

# MEETING THE REGION'S HOUSING NEEDS WORK PLAN

---

Chuck Bean  
Executive Director

Paul DesJardin  
Community Planning and Services Director

COG Board of Directors  
January 9, 2019



# Meeting the Region's Housing Needs

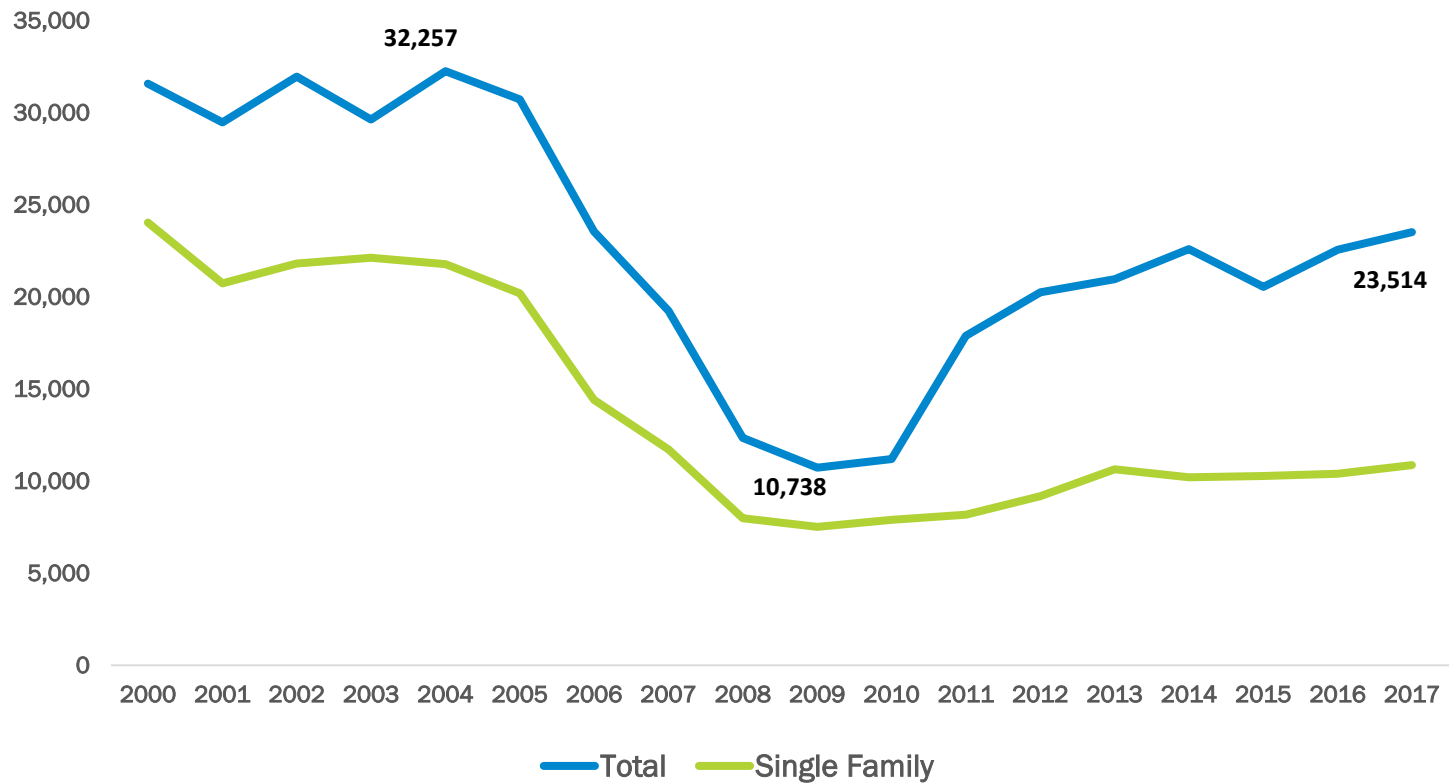
---

- **December 2017** - TPB endorses Long-Range Plan Task Force Initiatives, including “Optimize Regional Land-Use Balance”
  - *Balance jobs and housing region-wide*
  - *Increase development around underutilized rail stations and Activity Centers*
  - *Add 100,000 additional housing units to match projected employment growth*
- **July 2018** – COG Leadership retreat Roundtable discussions:
  - *“Housing Affordability”*
  - *“Community Response”*
- **September 2018** – COG Board briefing & Resolution R33-2018



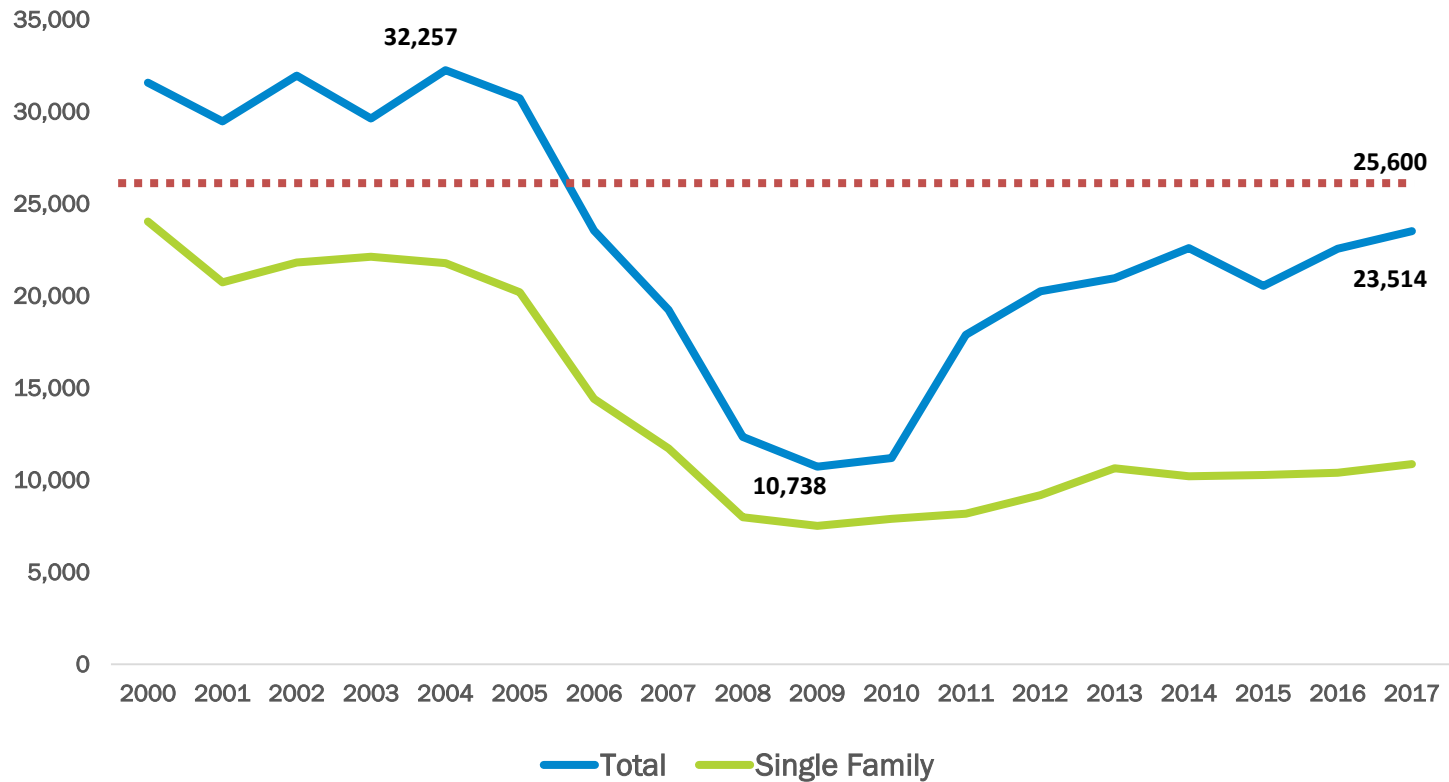
# Recent Trends in Housing Permits

## Housing Construction Permits by Year in Metropolitan Washington



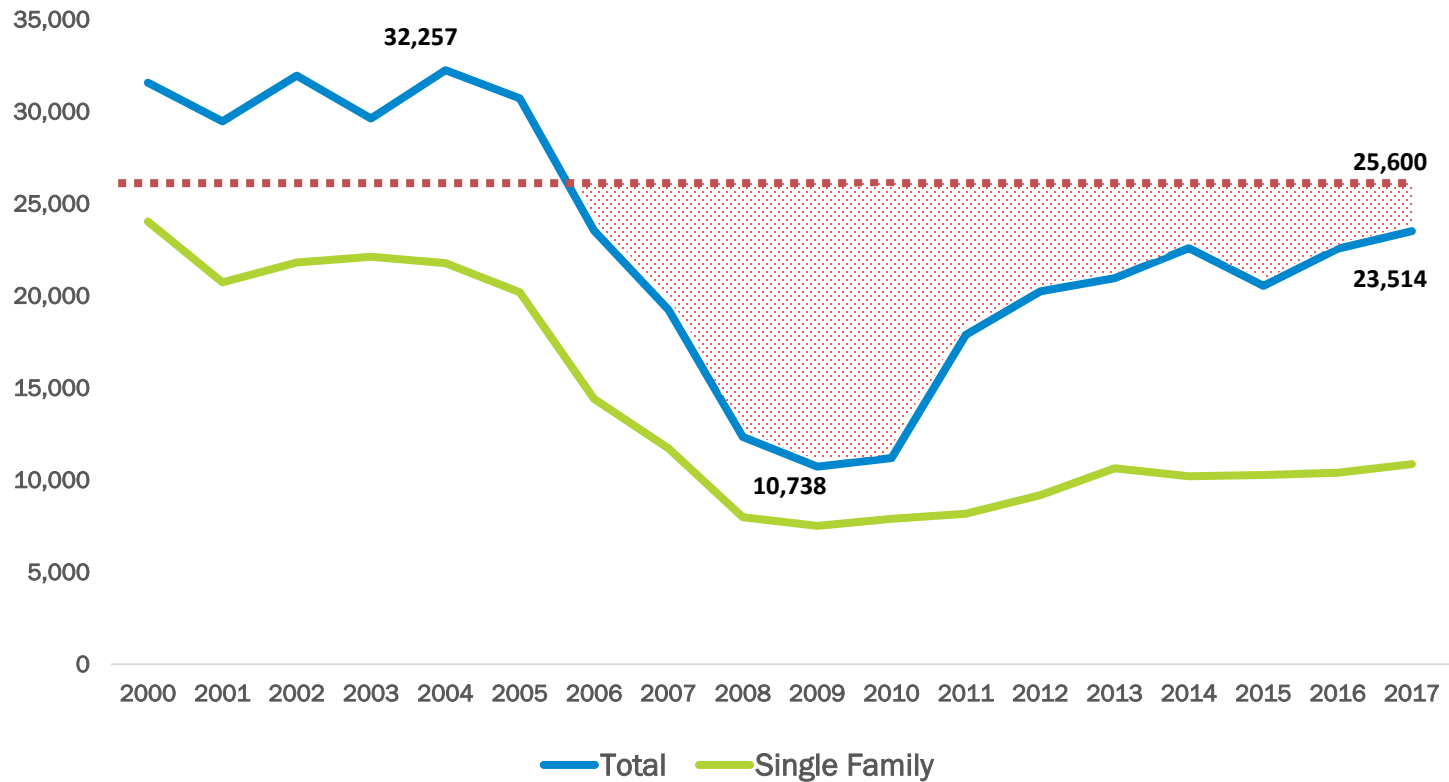
# Recent Trends in Housing Permits

## Housing Construction Permits by Year in Metropolitan Washington



# Recent Trends in Housing Permits

## Housing Construction Permits by Year in Metropolitan Washington



# Job Growth Outpacing Housing Growth

	<b>COG Region</b> <i>(Thousands)</i>		<b>2015 to 2045</b>	
	<b>2015</b>	<b>2045</b>	<b>Number</b>	<b>Percent</b>
<b>Employment</b>	3,161	4,274	1,113	+35%
<b>Population</b>	5,391	6,926	1,535	+28%
<b>Households</b>	2,012	2,660	648	+32%



# Housing for Anticipated Job Growth

**Round 9.1 Forecast of Employment and Households and Calculated "Shortfall"**  
(1 thousands)

	2018 <sup>(1)</sup>	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
<b>Housing "Shortfall"</b>	<b>45</b>	<b>49</b>	<b>65</b>	<b>76</b>	<b>86</b>	<b>108</b>	<b>115</b>

(1) Estimate

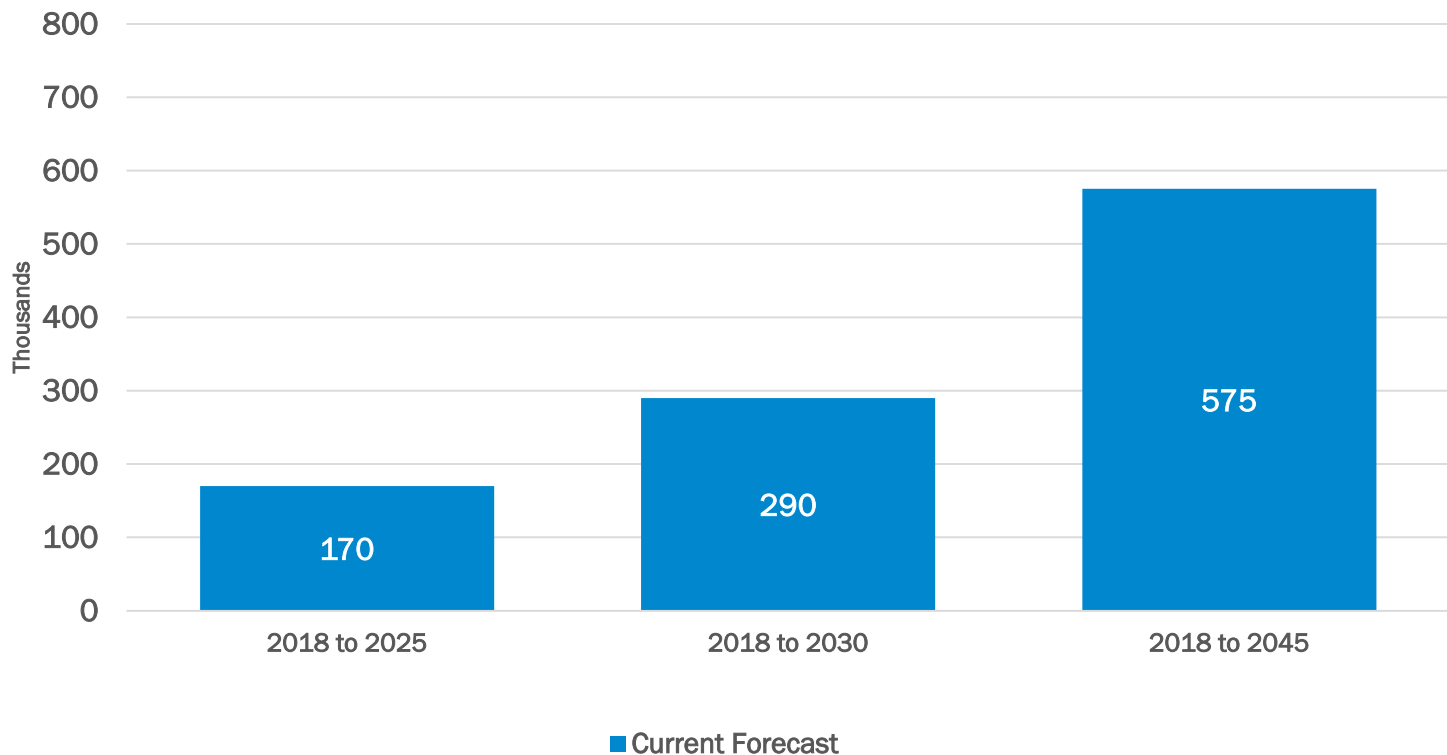
(2) Shortfall calculated using "1.54 Jobs Per Household" ratio

Source: MWCOG, Round 9.1 Cooperative Forecasts



# Housing Growth Between Now and 2045

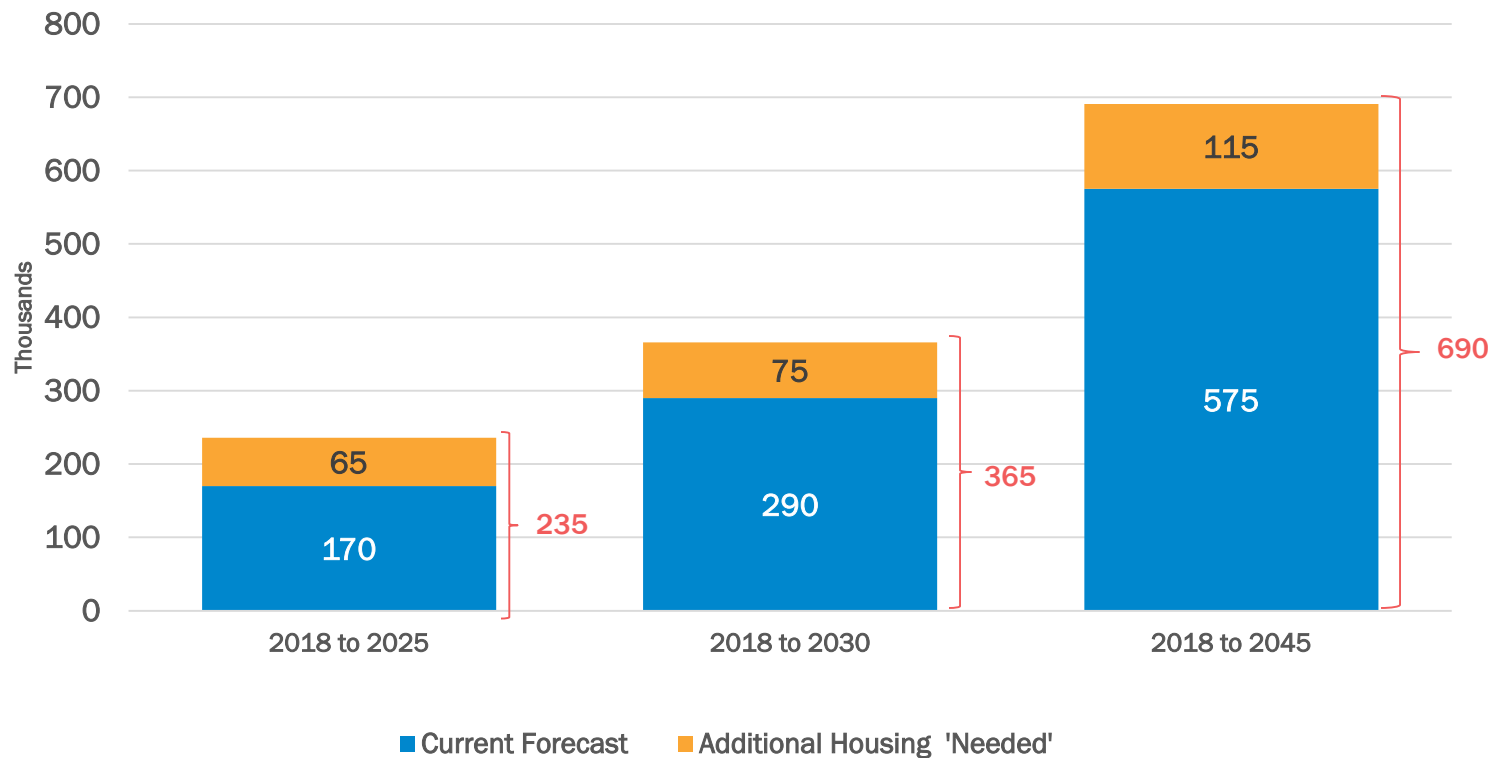
## Current Forecast and Additional Units Needed to Meet Future Job Growth and Optimize Transportation System Performance





# Housing Growth Between Now and 2045

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



# 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 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.
- 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.
- 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.

# Resolution R33-2018

---

- 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).
- 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.



# Project Components

---

## *“Amount”*

### **Planning Directors:**

- Determine if capacity exist in current zoning and comprehensive for additional household growth beyond Round 9.1 Forecasts

### **Housing Directors:**

- Demonstrate past jurisdictional commitments and investments in affordable housing for context

### **Deliverables:**

Presentations to COG Board and other appropriate policy committees (RFC, HSPC, TPB)

# Project Components

---

## *“Accessibility”*

### **Planning Directors:**

- Determine how much of the additional housing capacity can be accommodated within Activity Centers and High Capacity Transit Stations

### **Housing Directors:**

- Consult with Planning Directors tools & strategies to maintain existing housing supply and increase housing production
- Focus on future affordability needs within the 100,000 homes production goal.

### **Deliverables:**

Presentations to COG Board and other appropriate policy committees

# Project Components

---

## *“Affordability”*

### Housing Directors:

- Assess “Affordability” needs for additional housing growth projections.
  - What are the likely future incomes for the forecasted jobs?
  - What additional pressures might this place on lower-income households’ housing needs?

### Deliverables:

Presentations to COG Board and other appropriate policy committees



# Regional Housing Needs Work Schedule

	2018				2019												2020	
	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
COG Board Briefings	█				█	█		█			█							█
Assessment of Capacity: "Amount"	█	█	█	█	█													
Assessment of Location: "Accessibility"				█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Assessment of Price: "Affordability"				█	█	█	█	█	█	█	█	█	█	█	█	█	█	█
Round 9.2 Cooperative Forecasts								█	█	█	█	█	█	█	█	█	█	█

# Exploring a Range of Housing Types



Daniel Parolek, Opticos Design, Inc.



## Paul DesJardin

Community Planning and Services Director

(202) 962-3293

pdesjardin@mwkog.org

[mwkog.org](http://mwkog.org)

---

777 North Capitol Street NE, Suite 300

Washington, DC 20002



Metropolitan Washington  
Council of Governments

