

Appendix B – 28 Metro Profiles

This section provides a profile on each of the 28 metro areas in the study. For each of the metropolitan areas, the profile includes the following sections. Following the 28 metro profiles are congestion maps of 9 of the regions referenced in the main paper.

1. **Profile:** This table provides a quick profile on the housing stock, current prices in the market, e.g. hot, cool, and an assessment of the affordable housing supply; the transportation choices in the region defined by the non-auto mode share to work and the size of the transit system; and the jobs/housing relationship, e.g. what percent of jobs are in employment centers and what percent of the population lives near employment centers.
2. **Region Housing + Transportation Neighborhood Map:** Map of the region's neighborhoods (tracts) according to the portion of income the average income households in each neighborhood are spending on housing and transportation. These maps also include the footprints of the major employment centers (centers of more than 5,000 jobs), and transit lines and interstates.

The color scheme represents the following housing and transportation costs. It is important to note that the colors do not show the range of costs within a category. For instance, in the Above Average Housing neighborhoods (lavender), some households could be paying as much as 52% of their income while other households are paying as little as 21% of income, but the typical household in the tract (based on the weighted average household income), is paying more than the regional average expenditure on housing.

- *White: Below Average Housing & Transportation (Q1).* The average households in these tracts are typically wealthier and therefore can choose to live close to employment. Somewhat high housing and transportation costs are still a smaller share of their higher incomes.
 - *Lavender: Above Average Housing (Q2):* These areas are mostly urban, served by transit, and are in close proximity to employment centers. They are also typically higher income, but not always. Households in these areas are making a range of trade-offs on how much they are paying for housing in exchange for relatively low transportation costs.
 - *Grey: Above Average Transportation (Q3):* Predominantly suburban and exurban, these areas have moderate housing prices but much higher transportation costs. They tend to be moderate income households earning \$35,000 (renters) to \$50,000 (owners).
 - *Red: Above Average Housing & Transportation (Q4):* in these neighborhoods, the average households have both high housing and high transportation cost burdens. In most regions, this category highlights areas with few jobs and predominantly lower incomes.
3. **Figure 1. Costs by income by neighborhood Type.** This table provides the estimated housing, transportation, and combined housing and transportation expenditures for each income category in each of the four neighborhood types.
 4. **Figure 2. Distribution of households by income among the four Housing/Transportation Costs categories.** This table is useful to estimate the number of households in each income bin that are in a particular situation as a percent of all households in a region. For instance,

according to the table for Atlanta 14% of the region's households earn less than \$20,000 a year and most of them, 92,834 are paying above average expenditures for housing and transportation.

5. **Regression analysis interpretation of housing and transportation costs in relation to job accessibility, affordable housing and housing unit density.** (described in Section 4) of the housing and transportation costs in the region, based on tract level data, in relation to *measures of urban form and spatial location relative to employment* (natural log of housing unit density, distance from nearest employment center, census tract jobs per square mile based on a gravity model, median commute time), *local supply of affordable housing* (percent of units in tract that are “affordable” to working families from CHAS), and *household income* (natural log of the median household income for the tract). The complete tables from the regression results are at the end of this appendix.
6. **Commute Time, Speed and Distance.** This table summarizes the commuting characteristics of the households in the four types of Housing and Transportation Cost categories. The characteristics include the reported commute *time* reported by workers on the census long form, a measure of distance calculated “as the crow flies” between the worker’s home tract and the worker’s work tract, and a calculated speed based on the reported distance and calculated time. The measures are reported by auto commute and transit commute.
7. **Housing and Transportation Expenditures as a percentage of income based on proximity to employment.** This table shows the costs for households at each income in relation to proximity to the central city, other employment centers in the region, or away from any employment centers. Living “near” employment is measured by whether the tract in which the household lives intersects with any of the tracts that are part of the appropriate employment center comparison. These tables show that the lowest combined housing and transportation costs for low and moderate income households are generally in tracts adjacent to central city employment centers.

Appendix B - 28 Metro Affordability & Accessibility Regression Results

Housing Cost Model: All Metropolitan Areas

Regression Results

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	132.2043	0.0000
Anchorage, AK	-0.3997	0.3817
Atlanta, GA	-2.1488	0.0000
Boston--Worcester--Lawrence, MA--NH--ME--CT	-1.5038	0.0000
Chicago--Gary--Kenosha, IL--IN--WI	-1.5367	0.0000
Cincinnati--Hamilton, OH--KY--IN	-4.7873	0.0000
Cleveland--Akron, OH	-4.0586	0.0000
Dallas--Fort Worth, TX	-3.4813	0.0000
Denver--Boulder--Greeley, CO	-2.1182	0.0000
Detroit--Ann Arbor--Flint, MI	-4.3778	0.0000
Honolulu, HI	-0.7680	0.0030
Houston--Galveston--Brazoria, TX	-4.3855	0.0000
Kansas City, MO--KS	-5.3162	0.0000
Los Angeles--Riverside--Orange County, CA	0.6897	0.0000
Miami--Fort Lauderdale, FL	0.3110	0.0928
Milwaukee--Racine, WI	-3.1239	0.0000
Minneapolis--St. Paul, MN--WI	-3.6668	0.0000
New York--Northern New Jersey--Long Island,	1.0268	0.0000
Philadelphia--Wilmington--Atlantic City, PA-	-2.0310	0.0000
Phoenix--Mesa, AZ	-3.1419	0.0000
Pittsburgh, PA	-5.9004	0.0000
Portland--Salem, OR--WA	-1.9996	0.0000
San Diego, CA	-5.6604	0.0000
Seattle--Tacoma--Bremerton, WA	1.1458	0.0000
St. Louis, MO--IL	-1.3587	0.0000
Tampa--St. Petersburg--Clearwater, FL	-4.6675	0.0000
Washington--Baltimore, DC--MD--VA--WV	-2.3182	0.0000
(Log) Housing Unit Density	0.2857	0.0000
Distance to Nearest Employment Center	-0.0625	0.0000
Jobs Per Square Mile	6.5E-07	0.0083
Median Commute Time	0.0533	0.0000
(Log) Median Household Income	-9.5452	0.0000
% of Housing Units Affordable	-3.7738	0.0000
Adjusted R-Square	0.6884	

Transportation Cost Model: All Metropolitan Areas

Regression Results

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.1241	0.0000
Anchorage, AK	-0.0172	0.0000
Atlanta, GA	0.0152	0.0000
Boston--Worcester--Lawrence, MA--NH--ME--CT	0.0034	0.0185
Chicago--Gary--Kenosha, IL--IN--WI	0.0054	0.0001
Cincinnati--Hamilton, OH--KY--IN	0.0151	0.0000
Cleveland--Akron, OH	0.0030	0.0542
Dallas--Fort Worth, TX	0.0188	0.0000
Denver--Boulder--Greeley, CO	-0.0034	0.0419
Detroit--Ann Arbor--Flint, MI	0.0162	0.0000
Honolulu, HI	-0.0155	0.0000
Houston--Galveston--Brazoria, TX	0.0258	0.0000
Kansas City, MO--KS	0.0108	0.0000
Los Angeles--Riverside--Orange County, CA	0.0023	0.0706
Miami--Fort Lauderdale, FL	0.0113	0.0000
Milwaukee--Racine, WI	0.0031	0.0940
Minneapolis--St. Paul, MN--WI	-0.0053	0.0011
New York--Northern New Jersey--Long Island,	0.0039	0.0026
Philadelphia--Wilmington--Atlantic City, PA-	0.0032	0.0238
Phoenix--Mesa, AZ	0.0138	0.0000
Pittsburgh, PA	0.0200	0.0000
Portland--Salem, OR--WA	0.0051	0.0038
San Diego, CA	0.0100	0.0000
Seattle--Tacoma--Bremerton, WA	0.0045	0.0014
St. Louis, MO--IL	0.0021	0.1813
Tampa--St. Petersburg--Clearwater, FL	0.0278	0.0000
Washington--Baltimore, DC--MD--VA--WV	0.0066	0.0000
(Log) Housing Unit Density	-0.0223	0.0000
Distance to Nearest Employment Center	0.0006	0.0000
Jobs Per Square Mile	-1.1E-07	0.0000
Median Commute Time	-0.0014	0.0000
(Log) Median Household Income	-0.1585	0.0000
% of Housing Units Affordable	-0.0013	0.2111
Adjusted R-Square	0.8804	

380 Anchorage, AK MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	146.0623	0.0000
(Log) Housing Unit Density	0.1493	0.5779
Distance to Nearest Employment Center	-0.2521	0.0658
Jobs Per Square Mile	-2.0E-05	0.4964
Median Commute Time	0.2470	0.0503
(Log) Median Household Income	-11.0667	0.0000
% of Housing Units Affordable	-1.7745	0.5043
Adjusted R-Square	0.8393	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	1.8848	0.0000
(Log) Housing Unit Density	-0.0115	0.0000
Distance to Nearest Employment Center	-0.0004	0.6880
Jobs Per Square Mile	-8.6E-07	0.0005
Median Commute Time	-0.0008	0.4387
(Log) Median Household Income	-0.1443	0.0000
% of Housing Units Affordable	0.0074	0.7276
Adjusted R-Square	0.9260	

520 Atlanta, GA MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	114.7708	0.0000
(Log) Housing Unit Density	0.8779	0.0000
Distance to Nearest Employment Center	-0.0342	0.0414
Jobs Per Square Mile	5.3E-06	0.2843
Median Commute Time	0.0001	0.9969
(Log) Median Household Income	-8.4652	0.0000
% of Housing Units Affordable	-2.4529	0.0004
Adjusted R-Square	0.7495	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.5718	0.0000
(Log) Housing Unit Density	-0.0153	0.0000
Distance to Nearest Employment Center	0.0007	0.0000
Jobs Per Square Mile	-5.3E-07	0.0000
Median Commute Time	-0.0005	0.0017
(Log) Median Household Income	-0.2021	0.0000
% of Housing Units Affordable	-0.0299	0.0000
Adjusted R-Square	0.9455	

1122 Boston-Worcester-Lawrence, MA-NH-ME-CT CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	128.1952	0.0000
(Log) Housing Unit Density	0.6085	0.0000
Distance to Nearest Employment Center	-0.0187	0.1444
Jobs Per Square Mile	1.2E-05	0.0000
Median Commute Time	0.1198	0.0000
(Log) Median Household Income	-9.7312	0.0000
% of Housing Units Affordable	-4.0955	0.0000
Adjusted R-Square	0.7083	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.0908	0.0000
(Log) Housing Unit Density	-0.0185	0.0000
Distance to Nearest Employment Center	0.0008	0.0000
Jobs Per Square Mile	-2.9E-07	0.0000
Median Commute Time	-0.0018	0.0000
(Log) Median Household Income	-0.1562	0.0000
% of Housing Units Affordable	0.0003	0.9292
Adjusted R-Square	0.9247	

1602 Chicago-Gary-Kenosha, IL-IN-WI CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	120.7192	0.0000
(Log) Housing Unit Density	-0.0848	0.3296
Distance to Nearest Employment Center	-0.0983	0.0000
Jobs Per Square Mile	7.5E-06	0.0000
Median Commute Time	0.1520	0.0000
(Log) Median Household Income	-8.7635	0.0000
% of Housing Units Affordable	-1.4514	0.0052
Adjusted R-Square	0.5992	

1642 Cincinnati-Hamilton, OH-KY-IN CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	138.7748	0.0000
(Log) Housing Unit Density	0.5993	0.0000
Distance to Nearest Employment Center	-0.0039	0.8897
Jobs Per Square Mile	-1.4E-06	0.8471
Median Commute Time	-0.0314	0.3360
(Log) Median Household Income	-10.5092	0.0000
% of Housing Units Affordable	-6.2014	0.0000
Adjusted R-Square	0.7230	

1692 Cleveland-Akron, OH CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	127.9914	0.0000
(Log) Housing Unit Density	0.2311	0.0675
Distance to Nearest Employment Center	-0.1353	0.0000
Jobs Per Square Mile	-3.5E-06	0.6911
Median Commute Time	0.1356	0.0000
(Log) Median Household Income	-9.6297	0.0000
% of Housing Units Affordable	-3.2289	0.0001
Adjusted R-Square	0.6398	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.1572	0.0000
(Log) Housing Unit Density	-0.0266	0.0000
Distance to Nearest Employment Center	0.0005	0.0000
Jobs Per Square Mile	-8.7E-08	0.0000
Median Commute Time	-0.0010	0.0000
(Log) Median Household Income	-0.1593	0.0000
% of Housing Units Affordable	-0.0035	0.3760
Adjusted R-Square	0.8696	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.8106	0.0000
(Log) Housing Unit Density	-0.0160	0.0000
Distance to Nearest Employment Center	0.0006	0.0072
Jobs Per Square Mile	-7.0E-07	0.0000
Median Commute Time	-0.0012	0.0000
(Log) Median Household Income	-0.2218	0.0000
% of Housing Units Affordable	-0.0386	0.0000
Adjusted R-Square	0.9448	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.5332	0.0000
(Log) Housing Unit Density	-0.0253	0.0000
Distance to Nearest Employment Center	0.0001	0.6120
Jobs Per Square Mile	-7.8E-07	0.0000
Median Commute Time	-0.0024	0.0000
(Log) Median Household Income	-0.1907	0.0000
% of Housing Units Affordable	-0.0056	0.3192
Adjusted R-Square	0.9111	

1922 Dallas-Fort Worth, TX CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	132.2633	0.0000
(Log) Housing Unit Density	0.4996	0.0000
Distance to Nearest Employment Center	-0.0387	0.0040
Jobs Per Square Mile	-2.2E-06	0.5926
Median Commute Time	-0.0082	0.6172
(Log) Median Household Income	-9.6214	0.0000
% of Housing Units Affordable	-7.4228	0.0000
Adjusted R-Square	0.6482	

2082 Denver-Boulder-Greeley, CO CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	151.8169	0.0000
(Log) Housing Unit Density	-0.1900	0.0590
Distance to Nearest Employment Center	-0.0610	0.0206
Jobs Per Square Mile	-7.6E-06	0.1508
Median Commute Time	0.0079	0.7484
(Log) Median Household Income	-11.1509	0.0000
% of Housing Units Affordable	-3.2100	0.0001
Adjusted R-Square	0.6346	

2162 Detroit-Ann Arbor-Flint, MI CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	157.1221	0.0000
(Log) Housing Unit Density	0.5842	0.0000
Distance to Nearest Employment Center	-0.0427	0.0037
Jobs Per Square Mile	-1.9E-05	0.0089
Median Commute Time	0.0030	0.8731
(Log) Median Household Income	-12.0376	0.0000
% of Housing Units Affordable	-8.2163	0.0000
Adjusted R-Square	0.6197	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.6674	0.0000
(Log) Housing Unit Density	-0.0191	0.0000
Distance to Nearest Employment Center	0.0002	0.2689
Jobs Per Square Mile	-5.8E-07	0.0000
Median Commute Time	-0.0007	0.0001
(Log) Median Household Income	-0.2060	0.0000
% of Housing Units Affordable	-0.0458	0.0000
Adjusted R-Square	0.9199	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.0394	0.0000
(Log) Housing Unit Density	-0.0134	0.0000
Distance to Nearest Employment Center	0.0009	0.0000
Jobs Per Square Mile	-4.7E-07	0.0000
Median Commute Time	-0.0011	0.0000
(Log) Median Household Income	-0.1562	0.0000
% of Housing Units Affordable	-0.0068	0.2922
Adjusted R-Square	0.8845	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.5693	0.0000
(Log) Housing Unit Density	-0.0164	0.0000
Distance to Nearest Employment Center	-0.0003	0.0064
Jobs Per Square Mile	-6.6E-07	0.0000
Median Commute Time	-0.0001	0.6711
(Log) Median Household Income	-0.2019	0.0000
% of Housing Units Affordable	-0.0198	0.0000
Adjusted R-Square	0.9134	

3320 Honolulu, HI MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	38.4961	0.0349
(Log) Housing Unit Density	0.5693	0.0480
Distance to Nearest Employment Center	0.3357	0.0376
Jobs Per Square Mile	4.9E-05	0.0043
Median Commute Time	0.1913	0.0011
(Log) Median Household Income	-2.2554	0.1464
% of Housing Units Affordable	8.2038	0.0004
Adjusted R-Square	0.3391	

3362 Houston-Galveston-Brazoria, TX CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	113.5049	0.0000
(Log) Housing Unit Density	0.4782	0.0000
Distance to Nearest Employment Center	-0.0951	0.0000
Jobs Per Square Mile	-3.8E-06	0.2793
Median Commute Time	0.0389	0.0166
(Log) Median Household Income	-8.1232	0.0000
% of Housing Units Affordable	-5.4456	0.0000
Adjusted R-Square	0.6459	

3760 Kansas City, MO-KS MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	150.9023	0.0000
(Log) Housing Unit Density	0.4526	0.0001
Distance to Nearest Employment Center	-0.0259	0.2426
Jobs Per Square Mile	-2.4E-06	0.7912
Median Commute Time	0.0307	0.3799
(Log) Median Household Income	-11.5195	0.0000
% of Housing Units Affordable	-8.8544	0.0000
Adjusted R-Square	0.6928	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.9171	0.0000
(Log) Housing Unit Density	-0.0305	0.0000
Distance to Nearest Employment Center	0.0021	0.0255
Jobs Per Square Mile	-6.5E-07	0.0000
Median Commute Time	-0.0010	0.0031
(Log) Median Household Income	-0.2241	0.0000
% of Housing Units Affordable	-0.0855	0.0000
Adjusted R-Square	0.9051	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.8179	0.0000
(Log) Housing Unit Density	-0.0177	0.0000
Distance to Nearest Employment Center	0.0004	0.0198
Jobs Per Square Mile	-3.4E-07	0.0000
Median Commute Time	0.0001	0.6770
(Log) Median Household Income	-0.2225	0.0000
% of Housing Units Affordable	-0.0578	0.0000
Adjusted R-Square	0.9082	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.6746	0.0000
(Log) Housing Unit Density	-0.0132	0.0000
Distance to Nearest Employment Center	-0.0002	0.2606
Jobs Per Square Mile	-1.1E-06	0.0000
Median Commute Time	-0.0010	0.0003
(Log) Median Household Income	-0.2104	0.0000
% of Housing Units Affordable	-0.0289	0.0000
Adjusted R-Square	0.9352	

4472 Los Angeles-Riverside-Orange County, CA CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	130.2212	0.0000
(Log) Housing Unit Density	0.2579	0.0000
Distance to Nearest Employment Center	-0.0536	0.0000
Jobs Per Square Mile	-9.6E-07	0.5934
Median Commute Time	0.0654	0.0000
(Log) Median Household Income	-9.3234	0.0000
% of Housing Units Affordable	-3.1893	0.0000
Adjusted R-Square	0.5892	

4992 Miami-Fort Lauderdale, FL CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	132.3191	0.0000
(Log) Housing Unit Density	0.4785	0.0004
Distance to Nearest Employment Center	0.0234	0.5946
Jobs Per Square Mile	8.5E-06	0.2898
Median Commute Time	0.0704	0.0146
(Log) Median Household Income	-9.7771	0.0000
% of Housing Units Affordable	-3.7691	0.0000
Adjusted R-Square	0.6854	

5082 Milwaukee-Racine, WI CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	162.6099	0.0000
(Log) Housing Unit Density	0.2853	0.0990
Distance to Nearest Employment Center	-0.0139	0.6207
Jobs Per Square Mile	1.6E-05	0.1485
Median Commute Time	0.1136	0.0084
(Log) Median Household Income	-12.6088	0.0000
% of Housing Units Affordable	-7.9144	0.0000
Adjusted R-Square	0.7861	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.1131	0.0000
(Log) Housing Unit Density	-0.0191	0.0000
Distance to Nearest Employment Center	0.0005	0.0000
Jobs Per Square Mile	-4.7E-07	0.0000
Median Commute Time	-0.0009	0.0000
(Log) Median Household Income	-0.1588	0.0000
% of Housing Units Affordable	0.0001	0.9623
Adjusted R-Square	0.8906	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	1.9596	0.0000
(Log) Housing Unit Density	-0.0221	0.0000
Distance to Nearest Employment Center	0.0005	0.1840
Jobs Per Square Mile	-3.1E-07	0.0000
Median Commute Time	0.0001	0.7024
(Log) Median Household Income	-0.1472	0.0000
% of Housing Units Affordable	0.0474	0.0000
Adjusted R-Square	0.8818	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.3744	0.0000
(Log) Housing Unit Density	-0.0191	0.0000
Distance to Nearest Employment Center	-3.1E-05	0.9009
Jobs Per Square Mile	-7.3E-07	0.0000
Median Commute Time	3.1E-05	0.9343
(Log) Median Household Income	-0.1840	0.0000
% of Housing Units Affordable	-0.0028	0.7370
Adjusted R-Square	0.8856	

5120 Minneapolis-St. Paul, MN-WI MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	164.2790	0.0000
(Log) Housing Unit Density	0.1040	0.3150
Distance to Nearest Employment Center	-0.0274	0.1478
Jobs Per Square Mile	-3.3E-06	0.3943
Median Commute Time	0.0386	0.1544
(Log) Median Household Income	-12.5057	0.0000
% of Housing Units Affordable	-7.0379	0.0000
Adjusted R-Square	0.7077	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.1995	0.0000
(Log) Housing Unit Density	-0.0176	0.0000
Distance to Nearest Employment Center	-0.0001	0.6732
Jobs Per Square Mile	-4.4E-07	0.0000
Median Commute Time	-0.0003	0.1733
(Log) Median Household Income	-0.1689	0.0000
% of Housing Units Affordable	-0.0069	0.2842
Adjusted R-Square	0.8554	

5602 New York-Northern New Jersey-Long Island, NY-NJ-CT-PA CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	122.4330	0.0000
(Log) Housing Unit Density	0.4363	0.0000
Distance to Nearest Employment Center	-0.0528	0.0000
Jobs Per Square Mile	-4.0E-07	0.2549
Median Commute Time	0.0420	0.0000
(Log) Median Household Income	-8.6758	0.0000
% of Housing Units Affordable	-2.4805	0.0000
Adjusted R-Square	0.6046	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	1.9502	0.0000
(Log) Housing Unit Density	-0.0262	0.0000
Distance to Nearest Employment Center	0.0002	0.0071
Jobs Per Square Mile	-5.7E-08	0.0000
Median Commute Time	-0.0016	0.0000
(Log) Median Household Income	-0.1387	0.0000
% of Housing Units Affordable	-0.0050	0.0677
Adjusted R-Square	0.8325	

6162 Philadelphia-Wilmington-Atlantic City, PA-NJ-DE-MD CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	125.3779	0.0000
(Log) Housing Unit Density	0.3809	0.0000
Distance to Nearest Employment Center	0.0569	0.0000
Jobs Per Square Mile	4.5E-06	0.0285
Median Commute Time	-0.0229	0.0975
(Log) Median Household Income	-9.0575	0.0000
% of Housing Units Affordable	-4.2893	0.0000
Adjusted R-Square	0.6412	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.2627	0.0000
(Log) Housing Unit Density	-0.0177	0.0000
Distance to Nearest Employment Center	0.0013	0.0000
Jobs Per Square Mile	-3.1E-07	0.0000
Median Commute Time	-0.0019	0.0000
(Log) Median Household Income	-0.1716	0.0000
% of Housing Units Affordable	-0.0181	0.0000
Adjusted R-Square	0.8907	

6200 Phoenix-Mesa, AZ MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	108.4974	0.0000
(Log) Housing Unit Density	-0.1789	0.1349
Distance to Nearest Employment Center	-0.0873	0.0011
Jobs Per Square Mile	3.0E-05	0.0006
Median Commute Time	0.0907	0.0011
(Log) Median Household Income	-7.6279	0.0000
% of Housing Units Affordable	-1.2115	0.0855
Adjusted R-Square	0.4977	

6280 Pittsburgh, PA MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	143.6502	0.0000
(Log) Housing Unit Density	0.5322	0.0000
Distance to Nearest Employment Center	0.0021	0.9151
Jobs Per Square Mile	3.8E-05	0.0000
Median Commute Time	0.0683	0.0189
(Log) Median Household Income	-11.0349	0.0000
% of Housing Units Affordable	-10.4695	0.0000
Adjusted R-Square	0.6443	

6442 Portland-Salem, OR-WA CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	113.2215	0.0000
(Log) Housing Unit Density	0.3566	0.0000
Distance to Nearest Employment Center	0.0068	0.7564
Jobs Per Square Mile	1.7E-05	0.0001
Median Commute Time	0.1311	0.0000
(Log) Median Household Income	-8.4521	0.0000
% of Housing Units Affordable	0.4883	0.5938
Adjusted R-Square	0.7267	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.5347	0.0000
(Log) Housing Unit Density	-0.0180	0.0000
Distance to Nearest Employment Center	0.0003	0.1177
Jobs Per Square Mile	-5.1E-07	0.0000
Median Commute Time	-0.0002	0.2377
(Log) Median Household Income	-0.1984	0.0000
% of Housing Units Affordable	-0.0208	0.0000
Adjusted R-Square	0.9317	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.7008	0.0000
(Log) Housing Unit Density	-0.0196	0.0000
Distance to Nearest Employment Center	0.0011	0.0000
Jobs Per Square Mile	-9.3E-07	0.0000
Median Commute Time	-0.0017	0.0000
(Log) Median Household Income	-0.2101	0.0000
% of Housing Units Affordable	-0.0157	0.0503
Adjusted R-Square	0.9157	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.2436	0.0000
(Log) Housing Unit Density	-0.0126	0.0000
Distance to Nearest Employment Center	0.0004	0.0709
Jobs Per Square Mile	-5.9E-07	0.0000
Median Commute Time	-0.0002	0.3742
(Log) Median Household Income	-0.1756	0.0000
% of Housing Units Affordable	-0.0089	0.3173
Adjusted R-Square	0.8875	

7040 St. Louis, MO-IL MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	155.5542	0.0000
(Log) Housing Unit Density	0.5353	0.0000
Distance to Nearest Employment Center	-0.0180	0.3401
Jobs Per Square Mile	1.8E-05	0.0269
Median Commute Time	0.0444	0.1082
(Log) Median Household Income	-12.1482	0.0000
% of Housing Units Affordable	-8.6257	0.0000
Adjusted R-Square	0.7781	

7320 San Diego, CA MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	103.5686	0.0000
(Log) Housing Unit Density	0.5268	0.0000
Distance to Nearest Employment Center	-0.0525	0.1740
Jobs Per Square Mile	-6.0E-06	0.4705
Median Commute Time	0.1229	0.0011
(Log) Median Household Income	-7.2934	0.0000
% of Housing Units Affordable	-0.6827	0.5181
Adjusted R-Square	0.5324	

7362 San Francisco-Oakland-San Jose, CA CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	126.8090	0.0000
(Log) Housing Unit Density	-0.2799	0.0000
Distance to Nearest Employment Center	-0.1783	0.0000
Jobs Per Square Mile	-4.1E-06	0.0067
Median Commute Time	0.0494	0.0005
(Log) Median Household Income	-8.6002	0.0000
% of Housing Units Affordable	0.1973	0.7432
Adjusted R-Square	0.6094	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.7720	0.0000
(Log) Housing Unit Density	-0.0180	0.0000
Distance to Nearest Employment Center	-0.0004	0.0401
Jobs Per Square Mile	-1.3E-06	0.0000
Median Commute Time	-0.0010	0.0001
(Log) Median Household Income	-0.2154	0.0000
% of Housing Units Affordable	-0.0434	0.0000
Adjusted R-Square	0.9255	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.0394	0.0000
(Log) Housing Unit Density	-0.0170	0.0000
Distance to Nearest Employment Center	0.0001	0.5682
Jobs Per Square Mile	-6.0E-07	0.0000
Median Commute Time	3.2E-05	0.8844
(Log) Median Household Income	-0.1556	0.0000
% of Housing Units Affordable	0.0009	0.8827
Adjusted R-Square	0.9131	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	1.9200	0.0000
(Log) Housing Unit Density	-0.0150	0.0000
Distance to Nearest Employment Center	0.0007	0.0000
Jobs Per Square Mile	-2.9E-07	0.0000
Median Commute Time	-0.0006	0.0000
(Log) Median Household Income	-0.1457	0.0000
% of Housing Units Affordable	-0.0002	0.9689
Adjusted R-Square	0.9053	

7602 Seattle-Tacoma-Bremerton, WA CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	107.3800	0.0000
(Log) Housing Unit Density	0.3641	0.0000
Distance to Nearest Employment Center	0.0215	0.2617
Jobs Per Square Mile	1.1E-05	0.0001
Median Commute Time	0.0544	0.0007
(Log) Median Household Income	-7.6407	0.0000
% of Housing Units Affordable	-0.7648	0.2902
Adjusted R-Square	0.5934	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.2273	0.0000
(Log) Housing Unit Density	-0.0175	0.0000
Distance to Nearest Employment Center	0.0003	0.0583
Jobs Per Square Mile	-5.2E-07	0.0000
Median Commute Time	-0.0005	0.0001
(Log) Median Household Income	-0.1715	0.0000
% of Housing Units Affordable	-0.0032	0.5601
Adjusted R-Square	0.9198	

8280 Tampa-St. Petersburg-Clearwater, FL MSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	135.4104	0.0000
(Log) Housing Unit Density	0.2840	0.0336
Distance to Nearest Employment Center	-0.2269	0.0000
Jobs Per Square Mile	-4.7E-05	0.0019
Median Commute Time	0.0539	0.1437
(Log) Median Household Income	-10.0439	0.0000
% of Housing Units Affordable	-4.1088	0.0000
Adjusted R-Square	0.5184	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.4724	0.0000
(Log) Housing Unit Density	-0.0160	0.0000
Distance to Nearest Employment Center	0.0012	0.0000
Jobs Per Square Mile	-6.1E-07	0.0000
Median Commute Time	-0.0006	0.0183
(Log) Median Household Income	-0.1957	0.0000
% of Housing Units Affordable	0.0231	0.0002
Adjusted R-Square	0.9333	

8872 Washington-Baltimore, DC-MD-VA-WV CMSA

Housing Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	116.0361	0.0000
(Log) Housing Unit Density	-0.0421	0.5377
Distance to Nearest Employment Center	-0.0695	0.0000
Jobs Per Square Mile	1.0E-05	0.0000
Median Commute Time	0.0778	0.0000
(Log) Median Household Income	-8.3114	0.0000
% of Housing Units Affordable	-1.1361	0.0099
Adjusted R-Square	0.6768	

Transportation Cost Model

<u>Variable</u>	<u>Coef.</u>	<u>Sig.</u>
Constant	2.0140	0.0000
(Log) Housing Unit Density	-0.0151	0.0000
Distance to Nearest Employment Center	0.0007	0.0000
Jobs Per Square Mile	-2.0E-07	0.0000
Median Commute Time	-0.0006	0.0000
(Log) Median Household Income	-0.1534	0.0000
% of Housing Units Affordable	-0.0174	0.0000
Adjusted R-Square	0.9156	