

Housing and Transportation

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CHAPA Breakfast Forum

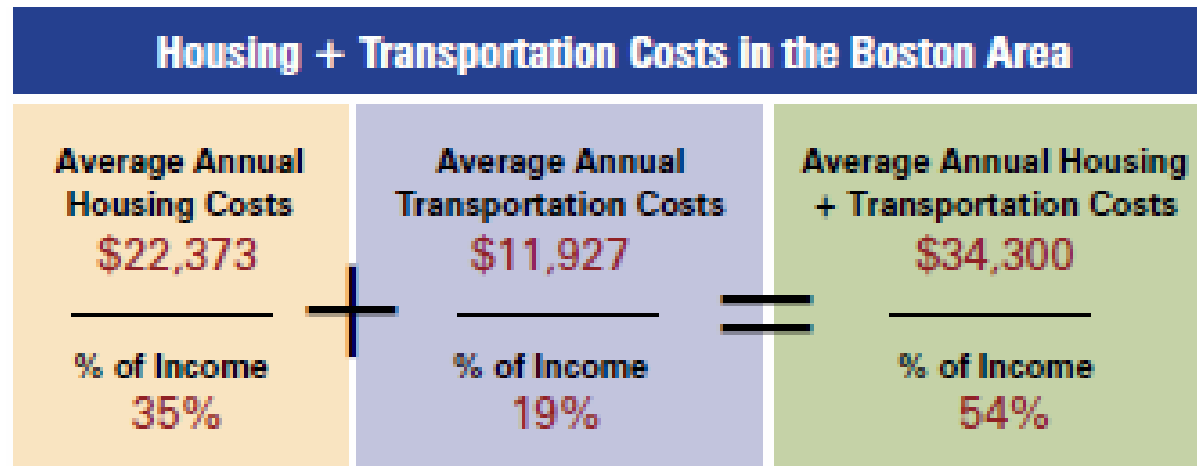


Why is H&T Important?

- Housing + Transportation + Utilities = a better measure of housing affordability.
- Families who 'drive till they qualify' may experience sharp increases in transportation costs, compromising affordability
- Demographic changes likely to fuel increased demand for housing in location-efficient areas
- Developing location-efficient housing affordable to families with a mix of incomes will also:
 - Reduce energy use, greenhouse gas emissions, traffic congestion, and infrastructure costs
 - Improve ridership for and equitable access to public transit

Combined H&T Costs in Boston Area

- The Boston Regional Challenge (ULI, CNT & CHP) ('06-'08 ACS data)

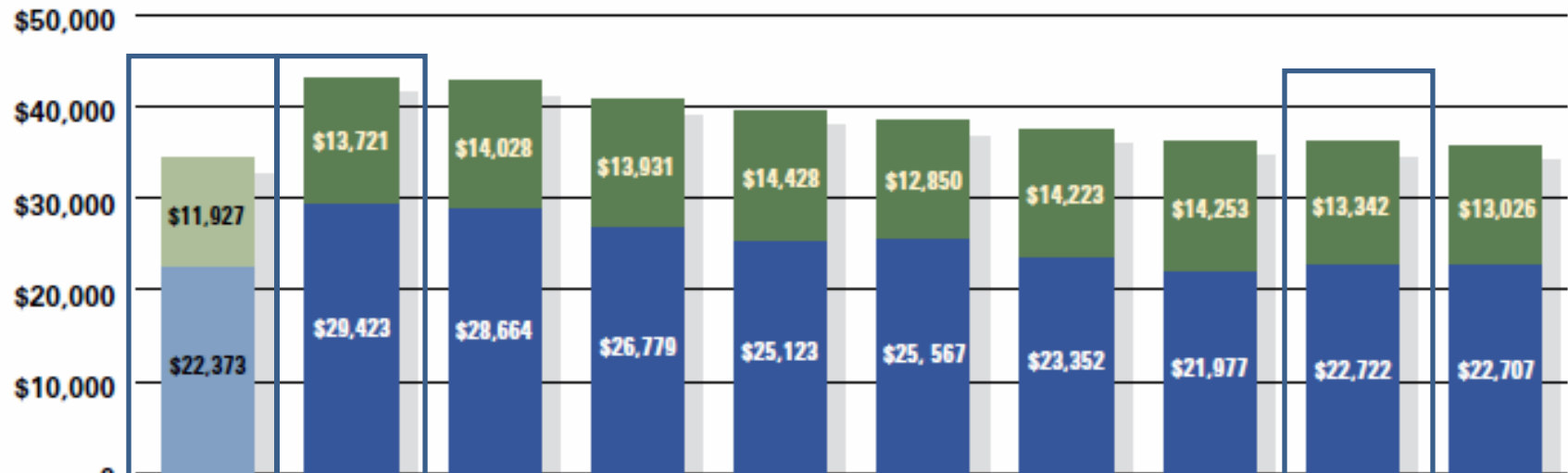


Comparisons:

- Washington, DC: 47% combined ('06 data)
- San Francisco, CA: 59% combined ('05 to '07 ACS data)

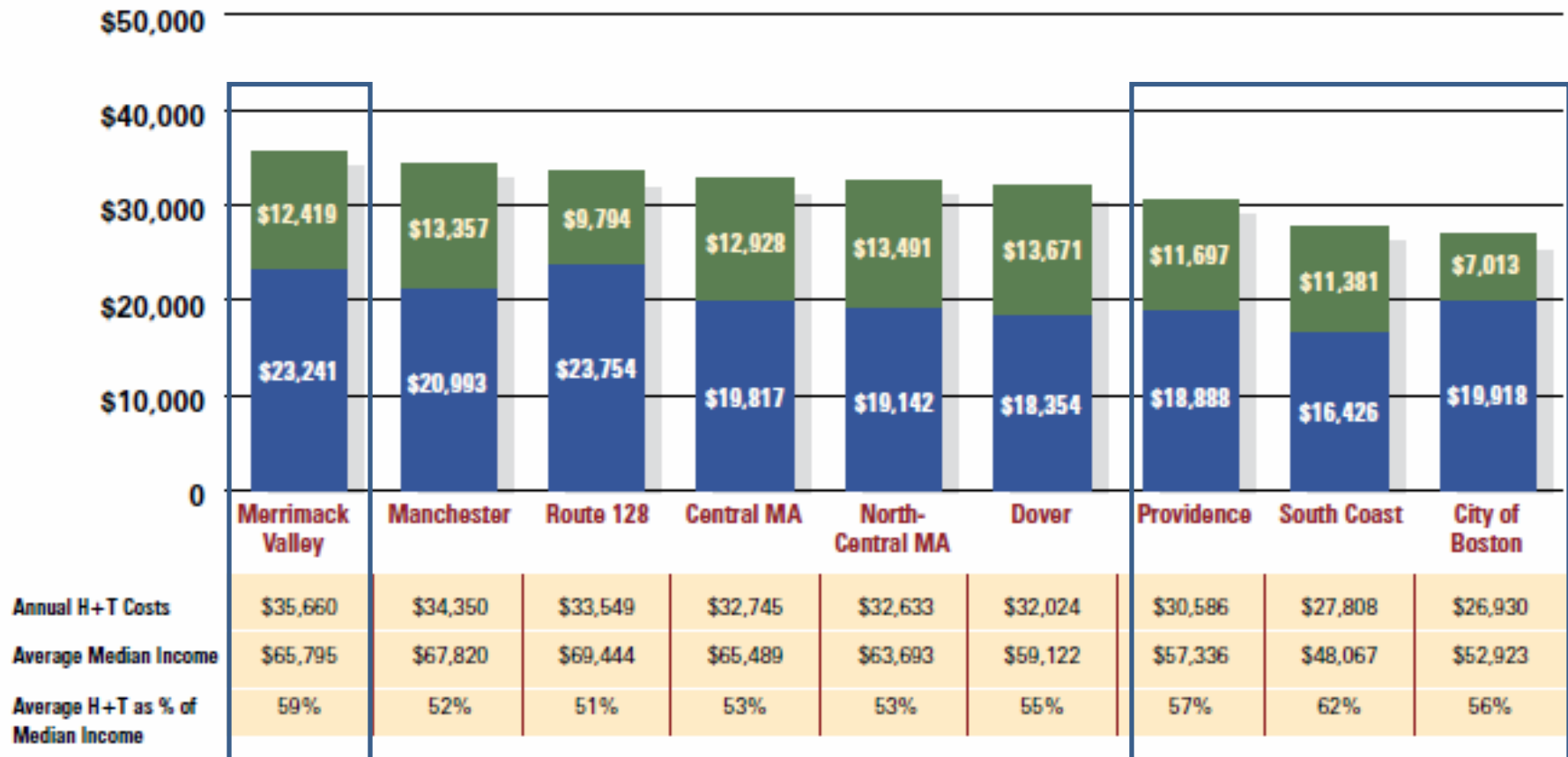
Boston Regional Challenge

Regional Variation in Housing + Transportation Costs

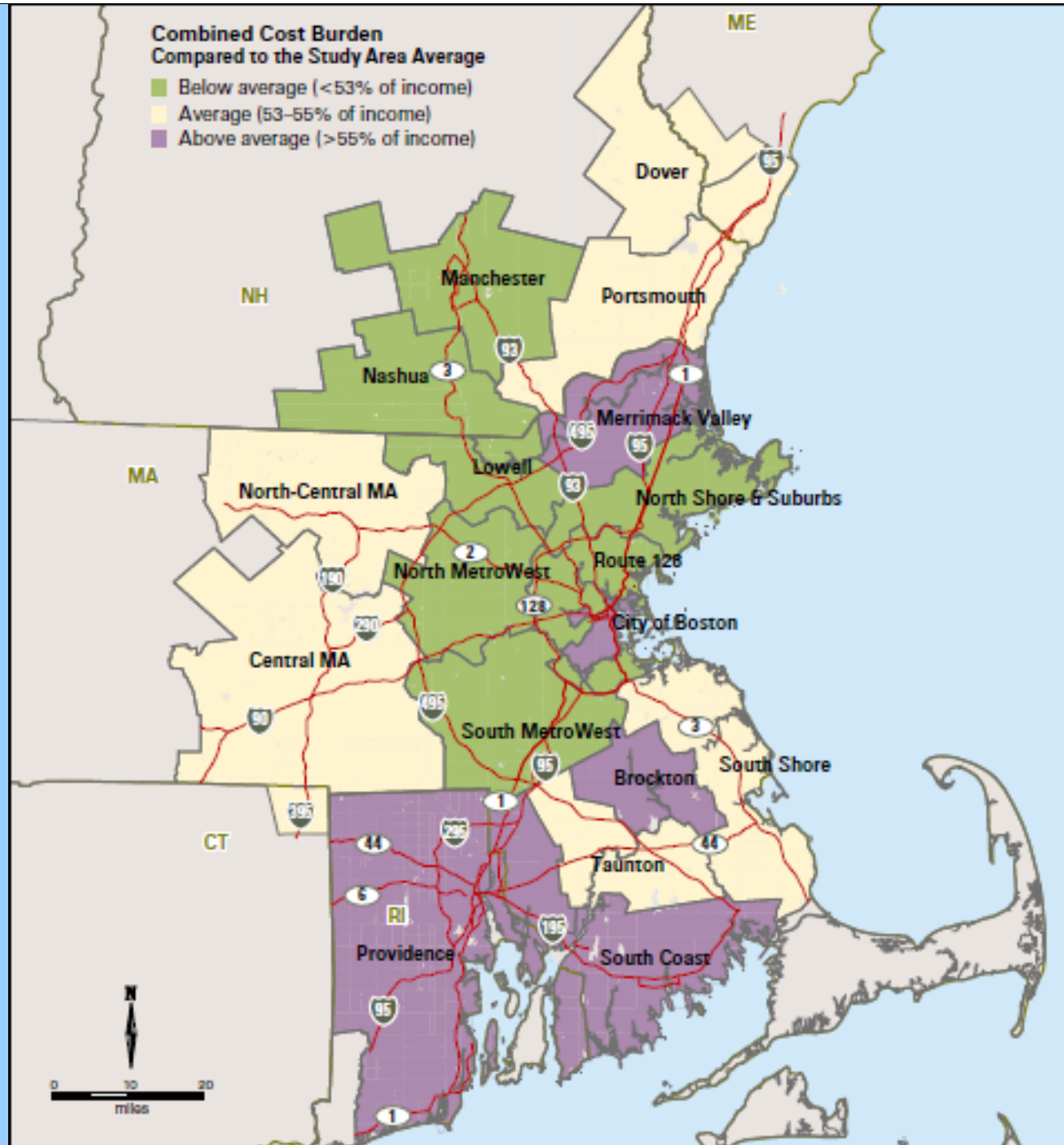


	Study Area	North MetroWest	South MetroWest	South Shore	Portsmouth	North Shore & Suburbs	Nashua	Taunton	Brockton	Lowell
Annual H+T Costs	\$34,300	\$43,144	\$42,692	\$40,711	\$39,551	\$38,417	\$37,575	\$36,230	\$36,065	\$35,733
Average Median Income	\$68,036	\$95,744	\$92,371	\$77,812	\$76,585	\$76,452	\$77,704	\$69,032	\$67,017	\$73,969
Average H+T as % of Median Income	54%	48%	48%	54%	53%	52%	50%	54%	57%	51%

Boston Regional Challenge



Boston Regional Challenge



Status of National Policy Initiatives

- Interagency Partnership for Sustainable Communities
 - Two rounds of HUD grants (FY 2010 & FY 2011), but not funded in FY 2012
- Livable Communities Act
 - Would authorize HUD sustainable communities office and programs & provide an infrastructure credit facility
 - Introduced in House and Senate
- Federal Transportation Reauthorization
 - Temporarily extended thru March 31, 2012
 - Senate EPW and Commerce have marked-up 2-year bills, but Senate Banking and Finance have not
 - House plans to consider 5-year bill
 - Advocates seek infrastructure credit facility and transportation planning grants

Recent & Upcoming Work on H&T

- Insights brief on impact of public transit on housing costs
- Ideas briefs on state, regional and local strategies for promising equitable and sustainable development
- HousingPolicy.org toolkit on equitable and sustainable dev't
- Solutions for Sustainable Communities: 2011 Learning Conference on State & Local Housing Policy
- Update of *A Heavy Load* (expected Spring 2012)

<http://www.nhc.org/publications/Coordinating-Housing-and-Transportation-Policy.html>