



**The Business Case for  
Aligning Housing Choices and Transportation Investment  
Strategy Committee Meeting**

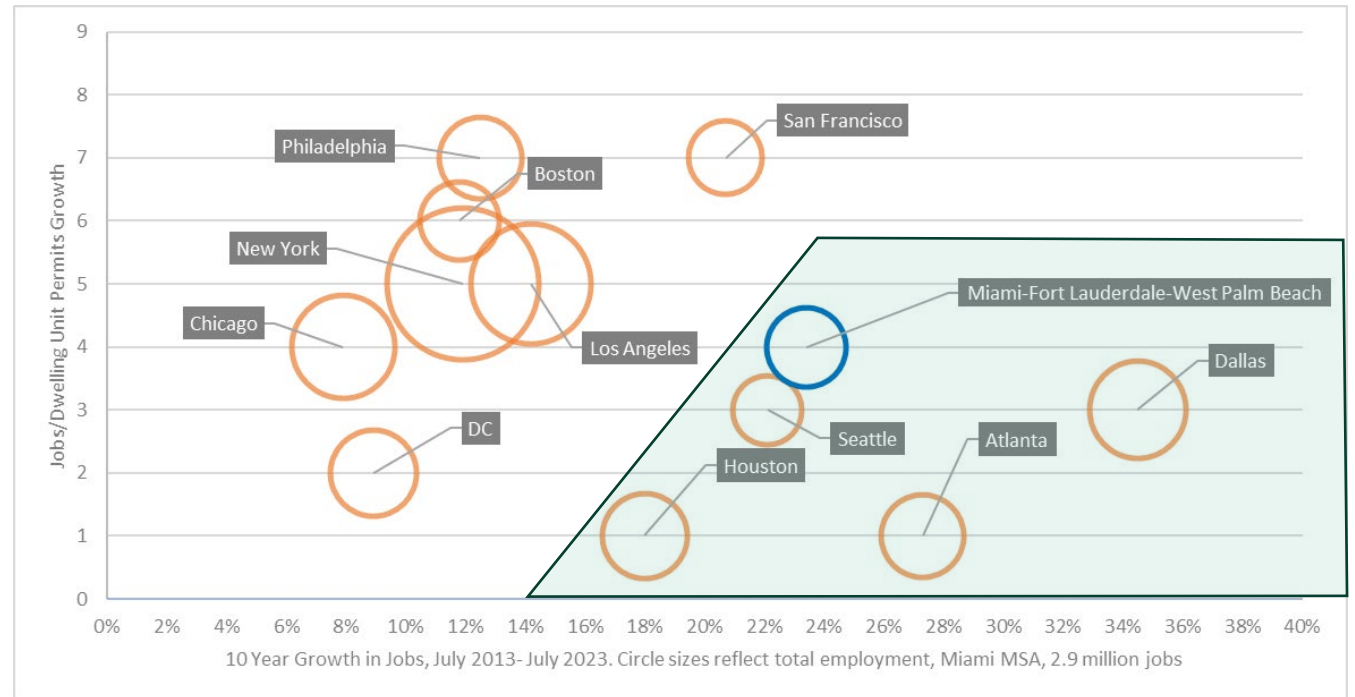
Randy Deshazo and Eralda Agolli  
**South Florida Regional Planning Council**  
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# South Florida Housing Production is Not Keeping Pace with Job Growth, While Road Capacity is Not Keeping Pace with Vehicle Trips

- Miami MSA is the 8<sup>th</sup> most populous MSA
- 12<sup>th</sup> largest metro economy
  - 3<sup>rd</sup> fastest job growth in a major metro area rate over 10-years (Behind Dallas and Atlanta)
  - 4<sup>th</sup> worst MSA in House Price to Income Ratio
  - \$160,516 Qualifying Income with 20% down (#23)
  - Median Household Income (~\$69,000)
  - 6<sup>th</sup> worst in single-family housing growth relative to jobs
  - While the need for overall units is worst in state, the MSA produces one unit for every 4.2 jobs (SE-7, SF-7, LA-5, NY-5, Boston-6, PHL-7) which is good for a large metro
  - 5<sup>th</sup> worst commute delay in the US, 9<sup>th</sup> in the World
  - Houston (9<sup>th</sup>) Atlanta (10<sup>th</sup>), Dallas (14<sup>th</sup>), Seattle (19<sup>th</sup>)

Ratio of Gains in Jobs to Gains in Dwelling Unit Permits (MF+SF)

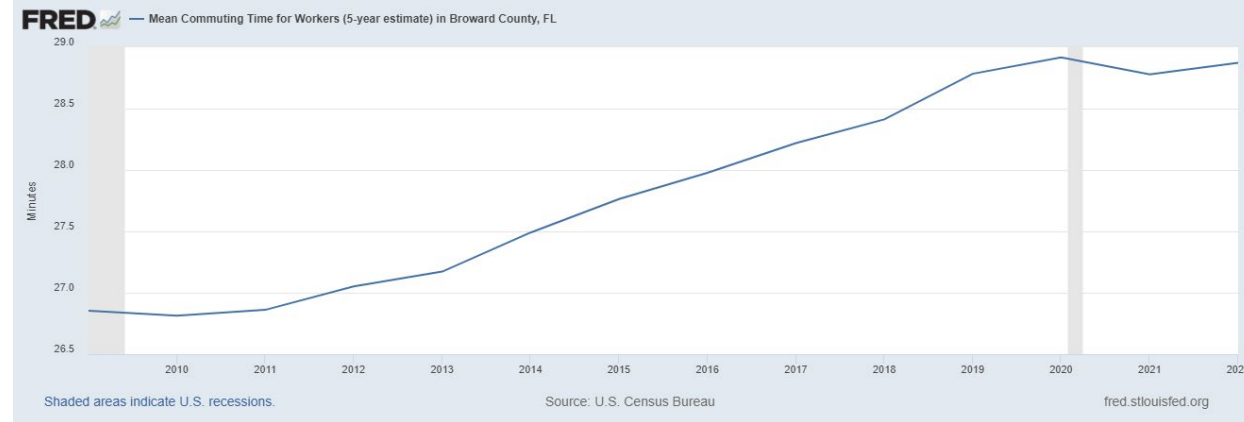


- How do we sustain our job growth while heading-off a “carmageddon”?
  - How do we recruit the business community to get communities to accept TOD and higher density?

## Alignment is important because of enduring and worsening congestion costs

- **Commuter Costs**
  - 105 annual hours of delay, \$1,773 per driver/year is \$3.5 Billion out-of-the-pipe/year in 2023
- **Freight Movement**
  - Of various delay components, *en route* transportation delay is the most important with a value of \$77 per hour for congestion.
  - Delay also matters for shipment receivers, with costs of delay varying by industry.
    - For example, shippers in the chemical industry are calculated to bear an additional \$19.16 cost on a truckload delivery if the transit time is expected to increase by one hour. The random delay has an average of \$42.82 per hour per truckload delivery.

**Source:** INRIX 2022 Global Traffic Scorecard; and ASSESSING PUBLIC BENEFITS AND COSTS OF FREIGHT TRANSPORTATION PROJECTS: MEASURING SHIPPERS' VALUE OF DELAY ON THE FREIGHT SYSTEM. Qi Gong, Qing Miao, Bruce X. Wang, and Teresa M. Adams National Center for Freight and Infrastructure Research and Education (CFIRE) University of Wisconsin–Madison Project Title: Measuring Shippers' Value of Delay on the Freight System CFIRE Project #04-14. 2011, Adjusted to 2023 Dollars.



Source: [\\$10.50 tolls fail to keep I-95 express lanes moving – Sun Sentinel \(sun-sentinel.com\)](https://www.sun-sentinel.com/story/news/transportation/2023/05/10/10-50-tolls-fail-to-keep-i-95-express-lanes-moving/7000000001/)

## The Costs: Mis-aligned choices and investments have spillover effects on the South Florida economy (Draft SFRPC Estimated Uncompensated Commuter Costs using REMI PI+)

- Tardiness and Absenteeism
    - Loss of labor productivity reduces industry output, increases unit costs
    - Increased delivery costs for shippers and receivers
  - Decrease in labor force population as commutable distances shrink
    - Housing and Transportation costs constrain Household Spending
    - Homelessness
    - Spillover costs of uninsured
- Indirect Effects**

  - Stress and fatigue can lower productivity
  - Late arrivals or absenteeism have spillover effects on coworkers
  - Reduced morale | Impact on work-life balance
  - Attrition and retention, reduced labor availability and increased training costs
  - **Higher commuter costs means higher consumer prices**

### Economic Impacts of Excess Commuter Costs in South Florida (Broward, Miami-Dade, Monroe)\*

\*Annualized peak-hour speed vs. free flow conditions = "time loss" with area specific median commute distance and fuel price/efficiency at 240 commuting days/year (Inrix 2022 Global Traffic Scorecard)

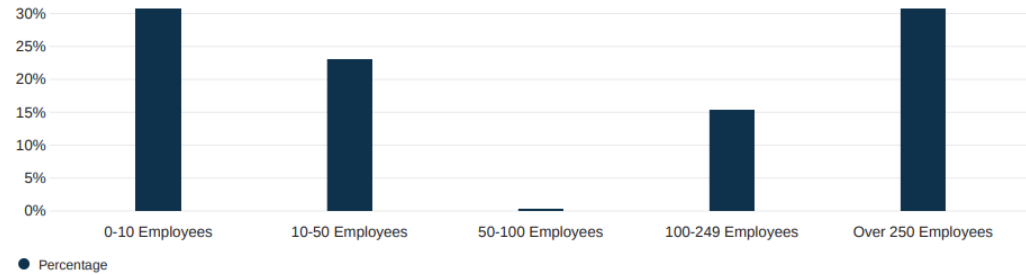
Total Impacts of 1.5% increase over 2021 Baseline Projection	10-Year (2024-2034) Summary Impacts (Assuming Conditions Do Not Worsen)	Annual Δ Percent to Baseline
Jobs	-504,640 Job-Years	-1.2%
Regional GDP	-\$43.7 Billion	-1.1%
Personal Income	-\$37.1 Billion -\$2,639 per capita/year in Disposable Income	-1.0%

## CEDS Strategy Committee Agrees Congestion is an Important Factor

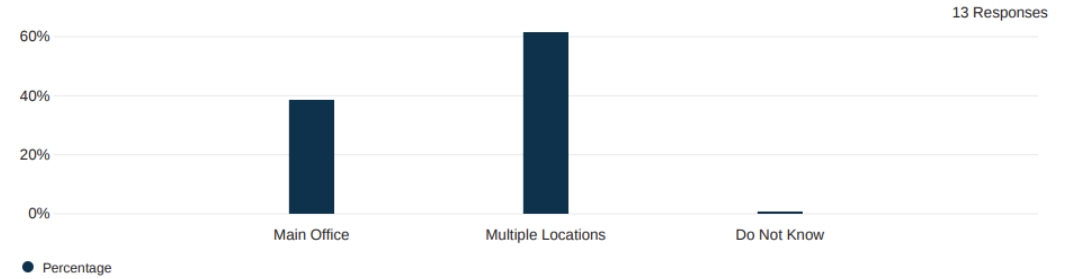
- Survey emailed to all strategy committee members
  - Self-Selected Respondents, Not Representative but “Pulse Taking”
- Broward MPO also shared the survey with its business contacts
- 13 responses
- Here is an overview of the received responses

# Basic Demographics

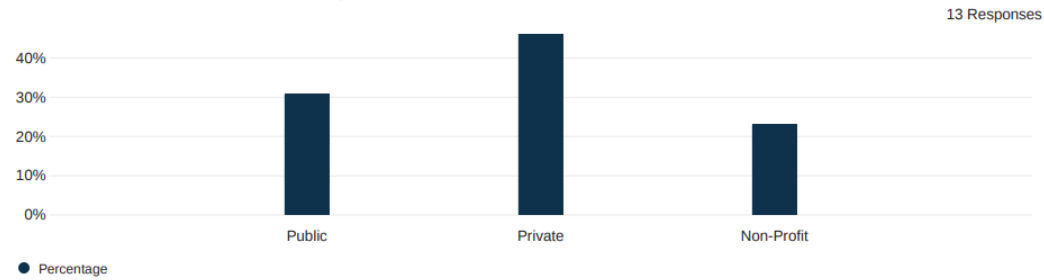
Q1.1 - 1.1. Company Size:



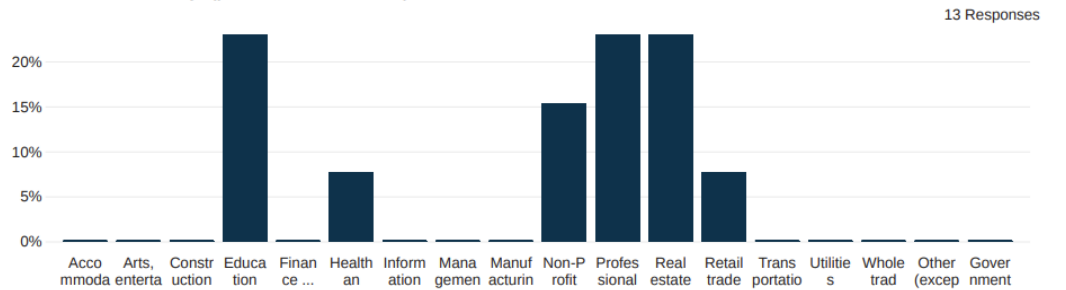
Q1.3 - 1.3. Do your employees report to one main office or multiple locations?



Q1.2 - 1.2. Please Indicate Entity Status

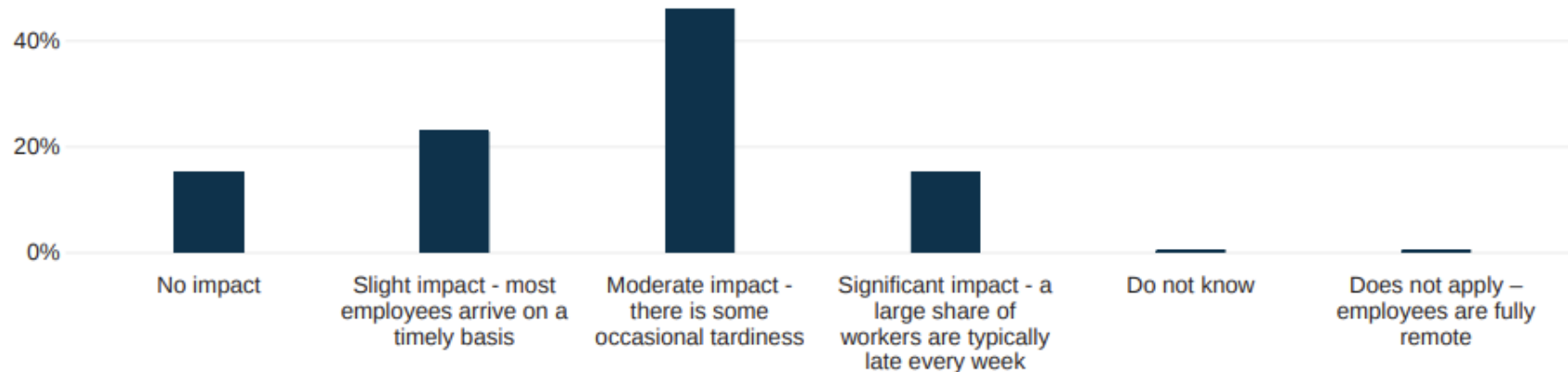


Q1.4 - 1.4. Industry (please select one) - Selected Choice

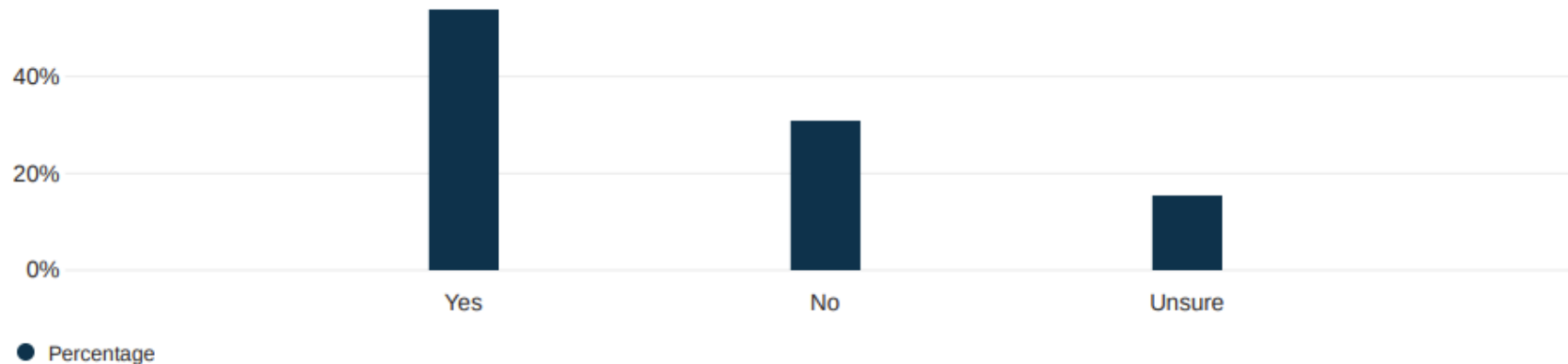


## Productivity and retention continue to be problems for employers

Q3.2 - 3.2. To what extent do you believe that congestion and transportation issues in the area affect your employees' punctuality and overall productivity?

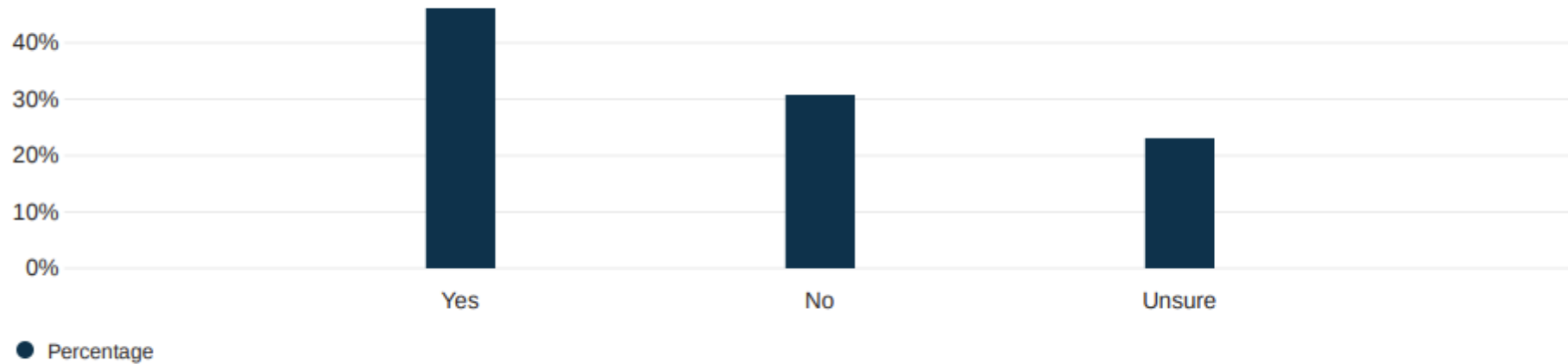


Q2.1 - 2.1. Have you lost employees in the last three years due to their inability to find affordable housing options near your workplace?



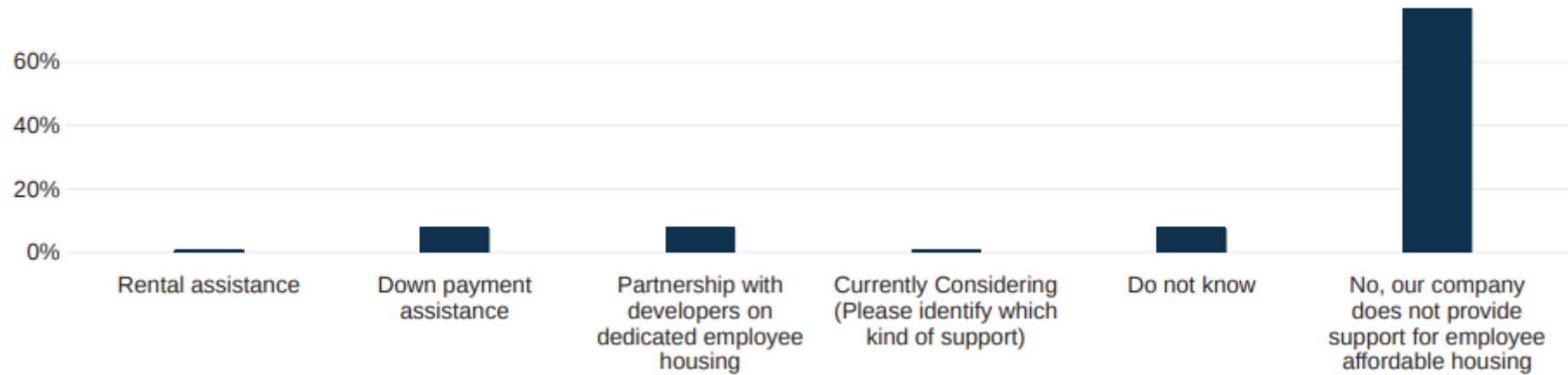
## And so is recruitment

Q2.2 - 2.2. Have you lost potential employees in the last three years due to their inability to find affordable housing options near your workplace?

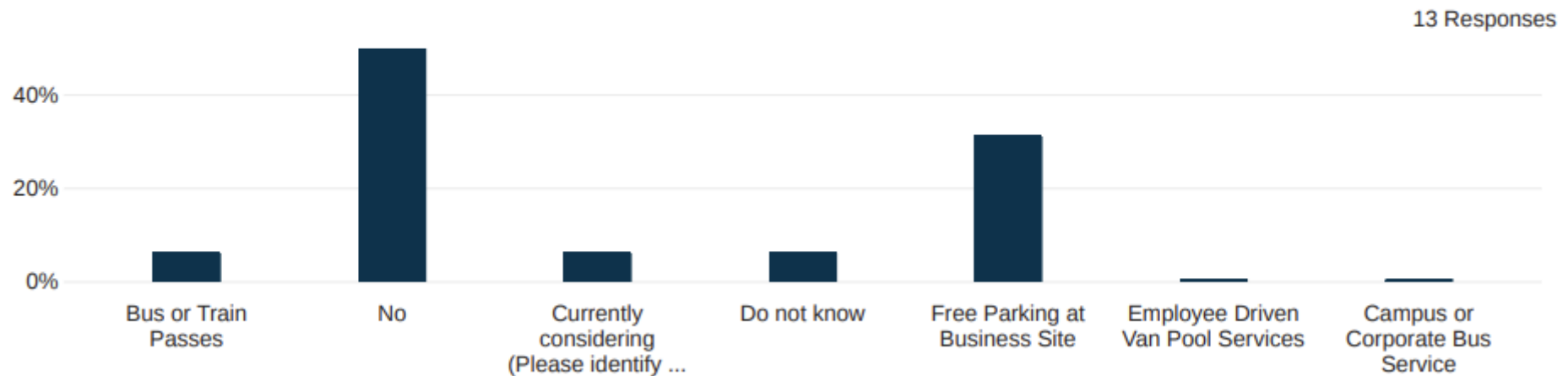




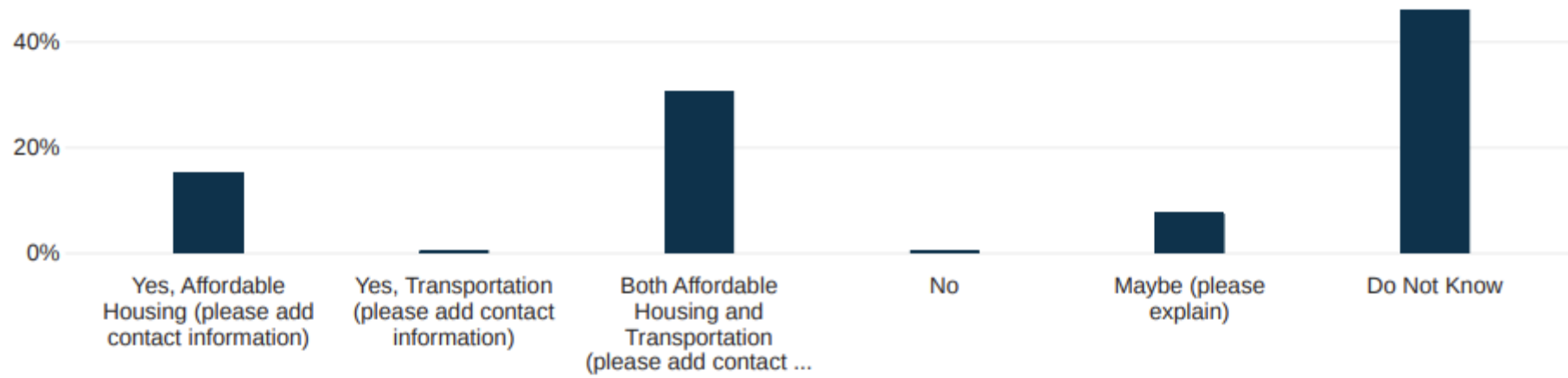
Q4.2 - 4.2. Does your company provide support for affordable housing and if so what types of programs do you offer? Select all that apply. - Selected Choice



Q4.3 - 4.3. Does your company provide any support for employees' transportation needs? Select all that apply. - Selected Choice



Q4.4 - 4.4. Would your company be interested in partnering with local government or community organizations to address affordable housing and/or transportation issues? - Selected Choice



## What Should We Do About This Problem?

- **Complication: NIMBYism and local government self-sabotage alignment**
- Articulate a business case for aligning housing and jobs to reduce congestion (growing costs of congestion, loss of workforce)
  - What does alignment (or success) mean?
    - Shorter commutes **Much more investment, fewer gains; More capacity means more induced travel**
    - Or more workers in the commute-shed **Possible in a polycentric urban area**
  - How do we achieve alignment?
    - More road capacity? **East-West connectivity**
    - More remote work **Decreases transit ridership more than SOV trips, more suburbanization, induced non-work travel**
    - More transit **Take away parking**
    - More housing **TOD+ (Identify best practices)**
- Pin-point focus activities where business can make a difference in public decision-making in land use and transportation investment decisions (MTP participation, etc.)
- Create talking points for business leaders to use in addressing public bodies on those critical decisions

## Focusing on TOD—A Menu of Options

- Cost and Funding
- Market Demand and Viability
- Infrastructure and Connectivity
- Transit Performance
- Zoning and Land Use Regulations
- Balance of Goals
- Affordability and Equity
- Public Opposition

## Not-TOD Housing Solutions

- Expanding public transportation
- East-West Connectivity
- Congestion pricing
- Roadway Programs (Bottlenecks, Capacity), Arterial Improvements
- Land Use Planning and Parking Policies
- Education and Travel Demand Management
- Smart Traffic Management Systems
- Carpooling and Ridesharing Programs
- Active transportation
- Telecommuting and flexible work

## A Pathway Forward: Next Steps

- Obtain business sector input on the importance of Housing-Transportation
  - Incorporate survey results in Business Case Memo
- Obtain **expert input** at Steering Committee meetings
- Invite Business Leaders to an Event to Discuss to Consider Next Steps
- Engage MPOs and local governments in Business Case results, with Business Leaders speaking up on behalf of projects that improve housing and transportation alignment

## Solutions

- Housing
  - Land Banking
  - Trust Funds, Bonds, and other Financial solutions
  - Land Use Mix
- Transportation
  - Transit and Active Transportation
  - Parking
  - Congestion pricing
- Incorporate Job Incentives into Development Process

# Thank You!

Comments or Questions?

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## Case Studies

- Boston
- Charlotte
- Vienna, Austria