

ADDRESSING THE REGION'S CAPACITY FOR ADDITIONAL HOUSING

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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.”)

