

**Addressing the Region’s Housing Needs: Draft Workplan**  
*(Rev. November 2, 2018)*

The COG Board unanimously adopted Resolution R33-2018 during their September 12 meeting, directing the Planning Directors and Housing Directors to address the region’s growing shortage of housing for workers to fill current and future jobs. The Resolution builds on the adopted initiatives of the TPB’s [Long-Range Plan Task Force \(LRPTF\)](#) which documented the transportation benefits of creating additional housing in strategic locations, and discussions at the COG Leadership Retreat this summer. The Resolution provides the following direction:

- a) *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 slightly more than 100,000 housing units beyond those currently anticipated in the Cooperative Forecasts with a focus on affordable and work force housing regionally.*
- b) *Building on the adopted Region Forward goals and targets, the PDTAC should examine the optimal incentives for adding additional housing, with an emphasis on preservation and production within the Regional Activity Centers and around high capacity transit stations and work to update future Cooperative Forecasts as needed.*
- c) *Direct that the PDTAC and HDAC 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 while ensuring that future growth creates truly inclusive communities.*
- d) *The PDTAC should also include an assessment of factors or impediments to adding more housing units such as lack of critical public infrastructure (transportation, schools, water and sewer).*
- e) *Reaffirm the work underway within PDTAC to identify current local government planning efforts that support the initiatives of the TPB Long-Range Plan Task Force.*

In approaching this initiative, the Planning Directors and Housing Directors will address both the opportunities and impediments to increasing the production of housing, guided by:

- *“Amount”*: how many of the 100,000 additional housing units needed can be accommodated within current comprehensive plans and zoning?
- *“Accessibility”*: of the additional units, how many can be reasonably accommodated in Activity Centers and High-Capacity Transit station areas?
- *“Affordability”*: what is the appropriate target/price point for housing for our anticipated new jobs

**Timeframe and Proposed Sequencing:**

October – December 2018:

- PDTAC to assess “Amount” – does the existing zoning capacity allow for additional household growth?
  - If capacity exists, what additional housing could be produced in 5 year increments? (2025, 2030, 2035, 2040 and 2045)?

- PDTAC to assess if this additional growth could occur in regional Activity Centers and High Capacity Transit Stations (HCTS).
- HDAC to assess:
  - Total amount of housing units produced (timeframe TBD), by jurisdiction
  - Total amount of affordable housing produced, by jurisdiction
  - Total amount of housing investments, by jurisdiction
- HDAC to define income bands as part of review to ensure cross-jurisdictional consistency.
- Housing Directors available as needed to consult with Planning Directors on amount of potential increased housing production levels.

COG staff to provide to PDTAC:

- Maps of HCTSs and Activity Centers with Transportation Analysis Zones (TAZ) overlay.
- Rollup of jurisdictional analysis into regional document for committee review and presentation to COG Board in January.

January 2019:

- Presentation to COG Board on findings of “Amount”
- Presentation to Region Forward Coalition on “Amount”

January – March 2019:

- PDTAC to assess “Accessibility” – where can this additional housing growth occur based on current zoning
- Housing Directors available as needed to consult with Planning Directors on location of potential increased housing production.
- COG staff available as needed to consult with local governments on questions of Amount and Accessibility.

April 2019:

- Presentation to COG Board on “Accessibility”.
- Presentation to Region Forward on “Accessibility”.

April – July 2019:

- Housing Directors to assess “Affordability” needs for additional housing growth projections.
- COG staff available as needed to consult with local governments and to synthesize findings for presentation and memo of strategies.

July 2019:

- Presentation to COG Board on “Affordability”.
- Presentation to Region Forward on “Affordability”.

**Deliverables:**

1. Three presentations and status updates (COG Board, Region Forward Coalition and Human Services Policy Committee)

- a. Presentation on “Amount” and status update to COG Board and RFC (January 2019)
- b. Presentation on “Accessibility” and status update to COG Board and RFC (April 2019)
2. Presentation on “Affordability” and summary findings to COG Board and RFC (July 2019)
3. Summary findings memo and presentation at COG Leadership retreat (July 2019)

**Next Steps:**

- Cooperative Forecast Round 9.2, including updated household forecasts, will be developed between fall 2019 and spring 2020

**Possible Outside Consultant Needs:**

- Market analyst?
- Demographer to project future housing needs by income level? And product type?
- School consultant/ consultant to assess other infrastructure constraints?