

MEETING THE REGION'S HOUSING NEEDS

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COG Board of Directors
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Job Growth Outpacing Housing Growth

COG Region *(Thousands)*

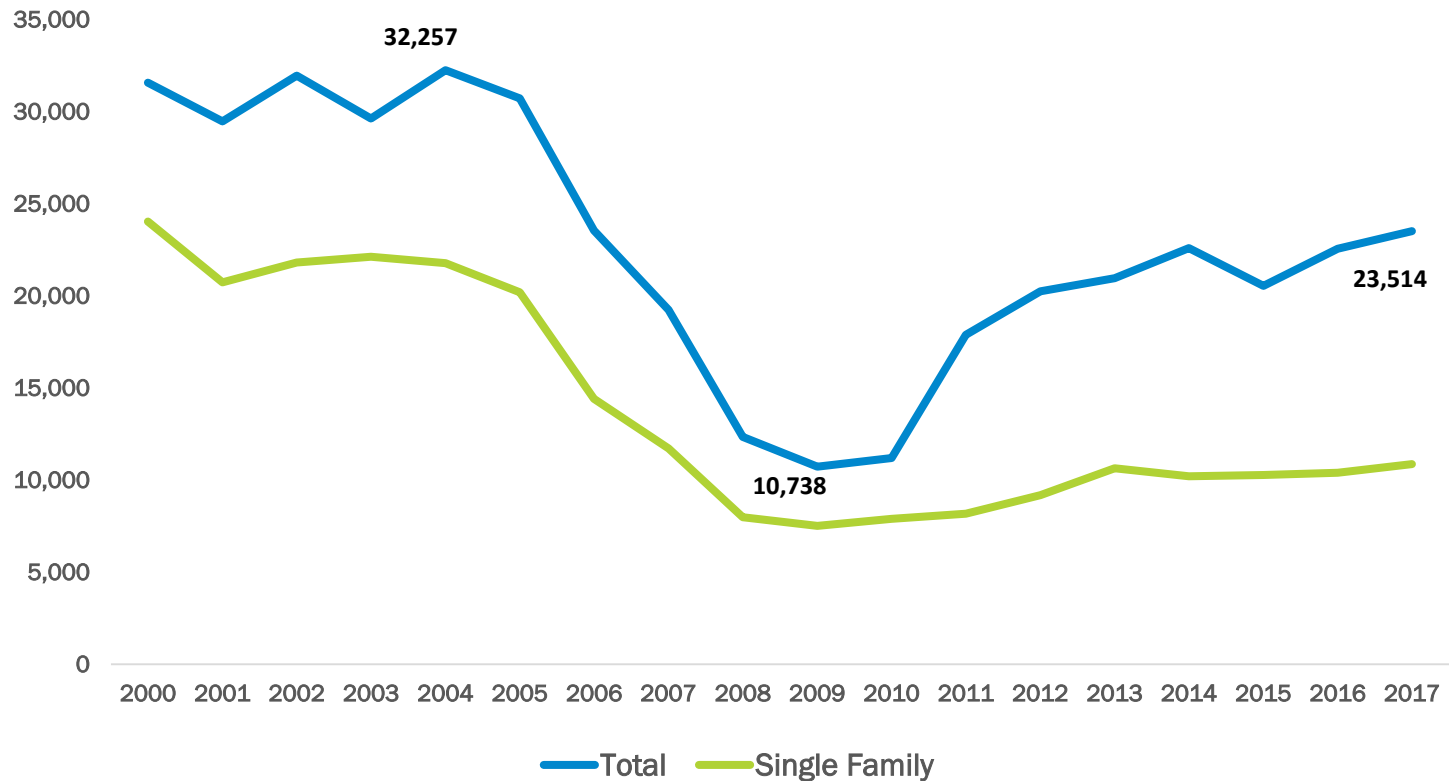
2015 to 2045

	2015	2045	Number	Percent
Employment	3,161	4,274	1,113	+35%
Population	5,391	6,926	1,535	+28%
Households	2,012	2,660	648	+32%



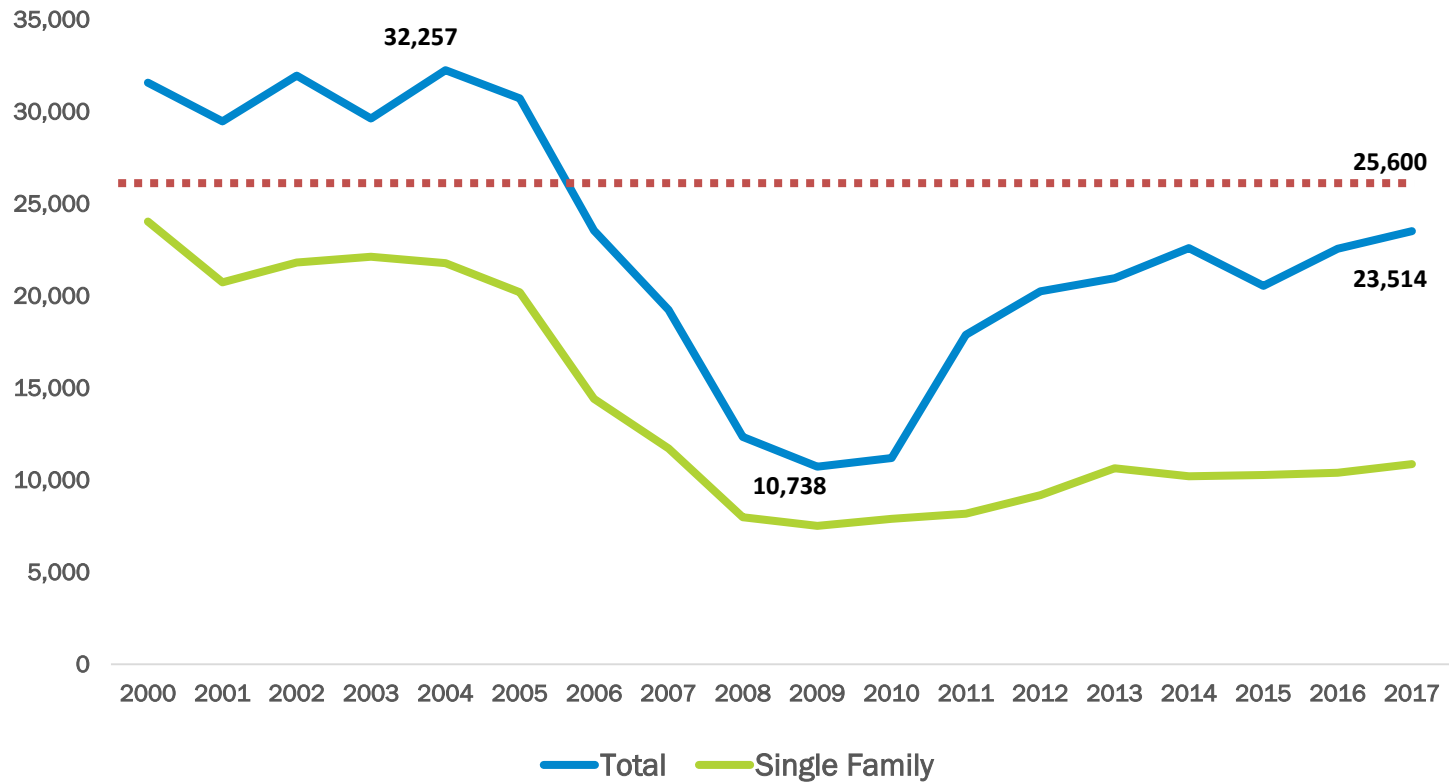
Recent Trends in Housing Permits

Housing Construction Permits by Year In Metropolitan Washington



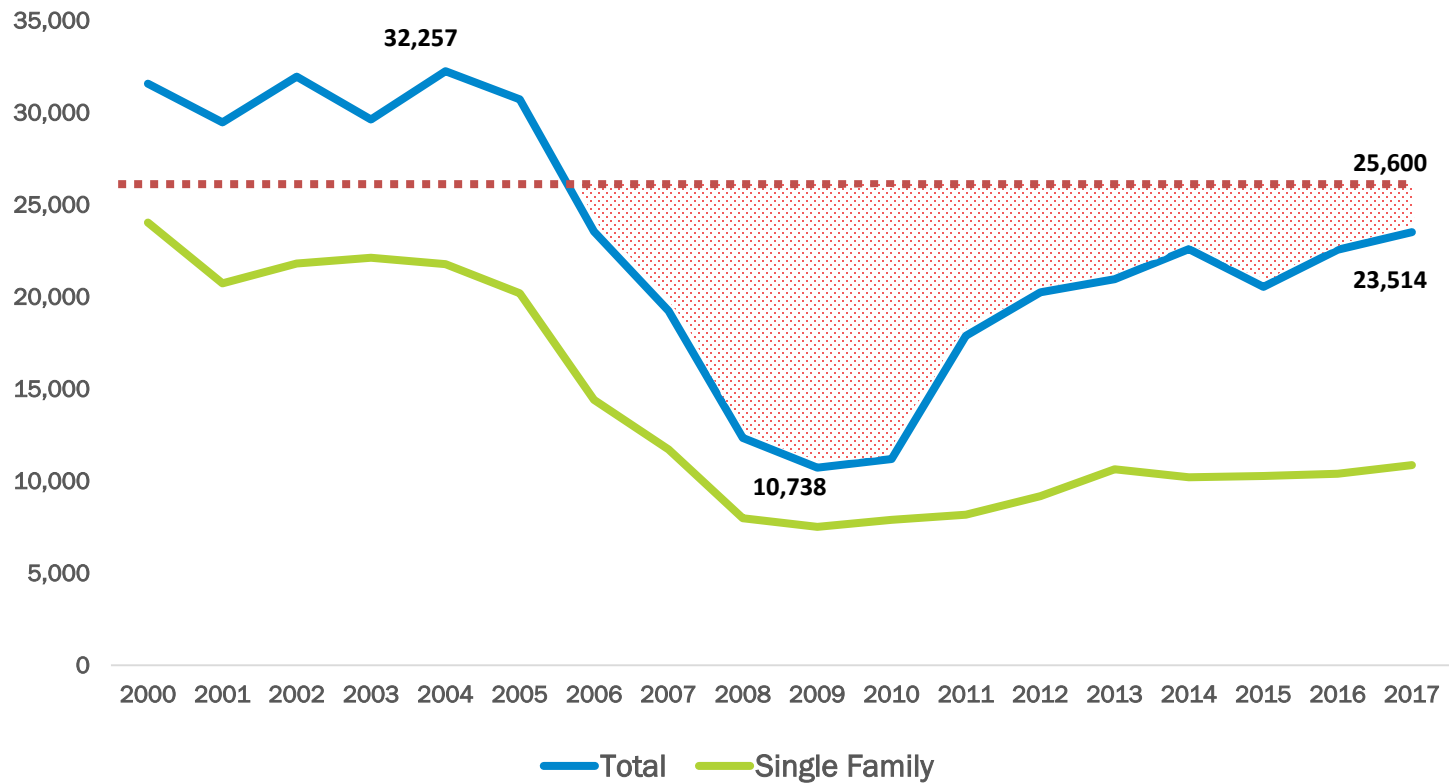
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Housing for Anticipated Job Growth

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

	2018 ⁽¹⁾	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
Housing "Shortfall"	45	49	65	76	86	108	115

(1) Estimate

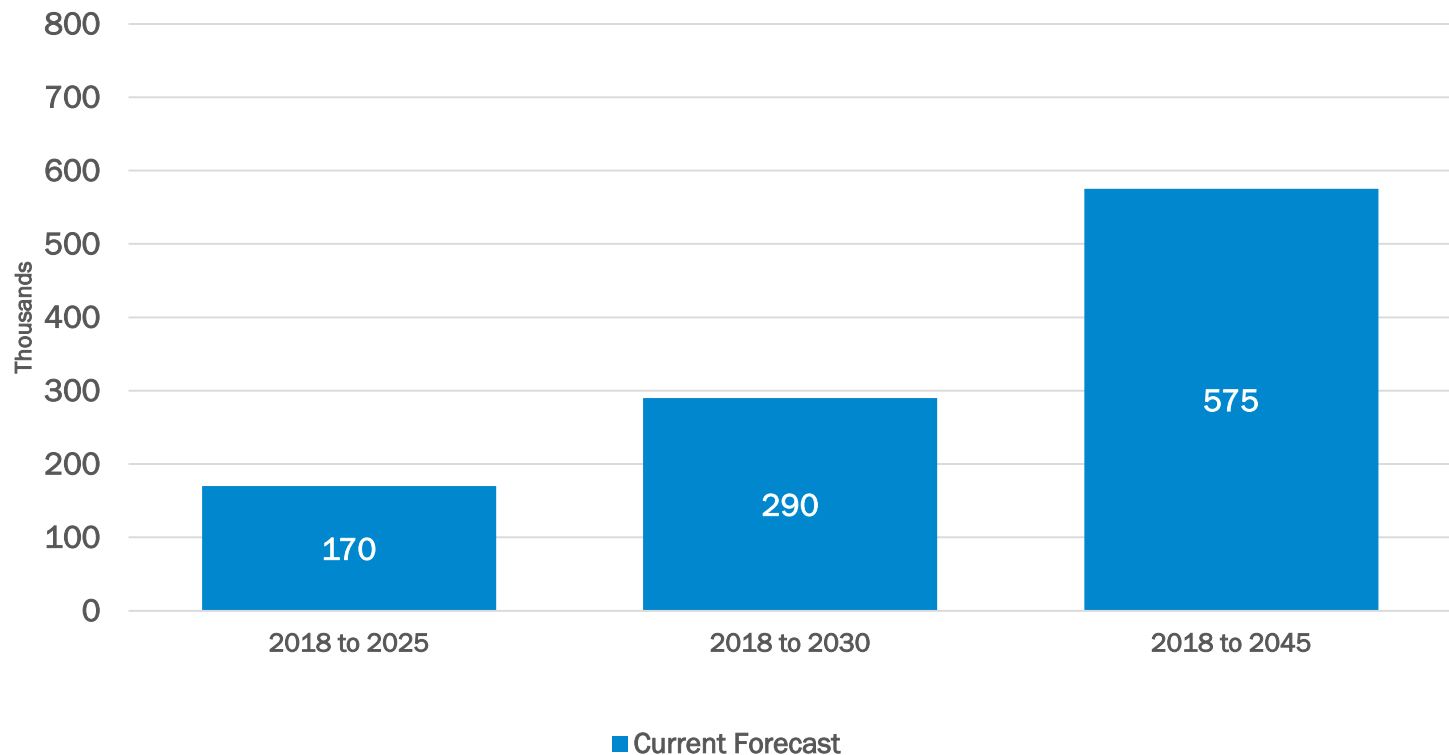
(2) Shortfall calculated using "1.54 Jobs Per Household" ratio

Source: MWCOG, Round 9.1 Cooperative Forecasts



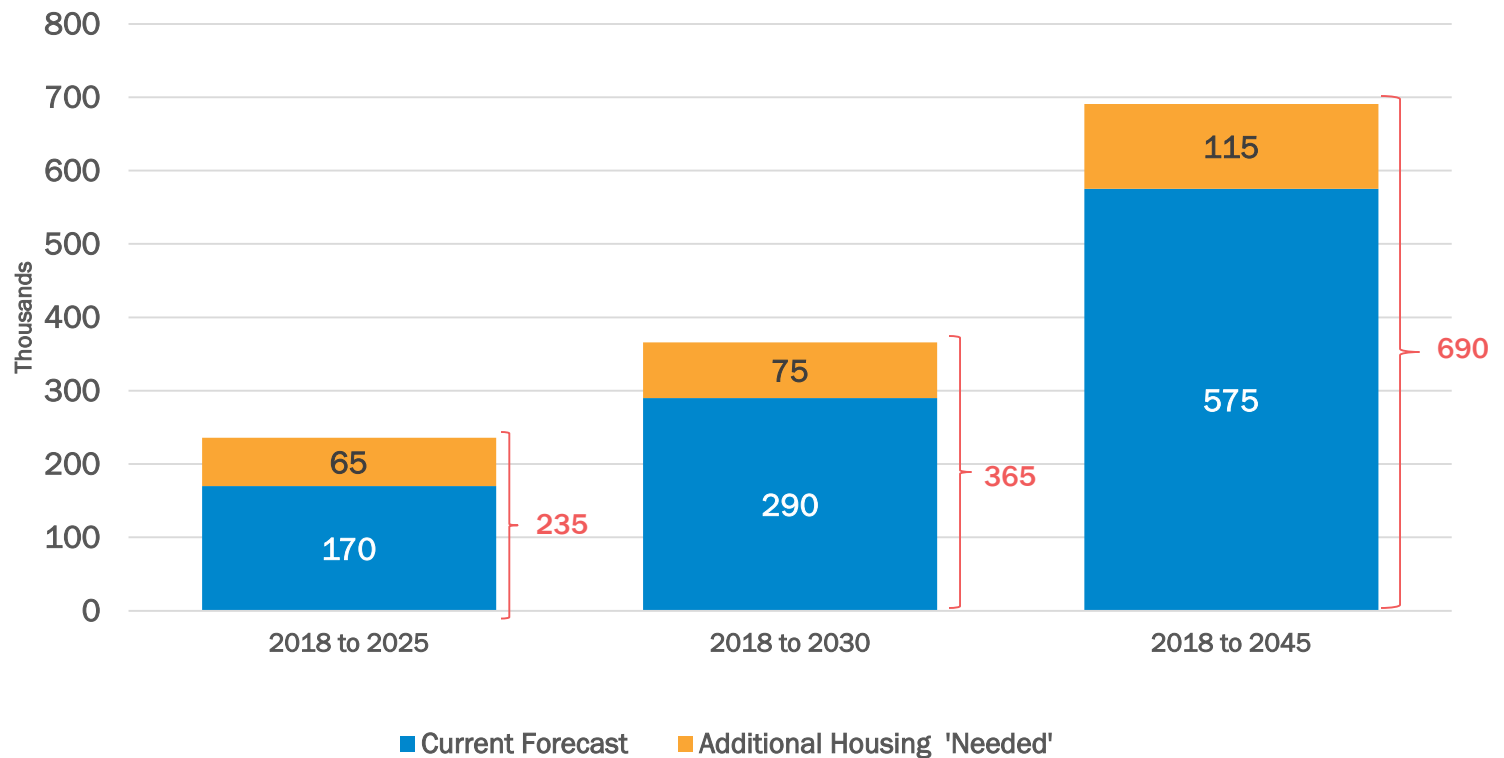
Housing Growth Between Now and 2045

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



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



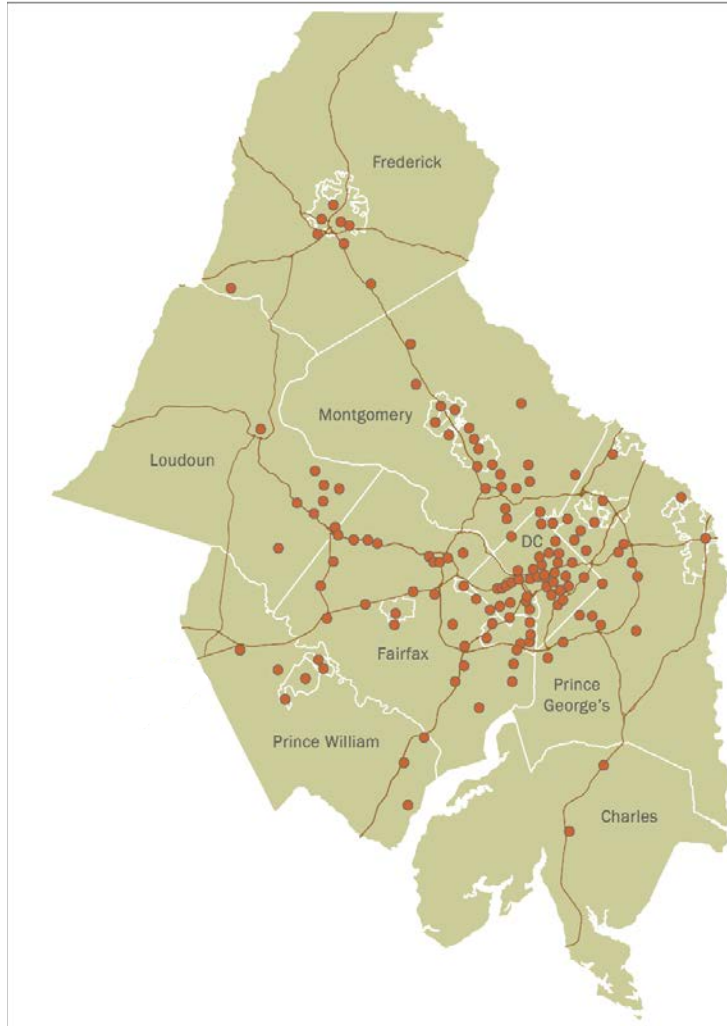
Planning Directors

Assess:

- Zoning capacity for more housing
- Preservation and production tools and policies
- Updates to the Cooperative Forecasts
- High-Capacity Transit Stations: new Activity Centers (?)



Shared Vision for Growth



Activity Centers currently capture:

- 75 % of employment growth
- 64% of household growth



Housing Directors

Determine:

- Optimal price points needed across employment types
- Housing production *and* preservation goals
- Impediments to reaching those targets.
- Preservation and production tools and policies
- Incentives that would benefit from private sector support

Exploring a Range of Housing Types



Daniel Parolek, Opticos Design, Inc.



Region Forward Coalition

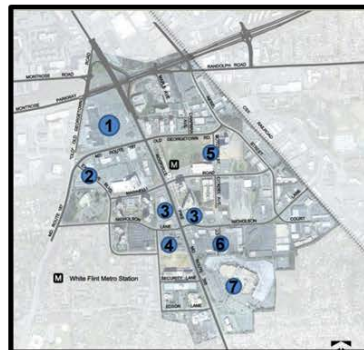
- Host multi-sector discussions of tools, policies, and incentives to meet short-term and long-term needs.
- Re-assess the Region Forward housing targets.

Focusing Additional Housing Growth

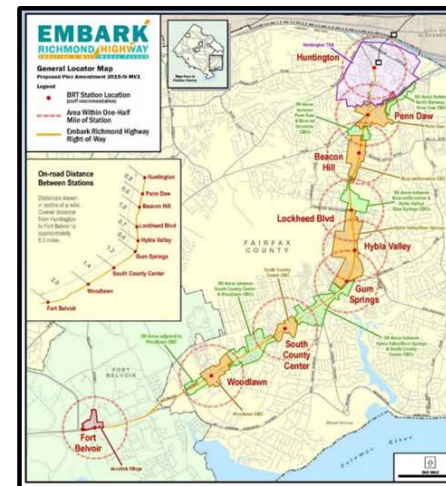
- Many jurisdictions are updating comprehensive plans
- Opportunities to explore redevelopment and additional housing



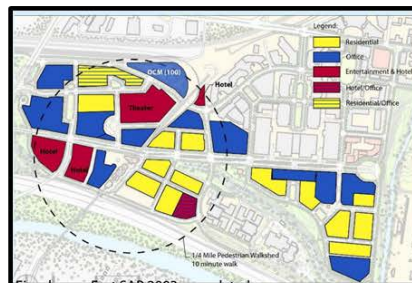
Buzzard Point



White Flint



Richmond Highway



Eisenhower East



Historic Downtown Manassas



Resolution R33-2018

- a) Direct the Planning Directors Committee and the Housing Directors Committee to assess the region's ability to accommodate more than 100,000 housing units beyond those currently anticipated in the Cooperative Forecasts.
- b) Direct the Planning Directors to examine the optimal locations for adding additional housing, with an emphasis on preservation and production within the Regional Activity Centers and High-Capacity Transit hubs.
- c) Direct the Planning Directors and Housing Directors to work with the Region Forward Coalition to assess ways to assist local governments with meeting the enhanced housing production targets while ensuring future growth truly creates inclusive communities.
- d) Reaffirm the work underway within the Planning Directors Committee to identify current local government planning efforts that support the initiatives of the TPB Long-Range Plan Task Force.

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