

THE FUTURE OF HOUSING IN GREATER WASHINGTON

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COG Executive Director

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COG Board of Directors
September 11, 2019



An Opportunity

- Stronger Economy
- Better performing transportation system
- Improved quality of life resulting from greater affordability



Planning Directors Advisory Committee & Housing Directors Advisory Committee



Planning Directors Committee Co-Chairs

- Andrew Trueblood (DC)
- Gwen Wright (Montgomery Co.)

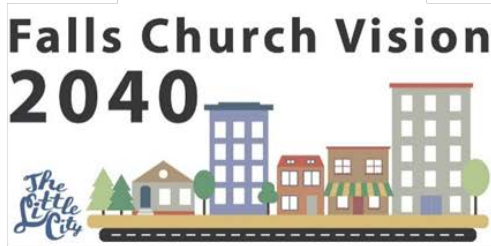


Housing Directors Committee Co-Chairs

- Helen McIlvane (Alexandria)
- Polly Donaldson (DC)



Comprehensive Plan Efforts



Housing Strategy Group



- Prince George's County Council Member Derrick Davis (Strategy Group Chair)
- Montgomery County Council President Nancy Navarro
- District of Columbia Councilmember Anita Bonds
- District of Columbia Senior Advisor Beverly Perry
- Fairfax County Supervisor John Foust
- City of Alexandria Mayor Justin Wilson

Regional Housing Initiative Milestones

Board
Resolution
Kicks off
Initiative

Sept.
2018



Action on
Regional
Housing
Targets

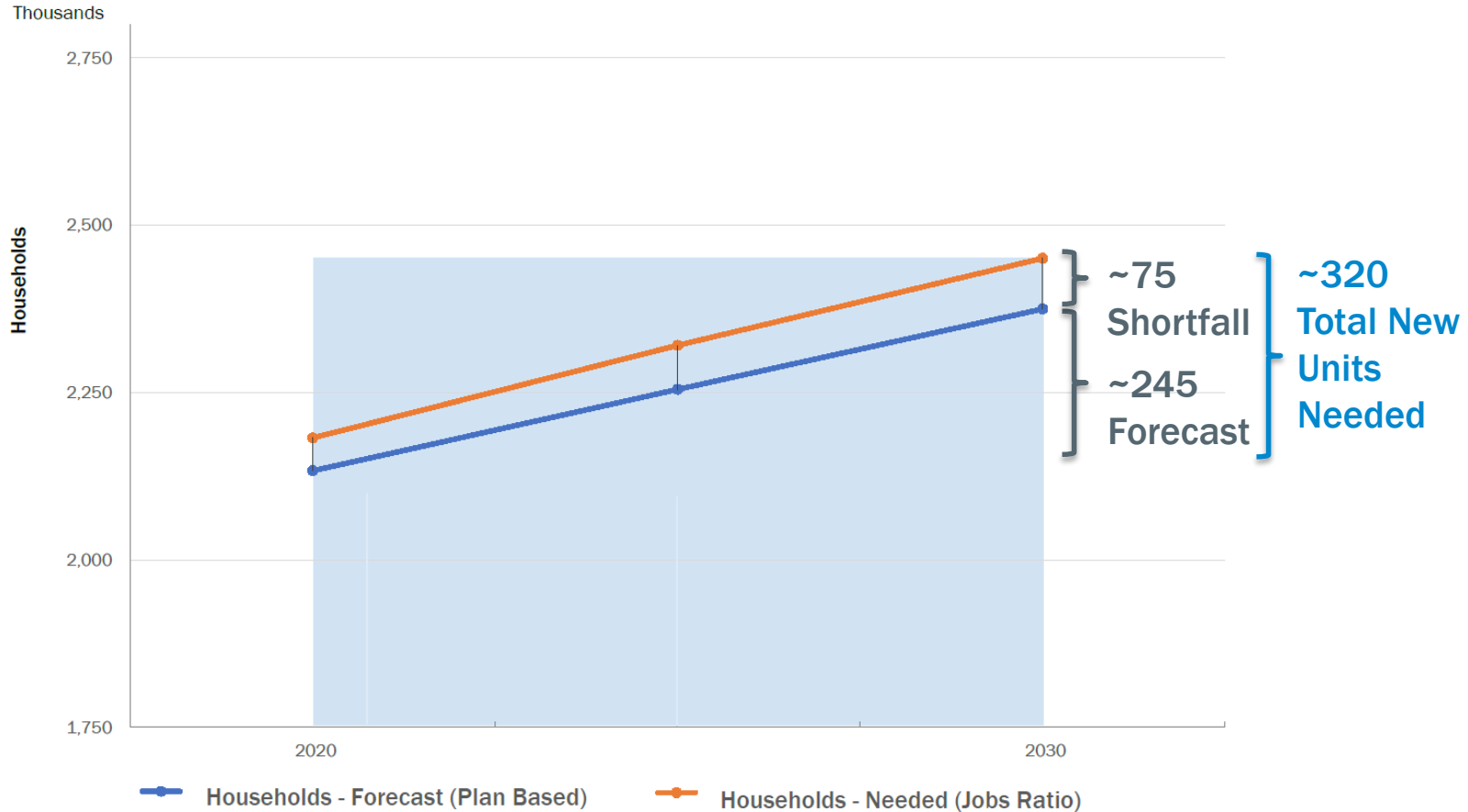


Regional Housing Initiative Milestones



Housing Needs, 2020-2030

FIGURE 1. COG REGIONAL HOUSING NEEDS (AMOUNT)
(Planned Vs Estimated Need)



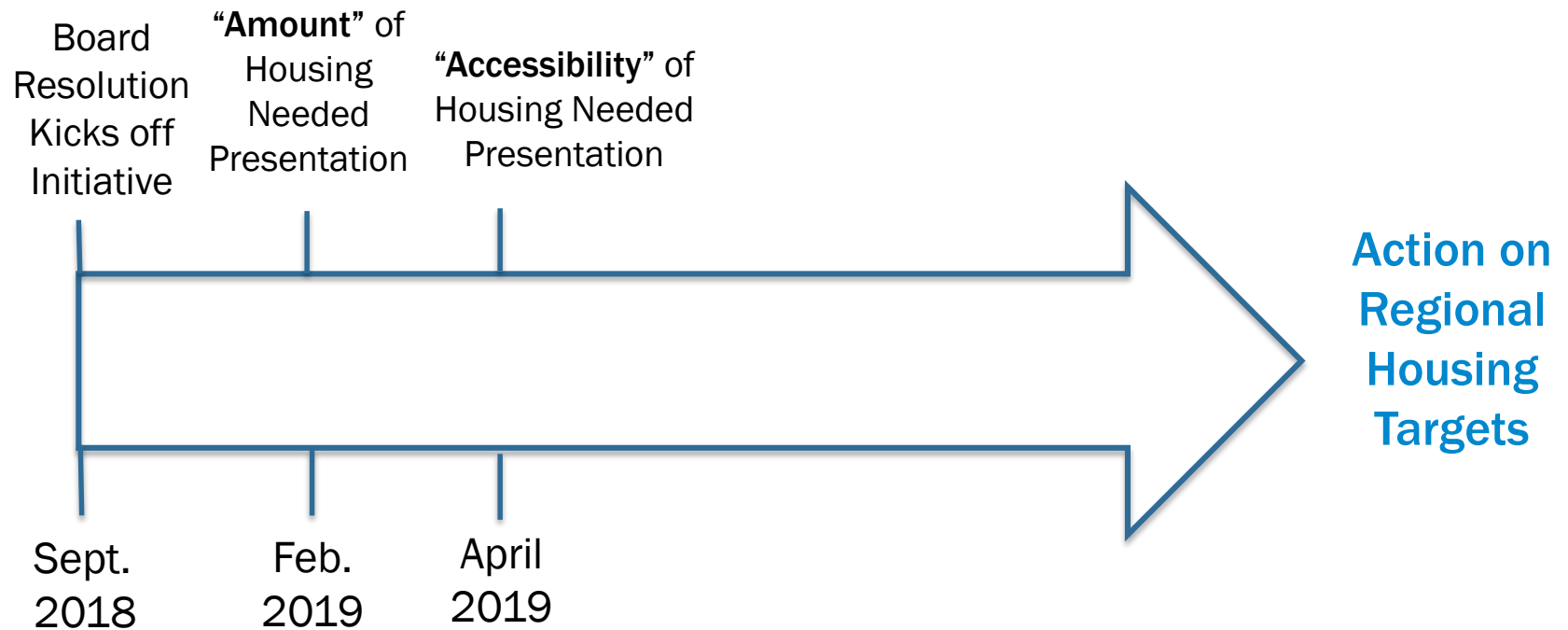
**Regional
Target 1:**

AMOUNT

How much new housing should be added in the region and by when?

- The region needs to increase the number of planned housing units by over 75,000 additional homes between now and 2030, beyond the 245,000 currently forecast.
- Existing comprehensive plans *can* accommodate this additional capacity; zoning and plan changes may be necessary.

Regional Housing Initiative Milestones



**Regional
Target 2:**

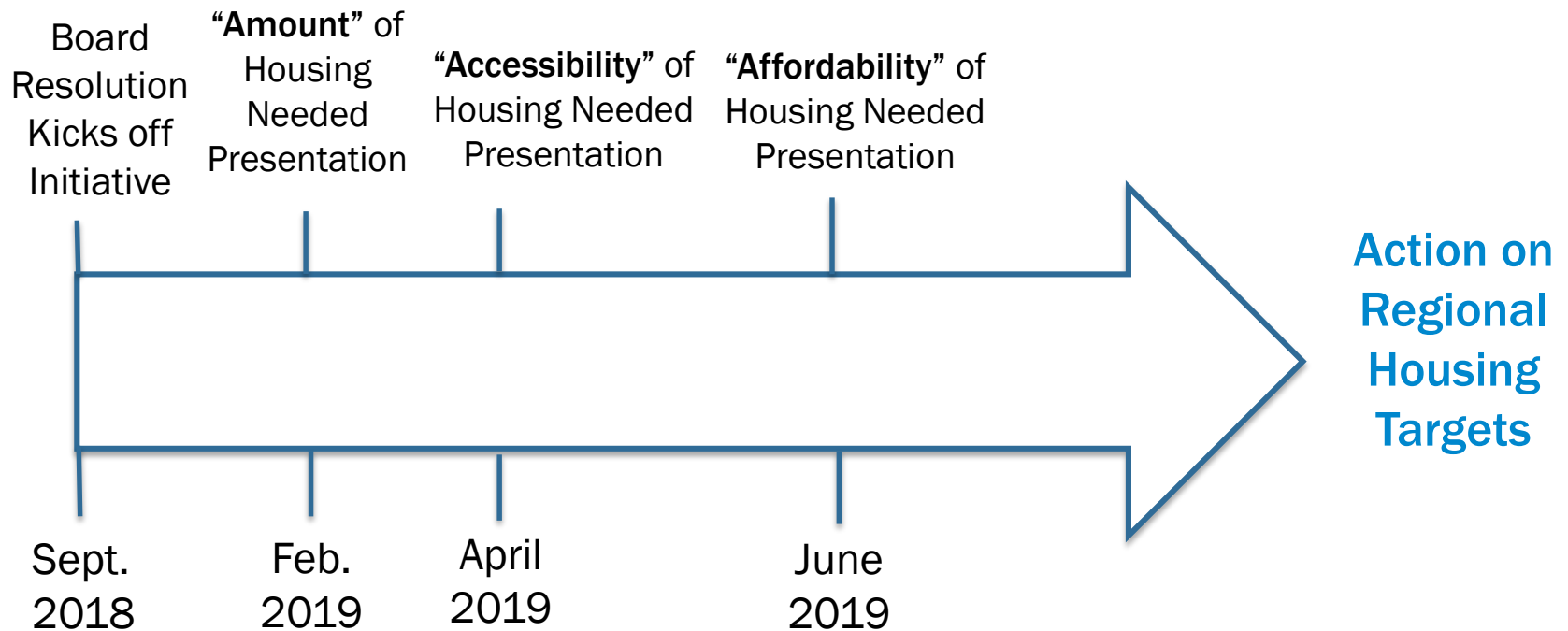
ACCESSIBILITY

How much of the additional housing should be located in Activity Centers and near high-capacity transit?

- Activity centers, locations identified as ideal for growth, and areas near high capacity transit *can* accommodate the additional housing.
- 2010 Region Forward goal of 50% of new housing in Activity Centers. Region is currently achieving 68%; proposed new target of 75%.



Regional Housing Initiative Milestones



**Regional
Target 3:**

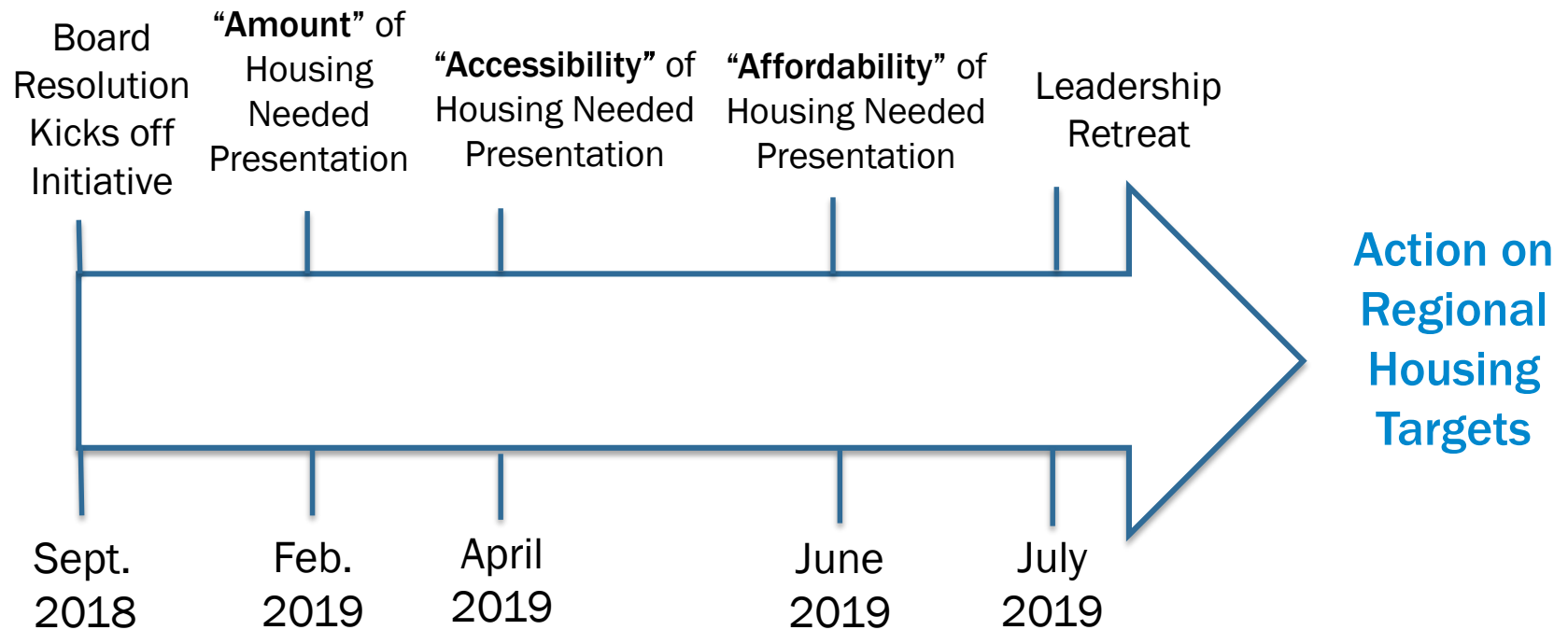
AFFORDABILITY

At what price points should housing be added to accommodate the type of household growth anticipated?

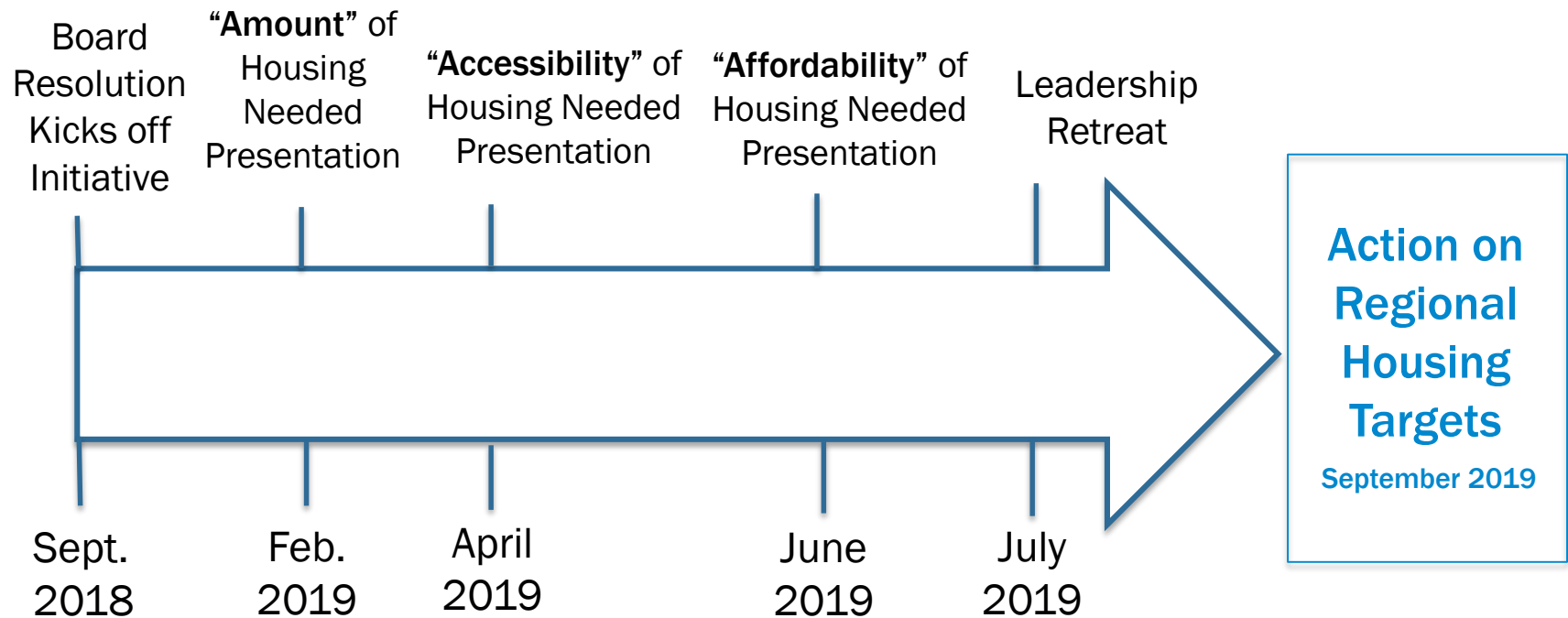
- Many area households are already considered “housing cost-burdened.”
- Urban Institute: Many more housing units will be needed in the lowest to middle cost bands to accommodate both expected and additional growth.



Regional Housing Initiative Milestones



Regional Housing Initiative Milestones



Constellation of Housing Efforts



THE 2030 GROUP



GREATER
WASHINGTON
PARTNERSHIP



JPMORGAN CHASE & Co.



**FEDERAL CITY
COUNCIL**



Metropolitan Washington
Council of Governments



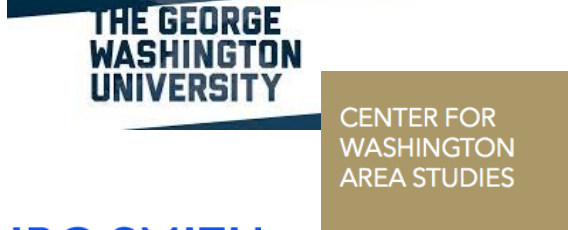
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CENTER FOR
WASHINGTON
AREA STUDIES



Housing Leaders Group
of Greater Washington



JBG SMITH



Metropolitan Washington
Council of Governments

The Future of Housing in Greater Washington

- Melissa Bondi, Enterprise Community Partners
- Bob Buchanan, 2030 Group
- Members of the COG Housing Strategy Group



**Proposed
Regional
Target 1:**

AMOUNT

At least 320,000 housing units should be added in the region between 2020 and 2030. This is an additional 75,000 units beyond the units already forecast for this period.

**Proposed
Regional
Target 2:**

ACCESSIBILITY

At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

**Proposed
Regional
Target 3:**

AFFORDABILITY

At least 75% of new housing should be affordable to low- and middle- income households.



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Metropolitan Washington
Council of Governments

Covering the Spectrum of Housing Needs



Exploring a Range of Housing Types



Daniel Parolek, Opticos Design, Inc.



Preservation

- Critical to ensure region does not lose any existing housing that is currently affordable to low and middle-income households.
- It costs less to preserve a unit in an existing building than to build a new one.
- Resources for policy tools/strategies: Urban Institute's *Meeting the Region's Future Housing Needs* and *Housing Leaders Group Guidebook for Increasing Housing Affordability in the Greater Washington Region*
 - Preservation network
 - Financing for acquisition and rehab

