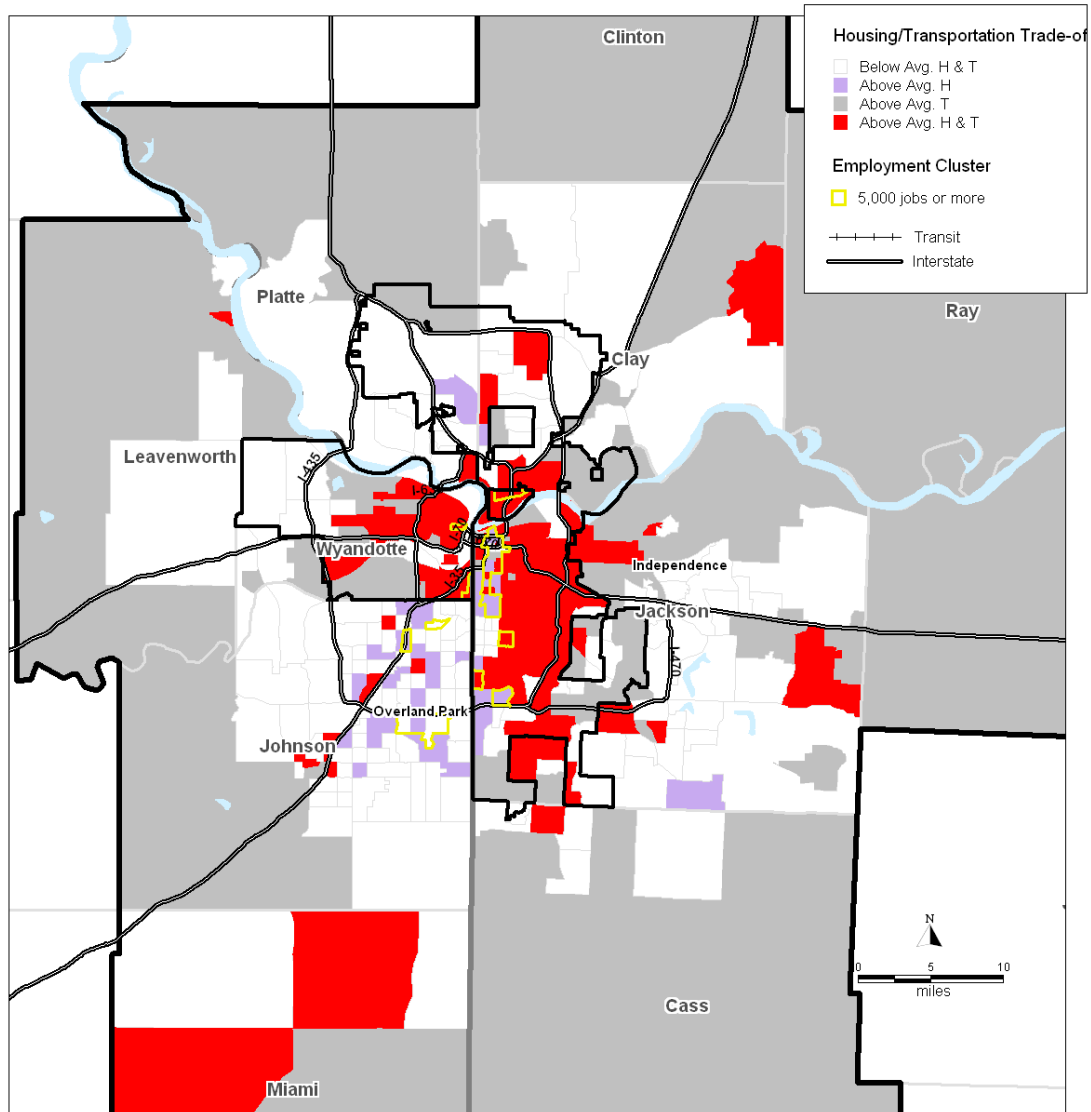


Kansas City, MO-KS MSA

Profile: Kansas City, MO-KS MSA	
Combined Housing and Transportation Category:	Low H, High T
Housing Market:	Cool Single Family Market
Households earning 30-50% HAMFI with Severe Burden:	15%
Affordable Housing Shortage:	Low
Transportation: % Non-Auto Commute, Rail Transit System Size, 2003 Congestion:	3%, New Start Rail System
Jobs-Housing: % of Pop. living near an Employment Center (EC), % of Jobs in ECs:	18%, 24%

Kansas City: 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, 38% (Fig. 2). Households earning \$50,000 or more are the majority of households in these neighborhoods, at 64%. These households pay 23% to 39% 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 74%. These households pay 43% to 109% of their income for housing and transportation (Fig. 1).

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

Kansas Cit	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	54%	62%	117%	59%	51%	110%	46%	68%	114%	51%	58%	109%	51%	60%	112%
\$20,000 - <\$35,000	29%	38%	68%	29%	32%	61%	24%	42%	66%	24%	36%	60%	26%	38%	64%
\$35,000 - <\$50,000	23%	28%	50%	22%	24%	45%	18%	30%	49%	17%	26%	43%	20%	28%	47%
\$50,000 - <\$75,000	19%	21%	39%	18%	18%	36%	15%	23%	38%	14%	19%	34%	17%	21%	37%
\$75,000 - <\$100,000	16%	16%	31%	15%	14%	29%	13%	17%	29%	12%	14%	26%	14%	15%	30%
\$100,000 - <\$250,000	12%	10%	23%	12%	9%	21%	10%	11%	22%	10%	10%	19%	12%	10%	22%
TOTAL	21%	19%	40%	27%	19%	46%	22%	27%	49%	28%	28%	56%	24%	23%	47%

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

Kansas Cit	Below Avg H&T (1)			Above Avg H (2)			Above Avg T (4)			Above Avg H&T (3)			TOTAL 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	% of HHS in Quad	% in Region	# of HHS	% in Region
\$0-<\$20,000	16,786	7%	3%	12,539	17%	2%	23,438	17%	4%	51,221	30%	8%	103,984	17%
\$20,000 - <\$35,000	30,439	13%	5%	14,850	20%	2%	30,356	21%	5%	43,916	26%	7%	119,561	19%
\$35,000 - <\$50,000	36,263	15%	6%	13,153	18%	2%	28,447	20%	5%	30,874	18%	5%	108,737	18%
\$50,000 - <\$75,000	59,469	25%	10%	15,731	21%	3%	34,062	24%	5%	27,293	16%	4%	136,555	22%
\$75,000 - <\$100,000	40,328	17%	6%	8,133	11%	1%	15,428	11%	2%	10,079	6%	2%	65,835	11%
\$100,000 - <\$250,000	52,633	22%	8%	9,593	13%	2%	9,589	7%	2%	6,639	4%	1%	68,861	11%
ALL INCOMES	235,918	100%	38%	73,999	100%	12%	141,320	100%	23%	170,022	100%	27%	621,259	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.

Distance to employment center has no influence on either housing costs or transportation costs. Furthermore, job density is not significantly associated with housing costs. These factors may be influencing the high transportation costs in this region. (Adjusted R-Square: Housing Model, .6928, Transportation Model, .9352)

Commuting Characteristics

Households living in Above Average Housing neighborhoods have the shortest commute in time by transit (32.3 minutes) or auto (19.0 minutes) and in distance (4.6 miles by transit and 6.8 miles by auto). Above Average H & T neighborhoods have the greatest share of transit, 4%. Households in Above Average Transportation cost neighborhoods drive the farthest distances, 12.6 miles, and spend the most time by car, 25.9 minutes. These households also go the farthest on transit, 9.6 miles and spend the most time by transit, 45.3 minutes.

Kansas City

Commuter Characteristics	Below Avg H&T	Above Avg H	Above Avg H & T	Above Avg T	All
All Commuters	333,008	82,543	174,804	200,093	790,448
% Transit	0%	2%	4%	0%	1%
Time all	22.3	19.3	22.7	26.0	23.0
Distance all	9.2	6.7	7.6	12.6	9.5
Speed All	23.9	20.1	20.3	27.7	23.7
Transit Commuters					
Time Transit	45.0	32.3	41.2	45.3	40.6
Distance Transit	9.5	4.6	4.8	9.6	5.6
Speed Transit	15.5	9.3	8.5	15.6	10.0
Auto Commuters					
Time Car	22.3	19.0	22.0	25.9	22.8
Distance Car	9.2	6.8	7.7	12.6	9.5
Speed Car	23.9	20.3	20.7	27.7	23.8

Household Expenditures by Income and Proximity to Employment

Kansas City, MO-KS MSA

Expenditures by Income	Central City EC	Other ECs	Outside an EC
\$0-<\$20,000			
% Income on Housing	52%	58%	52%
% Income on Transport.	47%	57%	63%
% Income on H+T	99%	116%	114%
\$20,000 - <\$35,000			
% Income on Housing	25%	28%	27%
% Income on Transport.	26%	34%	39%
% Income on H+T	50%	63%	66%
\$35,000 - <\$50,000			
% Income on Housing	18%	21%	20%
% Income on Transport.	19%	25%	28%
% Income on H+T	37%	46%	48%
\$50,000 - <\$75,000			
% Income on Housing	14%	17%	16%
% Income on Transport.	13%	18%	21%
% Income on H+T	27%	35%	37%
\$75,000 - <\$100,000			
% Income on Housing	11%	14%	13%
% Income on Transport.	8%	13%	15%
% Income on H+T	20%	26%	28%
\$100,000 - <\$250,000			
% Income on Housing	8%	11%	10%
% Income on Transport.	5%	9%	10%
% Income on H+T	14%	19%	20%
Average of All Incomes			
% Income on Housing	28%	25%	23%
% Income on Transport.	23%	22%	24%
% Income on H+T	51%	47%	48%
Owner Median Income	\$38,829	\$56,102	\$53,913
Renter Median Income	\$21,775	\$31,719	\$33,398
Median Income	\$28,186	\$47,211	\$48,108