

# COG HOUSING INITIATIVE

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## Meeting Current and Future Housing Needs

Polly Donaldson  
Co-Chair, COG Housing Directors Advisory Committee

COG Board Meeting  
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Metropolitan Washington  
Council of Governments

# Key Questions – the 3 “A”s

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## **Amount:**

Can the region accommodate an additional 100,000 households above what is currently forecast by 2045?

## **Accessibility:**

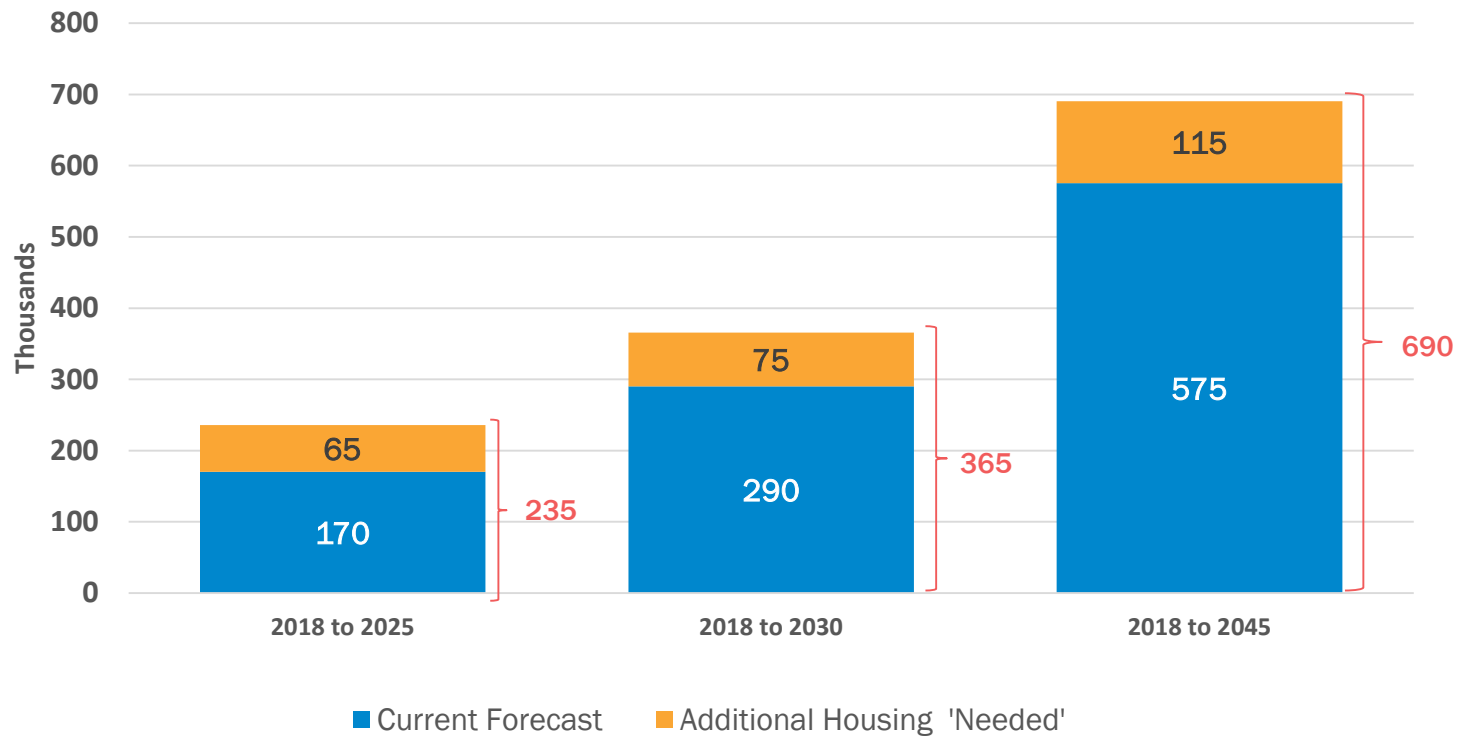
Can the additional households be located in Activity Centers and near High Capacity Transit areas?

## **Affordability:**

What is the right mix of housing types and prices to accommodate our current and future workers?

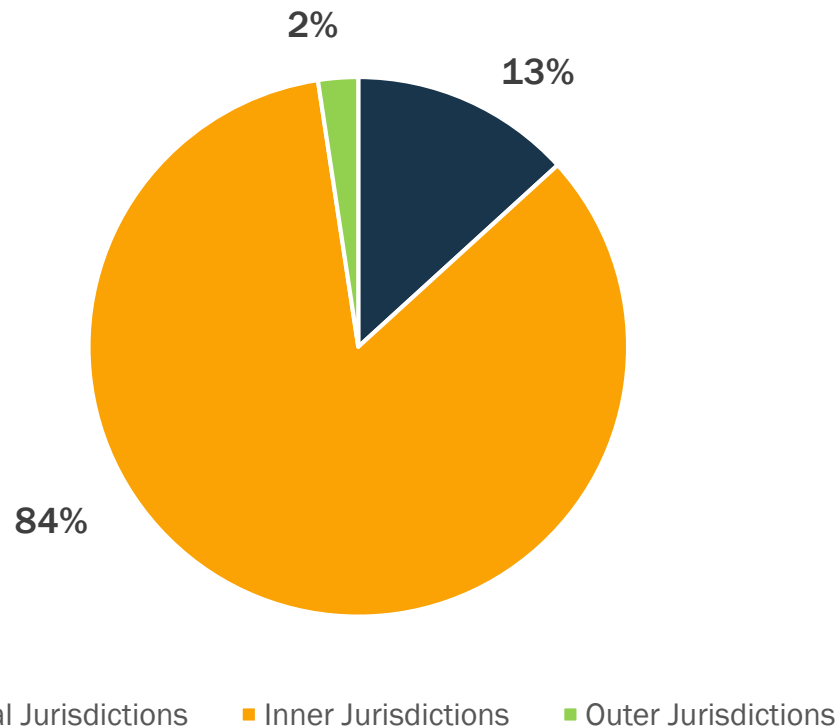
# Housing Growth Between Now & 2045

## Current Forecast and Additional Units Needed To Meet Future Job Growth and Optimize Transportation System Performance



# Accessibility: Preliminary Assessment

## Sub-regional Shares of Additional 100,000 Housing Unit Capacity Within Activity Centers and High-Capacity Transit Stations



*Draft as of April 2*





## Affordability Focus and Regional Themes

- Increasing production to meet future job growth means housing at all price points
- Production and preservation for the lowest-income neighbors is the responsibility of government
- Local government cannot solve the affordability challenge alone; state and federal investments are imperative
- Economic development brings potential opportunities for investment in housing from new sectors, particularly “missing middle” housing



## Polly Donaldson

COG Housing Directors Advisory Committee Co-Chair

DC Department of Housing and Community

Development Director

[Polly.Donaldson@dc.gov](mailto:Polly.Donaldson@dc.gov)

(202) 442-7210

[mwcog.org](http://mwcog.org)

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777 North Capitol Street NE, Suite 300

Washington, DC 20002



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# Housing & Planning Directors' Next Steps: Considering Targets

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- Can we set local level housing production targets to meet the regional need?
- Can we set local and regional targets by housing cost band to serve workers at all income levels?

