

MEETING THE REGION'S HOUSING NEEDS

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Housing Directors Advisory Committee
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Job Growth Outpacing Housing Growth

COG Region *(Thousands)*

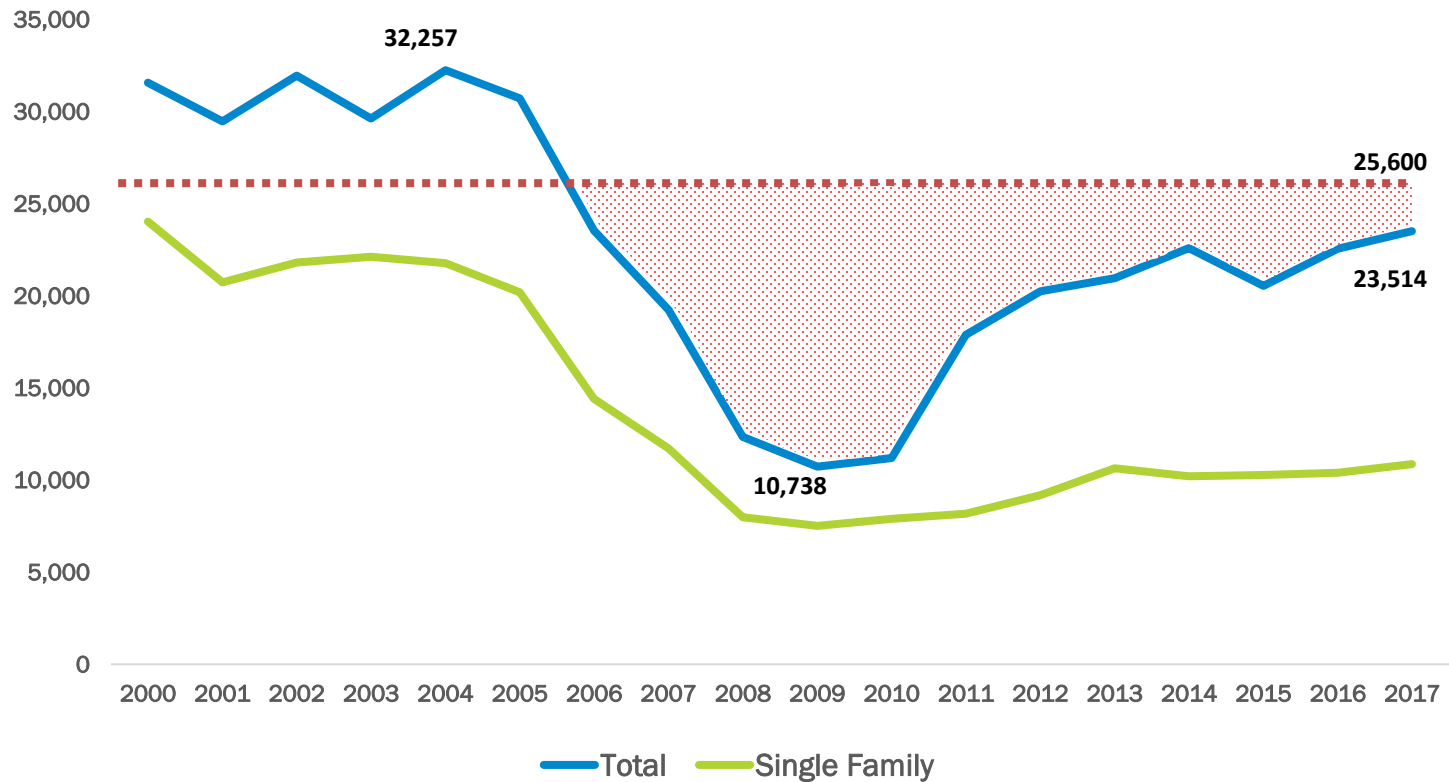
2015 to 2045

	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 ⁽¹⁾	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
Housing "Shortfall"	45	49	65	76	86	108	115

(1) Estimate

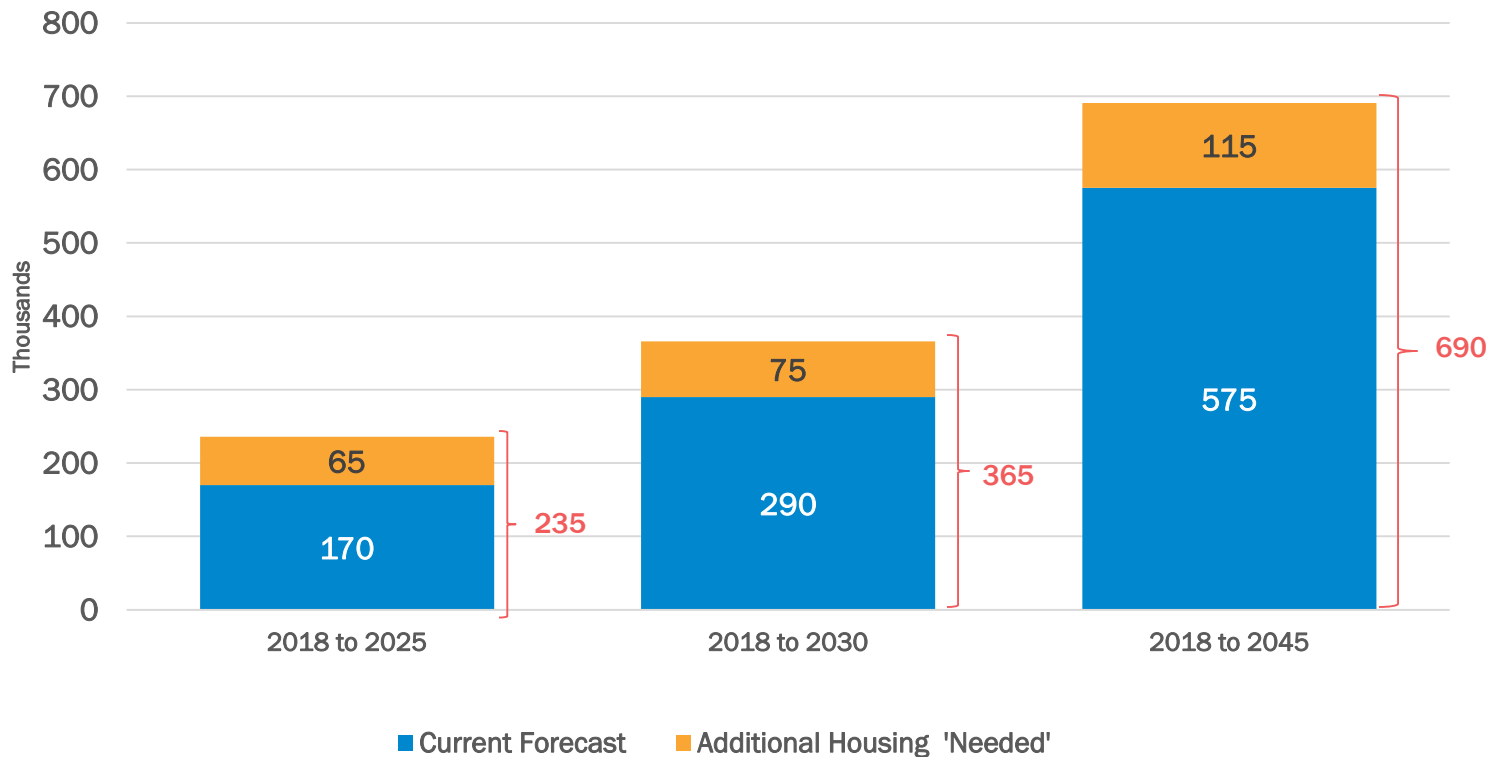
(2) Shortfall calculated using "1.54 Jobs Per Household" ratio

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



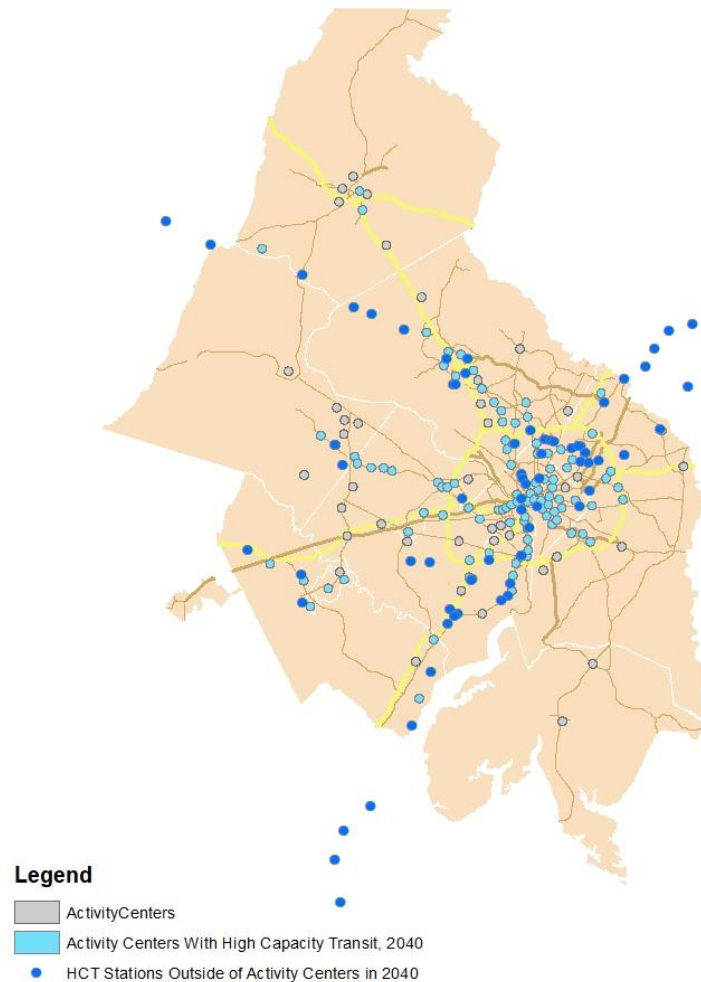
Planning Directors

Assess:

- Zoning capacity for more housing
- Preservation and production tools and policies
- Updates to the Cooperative Forecasts
- High-Capacity Transit Stations: new Activity Centers (?)

Shared Vision for Growth

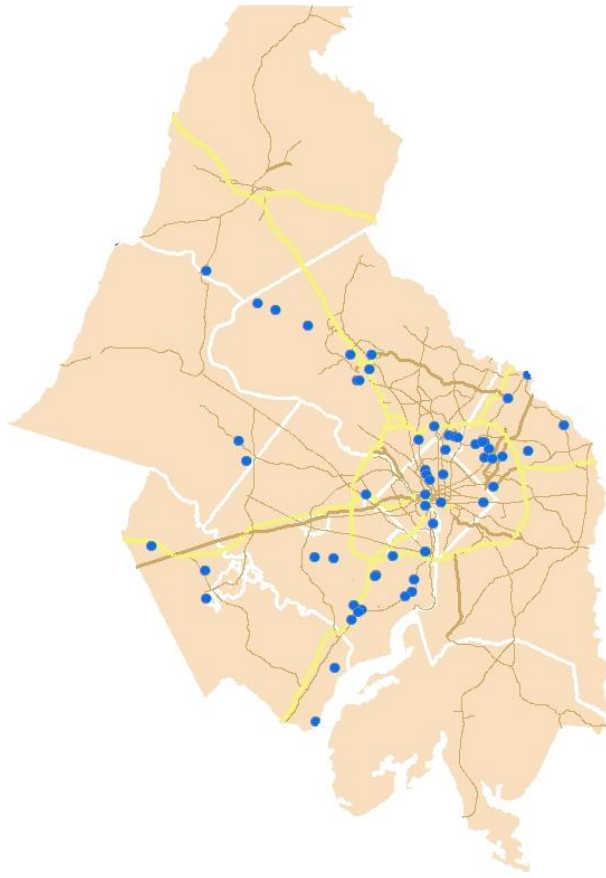
Activity Centers and High Capacity Transit



Activity Centers currently capture:

- 75 % of employment growth
- 64% of household growth

Potential Locations for Growth?



High Capacity Transit Stations
Not Currently Within Activity Centers

Housing Directors

Determine:

- Optimal price points needed across employment types
- Housing production *and* preservation goals
- Impediments to reaching those targets
- Preservation and production tools and policies
- Incentives that would benefit from private sector support

Region Forward Coalition

- Host multi-sector discussions of tools, policies, and incentives to meet short-term and long-term needs.
- Re-assess the Region Forward housing targets.

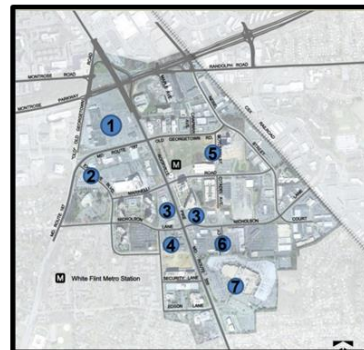


Focusing Additional Housing Growth

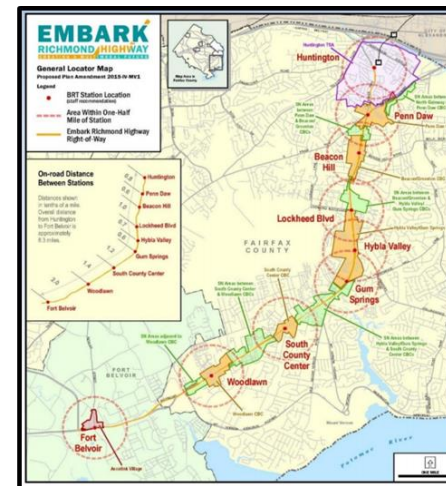
- Many jurisdictions are updating comprehensive plans
- Opportunities to explore redevelopment and additional housing



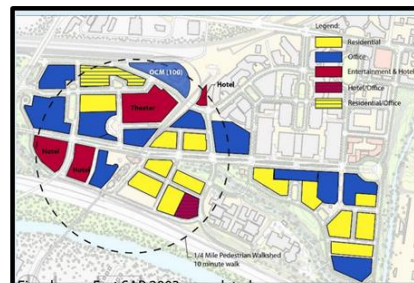
Buzzard Point



White Flint



Richmond Highway



Eisenhower East



Historic Downtown Manassas

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