

# MEETING THE REGION'S HOUSING NEEDS

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# Job Growth Outpacing Housing Growth

## COG Region (Thousands)

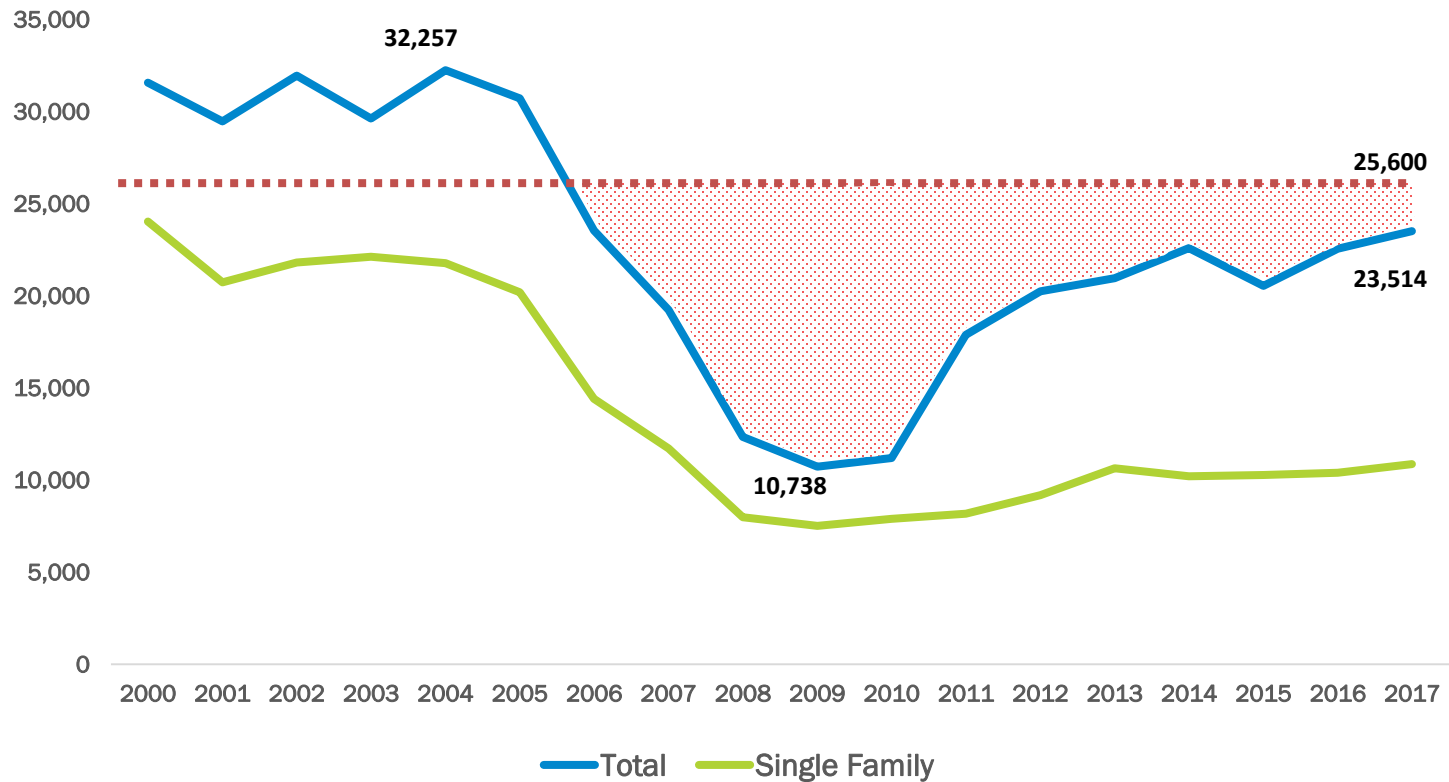
### 2015 to 2045

	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



# 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

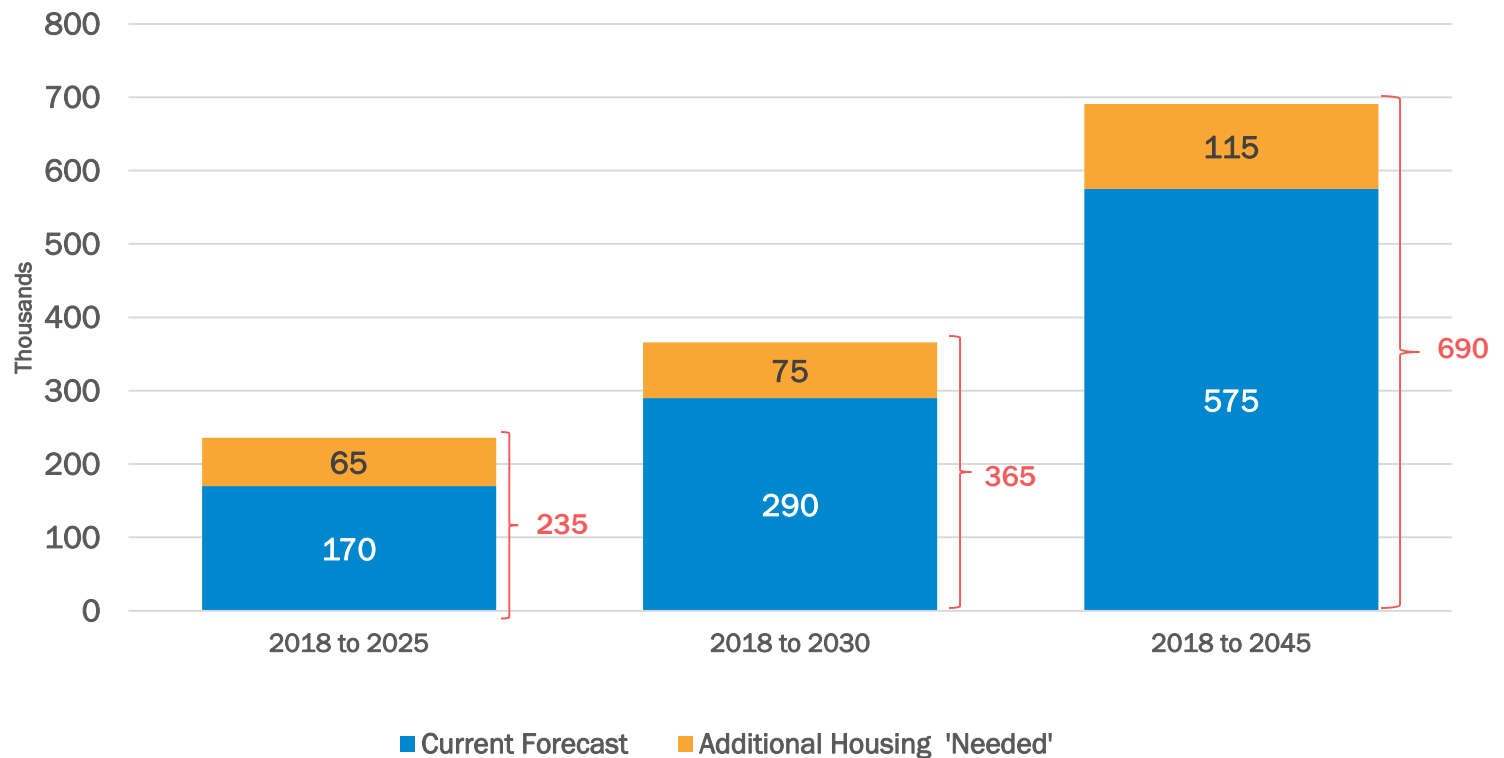
(2) Shortfall calculated using "1.54 Jobs Per Household" ratio

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



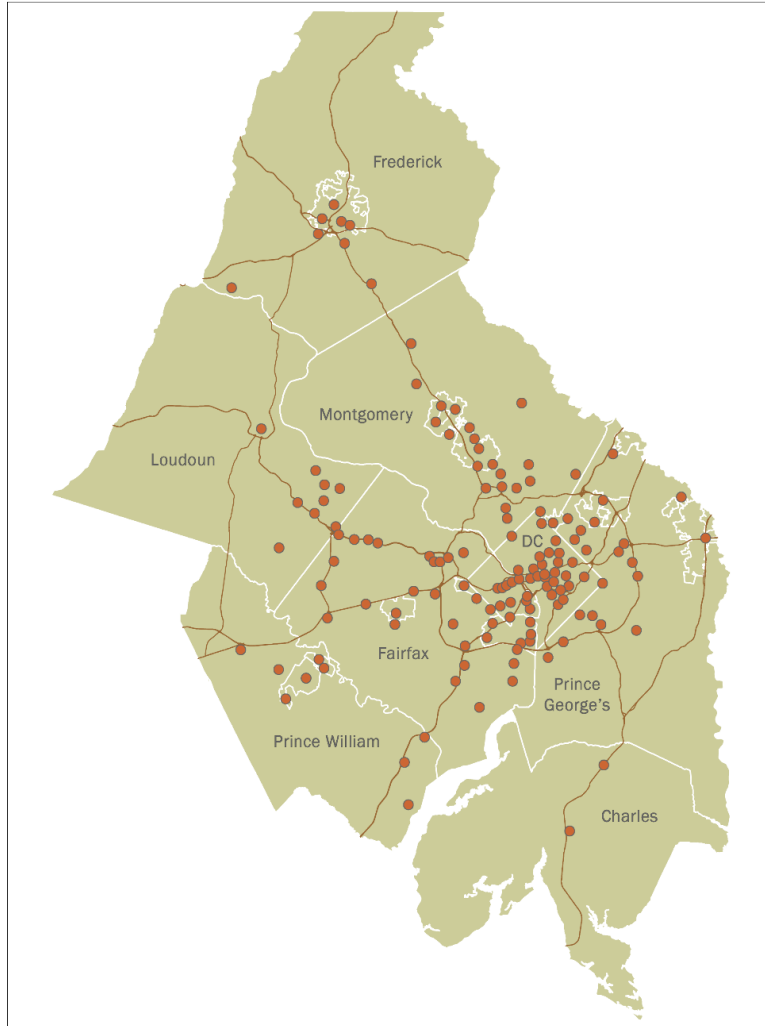
# Planning Directors

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## 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

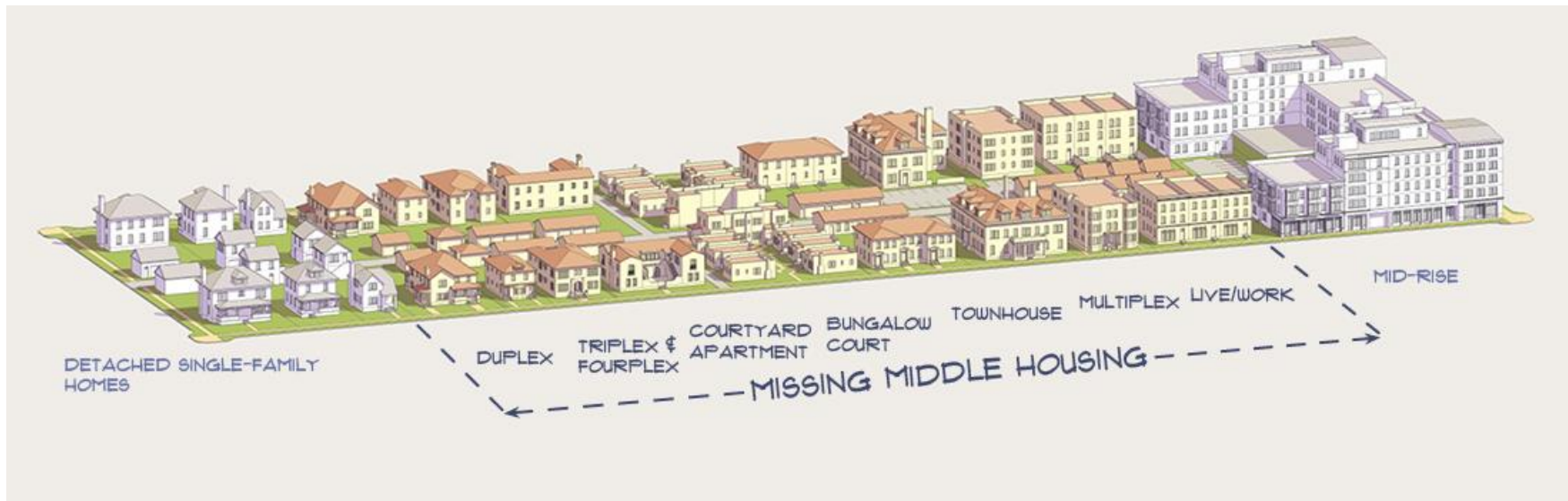
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## Determine:

- 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

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

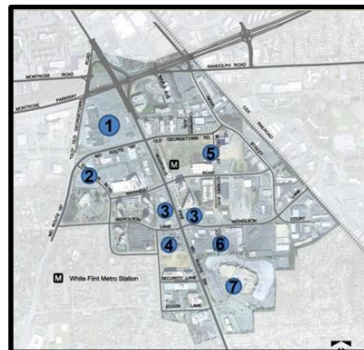


# Focusing Additional Housing Growth

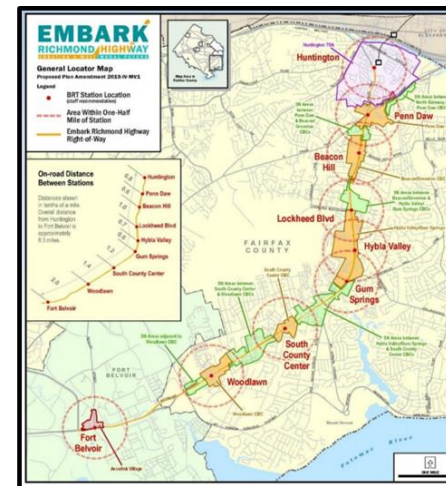
- Many jurisdictions are updating comprehensive plans
- Opportunities to explore redevelopment and additional housing



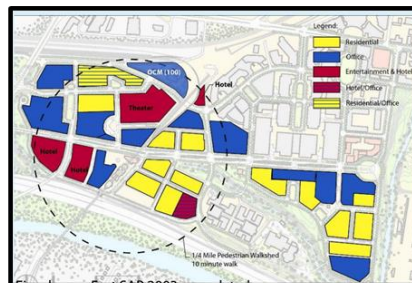
Buzzard Point



White Flint



Richmond Highway



Eisenhower East



Historic Downtown Manassas



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