

# VISUALIZE 2045: ADDRESSING THE REGION'S CAPACITY FOR ADDITIONAL HOUSING

---

Paul DesJardin  
COG Community Planning and Services Director

TPB Technical Committee  
March 1, 2019

Item 5

# TPB Long-Range Plan Task Force

---

- Conducted sketch planning-level analysis of 10 potential initiatives
- TPB selected these 10 initiatives for testing from among more than 80 different projects, programs, and policy ideas not in the CLRP that have the potential to address regional transportation challenges.
- LRPTF recommended that 5 of the 10 initiatives be endorsed by the TPB as initiatives that have the most potential to address the region's transportation challenges.

# TPB-Endorsed Initiatives (1)

---

**December 2017: TPB adopts R8-2018, endorsing the initiatives recommended by the LRPTF, including:**

- 1. Optimize and Balance Land Use Throughout the Region**
2. Operate Bus Rapid Transit (BRT), Light Rail, and Streetcars Throughout the Region
3. Enhance Metrorail Capacity in the Region's Core
4. Implement Enhanced Travel Demand Management (TDM) Strategies Consistently Throughout the Region
5. Provide a Regional Network of Express Lanes with Express Bus Services that Exempt High-Occupancy Vehicles from Tolls

# TPB-Endorsed Initiatives (2)

---

- TPB called on members to

*“...commit to fully explore the initiatives to identify specific implementation actions that could be taken, individually and collectively, to make them part of TPB’s future fiscally-constrained long-range plans...”*
- Chairman Charles Allen (District of Columbia) called on TPB Committees, Subcommittees and staff to identify ways to advance the initiatives.
- For the Optimized and Balance Land Use initiative, this required engaging with COG’s Planning Directors Technical Advisory Committee (PDTAC), whose members are responsible for comprehensive land use planning

# Optimized and Balance Land Use initiative

---

## Aspires to improve the transportation system's performance by:

1. Identifying ways to develop more housing in the region to provide regional workers to meet demand for future job growth
2. Locating future growth in jobs and households within a jurisdiction in Regional Activity Centers and/or areas with High-Capacity Transit
3. Achieving a better balanced distribution of future growth in jobs and housing between the eastern and western portions of the region

# Engaging the Planning Directors (1)

---

**January & February 2018:** DTP Director, Kanti Srikanth, briefed the PDTAC and requested its assistance in identifying how this initiative could be advanced.

Actions could include:

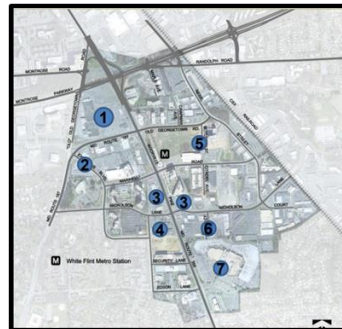
- *Advising the TPB*
- *Identifying specific actions jurisdictions could take to advance these ideas*
- *Identifying resources needed to advance these ideas*
- *Identifying actions the region could collectively take*
- *Identifying impediments to realizing the full potential of this initiative*

# Engaging the Planning Directors (2)

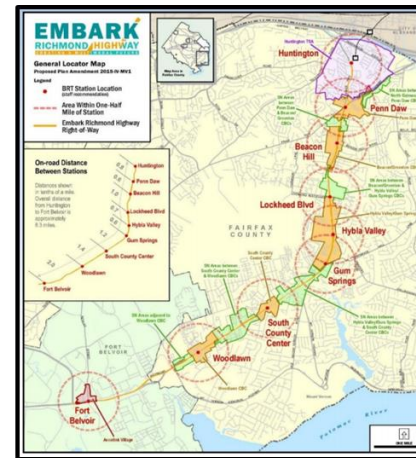
PDTAC members continued to discuss this issue during their monthly meetings and learned about planning efforts under way throughout the region



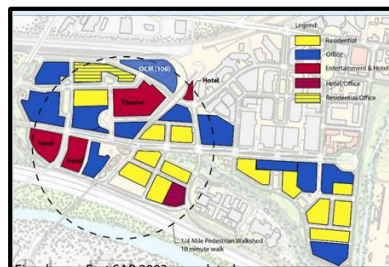
Buzzard Point



White Flint



Richmond Highway



Eisenhower East



Historic Downtown Manassas

# COG Board of Directors Discussions

---

**April 2018:** 2017 TPB Chair Charles Allen briefs the COG Board, including a call to action to develop projects, programs, or policies to advance the concepts in the LRPTF initiatives

**July 2018:** COG Board members briefed on the relationships between jobs, housing and transportation, and on housing affordability and challenges of community opposition

**September 2018:** COG Board is briefed on issue of meeting the region's future housing needs



# Job Growth Outpacing Housing Growth

## COG Region (Thousands)

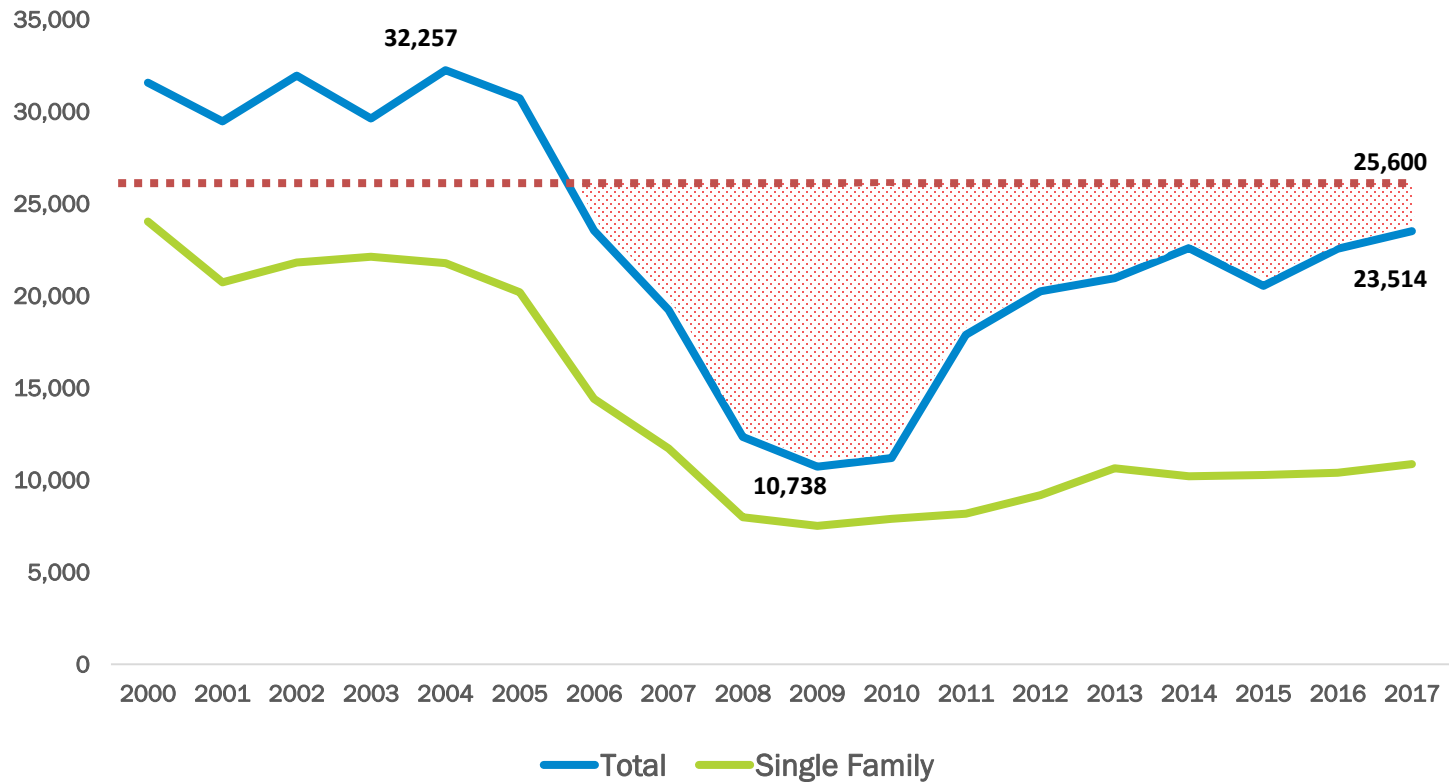
### 2015 to 2045

	2015	2045	Number	Percent
Employment	3,161	4,274	1,113	+35%
Population	5,391	6,926	1,535	+28%
Households	2,012	2,660	648	+32%



# Recent Trends in Housing Permits

## Housing Construction Permits by Year In Metropolitan Washington



# Housing for Anticipated Job Growth

**Round 9.1 Forecast of Employment and Households and Calculated "Shortfall"**  
(1 thousands)

	2018 <sup>(1)</sup>	2020	2025	2030	2035	2040	2045
Forecast Employment (9.1)	3,281	3,361	3,573	3,774	3,947	4,116	4,274
Households "Needed" for Jobs	2,130	2,182	2,320	2,451	2,563	2,673	2,775
Forecast Households (9.1)	2,085	2,133	2,255	2,375	2,477	2,565	2,660
<b>Housing "Shortfall"</b>	<b>45</b>	<b>49</b>	<b>65</b>	<b>76</b>	<b>86</b>	<b>108</b>	<b>115</b>

(1) Estimate

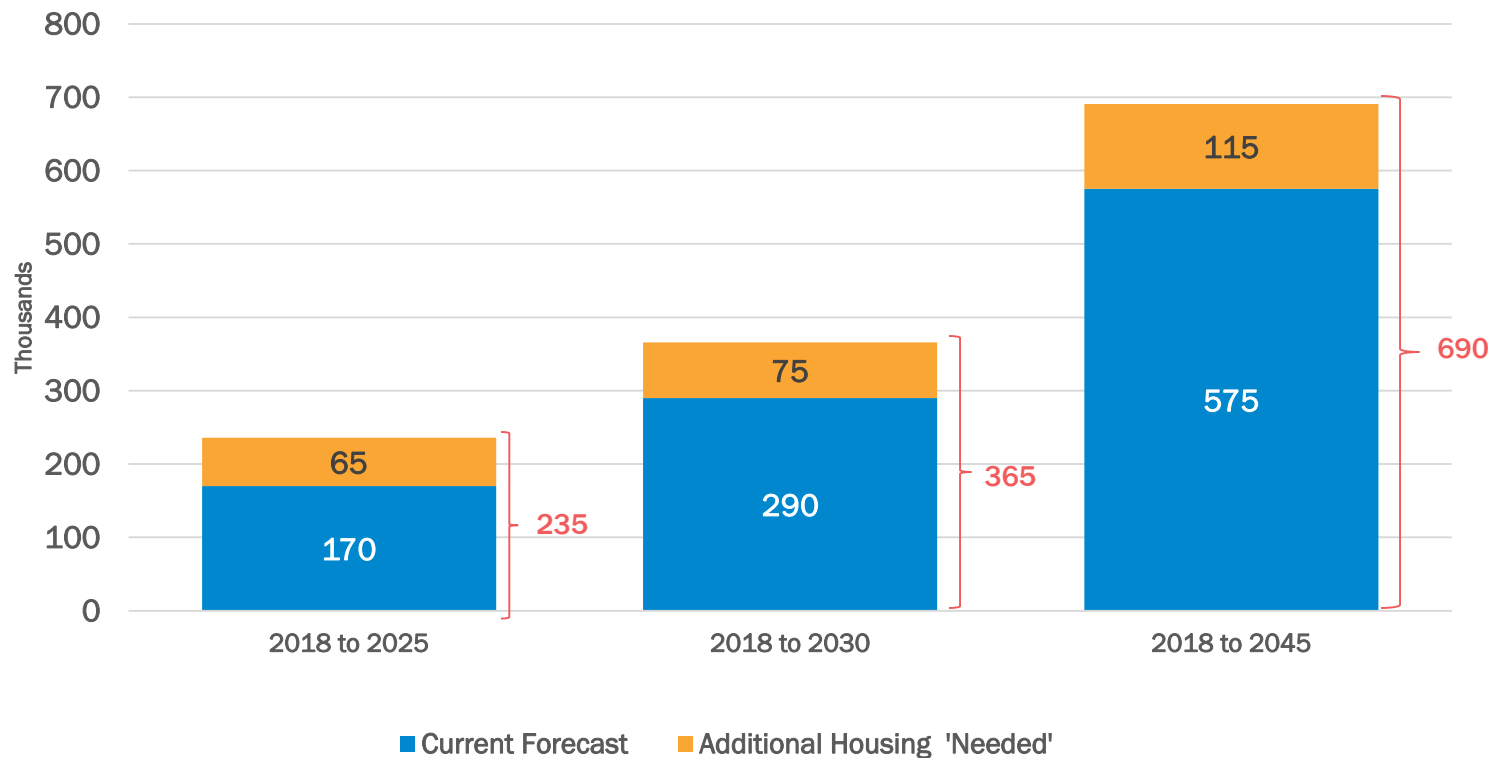
(2) Shortfall calculated using "1.54 Jobs Per Household" ratio

Source: MWCOG, Round 9.1 Cooperative Forecasts



# Housing Growth Between Now and 2045

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



# Resolution R33-2018

---

- 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.
- 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.
- 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.

# Resolution R33-2018

---

- 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).
- 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.



# Key Questions – the 3 “A”s

---

## **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?

# Constellation of Housing Research Efforts



THE GEORGE  
WASHINGTON  
UNIVERSITY

CENTER FOR  
WASHINGTON  
AREA STUDIES



Metropolitan Washington  
Council of Governments



Washington



Northern Virginia  
Affordable Housing  
Alliance



Housing Leaders Group  
of Greater Washington



Metropolitan Washington  
Council of Governments



# The First Hurdle: Amount

---



# Amount: Methodology

---

- Region-wide capacity analysis
- Comprehensive Plan review
- GIS analysis
- Aggregation of committed affordable units and local government housing investment

# Amount: Findings

---

- Is there capacity for an additional 100,000 households beyond what's currently forecast within the region's existing comprehensive plans?
  - **YES**, comprehensive plans have enough capacity to address increased housing production
  - However, zoning and comprehensive plan changes may still be necessary for jurisdictions
  - And, supply alone doesn't address the region's current and future housing affordability needs

# Barriers or Impediments to Increased Housing Production



**Land Use /  
Regulatory  
Structure**




**Market  
Forces**



**Community  
Dynamics**





# Impediments – Land Use / Regulatory Structure

- Infill Development Challenges (cost, design, disruption) and Individual Project and Parcel Complexities
- Environmental Issues
- “Easy” parcels have been developed – consolidating and assembling parcels is difficult to do
- Local, State and Federal Government Regulatory Practices (e.g., existing proffer legislation in Virginia)
- Political Will and Competing Priorities (Limited resources and decreased federal support)





# Impediments – Market Forces

- Cost of Construction (Rising materials and labor costs)
- Rising Land Values Around Activity Centers and Metro Station Areas
- Financial Feasibility Considerations (Lender / investor requirements)
- Risk Mitigation: Opposition to development and potential carrying costs reduces smaller-scale developer capacity
- Delivery of Neighboring New Properties (Slows absorption rates even in hot markets)







## Impediments – Community Dynamics

- Community / Citizen Opposition to Neighborhood Change
- Legal Challenges (Lawsuits against PUDs or other types of development, including by-right developments)
- Infrastructure Needs (School overcrowding / traffic-congestion concerns)
- Misperceptions About Housing Options (“You don’t have to live here.”)







## Housing Directors Focus

- Gathering data on housing production for committed affordable homes and range of household incomes served
- Production and preservation
- Role of federal, state, local level investments
- Economic development brings potential opportunities for investment in housing affordability from new sectors



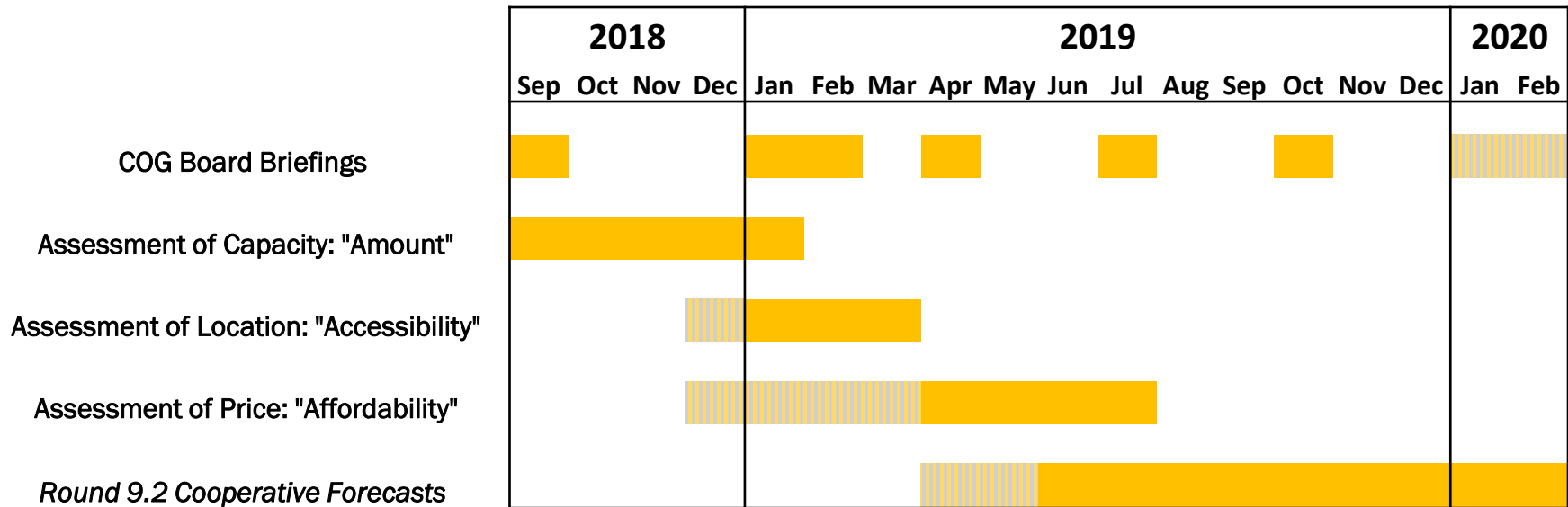


# Next Hurdles: Analyzing Accessibility and Affordability

---



# Regional Housing Needs Work Schedule



# Exploring a Range of Housing Types



Daniel Parolek, Opticos Design, Inc.

# Questions?

## **Paul DesJardin**

COG Community Planning and Services Director

(202) 962-3293

[pdesjardin@mwcog.org](mailto:pdesjardin@mwcog.org)

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

---

777 North Capitol Street NE, Suite 300

Washington, DC 20002



Metropolitan Washington  
**Council of Governments**