

Working List of Impediments to Developing More Housing

As of January 15, 2019

- Market conditions (market not supporting more density around Metro Stations – Twinbrook MF housing example).
- Existing proffer legislation in Virginia.
- Cost of construction (rising materials and labor costs).
- Financial feasibility considerations (lender / investor requirements).
- Local government regulatory practices.
- Infill development challenges (cost, design, disruption) and individual project and parcel complexities.
- Rising land value around Activity Centers and Metro Stations areas.
- Community / Citizen Opposition (NIMBYism).
- The “easy” parcels have been developed – consolidating and assembling parcels is difficult to do.
- School overcrowding / traffic-congestion issues.
- Insufficient resources (to support housing and services for lower-income households).