

# Housing & Transportation Cost: Applications in Planning

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MWCOG Planning Director's Technical Advisory Committee

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 Neighborhood Variables

Household Income  
Household Size  
Commuters per Household

Source: Center for Neighborhood Technology



Car Ownership  
Car Usage  
Public Transit Usage



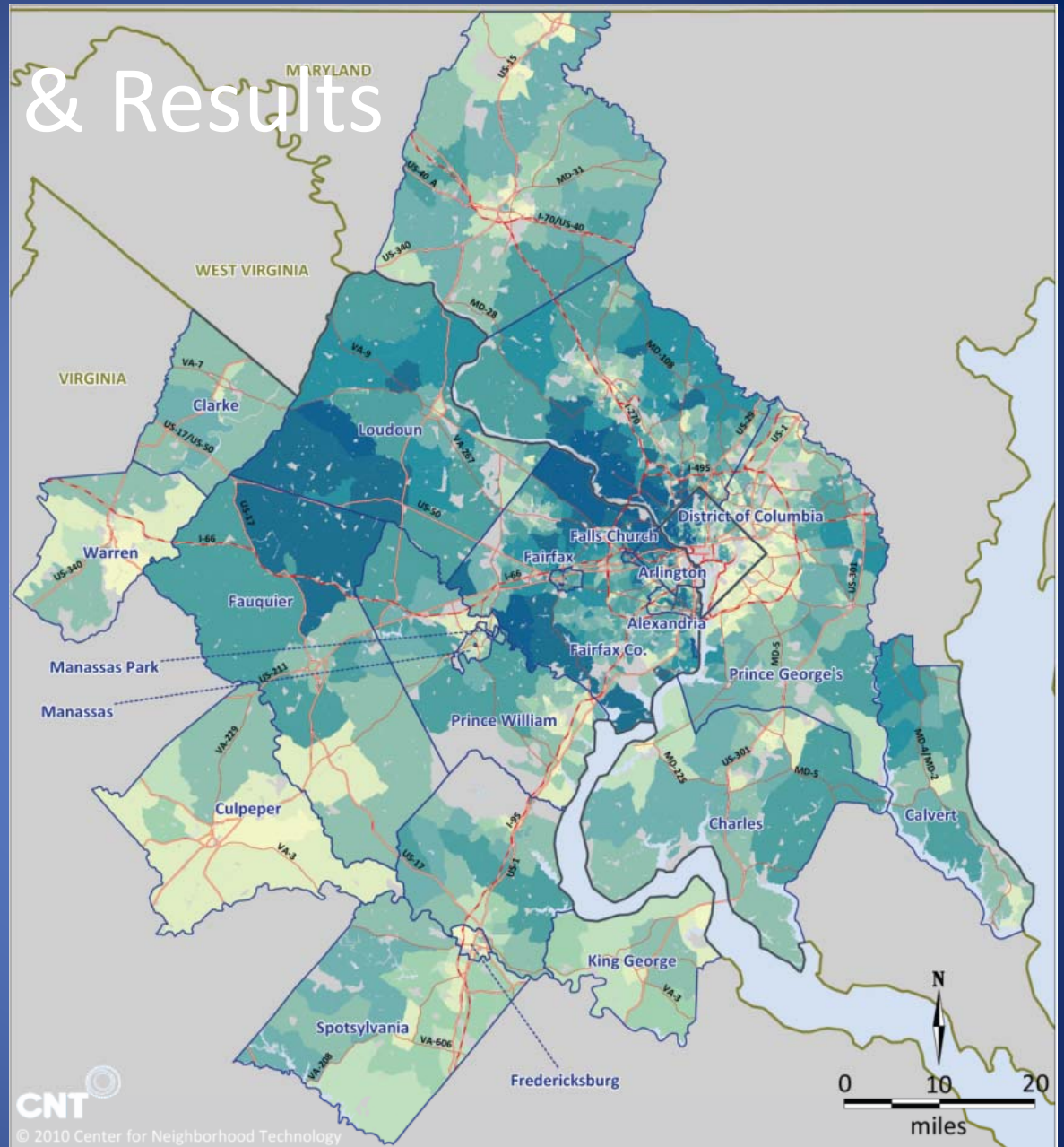
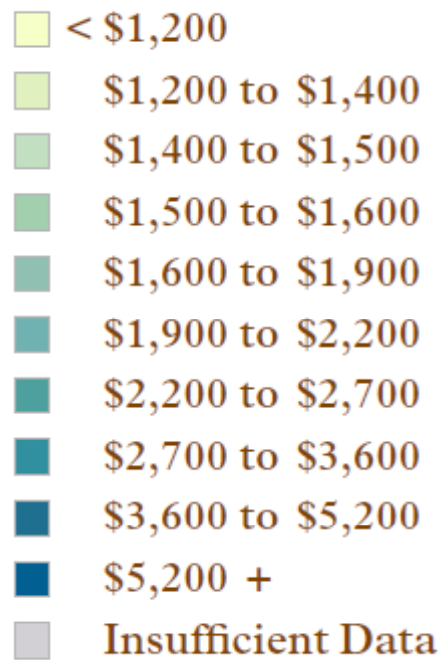
Total Transportation Costs





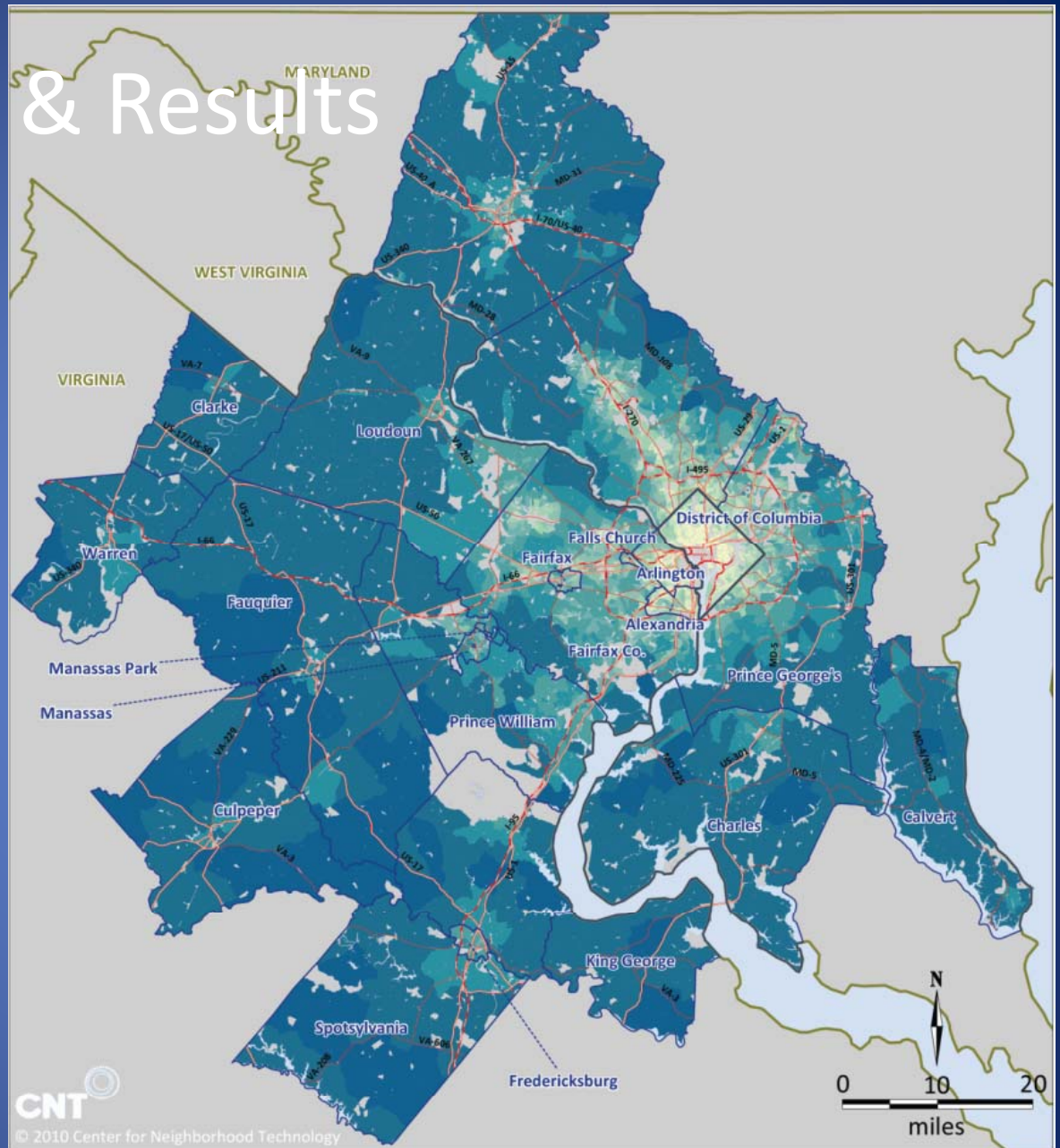
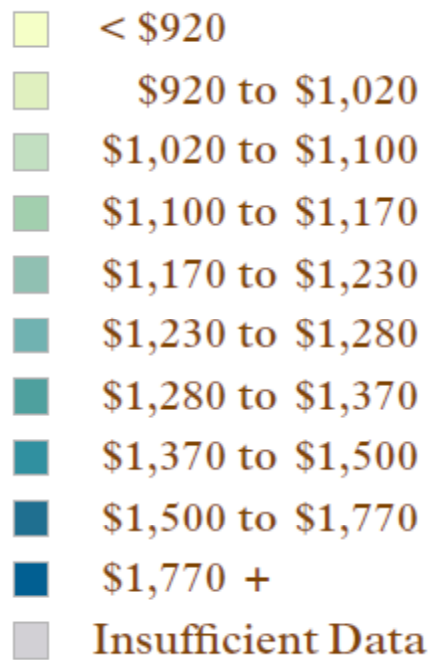
# Model Outputs & Results

## Average Monthly Housing Costs



# Model Outputs & Results

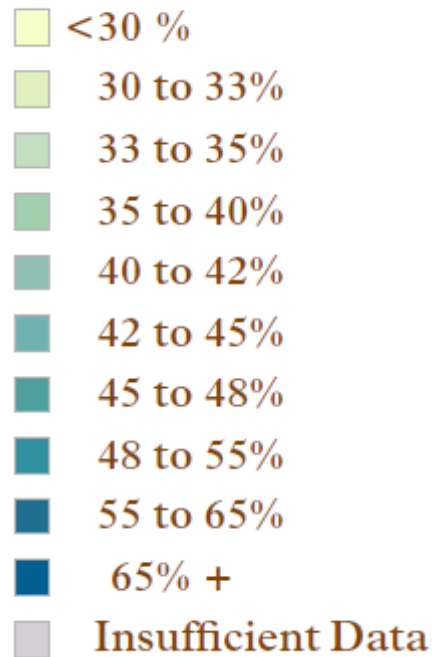
## Average Monthly Transportation Costs



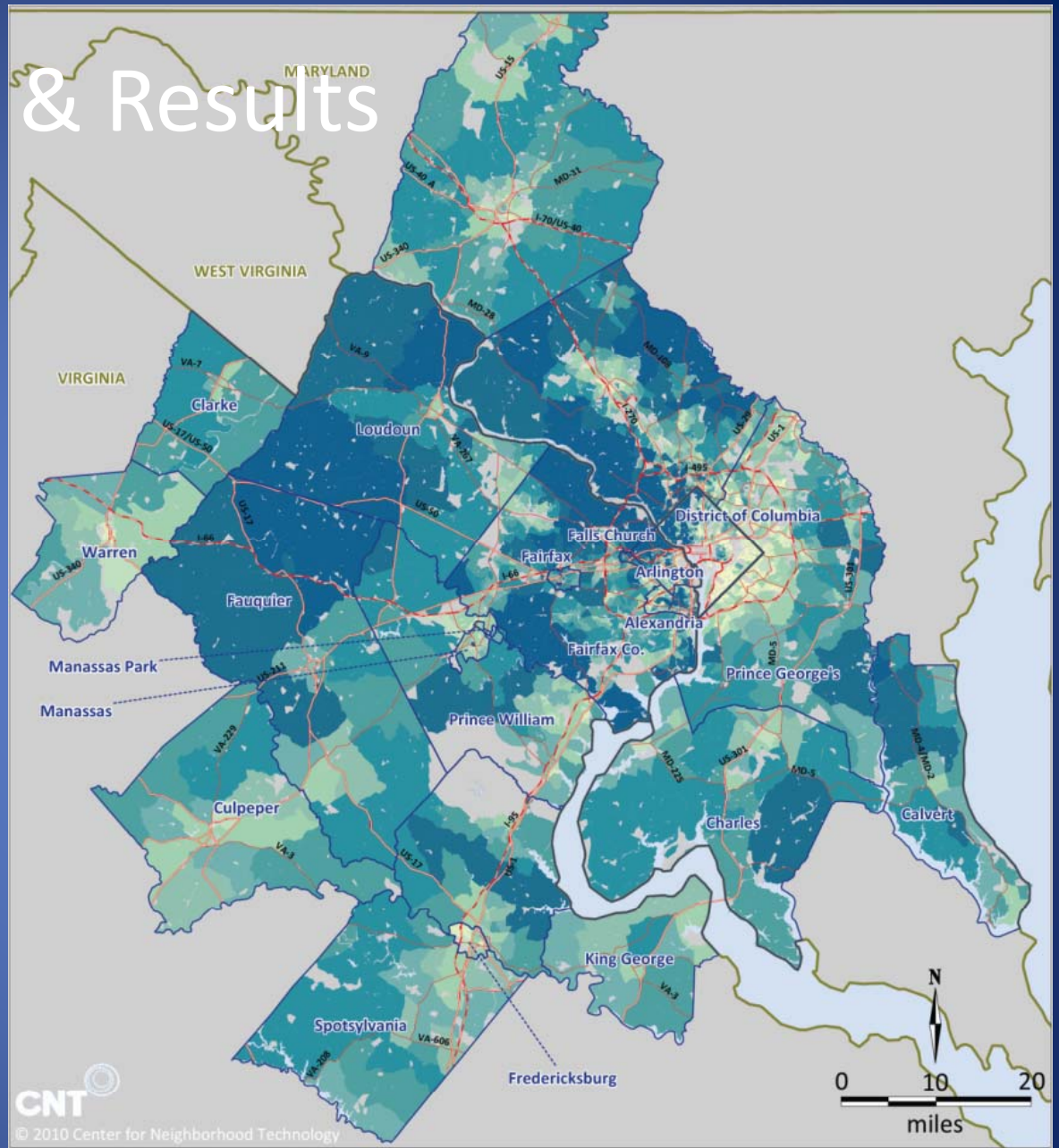


# Model Outputs & Results

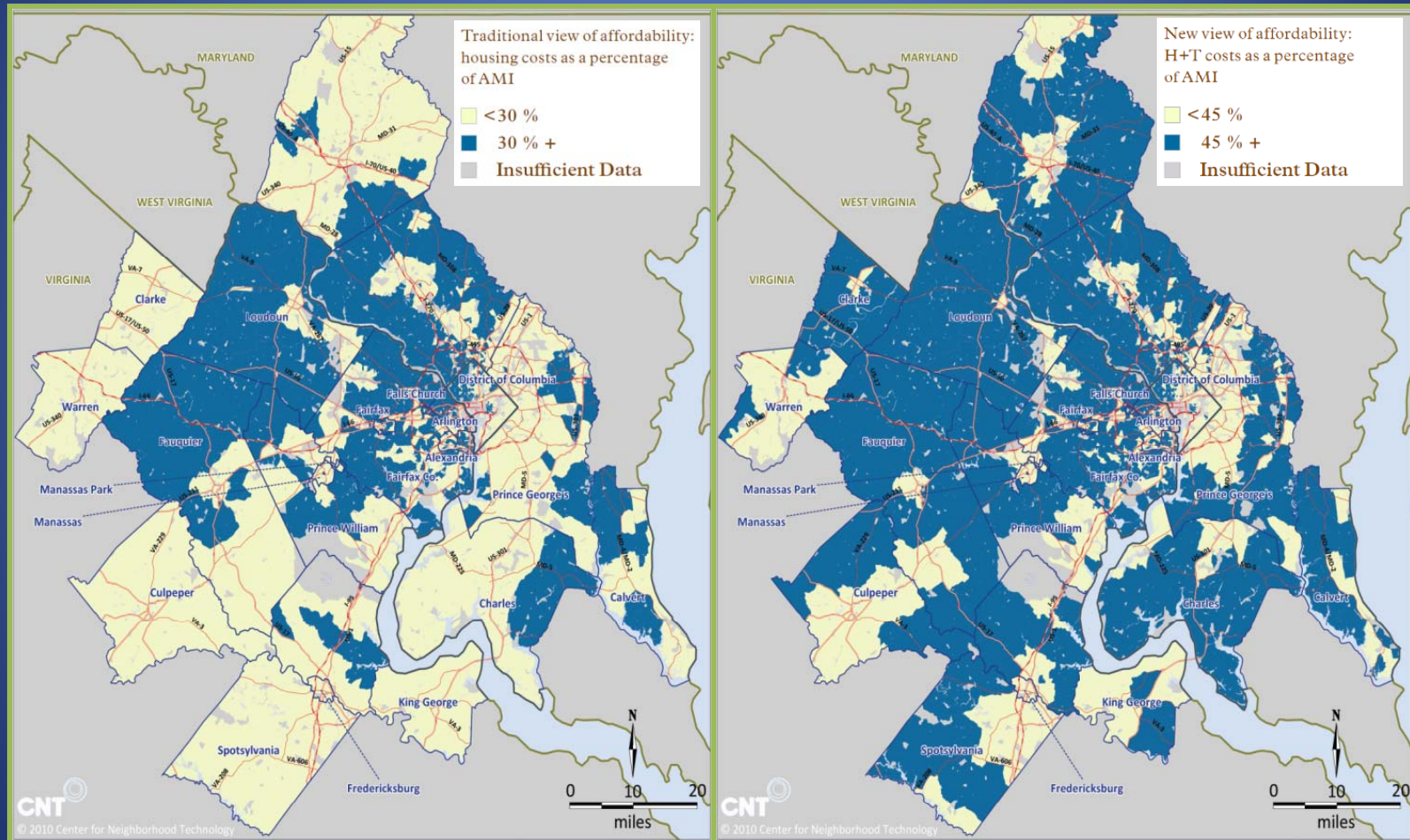
Average Monthly H+T Costs  
as a Percent of  
Area Median Income (AMI)



AMI = \$87,623



# H+T Index Expanding the Definition of Affordability









# 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

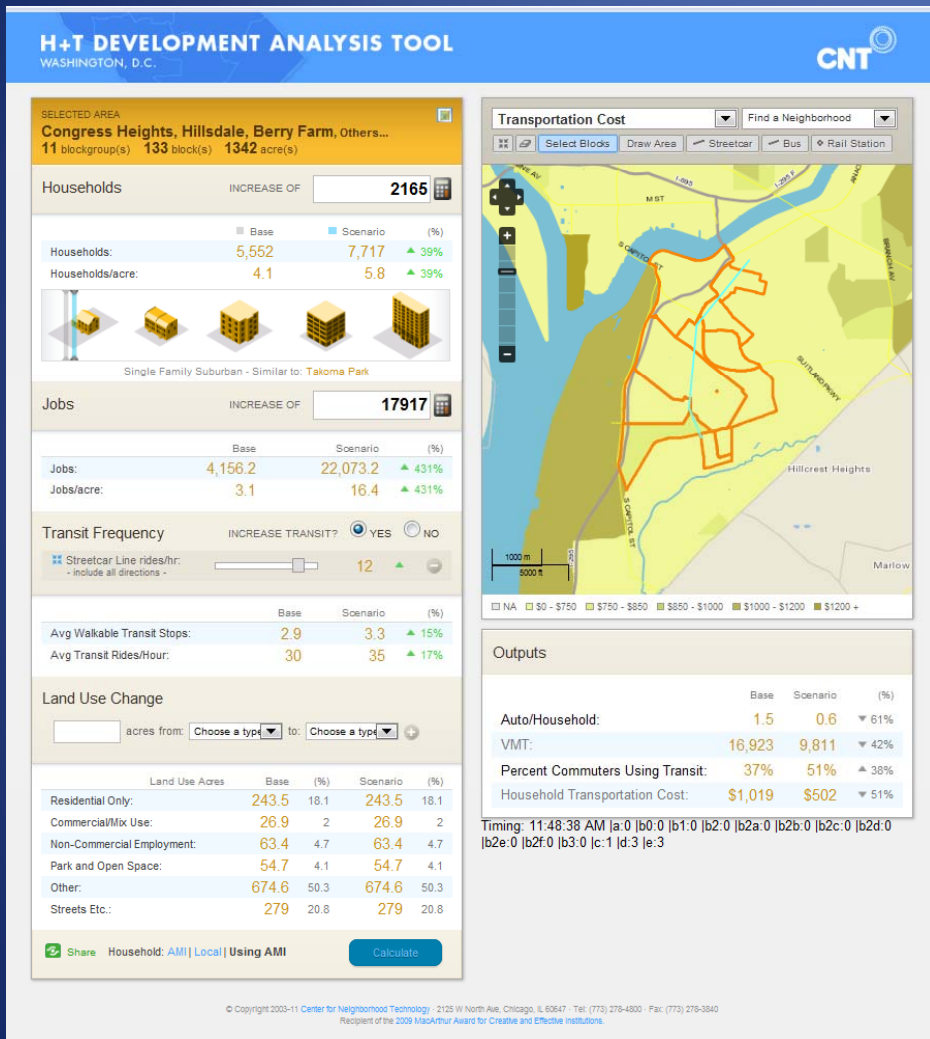
- Inclusion in the "Business Case for Transit" Study

## 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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