

ADDRESSING THE REGION'S NEED FOR ADDITIONAL HOUSING

Sakina Khan
District of Columbia Office of Planning

Karl Moritz
Alexandria Department of Planning and Zoning

Region Forward Coalition
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Region Forward Housing Goals



- Make the **production, preservation, and distribution of affordable housing** a priority throughout the region (Livability)
- Seek **a variety of housing types and choices in diverse, vibrant, safe, healthy and sustainable neighborhoods, affordable to persons at all income levels** (Accessibility)

TPB Long-Range Plan Task Force: 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

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

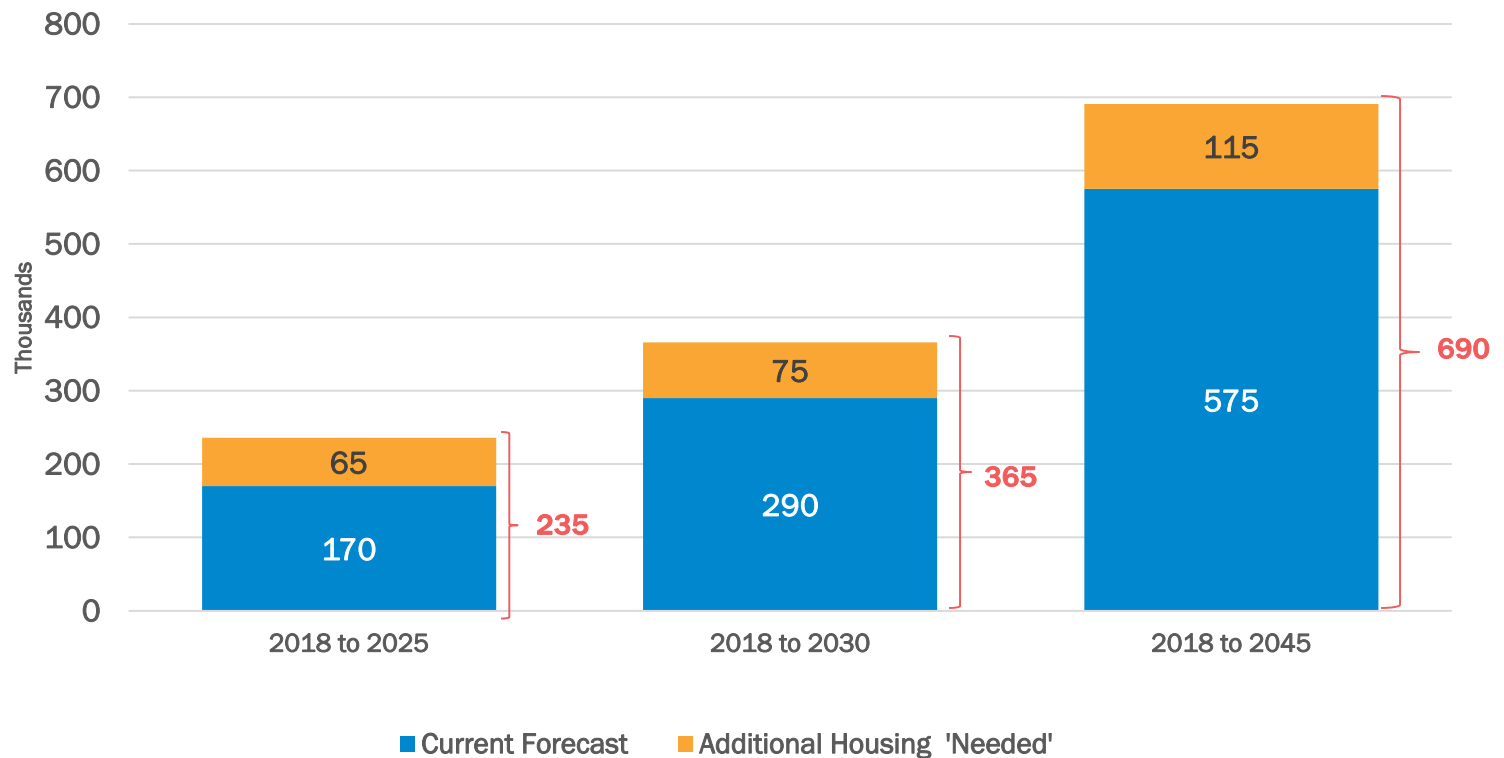
(2) Shortfall calculated using "1.54 Jobs Per Household" ratio

Source: MWCOG, Round 9.1 Cooperative Forecasts



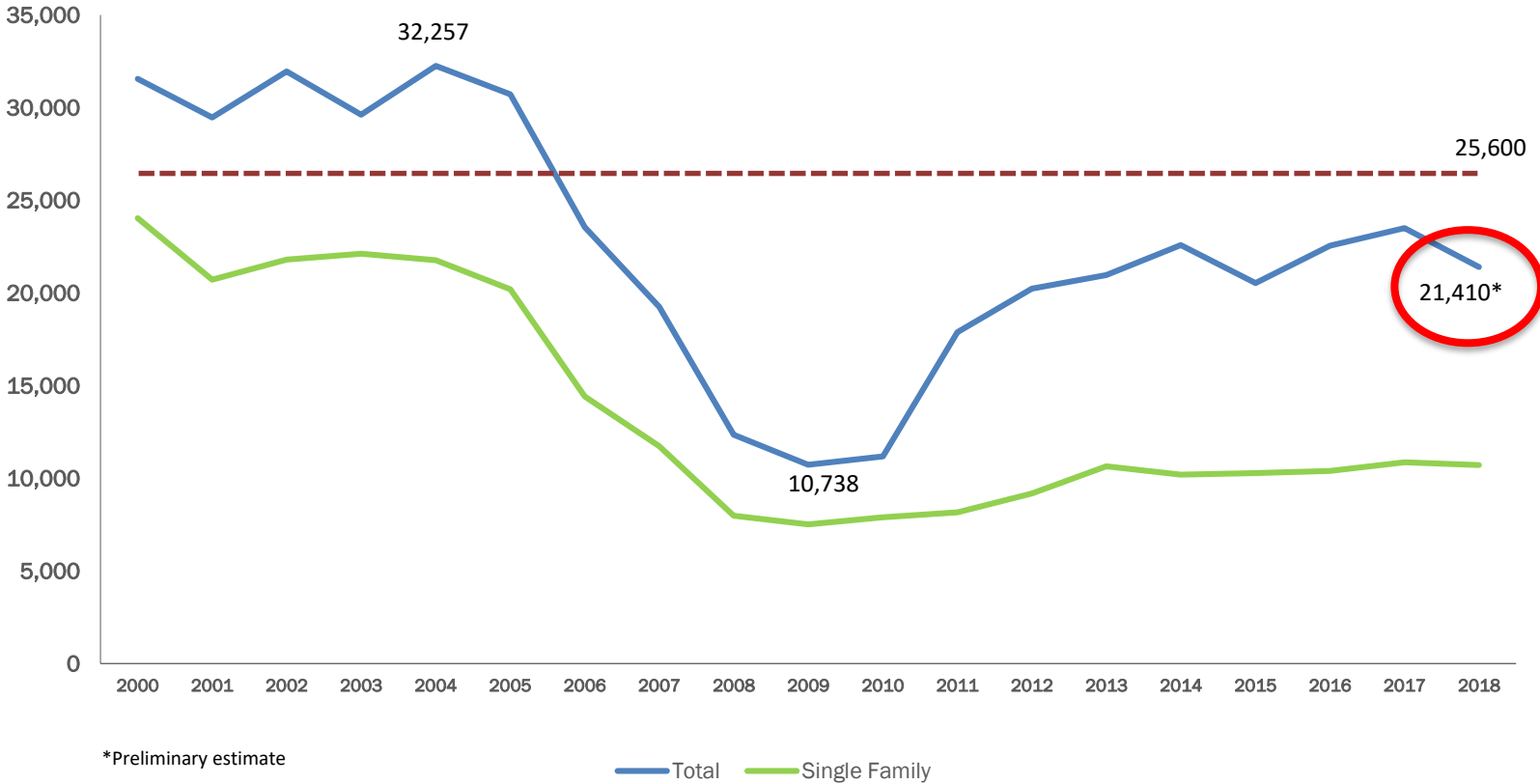
Housing Growth Between Now and 2045

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



Recent Trends in Housing Permits

Housing Construction Permits by Year In Metropolitan Washington



COG Board 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 100,000+ housing units beyond those currently anticipated
- Examine the incentives for adding additional housing with an emphasis on preservation and production within the Regional Activity Centers and around high capacity transit stations
- 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
- Assess the factors or impediments to adding more housing units such as lack of critical public infrastructure (transportation, schools, water and sewer)
- Identify current local government planning efforts that support the initiatives of the TPB Long-Range Plan Task Force.

Constellation of Housing Research Efforts



Northern Virginia
Affordable Housing
Alliance



THE GEORGE
WASHINGTON
UNIVERSITY



Housing Leaders Group
of Greater Washington

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?

The First Hurdle: “Amount”



Can We Accommodate More Households?

Is there capacity for an additional 100,000 households beyond what's currently forecast within the region's existing comprehensive plans?

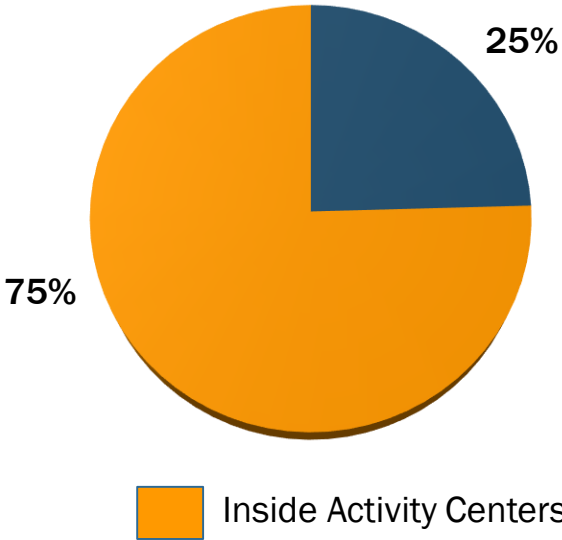
- **YES**, comprehensive plans have enough capacity to address increased housing production
- However, zoning and comprehensive plan changes may still be necessary for jurisdictions
- And, supply alone doesn't address the region's current and future housing affordability needs

Second Hurdle: “Accessibility”

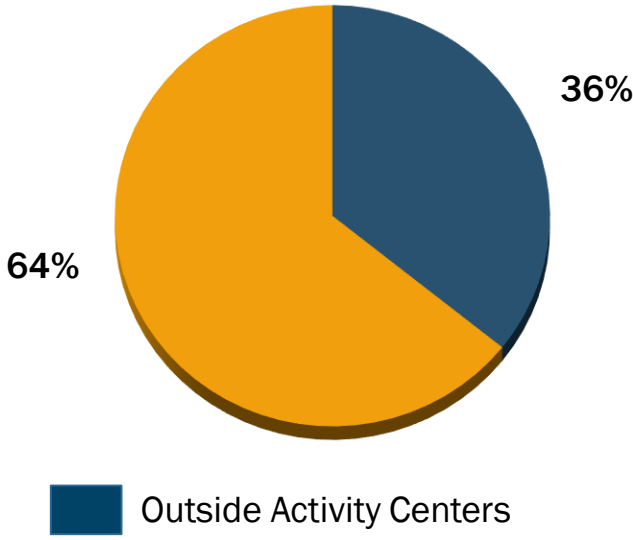


Round 9.1 Cooperative Forecasts: 2015 to 2045 Growth in Activity Centers

Employment (+1,113,000)



Households (+648,000)

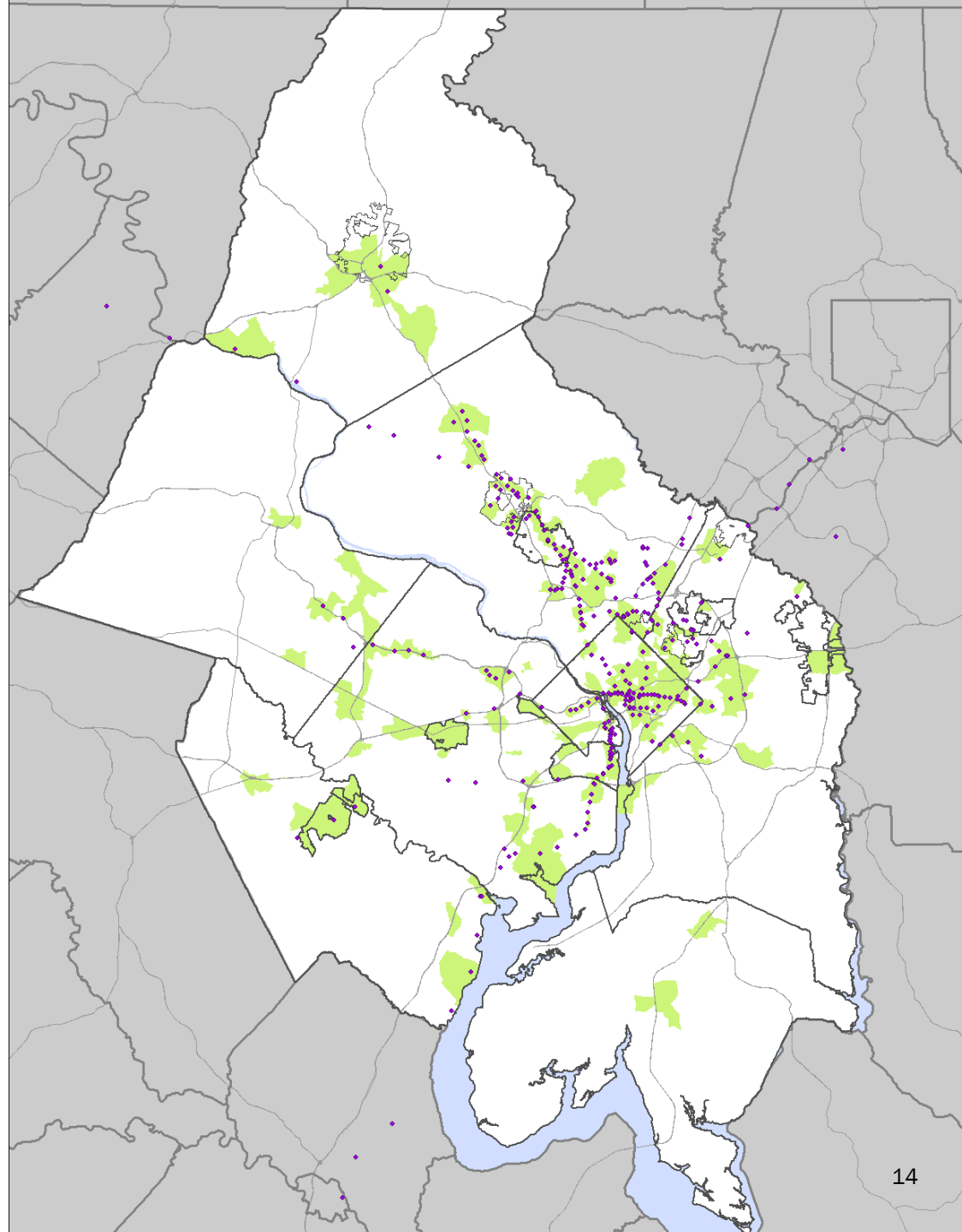


Activity Centers

High-Capacity Transit Stations

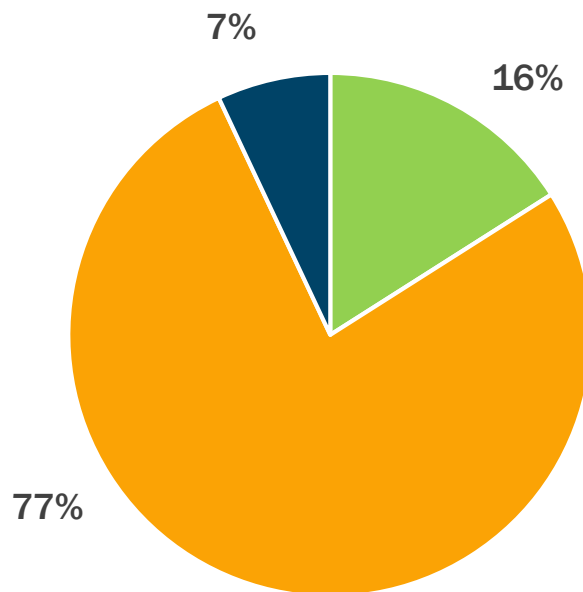
- 98 Metrorail Stations
- 39 Commuter Rail Stations
- 21 Light Rail Stations
- 120 BRT Stations
- 19 Streetcar Stations

- **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



Final Hurdle: “Affordability”

- Presentation to COG Board of Directors on June 12



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.”)



Exploring a Range of Housing Types



Daniel Parolek, Opticos Design, Inc.

Questions?

- What would a successful regional housing strategy look like?
- How can the Region Forward Coalition support better housing outcomes for the region's residents?

Sakina Khan

District of Columbia Office of Planning
Sakina.Khan@DC.gov

Karl Moritz

Alexandria Department of Planning and Zoning
Karl.Moritz@Alexandriava.gov

mwcog.org

777 North Capitol Street NE, Suite 300
Washington, DC 20002



Metropolitan Washington
Council of Governments