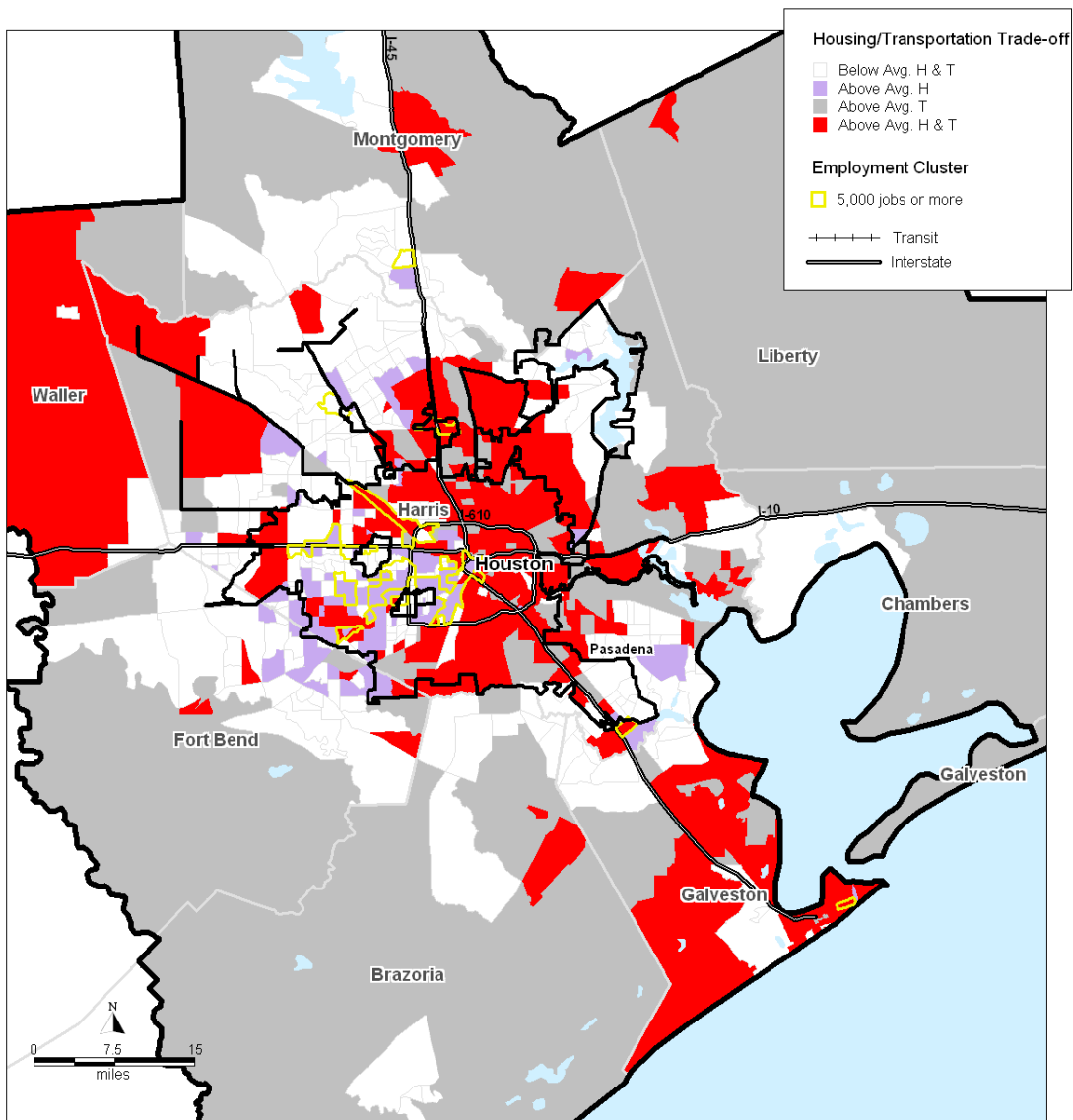


Houston, TX CMSA

Profile: Houston, TX CMSA	
Combined Housing and Transportation Category:	Low H, High T
Housing Market:	Cool Single Family Market
Households earning 30-50% HAMFI with Severe Burden:	16%
Affordable Housing Shortage:	Medium
Transportation: % Non-Auto Commute, Rail Transit System Size, 2003 Congestion:	5%, Small Expanding Rail System
Jobs-Housing: % of Pop. living near an Employment Center (EC), % of Jobs in ECs:	23%, 34%

Houston: Average Household Expenditures on Housing and Transportation as a Percentage of Average Tract Income, 2000



Source: Income and housing costs from 2000 Census of Population and Housing, Summary File 3 and PUMS 5%, P76 and P97. Retrieved 2006, from <http://www.census.gov>. <http://factfinder.census.gov/servlet/BasicFactsServlet>. PUMS 5% from PDQ Software, from <http://www.pdq.com>. Transportation costs based on 2000 data from a variety of national public sources and modeled by Center for Neighborhood Technology. Cities over 100,000 persons labeled.

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, 37% (Fig. 2). Households earning \$50,000 or more are the majority of households in these neighborhoods, at 68%. These households pay 23% to 40% 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, 30% (Fig. 2). Households earning less than \$50,000 annually are the majority of households in these neighborhoods, at 74%. These households pay 44% to 115% of their income for housing and transportation (Fig. 1).

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

Houston	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	61%	62%	123%	62%	49%	112%	49%	69%	119%	54%	61%	115%	56%	60%	116%
\$20,000 - <\$35,000	33%	37%	69%	30%	29%	59%	24%	41%	65%	25%	36%	61%	27%	36%	63%
\$35,000 - <\$50,000	25%	27%	52%	22%	22%	44%	18%	30%	47%	17%	26%	44%	21%	26%	47%
\$50,000 - <\$75,000	20%	20%	40%	17%	16%	34%	14%	22%	36%	14%	20%	33%	17%	20%	37%
\$75,000 - <\$100,000	16%	15%	31%	15%	12%	27%	12%	16%	28%	12%	15%	26%	15%	15%	30%
\$100,000 - <\$250,000	13%	10%	23%	12%	8%	20%	10%	11%	21%	10%	10%	19%	12%	10%	22%
TOTAL	22%	17%	39%	28%	18%	47%	23%	27%	50%	29%	29%	58%	26%	22%	48%

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

Houston	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	39,880	7%	3%	50,781	19%	3%	40,971	19%	3%	134,037	31%	9%	265,669	18%
\$20,000 - <\$35,000	60,786	11%	4%	59,867	22%	4%	47,137	22%	3%	111,481	26%	8%	279,271	19%
\$35,000 - <\$50,000	71,949	13%	5%	47,569	18%	3%	40,389	19%	3%	74,175	17%	5%	234,082	16%
\$50,000 - <\$75,000	118,052	22%	8%	49,399	18%	3%	47,739	22%	3%	65,235	15%	4%	280,425	19%
\$75,000 - <\$100,000	91,846	17%	6%	25,881	10%	2%	23,308	11%	2%	26,484	6%	2%	141,638	10%
\$100,000 - <\$250,000	155,660	29%	11%	37,245	14%	3%	17,703	8%	1%	20,115	5%	1%	193,478	13%
ALL INCOMES	538,173	100%	37%	270,742	100%	19%	217,247	100%	15%	431,527	100%	30%	1,457,689	100%

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.

Unlike most other metropolitan areas, job density is not significantly associated with housing cost burdens. However, this region has a cool housing market and a lower percentage of the population living near its employment centers, which are primarily clustered in the downtown area. Additionally, 96% of Above Avg. T neighborhoods are not near employment centers. (Adjusted R-Square: Housing Model, .6459, Transportation Model, .9082)

Commuting Characteristics

Households living in Above Average Housing neighborhoods have the shortest commute in time by transit (46.5 minutes) or by auto (26.2 minutes) and in distance by auto (8.5 miles). Households in Above Average Housing and Transportation neighborhoods have the shortest commute by transit at 7.9 miles and the greatest share of transit commuters, 6%. Households in Above Average Transportation cost neighborhoods drive the farthest distances, 14.6 miles, and spend the most time by car, 30.2 minutes and by transit, 54.6 minutes.

Houston

Commuter Characteristics	Below Avg H&T	Above Avg H	Above Avg H & T	Above Avg T	All
All Commuters	729,436	322,398	476,919	290,772	1,819,525
% Transit	2%	5%	6%	1%	3%
Time all	29.5	27.2	29.3	30.5	29.2
Distance all	11.7	8.5	9.6	13.5	10.9
Speed All	22.7	18.5	20.6	26.2	22.0
Transit Commuters					
Time Transit	50.5	46.5	54.2	54.6	51.3
Distance Transit	17.5	8.2	7.9	12.0	10.6
Speed Transit	20.8	11.8	10.7	15.5	13.8
Auto Commuters					
Time Car	29.0	26.2	27.7	30.2	28.4
Distance Car	11.5	8.5	9.7	13.6	10.9
Speed Car	22.8	18.9	21.2	26.3	22.3

Household Expenditures by Income and Proximity to Employment

Houston, TX CMSA

Expenditures by Income	Central City EC	Other ECs	Outside an EC
\$0-<\$20,000			
% Income on Housing	61%	59%	56%
% Income on Transport.	50%	55%	65%
% Income on H+T	111%	115%	121%
\$20,000 - <\$35,000			
% Income on Housing	29%	29%	28%
% Income on Transport.	29%	34%	39%
% Income on H+T	58%	63%	66%
\$35,000 - <\$50,000			
% Income on Housing	22%	21%	20%
% Income on Transport.	21%	24%	28%
% Income on H+T	44%	46%	48%
\$50,000 - <\$75,000			
% Income on Housing	17%	17%	16%
% Income on Transport.	15%	18%	20%
% Income on H+T	33%	34%	36%
\$75,000 - <\$100,000			
% Income on Housing	15%	14%	13%
% Income on Transport.	12%	13%	15%
% Income on H+T	27%	27%	28%
\$100,000 - <\$250,000			
% Income on Housing	12%	11%	10%
% Income on Transport.	7%	8%	10%
% Income on H+T	19%	19%	20%
Average of All Incomes			
% Income on Housing	28%	27%	25%
% Income on Transport.	19%	21%	24%
% Income on H+T	47%	48%	49%
Owner Median Income	\$69,750	\$59,781	\$54,004
Renter Median Income	\$36,382	\$36,027	\$32,680
Median Income	\$51,151	\$47,120	\$46,302