



Working List of Impediments to Developing More Housing

As of January 17, 2019

- Market conditions (market not supporting more density around Metro Stations – Twinbrook MF housing example).
- Existing proffer legislation in Virginia.
- Cost of construction (rising materials and labor costs).
- Financial feasibility considerations (lender / investor requirements).
- Local and federal government regulatory practices
 - Federal role in housing development (e.g. decreased funding without decreased regulatory role)
- Infill development challenges (cost, design, disruption) and individual project and parcel complexities.
- Rising land value around Activity Centers and Metro Stations areas.
- Community / Citizen Opposition (NIMBYism).
- The “easy” parcels have been developed – consolidating and assembling parcels is difficult to do.
- School overcrowding / traffic-congestion issues.
- Insufficient resources (to support housing and services for lower-income households).
- Political will and competing priorities
- Legal challenges (lawsuits against PUDs or other types of development, including by-right developments. Ex: 8,000 units in limbo in the District of Columbia)
- Environmental issues
- Delivery of neighboring new properties (slow down absorption rates even in hot markets)

Suggestion:

-review impediments by submarket where there is existing zoning capacity for more housing