

ADDRESSING THE ACCESSIBILITY OF THE HOUSING NEEDED

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COG Board of Directors
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Metropolitan Washington
Council of Governments

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?

Amount: Findings from February 2019

- 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

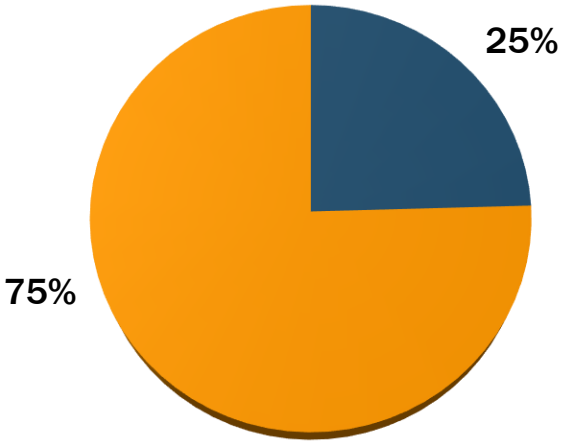
Current Hurdle: Accessibility



Round 9.1 Cooperative Forecasts: 2015 to 2045 Growth in Activity Centers

Employment

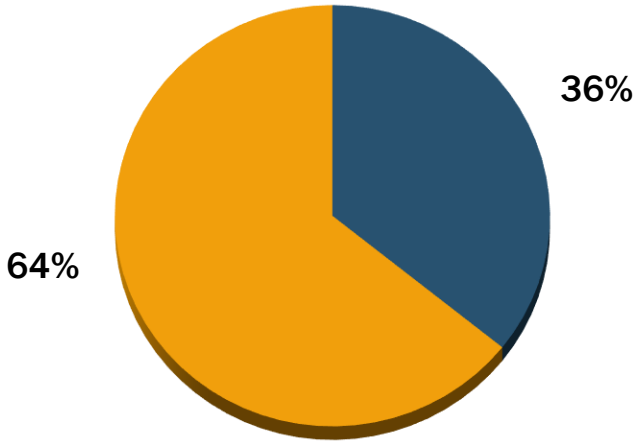
(+1,113,000)



Inside Activity Centers

Households

(+648,000)



Outside Activity Centers

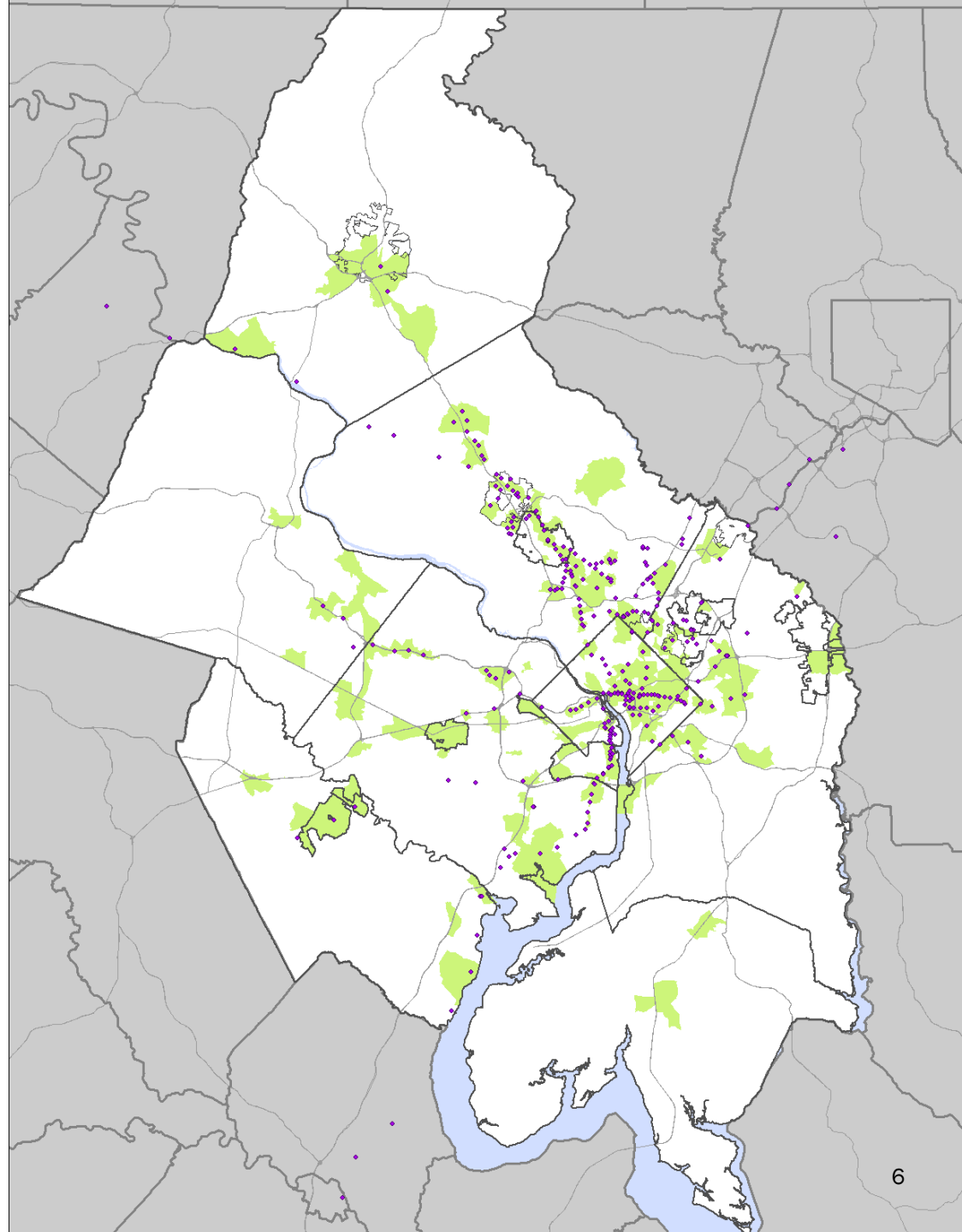


Activity Centers

High-Capacity Transit Stations

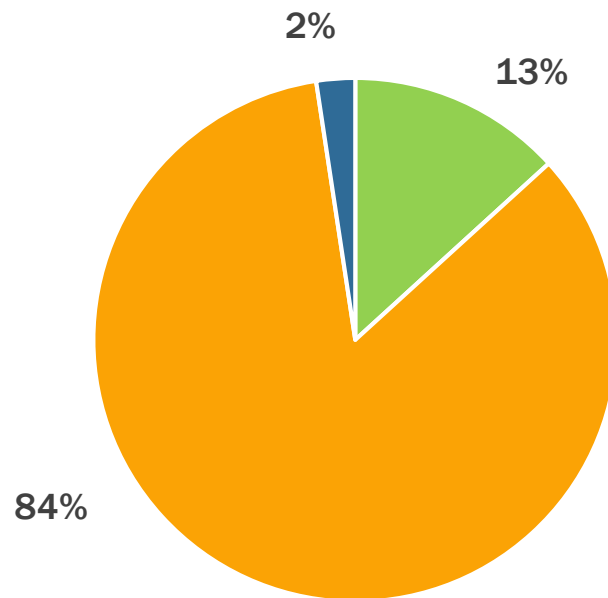
- 98 Metrorail Stations
- 39 Commuter Rail Stations
- 21 Light Rail Stations
- 120 BRT Stations
- 19 Streetcar Stations

- **297 Total Stations**



Accessibility: Preliminary Assessment

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



■ Central Jurisdictions ■ Inner Jurisdictions ■ Outer Jurisdictions



Next Hurdle: Analyzing Affordability

- Presentation to COG Board on June 12



Constellation of Housing Research Efforts



THE GEORGE
WASHINGTON
UNIVERSITY

CENTER FOR
WASHINGTON
AREA STUDIES

Northern Virginia
Affordable Housing
Alliance



Housing Leaders Group
of Greater Washington

Next Steps

- Today: Adopt Resolution Establishing Housing Strategy Group
- June 5: CAOs Retreat
- June 12: Assessment of “Affordability”
- July 20-21: COG Leadership Retreat
- Fall 2019: Putting together the Amount, Accessibility, and Affordability pieces. What might a regional housing solution look like?

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