

HOUSING & TRANSPORTATION SUBJECT BRIEF



FLORIDA DEPARTMENT OF TRANSPORTATION

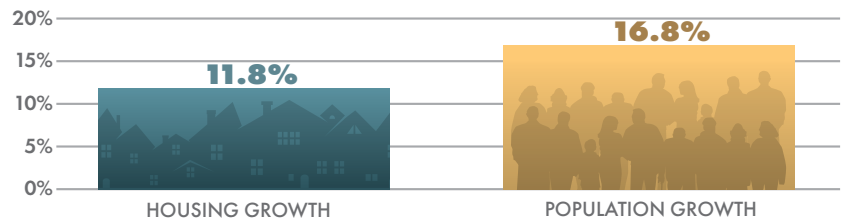
Why Is the Relationship between Housing and Transportation Important?

Housing is critical to how people travel – it's where almost all trips start and end. When coordinated, transportation and housing decisions can reinforce one another to improve **availability, affordability, and accessibility** of transportation and housing options. There is significant opportunity to enhance collaboration between decision makers in Florida to realize these benefits.

AVAILABILITY

Housing has not kept up with demand, which is especially true for lower-income households. Coordination between transportation and housing can enhance both housing development and transportation options.

FLORIDA HOUSING GROWTH HAS NOT KEPT UP WITH POPULATION (2009 - 2021)

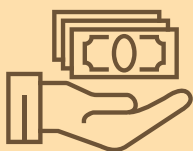


Source: Census Bureau.

AFFORDABILITY

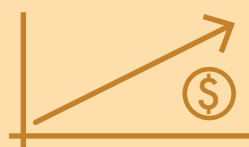
The rising cost of housing makes living in Florida less affordable, with a **near-doubling of housing costs of the past decade**. Neighborhoods with many travel options can help bring down the total cost of Housing and Transportation.

25%
OF FLORIDIANS
STRUGGLE
TO **PAY FOR**
HOUSING



Source: Shimberg Center for Housing Studies, 2020.

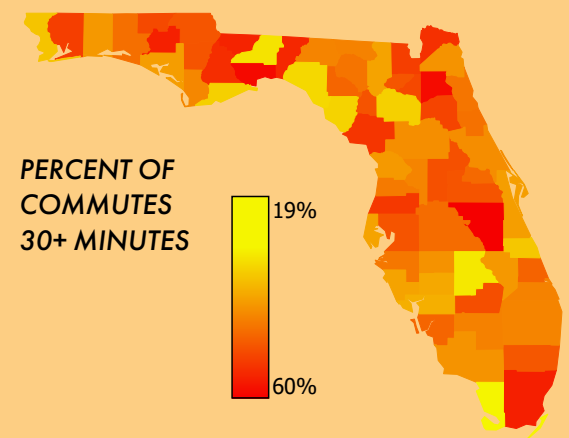
FLORIDA HAD
OUT OF THE
5 TOP 10
REGIONS FOR
HIGHEST ANNUAL
RENT INCREASES
IN THE U.S. IN 2022



Source: Florida Atlantic University, 2022.

ACCESSIBILITY

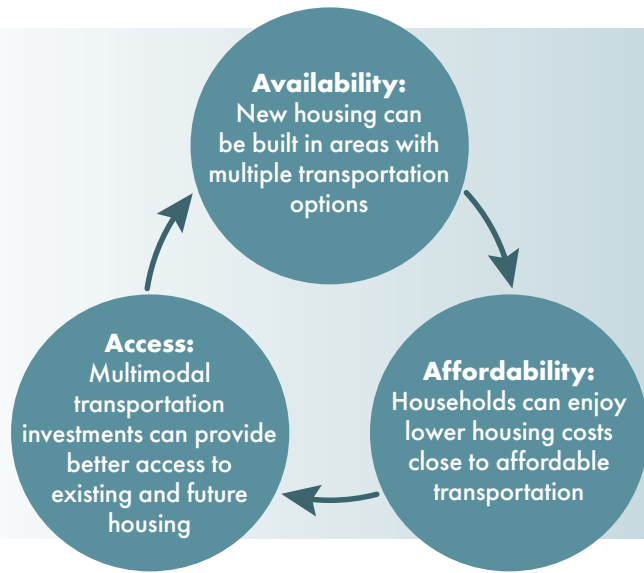
As **expensive housing pushes more people deeper into suburban and rural areas**, access to jobs, education, healthcare, and other critical destinations is diminished. Housing in neighborhoods with many transportation options can reduce travel time and cost.



Source: 2021 American Community Survey.

Benefits of Housing and Transportation Coordination

Housing and transportation can complement each other to improve access, mobility, and affordability, but lack of coordination can create barriers to achieving these improvements.



Potential Benefits

- Age-friendly communities where seniors can live with accessible mobility options.
- More affordable housing for essential service workers located close to mobility hubs.
- “[Missing Middle](#)” housing in walkable neighborhoods with lots of travel options.
- Neighborhoods with safe walking environments for students.
- Maintaining historic town centers in rural areas.

Who’s Involved?

HOUSING

PRIVATE DEVELOPERS

Almost all housing is built by private developers, such as corporations, family companies, or even individuals.

LOCAL GOVERNMENTS

County and municipal governments develop plans (e.g., comprehensive plans) and enforce rules around housing like zoning, historic preservation, and other regulations.

AFFORDABLE HOUSING AGENCIES

Some housing is developed for low-income households below market rents. Affordable housing agencies and nonprofits fund, develop, and/or oversee this housing.

TRANSPORTATION

FLORIDA DEPARTMENT OF TRANSPORTATION

The state provides funding for projects across modes, ensuring the facilities are appropriate for their [Context Classifications](#).

METROPOLITAN PLANNING ORGANIZATIONS

MPOs engage local elected officials, agencies, and stakeholders so that local needs are reflected in regional transportation priorities, plans, and investment decisions.

LOCAL GOVERNMENTS

Municipal and county governments own and maintain most of the roadways, sidewalks, and transit infrastructure in Florida.

Where Can I Learn More?

STATE

[Community Planning Subject Brief](#)

[Home Matters: Report from the Florida Housing Coalition](#)

[Florida DOT Transit Oriented Development Resources](#)

[Florida DOT Context Classification Guide](#)

FEDERAL/NATIONAL

[Housing + Transportation Affordability Index](#)

[Federal Reserve Bank Housing Price Index](#)

[Freddie Mac Housing Supply Analysis](#)

[National Low Income Housing Coalition Gap Analysis](#)



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