



MEMORANDUM

SUBJECT: COG Board Housing Needs Proposed Workplan

DATE: December 17, 2018

BACKGROUND

The COG Board unanimously adopted Resolution R33-2018 during their September 12 meeting, directing the Planning Directors and Housing Directors to address the region's growing shortage of housing for workers to fill current and future jobs. The Resolution builds on the adopted initiatives of the TPB's [Long-Range Plan Task Force \(LRPTF\)](#) which documented the transportation benefits of creating additional housing in strategic locations, and discussions at the COG Leadership Retreat this summer. The Resolution provides the following direction:

- a) *Direct the Planning Directors Technical Advisory Committee (PDTAC), and the Housing Directors Advisory Committee (HDAC), to assess the region's ability to accommodate the estimated need for slightly more than 100,000 housing units beyond those currently anticipated in the Cooperative Forecasts with a focus on affordable and work force housing regionally.*
- b) *Building on the adopted Region Forward goals and targets, the PDTAC should examine the optimal incentives for adding additional housing, with an emphasis on preservation and production within the Regional Activity Centers and around high capacity transit stations and work to update future Cooperative Forecasts as needed.*
- c) *Direct that the PDTAC and HDAC work with the Region Forward Coalition, and key regional business, civic, and philanthropic organizations to assess ways to assist local governments with meeting the enhanced housing production targets while ensuring that future growth creates truly inclusive communities.*
- d) *The PDTAC should also include an assessment of factors or impediments to adding more housing units such as lack of critical public infrastructure (transportation, schools, water and sewer).*
- e) *Reaffirm the work underway within PDTAC to identify current local government planning efforts that support the initiatives of the TPB Long-Range Plan Task Force.*

APPROACH

The Planning Directors and Housing Directors will address both the opportunities and impediments to increasing the production of housing, guided by the following key questions:

1. “**Amount**”: how many of the 100,000 additional housing units needed can be accommodated within current comprehensive plans and zoning?
2. “**Accessibility**”: of the additional units, how many can be reasonably accommodated in Activity Centers and High-Capacity Transit station areas?
3. “**Affordability**”: what is the appropriate target/price point for housing for our anticipated new jobs?

Through the analysis of these three areas above, the goal will be to assess not only “can we accommodate an additional 100,000 homes above what is currently forecasted”, but also, “what would it take?” to ramp up housing production beyond current levels to achieve this goal.

TIMEFRAME AND PROPOSED SEQUENCING

It is important to note that the categories and questions regarding “amount”, “accessibility” and “affordability” are not mutually exclusive. Data gathered at each stage will inform the answer to the other questions. Sequencing is proposed as follows to allow more time to develop information that may be more challenging to gather and analyze.

Amount - October to December 2018:

Planning Directors Focus:

- PDTAC to begin to assess “Amount” – does the existing zoning capacity for the jurisdiction in its entirety allow for additional household growth?
- PDTAC to begin to assess if potential capacity for additional growth could occur in regional Activity Centers and High Capacity Transit Stations (HCTS).
 - Questions for further analysis during January - April:
 - If capacity exists, what additional housing could be produced in 5-year increments? (2025, 2030, 2035, 2040 and 2045)?
 - If capacity does NOT exist, what land use or policy changes would be necessary to increase housing capacity?

Housing Directors Focus:

- To demonstrate past jurisdictional commitments and investments in affordable housing for context, HDAC to first assess:
 - Total housing units developed – past 5 years (by year if possible)
 - Current inventory of affordable/income-restricted housing
 - Number of net new affordable/income-restricted housing produced through new construction over the last five years (by year if possible)

- Number of affordable/income-restricted housing produced through acquisition of market rate apartments over the last five years (by year if possible)
- Total investment in affordable/income-restricted housing over the last five years (by year if possible)
- HDAC to define income bands as part of review to ensure cross-jurisdictional consistency. Information gathered by Housing Directors will inform future discussions regarding “affordability”.
- Housing Directors available as needed to consult with Planning Directors on amount of potential increased housing production levels.

COG staff to provide to PDTAC:

- Maps of HCTs and Activity Centers with Transportation Analysis Zones (TAZ) overlay (shared during October 2018 meeting).
- Rollup of jurisdictional analysis into regional document for committee review and presentation to COG Board in January. (December/January)

January 2019 and February 2019:

- Presentations to COG Board on findings of the “Amount” of additional regional housing capacity and HSPC, Region Forward Coalition, and TPB if appropriate or desired.

DELIVERABLES

- Power point presentation and memorandum including data and graphics.

The memo and slide deck will summarize whether it is feasible, solely from a current zoning perspective, if there is additional existing regional housing capacity to meet the production goal for an additional 100,000 homes above what is currently forecasted, or will policy and regulatory changes need to be considered?

The memo and presentation will not address any market barriers or other impediments to housing production or suggest any solutions at this stage.

Accessibility - January to March 2019:

Planning Directors Focus:

- PDTAC to assess “Accessibility” – of the additional housing capacity identified regionally, how much can be accommodated within Activity Centers and High Capacity Transit Stations?

Housing Directors Focus:

- Housing Directors available as needed to consult with Planning Directors on location and tools and strategies to maintain existing housing supply and increase housing production within Activity Centers and High-Capacity Transit Stations
Housing Directors to focus on future affordability needs within the 100,000 homes production goal.

COG staff available as needed to consult with local governments on questions of Amount and Accessibility.

April 2019:

Presentations to COG Board on “Accessibility” and HSPC, Region Forward Coalition and TPB if appropriate or desired.

DELIVERABLES

- Power point presentation and memorandum including data and graphics.
- The memorandum and slide deck will include data and graphics summarizing the additional regional housing capacity within Activity Centers and High-Capacity Transit Stations, (including any shortfall in reaching the 100,000 unit goal).

Affordability – April to July 2019:

- Housing Directors to assess “Affordability” needs for additional housing growth projections.
 - What are the likely future incomes for the forecasted jobs?
 - What additional pressures might this place on lower-income households’ housing needs?

COG staff available as needed to consult with local governments and to synthesize findings for presentation and memo of strategies.

July 2019:

- Presentations to COG Board, and HSPC and Region Forward Coalition on “Affordability” if appropriate or desired.

DELIVERABLES

- Power point presentation and memorandum including data and graphics.

The memorandum and slide deck will include data and graphics summarizing the projected incomes of the future workers and what that might mean in terms of levels of affordability, tenure, and housing typology that may be needed.

October 2019:

- Final presentation to COG Board

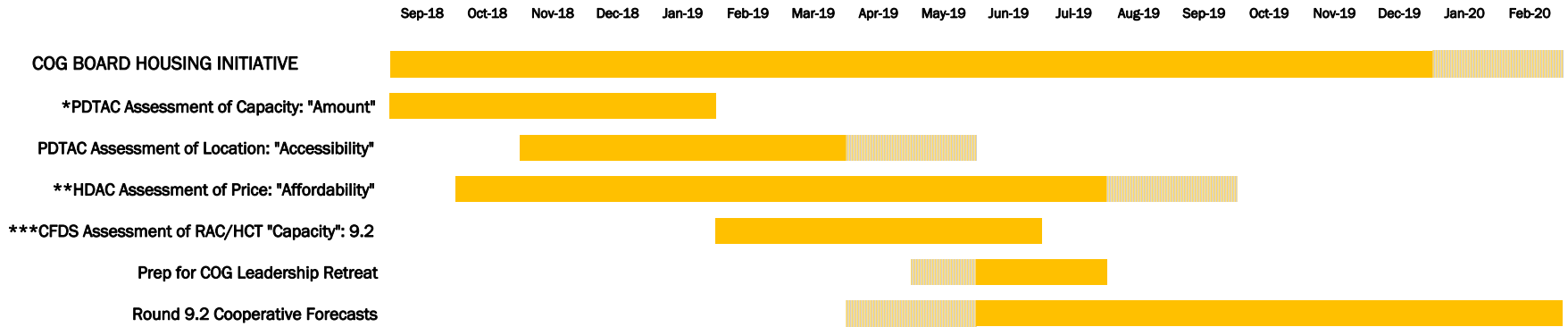
DELIVERABLES:

1. Presentations, technical memos, and status updates to the COG Board, Region Forward Coalition, Human Services Policy Committee, and TPB on:
 - a. “Amount” (Zoning and Comp Plan Capacity)- January 2019 and February 2019
 - b. “Accessibility” (Where can these housing units be built and specifically can they be accommodated within Activity Centers and HCTS) – April 2019
 - c. “Affordability” (What are the future projected incomes and what housing price points are needed?) – July 2019
2. Cooperative Forecast Round 9.2, including updated household forecasts, to be developed between Fall 2019 and Spring 2020.

POSSIBLE CONSULTANT NEEDS:

- Market analyst
- Demographer to project future housing needs by income level and product type
- School consultant, other consultant to assess infrastructure constraints

COG Board "100,000 Additional Housing Units" Work Schedule



**Planning Directors Technical Advisory Committee*

***Housing Directors Advisory Committee*

****Cooperative Forecasting Data Subcommittee*