

# THE FUTURE OF HOUSING IN GREATER WASHINGTON

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Chuck Bean  
COG Executive Director

Region Forward Coalition  
October 25, 2019



Metropolitan Washington  
Council of Governments

# About COG

- An independent, nonprofit association
- Brings area leaders together to address major regional issues in the District of Columbia, suburban Maryland, and northern Virginia
- Membership comprised of 300 elected officials from 24 local governments, the Maryland and Virginia state legislatures, and U.S. Congress

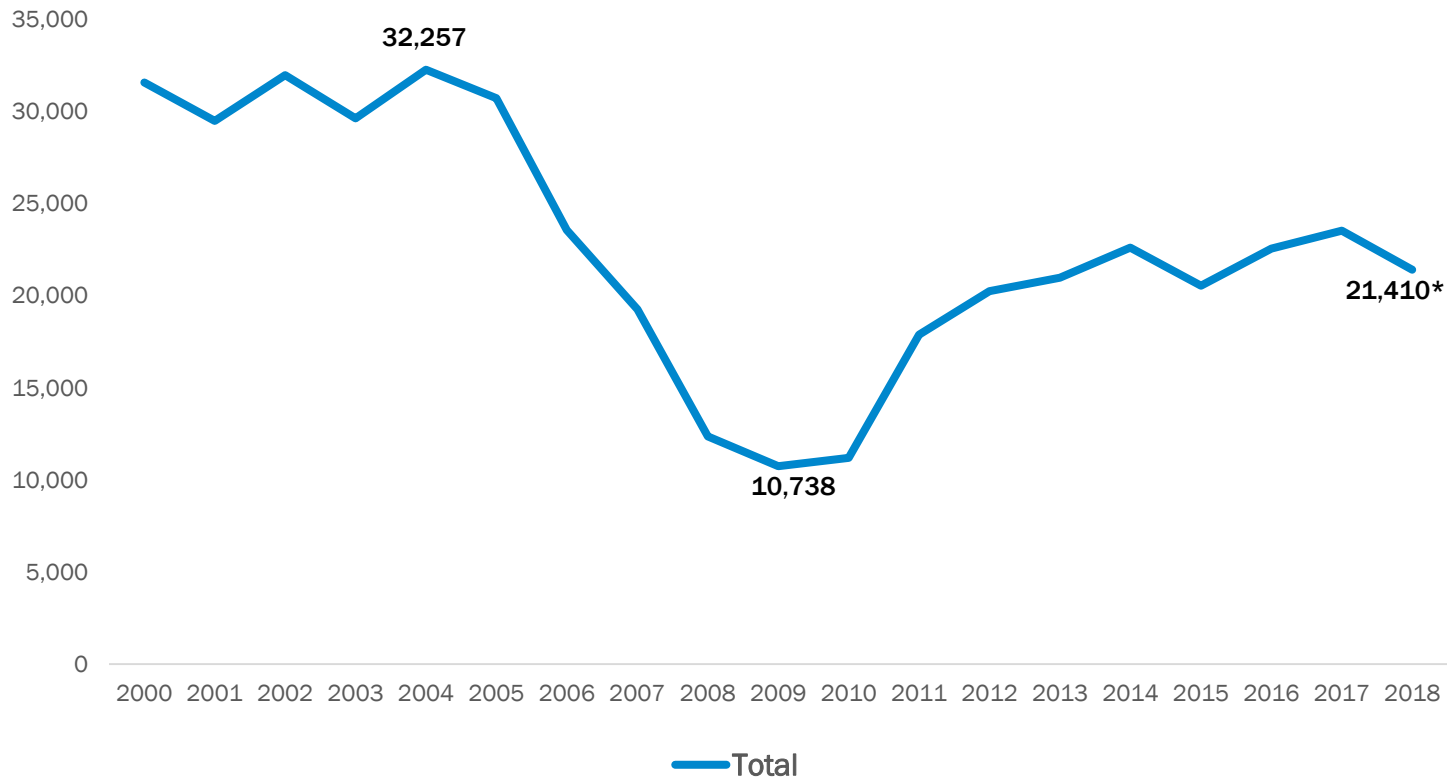


# Meeting the Region's Unmet Housing Needs



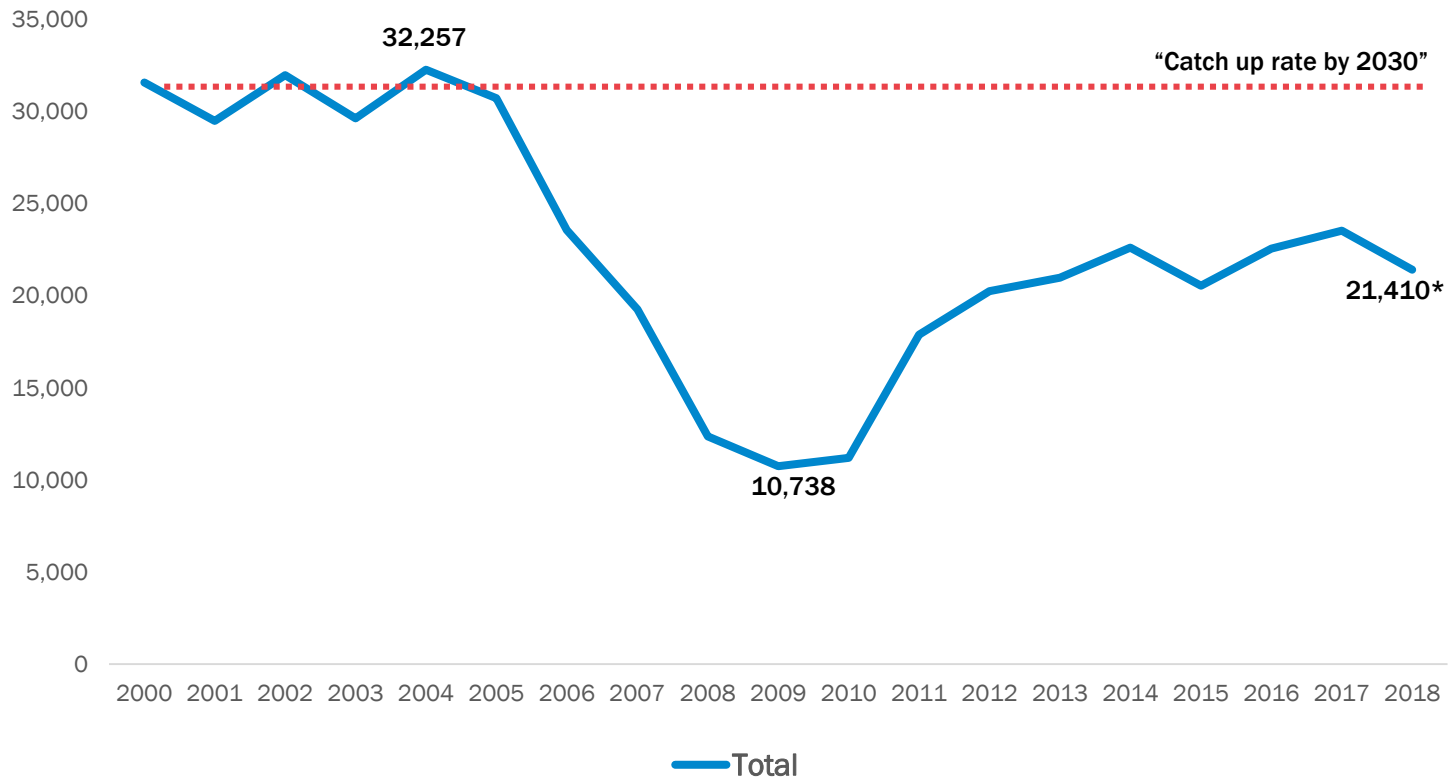
# Looking Back

## Housing Construction Permits by Year In Metropolitan Washington



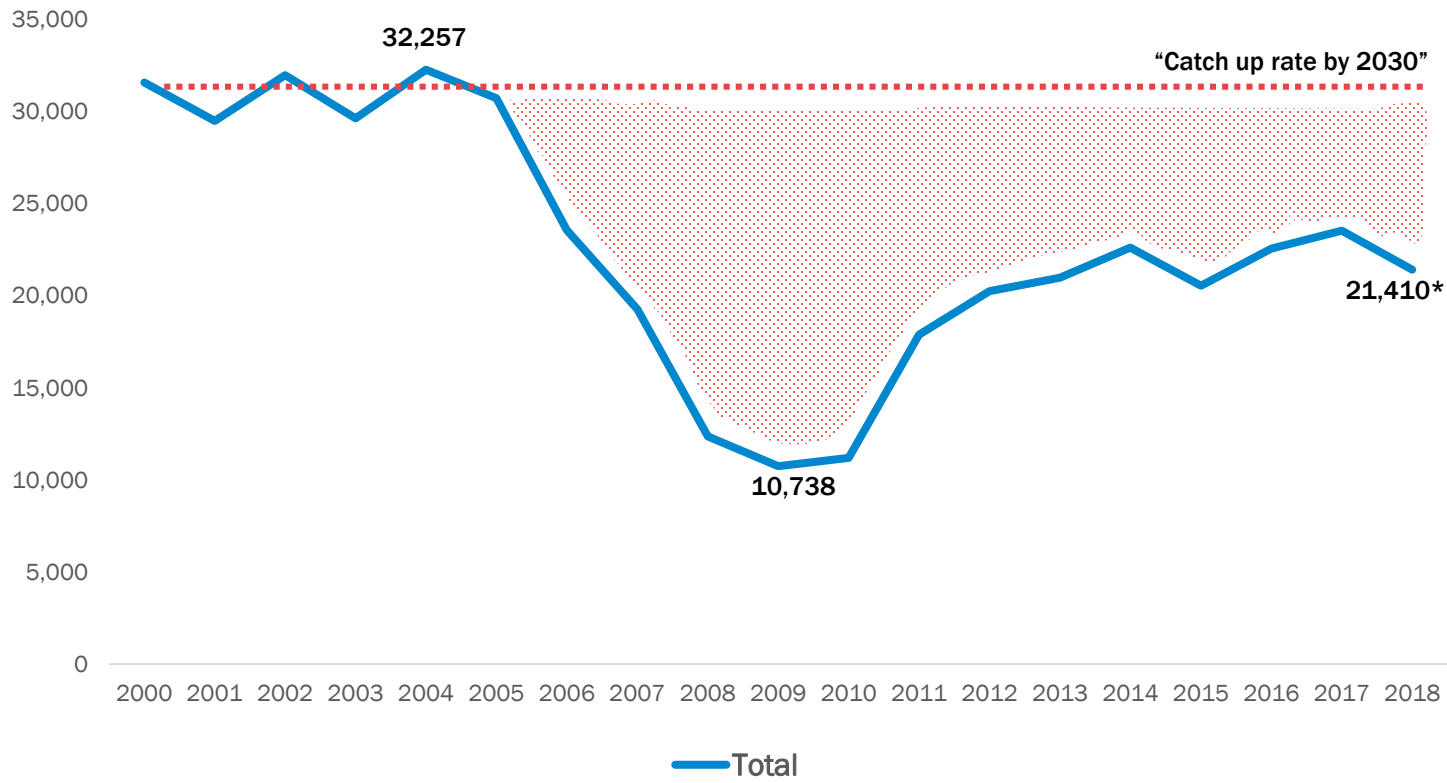
# Looking Back

## Housing Construction Permits by Year In Metropolitan Washington



# Looking Back

## Housing Construction Permits by Year In Metropolitan Washington





# 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)



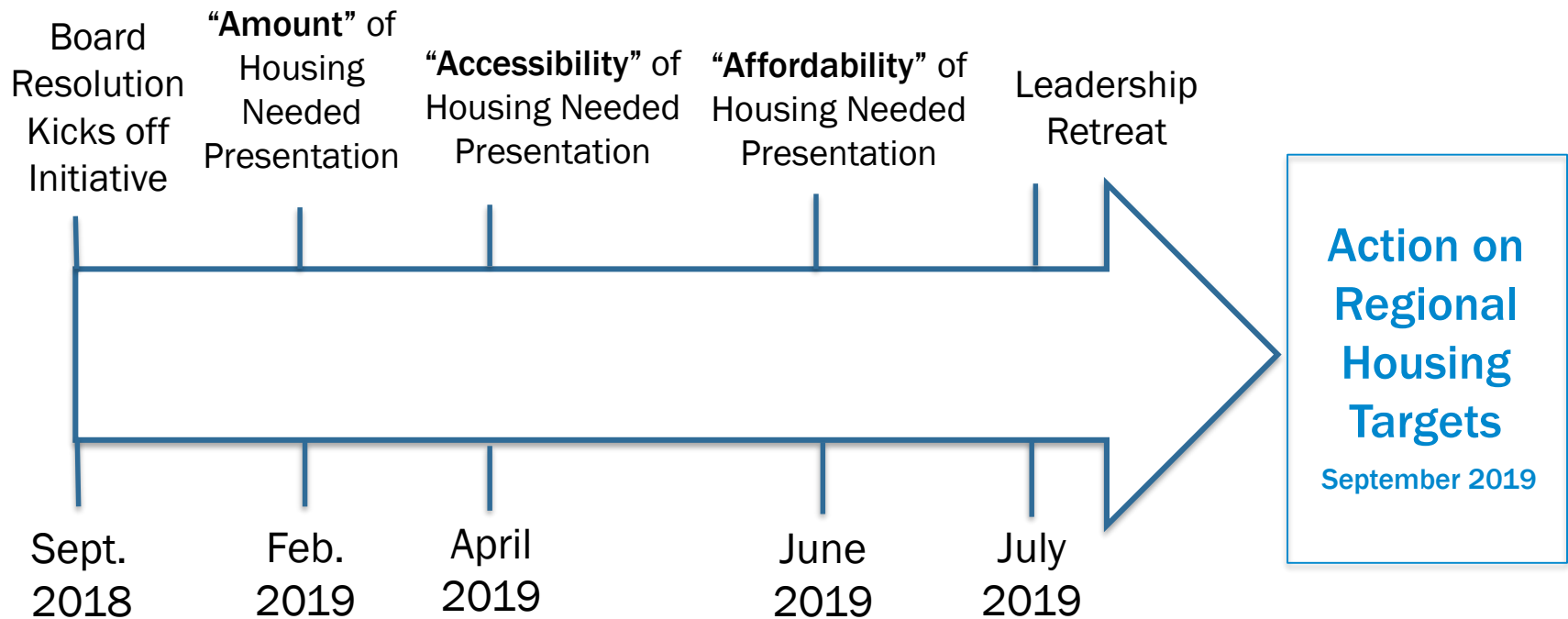


# Housing Strategy Group



- 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



# Regional Housing Targets

## 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.

## Regional Target 2:

### ACCESSIBILITY

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

## Regional Target 3:

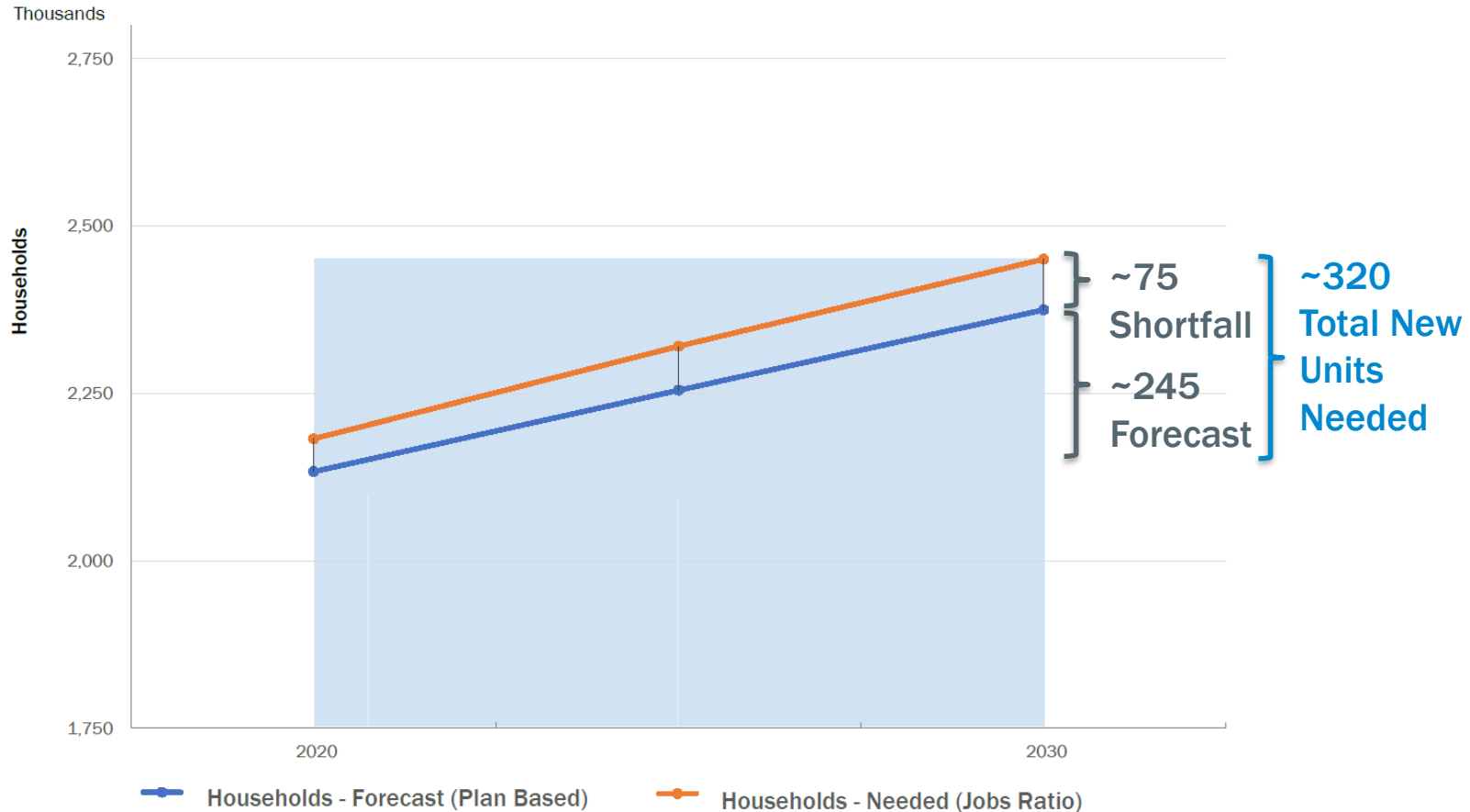
### AFFORDABILITY

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



# 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  
Target 2:**

## **ACCESSIBILITY**

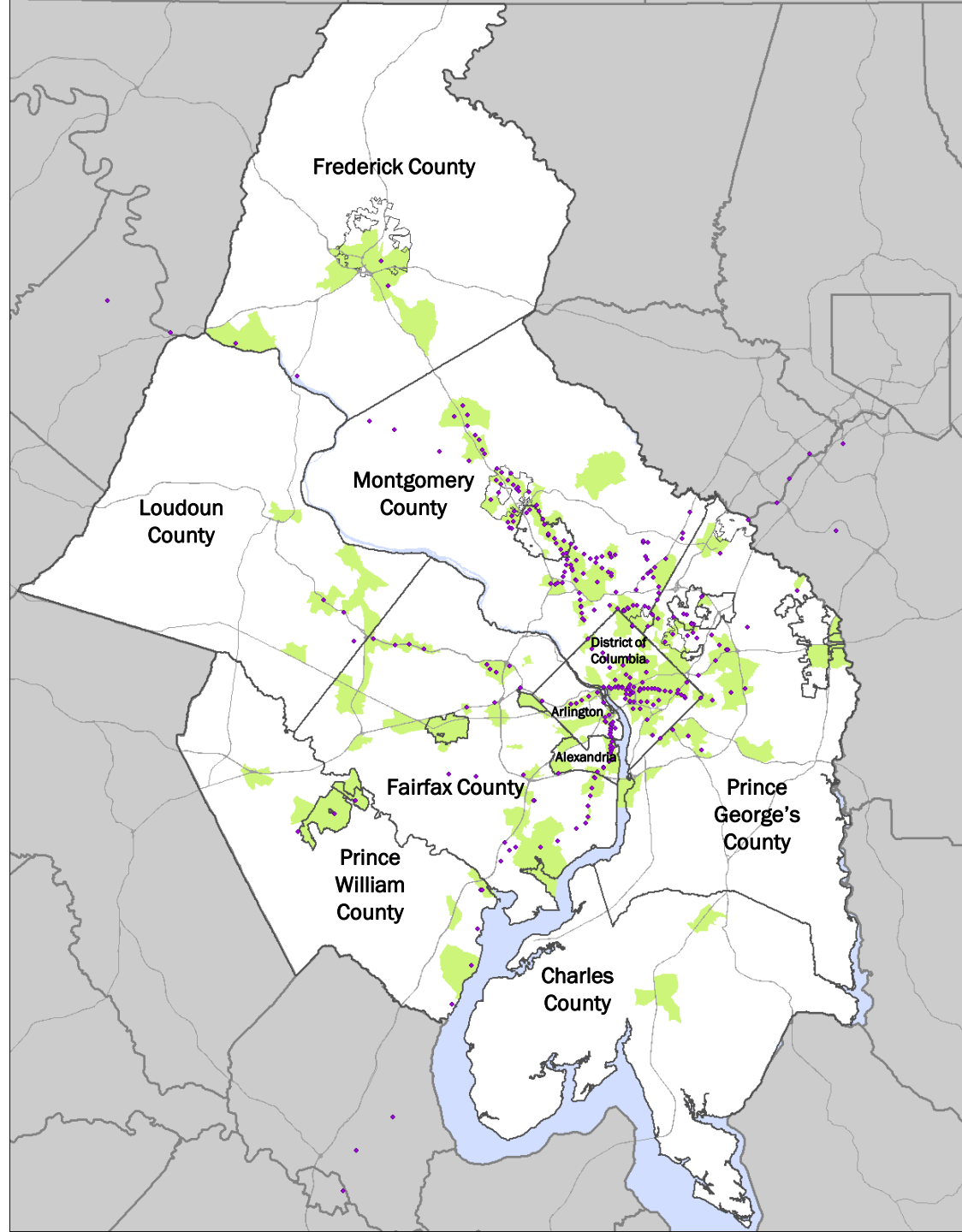
How much of the additional housing should be located in Activity Centers and near high-capacity transit?

- 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%.

## Activity Centers

## High-Capacity Transit Stations

- 98 Metrorail Stations
  - 39 Commuter Rail Stations
  - 21 Light Rail Stations
  - 120 BRT Stations
  - 19 Streetcar Stations
- 
- **297 Total Stations**



**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.

**Figure 6: Amount of Low Cost Housing Stock Potentially Lost (2020 - 2030)**



Source: COG portrayal of Urban Institute findings

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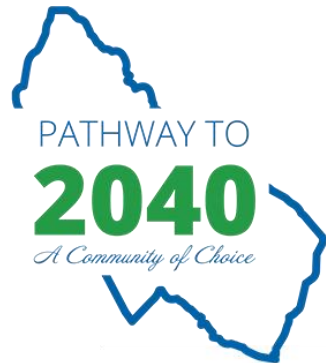
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# Comprehensive Plan Efforts



PLANNING & DEVELOPMENT

Falls Church Vision  
2040



# Looking Ahead

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- Communication



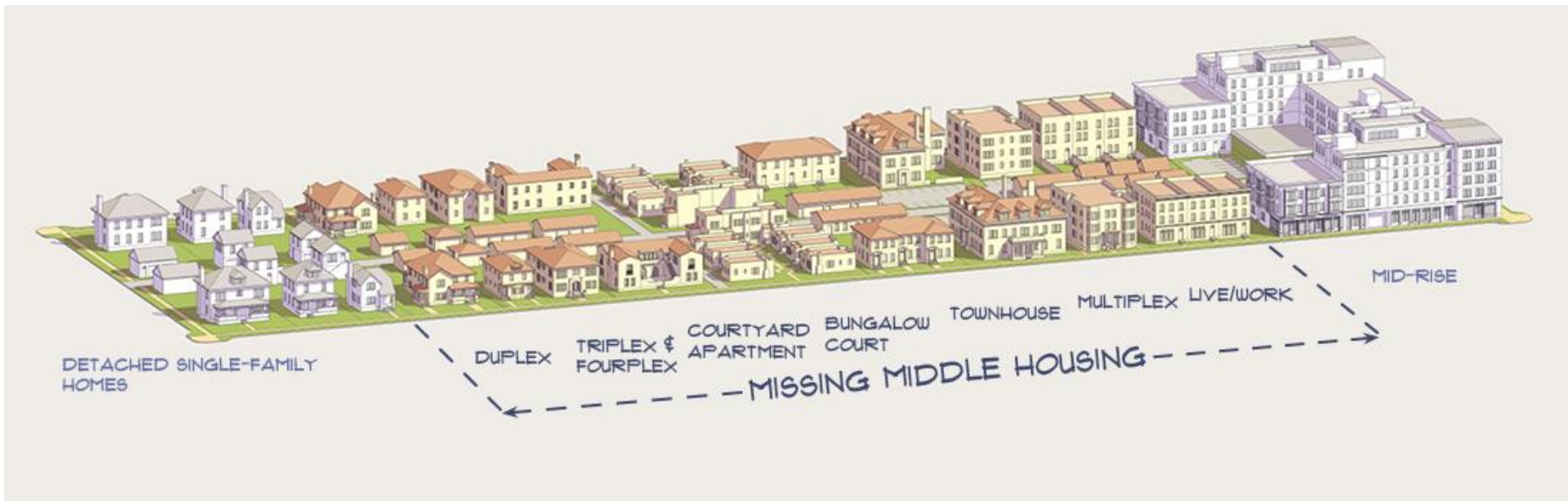
# Looking Ahead

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- Communication
- Housing Types



# Looking Ahead: Housing Types



Daniel Parolek, Opticos Design, Inc.



# Looking Ahead

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- Communication
- Housing Types
- Collaboration



# Looking Ahead: Collaboration



**THE 2030 GROUP**



GREATER  
WASHINGTON  
PARTNERSHIP



JPMORGAN CHASE & Co.



FEDERAL CITY  
COUNCIL



Metropolitan Washington  
**Council of Governments**



THE GEORGE  
WASHINGTON  
UNIVERSITY



Enterprise®



CENTER FOR  
WASHINGTON  
AREA STUDIES



Housing Leaders Group  
of Greater Washington



Metropolitan Washington  
**Council of Governments**

# Looking Ahead

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- Communication
- Housing Types
- Collaboration
- Community

## Chuck Bean

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# 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.”)



# Top 12 policy tools to implement, expand or strengthen

## Preserve

1. Loans for repairs and rehabilitation
2. Preservation network and inventory
3. Public housing rehab
4. Financing for acquisition and rehab

## Produce

5. Land value taxation
6. Up-zoning
7. Reduced parking requirements
8. Equitable transit-oriented development funds

## Protect

9. Home purchase assistance
10. Land trusts, co-ops, and shared equity ownership
11. Emergency rental assistance
12. Local housing vouchers