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The Role of Employment Subcenters in Residential Location Decisions

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Abstract

In this paper we employ Mecklenburg County, North Carolina, a polycentric city with 10 subcenters, as a case study to explore the role of employment subcenters in determining residential location decisions. We estimate discrete choice models of residential location decisions: multinomial logit models and heteroscedastic logit models with both the full choice set and sampled choice set. The probability of access to certain employment subcenters, measured in terms of generalized cost, is an important determinant of households' residential location decisions. The proximity to specific employment subcenters varies across households with different income levels. These patterns can be explained by existing land use and transportation patterns, as well as by subcenters' economic specialization.

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TABLE OF CONTENTS

Reading Tools

The Role of Employment...

Cho, Rodriguez, Song

- [Review policy](#)
- [About the author](#)
- [How to cite item](#)
- [Indexing metadata](#)
- [Supplementary files](#)
- [Print version](#)
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