

Housing & Transportation Cost: Applications in Planning

Art Rodgers
Senior Housing Planner
DC Office of Planning

October 21, 2011



District of Columbia
Office of Planning



Expanding the Definition of Affordability

Housing Cost
< 30%

Transportation Costs
< 15%

Suburban
to
Urban



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 Household Variables

Household Income
Household Size
Commuters per Household

Source: Center for Neighborhood Technology



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

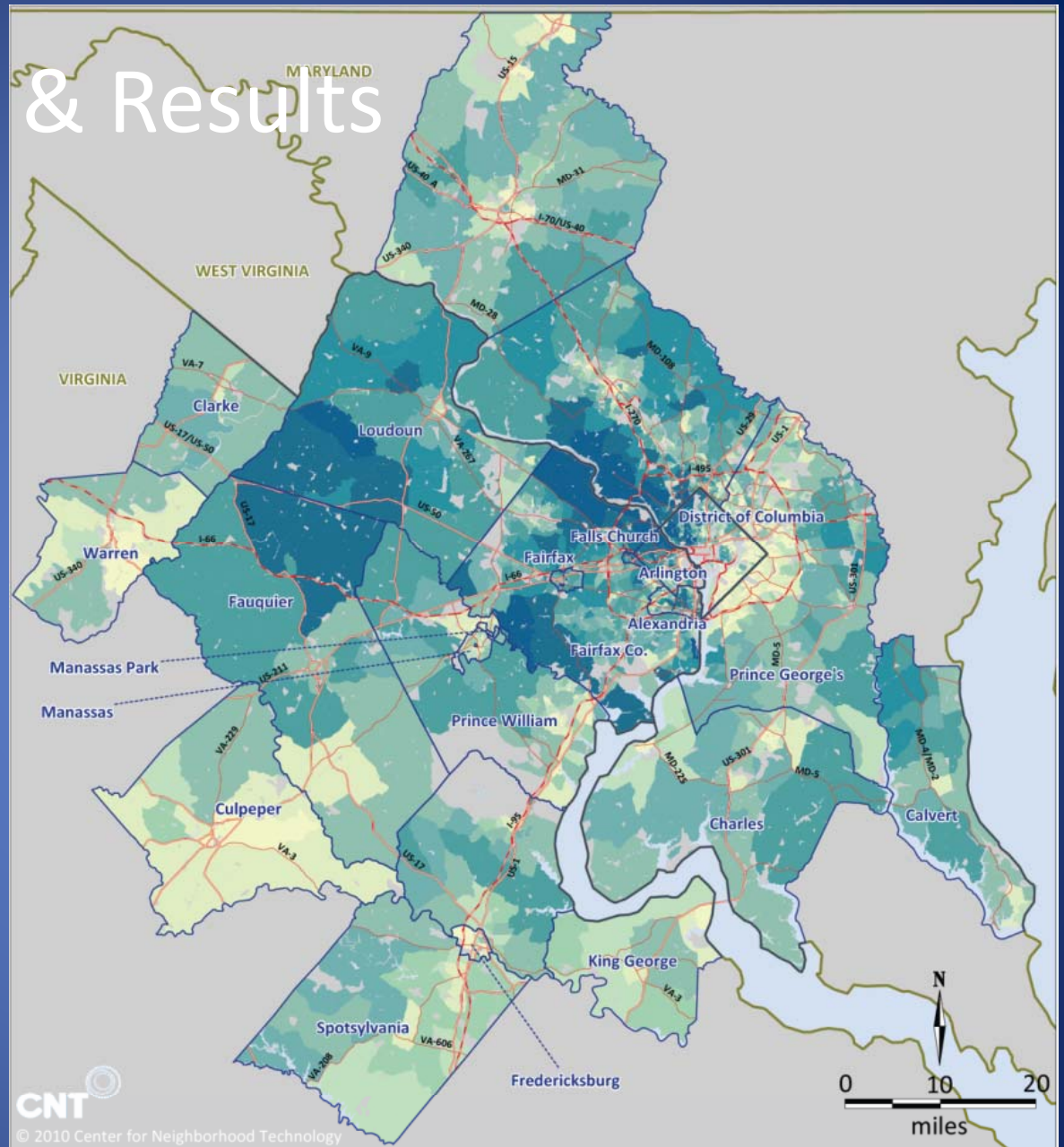
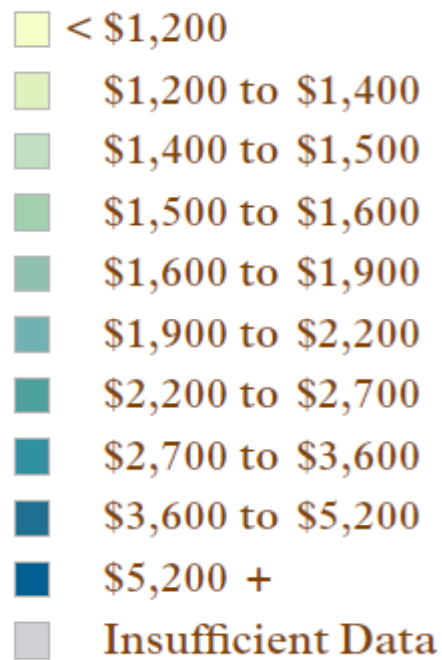


Total Transportation Costs



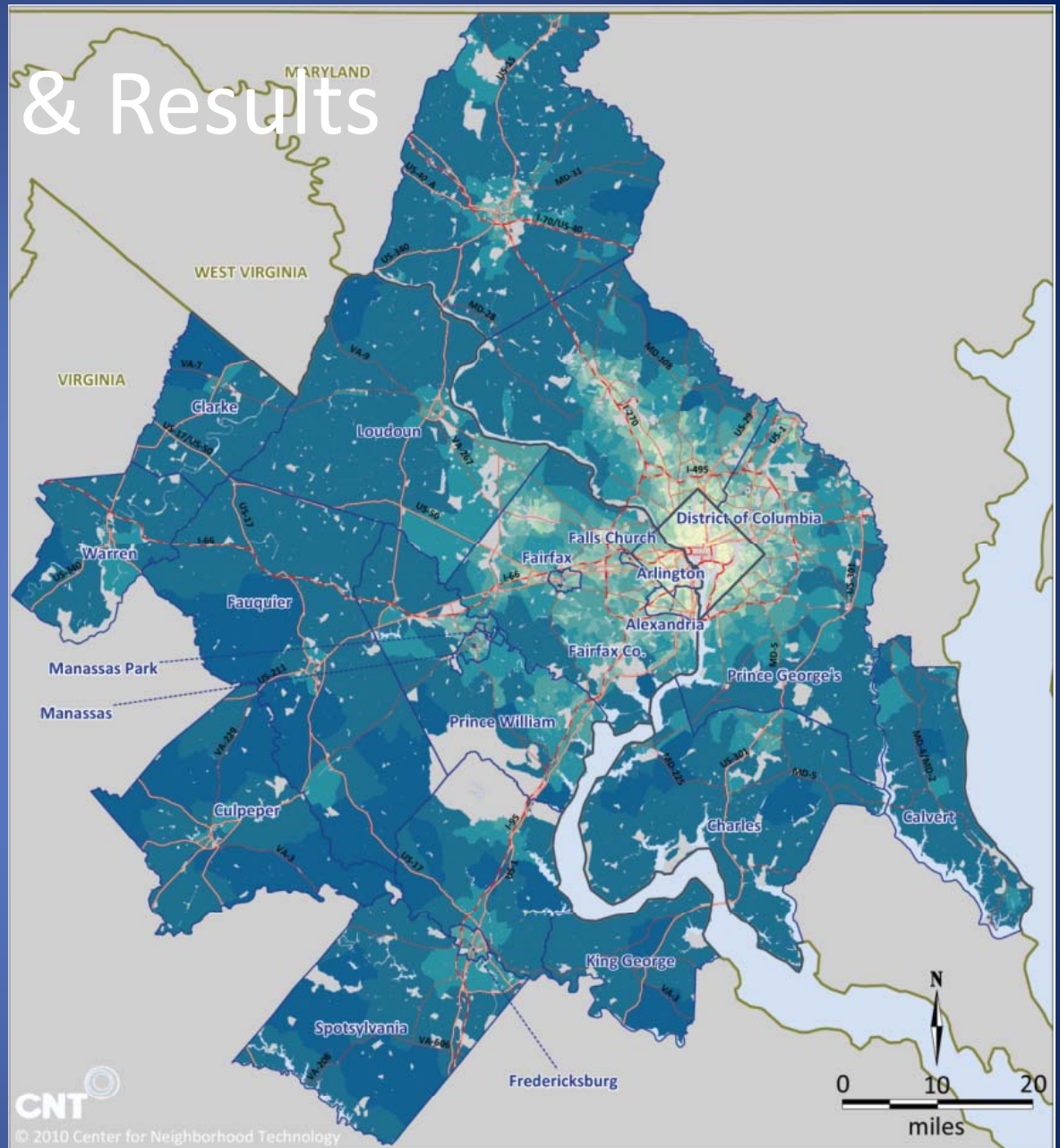
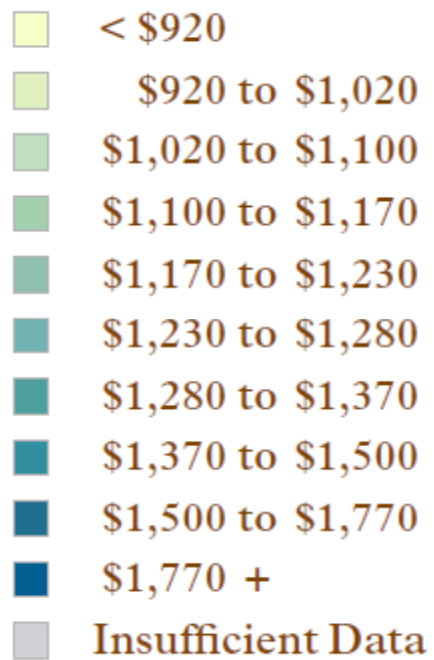
Model Outputs & Results

Average Monthly Housing Costs



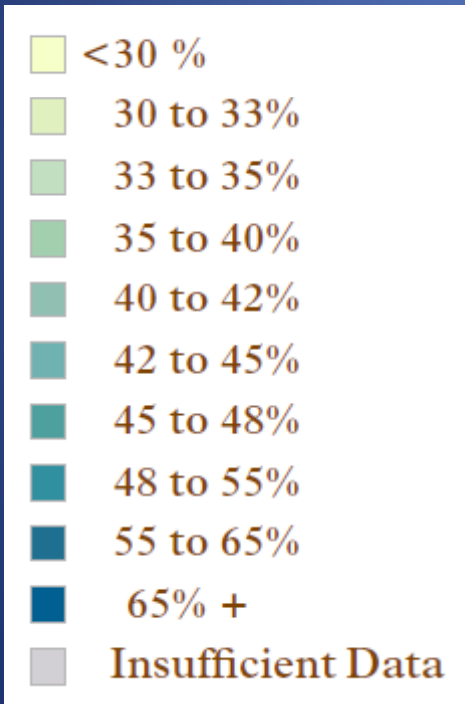
Model Outputs & Results

Average Monthly Transportation Costs

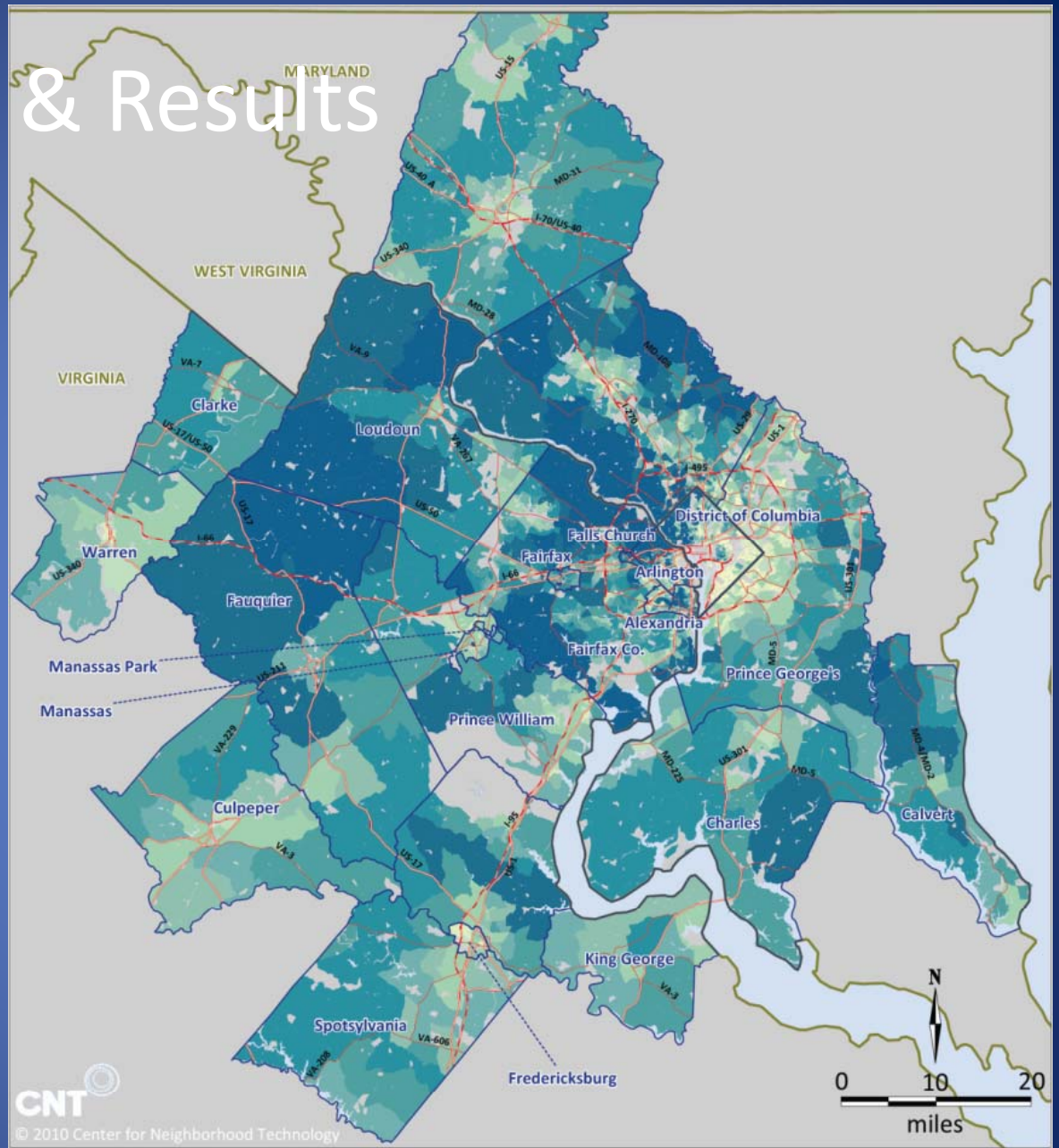


Model Outputs & Results

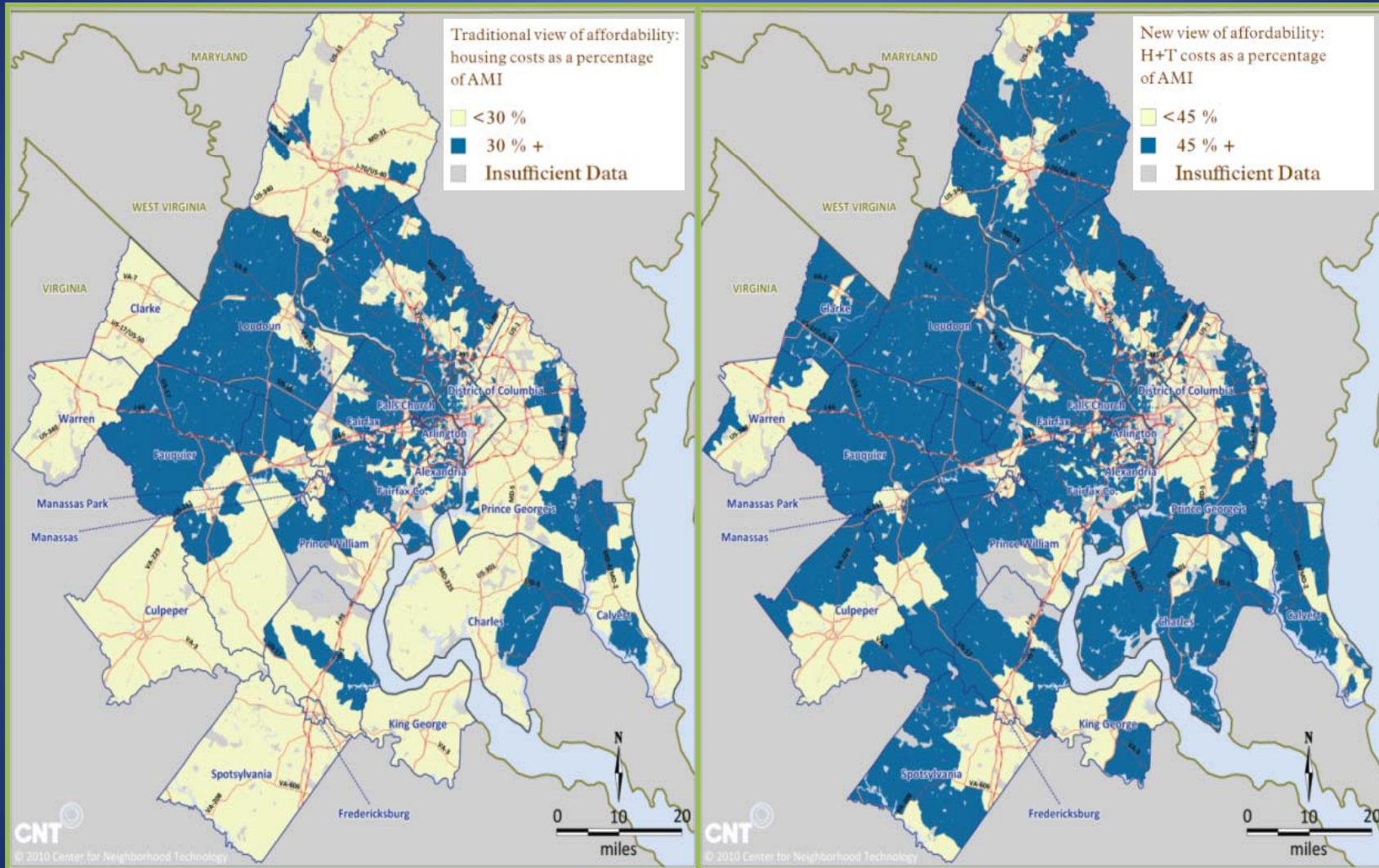
Average Monthly H+T Costs
as a Percent of
Area Median Income (AMI)



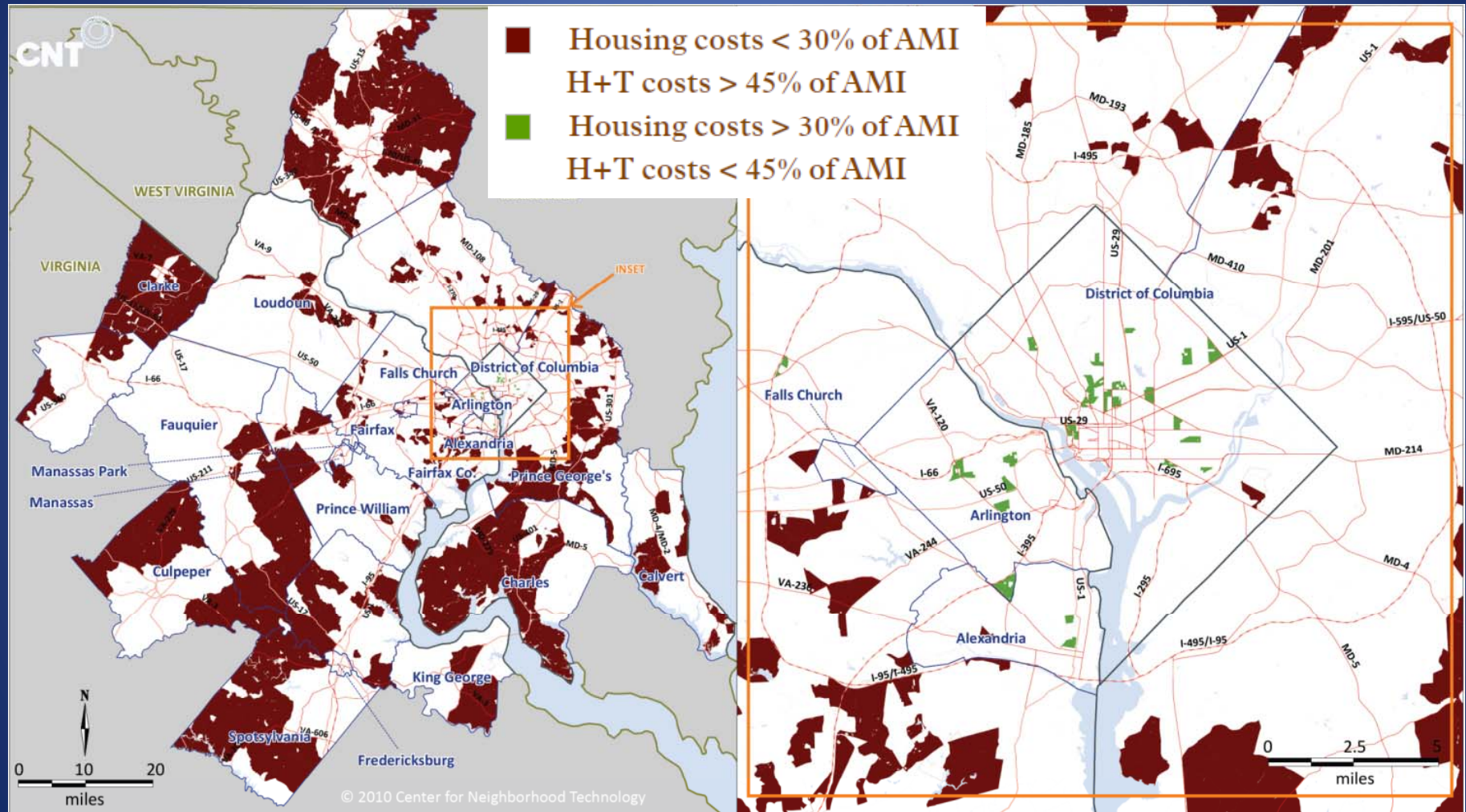
AMI = \$87,623



Expanding the Definition of Affordability



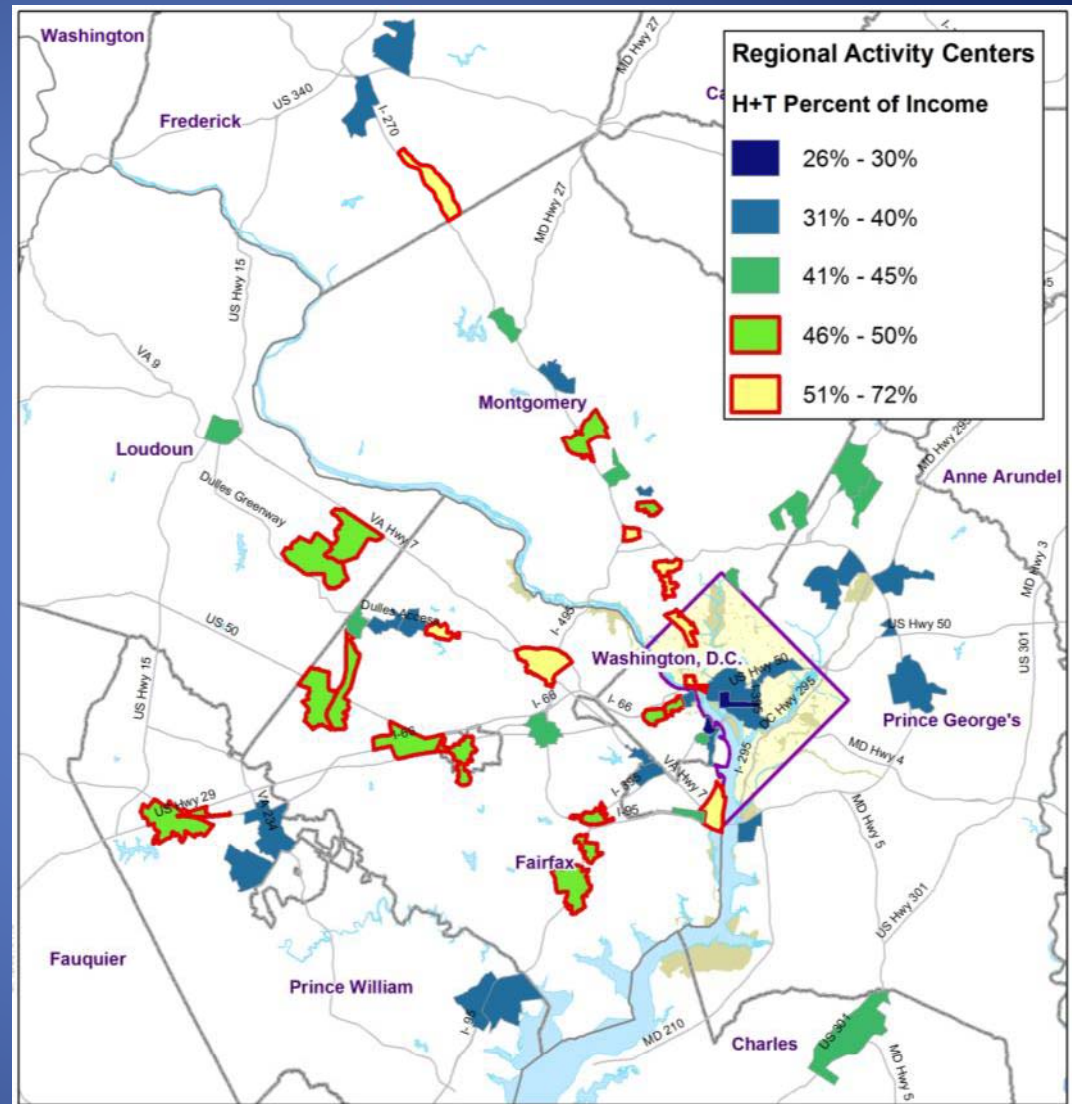
Bringing It all Together



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

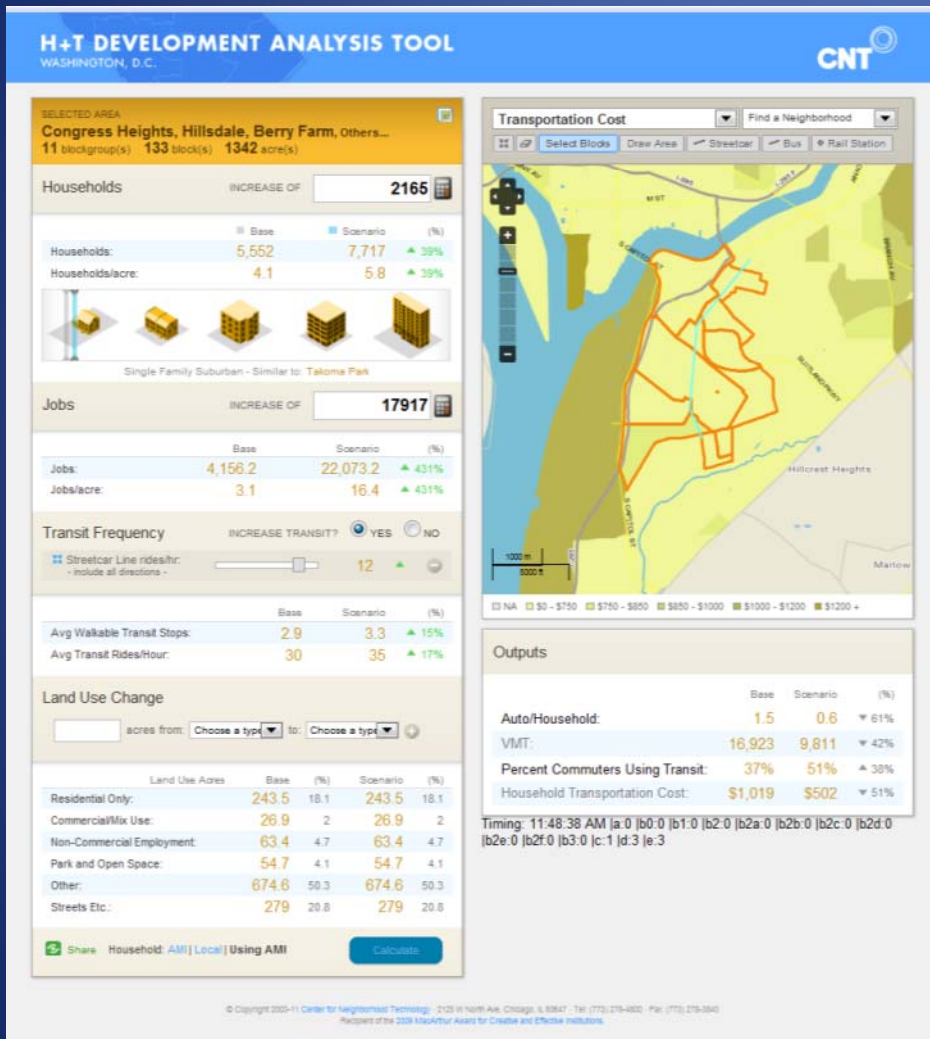
- Inclusion in the "Business Case for Transit" Study

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 Implications?



Thank You! Questions?

More Information
www.planning.dc.gov
www.cnt.org

Art Rodgers
Senior Housing Planner
art.rodgers@dc.gov