

# MEETING THE REGION'S HOUSING NEEDS

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Paul DesJardin  
Community Planning and Services Director

Cooperative Forecasting and Data Subcommittee  
November 13, 2018

# Job Growth Outpacing Housing Growth

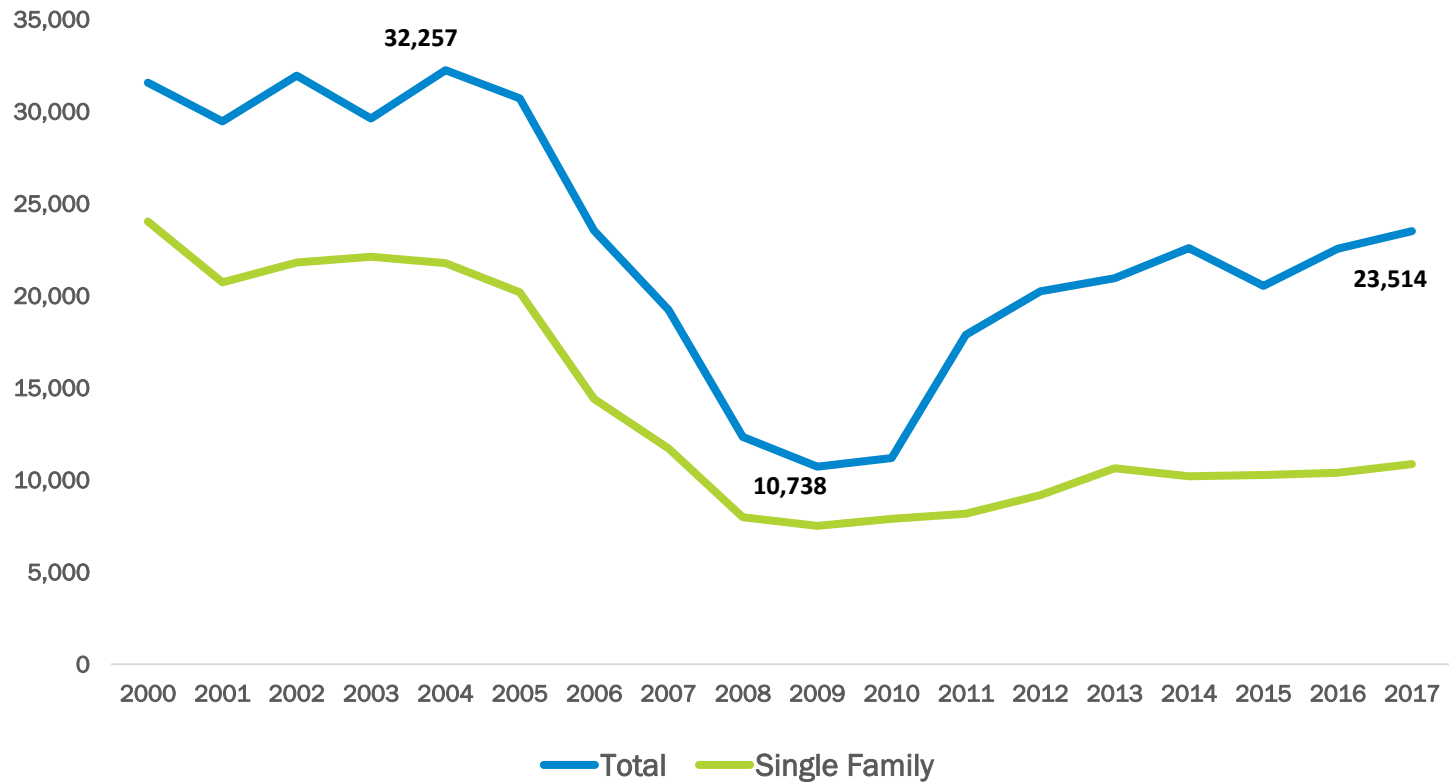
## COG Region *(Thousands)*

### 2015 to 2045

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

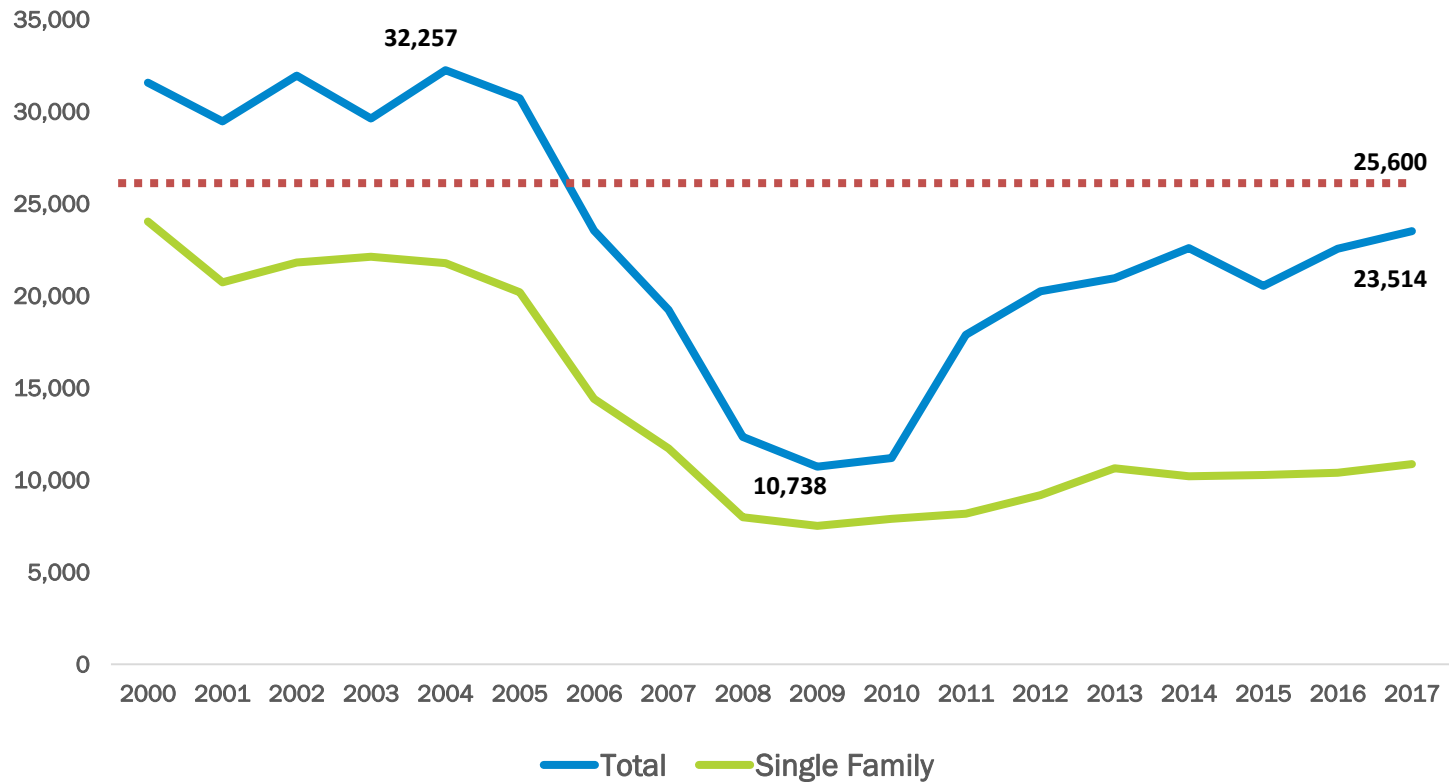
# Recent Trends in Housing Permits

## Housing Construction Permits by Year In Metropolitan Washington



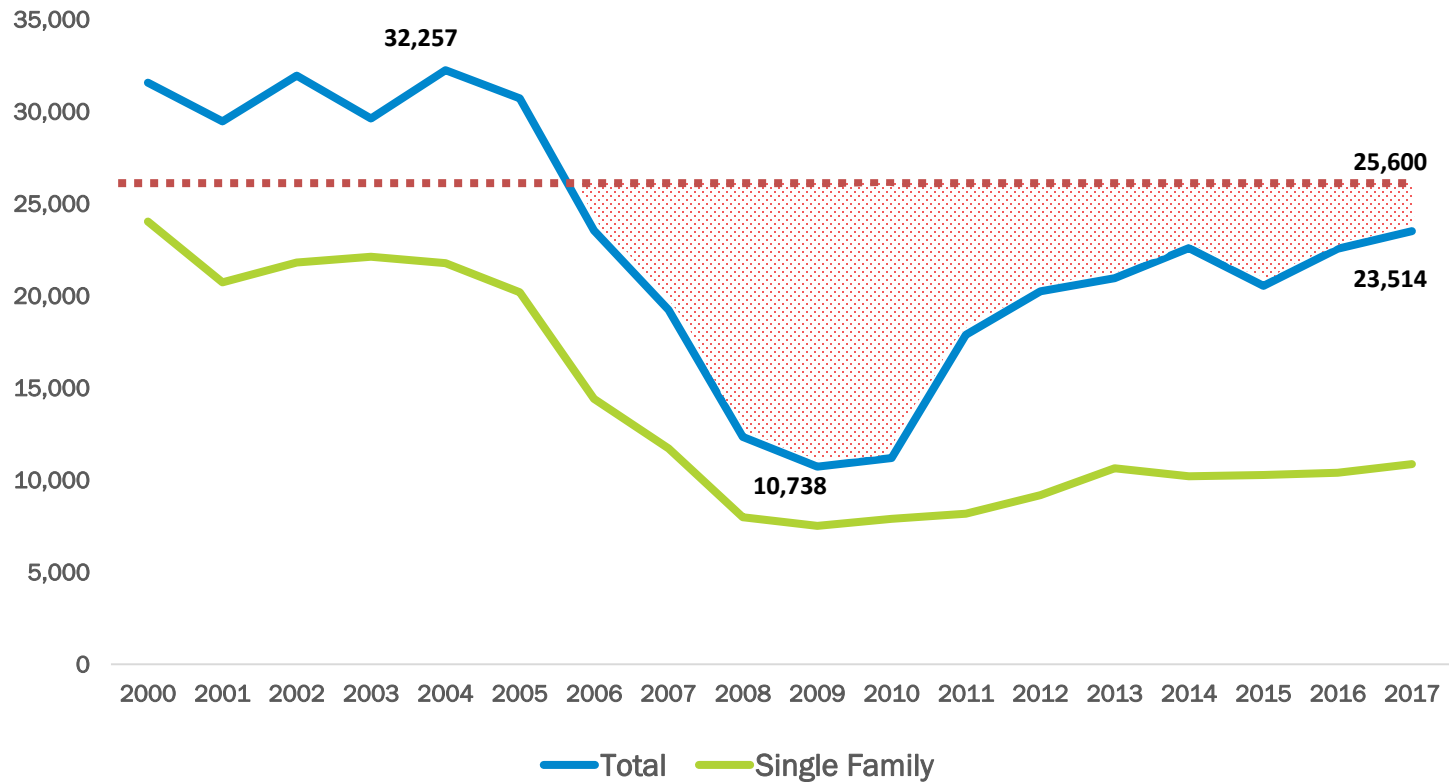
# Recent Trends in Housing Permits

## Housing Construction Permits by Year In Metropolitan Washington



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## 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  |
|-------------------------------------|---------------------|-------|-------|-------|-------|-------|-------|
| <b>Forecast Employment (9.1)</b>    | 3,281               | 3,361 | 3,573 | 3,774 | 3,947 | 4,116 | 4,274 |
| <b>Households "Needed" for Jobs</b> | 2,130               | 2,182 | 2,320 | 2,451 | 2,563 | 2,673 | 2,775 |
| <b>Forecast Households (9.1)</b>    | 2,085               | 2,133 | 2,255 | 2,375 | 2,477 | 2,565 | 2,660 |
| <b>Housing "Shortfall"</b>          | 45                  | 49    | 65    | 76    | 86    | 108   | 115   |

(1) Estimate

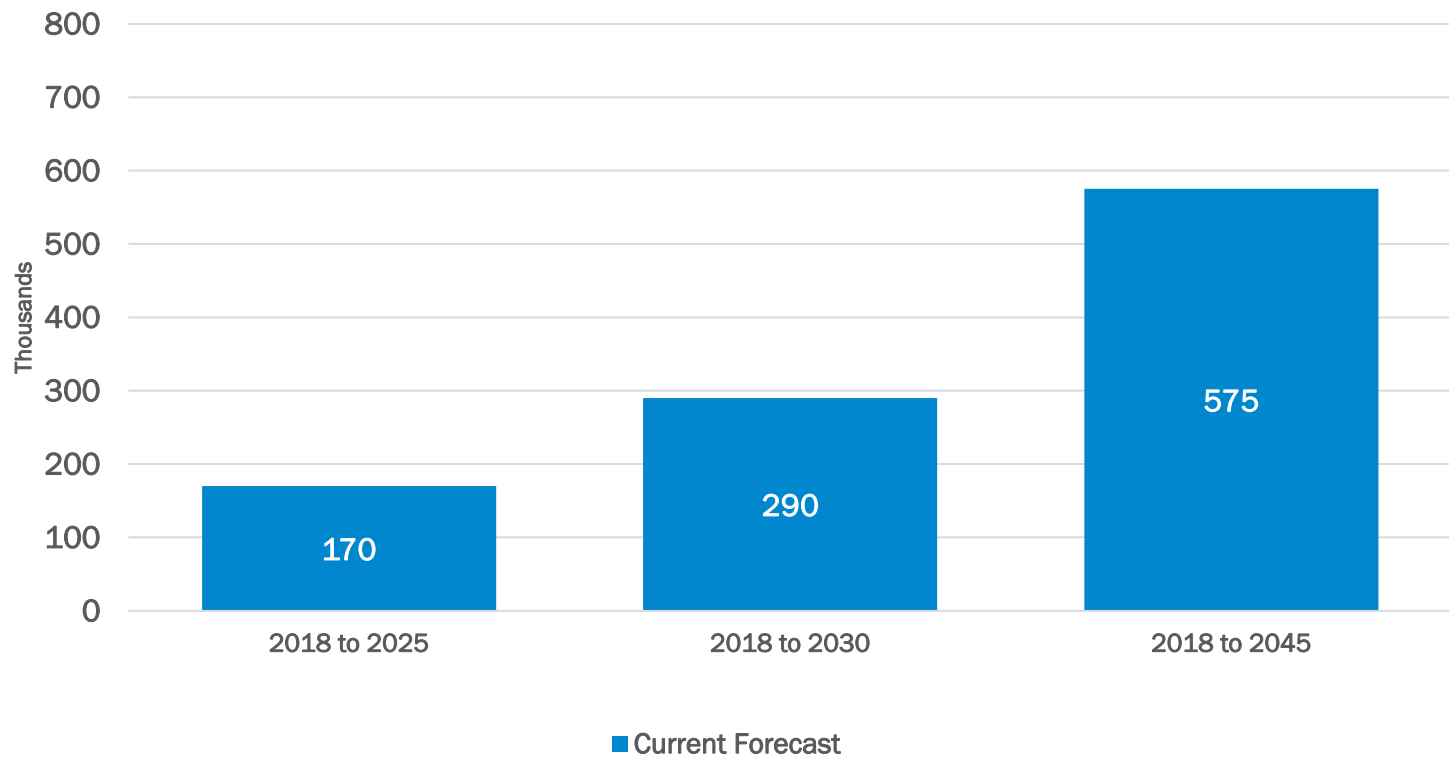
(2) Shortfall calculated using "1.54 Jobs Per Household" ratio

Source: MWCOG, Round 9.1 Cooperative Forecasts



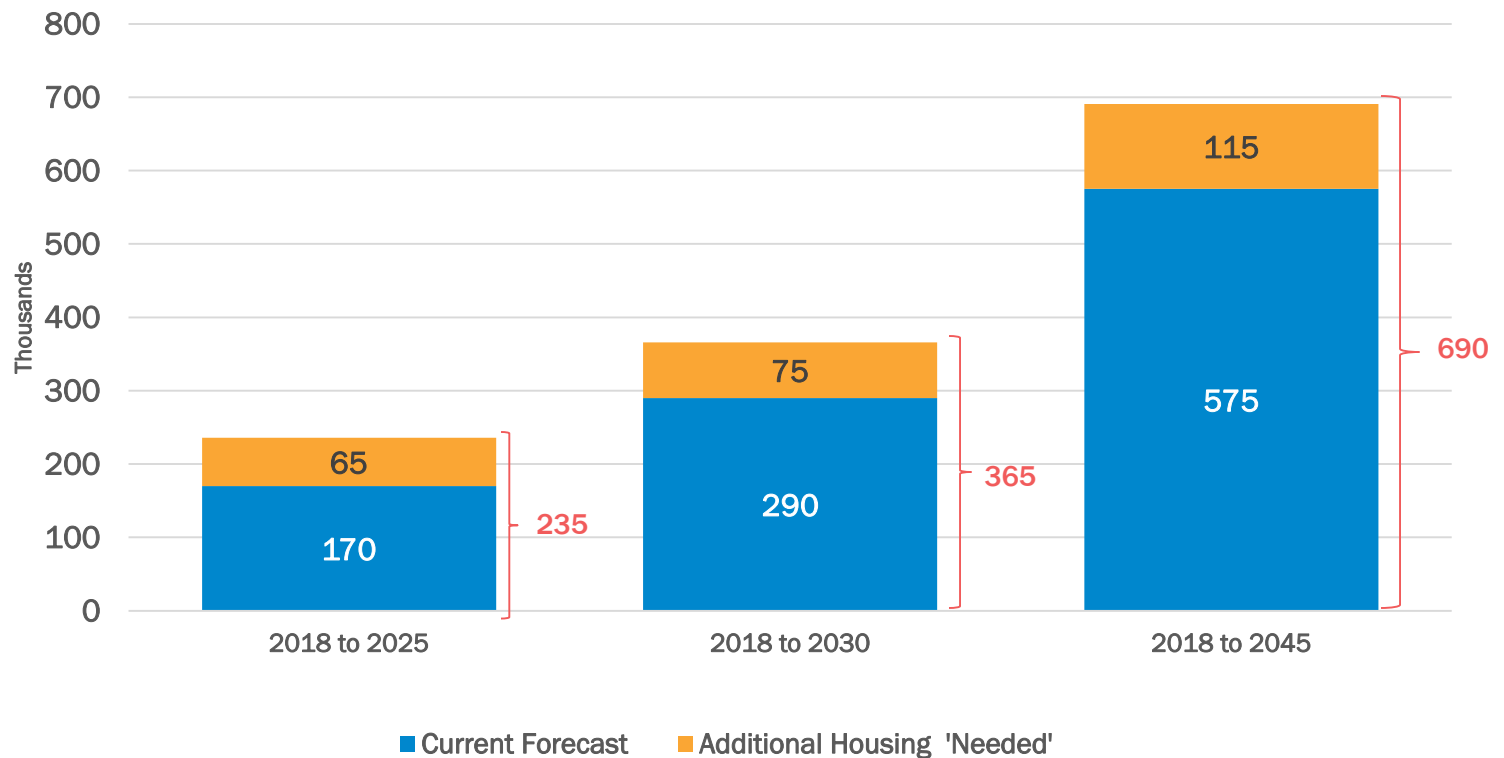
# Housing Growth Between Now and 2045

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



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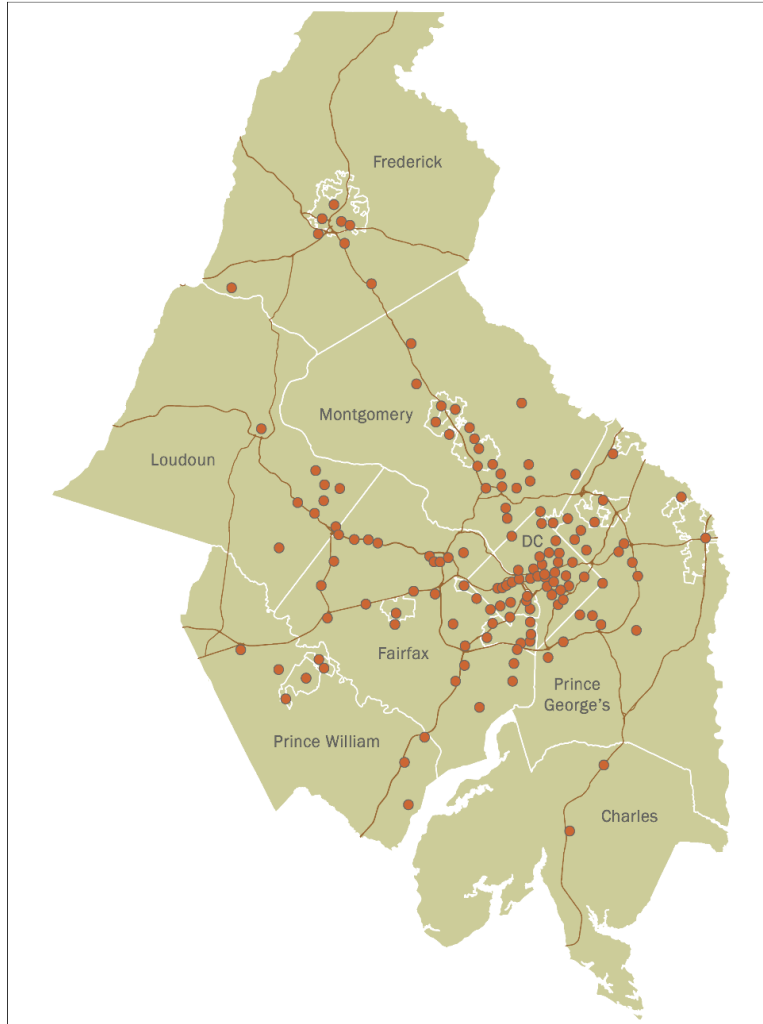
# Planning Directors

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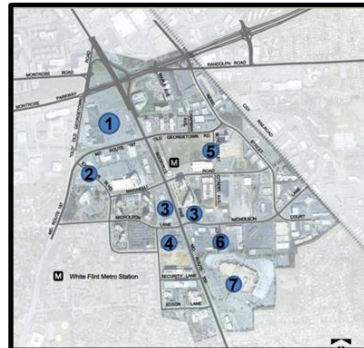
- Host multi-sector discussions of tools, policies, and incentives to meet short-term and long-term needs.
- Re-assess the Region Forward housing targets.

# Focusing Additional Housing Growth

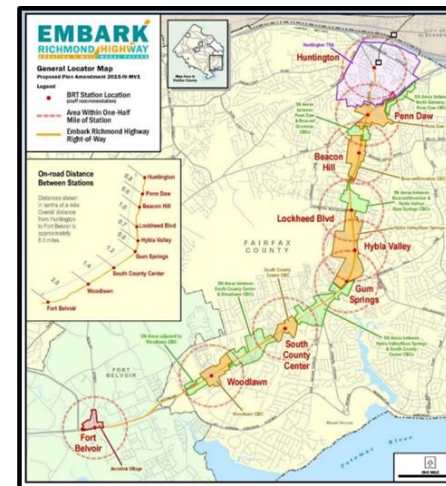
- Many jurisdictions are updating comprehensive plans
- Opportunities to explore redevelopment and additional housing



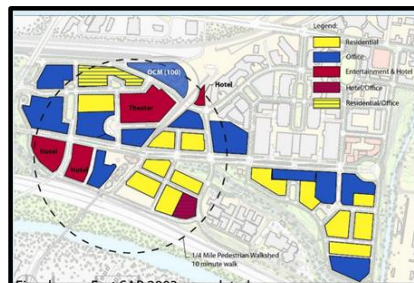
Buzzard Point



White Flint



Richmond Highway



Eisenhower East



Historic Downtown Manassas

# COG Board Resolution R33-2018

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- a. Direct the Planning Directors Technical Advisory Committee (PDTAC), and the Housing Directors Advisory Committee (HDAC), to assess the region's ability to accommodate the estimated need for slightly more than 100,000 housing units beyond those currently anticipated in the Cooperative Forecasts with a focus on affordable and work force housing regionally.
  
- b. Building on the adopted Region Forward goals and targets, the PDTAC should examine the optimal incentives for adding additional housing, with an emphasis on preservation and production within the Regional Activity Centers and around high capacity transit stations and work to update future Cooperative Forecasts as needed.
  
- c. Direct that the PDTAC and HDAC work with the Region Forward Coalition, and key regional business, civic, and philanthropic organizations to assess ways to assist local governments with meeting the enhanced housing production targets while ensuring that future growth creates truly inclusive communities.

# COG Board Resolution R33-2018, continued

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- d. The PDTAC should also include an assessment of factors or impediments to adding more housing units such as lack of critical public infrastructure (transportation, schools, water and sewer).
  
- e. Reaffirm the work underway within PDTAC to identify current local government planning efforts that support the initiatives of the TPB Long-Range Plan Task Force.



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Council of Governments