

Housing & Transportation Cost: Applications in Planning

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Lambda Alpha
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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



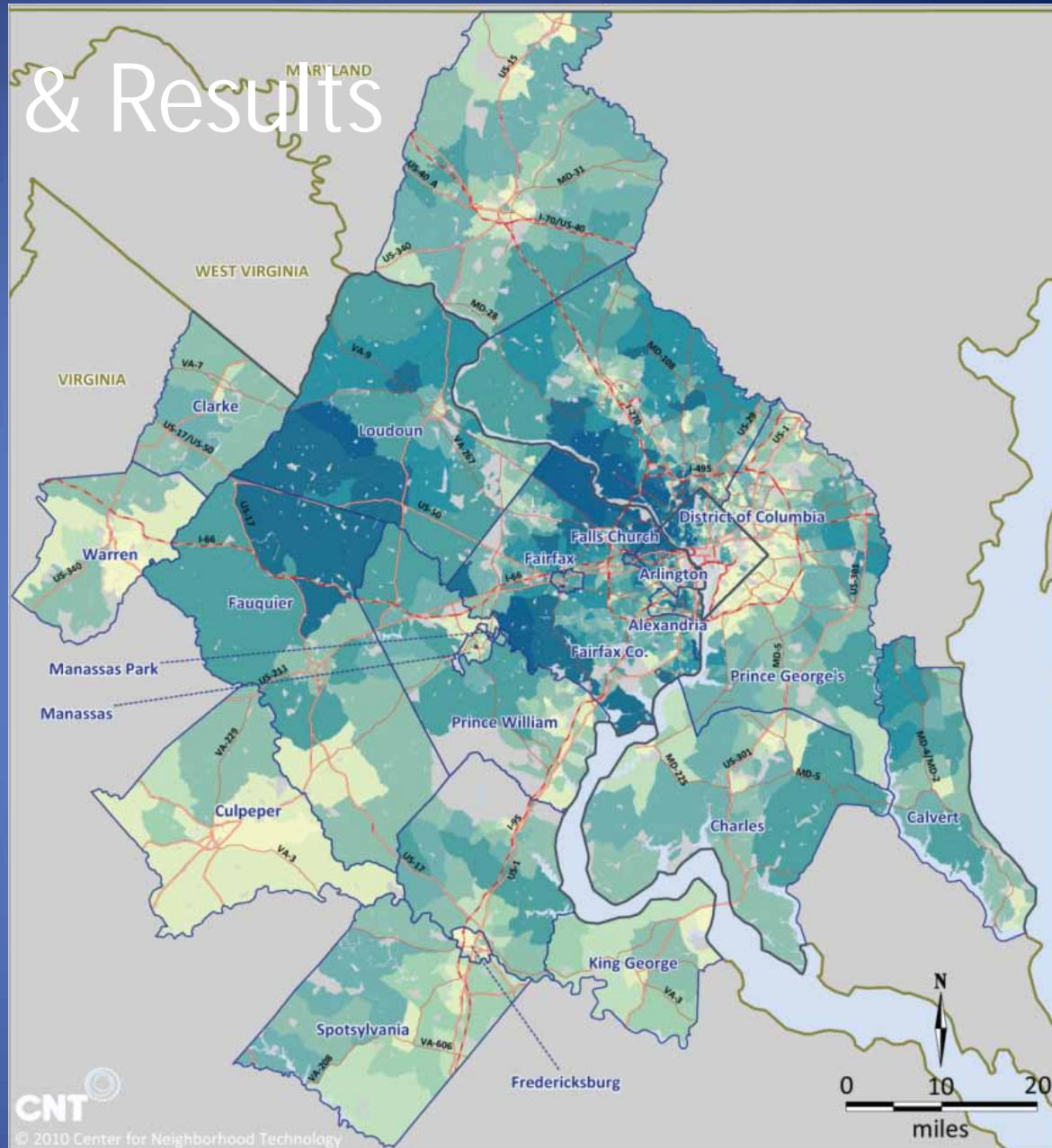
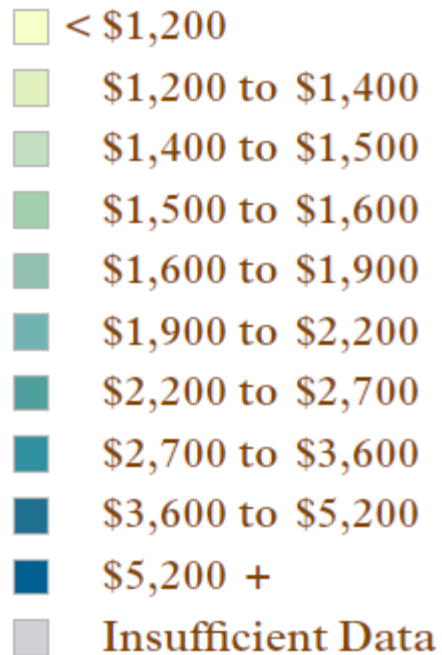
Car Ownership
Car Usage (VMT/HH)
Public Transit Usage



Total Transportation Costs

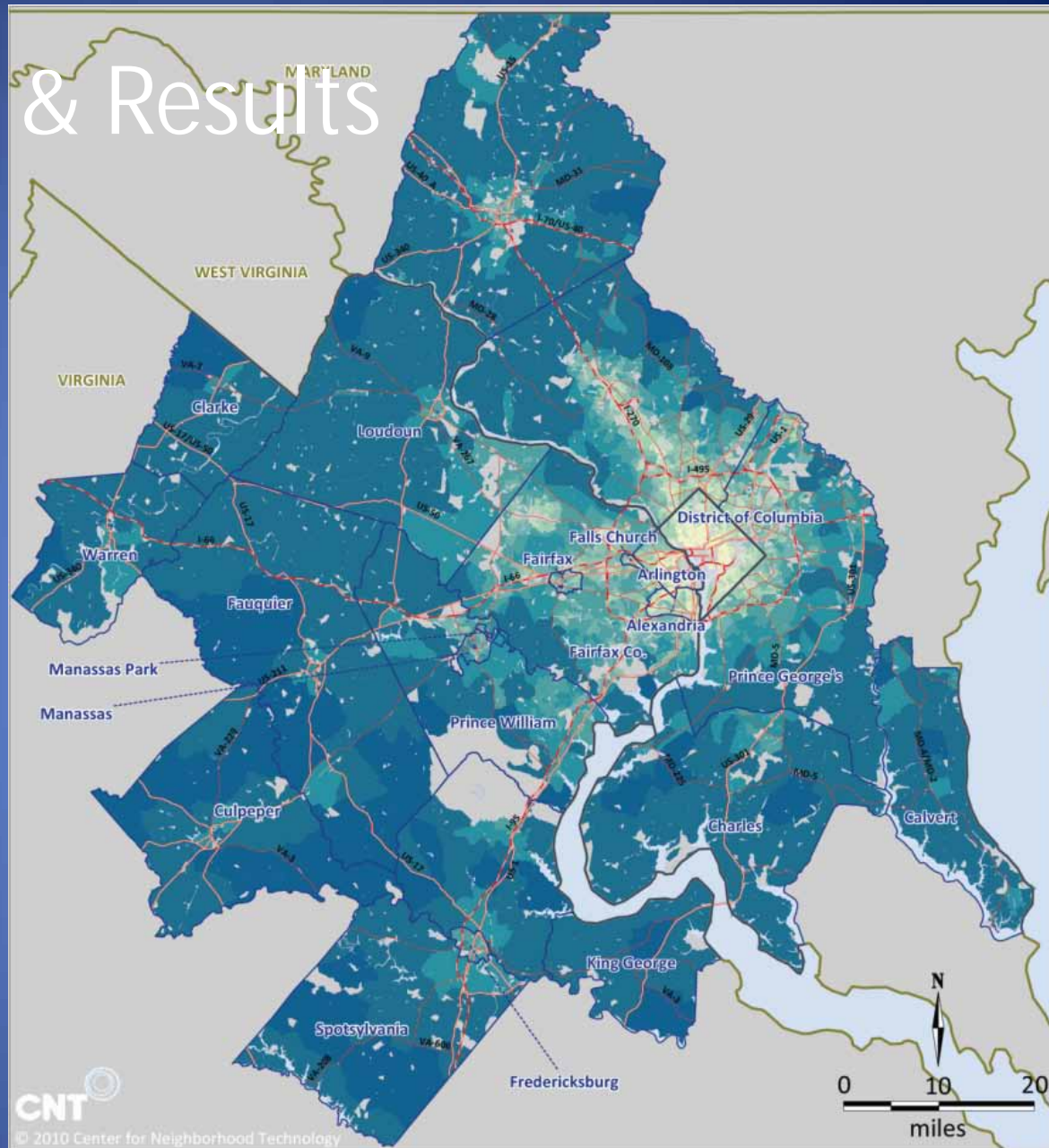
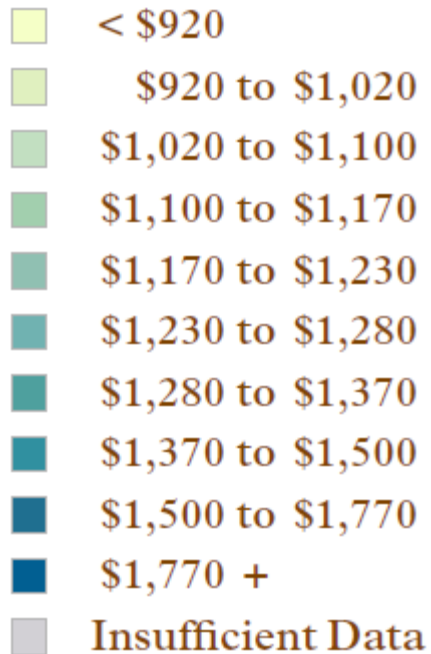
Model Outputs & Results

Average Monthly Housing Costs

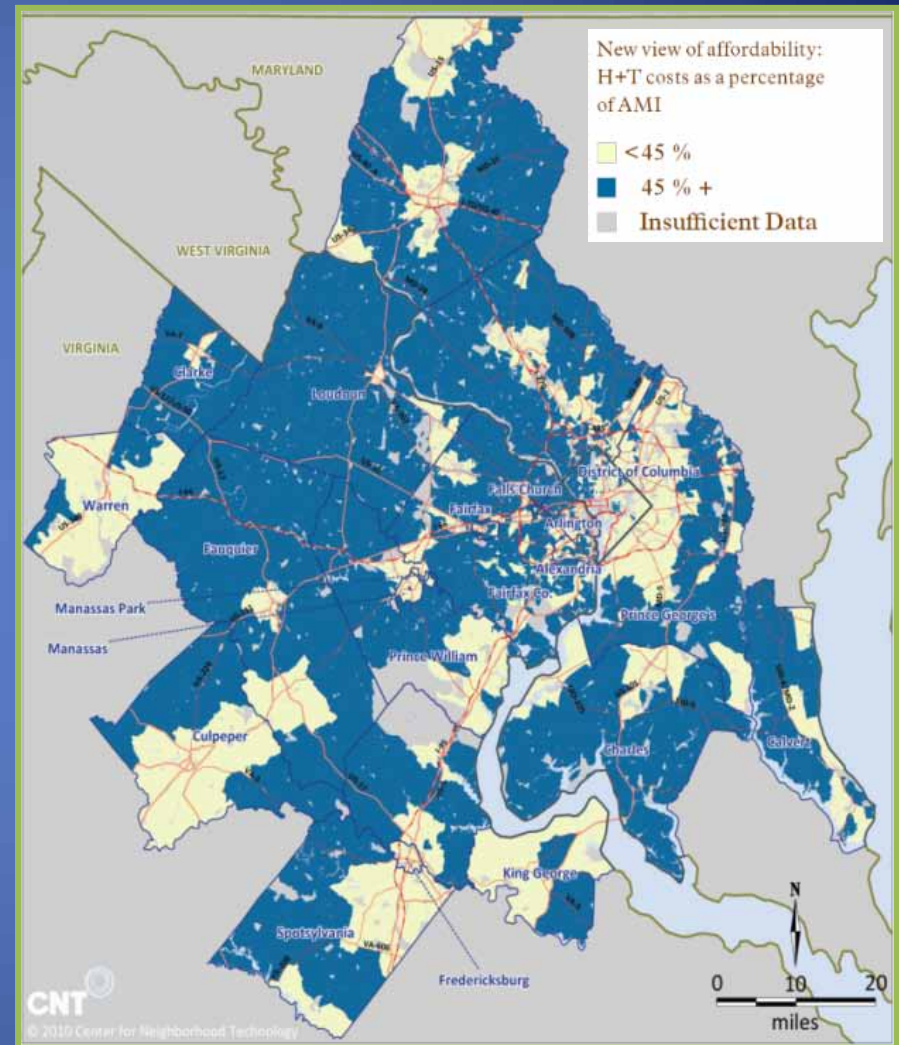
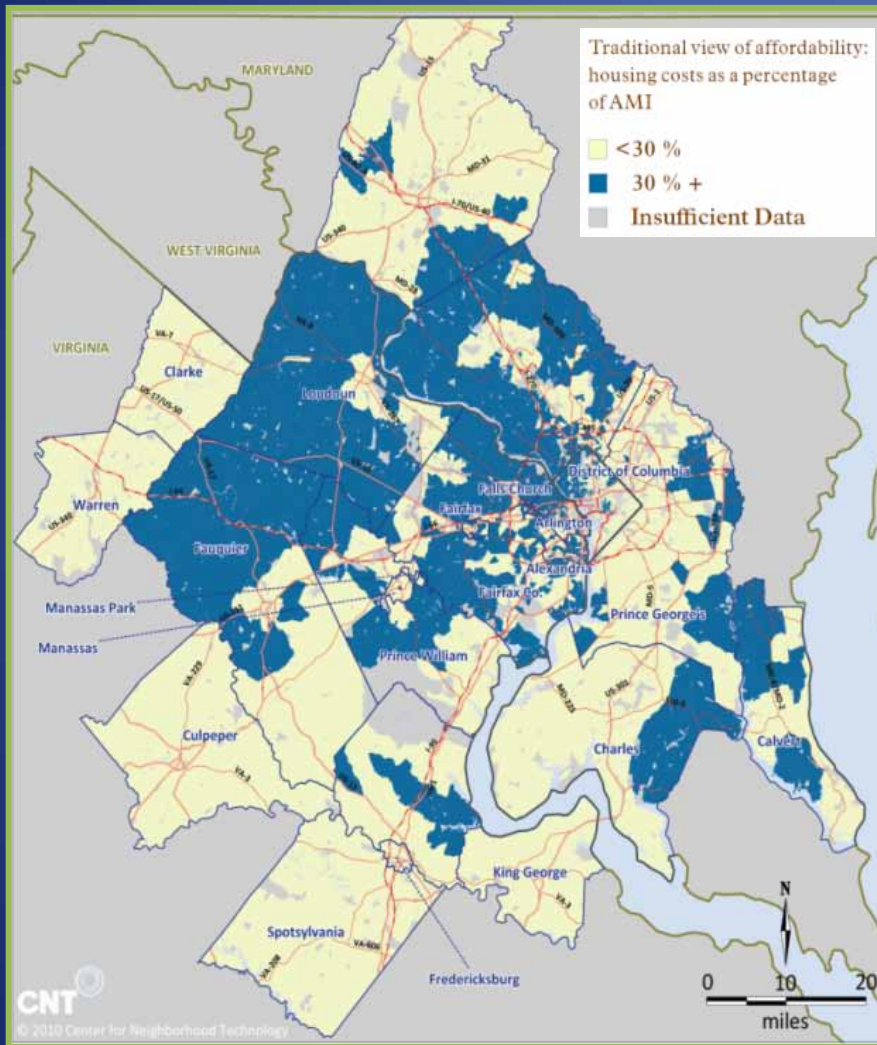


Model Outputs & Results

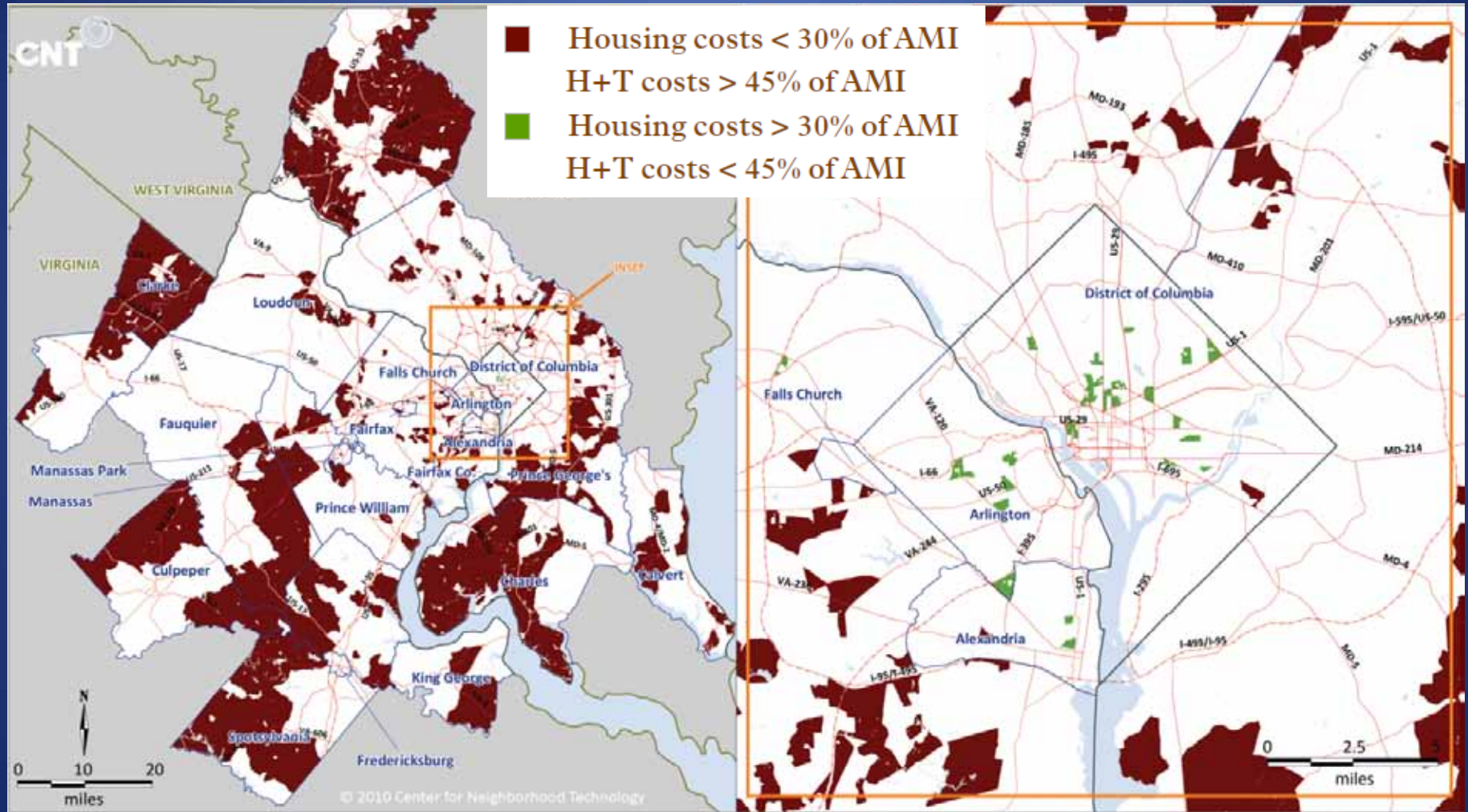
Average Monthly Transportation Costs



Expanding the Definition of Affordability



Bringing It all Together



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

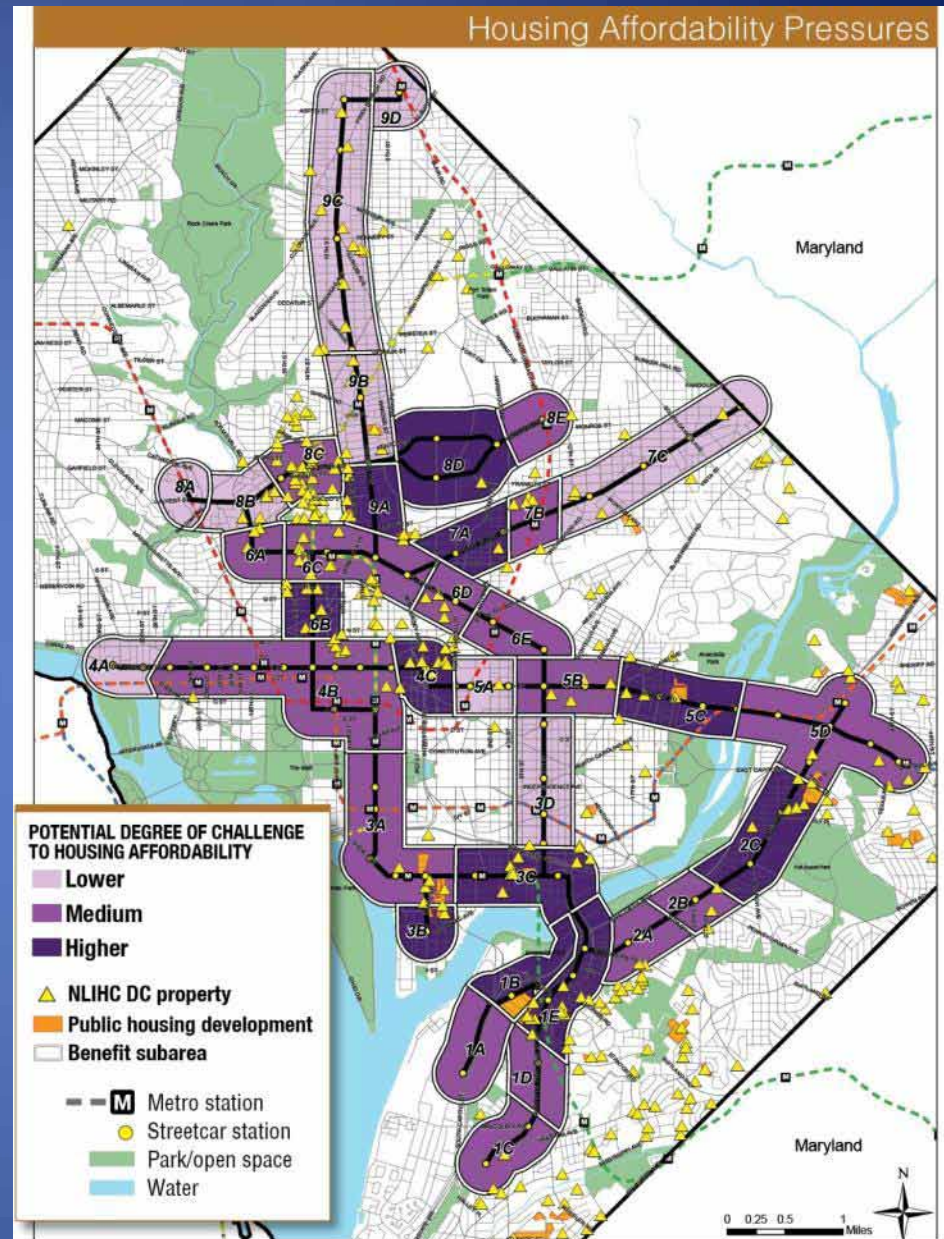
Urban Institute & DC Office of Planning

- Foreclosures and Transportation Costs

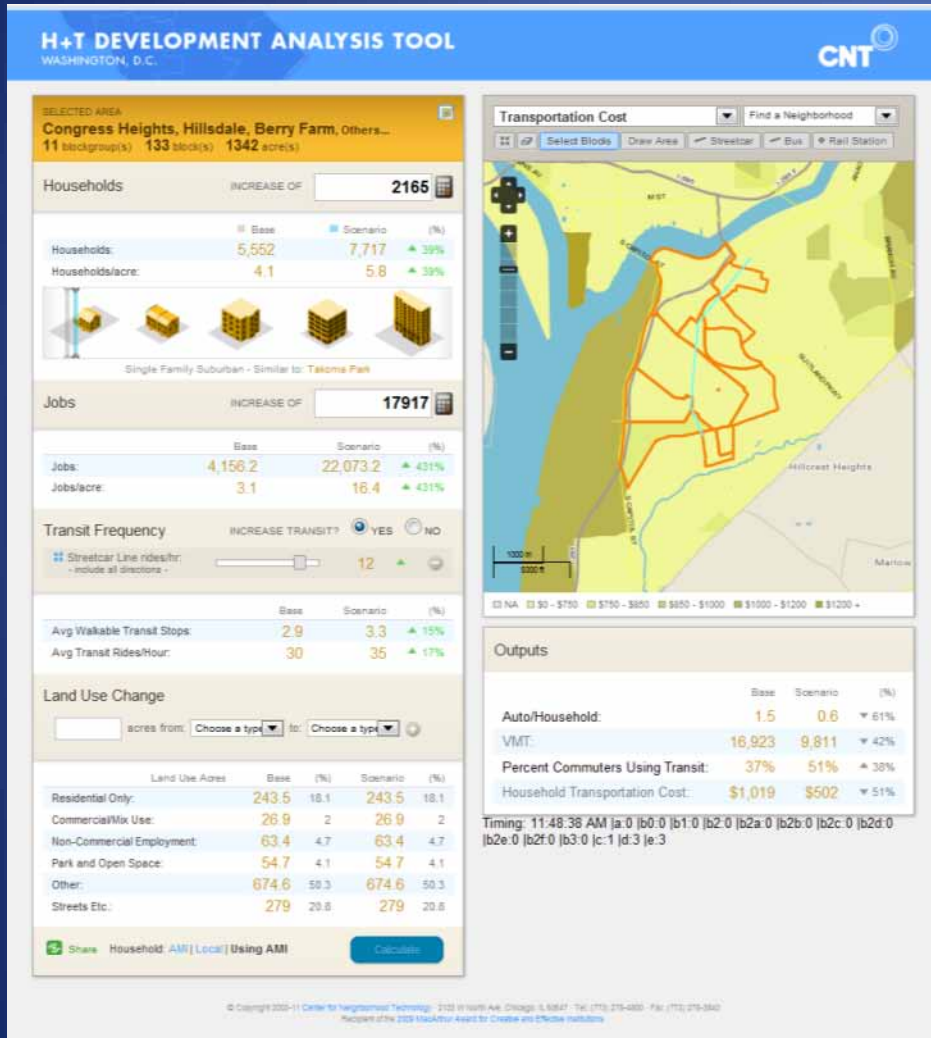
Impacts of Streetcar

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



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
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www.cnt.org

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