

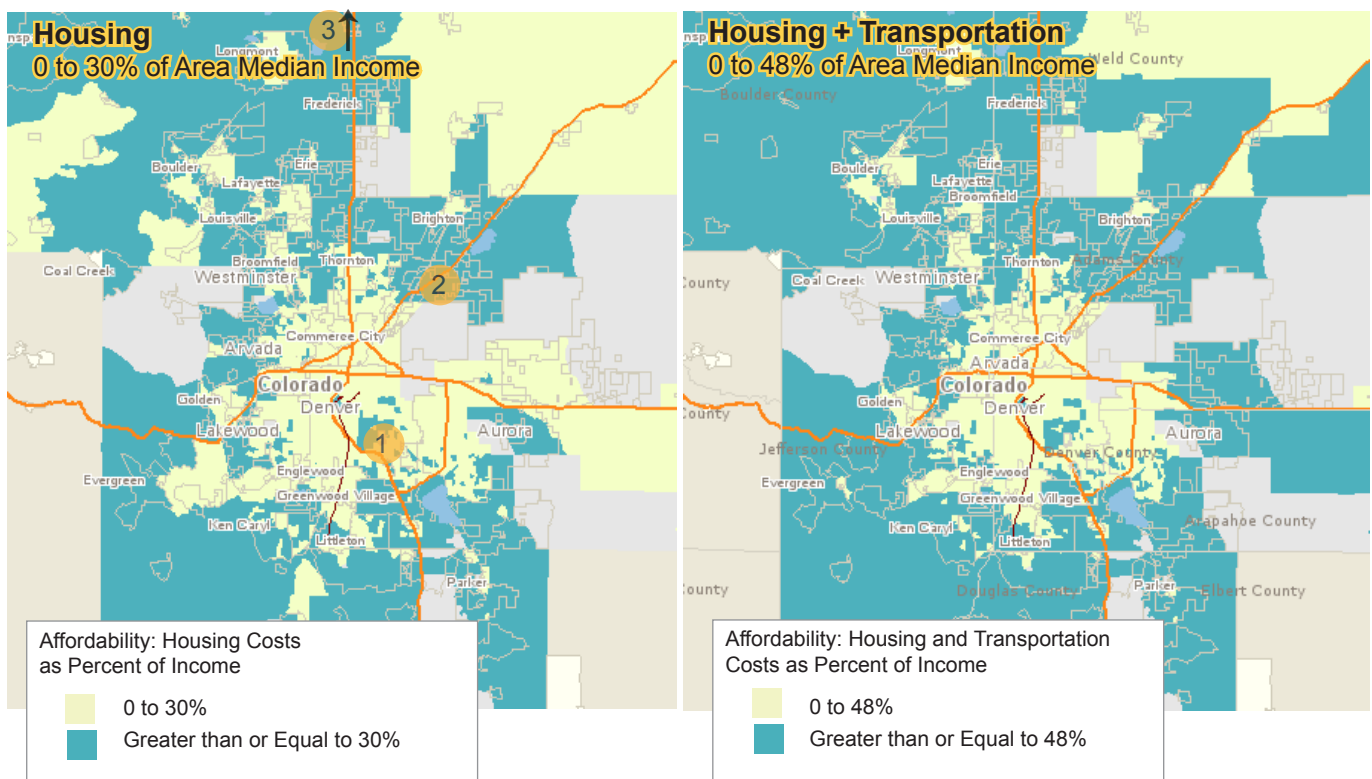
# H+T Affordability Index



The Housing + Transportation (H + T) Affordability Index is a new and more comprehensive way of thinking about the cost of housing and true affordability by exploring the impact that transportation costs associated with location have on a household's economic bottom line.

## Denver-Boulder-Greeley, CO

Two Views of Affordability



### Neighborhood Profiles

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	Washington Park Area, Denver	Commerce City (North East)	Greeley Area (West)
Transportation Cost	17.22 %	37.34 %	24.30 %
Housing Cost	37.41 %	34.53 %	19.63 %
Housing Cost: Renters	32.39 %	24.78 %	15.31 %
Housing Cost: Owners	38.66 %	36.80 %	15.31 %
Autos per Household	1.40	3.13	2.08
Transit Ridership	10.32 %	0.29 %	1.02 %
Households per Acre	4.38	0.01	1.66
Workers per Household	1.16	1.57	1.66
Monthly Transportation Cost in \$	\$ 733	\$ 1,589	\$ 1,034
Median Household Income	\$ 59,313	\$ 50,272	\$ 59,306

## Denver Metropolitan Area Representative Transportation Costs

Transportation Costs as a Percent of Average Median Income (AMI)	Community	Transportation Costs as a Percent of AMI
0 – 15% of AMI	Denver - Five Points	13.09 %
	Denver - Sun Valley	14.20 %
	Boulder - Chamberlain Historic District	14.87 %
15 – 18% of AMI	Denver - Greenwood Village	15.99 %
	Denver - Southland Park	16.02 %
	Boulder - Crossroad	16.03 %
18 – 20% of AMI	Denver - Skyland	17.44 %
	Boulder - Gunbarrel	18.16 %
	Denver - Westwood	18.98 %
20 – 28 % of AMI	Longmont (Central)	19.09 %
	Broomfield	21.27 %
	Fort Collins	22.27 %
	Arvada	22.71 %
	Castle Rock	24.09 %

### Background

The Housing + Transportation Affordability Index, developed by CNT and partner, the Center for Transit Oriented Development (CTOD), is an innovative tool that measures the true affordability of housing. The traditional measure of affordability used by planners, lenders, and most consumers recommends that housing should be less than 30 percent of income. The Housing + Transportation Affordability Index, in contrast, takes into account not just the cost of housing, but the costs of housing and transportation.

$$\text{H + T Affordability Index} = \frac{(\text{Housing Costs} + \text{Transportation Costs})}{\text{Income}}$$

The Index has received much attention from policy makers for its benefits to planners and TOD advocates and is already being used for additional research. This work represents the development the Housing + Transportation Affordability Index for 52 metropolitan areas.

The results are available through an interactive mapping website at:  
<http://htaindex.cnt.org>

### AFFORDABILITY IS ABOUT MORE THAN HOME PRICE

- Housing and transportation costs give a more complete picture of affordability than just the housing cost alone.
- Transportation costs are driven more by neighborhood characteristics than by the number of people in a household or their income.
- Places with access to services, walkable destinations, extensive & frequent transit, access to jobs, and density have lower household transportation costs.
- Creating neighborhoods with housing and transportation affordability requires multiple and targeted strategies and coordination within and across government agencies and the private sector.
- Underutilized transit station areas present an opportunity to create additional affordable and diverse neighborhoods.

**The newest product using the H+T Affordability Index models neighborhood-level data for 52 different metropolitan areas with results available through an interactive mapping website.**  
<http://htaindex.cnt.org>

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