

# Housing & Transportation Cost: Applications in Planning

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June 21, 2012



# Expanding the Definition of Affordability

Housing Cost  
< 30%

Transportation Costs  
< 15%



Combined  
Costs  
< 45% of  
Income

Suburban  
to  
Urban

# 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 Household Variables

Household Income

Household Size

Commuters per Household

Source: Center for Neighborhood Technology



Car Ownership

Car Usage (VMT/HH)

Public Transit Usage



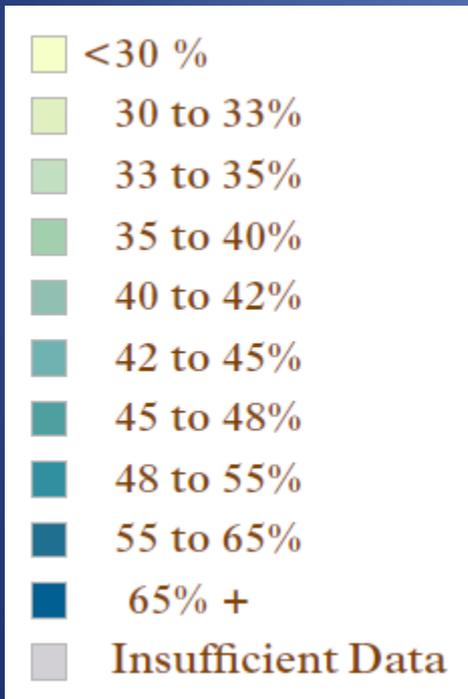
Total Transportation Costs



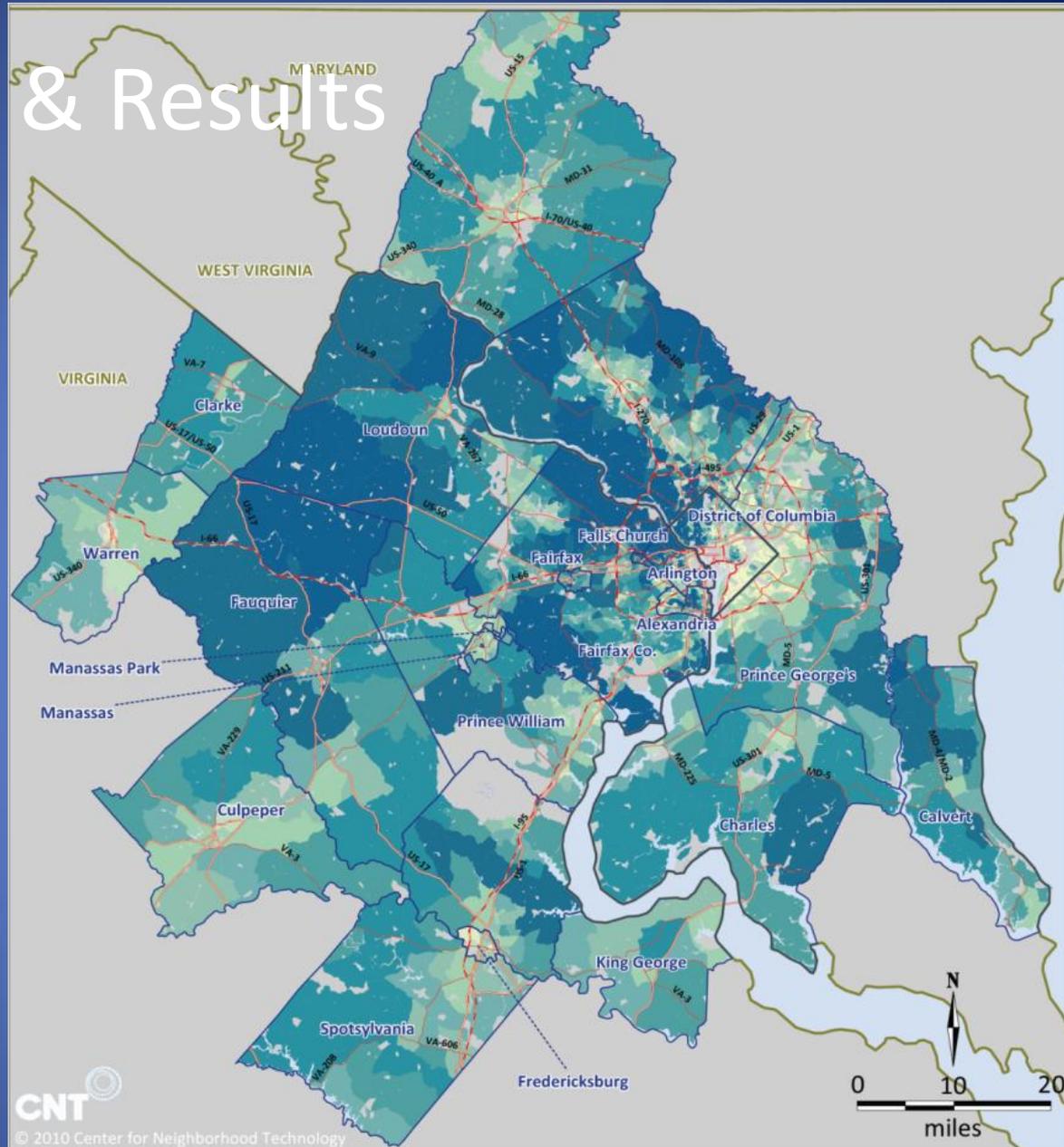


# Model Outputs & Results

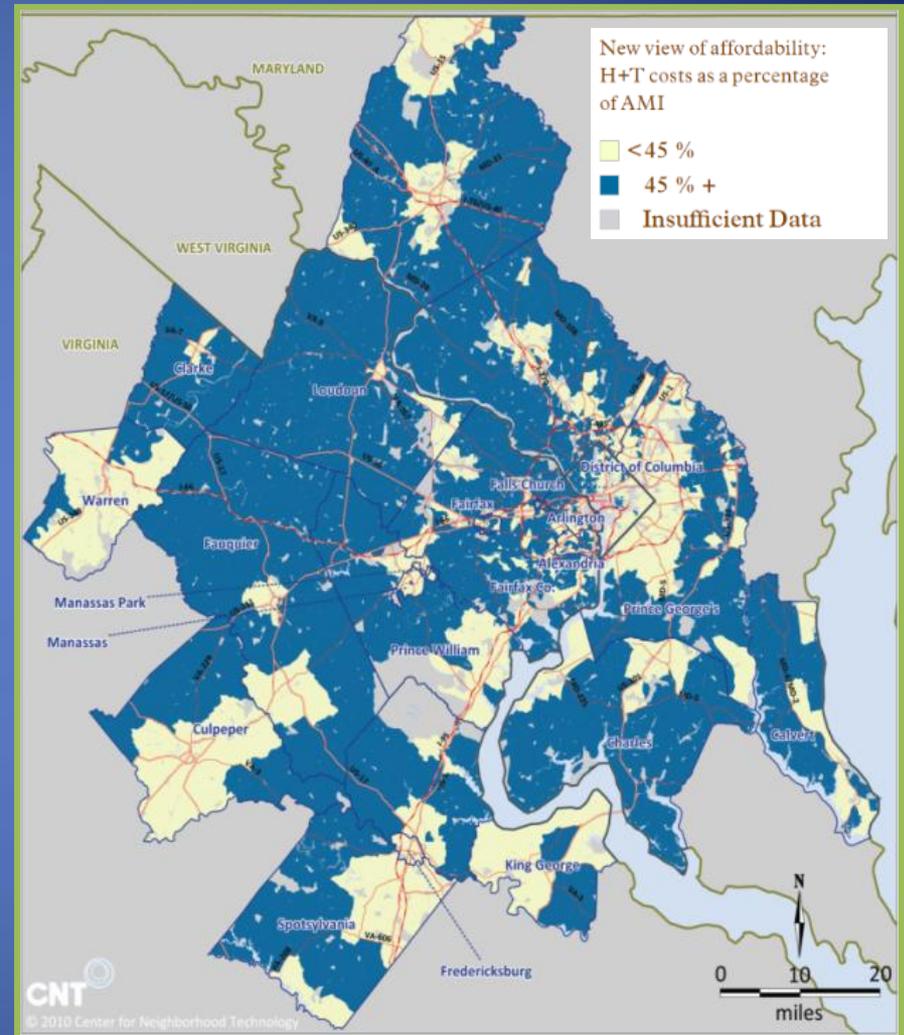
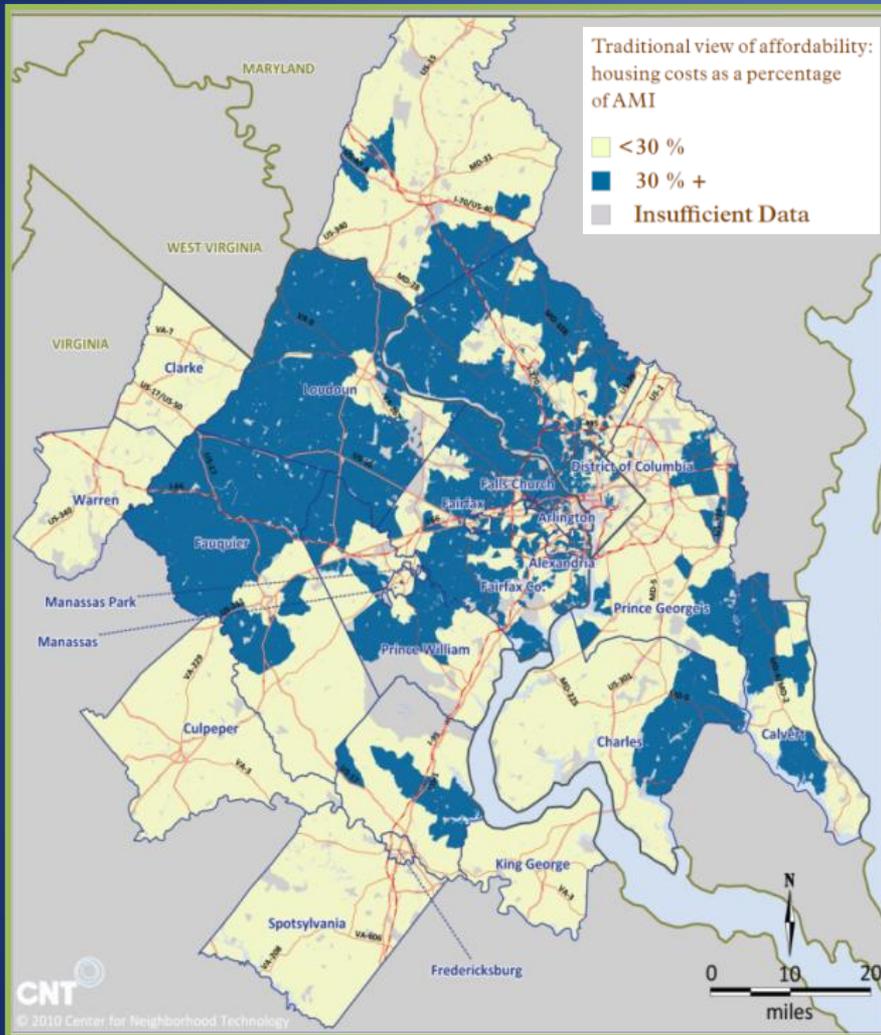
## Average Monthly H+T Costs as a Percent of Area Median Income (AMI)



AMI = \$87,623



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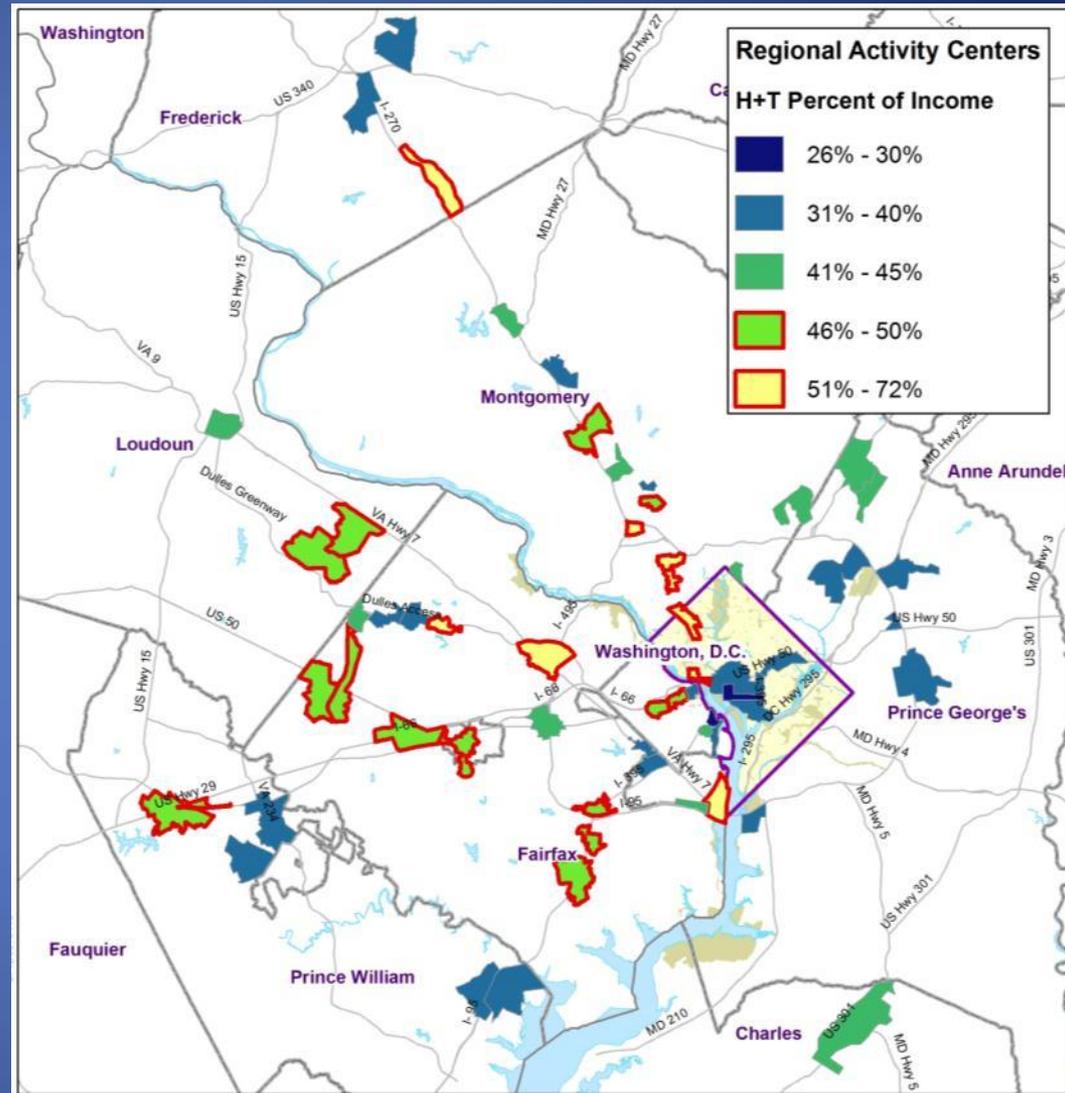




# Applications

## 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



# Applications

## Arlington County

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

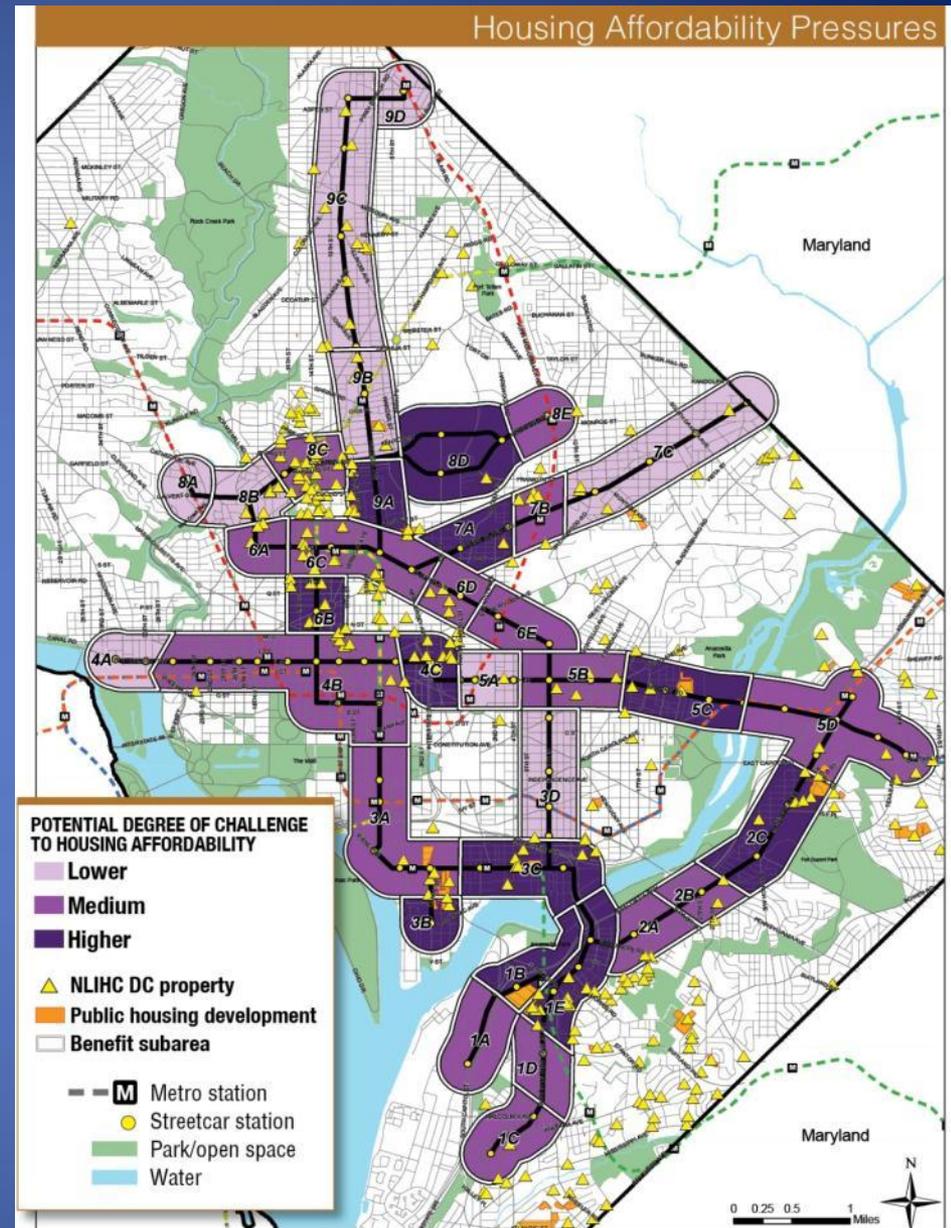
## WMATA

- Inclusion in the "Business Case for Transit" Study

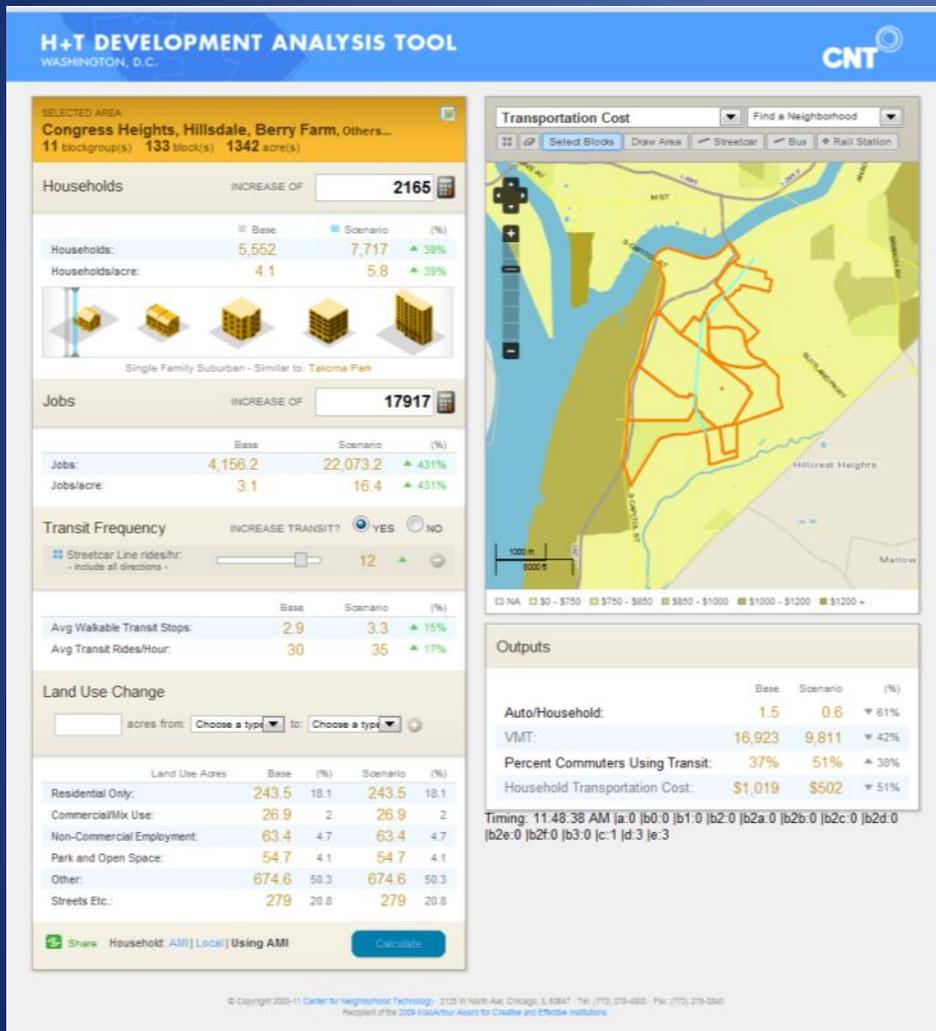
# Impacts of Streetcar

Challenge: Housing affordability

Challenge: Up to one-third of areas along streetcar corridors could see strong upward pressures on housing prices; one-half would face moderate price pressures.



# Applying the H+T Scenario Tool in DC



<http://dev.htplanning.cnt.org/>

## 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 Implications?**

# Thank You! Questions?

More Information  
[www.planning.dc.gov](http://www.planning.dc.gov)  
[www.cnt.org](http://www.cnt.org)