

H+T Affordability Index



WHAT

A new interactive mapping web tool (<http://htaindex.cnt.org>) that measures the true affordability of housing by accounting for transportation costs. Combining U.S. Census data and analysis of household transportation costs, the tool provides total housing and transportation costs as a percent of income on a neighborhood-level basis for 52 metropolitan areas across the U.S.

It is designed to enable individuals, urban planners, policy-makers, and transportation and housing advocates across the U.S. to calculate neighborhood-level costs of housing and transportation in major metropolitan areas and enhance housing-related decision-making.

As well as data on housing costs, transportation costs and combined housing/transportation costs for renters and owners, site users can view the following neighborhood characteristics:

- Number of autos per household
- Vehicle miles traveled per household
- Transit ridership
- Households per acre
- Travel time to work
- Employment density
- Average block size
- Transit connectivity

The tool also provides household statistics:

- Workers per household
- Median household income
- Percent of households owning their homes
- Average monthly ownership costs
- Average monthly rent

WHO

The tool was developed by the Chicago-based Center for Neighborhood Technology (CNT) and The Brookings Institution in Washington, DC as part of Brookings' Urban Market Initiative.

WHY

Housing affordability is often not what it seems. For example, the cost of a suburban home may seem affordable. But when transportation costs are factored in, it is in reality less affordable. With the home foreclosure crisis and escalating gas prices, consumers need better information about the transportation costs associated with their housing choices.

WHERE

Please see accompanying fact sheet for list of the 52 metro areas.

WHEN

The Housing + Transportation Affordability Index will be launched April 9, 2008. It is the second phase of an effort by CNT and Brookings to measure true affordability of housing.

KEY FINDING

Household size and income play a lesser role in determining affordability than do neighborhood characteristics, such as good and frequent transit service, proximity to jobs, and amenities within walking distance, in determining how much a family will have to spend on transportation annually.

CONTACT

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52 Metropolitan Areas

Anchorage, AK
Atlanta, GA
Austin- San Marcos, TX
Boston-Worcester-Lawrence, MA-NH-ME-CT
Buffalo-Niagara Falls, NY
Champaign-Urbana, IL
Charlotte-Gastonia-Rock Hill, NC-SC
Chicago-Gary-Kenosha, IL-IN-WI
Cincinnati-Hamilton, OH-KY-IN
Cleveland-Akron, OH
Columbus, OH
Dallas-Fort Worth, TX
Denver-Boulder-Greeley, CO
Detroit-Ann Arbor-Flint, MI
Fort Collins-Loveland, CO
Fort Wayne, IN
Harrisburg-Lebanon-Carlisle, PA
Hartford, CT
Honolulu, HI
Houston-Galveston-Brazoria, TX
Kansas City, MO-KS
Lancaster, PA
Las Vegas, NV-AZ
Little Rock-North Little Rock, AR
Los Angeles-Riverside-Orange County, CA
Memphis, TN-AR-MS
Miami-Fort Lauderdale, FL
Milwaukee-Racine, WI
Minneapolis-St. Paul, MN-WI
Nashville, TN
New Orleans, LA
New York-Northern New Jersey-Long Island, NY-NJ-CT-PA
Norfolk-Virginia Beach-Newport News, VA-NC
Philadelphia-Wilmington-Atlantic City, PA-NJ-DE-MD
Phoenix-Mesa, AZ
Pittsburgh, PA
Portland, ME
Portland-Salem, OR-WA
Providence-Fall River-Warwick, RI-MA
Raleigh-Durham-Chapel Hill, NC
Reading, PA
Sacramento-Yolo, CA
Salt Lake City-Ogden, UT
San Diego, CA
Seattle-Tacoma-Bremerton, WA
St. Louis, MO-IL
Stockton-Lodi, CA
Syracuse, NY
Tampa-St. Petersburg-Clearwater, FL
Washington-Baltimore, DC-MD-VA-WV
West Palm Beach-Boca Raton, FL