



# Metro Summary

## Housing / Transportation Costs by Income

Of the four types of neighborhoods, Below Average Housing & Transportation cost neighborhoods have the greatest share of households in the region, 40% (Fig. 2). Households earning \$50,000 or more are the majority of households in these neighborhoods, at 78%. These households pay 25% to 45% of their income for housing and transportation (Fig.1).

Above Average Housing & Transportation cost neighborhoods have the second greatest share of households in the region, 27% (Fig. 2). Households earning less than \$50,000 annually are the majority of households in these neighborhoods, at 58%. These households pay 49% to 113% of their income for housing and transportation (Fig. 1).

Fig. 1: H+T Costs by Income by Neighborhood Type

Washington	Below Avg H&T (1)			Above Avg H (2)			Above Avg T (4)			Above Avg H&T (3)			Wt. Avg of Quads		
Income Category	% H	% T	% H&T	% H	% T	% H&T	% H	% T	% H&T	% H	% T	% H&T	% H	% T	% H&T
\$0-<\$20,000	70%	57%	130%	67%	45%	111%	55%	70%	125%	59%	54%	113%	62%	55%	117%
\$20,000 - <\$35,000	42%	34%	78%	37%	25%	62%	33%	42%	75%	33%	32%	65%	36%	33%	69%
\$35,000 - <\$50,000	32%	25%	59%	27%	19%	46%	26%	30%	57%	25%	24%	49%	28%	24%	53%
\$50,000 - <\$75,000	26%	18%	45%	21%	14%	36%	21%	22%	43%	20%	18%	38%	22%	18%	41%
\$75,000 - <\$100,000	21%	14%	36%	18%	11%	29%	18%	16%	34%	16%	14%	30%	19%	14%	33%
\$100,000 - <\$250,000	15%	9%	25%	14%	7%	21%	13%	11%	24%	12%	9%	22%	15%	9%	24%
<b>TOTAL</b>	<b>24%</b>	<b>13%</b>	<b>38%</b>	<b>29%</b>	<b>14%</b>	<b>43%</b>	<b>24%</b>	<b>20%</b>	<b>44%</b>	<b>30%</b>	<b>21%</b>	<b>51%</b>	<b>27%</b>	<b>17%</b>	<b>43%</b>

Fig. 2: Distribution of Households by Income by Neighborhood Type

Washington	Below Avg H&T (1)			Above Avg H (2)			Above Avg T (4)			Above Avg H&T (3)			TOTAL REGION	
Income Category	# of HHS	% of HHS in Quad	% in Region	# of HHS	% of HHS in Quad	% in Region	# of HHS	% of HHS in Quad	% in Region	# of HHS	% of HHS in Quad	% in Region	# of HHS	% in Region
\$0-<\$20,000	29,722	5%	2%	36,413	14%	2%	23,203	8%	1%	86,242	20%	5%	175,580	11%
\$20,000 - <\$35,000	46,393	7%	3%	40,087	15%	2%	36,443	13%	2%	88,717	20%	5%	211,640	13%
\$35,000 - <\$50,000	63,822	10%	4%	42,037	16%	3%	43,873	15%	3%	78,790	18%	5%	228,522	14%
\$50,000 - <\$75,000	126,174	19%	8%	55,374	21%	3%	72,095	25%	4%	92,052	21%	6%	345,695	21%
\$75,000 - <\$100,000	115,390	18%	7%	34,712	13%	2%	50,902	18%	3%	48,459	11%	3%	214,751	13%
\$100,000 - <\$250,000	268,794	41%	16%	51,638	20%	3%	56,778	20%	3%	44,265	10%	3%	369,837	23%
<b>ALL INCOMES</b>	<b>650,295</b>	<b>100%</b>	<b>40%</b>	<b>260,261</b>	<b>100%</b>	<b>16%</b>	<b>283,294</b>	<b>100%</b>	<b>17%</b>	<b>438,525</b>	<b>100%</b>	<b>27%</b>	<b>1,632,375</b>	<b>100%</b>

## Relationship of Affordability to Accessibility

This is one of several metropolitan areas where local concentrations of affordable housing are associated with declining transportation *and* housing cost burdens. Also, unlike most metropolitan areas, housing unit density is not associated with housing costs. Chicago is the other exception. Perhaps this is because regions that have equally high housing prices throughout the region do not have particularly higher housing prices in high density areas than in lower and moderate density areas. (Adjusted R-Square: Housing Model, .6768, Transportation Model, .9156)

## Commuting Characteristics

Households living in Above Average Housing neighborhoods have the shortest commute in time by transit (39.9 minutes) or auto (29.1 minutes) and in distance (6.0 miles by transit and 8.3 miles by auto). Above Average Housing cost neighborhoods also have the greatest share of transit, 24%. Households in Above Average Transportation cost neighborhoods drive the farthest distances, 15.8 miles, and spend the most time by car, 35.3 minutes. These households also spend the longest time (by far) on transit, 66.8 minutes and to go the farthest distances (by far) on transit, 21.4 miles.

## Washington

Commuter Characteristics	Below Avg H&T	Above Avg H	Above Avg H & T	Above Avg T	All
<b>All Commuters</b>	945,206	334,193	531,323	416,866	2,227,588
% Transit	10%	24%	16%	3%	12%
Time all	31.7	31.7	35.6	36.3	33.5
Distance all	9.5	7.8	10.3	15.9	10.6
Speed All	17.9	14.8	17.9	25.3	18.8
<b>Transit Commuters</b>					
Time Transit	46.7	39.9	49.7	66.8	46.6
Distance Transit	9.6	6.0	7.3	21.4	8.4
Speed Transit	12.0	8.9	9.4	18.6	10.6
<b>Auto Commuters</b>					
Time Car	30.0	29.1	32.9	35.3	31.7
Distance Car	9.5	8.3	10.8	15.8	11.0
Speed Car	18.6	16.7	19.4	25.5	19.9

### Household Expenditures by Income and Proximity to Employment Washington, DC PMSA

Expenditures by Income	Central City EC	Other ECs	Outside an EC
<b>\$0-&lt;\$20,000</b>			
% Income on Housing	64%	67%	62%
% Income on Transport.	45%	55%	61%
% Income on H+T	109%	122%	124%
<b>\$20,000 - &lt;\$35,000</b>			
% Income on Housing	33%	39%	37%
% Income on Transport.	25%	33%	37%
% Income on H+T	58%	71%	73%
<b>\$35,000 - &lt;\$50,000</b>			
% Income on Housing	24%	29%	28%
% Income on Transport.	18%	24%	27%
% Income on H+T	42%	53%	54%
<b>\$50,000 - &lt;\$75,000</b>			
% Income on Housing	20%	23%	22%
% Income on Transport.	13%	17%	19%
% Income on H+T	33%	40%	41%
<b>\$75,000 - &lt;\$100,000</b>			
% Income on Housing	16%	18%	18%
% Income on Transport.	9%	13%	14%
% Income on H+T	26%	31%	32%
<b>\$100,000 - &lt;\$250,000</b>			
% Income on Housing	13%	13%	13%
% Income on Transport.	6%	8%	10%
% Income on H+T	19%	22%	23%
<b>Average of All Incomes</b>			
% Income on Housing	28%	26%	26%
% Income on Transport.	14%	15%	18%
% Income on H+T	42%	40%	44%
Owner Median Income	\$74,661	\$84,267	\$74,393
Renter Median Income	\$39,708	\$52,634	\$45,506
Median Income	\$53,853	\$72,433	\$65,789