



# 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, 37% (Fig. 2). Households earning \$50,000 or more are the majority of households in these neighborhoods, at 66%. These households pay 26% to 45% 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 64%. These households pay 49% to 113% of their income for housing and transportation (Fig. 1).

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

Seattle	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	67%	55%	126%	63%	46%	109%	57%	65%	122%	58%	55%	113%	61%	55%	116%
\$20,000 - <\$35,000	39%	34%	75%	36%	28%	63%	32%	40%	72%	32%	34%	66%	34%	34%	69%
\$35,000 - <\$50,000	30%	25%	57%	27%	21%	47%	26%	29%	55%	24%	25%	49%	27%	25%	52%
\$50,000 - <\$75,000	25%	18%	45%	22%	16%	38%	21%	22%	43%	20%	19%	39%	23%	19%	42%
\$75,000 - <\$100,000	21%	14%	36%	19%	12%	31%	18%	16%	34%	17%	14%	31%	19%	14%	34%
\$100,000 - <\$250,000	16%	9%	26%	15%	8%	22%	13%	11%	24%	13%	10%	22%	15%	9%	25%
<b>TOTAL</b>	<b>28%</b>	<b>16%</b>	<b>45%</b>	<b>32%</b>	<b>16%</b>	<b>48%</b>	<b>27%</b>	<b>22%</b>	<b>49%</b>	<b>32%</b>	<b>24%</b>	<b>56%</b>	<b>29%</b>	<b>19%</b>	<b>49%</b>

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

Seattle	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	34,114	8%	3%	36,484	18%	3%	27,860	12%	2%	78,187	24%	6%	176,645	15%
\$20,000 - <\$35,000	52,238	12%	4%	37,864	19%	3%	38,602	16%	3%	73,134	22%	6%	201,838	17%
\$35,000 - <\$50,000	62,710	14%	5%	32,920	17%	3%	42,551	18%	4%	59,668	18%	5%	197,849	16%
\$50,000 - <\$75,000	102,379	23%	8%	40,377	20%	3%	62,981	27%	5%	65,526	20%	5%	271,263	23%
\$75,000 - <\$100,000	77,770	18%	6%	22,853	11%	2%	35,145	15%	3%	29,471	9%	2%	142,386	12%
\$100,000 - <\$250,000	112,031	25%	9%	28,251	14%	2%	30,339	13%	3%	21,408	7%	2%	163,778	14%
<b>ALL INCOMES</b>	<b>441,242</b>	<b>100%</b>	<b>37%</b>	<b>198,749</b>	<b>100%</b>	<b>16%</b>	<b>237,478</b>	<b>100%</b>	<b>20%</b>	<b>327,394</b>	<b>100%</b>	<b>27%</b>	<b>1,204,863</b>	<b>100%</b>

## 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, either of these explanations is likely.

Distance to employment centers does not influence housing costs in Seattle. This could be related to the difference between the percentage of the population that lives near Seattle’s employment centers, 31% and the percentage of jobs that are in Seattle’s employment centers, 44%, which is a difference of 13%. Although the region has a high concentration of jobs in centers, the population is not as highly concentrated near them. (Adjusted R-Square: Housing Model, .5934, Transportation Model, .9198)

## Commuting Characteristics

Households living in Above Average Housing neighborhoods have the shortest commute in time by transit (37.8 minutes) or auto (24.1 minutes) and in distance (6.0 miles by transit and 7.7 miles by auto). Above Average Housing neighborhoods also have the greatest share of transit, 15%. Households in Above Average Transportation cost neighborhoods have the longest commute in time by transit (67.8 minutes) and by auto (28.5 minutes) and in distance (14.7 miles by transit and 11.4 miles by auto).

**Seattle**

<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>	596,630	231,273	384,294	328,580	1,540,777
% Transit	7%	15%	7%	3%	7%
Time all	27.7	26.2	28.5	29.7	28.1
Distance all	9.0	7.5	9.8	11.5	9.5
Speed All	19.3	17.0	20.2	23.1	20.0
<b>Transit Commuters</b>					
Time Transit	43.4	37.8	48.7	67.8	45.2
Distance Transit	8.8	6.0	9.1	14.7	8.6
Speed Transit	12.2	9.5	11.7	14.1	11.4
<b>Auto Commuters</b>					
Time Car	26.5	24.1	26.9	28.5	26.7
Distance Car	9.0	7.7	9.9	11.4	9.6
Speed Car	19.8	18.4	20.8	23.4	20.7

**Household Expenditures by Income and Proximity to Employment  
Seattle, WA 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	61%	63%	62%
% Income on Transport.	46%	55%	62%
% Income on H+T	106%	118%	124%
<b>\$20,000 - &lt;\$35,000</b>			
% Income on Housing	33%	35%	36%
% Income on Transport.	26%	33%	38%
% Income on H+T	59%	68%	74%
<b>\$35,000 - &lt;\$50,000</b>			
% Income on Housing	25%	26%	27%
% Income on Transport.	19%	24%	28%
% Income on H+T	44%	50%	55%
<b>\$50,000 - &lt;\$75,000</b>			
% Income on Housing	20%	21%	22%
% Income on Transport.	14%	18%	20%
% Income on H+T	34%	39%	42%
<b>\$75,000 - &lt;\$100,000</b>			
% Income on Housing	17%	17%	18%
% Income on Transport.	10%	13%	15%
% Income on H+T	27%	31%	33%
<b>\$100,000 - &lt;\$250,000</b>			
% Income on Housing	13%	13%	14%
% Income on Transport.	6%	9%	10%
% Income on H+T	19%	22%	24%
<b>Average of All Incomes</b>			
% Income on Housing	31%	29%	28%
% Income on Transport.	16%	19%	20%
% Income on H+T	47%	49%	48%
Owner Median Income	\$66,817	\$62,198	\$62,679
Renter Median Income	\$33,065	\$38,351	\$38,174
Median Income	\$43,697	\$51,017	\$55,126