

HOUSING IN THE NATION'S CAPITAL: 2004

Summary of Findings & Policy Challenges

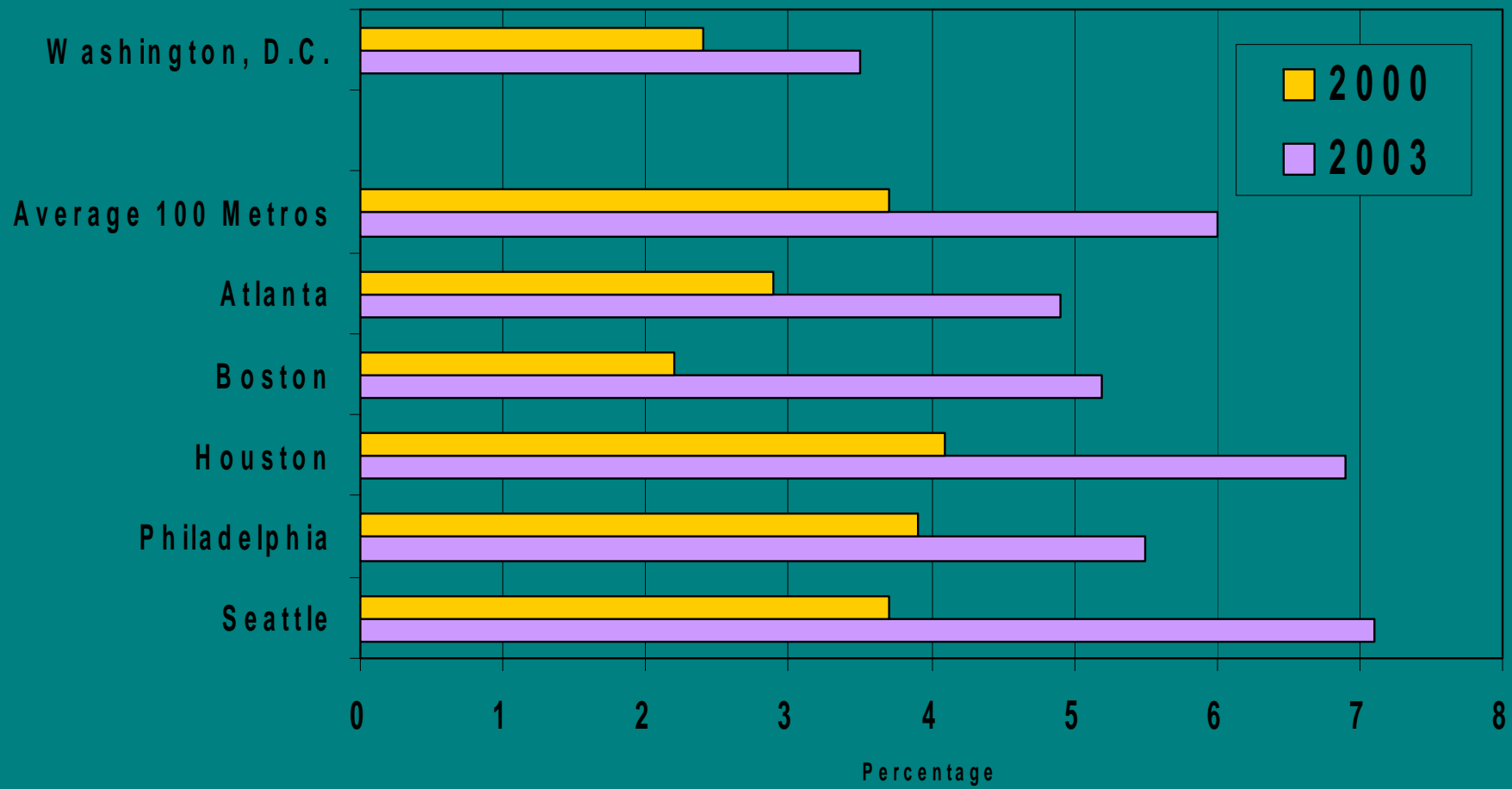


The Urban Institute

**Region's economy now
outperforming most metro
areas nationwide**

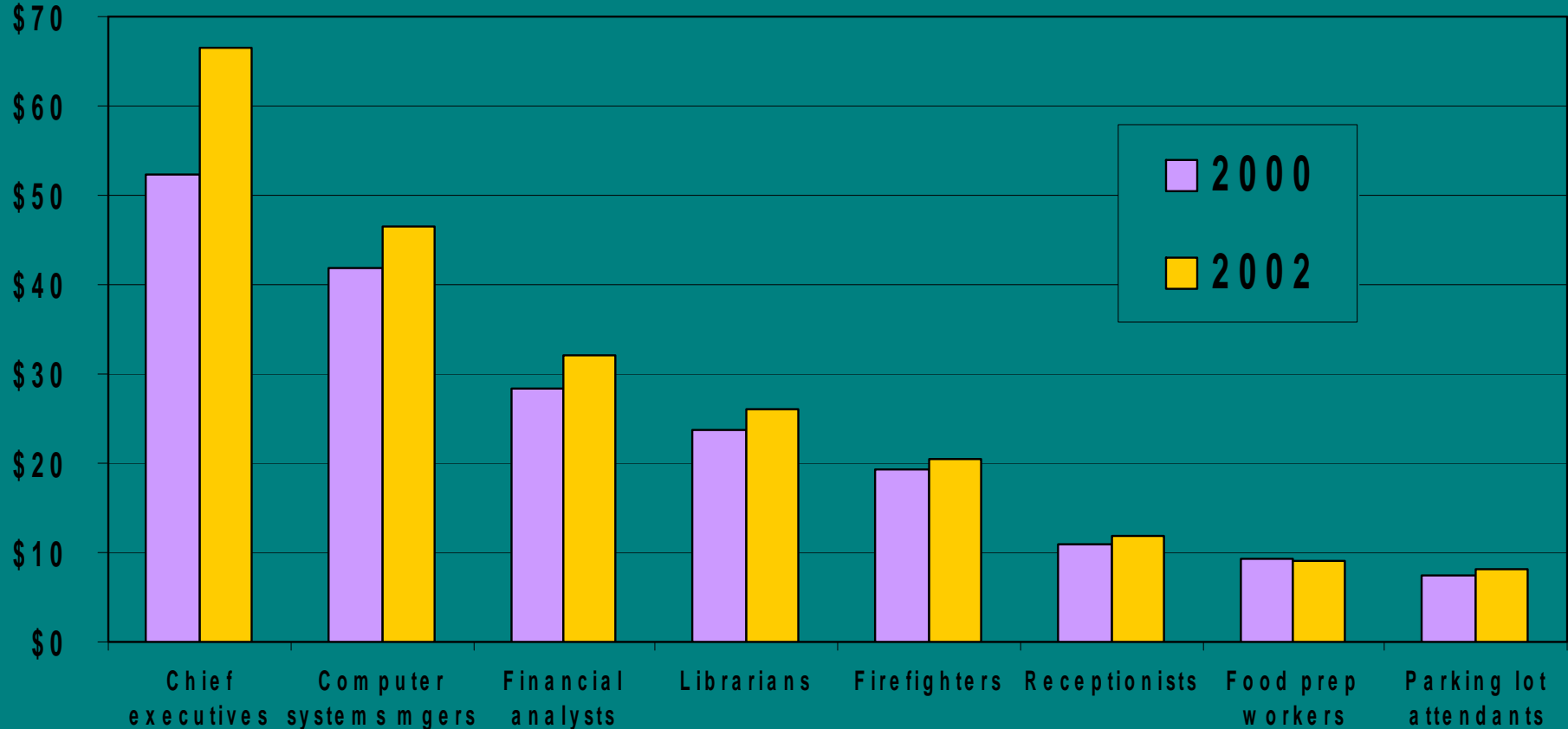
Nation's Strongest Region

Unemployment Rates



Widening Gap Between Low and High Wage Rates

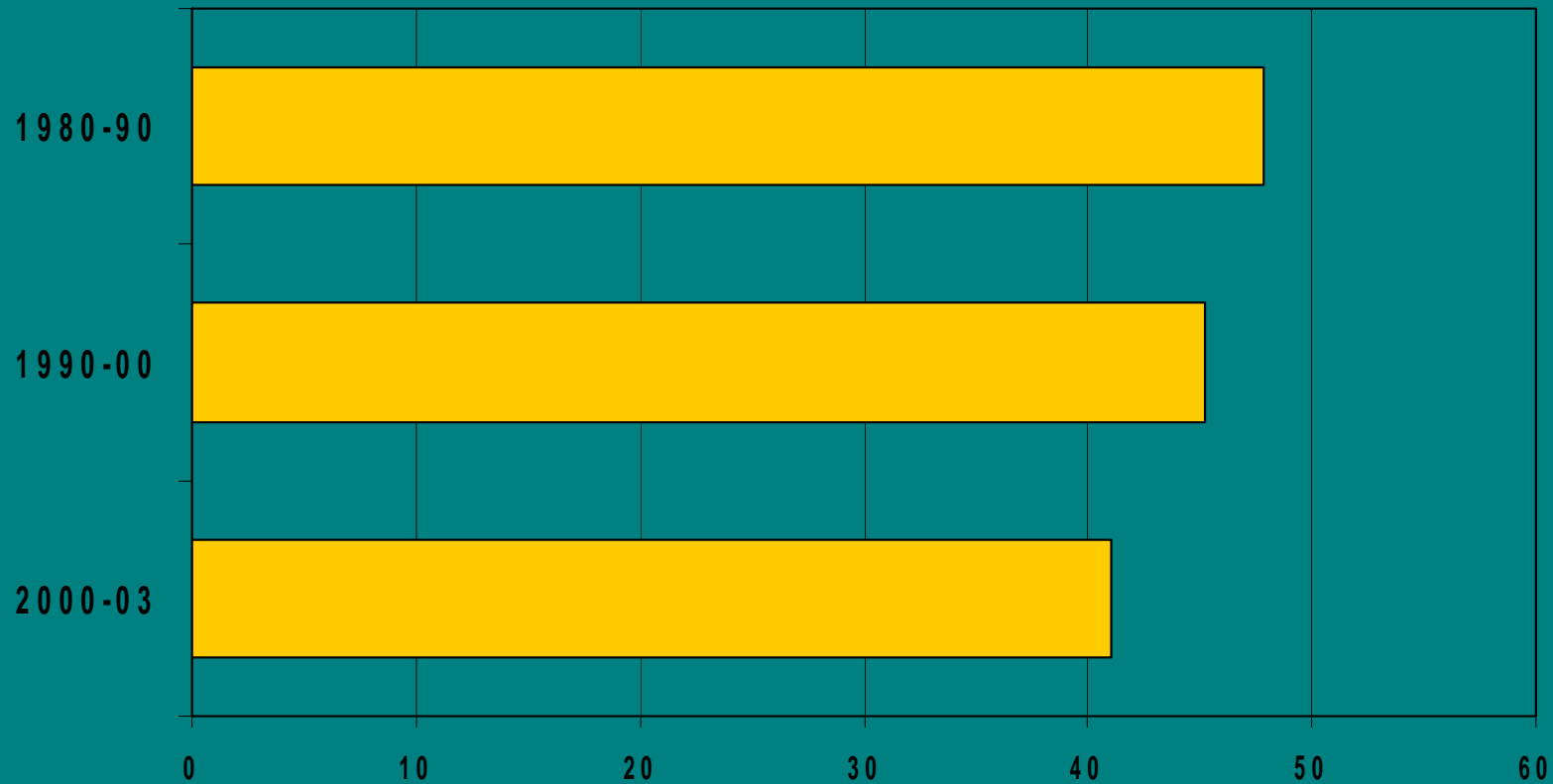
Average Hourly Wage Rates for Region



Housing market pressures intensifying as a result of regional economic boom

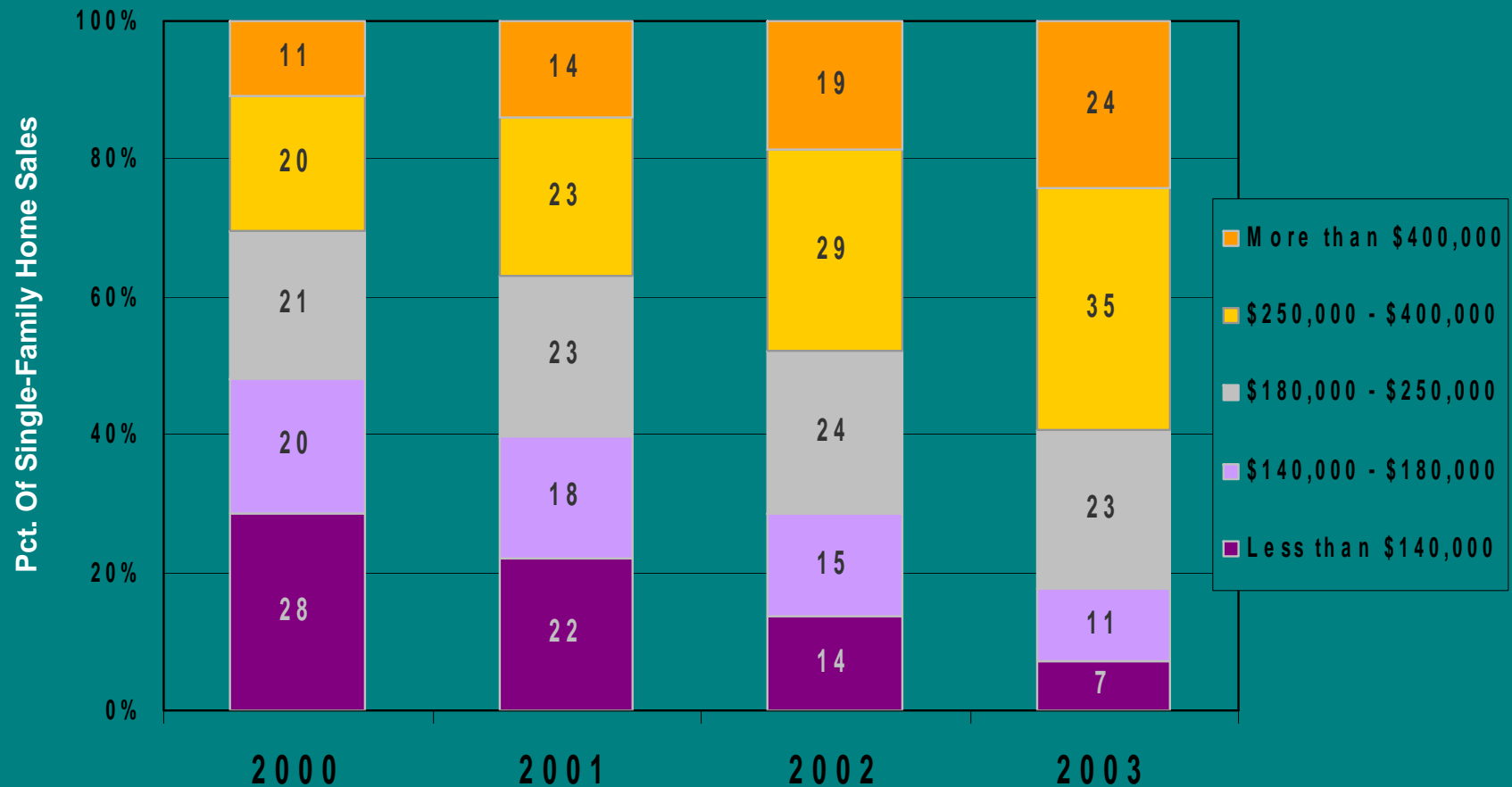
Housing Production Falling Short of Growth

Average Annual Housing Units Authorized per 100 New Population



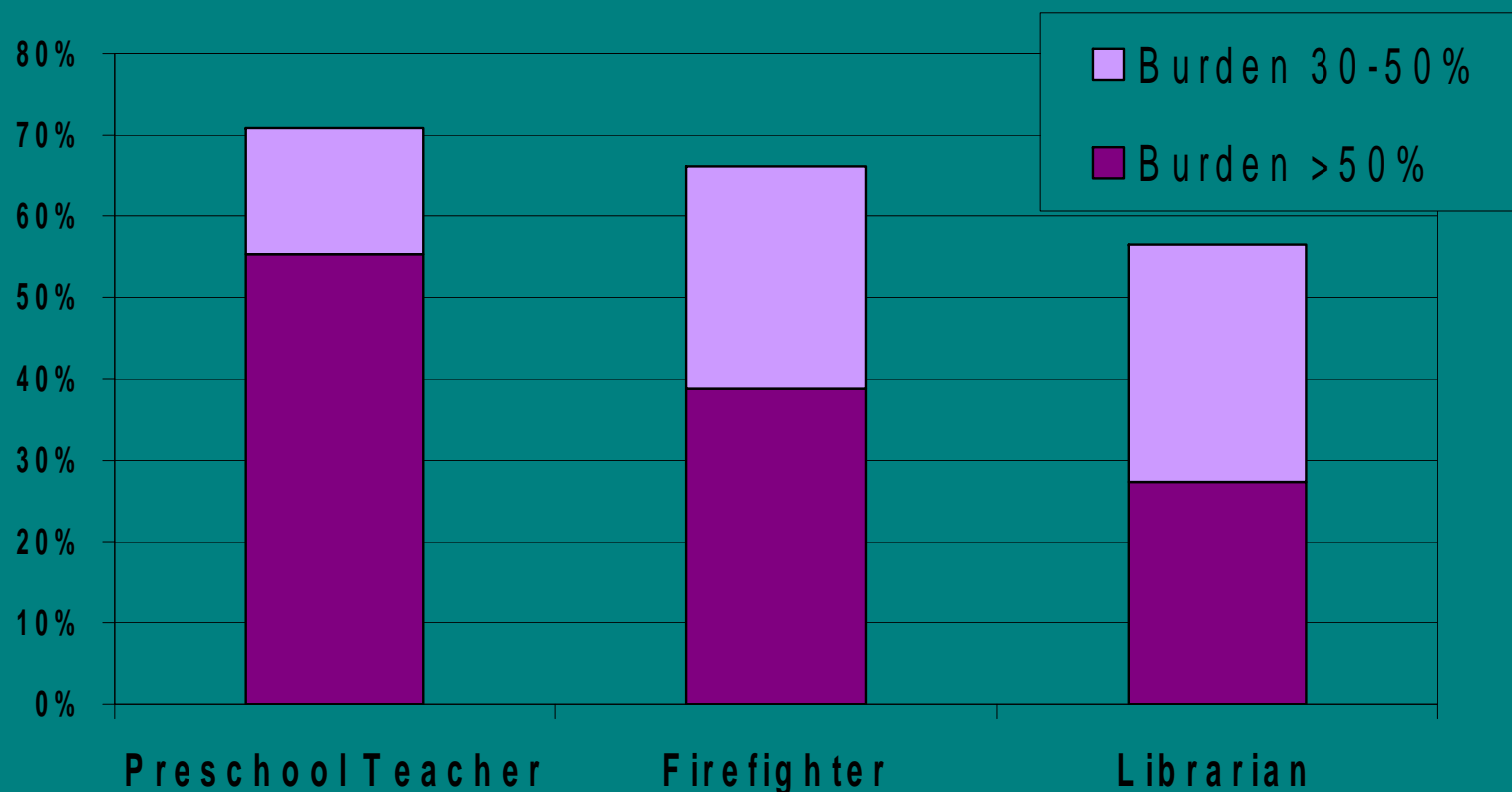
Dramatic Upturn in Sales Prices

Distribution of Single-Family Home Prices in Washington, DC Metro



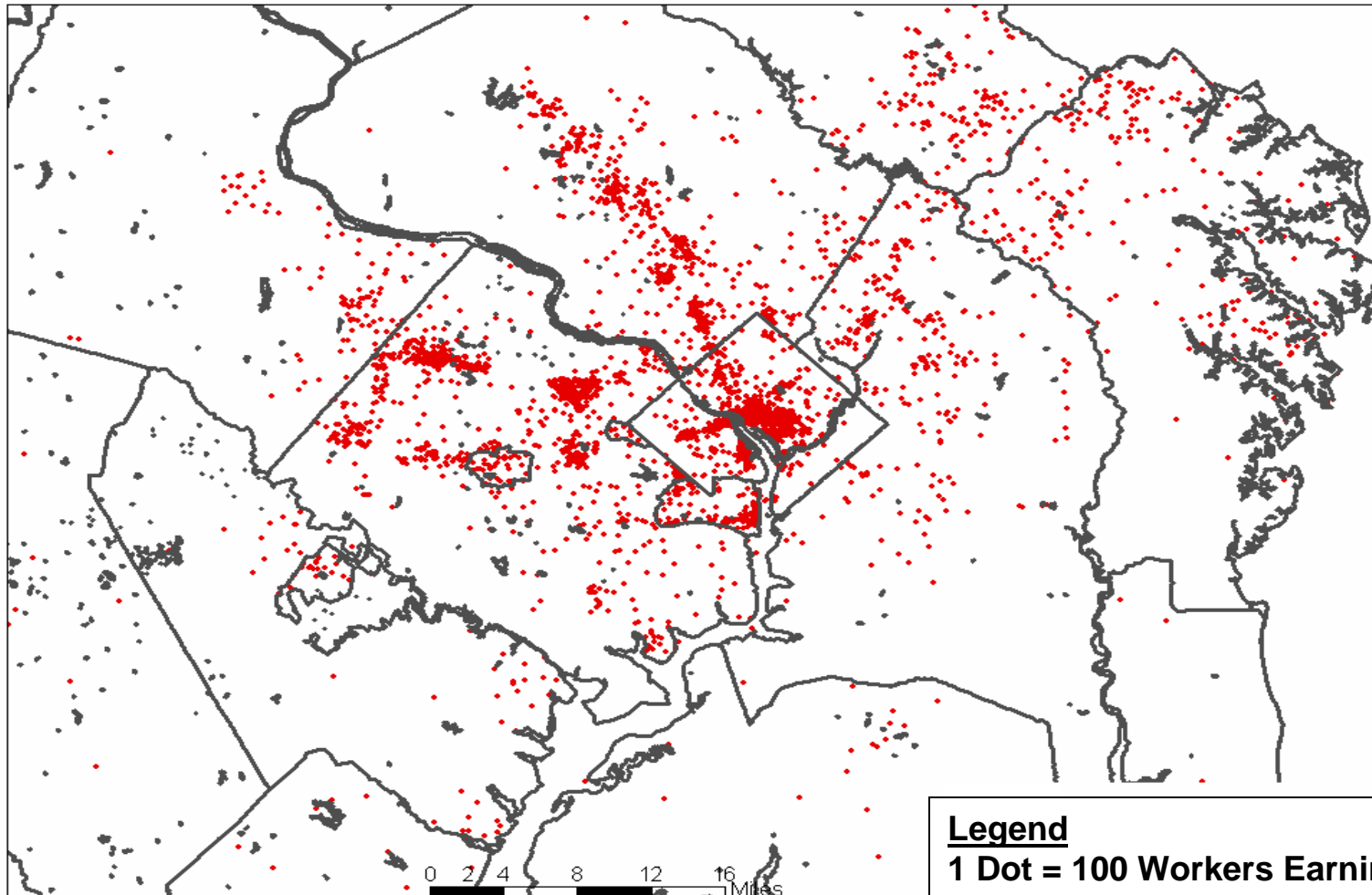
High Rates of Housing Hardship

Excess Cost Burden by Income Category, 2000



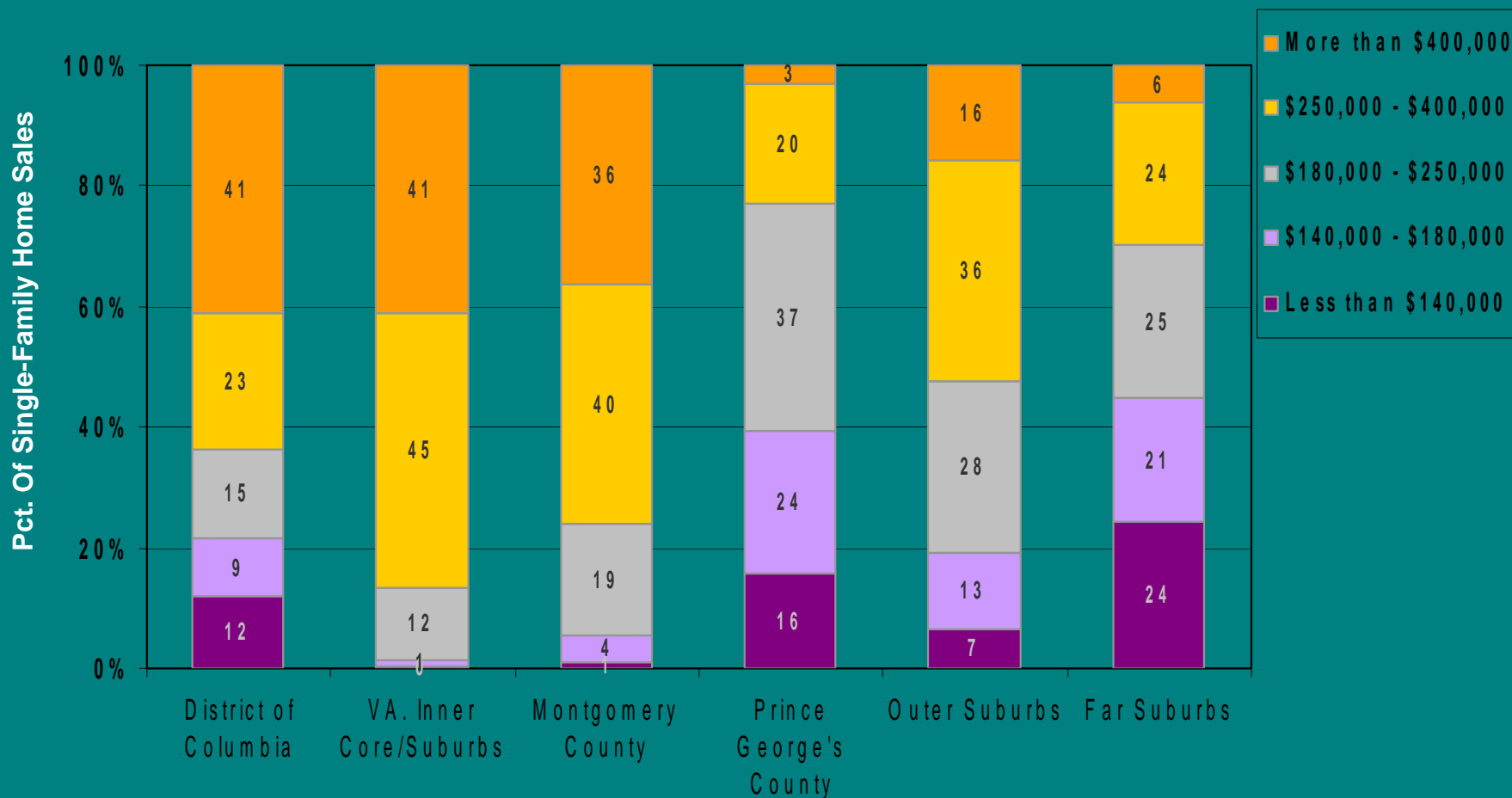
**Unbalanced patterns of
growth within the region
contribute to the housing
challenges**

Uneven Distribution of Jobs



Some Areas More Affordable

Distribution of Single-Family Home Prices in Selected Areas, 2003



**Strategic opportunities to
choose a different path for
region's communities**

Possible Consequences

Hours per year stuck in traffic

Washington – 67

Los Angeles – 93

Ozone alert days per year

Washington – 20

Houston – 33

Ratio of land development to population growth

Washington – 3.1

Boston – 6.8

Ratio of median house price to median income

Washington – 3.4

San Francisco – 6.1

Strategic Opportunities

1. Expand housing production in higher density, mixed-income developments
2. Preserve and expand affordable housing options regionwide
3. Promote more balanced job growth