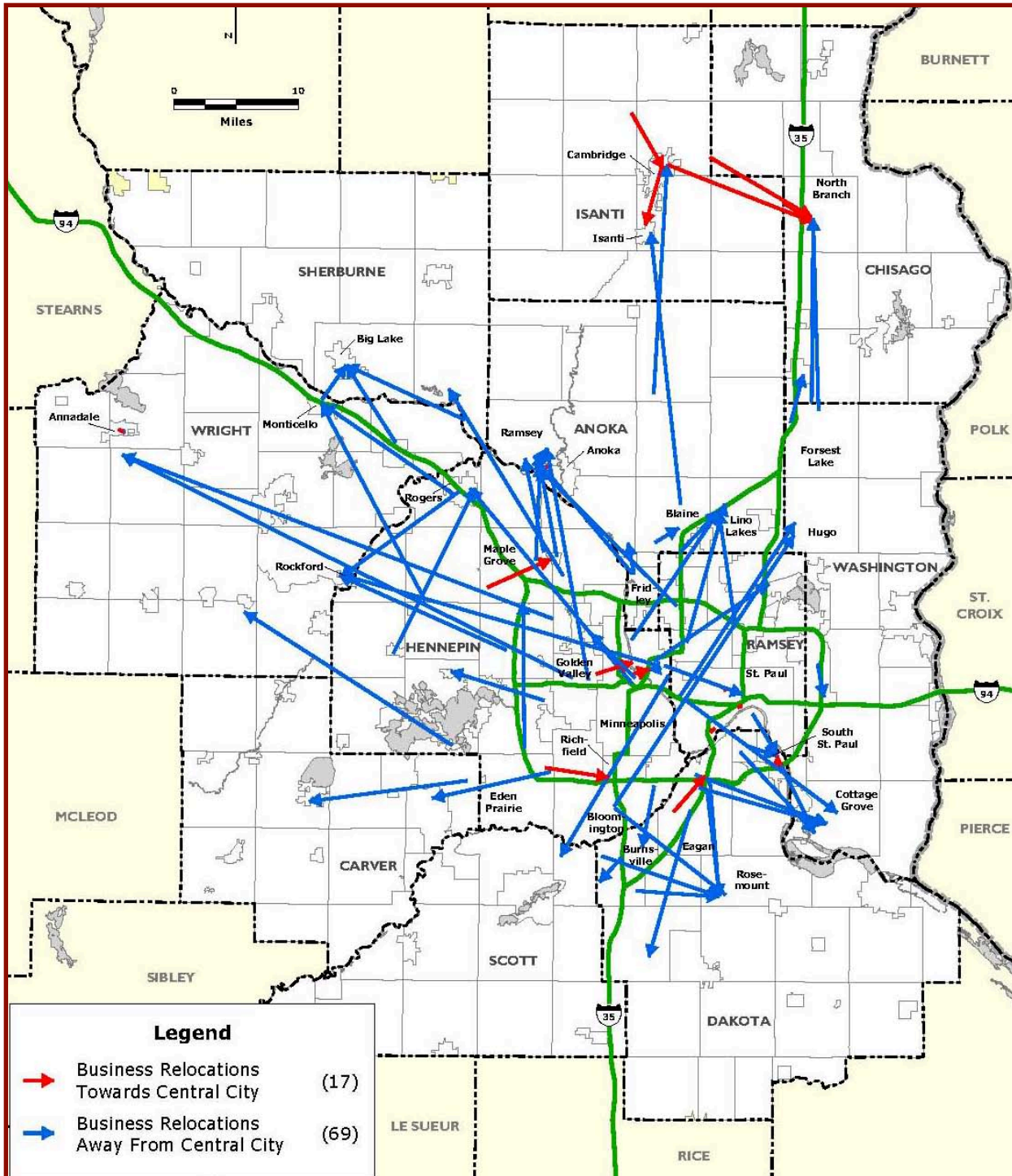




# MEGA Deals 2001-2004

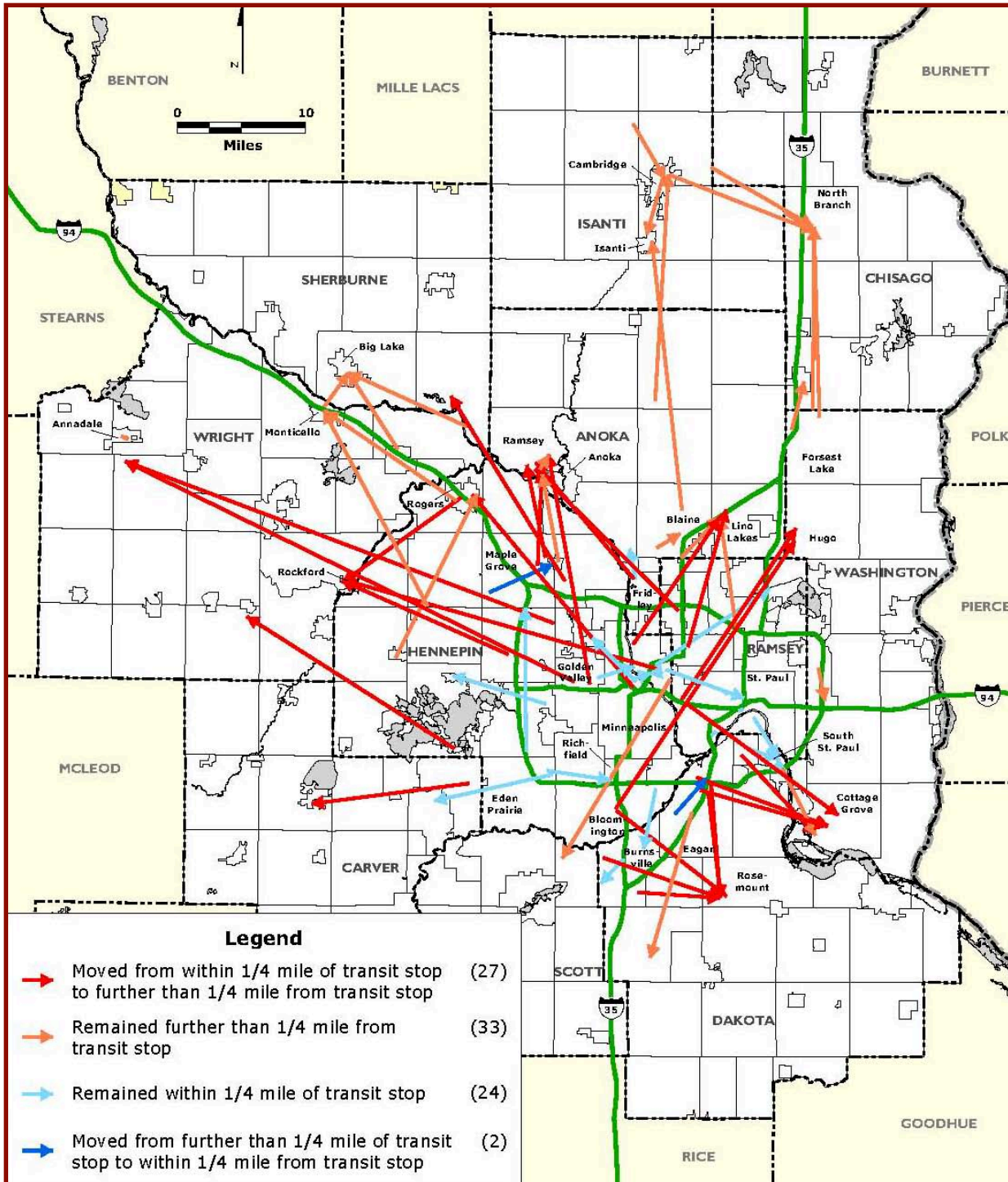


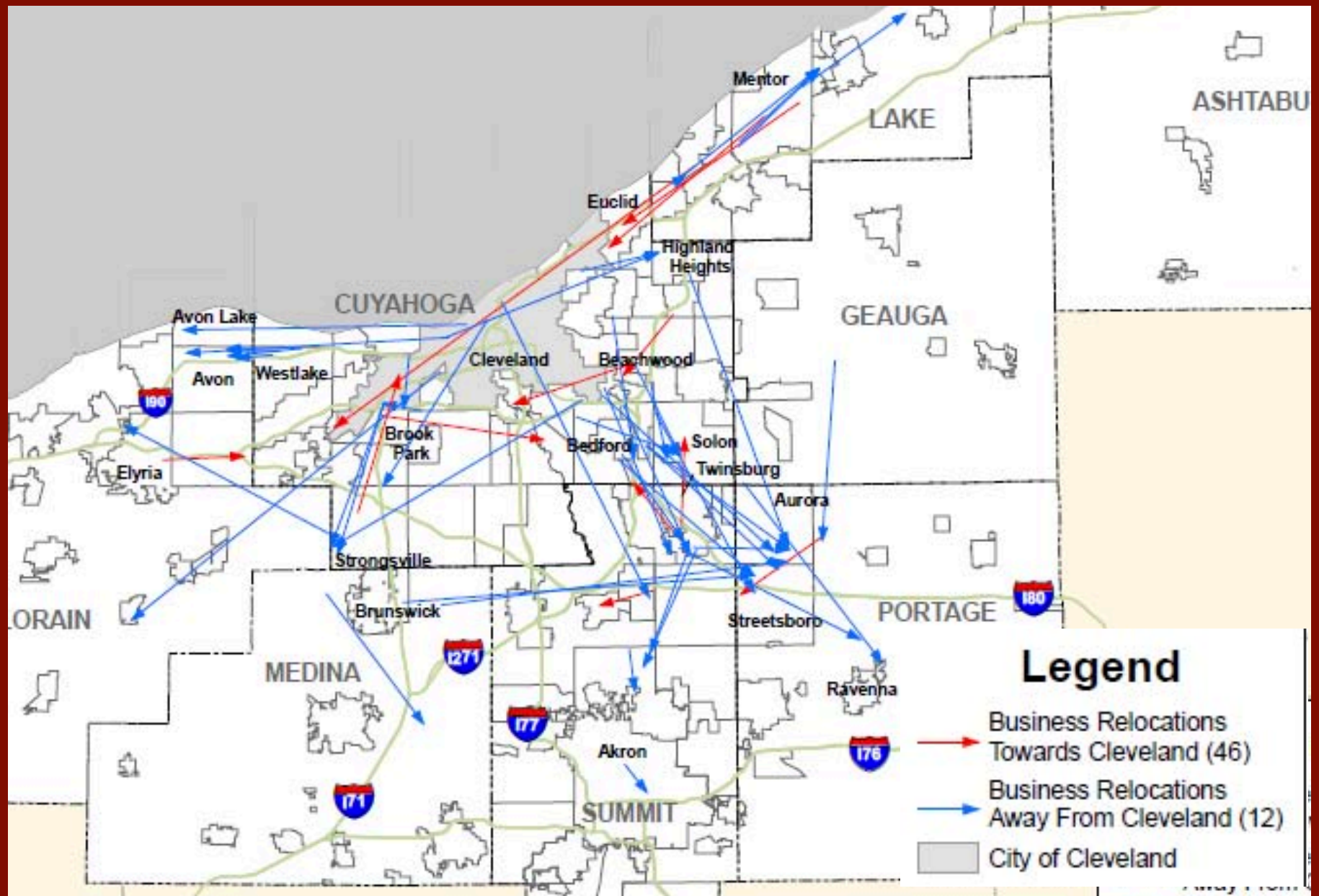
# Twin Cities Metro Area: Subsidized Business Relocations (Mostly TIF), 1999-2003





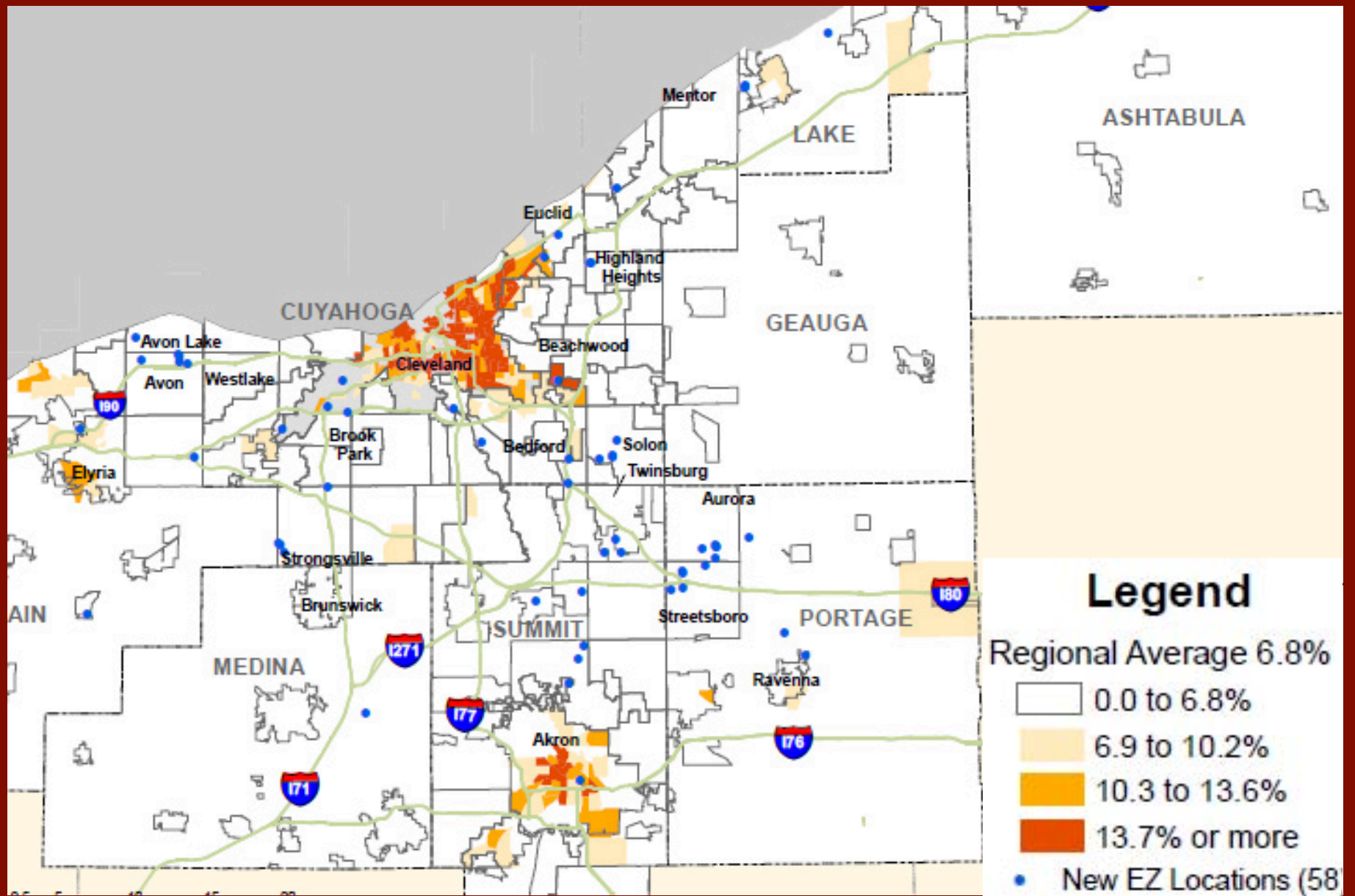
# Twin Cities Metro: Subsidized Business Relocations' Impact on Job Access via Transit



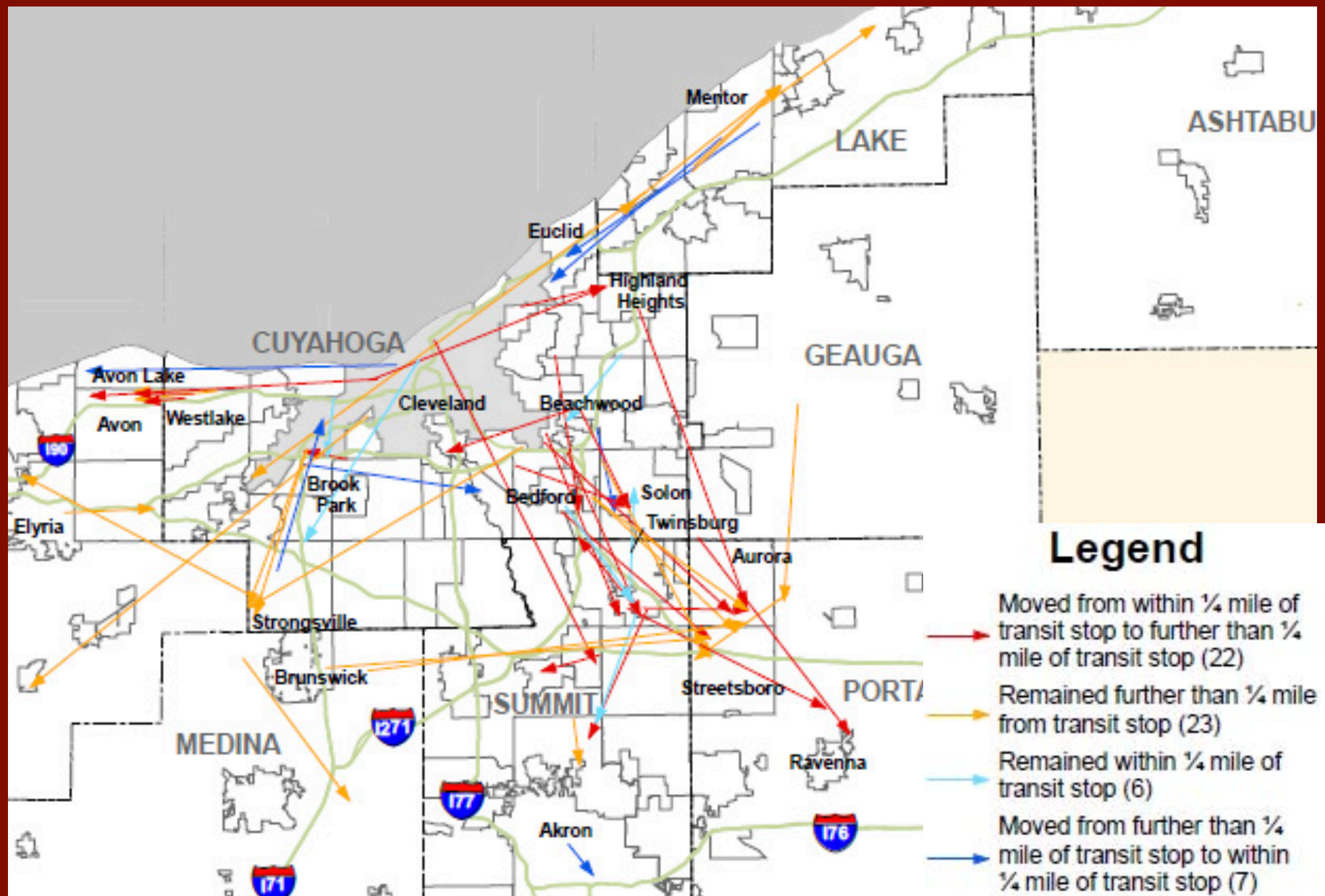


**Cleveland MSA Relocations, 1996-2005**





# Relocations vs. Unemployment



# Impact on Transit Access

# Subsidy Tracker

- Company-specific, deal-specific data
- 116,000 deals from 45 states plus DC, searchable and downloadable (Excel)
- 29% w/ street address, 47% w/ locality





# Solution: Align Development Subsidies with Transit Routes

- Make workplace access via transit an eligibility requirement (or at least an application-rating preference) for an incentive
- California, Maryland, Illinois, New Jersey have made small steps



# California Infrastructure and Economic Development Bank

Revolving Fund application favors deals:

- With links to training providers
- In or by areas with high unemployment, low family incomes, slow job growth, and high poverty rates
- Generating more transit use, and in existing urban areas



# Sweet Spot for Jobs

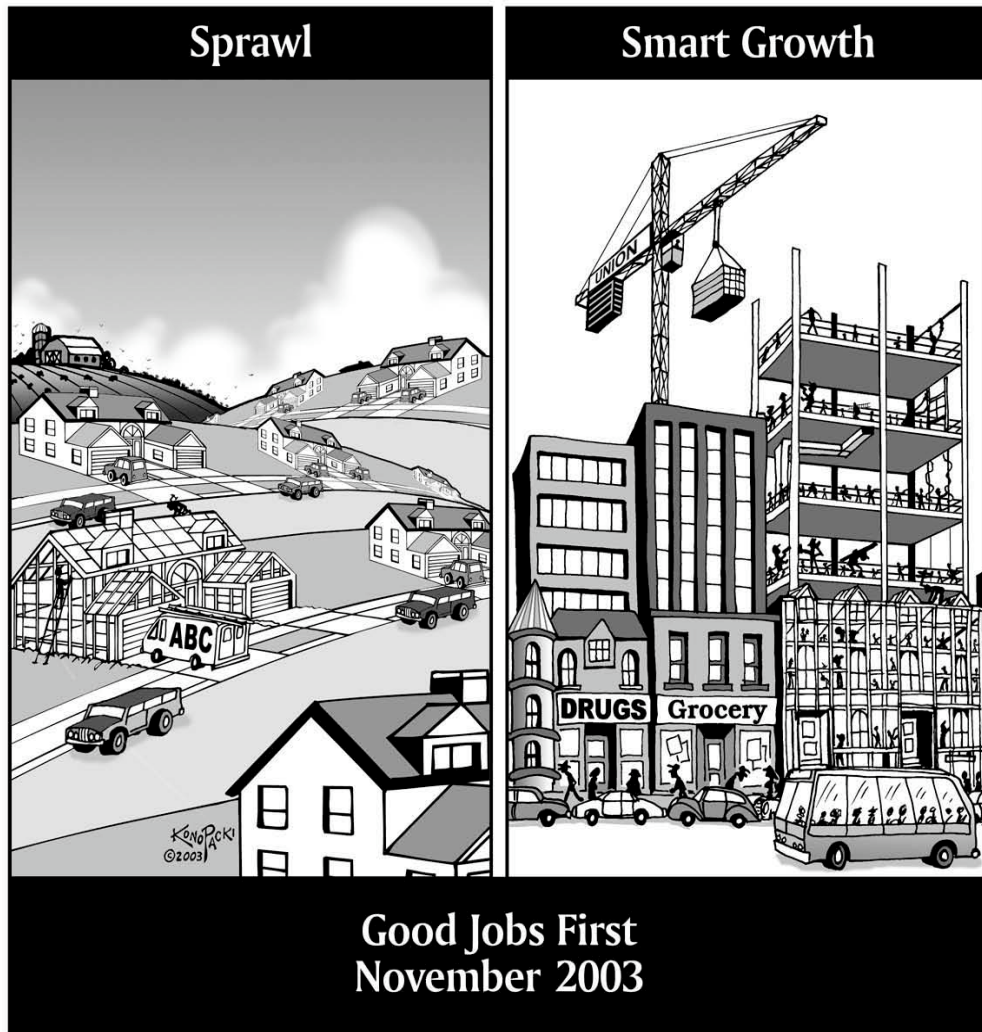
- Transit (and Urban Highway) Construction Jobs
- Ripple-Effect Construction Jobs
- Transit Operating and Maintenance Jobs
- Transit Vehicle Manufacturing Renaissance





# The Jobs Are Back In Town

## Urban Smart Growth & Construction Employment



Maximizing  
Job  
Creation  
via  
Urban  
Density  
and TOD



# *The Jobs Are Back in Town*

Smart growth design + regional growth management create more construction work hours than does sprawl:

- “Fix It First” Highway construction
- Commercial
- Residential
- Overall in metro areas




# Highways vs. Transit: ARRA Data = Apples to Apples

- *What We Learned from the Stimulus*  
(Smart Growth America + two others)
- Transit projects create 31% to 84% more jobs per \$ billion than highway  
(recovery.gov)
- Slightly fewer construction jobs, but more manufacturing & operating jobs

# Transit Operating & Maintenance

- Recession-driven layoffs now *BUT*  
America's transit workforce is unusually  
"grey"
- Resources:
  - 1) Transportation Learning Center  
[www.transportcenter.org](http://www.transportcenter.org)
  - 2) Amalgamated Transit Union
  - 3) Transport Workers Union



An aerial photograph of Portland, Oregon, showing a mix of agricultural fields, a highway, and industrial/commercial buildings. The top half of the image shows large, brown, rectangular agricultural fields. A multi-lane highway runs horizontally across the middle. Below the highway, there is a dense area of industrial and commercial buildings, including several large white warehouse-like structures and parking lots filled with cars. The bottom right corner shows more greenery and smaller buildings.

# Portland, Ore. 1973 Passage of Urban Growth Boundary





UGB  
Spurs  
Density



# Density encourages transit



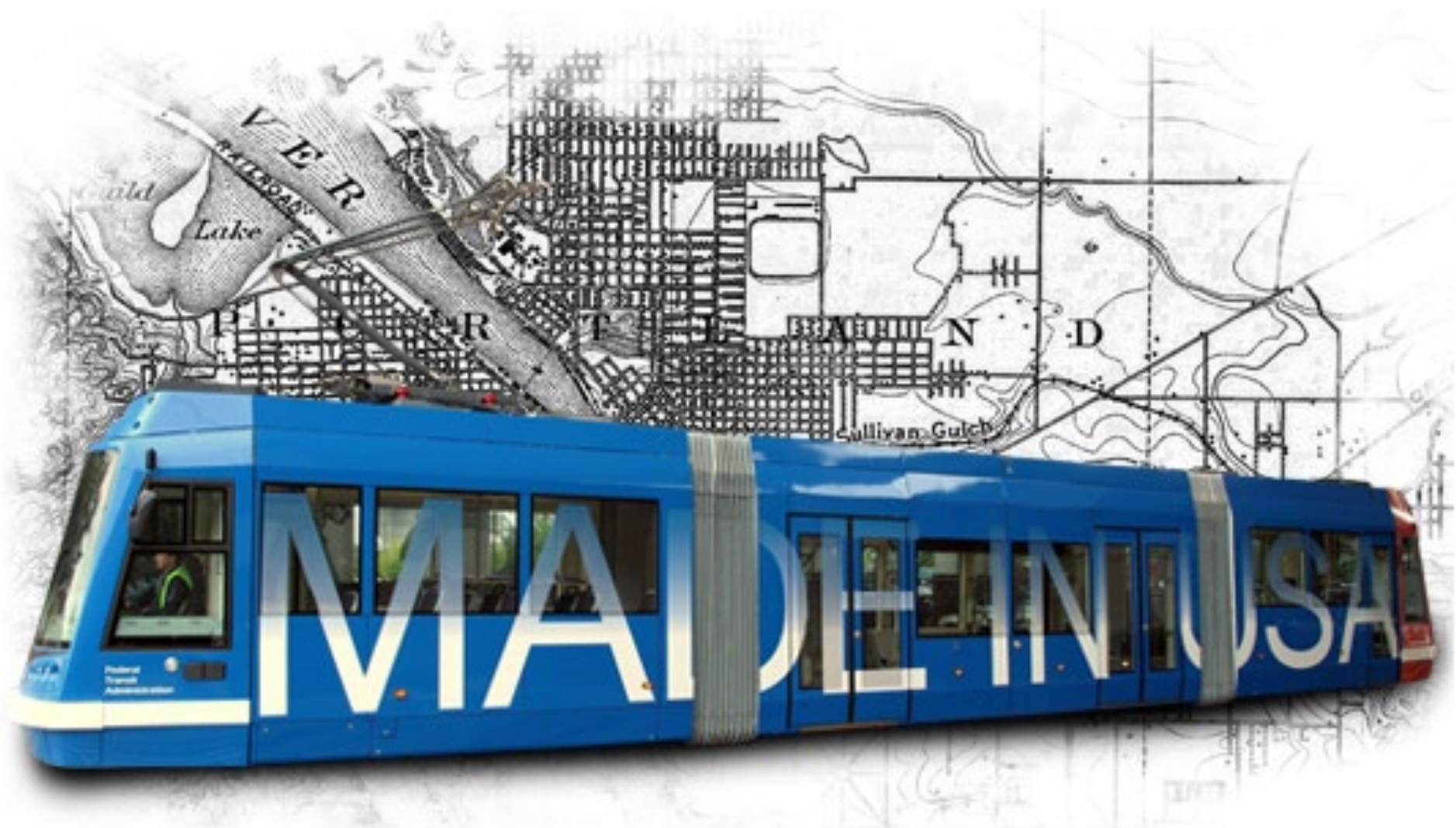


# Transit Drives More Development...





# ...and Begets Manufacturing (United Streetcar, Clackamas)



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