

THE FUTURE OF HOUSING IN GREATER WASHINGTON

Paul DesJardin
COG Department of Community Planning and Services Director

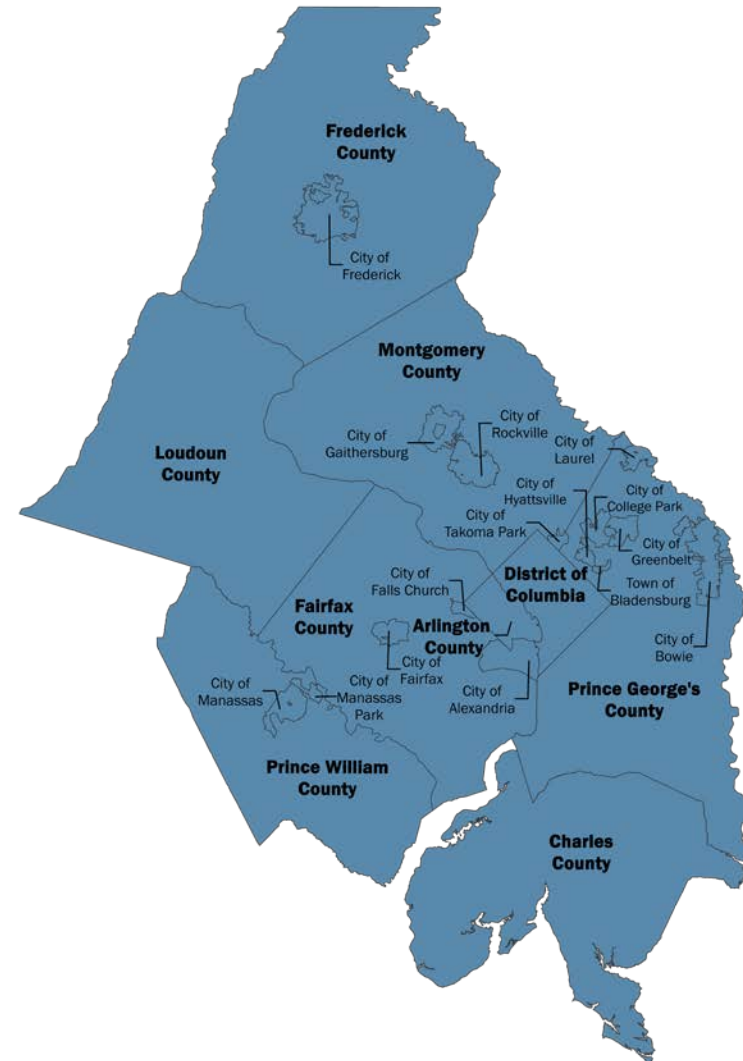
TPB Citizens Advisory Committee
October 10, 2019



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

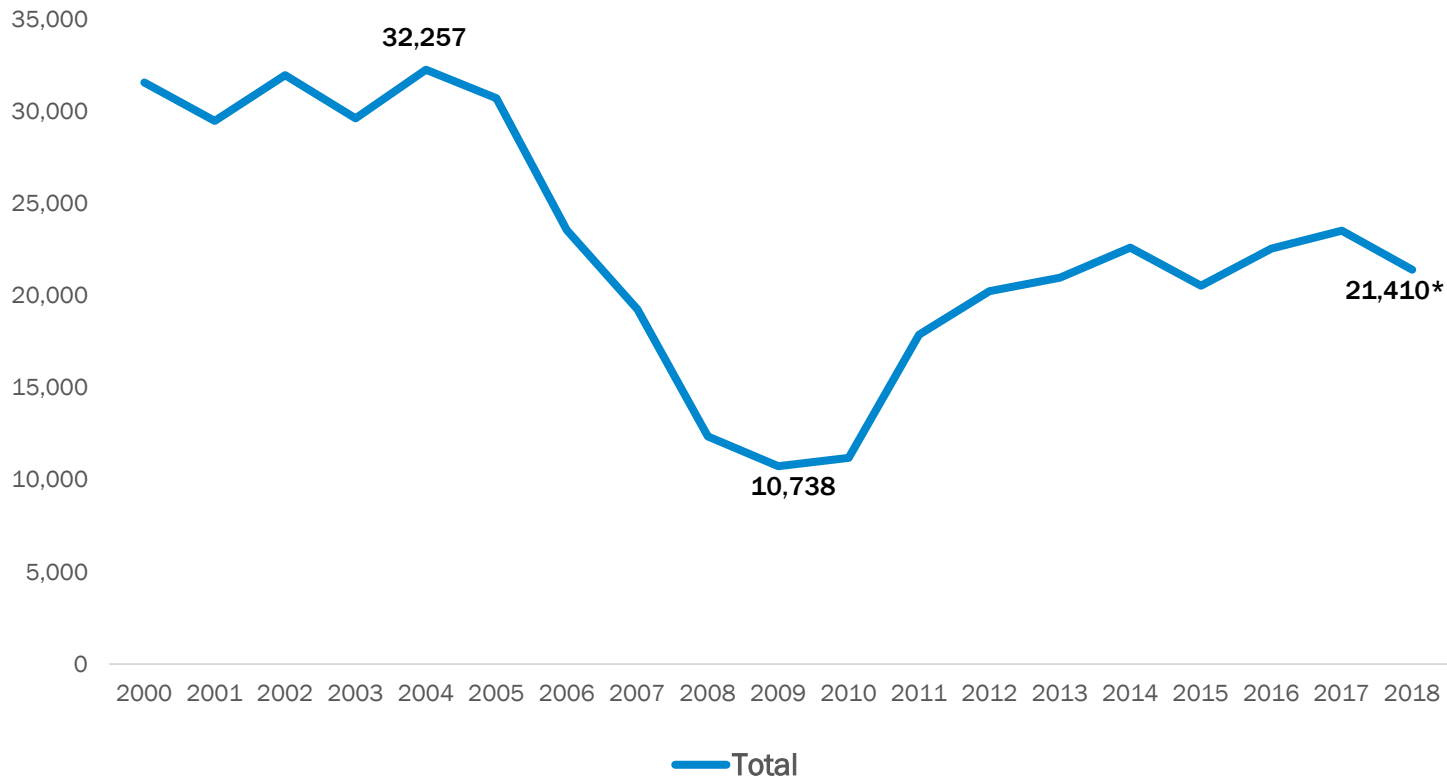


Meeting the Region's Unmet Housing Needs



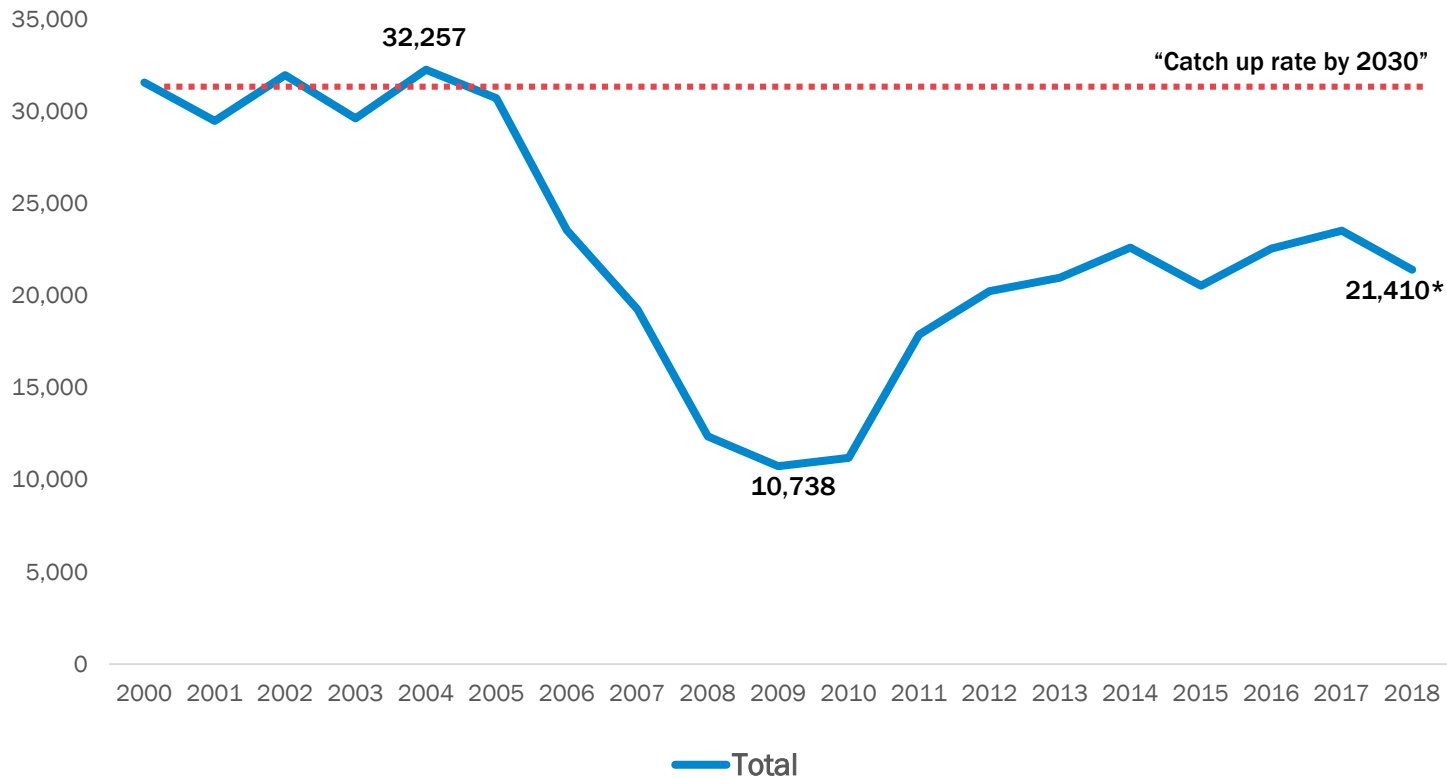
Looking Back

Housing Construction Permits by Year In Metropolitan Washington



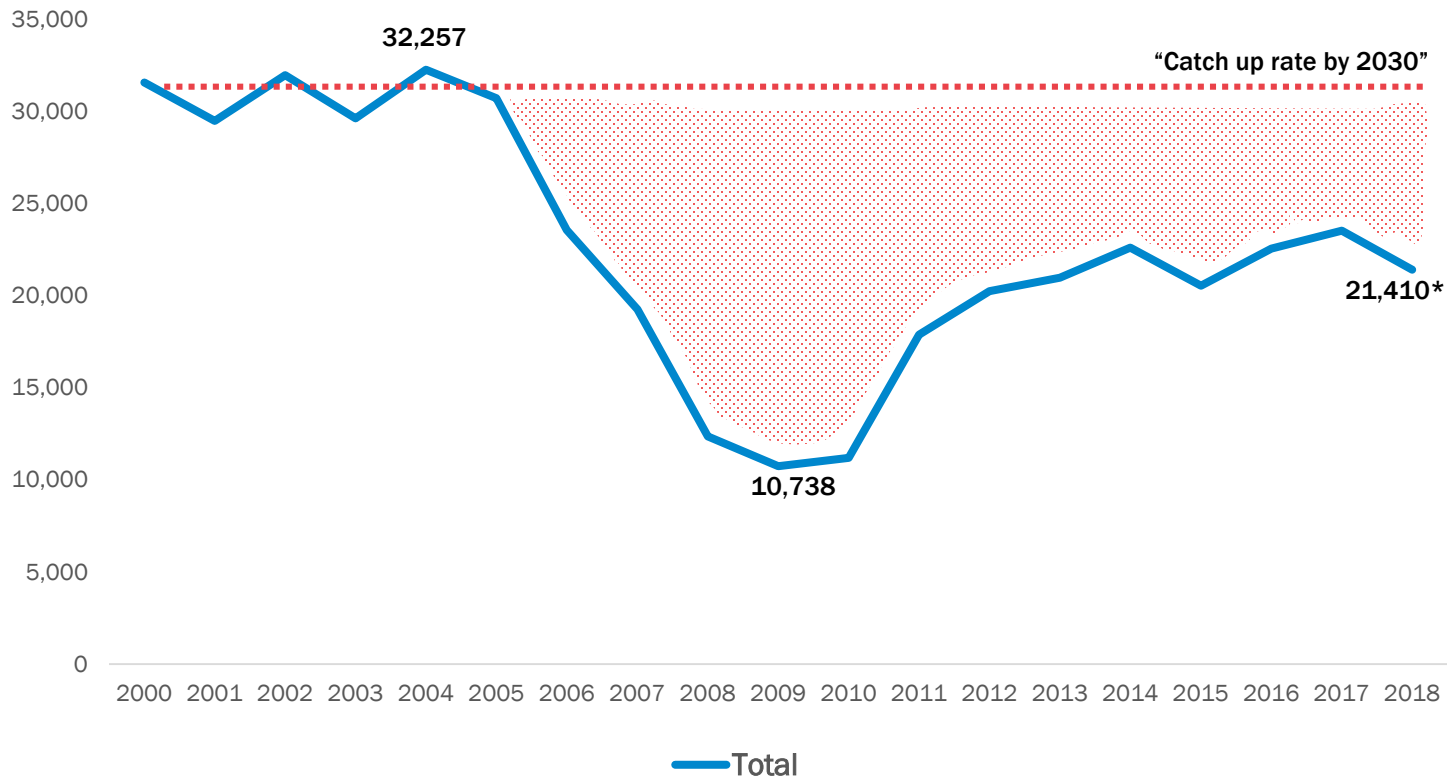
Looking Back

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)

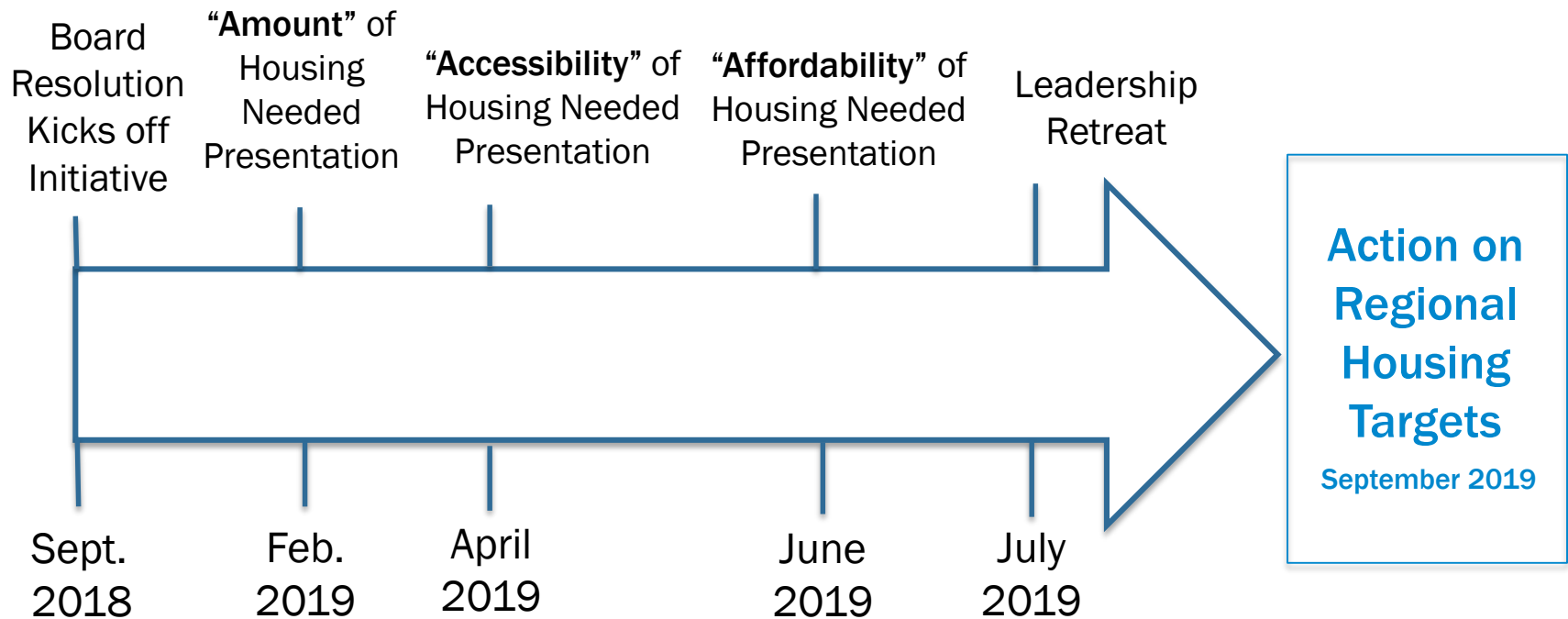


Housing Strategy Group



- 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:

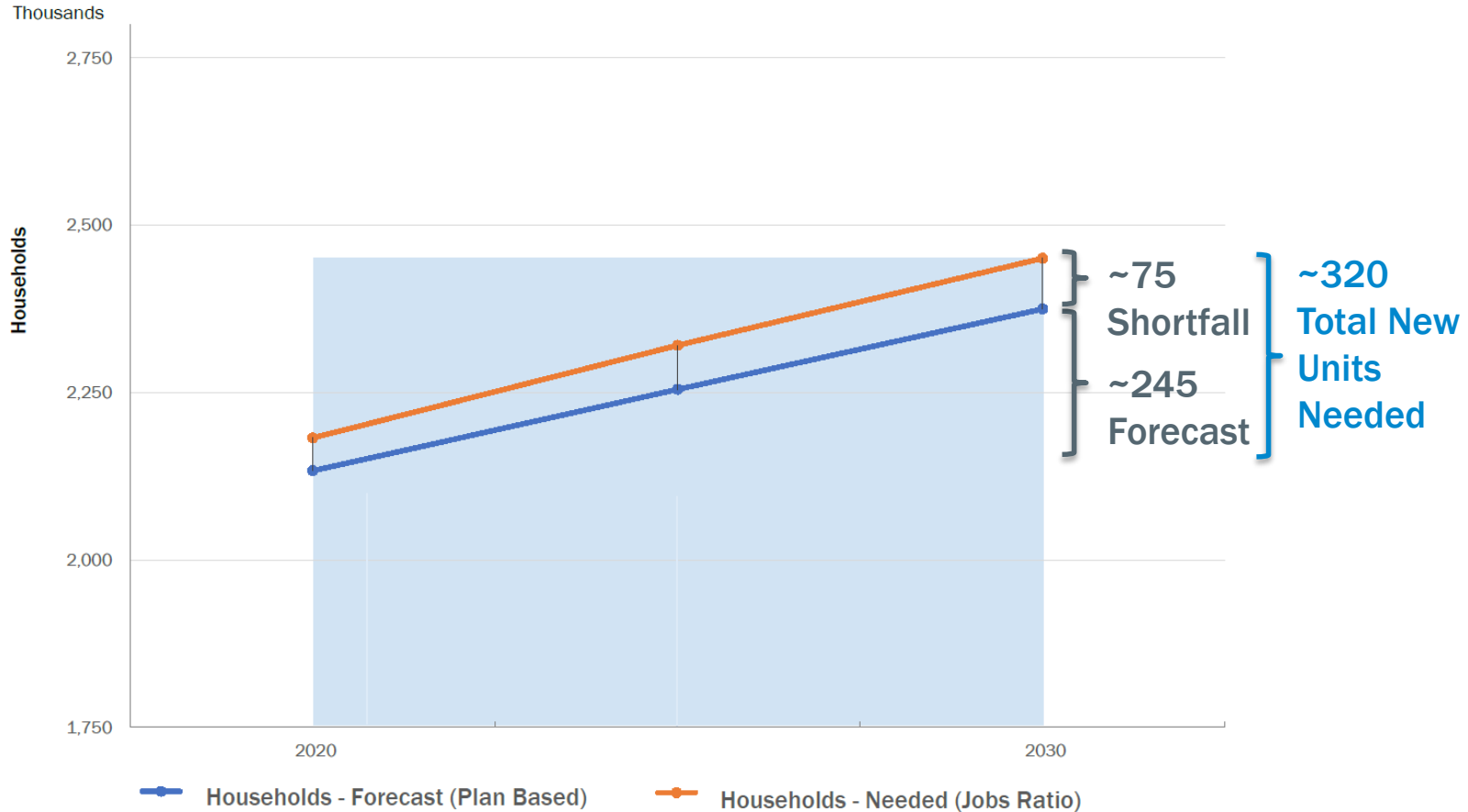
AFFORDABILITY

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?

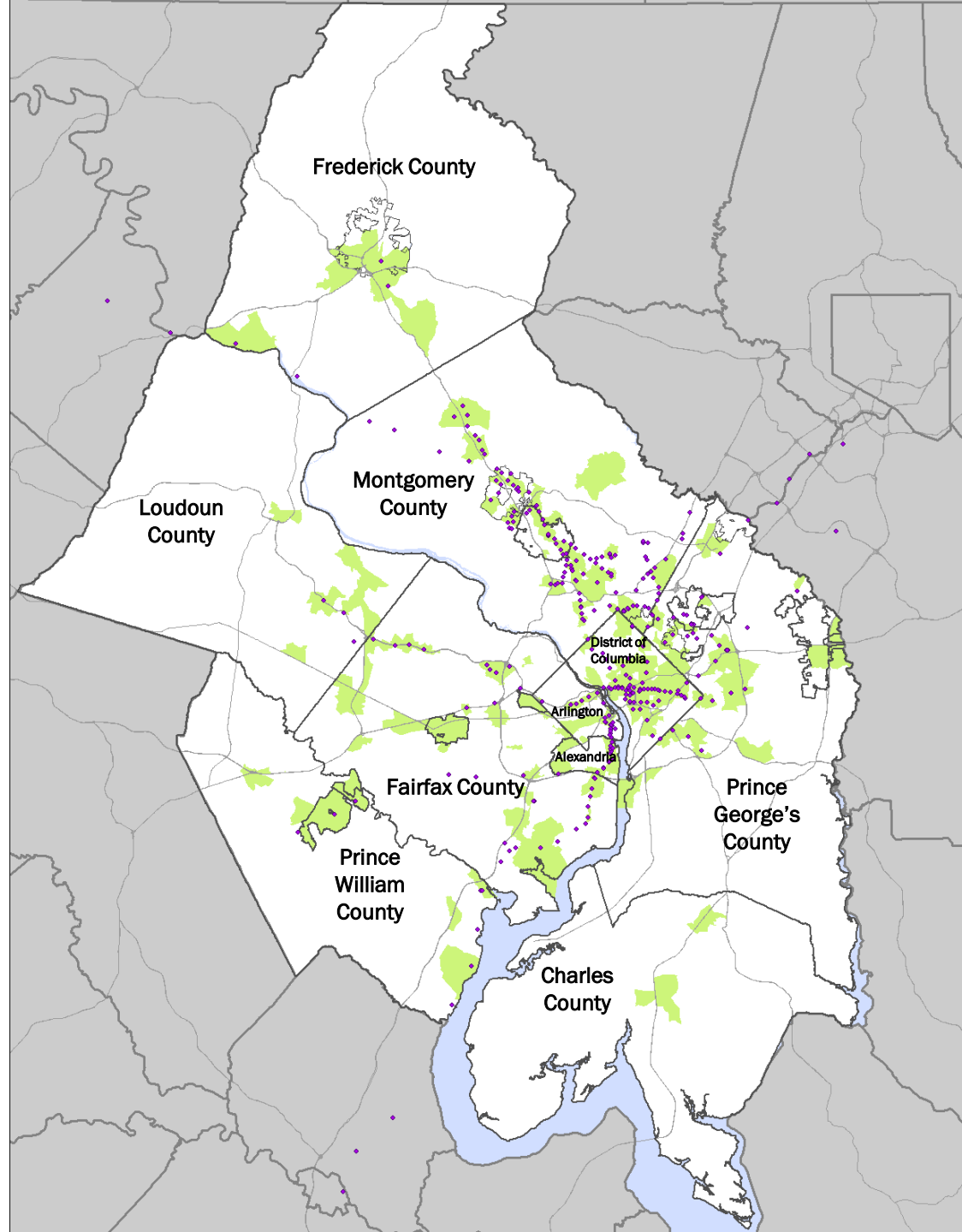
- Activity centers, locations identified as ideal for growth, and areas near high capacity transit *can* accommodate the additional housing.
- 2010 Region Forward goal of 50% of new housing in Activity Centers. Region is currently achieving 68%; proposed new target of 75%.



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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Comprehensive Plan Efforts



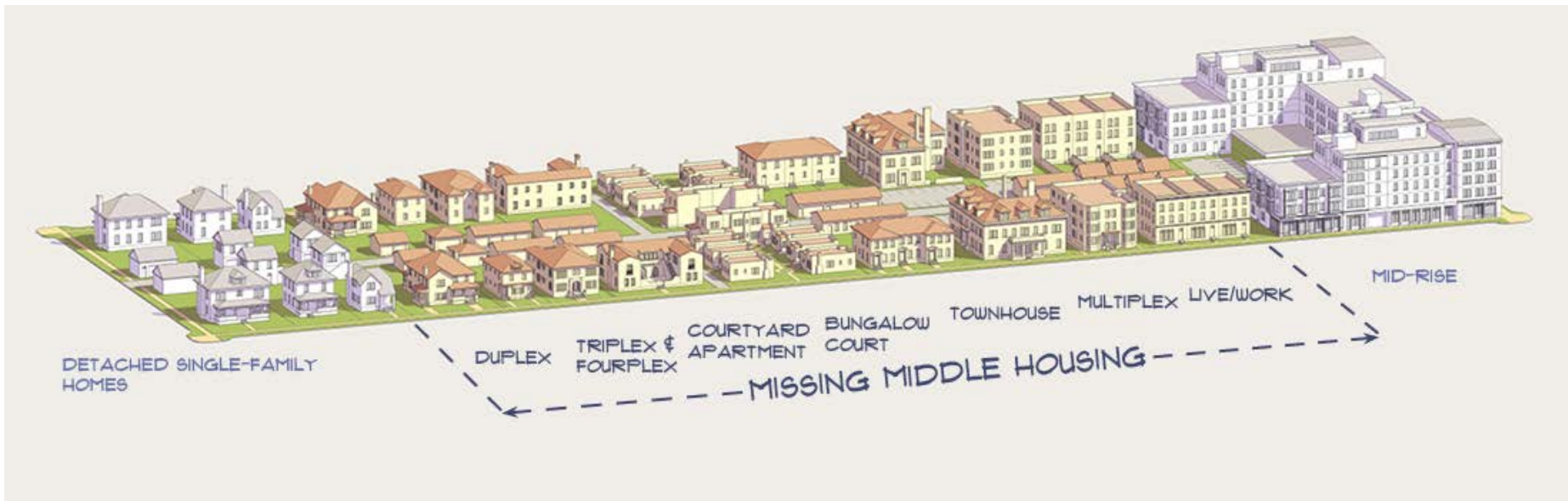
Looking Ahead

- Communication

Looking Ahead

- Communication
- Housing Types

Looking Ahead: Housing Types



Daniel Parolek, Opticos Design, Inc.



Looking Ahead

- Communication
- Housing Types
- Collaboration

Looking Ahead: Collaboration



THE 2030 GROUP



GREATER
WASHINGTON
PARTNERSHIP



JPMORGAN CHASE & Co.



**FEDERAL CITY
COUNCIL**



Metropolitan Washington
Council of Governments



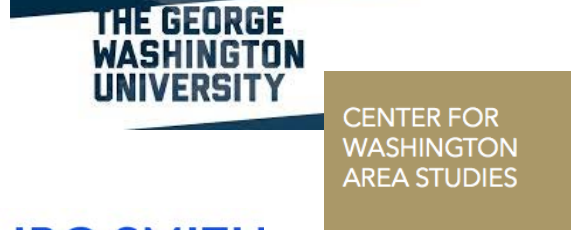
**THE GEORGE
WASHINGTON
UNIVERSITY**



Enterprise



HAND



CENTER FOR
WASHINGTON
AREA STUDIES



Housing Leaders Group
of Greater Washington



JBG SMITH



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Looking Ahead

- Communication
- Housing Types
- Collaboration
- Community

Paul DesJardin

COG Department of Community Planning and Services Director

mwcog.org

777 North Capitol Street NE, Suite 300
Washington, DC 20002



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Council of Governments

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.”)

