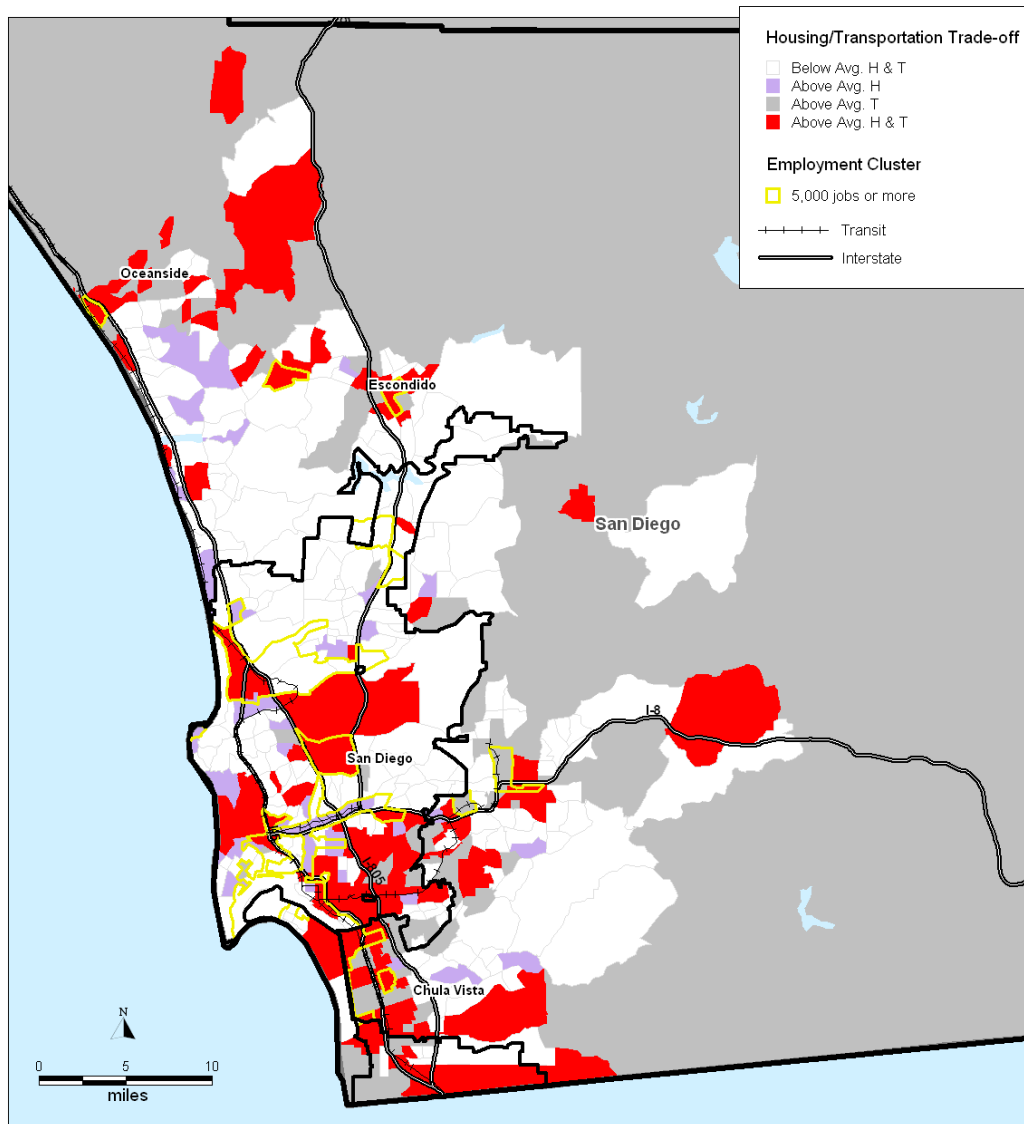


San Diego, CA MSA

Profile: San Diego, CA MSA	
Combined Housing and Transportation Category:	High H, Med T
Housing Market:	Hot Single Family Market
Households earning 30-50% HAMFI with Severe Burden:	31%
Affordable Housing Shortage:	High
Transportation: % Non-Auto Commute, Rail Transit System Size, 2003 Congestion:	7%, Medium Rail System
Jobs-Housing: % of Pop. living near an Employment Center (EC), % of Jobs in ECs:	35%, 46%

San Diego: 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 66%. These households pay 26% to 44% 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 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

San Diego	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	63%	55%	118%	68%	44%	111%	59%	59%	117%	62%	49%	111%	63%	51%	113%
\$20,000 - <\$35,000	38%	34%	73%	38%	27%	65%	34%	36%	70%	33%	30%	63%	35%	32%	67%
\$35,000 - <\$50,000	30%	25%	55%	29%	20%	48%	27%	26%	53%	24%	22%	46%	27%	24%	51%
\$50,000 - <\$75,000	25%	18%	44%	23%	15%	38%	22%	20%	42%	20%	17%	36%	23%	18%	41%
\$75,000 - <\$100,000	21%	14%	35%	19%	11%	31%	19%	15%	33%	17%	13%	29%	20%	13%	33%
\$100,000 - <\$250,000	17%	9%	26%	15%	8%	22%	15%	10%	25%	13%	9%	22%	16%	9%	25%
TOTAL	28%	16%	43%	34%	16%	50%	29%	22%	51%	35%	23%	58%	31%	19%	50%

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

San Diego	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	29,800	9%	3%	21,141	19%	2%	22,185	15%	3%	74,610	29%	9%	147,736	17%
\$20,000 - <\$35,000	41,320	12%	5%	21,071	19%	2%	29,596	20%	3%	65,008	25%	7%	156,995	18%
\$35,000 - <\$50,000	46,110	13%	5%	18,677	17%	2%	28,743	19%	3%	45,482	18%	5%	139,012	16%
\$50,000 - <\$75,000	77,673	22%	9%	22,845	20%	3%	35,447	23%	4%	42,523	16%	5%	178,488	21%
\$75,000 - <\$100,000	55,995	16%	6%	13,275	12%	2%	17,934	12%	2%	16,939	7%	2%	90,868	10%
\$100,000 - <\$250,000	95,605	28%	11%	15,537	14%	2%	17,308	11%	2%	14,301	6%	2%	127,214	15%
ALL INCOMES	346,503	100%	40%	112,546	100%	13%	151,213	100%	17%	258,863	100%	30%	869,125	100%

Relationship of Affordability to Accessibility

Anchorage, San Diego, San Francisco, Seattle, and Portland are the only metropolitan areas where the concentration of affordable housing is not significantly associated with either transportation or housing cost burdens. Here, this finding is likely due to one of two factors: (1) affordable housing is so scarce within the region that no tracts have a large enough share of affordable units to significantly influence cost burdens, or (2) affordable housing is more dispersed throughout the region due to the state's aggressive affordable housing planning requirements. In this region, the former explanation seems most likely. Unlike most metropolitan areas, proximity to employment does not influence housing costs in San Diego. This may be due to the hot housing market in San Diego in which housing prices are high throughout the region. (Adjusted R-Square: Housing Model, .5324, Transportation Model, .9131)

Commuting Characteristics

Households living in Above Average Housing neighborhoods have the shortest commute in time by transit (45.5 minutes) or auto (21.7 minutes) and in distance by auto (8.5 miles). Above Average H&T neighborhoods have the greatest share of transit, 7% and they also have the shortest transit commutes by distance (7.9 miles). Households in Above Average Transportation cost neighborhoods drive the farthest distances, 11.4 miles, and spend the most time by car (26.9 minutes) and by transit (56.1 minutes).

Households in Below Average H & T neighborhoods have the longest transit commute by distance (11.7 miles).

San Diego

Commuter Characteristics	Below Avg	Above Avg	Above Avg	Above Avg	All
	H&T	H	H & T	T	
All Commuters	447,754	133,534	297,625	204,909	1,083,822
% Transit	2%	4%	7%	3%	4%
Time all	25.1	22.6	26.7	27.7	25.7
Distance all	10.0	8.5	9.3	11.4	9.9
Speed All	22.9	22.0	21.3	24.1	22.6
Transit Commuters					
Time Transit	50.1	45.5	53.1	56.1	51.9
Distance Transit	11.7	8.0	7.9	11.5	9.2
Speed Transit	14.7	10.9	10.5	13.7	11.8
Auto Commuters					
Time Car	24.6	21.7	24.6	26.9	24.7
Distance Car	9.9	8.5	9.5	11.4	9.9
Speed Car	23.0	22.4	22.1	24.4	23.0

Household Expenditures by Income and Proximity to Employment San Diego, CA MSA

Expenditures by Income	Central City EC	Other ECs	Outside an EC
\$0-<\$20,000			
% Income on Housing	60%	68%	64%
% Income on Transport.	44%	54%	57%
% Income on H+T	104%	122%	121%
\$20,000 - <\$35,000			
% Income on Housing	32%	40%	38%
% Income on Transport.	27%	32%	35%
% Income on H+T	59%	73%	73%
\$35,000 - <\$50,000			
% Income on Housing	24%	29%	29%
% Income on Transport.	19%	23%	25%
% Income on H+T	44%	52%	54%
\$50,000 - <\$75,000			
% Income on Housing	20%	23%	23%
% Income on Transport.	14%	17%	19%
% Income on H+T	34%	40%	42%
\$75,000 - <\$100,000			
% Income on Housing	16%	19%	19%
% Income on Transport.	10%	13%	14%
% Income on H+T	26%	32%	33%
\$100,000 - <\$250,000			
% Income on Housing	13%	14%	14%
% Income on Transport.	7%	8%	9%
% Income on H+T	20%	23%	23%
Average of All Incomes			
% Income on Housing	31%	31%	30%
% Income on Transport.	19%	18%	19%
% Income on H+T	50%	49%	50%
Owner Median Income	\$52,446	\$63,374	\$62,384
Renter Median Income	\$35,586	\$40,628	\$39,065
Median Income	\$42,220	\$53,376	\$53,445