

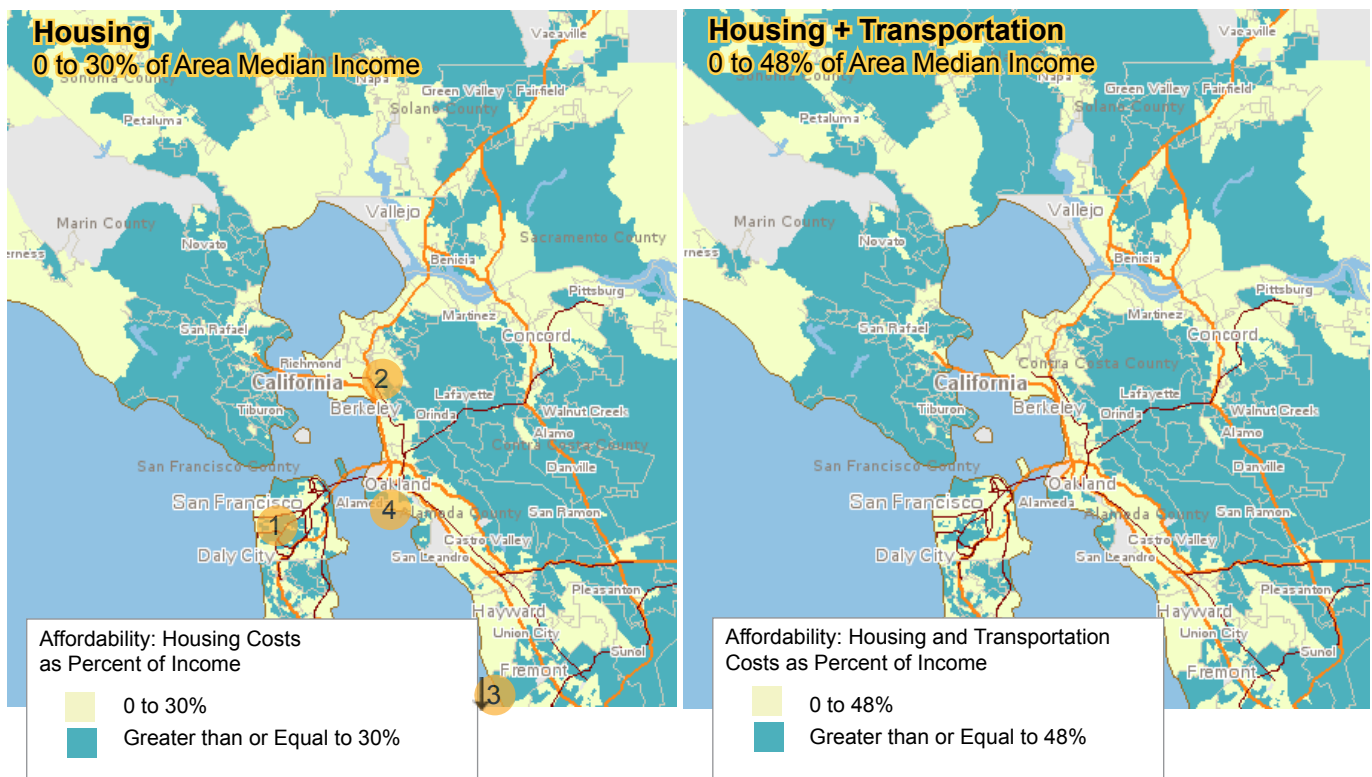
H+T Affordability Index



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.

San Francisco-Oakland-San Jose, CA

Two Views of Affordability



Neighborhood Profiles

	1 San Francisco, SF County	2 Berkeley, Alameda County	3 Santa Clara, Santa Clara County	4 Oakland, Alameda County
Transportation Cost	14.38 %	17.23 %	28.24 %	15.67 %
Housing Cost	35.85 %	39.05 %	21.82 %	17.09 %
Housing Cost: Renters	24.91 %	22.79 %	21.82 %	14.00 %
Housing Cost: Owners	57.71 %	45.98 %	33.31 %	21.20 %
Autos per Household	1.39	1.72	3.04	1.53
Transit Ridership	14.98 %	10.37 %	1.40 %	13.63 %
Households per Acre	13.32	4.32	0.05	8.11
Workers per Household	1.26	1.35	0.72	1.56
Monthly Transportation Cost in \$	\$ 743	\$ 890	\$ 1,263	\$ 810
Median Household Income	\$ 56,827	\$ 79,488	\$ 47,639	\$ 50,208

San Francisco 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	San Francisco - Castro	12.1 %
	San Francisco – Mission District	12.9 %
	Oakland - Piedmont	13.7 %
	San Francisco - Sunset	13.9 %
15 – 18% of AMI	Berkeley	15.1 %
	Fruitvale	16.6 %
	Dublin	17.1 %
18 – 20% of AMI	Mill Valley	17.2 %
	Livermore	18.0 %
	San Ramon	18.5 %
20 – 28 % of AMI	Saratoga	19.1 %
	Sunnyvale	19.7 %
	Hillsborough	20.1 %
	Menlo Park	21.0 %
	Union City	24.3 %

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.

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

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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