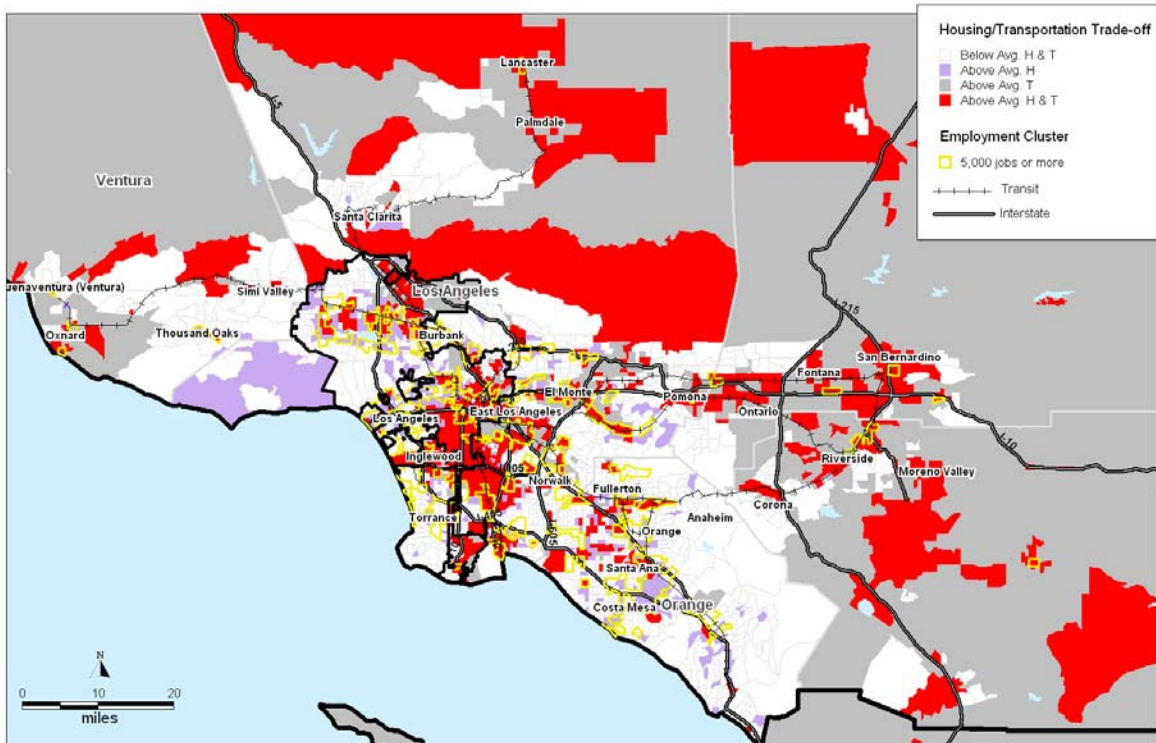


# Los Angeles, CA CMSA

<b>Profile: Los Angeles, CA CMSA</b>	
Combined Housing and Transportation Category:	High H, Med T
Housing Market:	Hot Single Family Market
Households earning 30-50% HAMFI with Severe Burden:	28%
Affordable Housing Shortage:	High
Transportation: % Non-Auto Commute, Rail Transit System Size, 2003 Congestion:	8%, Large Rail System
Jobs-Housing: % of Pop. living near an Employment Center (EC), % of Jobs in ECs:	45%, 47%

Los Angeles: 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, 40% (Fig. 2). Households earning \$50,000 or more are the majority of households in these neighborhoods, at 65%. These households pay 25% to 43% 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, 28% (Fig. 2). Households earning less than \$50,000 annually are the majority of households in these neighborhoods, at 72%. These households pay 46% to 111% of their income for housing and transportation (Fig. 1).

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

Los Angeles	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	66%	52%	118%	68%	42%	110%	58%	63%	121%	62%	49%	111%	63%	50%	114%
\$20,000 - <\$35,000	39%	32%	71%	37%	25%	62%	33%	38%	72%	33%	30%	62%	36%	31%	66%
\$35,000 - <\$50,000	30%	23%	53%	28%	18%	46%	26%	28%	53%	24%	22%	46%	27%	23%	50%
\$50,000 - <\$75,000	26%	17%	43%	23%	14%	37%	21%	20%	41%	20%	16%	36%	23%	17%	40%
\$75,000 - <\$100,000	22%	13%	35%	19%	11%	30%	17%	15%	32%	16%	12%	28%	20%	13%	33%
\$100,000 - <\$250,000	17%	9%	25%	16%	7%	23%	13%	10%	23%	12%	8%	20%	16%	9%	24%
<b>TOTAL</b>	<b>29%</b>	<b>15%</b>	<b>43%</b>	<b>35%</b>	<b>16%</b>	<b>51%</b>	<b>29%</b>	<b>23%</b>	<b>52%</b>	<b>37%</b>	<b>23%</b>	<b>60%</b>	<b>32%</b>	<b>19%</b>	<b>51%</b>

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

Los Angeles	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	175,831	9%	4%	174,212	22%	4%	130,142	17%	3%	430,574	32%	9%	910,759	19%
\$20,000 - <\$35,000	226,906	12%	5%	158,258	20%	3%	144,853	19%	3%	324,519	24%	7%	854,536	18%
\$35,000 - <\$50,000	254,321	13%	5%	127,261	16%	3%	134,703	18%	3%	218,638	16%	5%	734,923	15%
\$50,000 - <\$75,000	399,576	21%	8%	143,058	18%	3%	172,321	23%	4%	202,838	15%	4%	917,793	19%
\$75,000 - <\$100,000	296,374	16%	6%	77,856	10%	2%	89,747	12%	2%	85,484	6%	2%	471,605	10%
\$100,000 - <\$250,000	538,966	28%	11%	106,526	14%	2%	83,345	11%	2%	67,396	5%	1%	689,707	14%
<b>ALL INCOMES</b>	<b>1,891,974</b>	<b>100%</b>	<b>40%</b>	<b>787,171</b>	<b>100%</b>	<b>17%</b>	<b>755,111</b>	<b>100%</b>	<b>16%</b>	<b>1,329,449</b>	<b>100%</b>	<b>28%</b>	<b>4,763,705</b>	<b>100%</b>

## Relationship of Affordability to Accessibility

Los Angeles is typical of the average metropolitan area in the sample with one exception: job density is not significantly associated with housing costs. This might be due to the high percentage of jobs clustered in employment centers, as well as a high number of employment centers scattered throughout the region. An increase in employment centers may relieve the price pressure on housing near jobs. There are also many other location characteristics that could be exerting greater pressures than job location, such as mountains and ocean views, and distance from congested areas. (Adjusted R-Square: Housing Model, .5892, Transportation Model, .8906)

## Commuting Characteristics

Households living in Above Average Housing neighborhoods have the shortest commute in time by transit (48.0 minutes) or auto (27.2 minutes) and in distance (7.0 miles by transit and 9.0 miles by auto). Above Average H&T neighborhoods have the greatest share of transit, 11%. Households in Above Average Transportation cost neighborhoods go the farthest distances by both auto (13.4 miles) and transit (13.5 miles) and spend the most time by auto (30.4 minutes) and by transit (56.0 minutes).

## Los Angeles

Commuter Characteristics	Below Avg	Above Avg	Above Avg	Above Avg	All
	H&T	H	H & T	T	
<b>All Commuters</b>	2,442,147	915,791	1,452,612	903,265	5,713,815
% Transit	2%	7%	11%	2%	5%
Time all	29.2	28.7	30.8	31.1	29.8
Distance all	10.8	8.8	9.7	13.4	10.6
Speed All	21.5	18.4	19.2	24.3	20.9
<b>Transit Commuters</b>					
Time Transit	55.0	48.0	50.4	56.0	51.1
Distance Transit	12.6	7.0	7.5	13.5	8.7
Speed Transit	14.3	9.9	10.1	14.6	11.1
<b>Auto Commuters</b>					
Time Car	28.6	27.2	28.5	30.4	28.7
Distance Car	10.8	9.0	10.0	13.4	10.7
Speed Car	21.6	19.1	20.3	24.5	21.4

### Household Expenditures by Income and Proximity to Employment Los Angeles, CA CMSA

Expenditures by Income	Central City EC	Other ECs	Outside an EC
<b>\$0-&lt;\$20,000</b>			
% Income on Housing	63%	65%	65%
% Income on Transport.	43%	50%	57%
% Income on H+T	107%	116%	122%
<b>\$20,000 - &lt;\$35,000</b>			
% Income on Housing	33%	37%	38%
% Income on Transport.	24%	30%	35%
% Income on H+T	58%	67%	72%
<b>\$35,000 - &lt;\$50,000</b>			
% Income on Housing	24%	28%	29%
% Income on Transport.	17%	22%	25%
% Income on H+T	42%	49%	54%
<b>\$50,000 - &lt;\$75,000</b>			
% Income on Housing	20%	22%	23%
% Income on Transport.	13%	16%	18%
% Income on H+T	32%	38%	41%
<b>\$75,000 - &lt;\$100,000</b>			
% Income on Housing	16%	18%	19%
% Income on Transport.	9%	12%	13%
% Income on H+T	25%	30%	32%
<b>\$100,000 - &lt;\$250,000</b>			
% Income on Housing	12%	13%	14%
% Income on Transport.	6%	8%	9%
% Income on H+T	18%	21%	23%
<b>Average of All Incomes</b>			
% Income on Housing	36%	32%	31%
% Income on Transport.	19%	18%	20%
% Income on H+T	55%	50%	51%
Owner Median Income	\$56,674	\$60,886	\$61,801
Renter Median Income	\$29,646	\$37,335	\$37,197
Median Income	\$36,413	\$48,510	\$52,784