

Research and Technical Assistance Project

RTA Tools: OEA Research and Technical Assistance Community Forums

UIC Nathalie P. Voorhees
UNIVERSITY OF ILLINOIS
AT CHICAGO Center for Neighborhood
and Community Improvement
COLLEGE OF URBAN PLANNING & PUBLIC AFFAIRS

in collaboration with



RTA Project



Introducing the RTA Project

- The Nathalie P. Voorhees Center - UIC
- Project Background
- What you'll receive
- Project Website



About Us

- The Nathalie P. Voorhees Center works collaboratively with communities to provide research and technical assistance on a range of development issues
- Housed in the College of Urban Planning and Public Affairs at the University of Illinois at Chicago
 - One of the nation's largest and most diverse urban planning colleges
- Proven track record in research and technical assistance



Our Work with OEA

- Voorhees and OEA formed a cooperative agreement in Spring 2009
- The Research and Technical Assistance (RTA) project provides data indicators and technical assistance to help base communities confront change
- 56 base communities impacted by BRAC 2005 and other mission change are participating



The RTA Project Responds to Change

- BRAC 2005 plans were made at the peak of a housing boom and a business cycle
- Between 2006 and 2009, the fundamentals of the economy changed:
 - Median Home Price Decline: \$48,000 (23%)
 - National increase in unemployment: 5%
 - Deep job losses in higher-wage industries:
 - 1 in 5 Goods-Producing jobs has disappeared since 2006



Meeting the Challenges of Economic Change

- High Cost of Money Limits Housing Options
 - Builders have less access to capital
 - Housing construction cannot respond to demand
- Pressure on Government Budgets
 - Limits funds for infrastructure investment
- Uncertainty in Housing and Labor Markets
 - Plans remain in “wait and see” mode



Progress to Date

- Developed 22 baseline indicators covering:
 - Housing
 - Economic development
 - Human capital
- Produced preliminary economic profiles of 56 base communities
- Developed project website



What You'll Get

- **Constantly Updated Data** on local economies
 - Housing
 - Workforce
 - Human Capital
 - Infrastructure
 - Transportation
- **Baseline Data** tracking basic changes
 - Indicator trends
 - Comparisons between your community, states and the U.S.
 - Quarterly updates
 - Up-to-date information on the bottom-line condition of housing market, economy, key industries



Real-Time Data You Can Use

- Indicators combine standard and cutting-edge measures of economic change
 - Example: Housing list prices **plus** new housing starts **plus** vacancy rates
- Website will provide instant mapping, graphing, and data downloads
- Voorhees will constantly update and analyze the indicators
- Voorhees will add **new** indicators based on your feedback

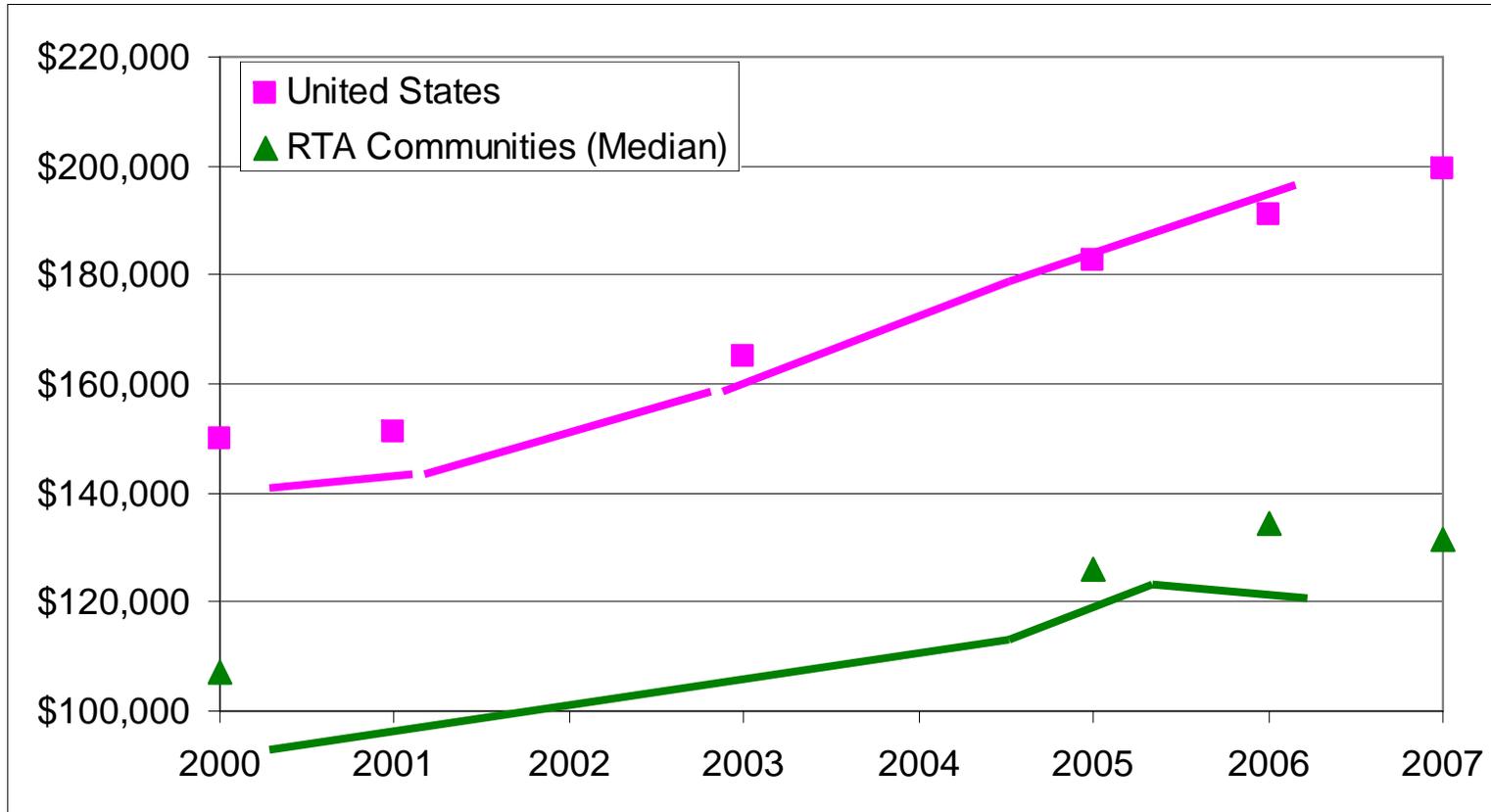


Baseline Indicators

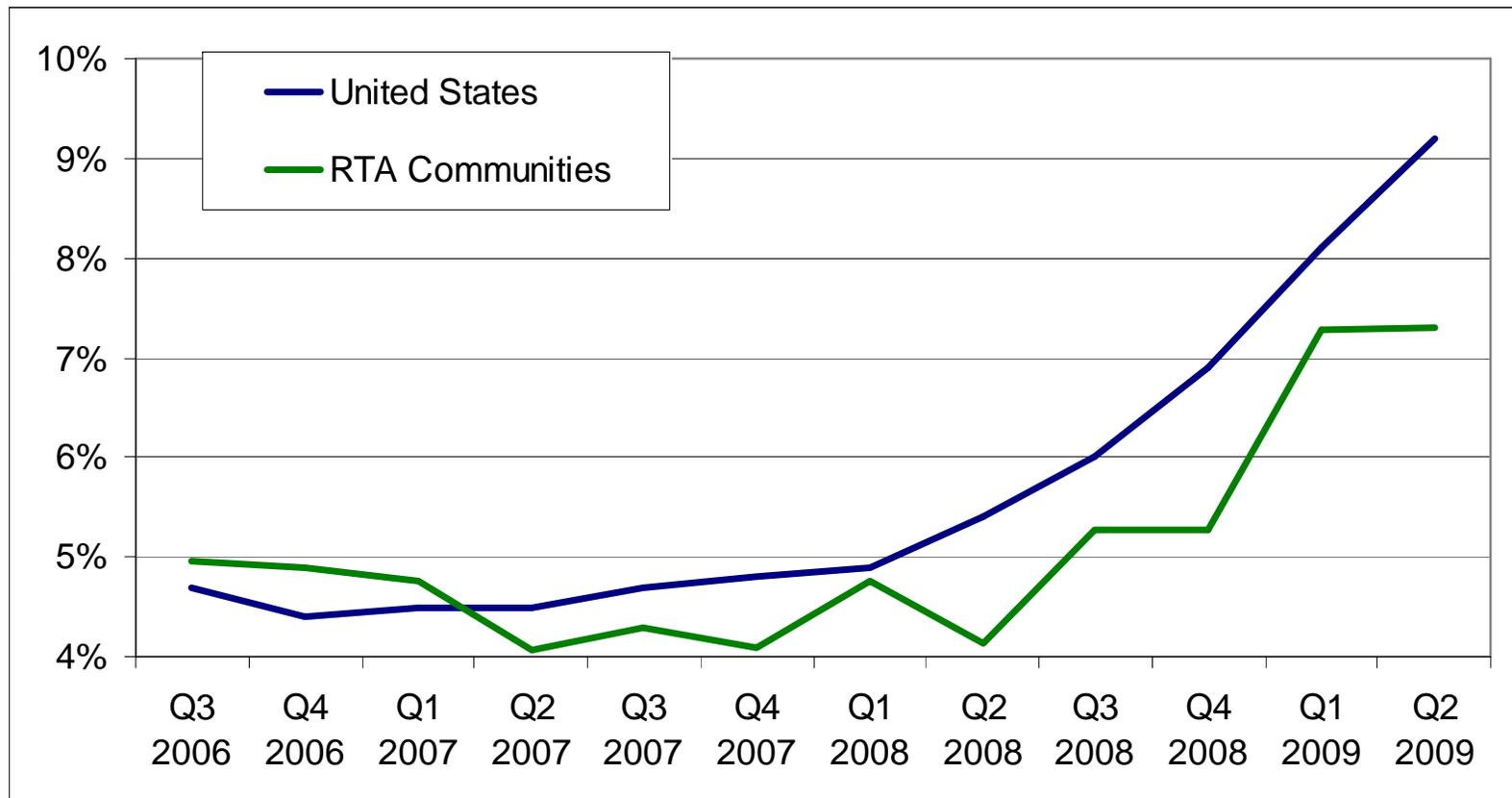
Housing	Economy	<i>In Development:</i>
Sales Price	Unemployment Claims	Commuting
Home Value	Employment by Industry	School Funding
New Housing Starts	School Performance	Housing Affordability
Rental Rates	Household Income	Infrastructure
Vacancy Rates	Educational Attainment	Absorption Rates



Baseline Data Indicators: Housing Values



Baseline Data Indicators: Unemployment Rate



Custom Geographies

- Voorhees will provide data for multiple planning areas at the same time:
 - The immediate redevelopment area
 - Nearby municipalities and counties
 - The broader urban or rural region
- You determine the data “footprints”
- Example: Fort McPherson, Atlanta



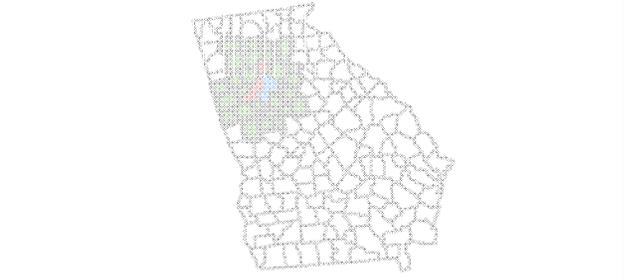
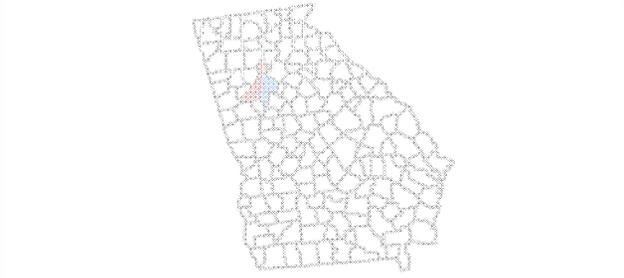
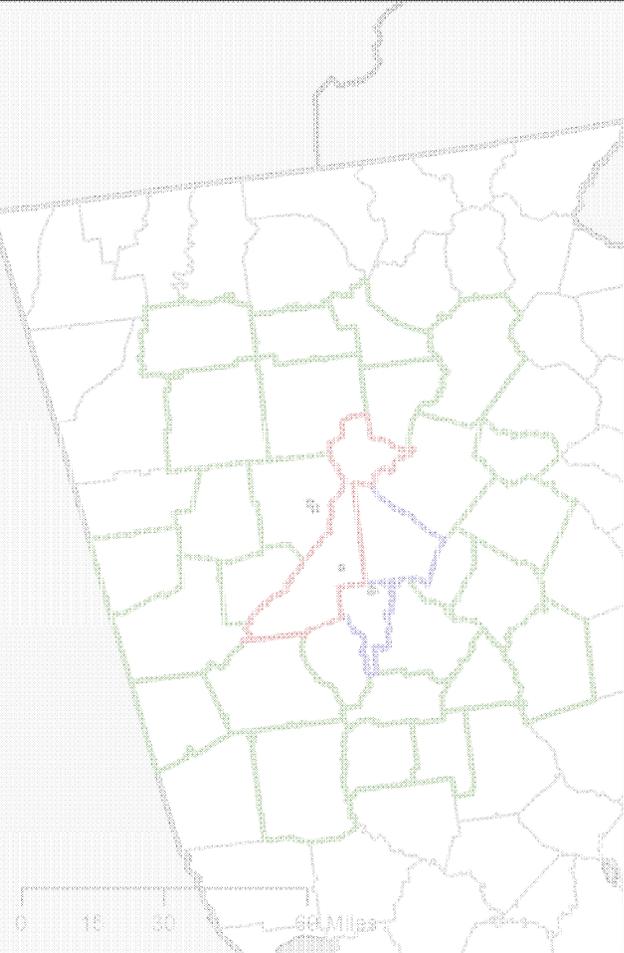
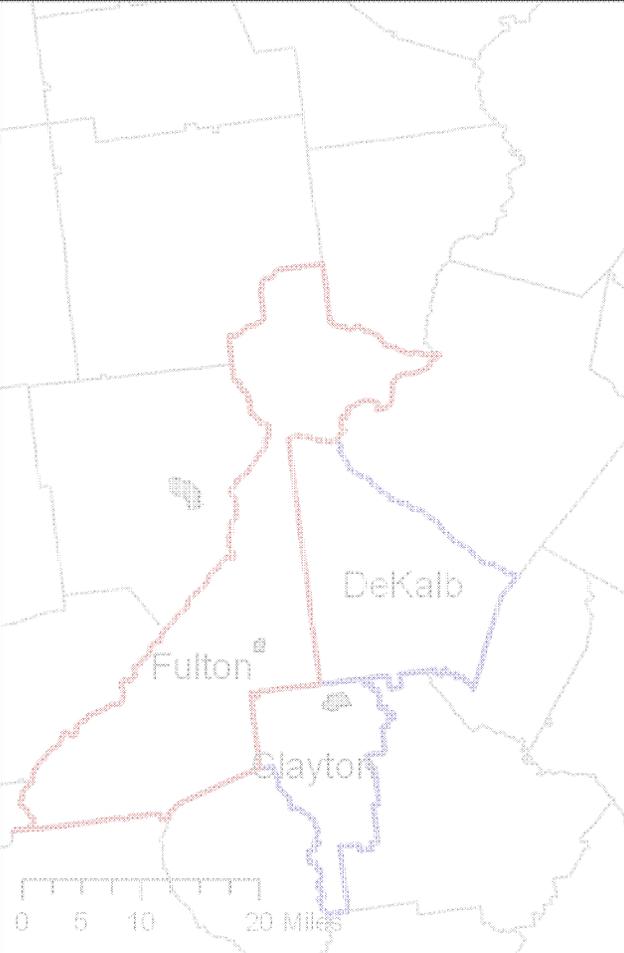
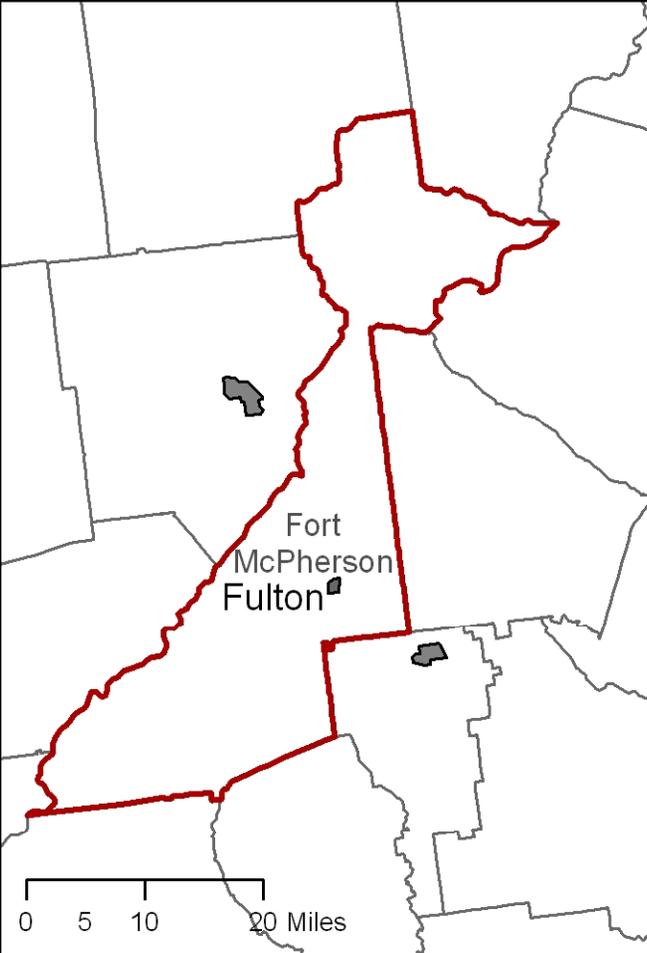
Fort McPherson, Georgia: Regional Geographies



Local

Area

Regional



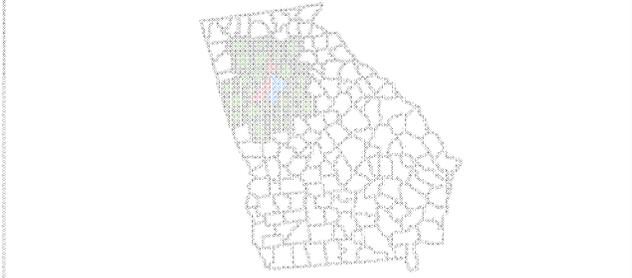
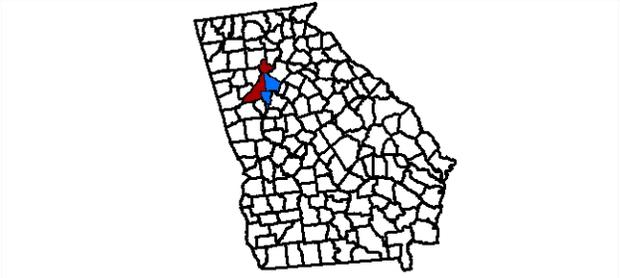
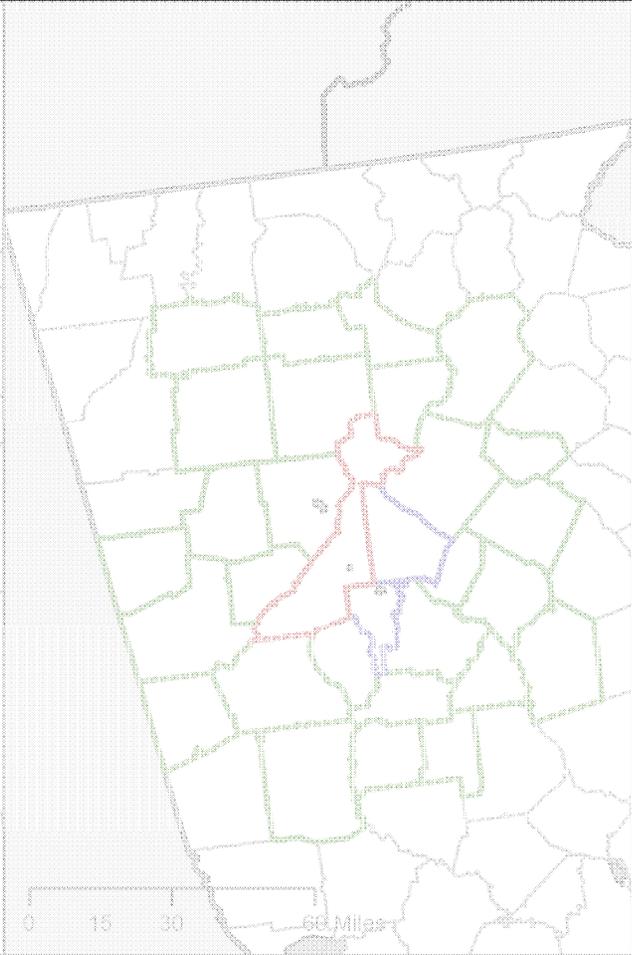
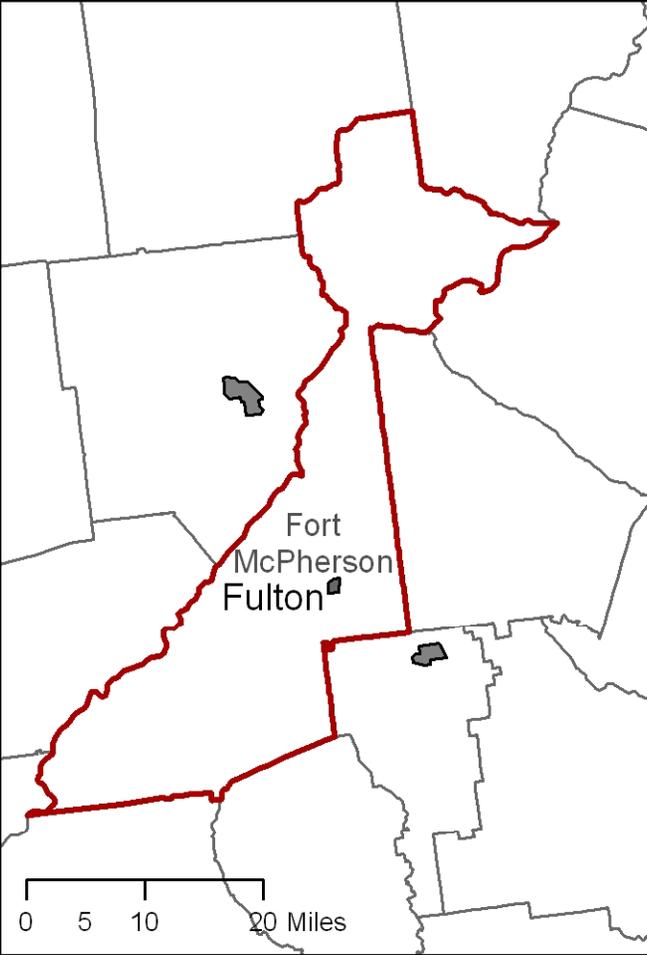
Fort McPherson, Georgia: Regional Geographies



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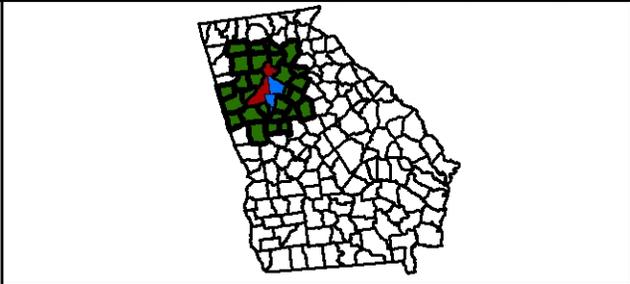
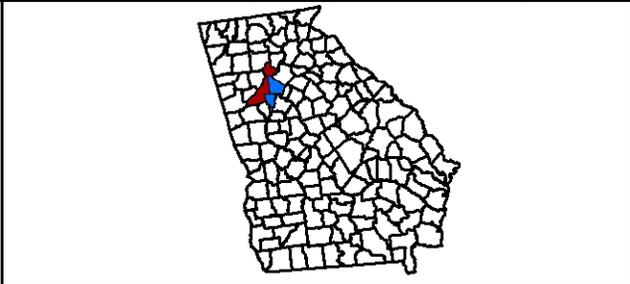
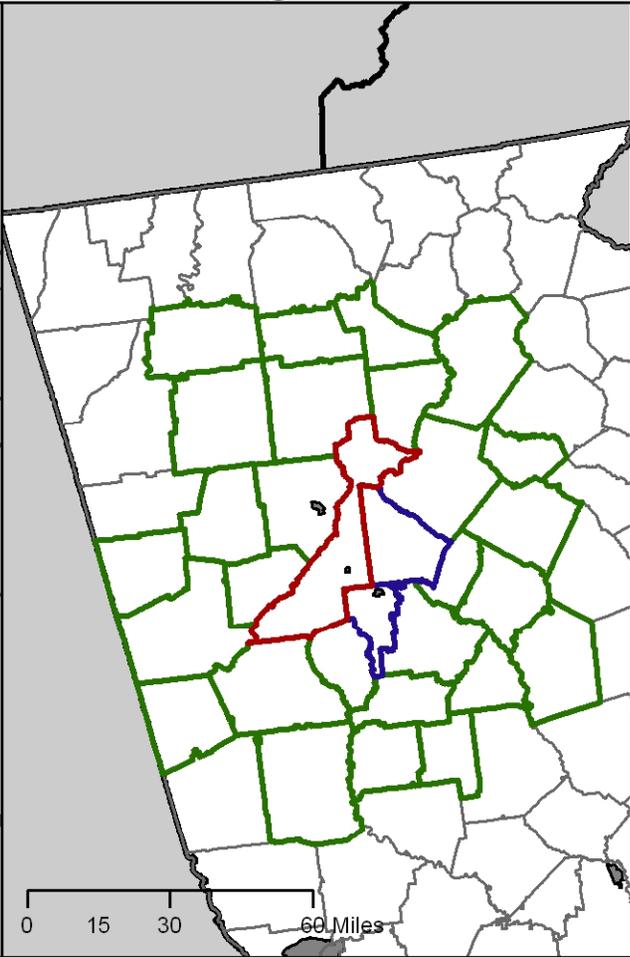
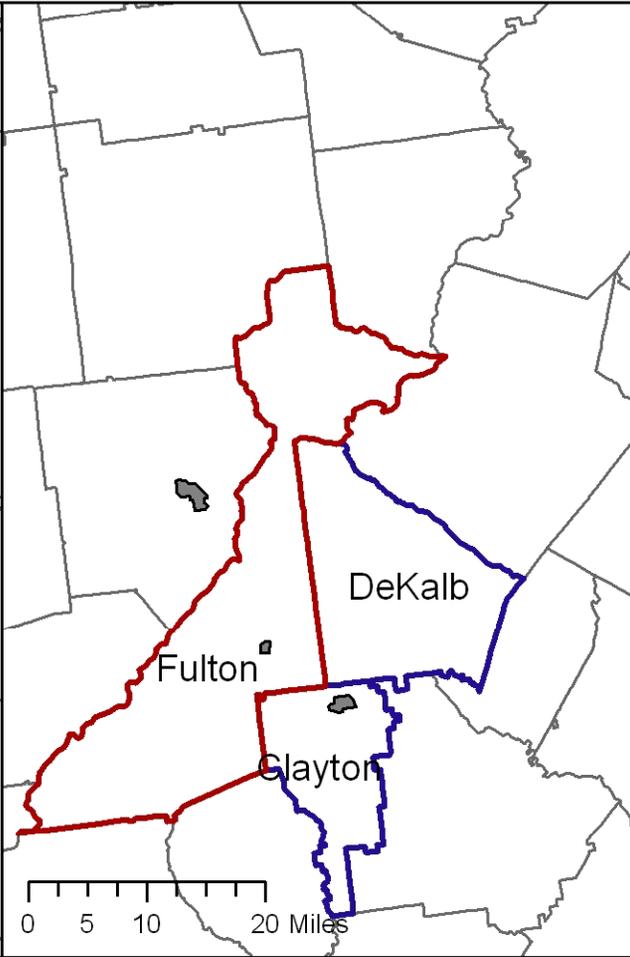
Fort McPherson, Georgia: Regional Geographies



Local

Area

Regional



Customized Data: Housing

- Planning Challenges in Closure Communities
 - Housing markets likely to be flooded with excess supply as base employees depart
 - Falling home prices may tie people to existing homes and may make relocation difficult
 - Decline in housing demand makes in-fill housing a difficult plan for former bases



Customized Data: Housing

- Planning Challenges in Growth Communities
 - Limited on-post housing construction moves housing development into the community
 - Expensive public investments depend on the ability to **accurately match** troops' housing allowances and housing needs to existing/planned housing stock:
 - Housing development subsidies
 - Schools
 - Infrastructure



Vacancy/Occupancy Maps

- Real-time maps provide quarterly updates on housing and business vacancies
 - Maps address housing **and** economic development
 - Growth communities: Identify location of population growth and pockets of high/low vacancy rates
 - Closure communities: Identify areas of population out-migration, threatened housing values



Fort Riley Kansas: Change in Occupied Units Q4 2007 to Q1 2008

1st Quarter 2008

2nd Quarter 2008

3rd Quarter 2008

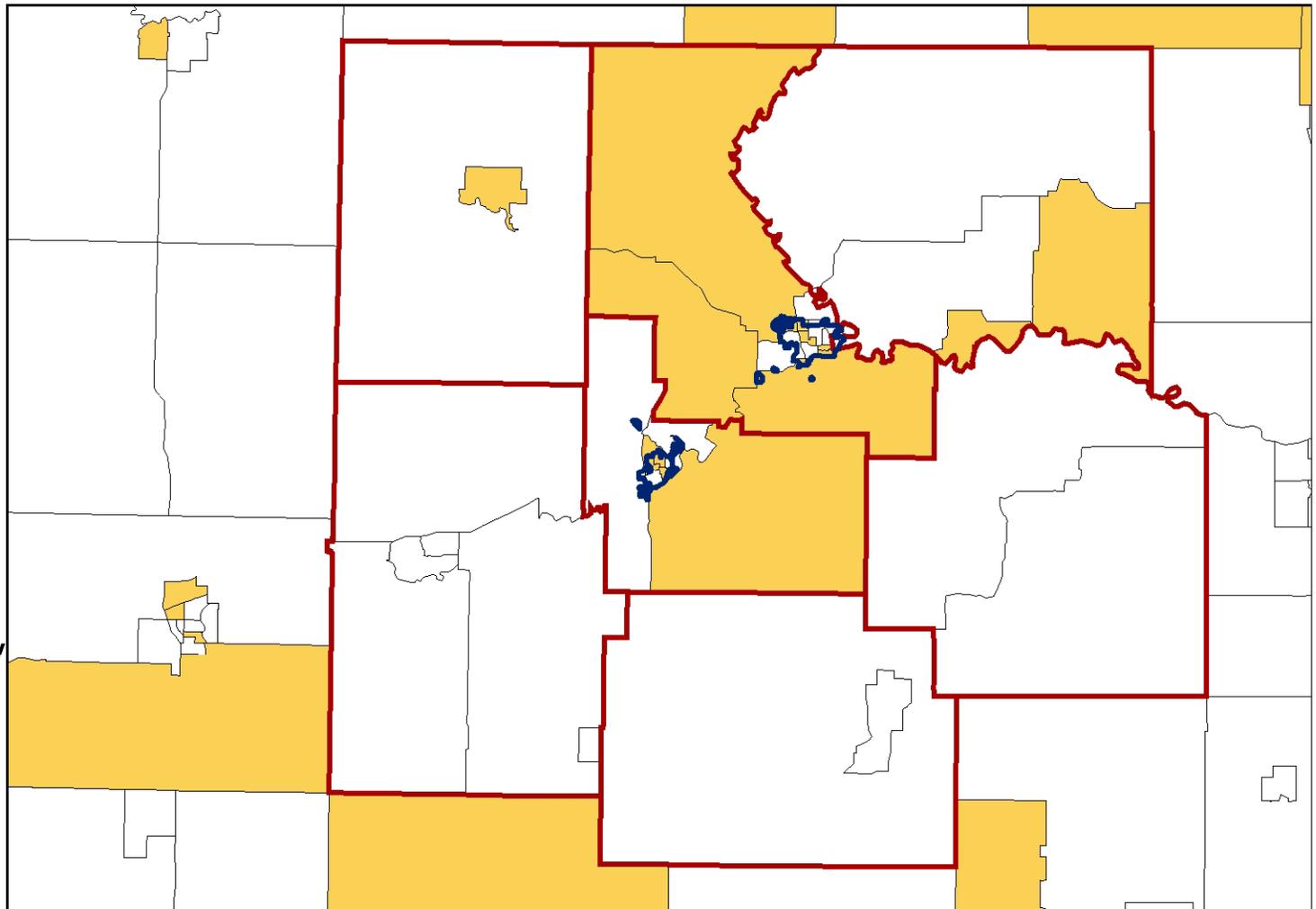
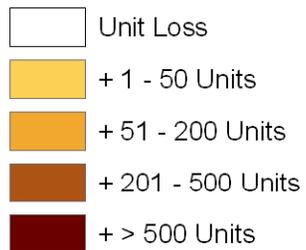
4th Quarter 2008

1st Quarter 2009

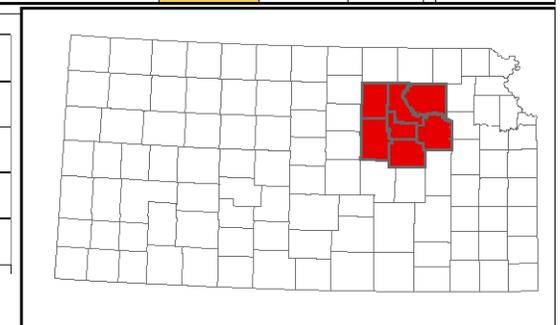
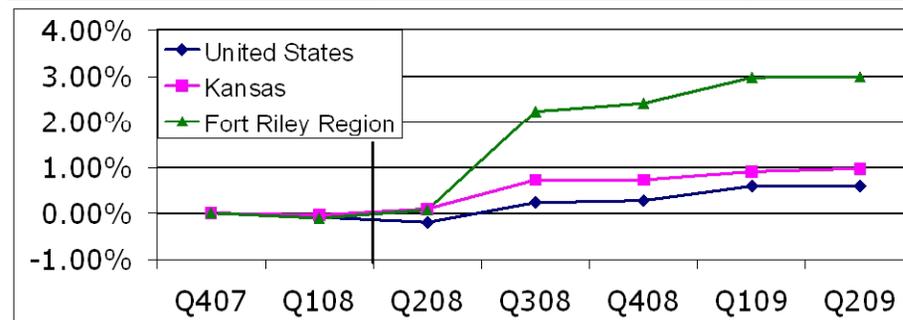
2nd Quarter 2009

Legend

Net Change in Occupancy



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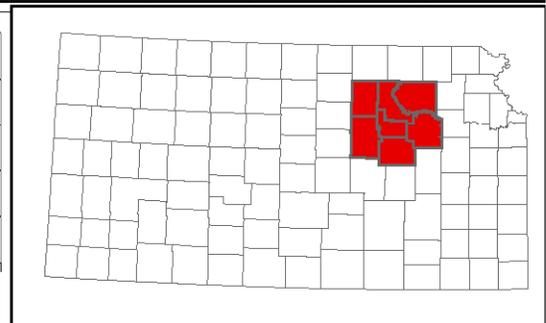
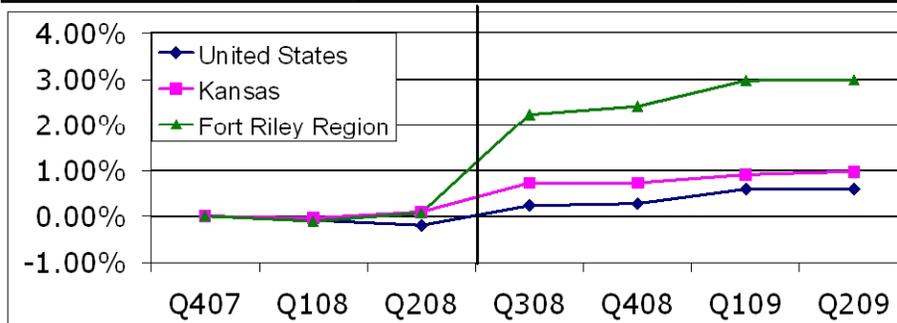
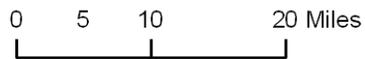
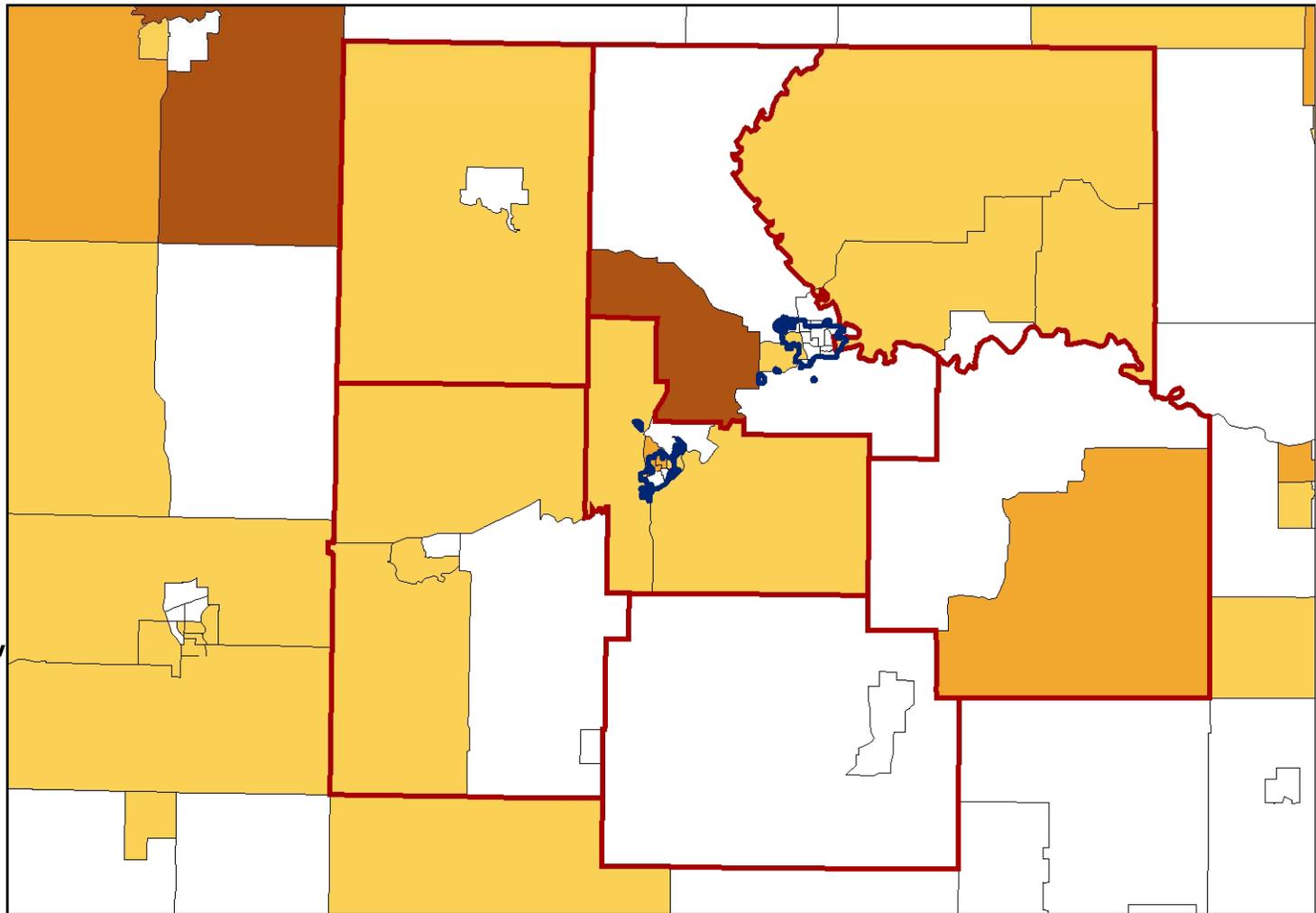
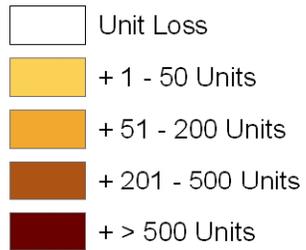


Fort Riley Kansas: Change in Occupied Units Q4 2007 to Q2 2008

1st Quarter 2008
2nd Quarter 2008
 3rd Quarter 2008
 4th Quarter 2008
 1st Quarter 2009
 2nd Quarter 2009

Legend

Net Change in Occupancy

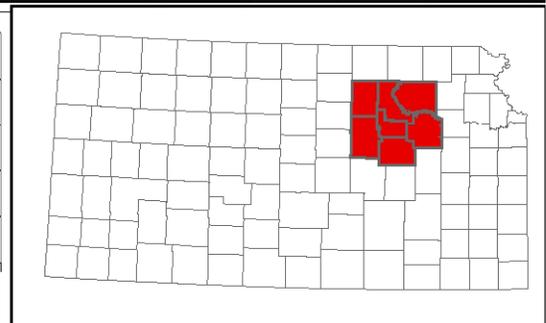
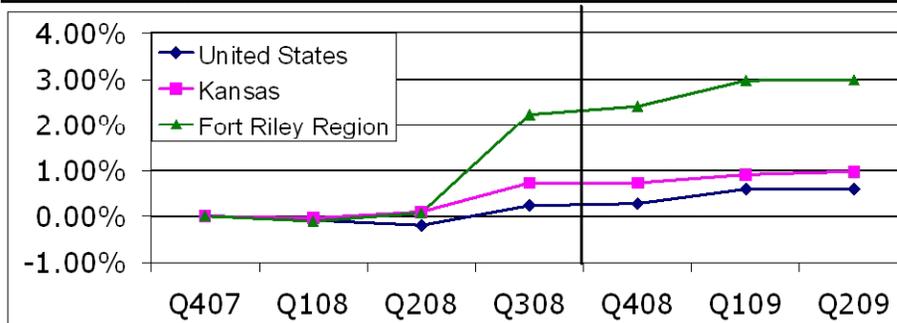
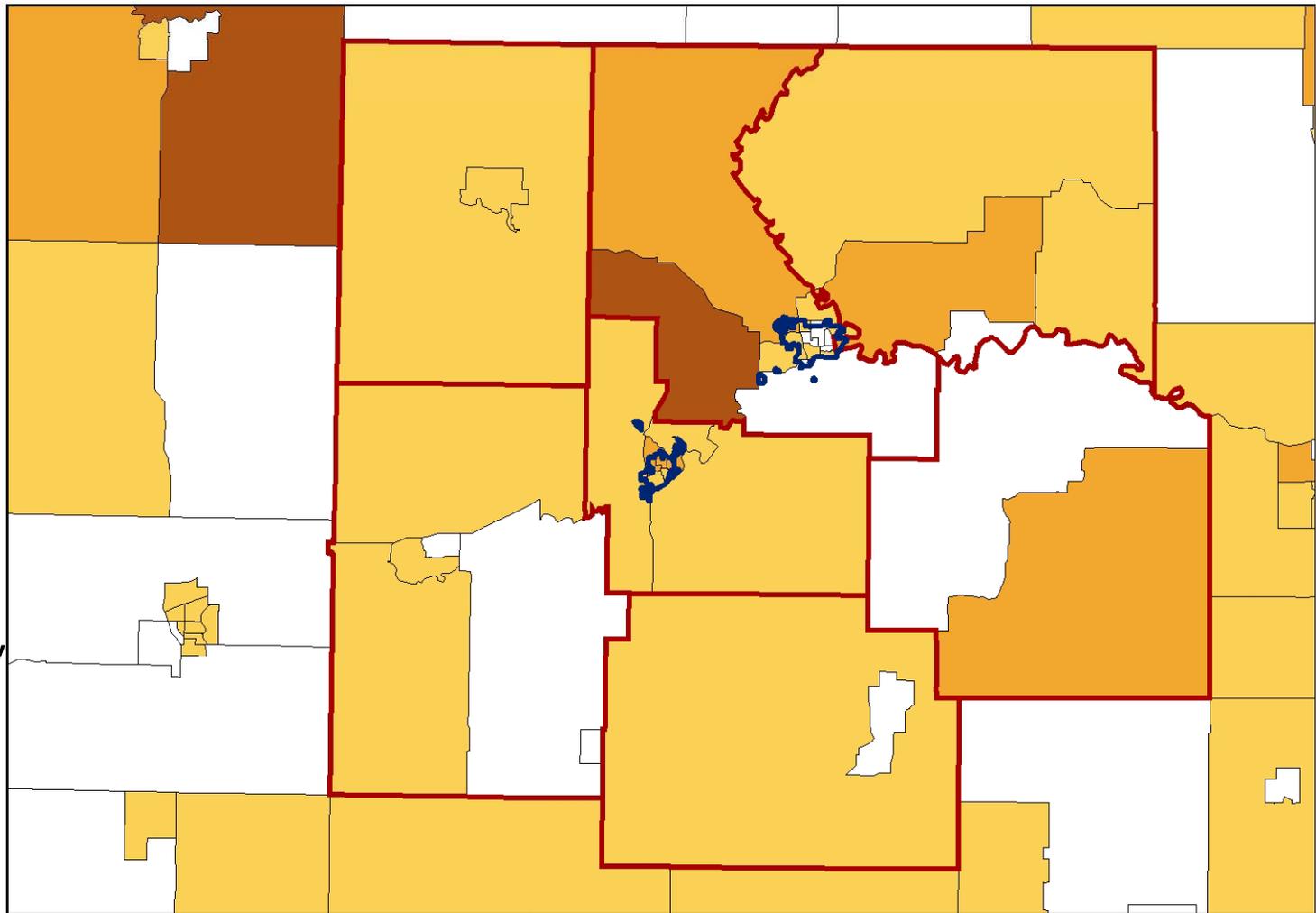
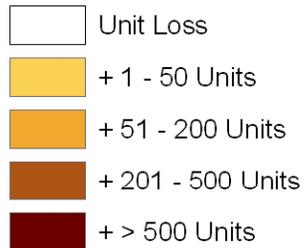


Fort Riley Kansas: Change in Occupied Units Q4 2007 to Q3 2008

1st Quarter 2008
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3rd Quarter 2008
 4th Quarter 2008
 1st Quarter 2009
 2nd Quarter 2009

Legend

Net Change in Occupancy

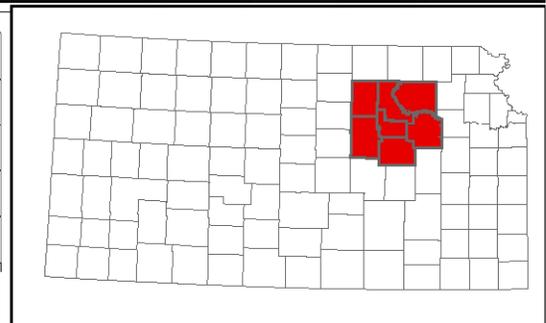
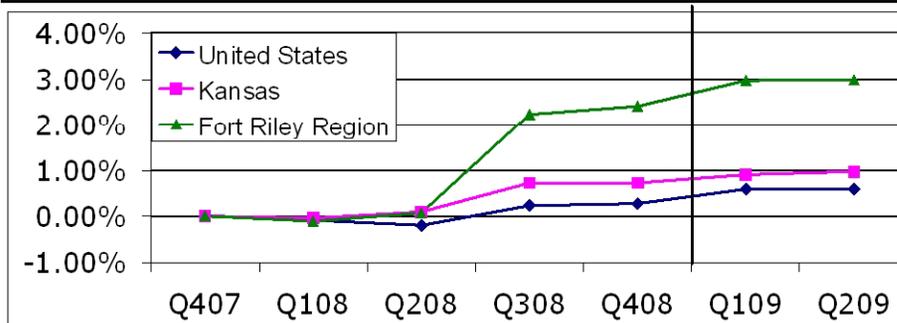
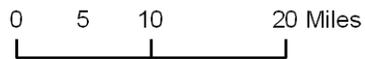
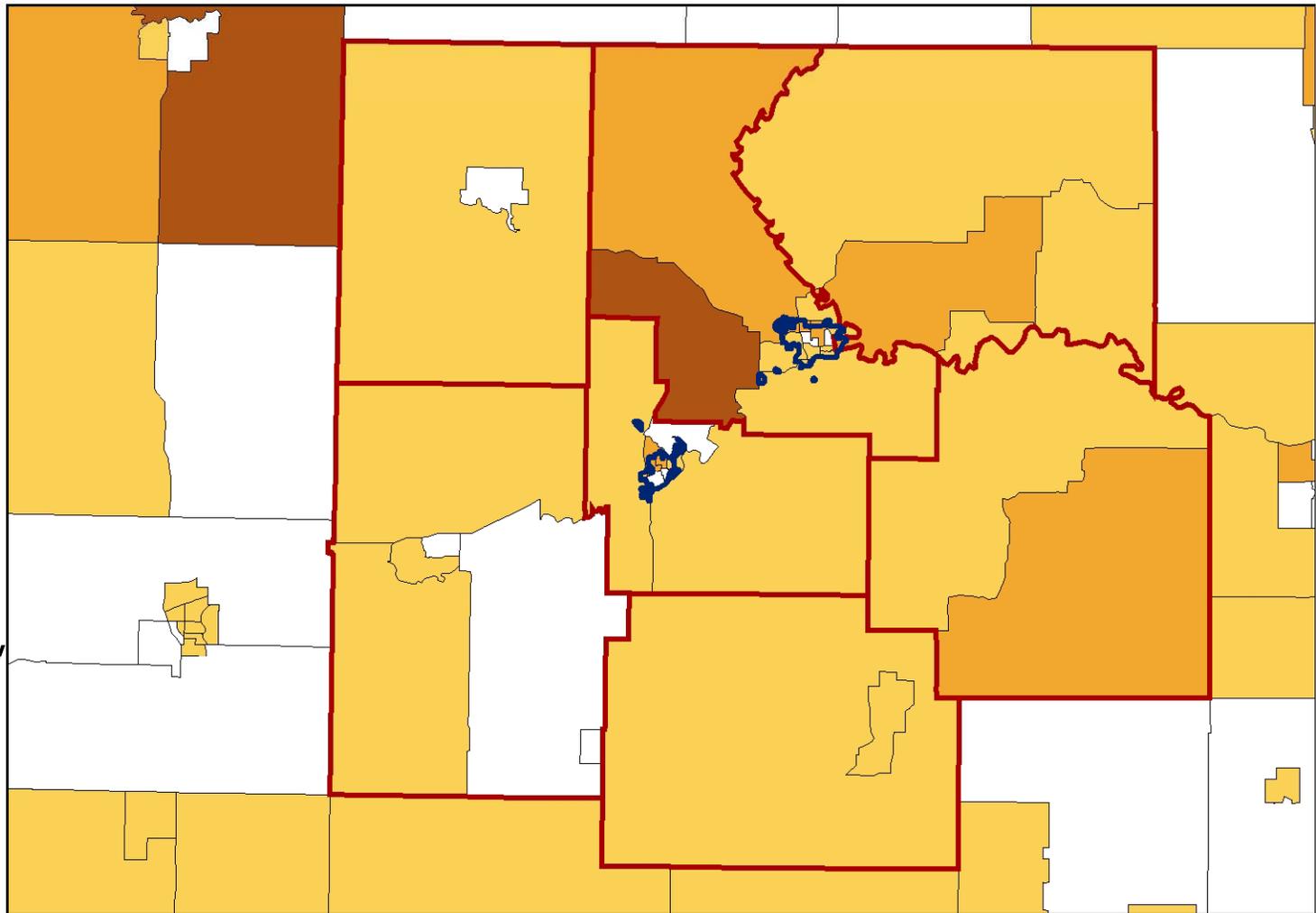
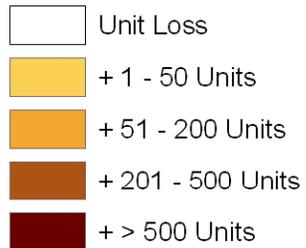


Fort Riley Kansas: Change in Occupied Units Q4 2007 to Q4 2008

1st Quarter 2008
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 3rd Quarter 2008
4th Quarter 2008
 1st Quarter 2009
 2nd Quarter 2009

Legend

Net Change in Occupancy

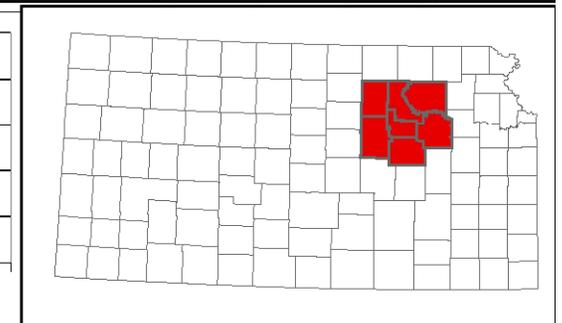
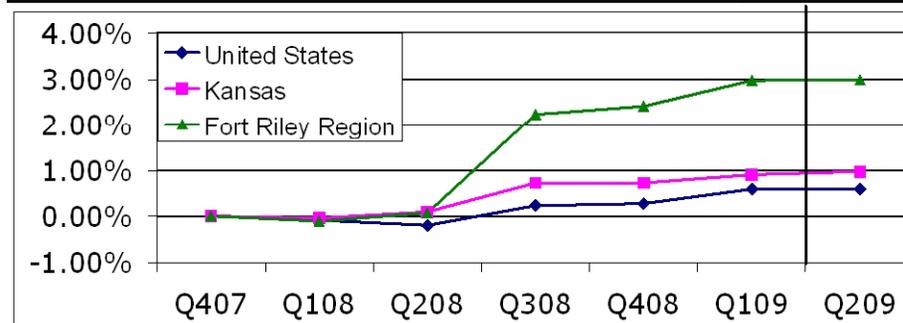
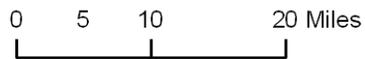
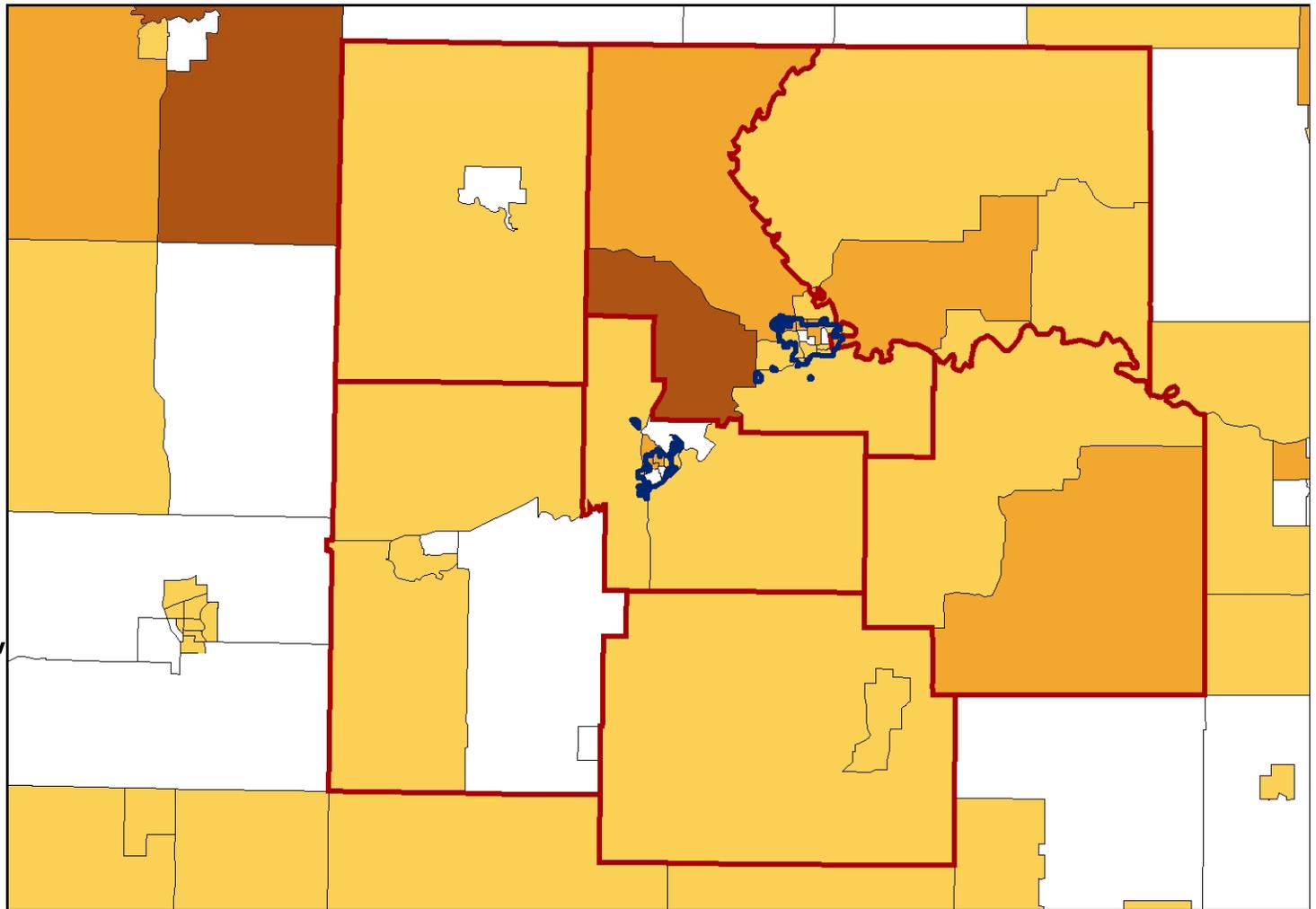
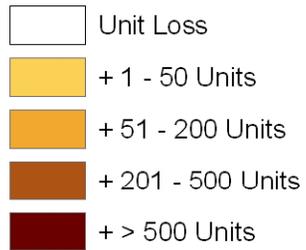


Fort Riley Kansas: Change in Occupied Units Q4 2007 to Q1 2009

1st Quarter 2008
 2nd Quarter 2008
 3rd Quarter 2008
 4th Quarter 2008
1st Quarter 2009
 2nd Quarter 2009

Legend

Net Change in Occupancy

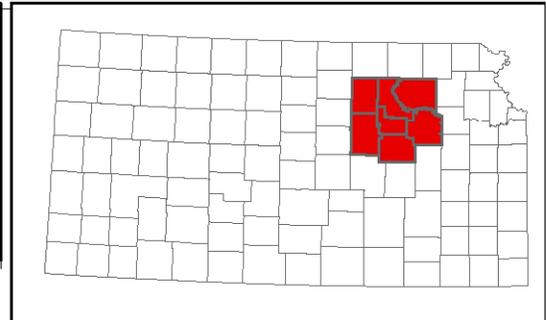
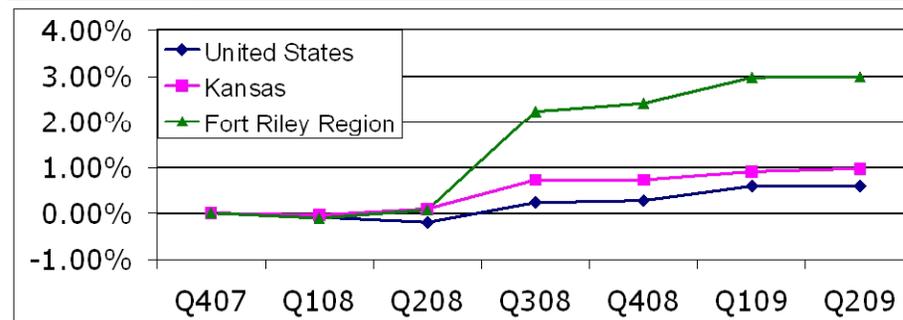
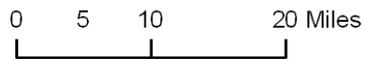
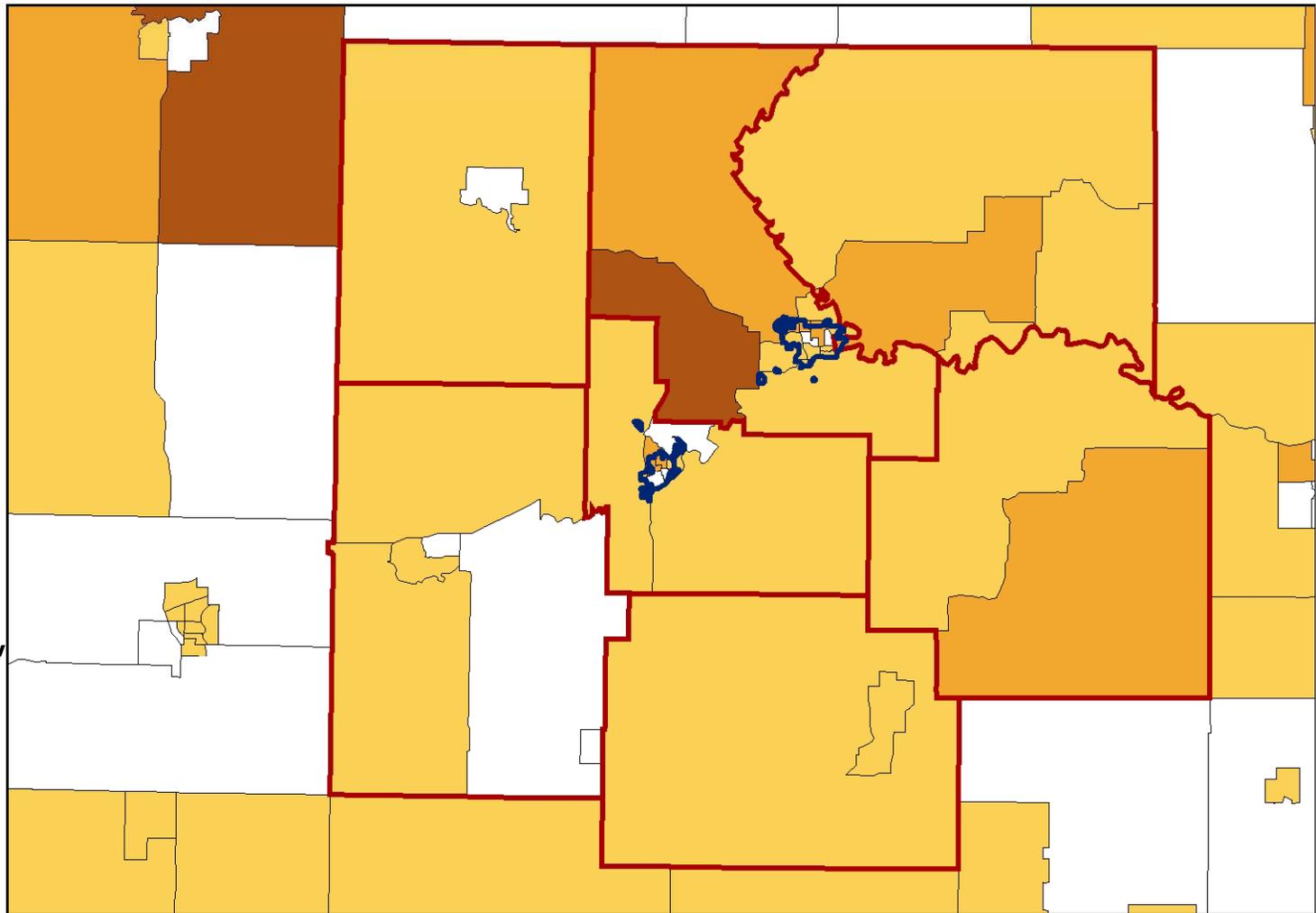
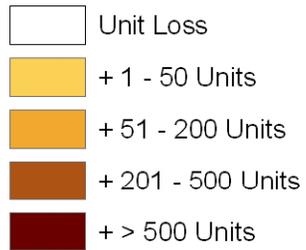


Fort Riley Kansas: Change in Occupied Units Q4 2007 to Q2 2009

1st Quarter 2008
 2nd Quarter 2008
 3rd Quarter 2008
 4th Quarter 2008
 1st Quarter 2009
2nd Quarter 2009

Legend

Net Change in Occupancy



Customized Data: Economic Development

- Planning Challenges In Growth Communities:
 - Rapid growth creates labor shortages
 - Short term: construction and consumer industry
 - Long term: Skilled professions
 - On-post job growth and population in-migration **add new traffic** and **reshape commutes**



Customized Data: Economic Development

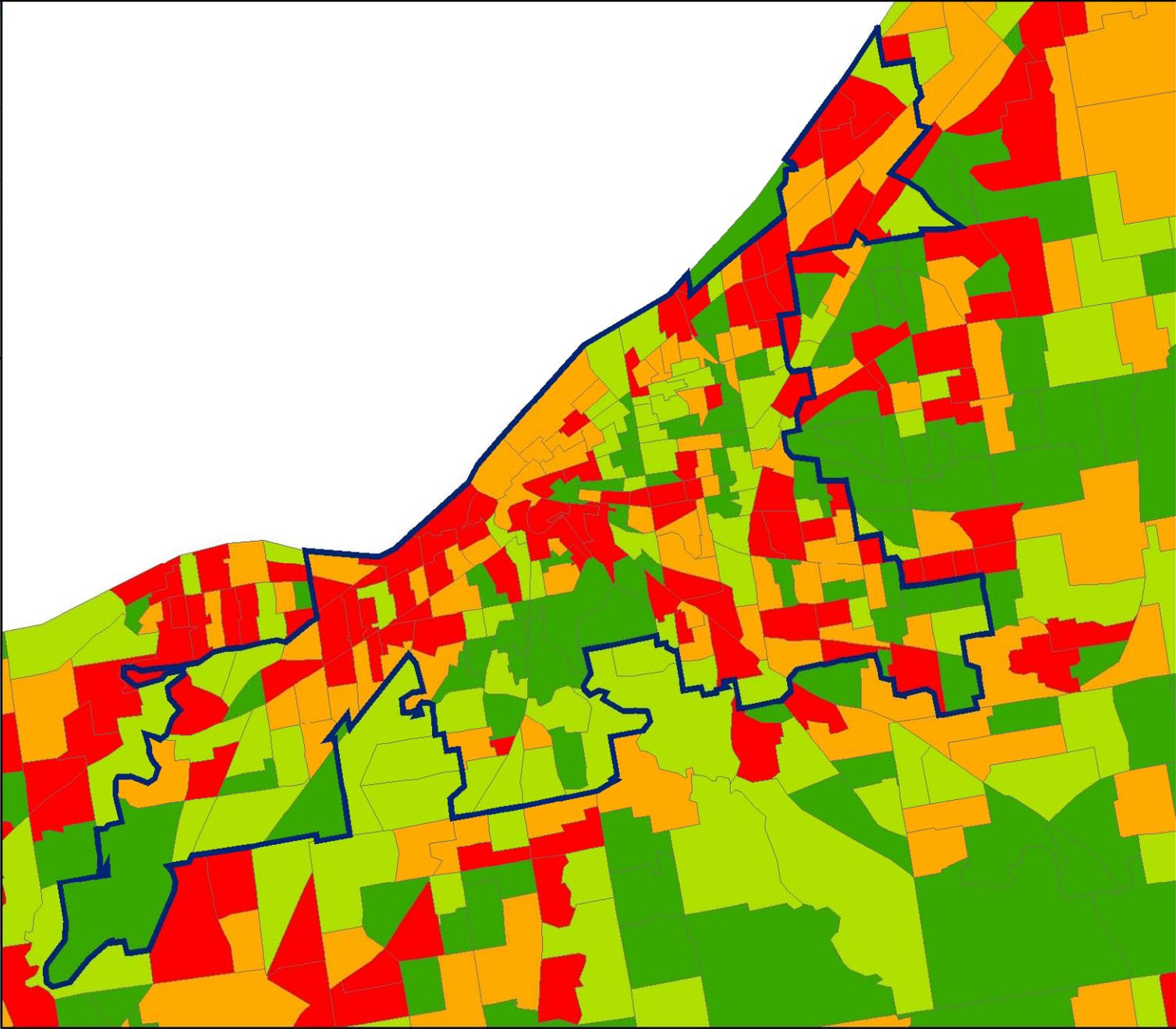
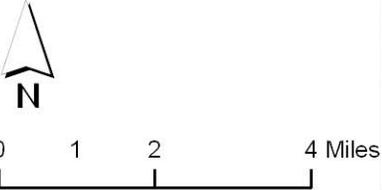
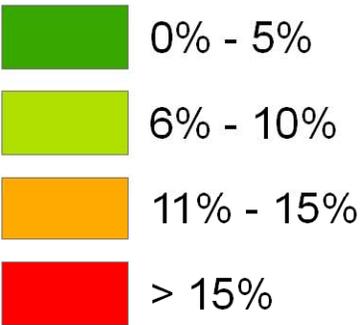
- Planning Challenges in Closure Communities
 - “Ripple effect” of base closures may extend to other industries
 - Labor supply excesses may impact hiring
 - Economic development planning impacted by recession, market uncertainties, unstable tax bases and revenue



Cleveland, Ohio: Business Vacancy Q4 2007



Legend

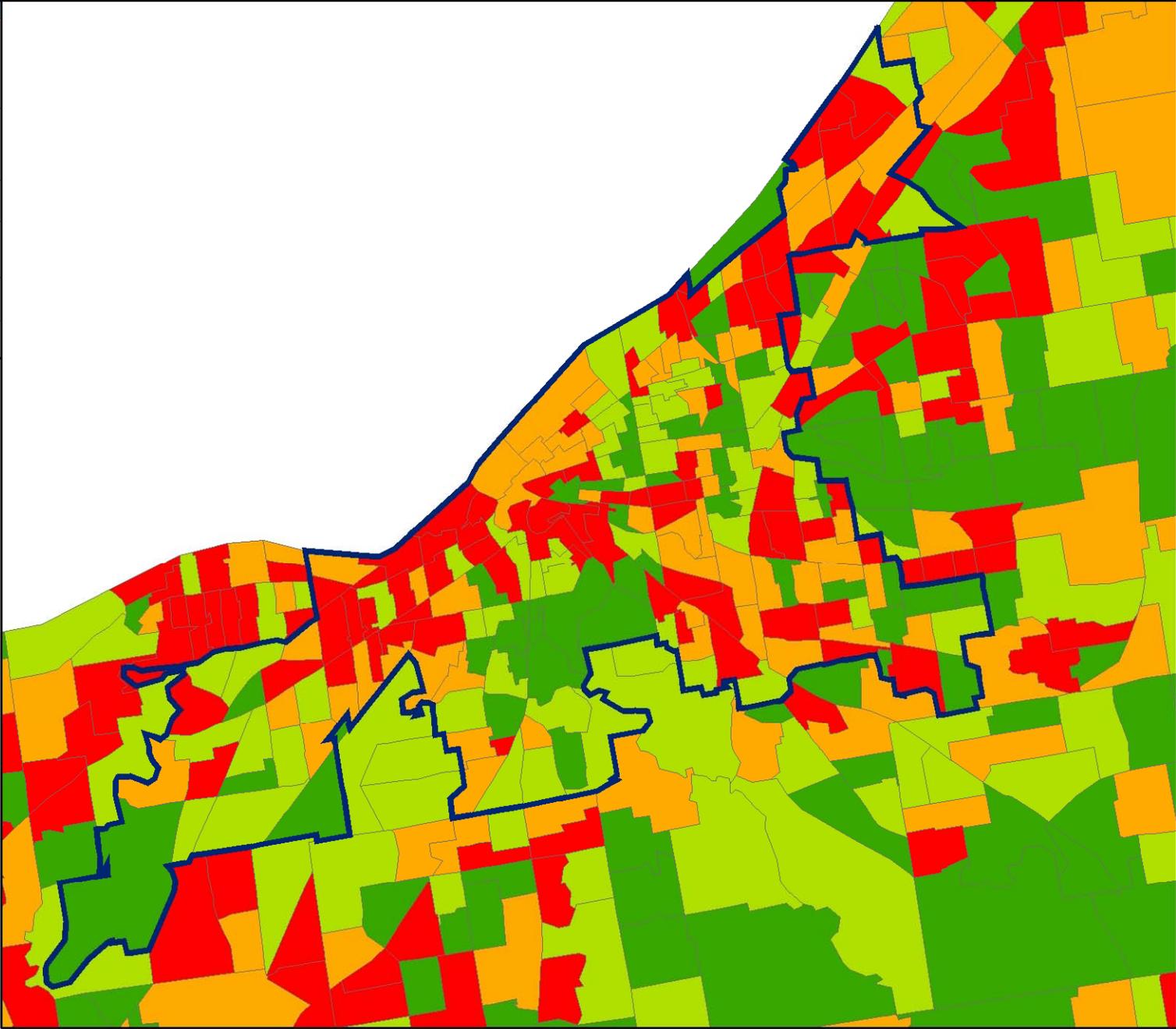
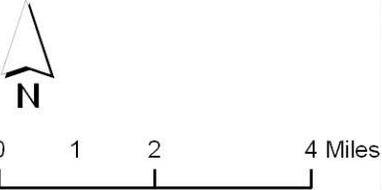


Cleveland, Ohio: Business Vacancy Q1 2008



Legend

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- 6% - 10%
- 11% - 15%
- > 15%

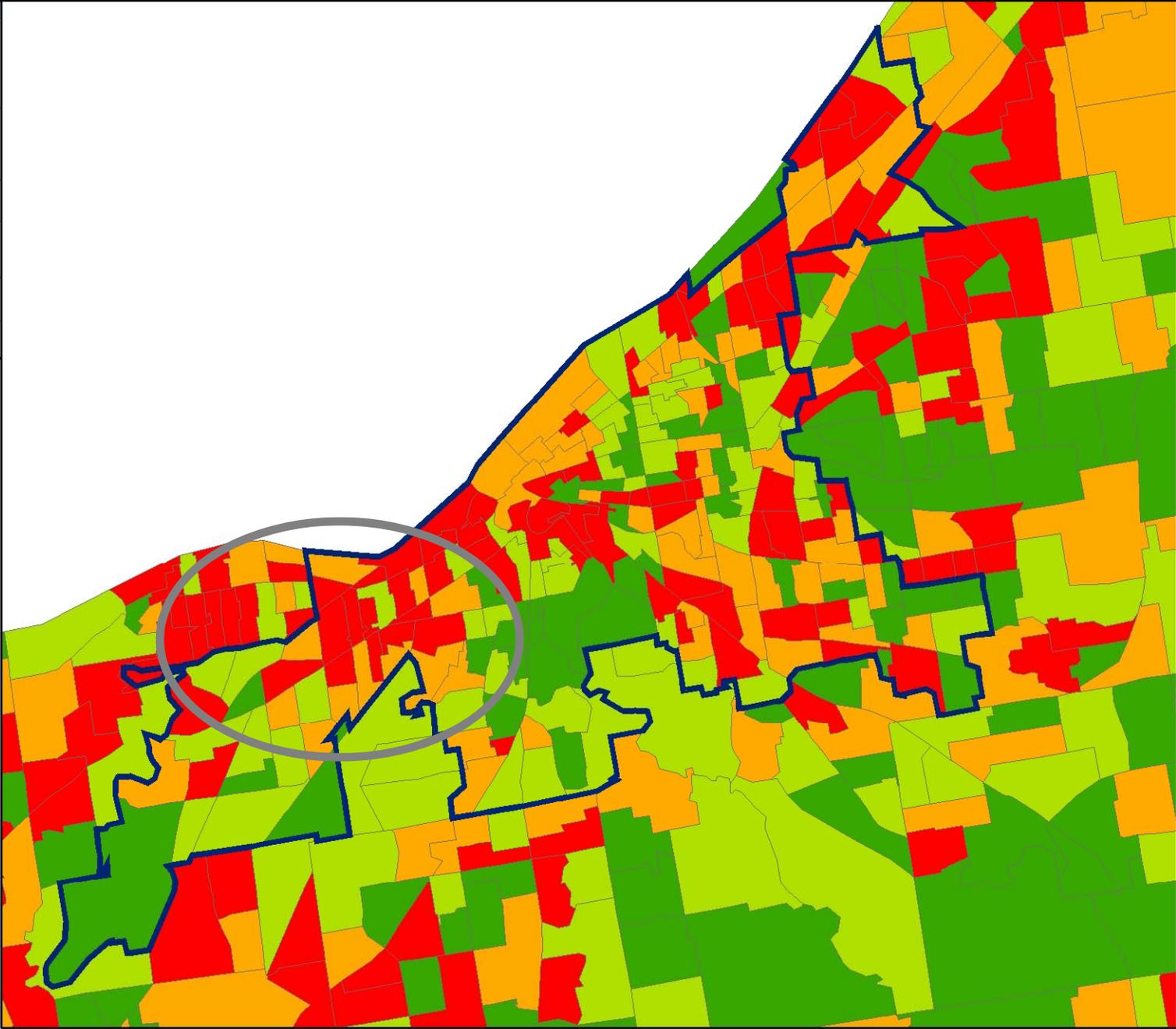
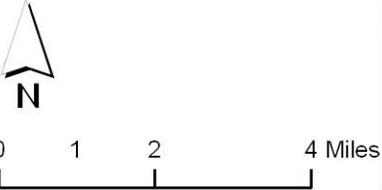


Cleveland, Ohio: Business Vacancy Q1 2008



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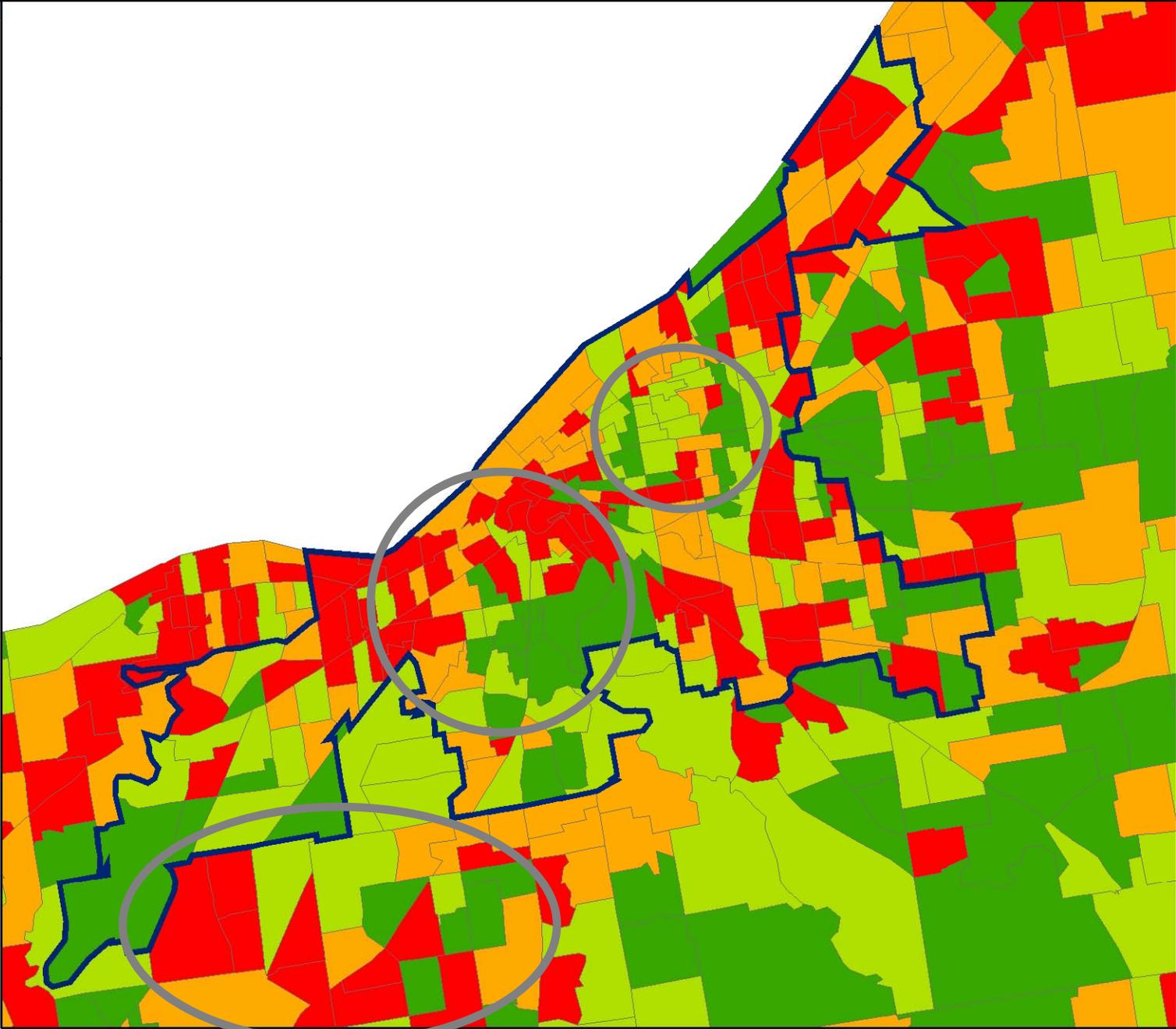
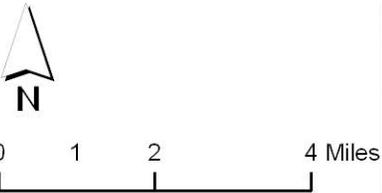


Cleveland, Ohio: Business Vacancy Q2 2008



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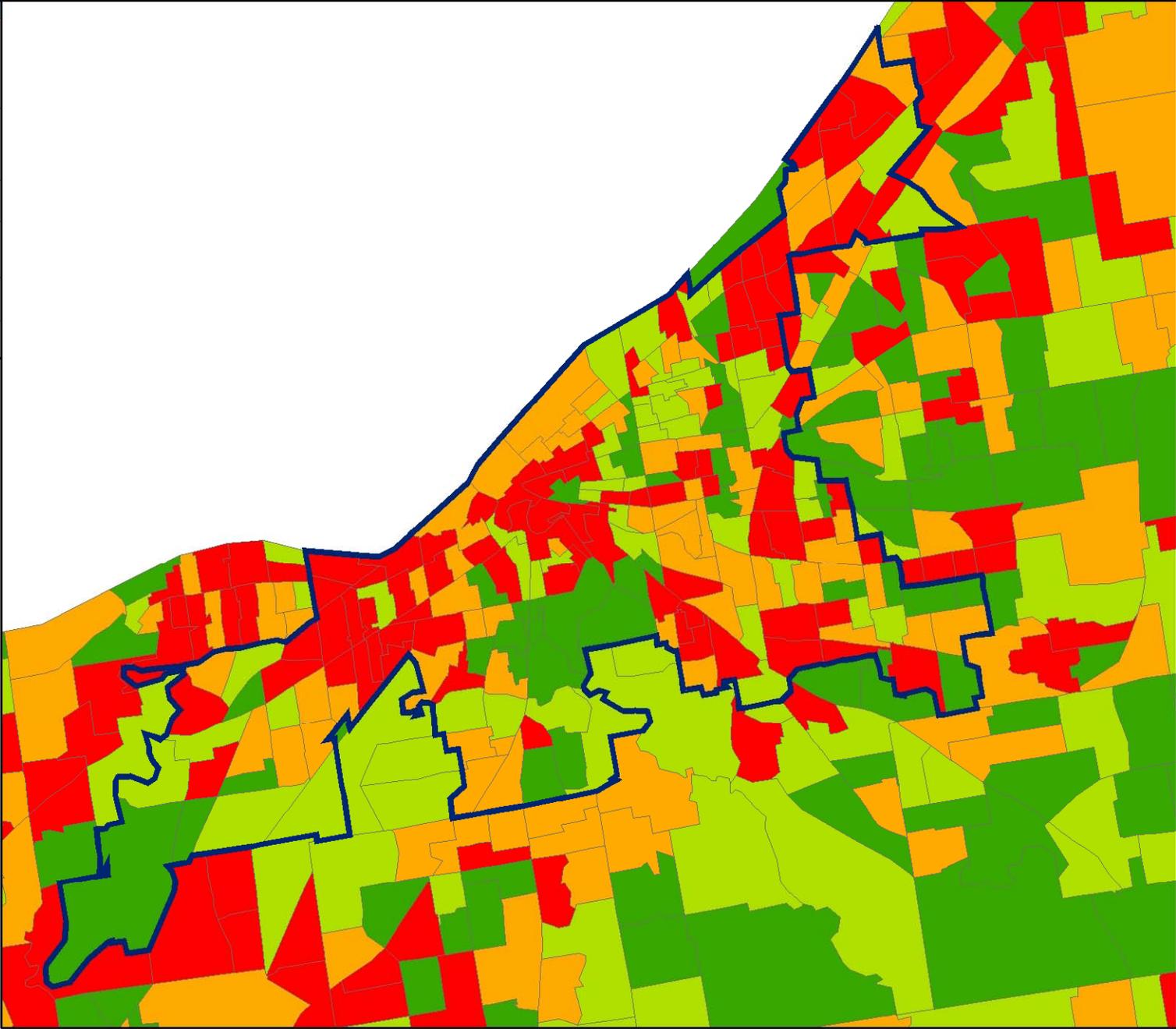
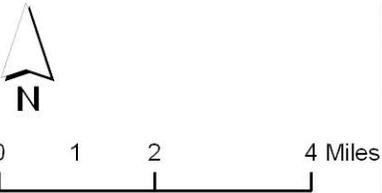


Cleveland, Ohio: Business Vacancy Q3 2008



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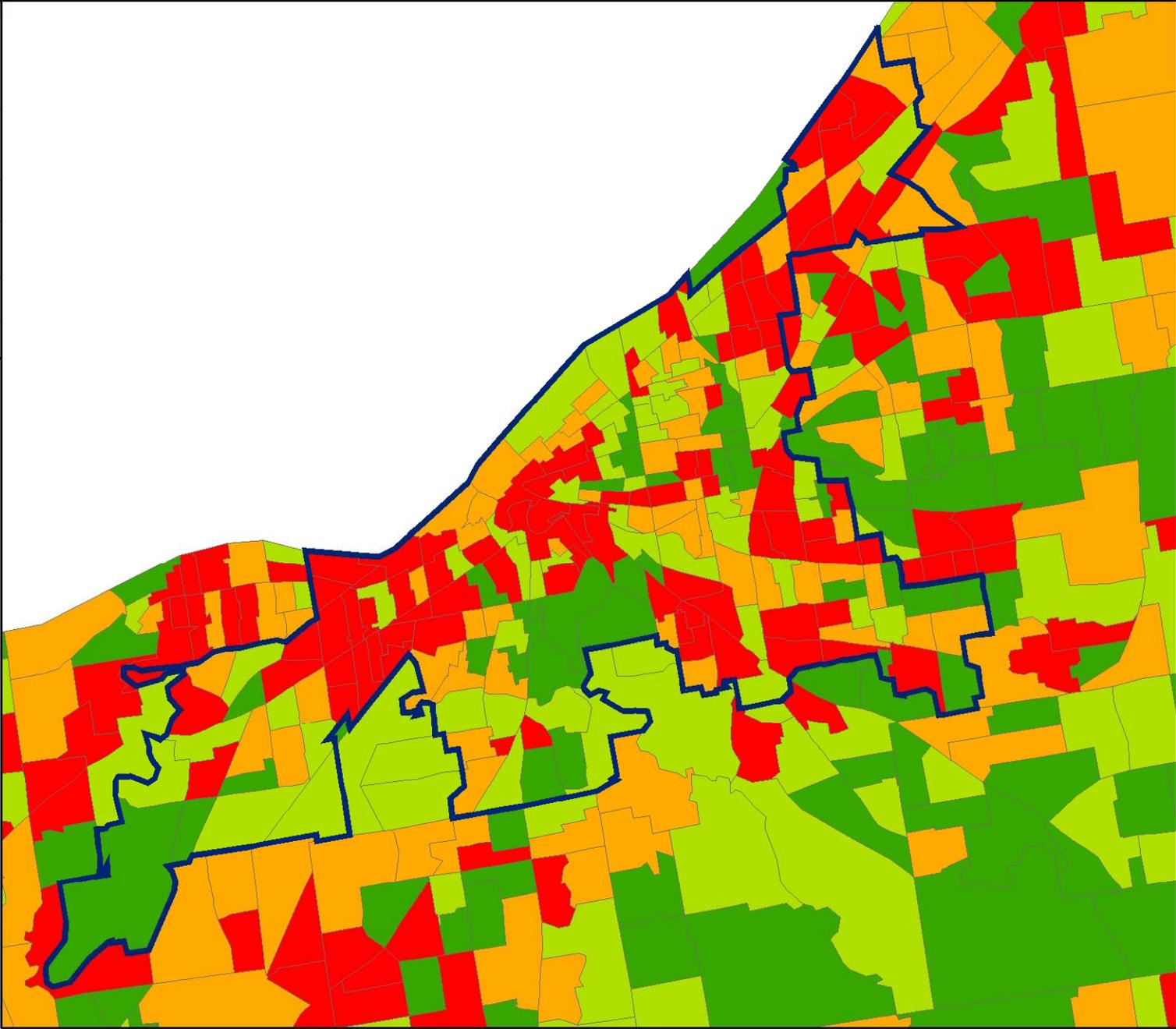
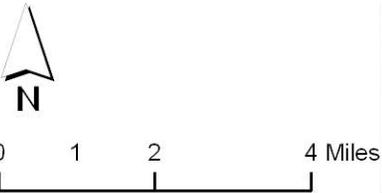


Cleveland, Ohio: Business Vacancy Q4 2008



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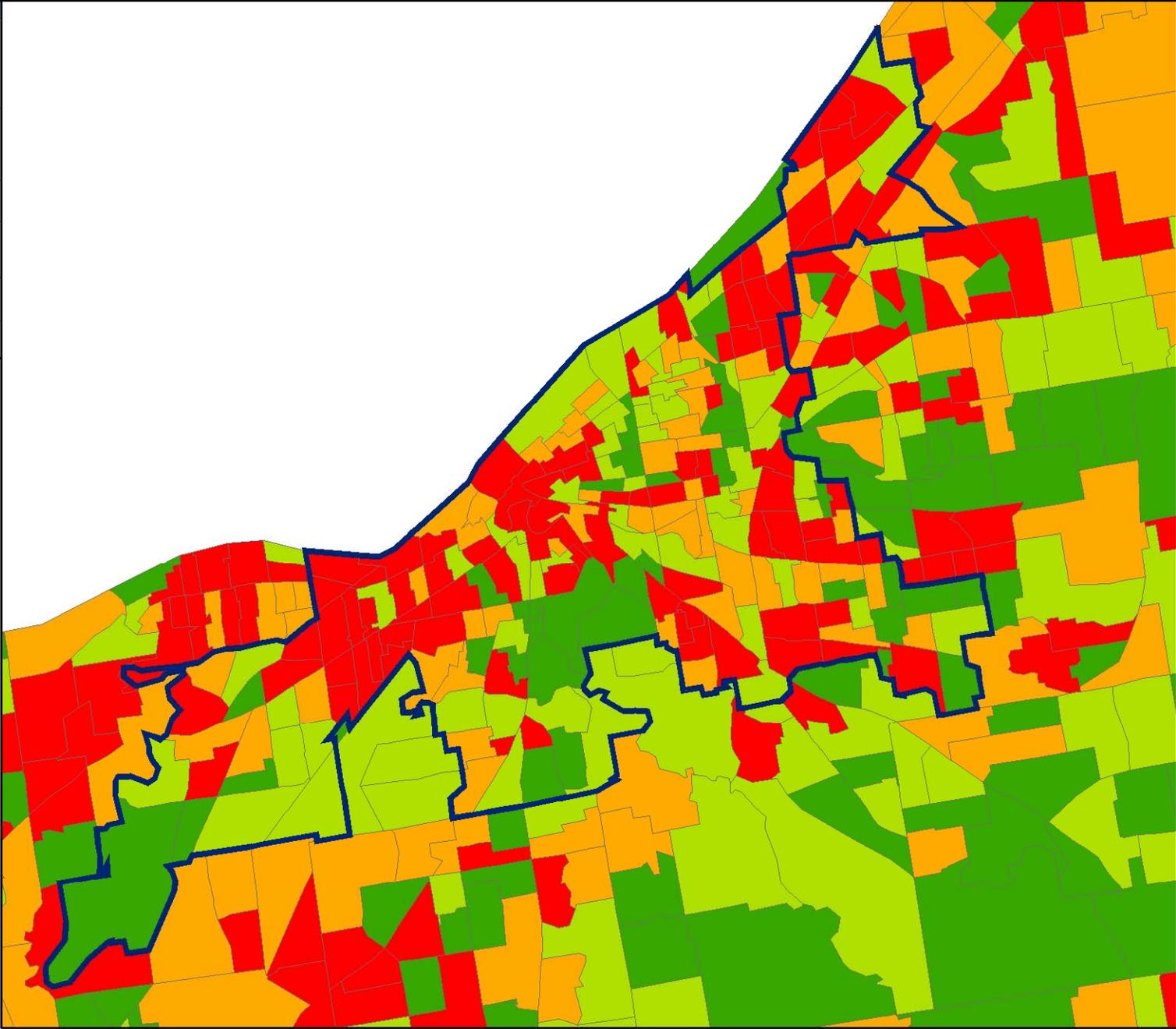
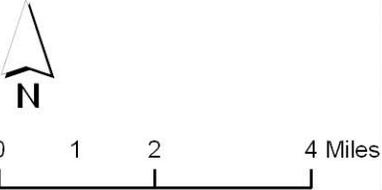
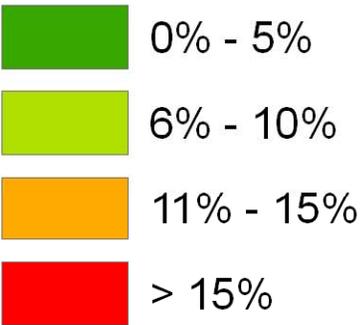
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Cleveland, Ohio: Business Vacancy Q1 2009



Legend

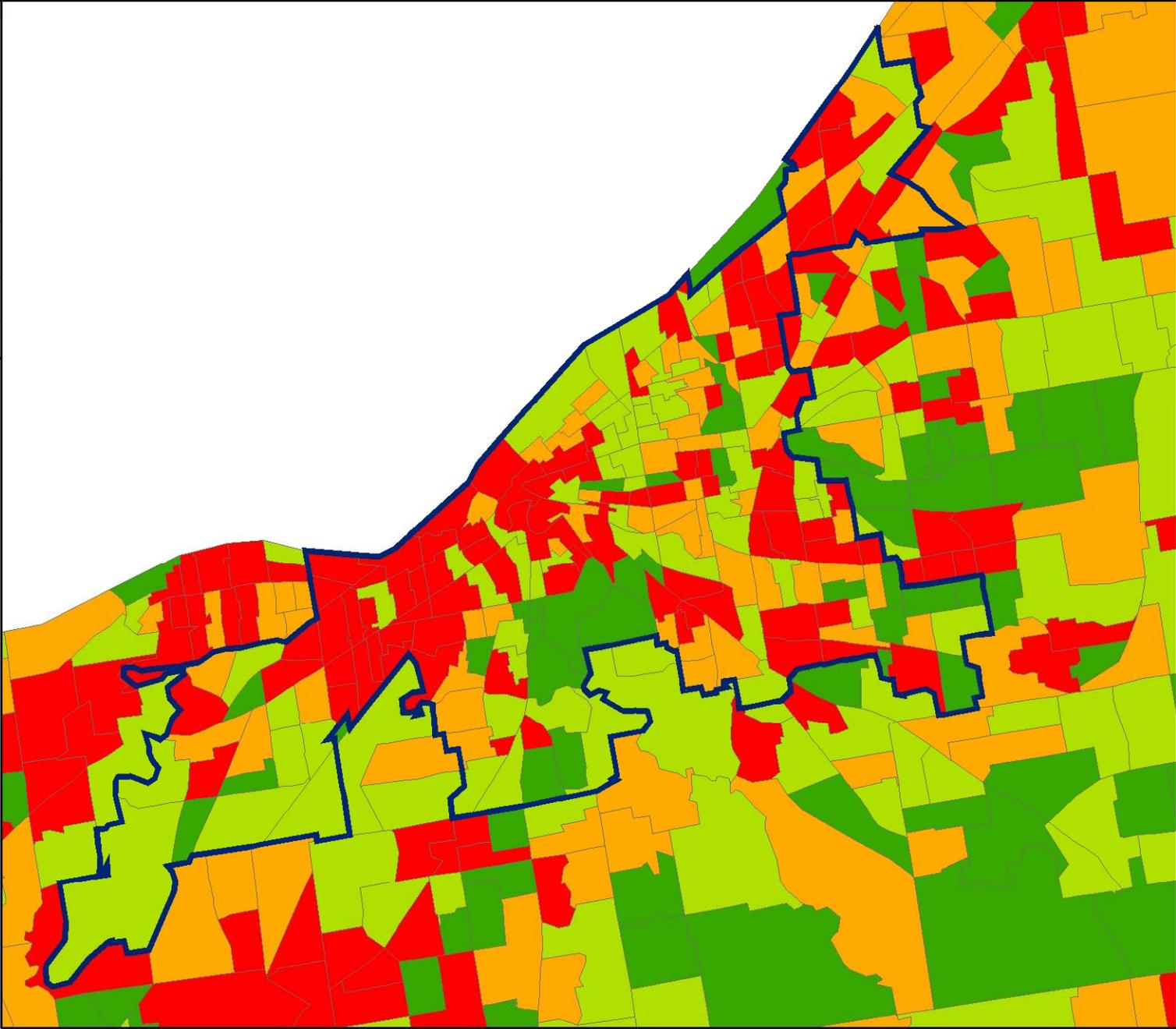
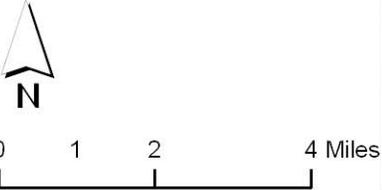


Cleveland, Ohio: Business Vacancy Q2 2009



Legend

- 0% - 5%
- 6% - 10%
- 11% - 15%
- > 15%



Customized Community Data

- Every base community is unique
- We will work in collaboration with you to identify new indicators that respond to your planning challenges
- We will provide feedback on data you use now
- We will work with you to identify and solve your data needs



Putting it All Together

- We need your feedback!
 - Data needs
 - Feedback on existing indicators
 - Feedback on data collection geographies
- Help us understand how we can best support you
- Build relationships with peers confronting similar challenges

