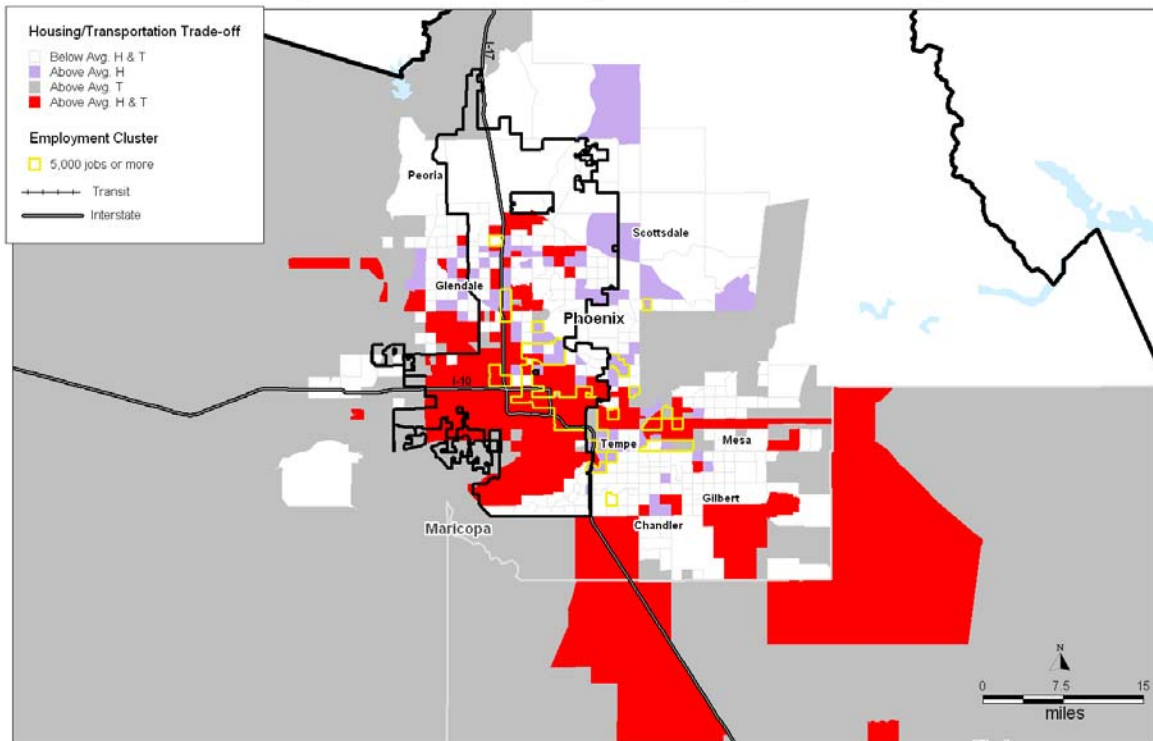


Phoenix, AZ MSA

Profile: Phoenix, AZ MSA	
Combined Housing and Transportation Category:	Medium H, Medium T
Housing Market:	Hot Single Family Market
Households earning 30-50% HAMFI with Severe Burden:	26%
Affordable Housing Shortage:	Medium
Transportation: % Non-Auto Commute, Rail Transit System Size, 2003 Congestion:	5%, New Start Rail System
Jobs-Housing: % of Pop. living near an Employment Center (EC), % of Jobs in ECs:	28%, 32%

Phoenix: 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 2008, 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, 39% (Fig. 2). Households earning \$50,000 or more are the majority of households in these neighborhoods, at 66%. These households pay 23% to 41% 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 73%. These households pay 44% to 111% of their income for housing and transportation (Fig. 1).

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

Phoenix	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%	58%	121%	65%	51%	117%	49%	63%	112%	57%	53%	111%	58%	55%	114%
\$20,000 - <\$35,000	36%	36%	72%	34%	32%	65%	26%	39%	65%	28%	33%	61%	31%	34%	65%
\$35,000 - <\$50,000	27%	26%	53%	24%	23%	48%	20%	28%	48%	20%	24%	44%	23%	25%	48%
\$50,000 - <\$75,000	21%	19%	41%	19%	17%	36%	17%	21%	38%	16%	18%	34%	19%	19%	38%
\$75,000 - <\$100,000	18%	15%	32%	16%	13%	29%	14%	16%	29%	13%	13%	26%	16%	14%	30%
\$100,000 - <\$250,000	13%	10%	23%	13%	9%	21%	10%	10%	20%	10%	9%	19%	13%	9%	22%
TOTAL	24%	17%	41%	29%	19%	48%	24%	25%	49%	31%	26%	57%	27%	21%	48%

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

Phoenix	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	28,551	7%	3%	28,095	16%	3%	26,613	16%	3%	84,391	28%	8%	167,650	16%
\$20,000 - <\$35,000	49,107	12%	5%	36,145	20%	3%	36,658	22%	4%	79,386	26%	8%	201,296	19%
\$35,000 - <\$50,000	60,580	15%	6%	32,411	18%	3%	34,491	21%	3%	57,429	19%	6%	184,911	18%
\$50,000 - <\$75,000	99,212	25%	10%	37,095	21%	4%	37,722	23%	4%	49,962	17%	5%	223,991	21%
\$75,000 - <\$100,000	68,011	17%	7%	19,464	11%	2%	16,838	10%	2%	17,029	6%	2%	101,878	10%
\$100,000 - <\$250,000	95,985	24%	9%	23,162	13%	2%	12,943	8%	1%	11,428	4%	1%	120,356	12%
ALL INCOMES	401,446	100%	39%	176,372	100%	17%	165,265	100%	16%	299,625	100%	29%	1,042,708	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 metropolitan areas, housing unit density is not associated with housing costs in Phoenix. Transportation costs in Phoenix are not associated with distance to employment centers. Phoenix is another region on the low end in terms of the number of employment centers and the percent of jobs within the employment centers, 12 and 32%, respectively. (Adjusted R-Square: Housing Model, .4977, Transportation Model, .9317)

Commuting Characteristics

Households living in Above Average Housing neighborhoods have the shortest commute in time by transit (42.4 minutes) or auto (24.0 minutes) and in distance by auto (8.1 miles). Above Average H&T neighborhoods have the greatest share of transit, 5% and the shortest transit commute by distance (6.1 miles). Households in Above Average Transportation cost neighborhoods drive the farthest distances, 12.6 miles, and spend the most time by car (28.7 minutes) and by transit (52.2 minutes) while households in Below Average H & T neighborhoods have the highest transit commute by distance (9.8 miles).

Phoenix

Commuter Characteristics	Below Avg H&T	Above Avg H	Above Avg H & T	Above Avg T	All
All Commuters	535,092	210,275	358,518	153,214	1,257,099
% Transit	1%	2%	5%	1%	2%
Time all	26.6	24.4	26.7	28.9	26.5
Distance all	9.8	8.1	8.4	12.6	9.4
Speed All	22.1	19.9	19.6	25.6	21.4
Transit Commuters					
Time Transit	51.4	42.4	46.7	52.2	47.0
Distance Transit	9.8	6.5	6.1	9.6	7.0
Speed Transit	13.3	10.4	9.7	13.8	10.6
Auto Commuters					
Time Car	26.3	24.0	25.8	28.7	26.1
Distance Car	9.8	8.1	8.5	12.6	9.5
Speed Car	22.2	20.1	20.0	25.7	21.7

Household Expenditures by Income and Proximity to Employment Phoenix, AZ MSA

Expenditures by Income	Central City EC	Other ECs	Outside an EC
\$0-<\$20,000			
% Income on Housing	58%	61%	61%
% Income on Transport.	52%	53%	60%
% Income on H+T	110%	114%	121%
\$20,000 - <\$35,000			
% Income on Housing	29%	31%	34%
% Income on Transport.	32%	32%	37%
% Income on H+T	60%	64%	70%
\$35,000 - <\$50,000			
% Income on Housing	20%	23%	24%
% Income on Transport.	23%	23%	26%
% Income on H+T	43%	46%	51%
\$50,000 - <\$75,000			
% Income on Housing	16%	18%	19%
% Income on Transport.	17%	17%	20%
% Income on H+T	33%	35%	39%
\$75,000 - <\$100,000			
% Income on Housing	13%	14%	15%
% Income on Transport.	11%	12%	14%
% Income on H+T	25%	27%	30%
\$100,000 - <\$250,000			
% Income on Housing	10%	11%	11%
% Income on Transport.	7%	8%	9%
% Income on H+T	17%	19%	21%
Average of All Incomes			
% Income on Housing	30%	28%	26%
% Income on Transport.	23%	21%	22%
% Income on H+T	53%	49%	48%
Owner Median Income	\$46,519	\$51,755	\$55,355
Renter Median Income	\$26,793	\$32,951	\$36,848
Median Income	\$35,882	\$44,028	\$50,695