

ADDRESSING THE REGION'S CAPACITY FOR ADDITIONAL HOUSING

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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?

Constellation of Housing Research Efforts



**THE GEORGE
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AREA STUDIES

Northern Virginia
Affordable Housing
Alliance



Housing Leaders Group
of Greater Washington

The First Hurdle: Amount



Amount: Methodology

- Region-wide capacity analysis
- Comprehensive Plan review
- GIS analysis
- Aggregation of committed affordable units and local government housing investment

Amount: Findings

- 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



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.”)





Housing Directors Focus

- Gathering data on housing production for committed affordable homes and range of household incomes served
- Production and preservation
- Role of federal, state, local level investments
- Economic development brings potential opportunities for investment in housing affordability from new sectors



Next Hurdles: Analyzing Accessibility and Affordability



Questions?

- Board members: What final product or analysis would be most helpful to you in your jurisdiction?
- Questions for the planning and housing directors' committees?
- What might a regional housing solution look like?

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