

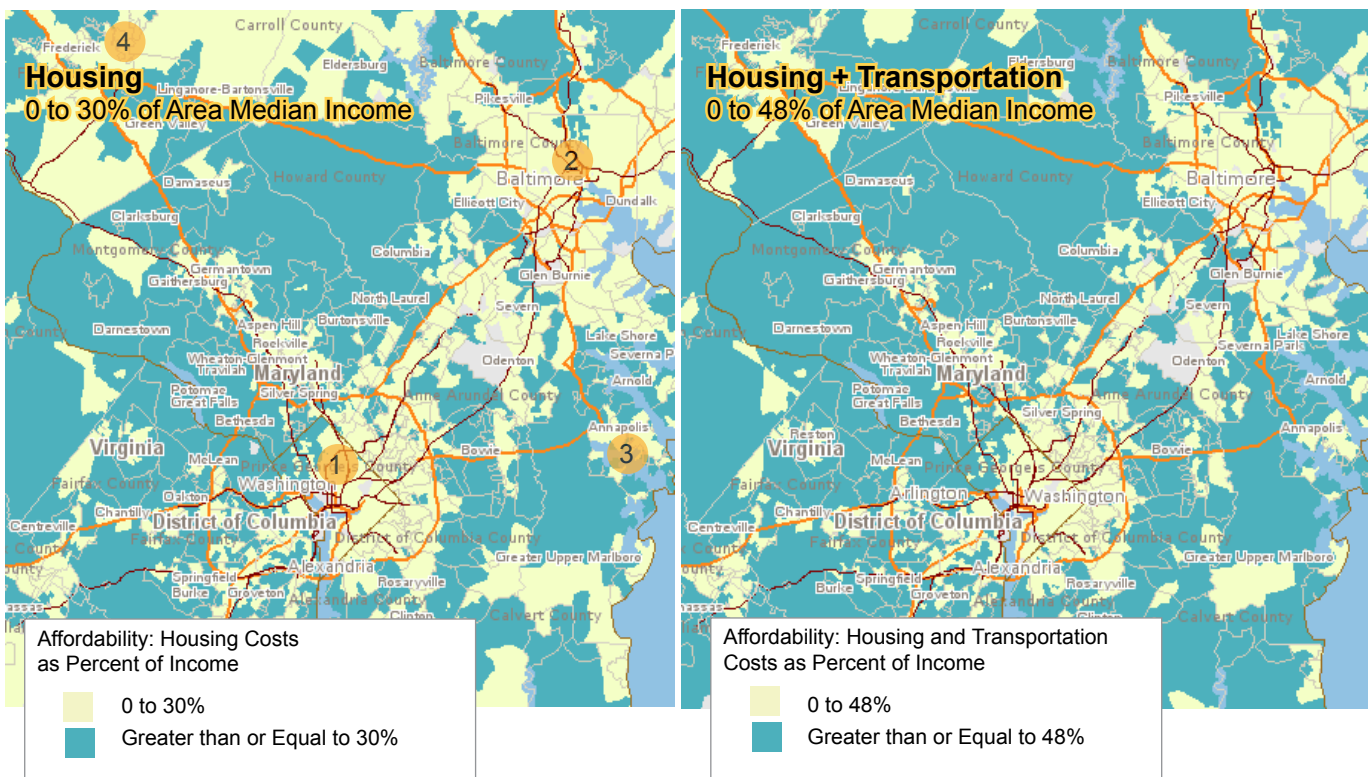
# H+T Affordability Index



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.

## Washington-Baltimore, DC-MD-VA-WV

### Two Views of Affordability



### Neighborhood Profiles

1

2

3

4

	Logan Circle, DC	Ridgely's Delight, Baltimore	Londontowne, MD	Frederick Area, VA
Transportation Cost	14.12 %	12.40 %	21.55 %	33.67 %
Housing Cost	24.27 %	19.24 %	41.37 %	25.28 %
Housing Cost: Renters	18.80 %	17.28 %	17.42 %	13.67 %
Housing Cost: Owners	44.63 %	27.35 %	47.14 %	27.29 %
Autos per Household	1.21	0.95	2.01	3.23
Transit Ridership	21.47 %	27.79 %	6.08 %	0.09 %
Households per Acre	30.48	16.27	1.61	0.06
Workers per Household	1.19	1.34	1.54	1.53
Monthly Transportation Cost in \$	\$ 674	\$ 592	\$ 1,028	\$ 1,607
Median Household Income	\$ 49,076	\$ 43,259	\$ 63,086	\$ 56,765

### Washington, D.C. 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	DC – Dupont Circle	13.5 %
	DC – Columbia Heights	14.6 %
	DC – Fort Lincoln	14.6 %
15 – 18% of AMI	DC – Fort Totten	16.3 %
	MD – Langley Park	16.7 %
	MD – Chevy Chase	17.6 %
18 – 20% of AMI	VA – Falls Church	17.0 %
	VA – Fairfax County	20.6 %
	VA – Hillcrest Heights	18.5 %
	MD - Annapolis	19.4 %
	MD – White Oak	19.7 %
20 – 28 % of AMI	MD – North Laurel	20.7 %
	VA - Annandale	20.1 %
	VA - Woodbridge	22.0 %

### 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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