Housing & Transportation Cost: Applications in Planning

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The Shifting Paradigm of the City

Rail~Volution 2011
Expanding the Definition of Affordability

Suburban to Urban

- Housing Cost < 30%
- Transportation Costs < 15%
- Combined Costs < 45% of Income
Transportation Costs Vary by Location

6 Neighborhood Variables
- Residential Density
- Gross Density
- Average Block Size in Acres
- Transit Connectivity Index
- Job Density
- Average Time Journey to Work
  Diversity of Land Use
  Land Use Access via Transit

3 Neighborhood Variables
- Household Income
- Household Size
- Commuters per Household

Source: Center for Neighborhood Technology

Car Ownership
Car Usage
Public Transit Usage

Total Transportation Costs
Model Outputs & Results

Average Monthly Housing Costs

- < $1,200
- $1,200 to $1,400
- $1,400 to $1,500
- $1,500 to $1,600
- $1,600 to $1,900
- $1,900 to $2,200
- $2,200 to $2,700
- $2,700 to $3,600
- $3,600 to $5,200
- $5,200 +
- Insufficient Data
Model Outputs & Results

Average Monthly Transportation Costs

- < $920
- $920 to $1,020
- $1,020 to $1,100
- $1,100 to $1,170
- $1,170 to $1,230
- $1,230 to $1,280
- $1,280 to $1,370
- $1,370 to $1,500
- $1,500 to $1,770
- $1,770 +
- Insufficient Data
Model Outputs & Results

Average Monthly H+T Costs as a Percent of Area Median Income (AMI)

AMI = $87,623
H+T Index Expanding the Definition of Affordability
Bringing It all Together

- Housing costs < 30% of AMI
- H+T costs > 45% of AMI
- Housing costs > 30% of AMI
- H+T costs < 45% of AMI
Applications

Region Forward 2050 & Council of Governments
- Target: By 2020, the housing and transportation costs in Regional Activity Centers will not exceed 45 percent of area median income
- Household Travel Survey comparison

Arlington County
- Include combined housing & transportation cost into the county’s demographic profile of neighborhoods.
- Columbia Pike streetcar land use and housing study.

WMATA
- Inclusion in the “Business Case for Transit” Study

Urban Institute & DC Office of Planning
- Foreclosures and Transportation Costs
Applying the H+T Scenario Tool in DC

St Elizabeth’s Area 2010-2020
2,165 New Households
17,917 New Jobs
Streetcar Line

Results
Autos/Household -61%
VMT -42%
% Transit Use +36%
Transportation Cost -51%

Housing Cost?
Thank You!

Questions?

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