

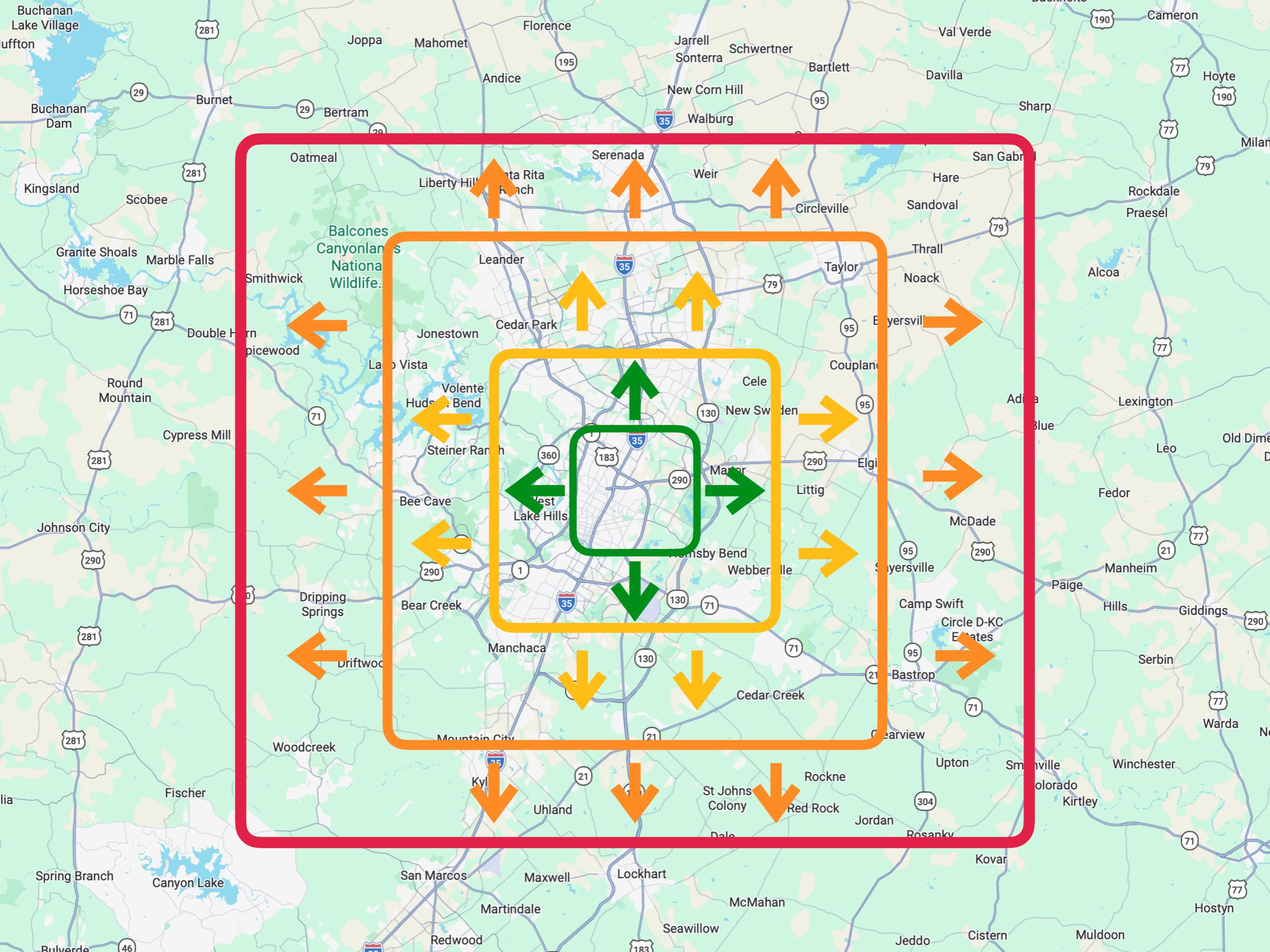
Affordable Housing

“Limiting housing is actually causing all that traffic”,
Better Cities Project,
Sullivan Israel, October 18,
2024.

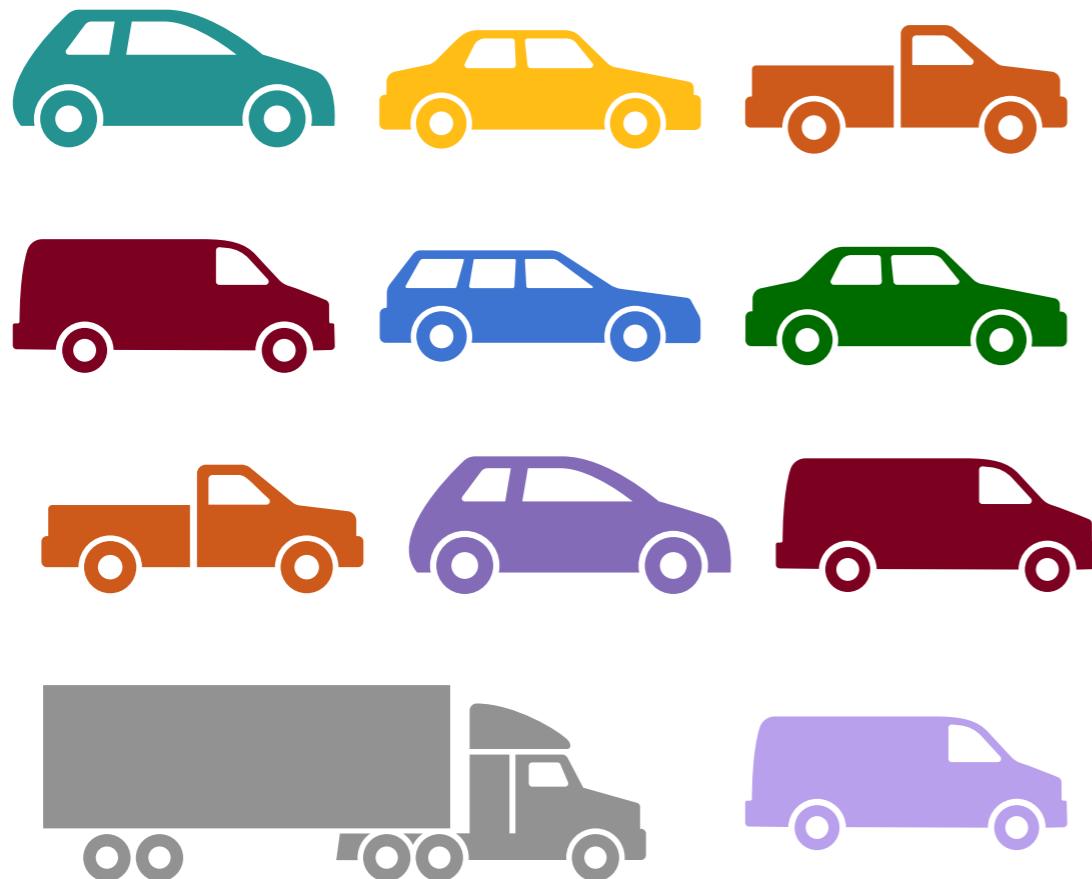
“Density and Driving: A Second Look”, Planetizen,
Michael Lewyn, May 22,
2022.

“How does traffic or the fear of it affect housing affordability?” UCLA, Hao Ding, Brian D. Taylor, Aug. 1, 2021.

All available online



Number of Cars \times Miles per Day



Affordability is an issue for most of the things we buy today. Housing is the most critical for many people. What can we do about it?

The obvious answer from supply and demand is, we need to build more housing in areas where people want to live. Unfortunately, builders run into roadblocks from land development codes based on fear of increased traffic.

A number of studies show us
we're barking up the wrong tree.
MORE housing density produces
LESS traffic.

This is actually pretty obvious if we realize that people are going to move to the cities where they want to live and work, even if they have to live out in the suburbs. I live in Austin. We have a lot more housing construction going on in our suburbs, 20 to 30 miles from downtown, than we do within the Austin city limits.

The amount of traffic depends on the number of cars, and how many miles each one travels per day. So for the same number of people, the more spread out they are, the more traffic, because everybody has to drive more miles to work.

Stores and restaurants spring up wherever they can find enough customers to support them, so high density housing makes most things more convenient. And if you like having a big private yard, you can move out to the suburbs and still get into town if the major roads are not clogged up with traffic.

Density is not the only factor in affordable housing. Corporate ownership is a current issue. But for the long term, our city planners need to stop creating urban sprawl with its traffic.