

# Access to Full Service Quality Supermarkets



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# Access to Full Service Quality Supermarkets

## Low-income urban residents typically...

*have a third the number of grocery stores as more affluent suburban residents*

***pay more for groceries than suburban area residents***

*spend more time travelling to obtain quality groceries*

***are more likely to suffer illnesses associated with poor diet as a result of limited availability of quality produce and food stuffs***

**Source:** “Attracting Supermarkets to Inner-City Neighborhoods: Economic Development Outside the Box”. Kameshwari, Pothukuchi. Economic Development Quarterly, 2005

# Access to Full Service Quality Supermarkets

## Benefits of access go beyond good public health:

A new full-service supermarket employees between 100 and 200 full and part-time jobs

### **Generate steady foot traffic benefitting nearby stores**

Creates millions of dollars in combined property, sales and income tax revenues

**Larger full-service supermarkets have been shown to save consumers 20- to 50-percent over smaller format grocery stores**

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# Access to Full Service Quality Supermarkets

## How land-use policy might contribute:

Identification of and assistance with assembling sufficiently sized land parcels

**Expedited planning reviews for larger format supermarkets**

Public subsidy of pre-development costs associated with larger format supermarkets

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# Access to Full Service Quality Supermarkets

## Policy Examples:

April 2003 – Pennsylvania Legislature passed nation's first economic development initiative aimed at improving access to supermarkets in underserved urban and rural areas; includes \$120 million in grants and loans

**Atlanta Department of Planning has solicited supermarket development in lower-income neighborhoods through tax abatements, wage tax credits, bond financing and low-cost ground leases**

# Availability and Quality of Licensed Childcare



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**When children at risk participate in quality early childcare education, sizeable personal and societal benefits are realized:**

*Higher academic achievement*

***Reduced special education placements***

*Reduction in incidence of crime*

***Improvement in social competence and health behaviors***

**Source:** W. Steven Barnett, Rutgers University, 2003

# Availability and Quality of Licensed Childcare

## Benefits of having quality licensed childcare:

*For every \$1 invested in quality ECE programs between \$3.78 and \$10.15 in economic benefit is created* University of Minnesota, 2002

***Labor force participation increases and absenteeism declines***

*Employee turnover can be reduced 37- to 60-percent* Ransum & Barud, 1988

# Availability and Quality of Licensed Childcare

## How land-use policy might contribute:

Permit zoning allowing for neighborhood, licensed childcare facilities, where need is identified

**Creatively use development incentives, such as TIF (RAD), to incentivize developers who would include a licensed childcare facility within a mixed-use development**

When developing new public school facilities, explore opportunities to create a community childcare facility on site

# Availability and Quality of Licensed Childcare

## Policy Examples:

The City of Chicago permits developers to use TIF financing to offset development costs associated with childcare facilities, when the facility is made part of its development and serves workers on site.

**Many large corporate employers are creating childcare facilities in their buildings as a means of reducing turnover and absenteeism**

# Availability and Quality of Primary Care



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# Availability and Quality of Primary Care

**Research suggests a strong link between primary healthcare access and a strong local economy**

**“...the lack of health coverage has significant effect on workers health and labor force participation.”** *UC Berkeley Study*

**Greater access to primary healthcare services could increase the national economic gain “between \$65 and \$130 million”, annually** *The Institute for Medicine*

# Availability and Quality of Primary Care

## Benefits of having local primary care facilities:

Reduction in absenteeism and increased business productivity

**The nation's top 200 companies lose between \$87 and \$126 billion in productivity, related to workers not receiving adequate primary care** *The Institute for Medicine*

New York's community health centers account for more than 20,000 jobs and a payroll in excess of \$250 million

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# Availability and Quality of Primary Care

## How land-use policy might contribute:

Permit zoning allowing for neighborhood health clinics, where need is identified

**Creatively use development incentives, such as TIF (RAD), to incentivize developers who would include a health facility within a mixed-use development**

When developing new public school facilities, explore opportunities to create a community health clinic on site

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# Availability and Quality of Primary Care

## Policy Examples:

Primary Care Development Corporation (PCDC), an innovative public-private partnership involving New York State, New York City and area philanthropic organizations, plans, finances and develops primary health care facilities in neighborhoods of need

**Texas offers up to \$15,000 in grant assistance to primary care physicians who open practices in underserved communities**

Missouri has used CDBG funding to facilitate the provision of healthcare clinics in lower-income communities