

An aerial photograph of a dense urban neighborhood, likely in Philadelphia, showing a mix of residential buildings, trees, and a large stadium in the background. The text is overlaid on a white rectangular background.

New Urbanism for All ???

Meeting the Affordability Challenge

Eugenie L. Birch

Lawrence C. Nussdorf Professor of Urban Research and Education, Department of City and Regional Planning
Co-Director, Penn Institute for Urban Research

Affordability: % of area median income (AMI)

Moderate Income	=	120-180%	AMI
Low Income	=	50-80%	AMI
Very Low Income	=	50%	AMI
Extremely Low Income	=	30%	AMI

Five Most Populous Cities: AMI 2006

New York:	\$70,900
Los Angeles	\$61,300
Chicago	\$72,400
Houston	\$43,100
Philadelphia	\$72,100

Range:	Moderate Income	\$51,720-\$77,580 to \$86,880-\$130,320
	Low Income	\$21,550-\$34,480 to \$36,200-\$57,920
	Very Low Income	\$21,550 to \$36,200
	Extremely Low Income	\$12,930

Monthly rents (35% household income)

MI	=	\$1,500 to \$3,801
LI	=	\$629 to \$1,689
VLI	=	\$629 to \$1,055
ELI	=	\$377

Rule of thumb ownership (2.5 x income)

MI	=	\$129,300 to \$325,800
LI	=	\$53,8775 to \$144,800
VLI	=	\$53,8775 to \$90,500



124 million housing units in the United States currently

- 77% in Metro areas

- 38% in center cities

- 62% in suburbs

- 68% owner occupied

- median value of existing unit sales: \$215,000

- median value of new units: \$254,000

- cost per square foot new construction: c \$135

- Katrina cottage 308 square feet (14x22)

- Lowe's kit \$55 square foot or \$16,940 (no land or labor included)

- Cost of a 750 square foot dwelling unit = \$101,250

According to HUD: 5.3 million gap in rental housing in the ELI (ELI income supports under \$400/month rent)



Katrina cottage 308 square feet (14x22)

- **Lowes kit \$55 square foot or \$16,940 (no land or labor included)/ at \$135/sq.ft = \$41, 715**
- **Cost of a 750 square foot dwelling unit = \$101,250**
- **Who can afford to own this unit?
Higher LI and MI earners**
- **But New Urbanism goes beyond a single unit**
 - **Demands a large site to accommodate several units that is well-located (accessible or walkable)**
 - **Site has infrastructure demands: sidewalks, common open space**
 - **Build 20 (\$2 million construction costs) for ELI families (\$ 96,000 rent role)**



Centennial Place
Atlanta

Crawford Square, Pittsburgh





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0.27° N 74°59'23.14" W elev 93 ft

Streaming ||||| 100%

Eye alt 2

