

# The Growing Costs of Place for Working Families

**Jeffrey Lubell, Executive Director  
Center for Housing Policy**

Fairfax County Workforce Housing Summit

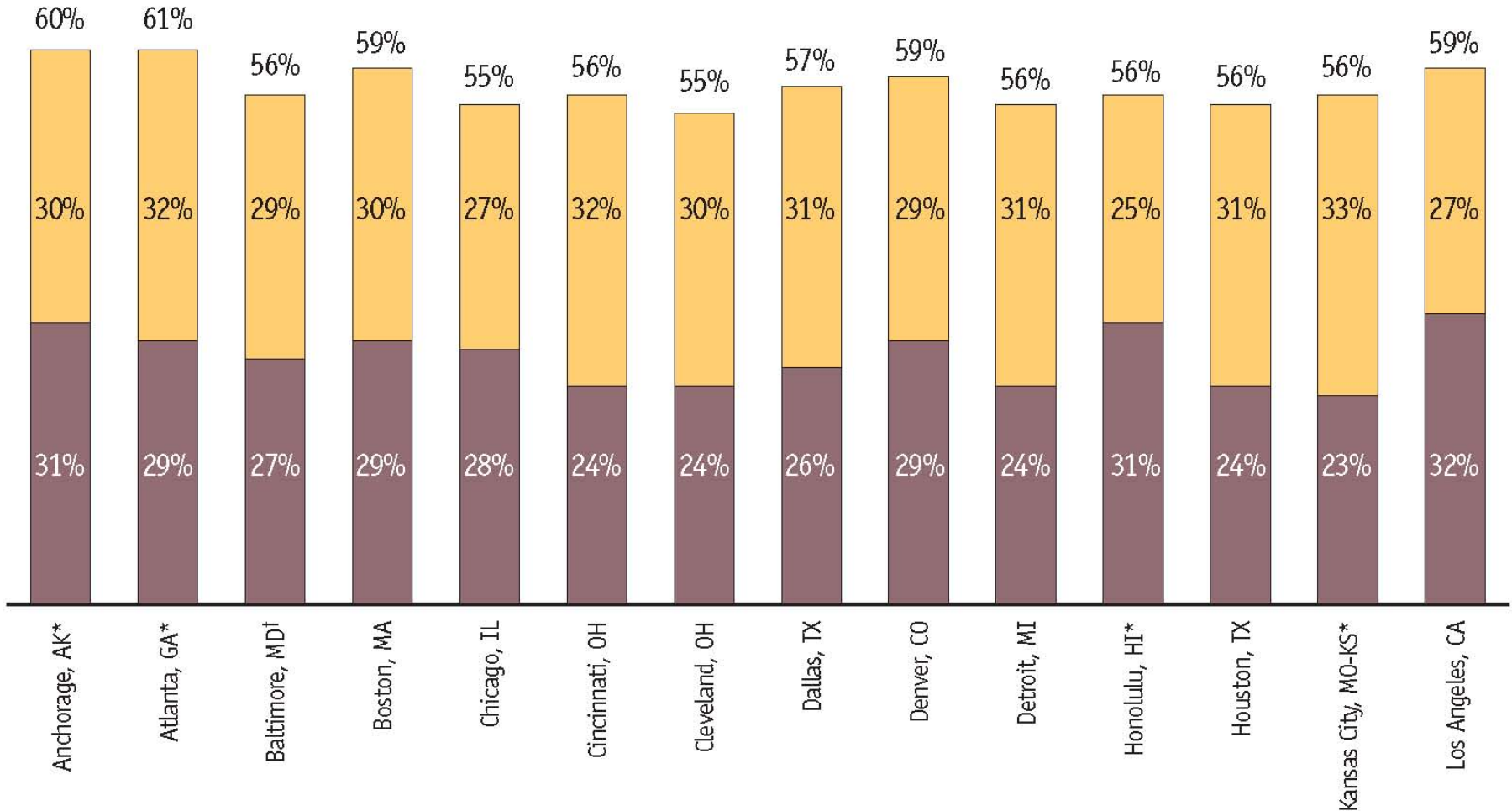
McLean, VA

June 25, 2008



# A Heavy Load

## What Working Families Spend on Housing and Transportation



Source: Center for Neighborhood Technology calculations.

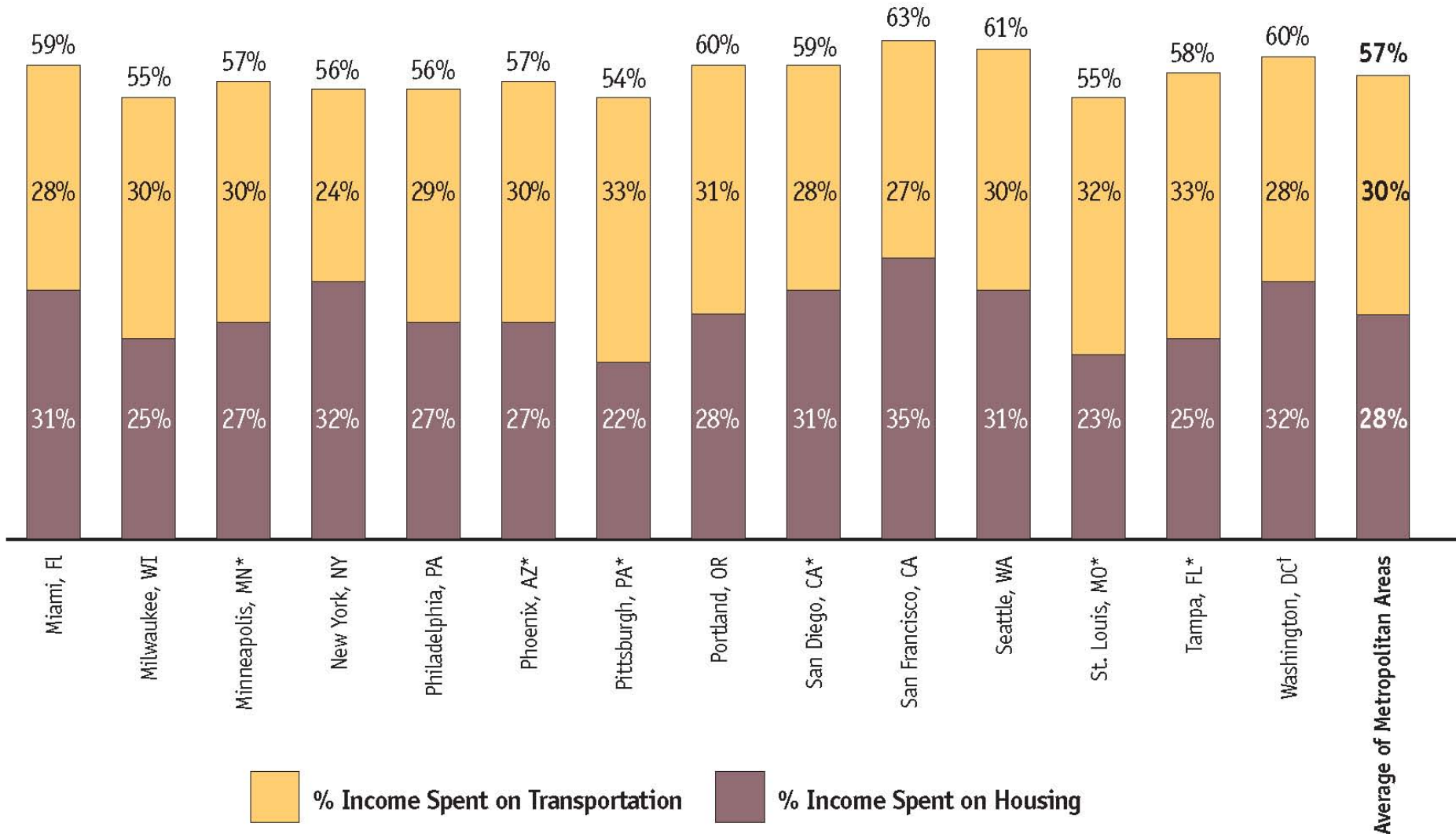
# A HEAVY LOAD:

The Combined Housing and Transportation Burdens of Working Families

Center for Housing Policy  
October 2006

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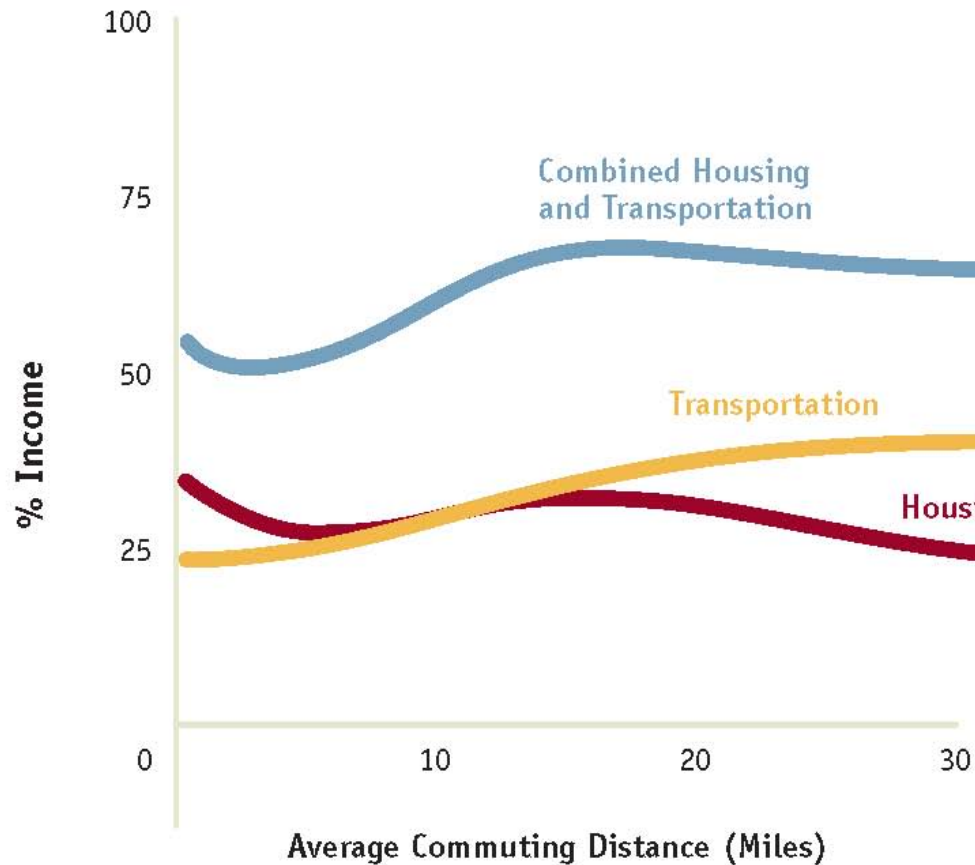
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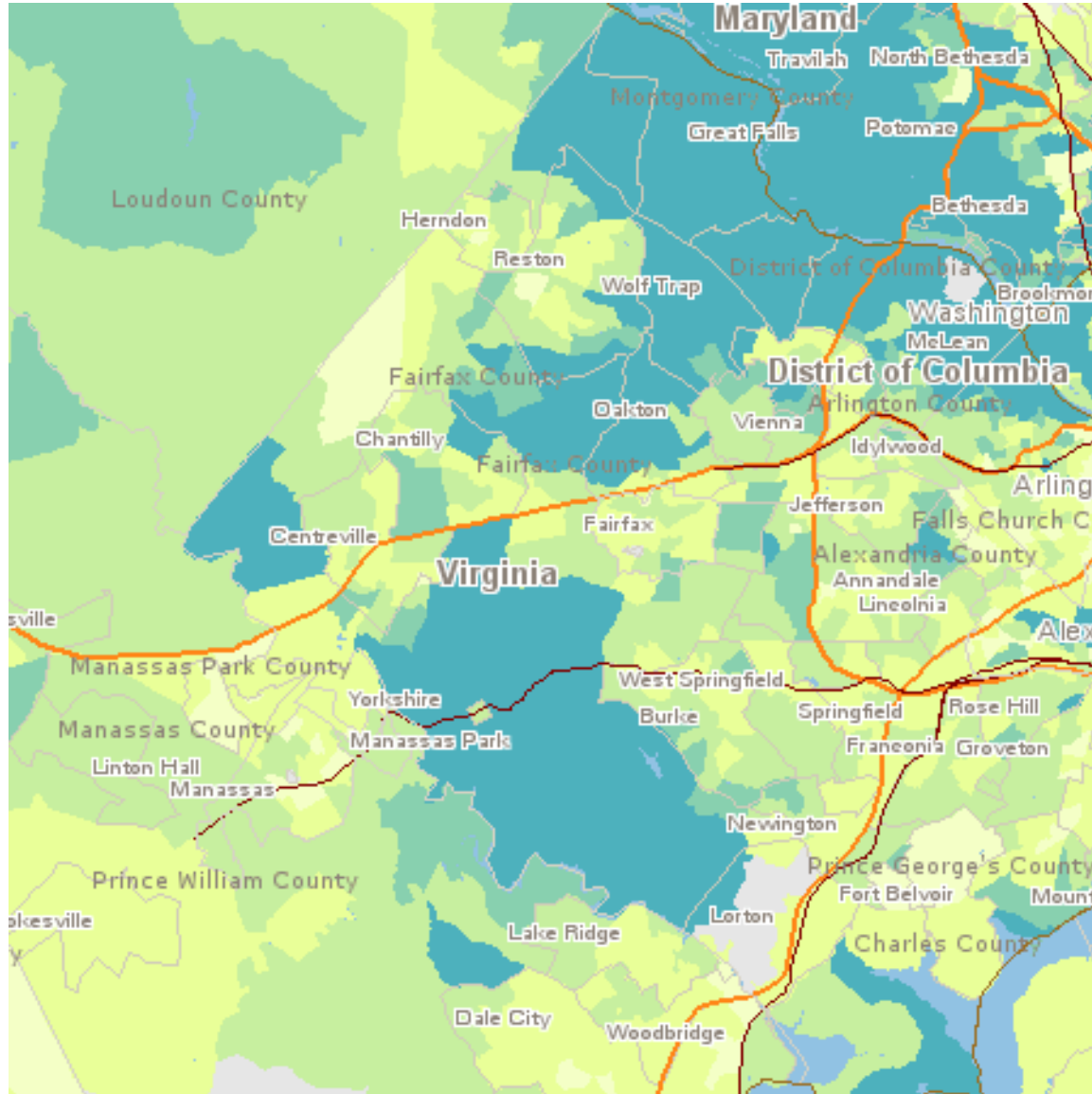
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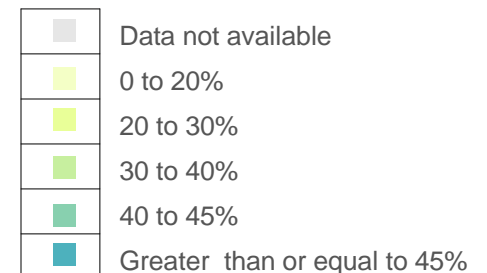


Source: Center for Neighborhood Technology calculations.

# Housing costs as % of income

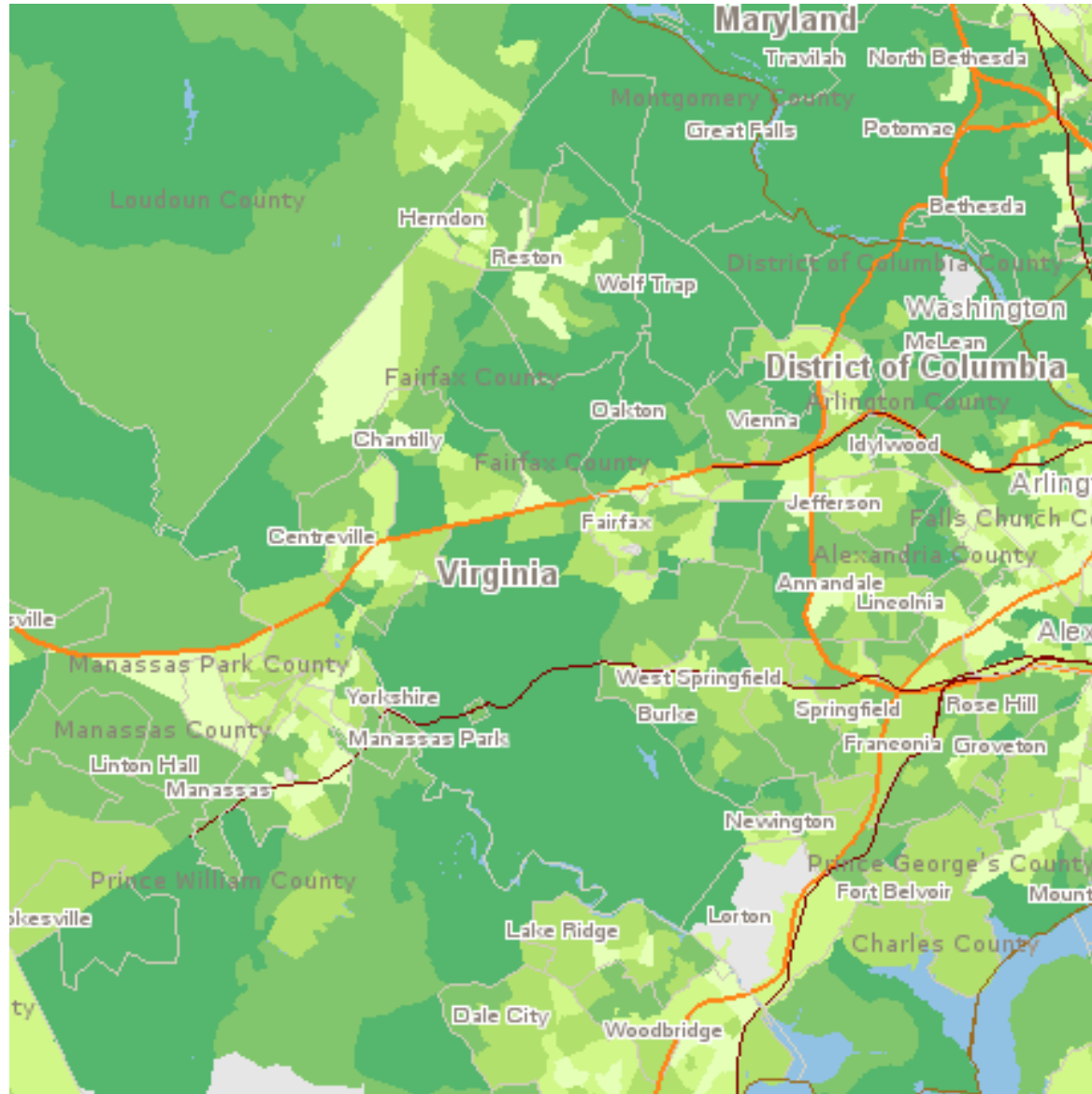


Housing Costs as Percent of Income

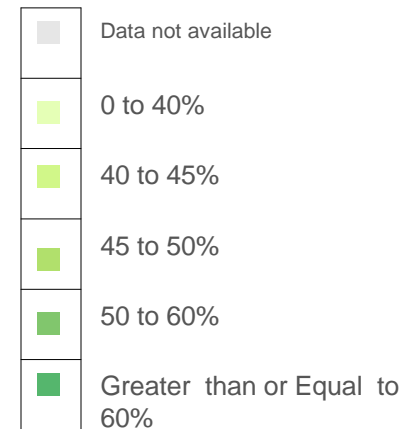


Source: Housing and Transportation Affordability Index, Center for Neighborhood Technology

# Housing and transportation costs

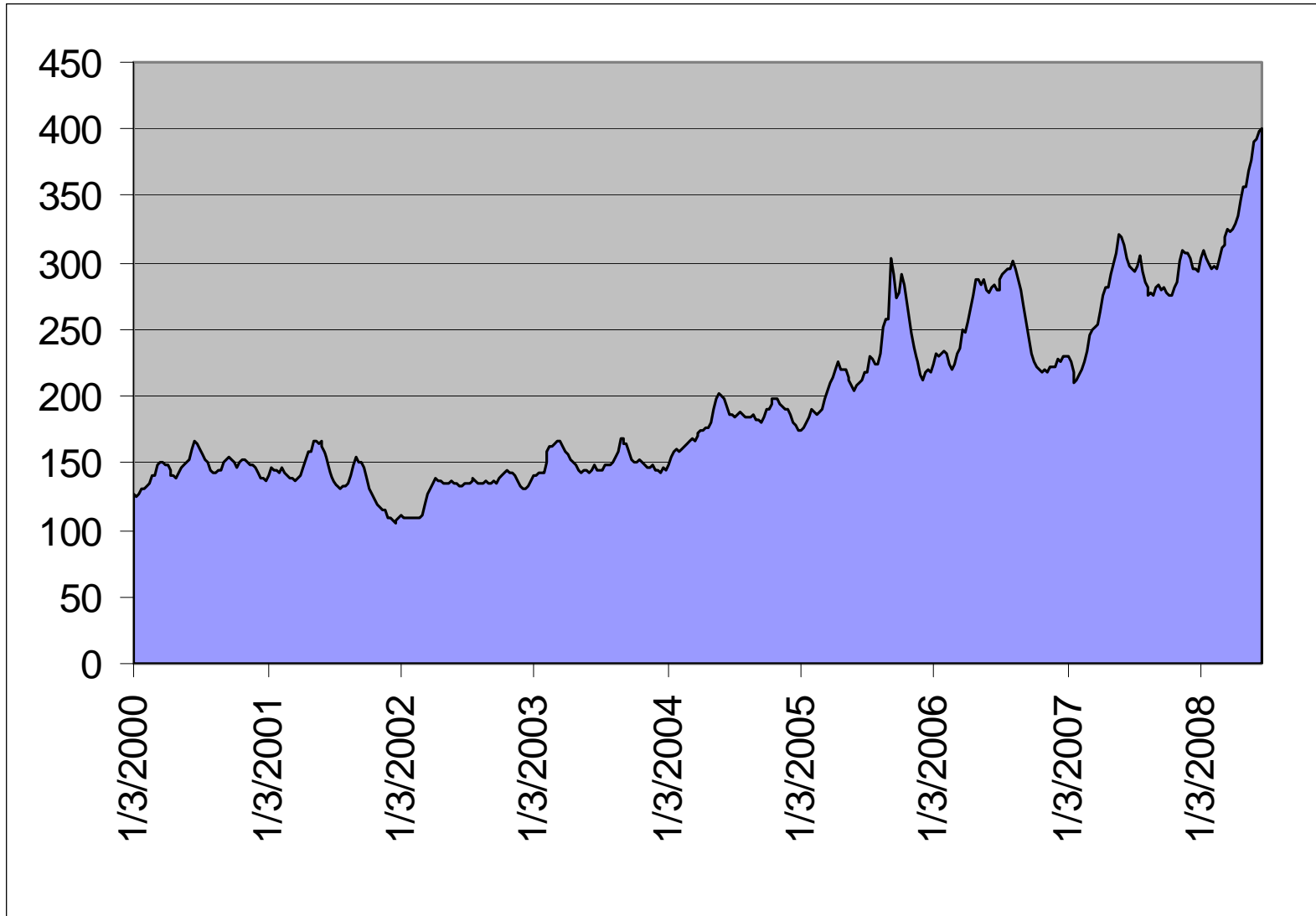


Housing and Transportation Costs as Percent of Income



Source: Housing and Transportation Affordability Index, Center for Neighborhood Technology

# Rising gas prices



Source: Department of Energy, Regular Conventional Gas Prices, U.S.

You could move further away, but . . .

- Longer commutes
- Less time with family
- Increased transportation costs
- Harder to make it to work
- Increased traffic congestion
- Increased Co2 emissions

# How can we solve this?

- **Make it easier for families to reduce reliance on cars**
  - Increase density near public-transit and job centers / create more walkable communities
  - Improve public transit system
  - Facilitate biking and walking
- **Guarantee access by working families to transit- and job-accessible neighborhoods**
  - Rental housing preservation
  - Inclusionary zoning w/ permanent affordability
  - Shared equity homeownership
  - Tax-increment financing
  - Employer-assisted housing / Live near your work programs
- **Improve energy efficiency in the construction, rehabilitation, and operation of homes**

# HousingPolicy.org

*Your online guide to state and local housing policy*

The screenshot shows the homepage of HousingPolicy.org. At the top, there is a navigation bar with a logo and the text "HousingPolicy.org Online guide to state and local housing policy". To the right of the logo are links for "glossary | a to z search | about us". Below the navigation bar are five main menu items: "HOME", "GETTING STARTED", "TOOLBOX", "BUILDING A STRATEGY", and "GALLERY".

The main content area is divided into three columns:

- Getting Started:** A yellow box with an image of a modern orange house. Text: "Learn About Affordable Housing: What Is It, Who Needs It, and Why?"
- Toolbox:** A green box with an image of people playing on a lawn. Text: "Explore Effective Housing Policies That Can Make a Difference"
- Building a Strategy:** A red box with an image of a brick building. Text: "Create a Successful Housing Strategy for Your Community"

Below these columns is a "Gallery of Affordable Homes" section featuring a photo of "Villas on Sixth - Austin, TX".

In the center, there is a "Welcome to HousingPolicy.org!" section with a house icon and text: "HousingPolicy.org is a new resource developed by the Center for Housing Policy, and launched as a part of Housing Solutions Week. The site provides government and business leaders, housing practitioners and advocates, and other interested individuals with timely and reliable information on successful policies that states and localities have adopted to expand the availability of homes for working families. Select one of the boxes above to get started, [click here](#) for more information about the site, or view our [How to Use This Site guide](#)."

On the right, there is a "Featured Podcast: Henry Cisneros" section with a photo of Henry Cisneros and text: "Our Communities, Our Homes, a book by former HUD Secretaries Henry Cisneros and Jack Kemp, together with Kent Colton and Nic Retsinas, highlights successful housing solutions adopted by states and localities around the country. Listen to Secretary Cisneros describe the housing challenges addressed by the new book."