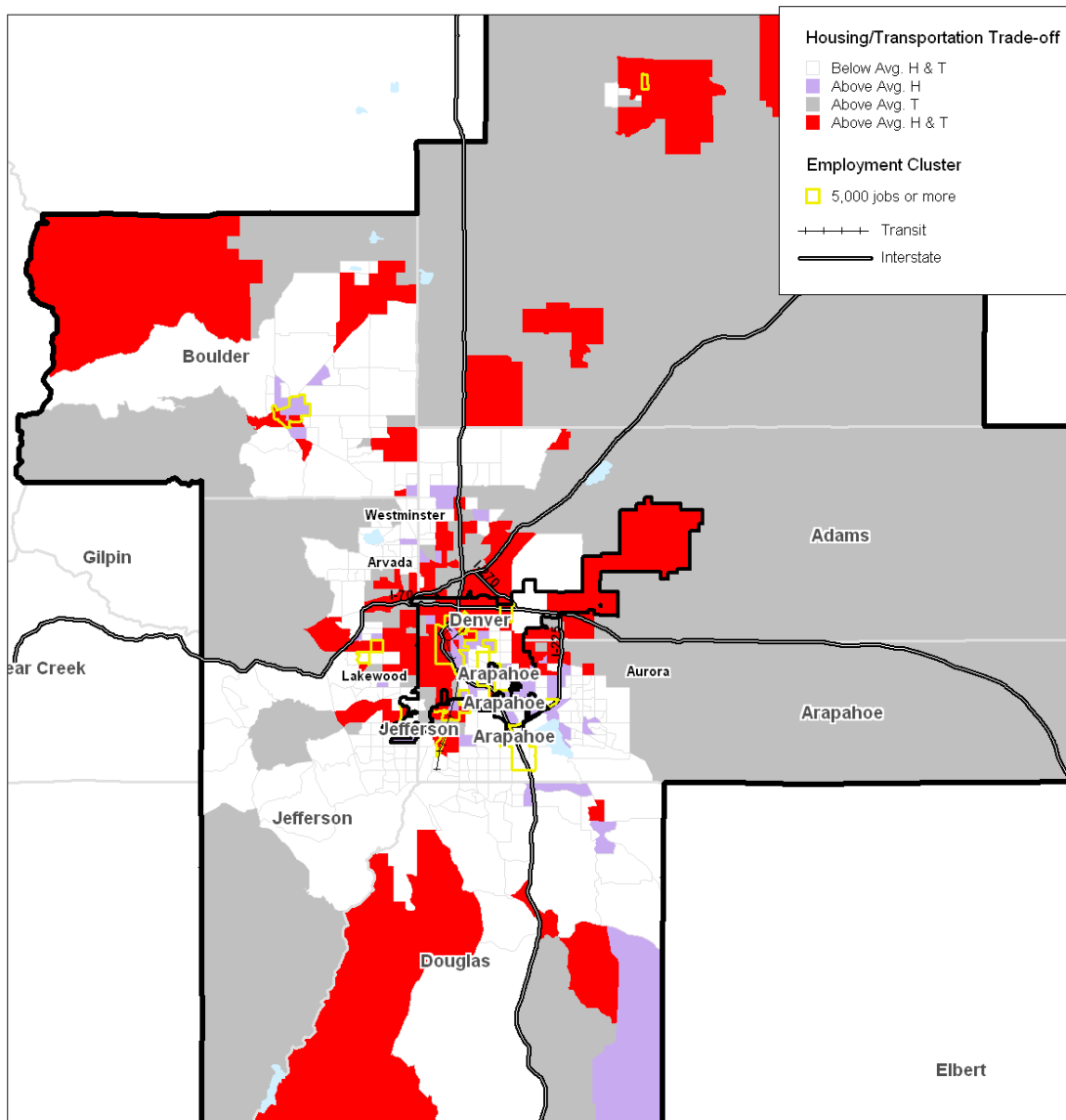


# Denver, CO CMSA

Profile: Denver, CO CMSA	
Combined Housing and Transportation Category:	Medium H, Medium T
Housing Market:	Cool Single Family Market
Households earning 30-50% HAMFI with Severe Burden:	20%
Affordable Housing Shortage:	Medium
Transportation: % Non-Auto Commute, Rail Transit System Size, 2003 Congestion:	7%, Small Expanding Rail System
Jobs-Housing: % of Pop. living near an Employment Center (EC), % of Jobs in ECs:	27%, 33%

Denver: 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, 42% (Fig. 2). Households earning \$50,000 or more are the majority of households in these neighborhoods, at 71%. These households pay 24% to 42% 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, 29% (Fig. 2). Households earning less than \$50,000 annually are the majority of households in these neighborhoods, at 67%. These households pay 47% to 111% of their income for housing and transportation (Fig. 1).

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

Denver	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%	56%	119%	62%	43%	105%	54%	61%	116%	58%	53%	111%	59%	55%	113%
\$20,000 - <\$35,000	36%	34%	70%	32%	26%	58%	31%	37%	69%	32%	32%	64%	33%	34%	67%
\$35,000 - <\$50,000	29%	25%	54%	24%	19%	43%	25%	27%	52%	23%	24%	47%	26%	25%	51%
\$50,000 - <\$75,000	23%	19%	42%	19%	15%	34%	21%	20%	41%	19%	18%	37%	21%	19%	40%
\$75,000 - <\$100,000	19%	14%	33%	17%	11%	28%	17%	15%	33%	15%	13%	29%	18%	14%	32%
\$100,000 - <\$250,000	14%	9%	24%	13%	7%	20%	13%	11%	23%	12%	9%	21%	14%	10%	23%
<b>TOTAL</b>	<b>24%</b>	<b>15%</b>	<b>39%</b>	<b>31%</b>	<b>17%</b>	<b>47%</b>	<b>26%</b>	<b>21%</b>	<b>47%</b>	<b>31%</b>	<b>23%</b>	<b>55%</b>	<b>27%</b>	<b>19%</b>	<b>46%</b>

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

Denver	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	21,426	6%	2%	27,391	21%	3%	15,136	12%	2%	61,216	24%	7%	125,169	14%
\$20,000 - <\$35,000	36,329	10%	4%	29,971	22%	3%	21,702	17%	2%	60,517	24%	7%	148,519	17%
\$35,000 - <\$50,000	48,725	13%	6%	23,404	18%	3%	23,515	19%	3%	48,433	19%	5%	144,077	16%
\$50,000 - <\$75,000	87,872	24%	10%	24,956	19%	3%	33,006	26%	4%	49,624	19%	6%	195,458	22%
\$75,000 - <\$100,000	67,766	18%	8%	13,337	10%	2%	17,327	14%	2%	20,076	8%	2%	105,169	12%
\$100,000 - <\$250,000	105,898	29%	12%	14,235	11%	2%	15,665	12%	2%	16,189	6%	2%	137,752	16%
<b>ALL INCOMES</b>	<b>368,016</b>	<b>100%</b>	<b>42%</b>	<b>133,294</b>	<b>100%</b>	<b>15%</b>	<b>126,351</b>	<b>100%</b>	<b>14%</b>	<b>256,055</b>	<b>100%</b>	<b>29%</b>	<b>883,716</b>	<b>100%</b>

## Relationship of Affordability to Accessibility

This is one of only two metropolitan areas (San Francisco being the other) where housing and transportation costs both decline with higher housing unit density. Denver is also somewhat unique in that job density is not significantly associated with housing costs. (Adjusted R-Square: Housing Model, .6346, Transportation Model, .8845)

## Commuting Characteristics

Households living in Above Average Housing neighborhoods have the shortest commute in time by transit (36.9 minutes) or auto (36.3 minutes) and in distance (5.7 miles by transit and 6.9 miles by auto). Above Average Housing neighborhoods also have the greatest share of transit, 8%. Households in Above Average Transportation cost neighborhoods drive the farthest distances, 10.9 miles, and spend the most time by car, 26.7 minutes.

## Denver

<b>Commuter Characteristics</b>	<b>Below Avg H&amp;T</b>	<b>Above Avg H</b>	<b>Above Avg H &amp; T</b>	<b>Above Avg T</b>	<b>All</b>
<b>All Commuters</b>	522,801	157,650	312,383	179,576	1,172,410
% Transit	3%	8%	7%	3%	5%
Time all	26.0	24.3	25.7	27.3	25.9
Distance all	8.9	6.8	7.7	10.9	8.6
Speed All	20.4	16.7	18.0	23.5	19.7
<b>Transit Commuters</b>					
Time Transit	46.5	36.9	42.1	47.9	42.8
Distance Transit	11.1	5.7	6.5	10.5	8.1
Speed Transit	14.7	9.2	10.2	14.5	11.7
<b>Auto Commuters</b>					
Time Car	25.4	23.3	24.6	26.7	25.1
Distance Car	8.9	6.9	7.8	10.9	8.6
Speed Car	20.6	17.3	18.6	23.7	20.1

### Household Expenditures by Income and Proximity to Employment

#### Denver, CO CMSA

<b>Expenditures by Income</b>	<b>Central City EC</b>	<b>Other ECs</b>	<b>Outside an EC</b>
<b>\$0-&lt;\$20,000</b>			
% Income on Housing	54%	64%	63%
% Income on Transport.	46%	50%	58%
% Income on H+T	100%	114%	121%
<b>\$20,000 - &lt;\$35,000</b>			
% Income on Housing	29%	33%	36%
% Income on Transport.	27%	31%	36%
% Income on H+T	56%	64%	72%
<b>\$35,000 - &lt;\$50,000</b>			
% Income on Housing	22%	25%	27%
% Income on Transport.	19%	22%	26%
% Income on H+T	41%	48%	53%
<b>\$50,000 - &lt;\$75,000</b>			
% Income on Housing	17%	20%	22%
% Income on Transport.	14%	16%	19%
% Income on H+T	31%	36%	41%
<b>\$75,000 - &lt;\$100,000</b>			
% Income on Housing	15%	17%	17%
% Income on Transport.	10%	12%	14%
% Income on H+T	25%	29%	31%
<b>\$100,000 - &lt;\$250,000</b>			
% Income on Housing	11%	12%	13%
% Income on Transport.	6%	8%	9%
% Income on H+T	17%	20%	22%
<b>Average of All Incomes</b>			
% Income on Housing	32%	28%	26%
% Income on Transport.	21%	18%	19%
% Income on H+T	53%	46%	45%
Owner Median Income	\$50,428	\$65,344	\$64,558
Renter Median Income	\$24,458	\$37,447	\$41,063
Median Income	\$32,971	\$52,760	\$58,256