



# HOUSING INDICATOR TOOL

## SUPPORTING MWCOG MEMBERS IN MEETING THE NEED

METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS  
HUMAN SERVICES POLICY COMMITTEE  
JUNE 25, 2021

# AGENDA

- Framing the HIT
- HR&A - An Overview
- Suggested Approaches to Support the Public Sector
- HR&A Workshop Overview
- Taking Action

# FRAMING THE HIT

**HOUSING** = **HEALTH**  
**RACIAL EQUITY**

# FRAMING THE HIT

- The Urban Institute report identifies the need for approximately 375,000 net new housing units between 2015 and 2030, about 77% of which should be affordable to households with middle-income levels and below.
  - **38%** should be **affordable to low and very low-income** households

# FRAMING THE HIT

- Upon the release of the Housing Indicator Tool (HIT) in March 2021, the coronavirus pandemic had ravaged communities across the country, reporting 443,707 deaths and 26,285,945 active cases.
- Here, within our own Capital Region, 14,450 had succumbed to the vicious virus with 904,059 active case numbers and multiple variants of the virus circulating globally.
- COVID-19 showed us how health impacts like a global pandemic **disproportionately affect low-income individuals and people of color.**
- It also showed us how crucial healthcare is to our larger ecosystem and how **stable housing** is so critical to both **physical and mental health**

# FRAMING THE HIT

- HIT launched in March 2021
- Underscored the importance of a the HIT as a way to hold the region accountable
- Preparing for rollout of 2021 data in early 2022
- **IMPLEMENTATION IS KEY** - How can we support jurisdictions in meeting their targets?
- Alignment with the work that the **public and philanthropic sectors** can do to meet the need

# FRAMING THE HIT



**COMPOUNDING INTERESTS,  
COMPOUNDING INEQUITIES**  
Racism, Housing, and Our Region's Responsibility to Act  
— A Framing for the Housing Indicator Tool

ONCE UPON A REGION...

WHAT THIS MOMENT REQUIRES

OUR CHARGE

POWER OF PRESERVATION

WHERE DO WE GO FROM HERE?

THE HOUSING INDICATOR TOOL



[handhousing.org/hit](http://handhousing.org/hit)

COMPOUNDING INTERESTS, COMPOUNDING INEQUITIES

HAND

collected as of February 2, 2021.

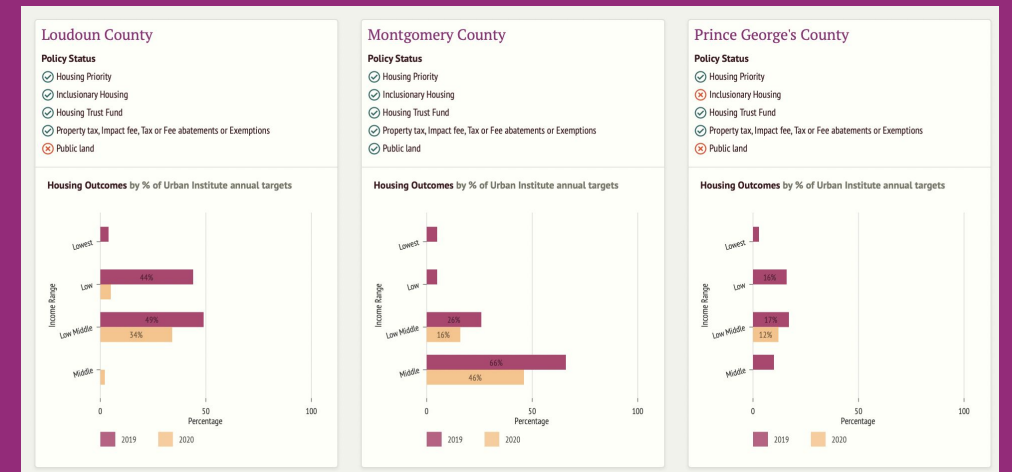
## INTRODUCTION

Once upon a time, in a region not so far away, a system was designed and rooted in an ideology that black, indigenous, and people of color were inferior to other races. This overarching doctrine permeated individual's way of thinking, even extending to the land's systems and institutions. These complex systems present as an engineering of levers and pulleys created specifically to uphold white supremacy. Racism, privilege, access, ignorance and apathy are just a few of the many manifestations of the powerful system. This sophisticated system was tested time and time again, leaving behind a legacy of slavery, jim crow, lynching, mob violence, police brutality, medical experimentation, disenfranchisement, educational and employment discrimination, and mass incarceration are just a few of the system's materializations.

In a time not so long ago, the system continued to bleed with a structure tantamount to state-sponsored segregation called redlining, followed by racialized zoning and covenants, blockbusting, subprime mortgages, and deliberate evasions of the

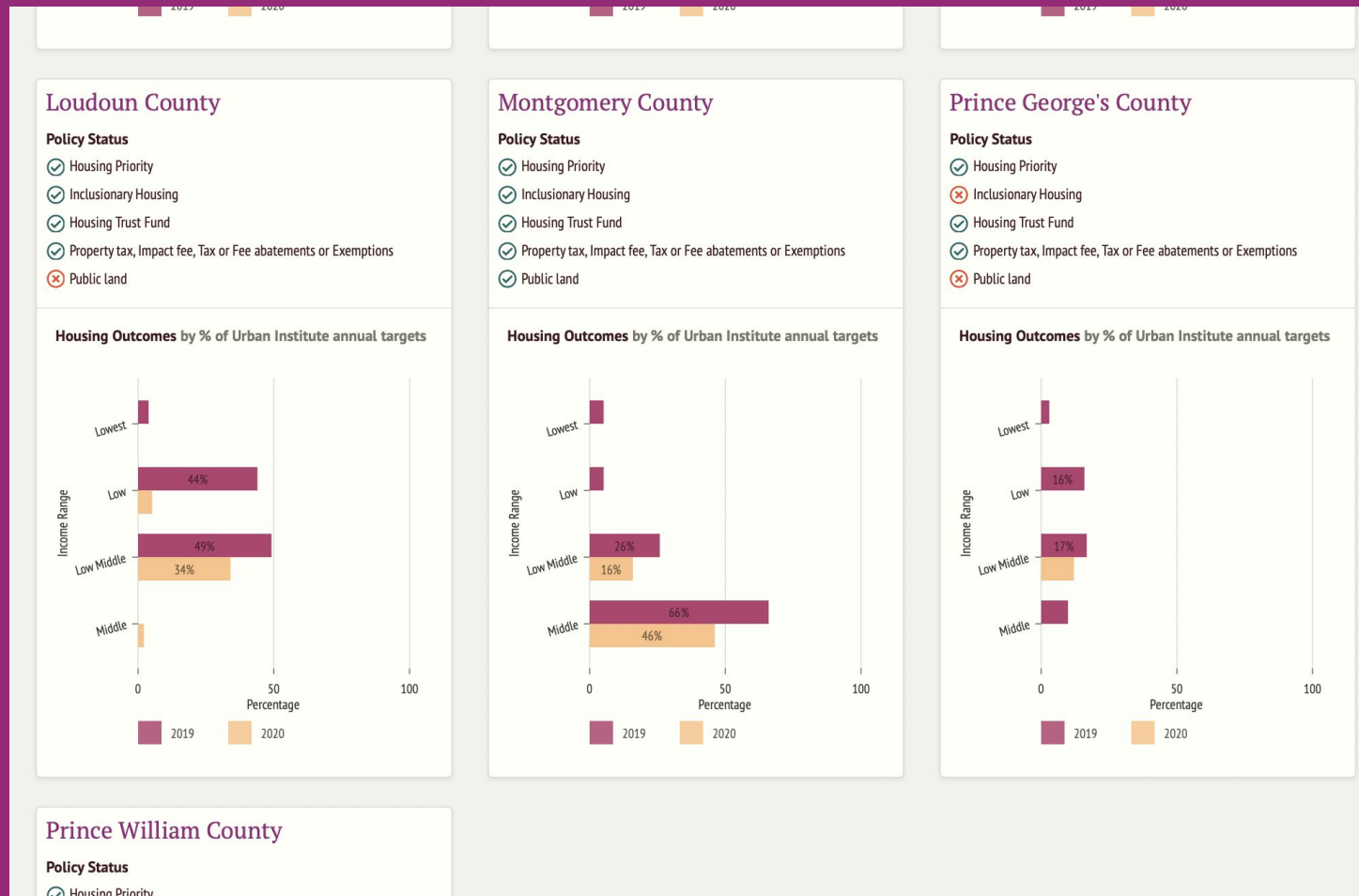
These staggering numbers are not simply the results of the deadly outbreak, rather a pronounced illustration of a complex, multi-layered system that only serves a fraction of our residents. Recognized as a super-region, our jurisdictions overflow with an abundance of wealth and resources. **In fact, the Capital Region is home to over 10 million people and boasts the third largest economy in the United States, and seventh largest economy in the world.** We also house 22 companies in the Fortune 500, one of the country's most talented workforces, world-class universities and the U.S. federal government. Yet we face a housing affordability crisis that has no sign of slowing down. **In the District alone, despite minimum wage being \$15 – it would take 88 work hours per week to afford a two-bedroom rental, and even higher numbers in Maryland and Virginia at 102 and 130 work hours, respectively.**

The affordable housing shortage we knew prior to the onset of COVID-19 took on an entirely new meaning over the last year. The urgency of having a safe, affordable home has never been clearer. Simultaneously, we are seeing a heightened awareness of the need for racial equity across the board – not just in housing, but in access to basic services, health care, living wage jobs, education and employment. These statistics are not just



**HOUSING INDICATOR TOOL**

# FRAMING THE HIT



Meeting the housing need for our lowest income and most vulnerable residents is a challenge across the region and **NOT a problem specific to one jurisdiction.**



# SUGGESTED APPROACHES TO SUPPORT THE PUBLIC SECTOR

A practicum series designed for Elected Officials and Staff, as well as Regulatory Board and Commission Members

- HAND partnership with **MWCOG** to support their members
- Five (5) housing-focused workshops designed by **HR&A Advisors**
  - provide **market-based information** about housing needs, programs, and policies
  - support participant jurisdictions in **evaluating their own housing needs and priorities**
  - set **goals that align** with regional planning goals and local priorities
  - develop **actionable plans** to meet those goals

# HR&A - AN OVERVIEW

**HR&A ADVISORS, INC.** helps create more equitable, resilient, and dynamic communities by turning vision into action through rigorous analysis, strategy development, and implementation planning.

- Deep understanding of how public policy at the local and regional levels can impact housing markets and public need
- Track record of providing actionable market conditions analysis, affordable housing policy, and fund design for clients nationwide
- Worked on a broad range of strategies to increase long-term affordability through policy and investment
- Recommendations have led to policy changes, funding increases, and expansions of housing supply

# WORKSHOP 1:

## Discussing the Planning Process and Goals

- Provide an **overview of the full five session process**
- Communicate **expectations** and roles for participants, facilitators, and other partners
- Provide an **overview of regional goals** for housing production and affordability
- Identify **how regional goals may align** with previously-identified local priorities
  - limiting displacement
  - supporting homeownership
  - creating more housing opportunities for low-income individuals and families
  - encouraging economic growth
  - other policy goals.

# WORKSHOP 2: Identifying Local Priorities & the Existing Housing Toolbox

- As preparation for Workshop 2, participants will:
  - Prepare a **review of past comprehensive plans and housing plans**
  - Identify **relevant local priorities and initiatives** already in place
- Workshop 2 will include:
  - A review of the **completed reviews**
  - Facilitated **discussion on areas of alignment and disagreement** between local priorities and regional goals
  - Identifying how current **land use policies, housing subsidy programs, and tenants' rights tools** do/do not align with local and regional goals
  - Understanding the **impact** of these tools on local and regional housing.

# WORKSHOP 3:

## Realigning the Housing Toolbox

- As preparation for Workshop 3, participants will:
  - Examine their **existing housing toolbox**
  - Identify **potential gaps** or areas where new programs or policies may help better align housing practices with housing goals.
- Workshop 3 will include:
  - **Mutual learning** about housing policies, programs, and best practices
  - Jurisdiction presentations on their respective **approach to housing development and affordability**
  - Jurisdiction presentations on the **findings of their gaps assessments**
  - Presentation by HR&A on **best practices** from national housing affordability work, with a focus on tools of interest to participants

# WORKSHOP 4:

## Evaluation of Potential Impacts

- Participants will receive a worksheet or calculator to **estimate the funding needs and unit production or preservation impacts** of identified tools.
- Facilitated discussion on:
  - How well identified **tools and changes may support** local and regional housing production and affordability targets
  - Whether **new funding sources or changes to local goals** may be needed.

# WORKSHOP 5:

## Defining Implementation Needs

- Create actionable implementation plans for identified tools and programs, including identifying:
  - Key stakeholders
  - Available capacity
  - Funding needs
  - Timeframe with key milestones for implementation

# TAKING ACTION

- Use **HAND as a resource** to support the work of MWCOCG members
  - The HR&A Practicum is a solid resource to help jurisdictions design new ways to better meet the need, particularly for our lowest income residents
- Adopting the targets is only the first step
  - Address the production need at the MWCOCG board level
  - Opportunity to leverage the **recovery funds** to support the regional housing need
    - housing units **AND** supportive services to create successful outcomes for our most vulnerable citizens