MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS

Information on the number, location, size and cost of multifamily residential development projects in metropolitan Washington in 2020

November 2021

Metropolitan Washington
Council of Governments

MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS 2020
November 30, 2021

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The Metropolitan Washington Council of Governments (COG) is an independent, nonprofit association that brings area leaders together to address major regional issues in the District of Columbia, suburban Maryland, and Northern Virginia. COG's membership is comprised of 300 elected officials from 24 local governments, the Maryland and Virginia state legislatures, and U.S. Congress.

CREDITS
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EXECUTIVE SUMMARY

This report describes recent trends in the multi-family rental housing market within the 24 member jurisdictions of the Metropolitan Washington Council of Governments (COG). Residential property records from the CoStar subscription database (www.costar.com) for buildings completed through the end of 2020 were analyzed to document the number, size, and location of new apartment units, as well as describe changes in the market rents across the region.

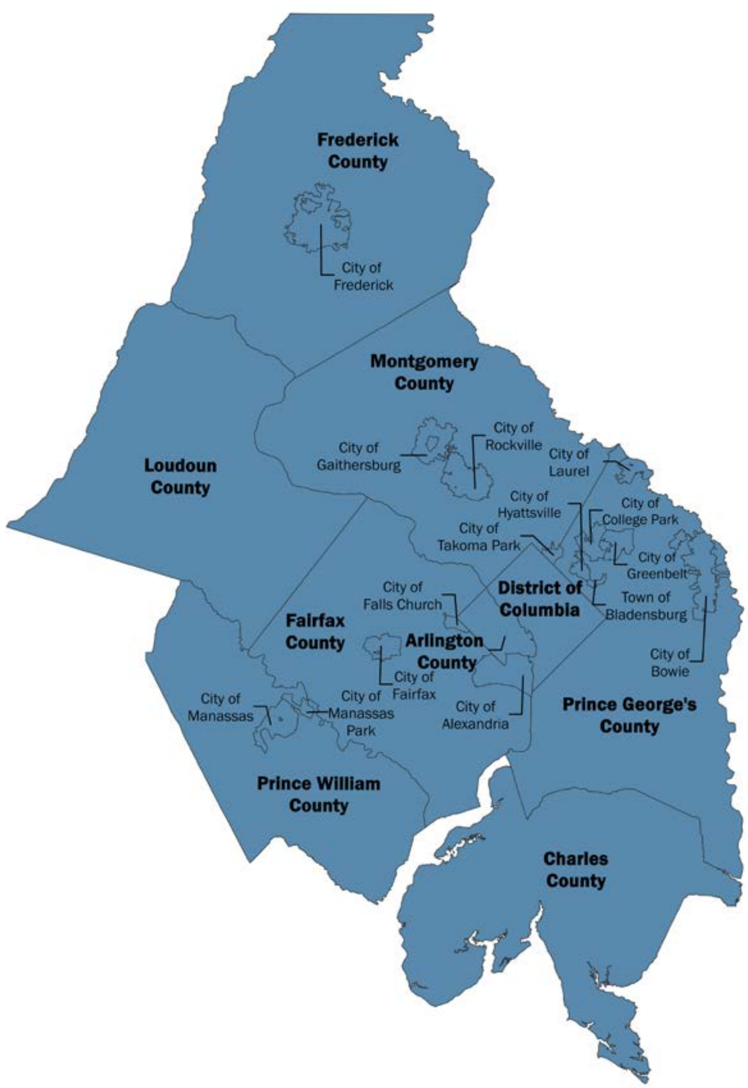
- New construction declined two percent from 2019 to 2020. In 2020, 130 new multifamily buildings were completed, adding 14,269 housing units to the region.
- Just under 120,000 new units were added since 2011, which is the most of any ten-year period in almost 50 years.
- The coronavirus pandemic did not noticeably disrupt apartment construction activity but did have an impact on regional rents in 2020. Average rents fell by four percent from 2019 to 2020 but have since risen to pre-pandemic rent levels in 2021.
- Rents in the COG region are high compared with the median income of renters. At the end of 2020, median rents in multifamily buildings were between 25 and 40 percent of median renter income, depending on the number of bedrooms in a unit.
- Development continues to trend towards buildings located in or near Metrorail stations. About 49 percent of all units built in 2020 were within a half-mile walk from a Metrorail station, while only a quarter of units built before 2020 are in a Metrorail station walkshed.
- The Southwest Waterfront Activity Center was the region’s fastest growing neighborhood in 2020—accounting for a quarter all regional apartment growth with 3,564 new units in 10 new buildings.
- About 90 percent of new units were located within one of the region’s 141 Activity Centers or near one of the region’s high-capacity transit (HCT) Stations. This surpasses the 75 percent target the COG Board of Directors set for new housing construction in the region.

INTRODUCTION

The annual Multifamily Rental Housing Construction Inventory focuses on rental apartment projects of five units or more that have been completed in metropolitan Washington. These include market rate, mixed-income, and affordable residences, including public housing. Corporate and senior housing are included, but this inventory does not include student housing, military housing, housing cooperatives, or condominium units. Included senior housing is limited to age-restricted communities, while assisted and other senior care facilities are excluded. Building styles include high-rise, mid-rise, low-rise, and garden-style apartments, but not single-family residences, attached housing projects of four units or fewer, or mobile home parks. Metropolitan Washington Council of Governments (COG) staff compiled this report by analyzing residential property records from the CoStar subscription database (www.costar.com).

In this report, the metropolitan Washington region refers to the areas surrounding the District of Columbia that are members of COG, as shown below in Figure 1 below.

Figure 1. COG represents 24 local governments in the multi-state metropolitan Washington region.



According to data from the 2019 American Housing Survey (AHS), the single-family detached house is the most common dwelling type in the Washington Metropolitan Statistical Area. The subject of this report, the multi-family rental apartment market, comprises the second largest sector of the housing market, representing over a quarter of the region's housing, shown in dark green in Figure 2 to the right. However, apartments have represented a much larger share of recent construction.[1]

Multifamily rental housing construction in the metropolitan Washington region declined by two percent in 2020. Last year, 130 new multifamily buildings were completed with 14,269 total apartment units.

Figure 2. Household Types in Washington MSA in 2019

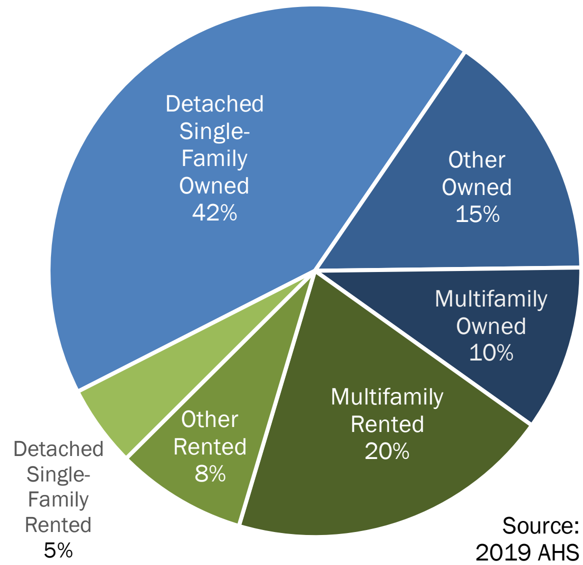
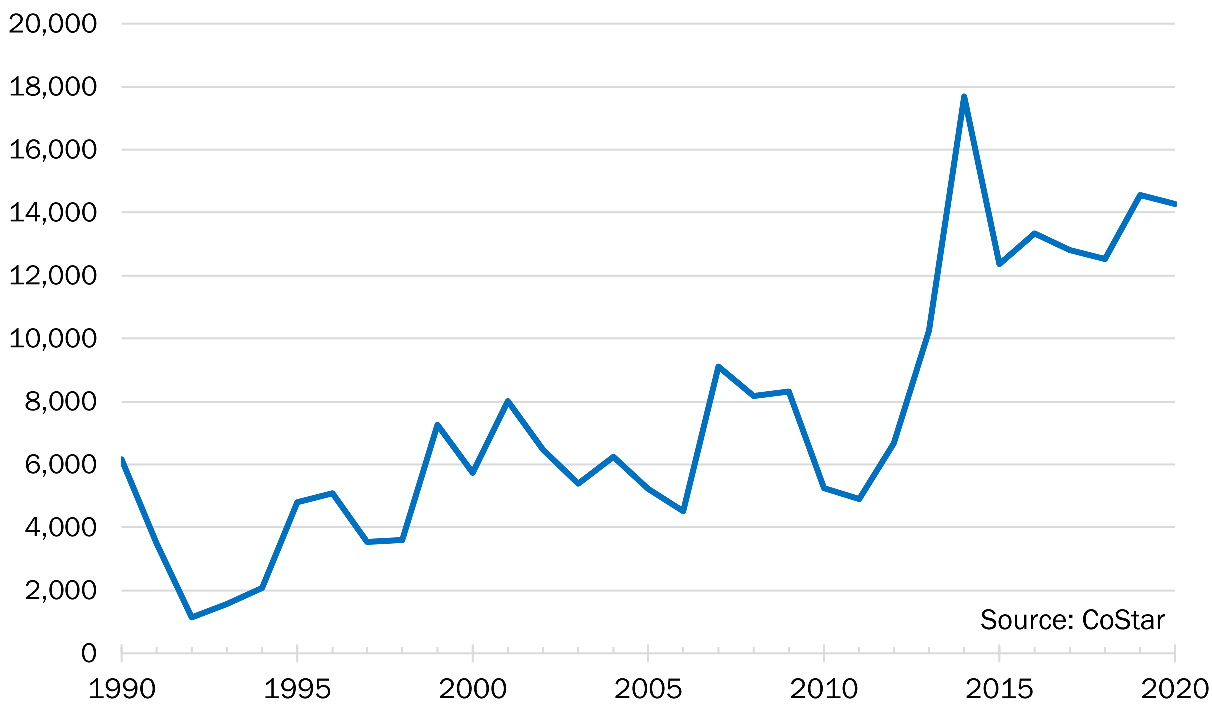


Figure 3. Number of New Units of Multifamily Rental Housing, 1990 - 2020



Despite the small decline in construction in 2020, the 119,350 new apartment units built since 2011 are the highest ten-year total in 46 years. Apartment construction peaked in 2014 but the

[1] Exact data for recent construction is hard to come by as the data falls below the Census's minimum thresholds for privacy. The 2019 AHS data suggests that between 29 and 52 percent of housing units built between 2010 and 2017 in the Washington MSA were multifamily rental units. Permit data for approved housing construction from the U.S. Census shows that 52 percent of the units approved between 2016 and 2020 in the COG region were in multifamily buildings (permit data does not specify whether a building will be renter or owner-occupied).

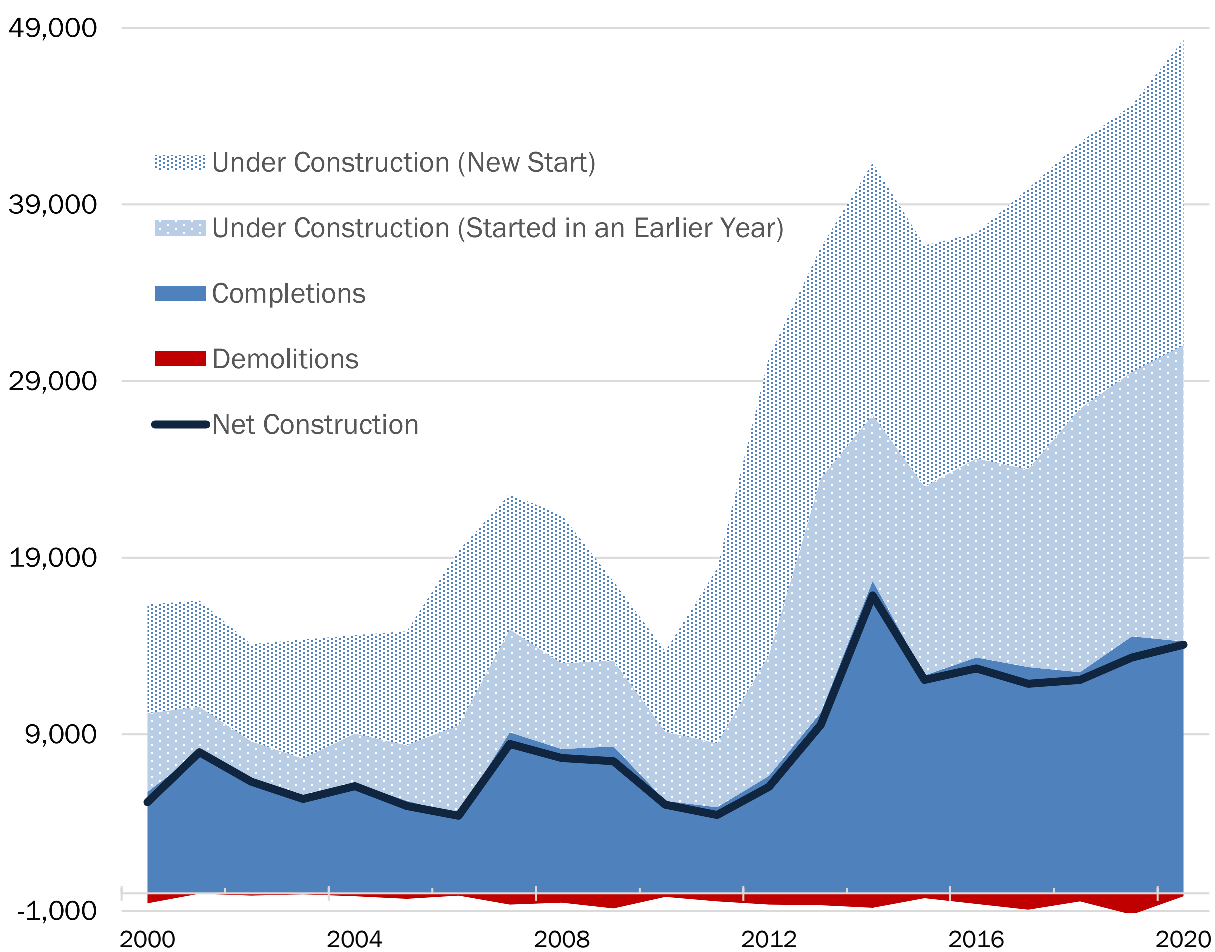
number of permitted units under construction continues to increase, shown in Figure 4 below, suggesting that high rate of activity in the multifamily rental sector is likely to continue.

Demolitions of older multi-family housing are low relative to new construction. In 2020, 180 units were demolished, representing about one percent of the units built last year, with 663 news units being added for each one unit lost to demolition.

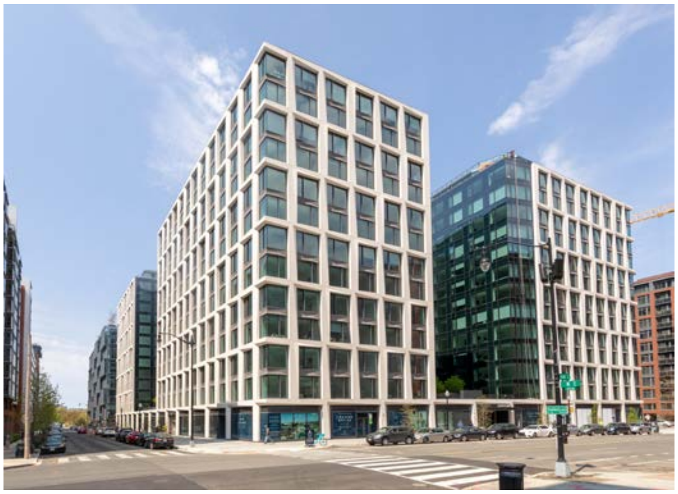
During the past five years, 3,333 apartment units were demolished—a 16 percent increase compared to the previous five-year period. All the demolished buildings were at least 45 years old. Commercial buildings have been more likely to face demolition than residential buildings.

Multifamily rental housing construction in the COG region was not slowed by the COVID-19 pandemic. The rate of new building starts and completions has been in line with trends from previous years. Asking rents for rental apartments fell slightly in 2020 but have rebounded back to pre-pandemic levels in 2021.

Figure 4. Net Multifamily Rental Housing Construction, 2000 - 2020



Source: CoStar



Crossing DC Apartments in the District of Columbia (CoStar)

The largest multifamily project completed in 2020 was the ten-story, 820-unit Crossing DC project near the Navy Yard-Ballpark Metrorail Station in the District of Columbia (shown to the left). When combined, the ten largest projects in 2020 (Figure 5) make up 34 percent of the region's 14,269 new units of multifamily rental housing.

Nine of the region's ten largest new projects were within one of the region's central jurisdictions[2]. The Scout on the Circle Apartments in the City of Fairfax was the exception.

The average (mean) effective rent in the region for a one-bedroom apartment was $1,540 at the end of 2020—an increase of seven percent from the previous year, when adjusting for inflation. The average for all unit sizes was $1,697 per month. Between 2004 and 2019, inflation adjusted rents in the region increased at an annual rate of 0.46 percent. Last year, under pressure from the coronavirus pandemic, inflation adjusted rents dropped by five percent, with the smaller units seeing larger rent declines than larger ones.[3]

Figure 5. Ten Largest Projects by Total Number of Units in 2020

Project Name	Street Address	Jurisdiction	Buildings	Stories	Units	1BR Effective Rent[4]
Crossing DC	949 First St SE, Washington, DC	District of Columbia	2	10	820	$2,312
The Foundry at Hoffman Town Center	2470 Mandeville Ln, Alexandria, VA	City of Alexandria	1	12	525	$1,676
The Waycroft	750 N Glebe Rd, Arlington, VA	Arlington County	4	12	491	$2,078
RiverPoint	2121 1st St SW, Washington, DC	District of Columbia	1	9	480	$2,341
Watermark at Buzzard Point	1900 Half St SW, Washington, DC	District of Columbia	1	9	453	$2,090
The Wren D.C.	965 Florida Ave NW, Washington, DC	District of Columbia	1	10	434	$1,656
Avec	801-901 H St NE, Washington, DC	District of Columbia	1	8	420	$2,026
Trove	1201 S Ross St, Arlington, VA	Arlington County	3	6	401	$1,820
Scout on the Circle	9450 Fairfax Blvd, Fairfax, VA	City of Fairfax	2	6	400	$1,908
The Garrett at The Collective	150 I St SE, Washington, DC	District of Columbia	1	13	375	$2,047

Source: CoStar

Figure 6 on the following page maps the location of projects completed in 2020. New construction of multifamily rental housing, shown in red, is primarily located in the region's core and near Metrorail

[2] The Central Jurisdictions in the COG region are the City of Alexandria, Arlington County and the District of Columbia. See Appendix A on page 29.

[3] Nominal rents declined by four percent.

[4] Average (mean) effective rent for one-bedroom apartments in the property that were available to be rented at the end of 2019.

stations. Existing units are shown in beige—slightly more than 62 percent of all apartment units in the region are located inside the Capital Beltway.

Figure 6

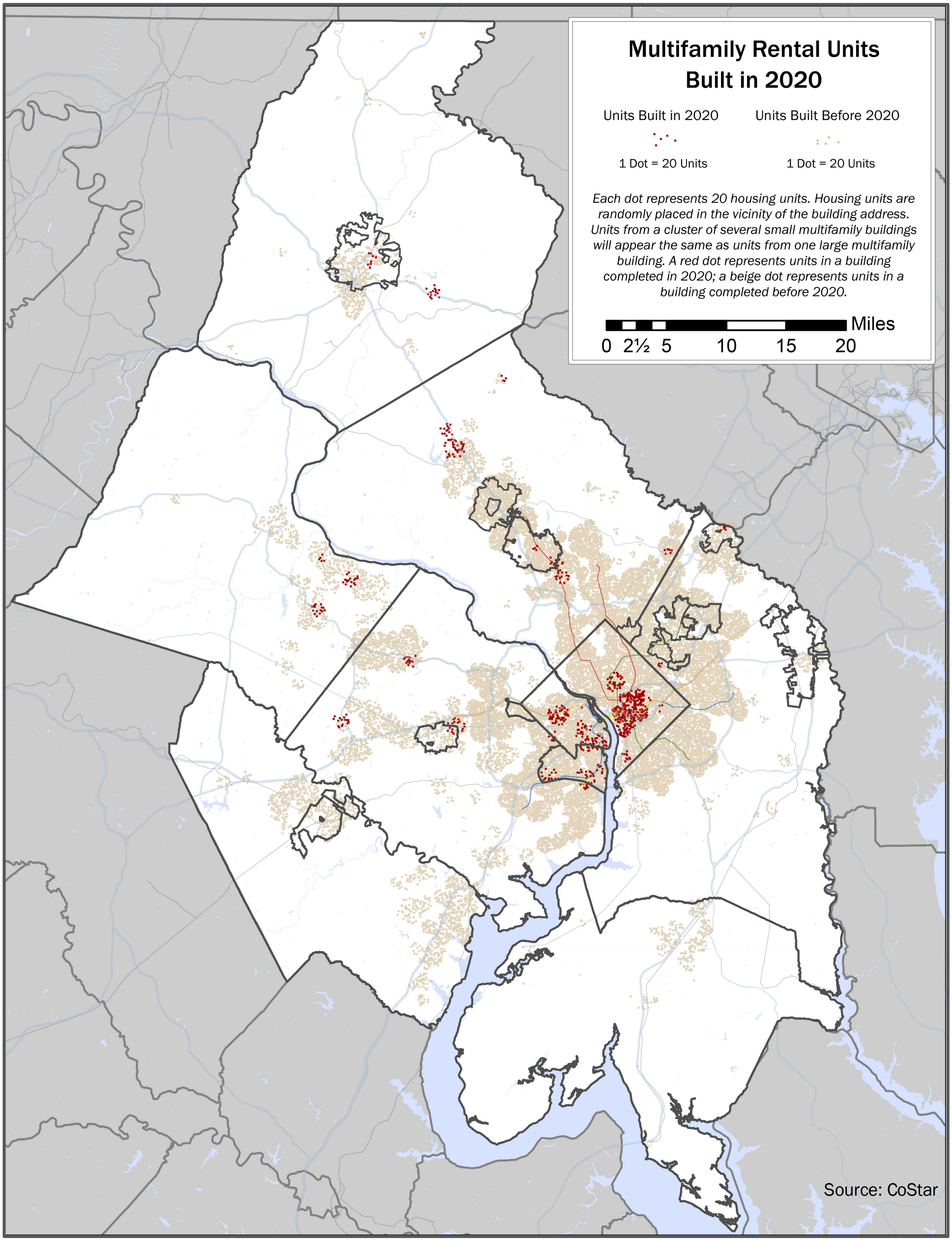
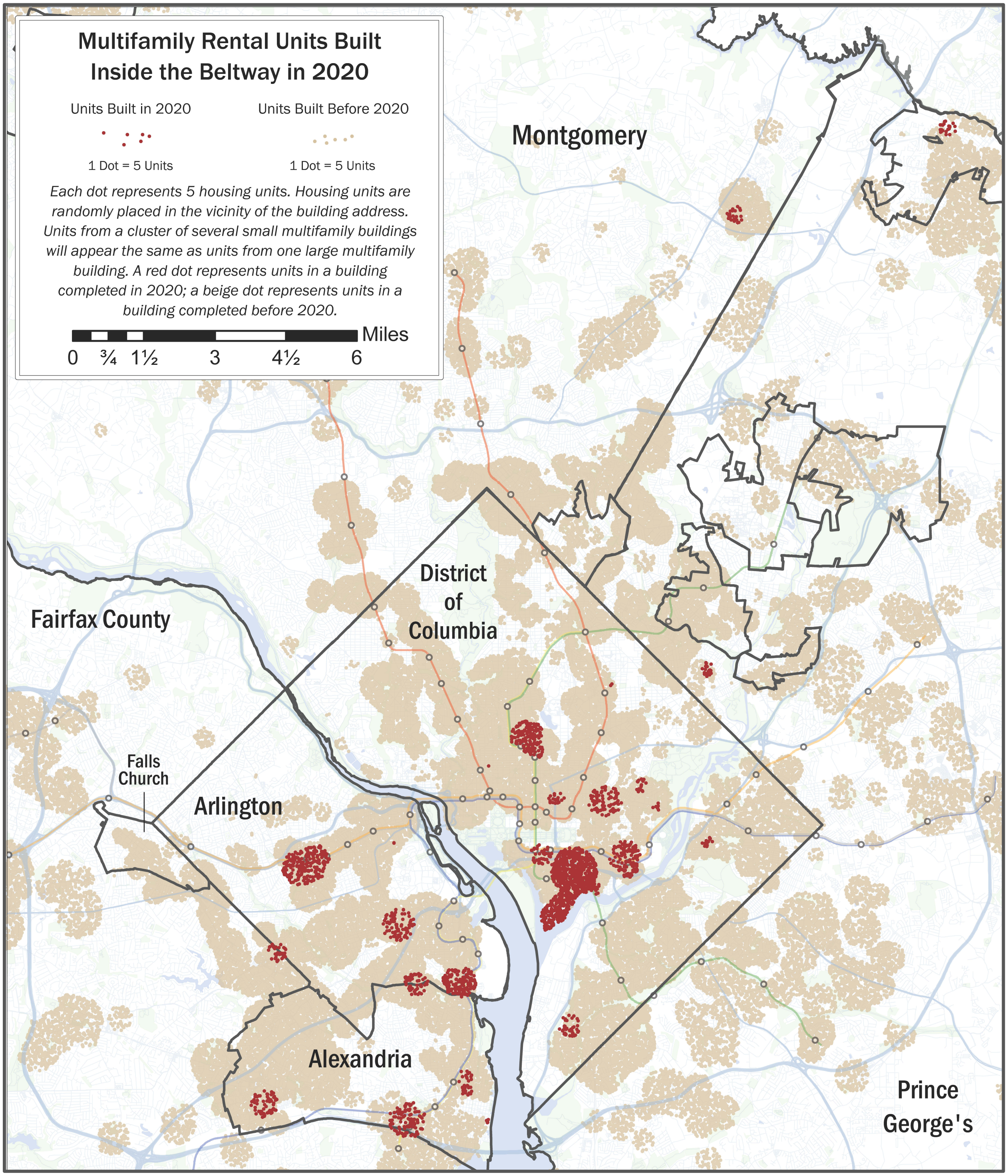


Figure 7 below shows construction inside the Capital Beltway. In 2020, 72 percent of all new units were built within the circumference of the I-495. Of those units, 71 percent are within a half-mile walk of a high-capacity transit station; only 15 percent of new units built outside of the Capital Beltway were in a high-capacity transit walkshed.

Figure 7



Source: CoStar

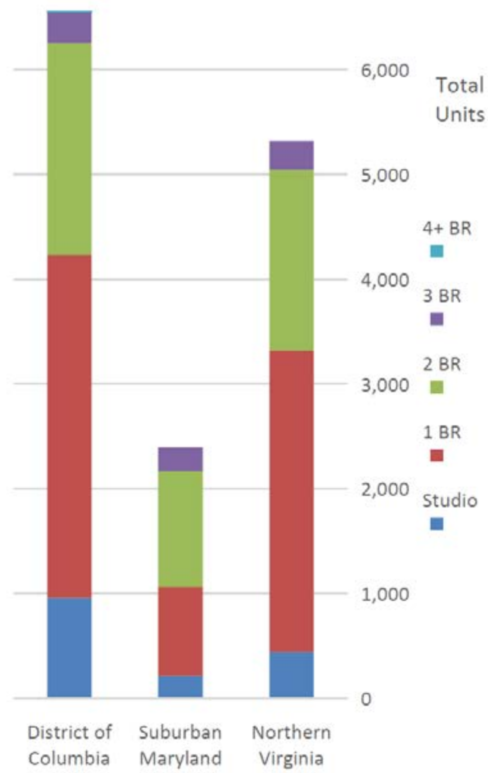
Multifamily Rental Housing Construction by State

The District of Columbia added 33 new apartment buildings and 6,558 units in 2020 (Figure 8). The number of new units completed in the District increased by 11 percent from 2019 (Figure 9). The average (mean) effective rent for a one-bedroom apartment in the District of Columbia was $1,739 at the end of 2020.

In 2020, 28 new buildings and 2,394 new rental units were added to suburban Maryland jurisdictions (Figure 8). In suburban Maryland, the number of new apartment units declined by about 31 percent from 2019 (Figure 9). At the end of 2020, the Maryland jurisdiction average (mean) effective rent for a one-bedroom apartment was $1,393 per month.

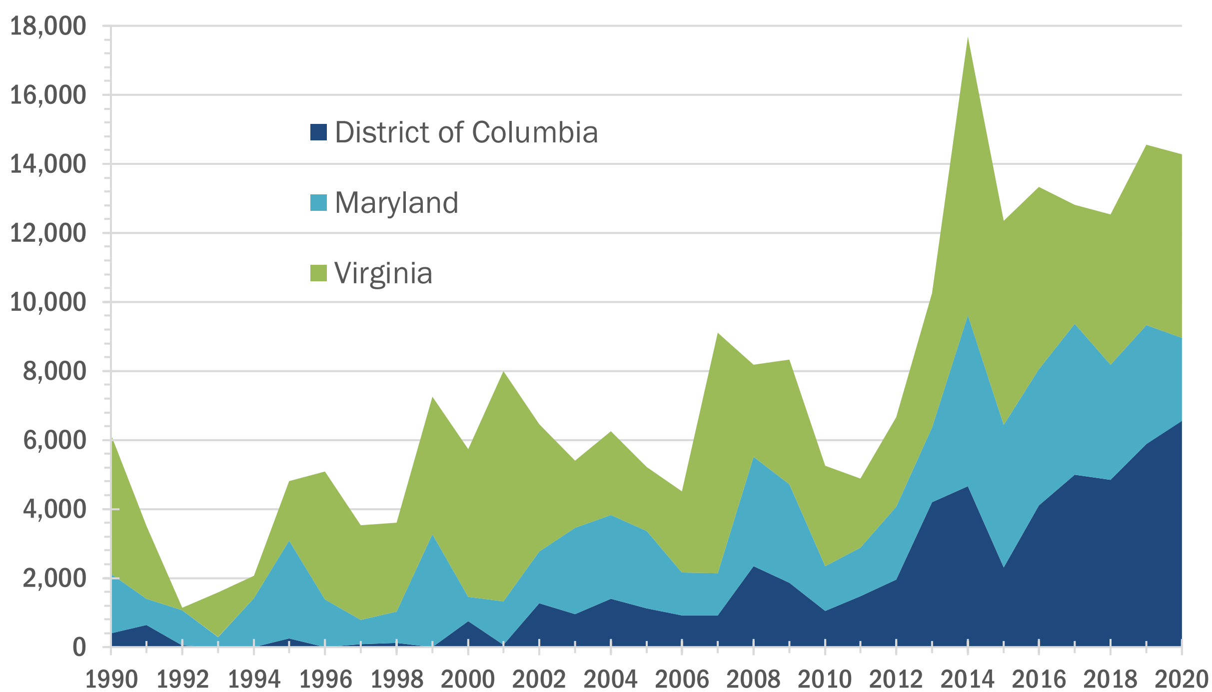
Northern Virginia jurisdictions added 69 new buildings and 5,317 new units in 2020, an increase of two percent from 2019. The Northern Virginia average (mean) effective rent for a one-bedroom was $1,539 at the end of 2020.

Figure 8. 2020 Projects by Number of Units



Source: CoStar

Figure 9. Number of New Units of Multifamily Rental Housing, by State, 1990 - 2020



Note: This stacked area chart shows cumulative values.

Source: CoStar

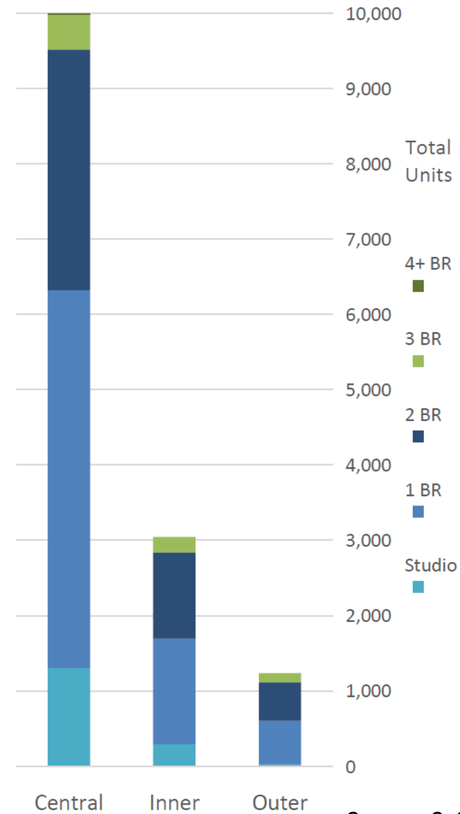
Multifamily Rental Construction by Regional "Ring"

COG groups jurisdictions into three "rings" for analysis purposes (see Appendix A). The Central Jurisdictions—D.C., Alexandria, and Arlington—added 53 new apartment buildings and 9,990 new units in 2020 (Figure 10). The total number of new rental units in Central Jurisdictions increased by 16 percent from 2019 (Figure 11). At the end of 2020, the average (mean) effective rent for one-bedroom apartments in Central Jurisdictions was $1,680.

In 2020, 50 new buildings and 3,042 new units were added to the Inner Suburban Jurisdictions of Fairfax, Montgomery, and Prince George's Counties, Falls Church, and City of Fairfax (Figure 10). The number of new units declined by 37 percent from 2019 (Figure 11). The average (mean) effective rent for one-bedrooms in Inner Jurisdictions was $1,440 per month at the end of 2020.

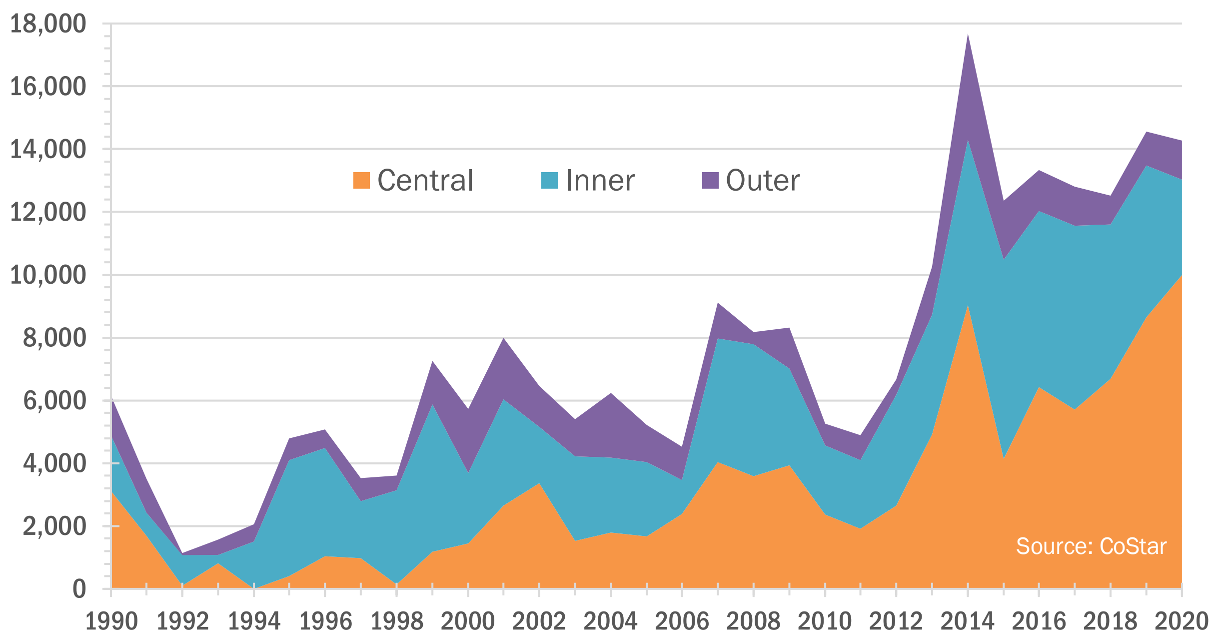
The Outer Jurisdictions of Charles, Frederick, Loudoun, and Prince William Counties, Manassas, and Manassas Park added 27 buildings and 757 new apartment units in 2020 (Figure 10). New construction increased by 15 percent from 2019 (Figure 11). At the end of 2020, the average (mean) effective rent for one-bedroom units in Outer Jurisdictions was $1,363 per month.

Figure 10. 2020 Projects by Number of Units



Source: CoStar

Figure 11. Number of New Units of Multifamily Rental Housing by Jurisdictional Groups, 1990 - 2020



Note: This stacked area chart shows cumulative values.

Multifamily Rental Housing Construction by Jurisdiction

The District of Columbia led the region in multifamily rental housing construction for the fifth consecutive year--accounting for 48 percent of the region's new apartment units—the highest share of total annual production in a single jurisdiction in more than 20 years. At the end of 2020, the District had the highest average effective rent for one-bedroom units in the region, at $1,739 per month. The City of Takoma Park had the lowest average effective one-bedroom rent, at $1,077 per month. No new units have been built in the City of Greenbelt since 1979, the longest span of any member-jurisdiction.

Figure 12. Apartment Construction Totals for Each COG Member Jurisdiction

Jurisdiction	Built Prior to 2020			2020 Completions			Avg. Effective Rent in 1 BR Units at End of 2019
	Buildings	Units	Regional Share	Buildings	Units	Regional Share	
District of Columbia	**5,228**	**148,723**	**25.4%**	**33**	**6,558**	**47.6%**	**$1,739**
Suburban Maryland Jurisdictions							
Charles	439	6,072	1.0%	0	0	0.0%	$1,407
Frederick	684	10,945	1.9%	12	480	0.0%	$1,243
City of Frederick	*457*	*7,819*	*1.3%*	*2*	*172*	*1.2%*	*$1,209*
Rest of County	*227*	*3,126*	*0.5%*	*10*	*308*	*2.2%*	*$1,314*
Montgomery	4,016	97,806	16.7%	7	1,716	12.4%	$1,496
Gaithersburg	*535*	*9,848*	*1.7%*	*0*	*0*	*0.0%*	*$1,416*
Rockville	*254*	*9,407*	*1.6%*	*2*	*308*	*2.2%*	*$1,651*
Takoma Park	*156*	*2,725*	*0.5%*	*0*	*0*	*0.0%*	*$1,077*
Rest of County	*3,071*	*75,826*	*12.9%*	*5*	*1,408*	*10.2%*	*$1,500*
Prince George's	6,029	101,045	17.2%	9	198	1.4%	$1,306
Bladensburg	*121*	*2,498*	*0.4%*	*0*	*0*	*0.0%*	*$1,238*
Bowie	*86*	*1,982*	*0.3%*	*0*	*0*	*0.0%*	*$1,610*
College Park	*42*	*1,898*	*0.3%*	*0*	*0*	*0.0%*	*$1,516*
Greenbelt	*183*	*4,680*	*0.8%*	*0*	*0*	*0.0%*	*$1,407*
Hyattsville	*183*	*3,958*	*0.7%*	*0*	*0*	*0.0%*	*$1,340*
Laurel	*228*	*4,902*	*0.8%*	*8*	*114*	*0.8%*	*$1,406*
Rest of County	*5,186*	*81,127*	*13.8%*	*1*	*84*	*0.6%*	*$1,278*
Maryland subtotal	**11,168**	**215,868**	**36.8%**	**28**	**2,394**	**13.9%**	**$1,393**
Northern Virginia Jurisdictions							
Alexandria	1,280	37,043	6.3%	6	994	7.2%	$1,488
Arlington	1,366	55,336	9.4%	14	2,438	17.7%	$1,665
Fairfax	3,753	83,504	14.3%	32	728	5.3%	$1,528
Fairfax City	92	1,282	0.2%	2	400	2.9%	$1,639
Falls Church	47	2,281	0.4%	0	0	0.0%	$1,456
Loudoun	553	14,298	2.4%	15	757	5.5%	$1,462
Manassas City	140	2,497	0.4%	0	0	0.0%	$1,246
Manassas Park	50	1,361	0.2%	0	0	0.0%	$1,426
Prince William	1,374	23,631	4.0%	0	0	0.0%	$1,349
Virginia subtotal	**8,655**	**221,233**	**37.8%**	**69**	**5,317**	**38.6%**	**$1,539**
COG Region Total	**25,051**	**585,824**	**100.0%**	**130**	**14,269**	**100.0%**	**$1,540**

Source: CoStar

Activity Centers

Activity Centers are locations that will accommodate the majority of the region's future growth. They include existing urban centers, priority growth areas, traditional towns, and transit hubs. In 2013, the COG Board of Directors approved 141 Activity Centers for the region[5].

From 2019 to 2020, construction within Activity Centers increased by one percent. The Southwest Waterfront Activity Center in the District of Columbia had the most construction in 2020, with 3,564 units from ten apartment buildings—a quarter of all new construction. The average (mean) effective rent for one-bedroom apartments in Activity Centers was $1,644 at the end of 2020, seven percent higher than the regional average.

COG's *Region Forward Vision* set a target for at least half of new households to be located within Activity Centers. In 2020, 89 percent of new rental units were within an Activity Center; multifamily rental construction has met and surpassed this target for each of the past 26 years.

Metrorail Station Walksheds

In 2020, 20 of the Washington Metropolitan Area Transit Authority's 91 Metrorail stations had at least one apartment complex built within a half-mile walk from a station entrance, with a total of 6,936 new units from 37 buildings. Construction in station areas declined four percent from 2019. The share of total regional construction within a Metro station walkshed dropped from 50 percent in 2019 to 49 percent in 2020.

The Navy Yard-Ballpark station walkshed had the most construction in 2020 with nine buildings and 2,842 new apartment units. The average (mean) effective rent for one-bedroom apartments within a half-mile walk of a station was $1,834 at the end of 2020.

The West Half Apartments near the Navy Yard-Ballpark Metro Station and Nationals Park in DC (*Multifamily Executive Magazine*)

High-Capacity Transit Station Walksheds

In 2019, the COG Board set housing goals that included a target of constructing 75 percent of new housing in Activity Centers or near one of the region's high-capacity transit (HCT) stations. Currently, there are 199 HCT stations in the COG region—including Metrorail, MARC, and VRE commuter rail, bus rapid transit, and streetcar stations.[6]

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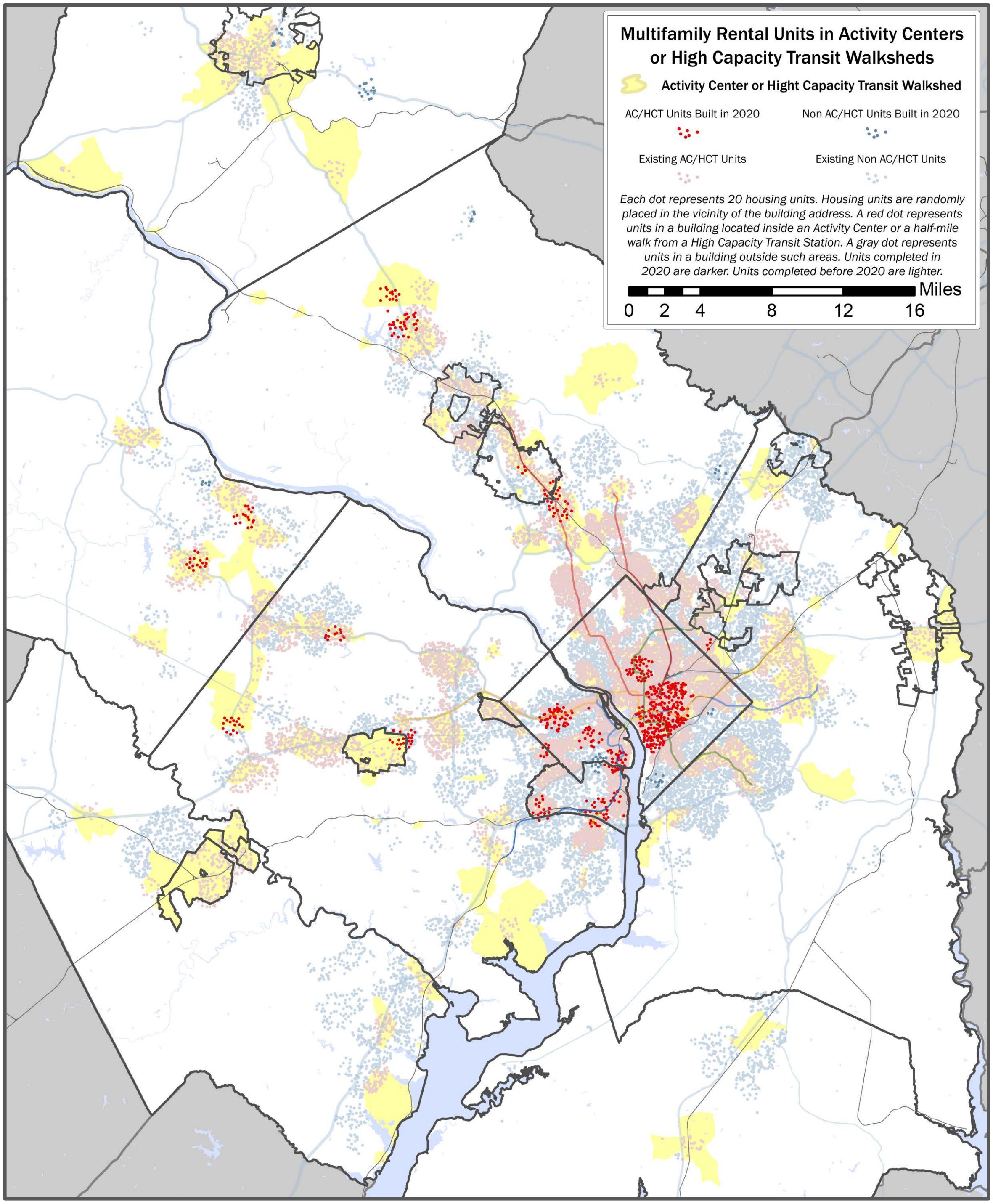
[5] See Appendix B for a map of Activity Centers and Appendix C for Activity Center construction totals.

[6] See Appendix D for Metrorail station area construction totals and an explanation of how the walkshed geography was calculated.

In 2020, 90 percent of new apartment units were located in an Activity Center or a half-mile walk from a high-capacity transit station, mapped in Figure 13 below. Multifamily rental housing construction has met or exceeded the 75 percent housing target in each of the past ten years.

Figure 13



Source: CoStar, COG

Construction by Number of Bedrooms in a Unit

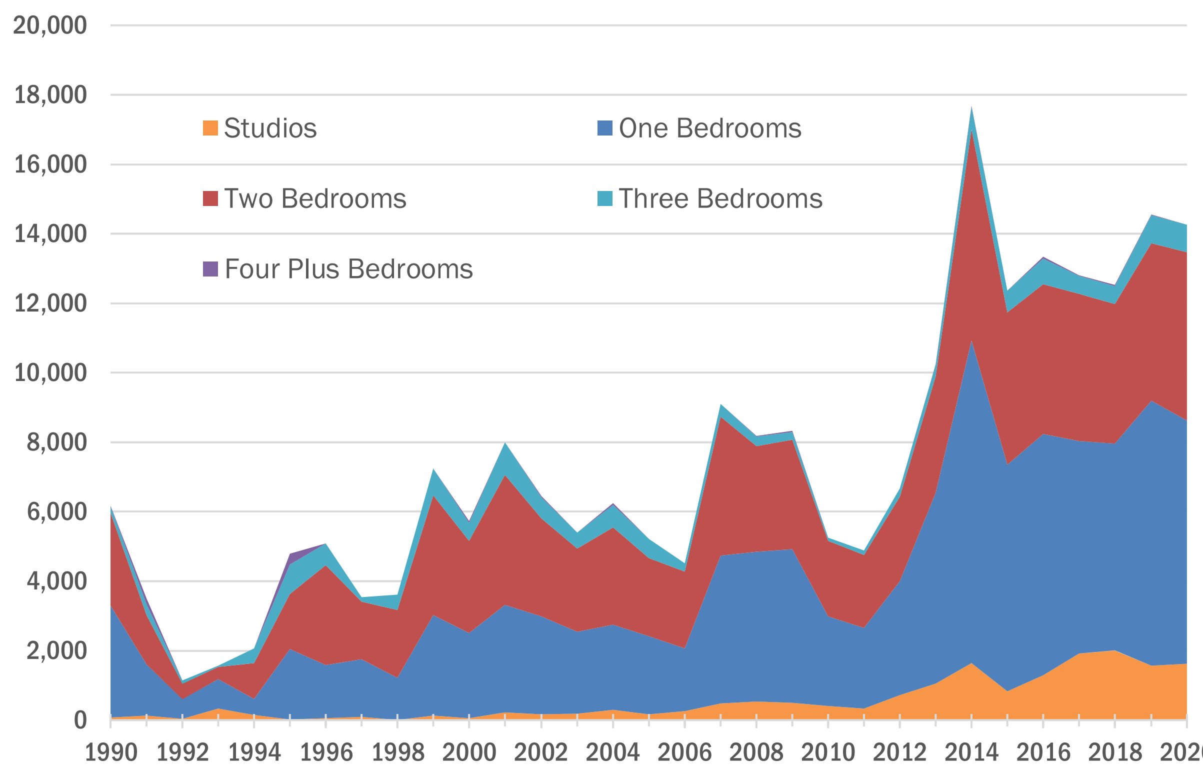
Most apartment units in the region have either one or two-bedrooms, and those two apartment styles continued to be the most common in 2020. The share of studio apartments has increased fourfold during the past 20 years. The square footage of an average one-bedroom apartment peaked in the mid-2000s and has declined by about 13 percent since the recession. However, a typical new apartment is still larger than those built before the 1990s. The downsizing trend has been more pronounced in terms of the total number of rooms in the apartment. Historically, about 45 percent of apartments had fewer than two bedrooms; during the past five years, about 60 percent of new apartments did.

Figure 14. Existing Multifamily Rental Units Completed by Apartment Type and Year Built

Apartment Type	Prior to 2020		2020	
	Units	Share	Units	Share
Studio	50,885	8.5%	1,621	11.4%
One-Bedroom	258,573	43.2%	6,997	49.0%
Two-Bedrooms	237,703	39.7%	4,848	34.0%
Three-Bedrooms	48,076	8.0%	793	5.6%
Four-Plus Bedrooms	2,789	0.5%	9	0.1%

Source: CoStar

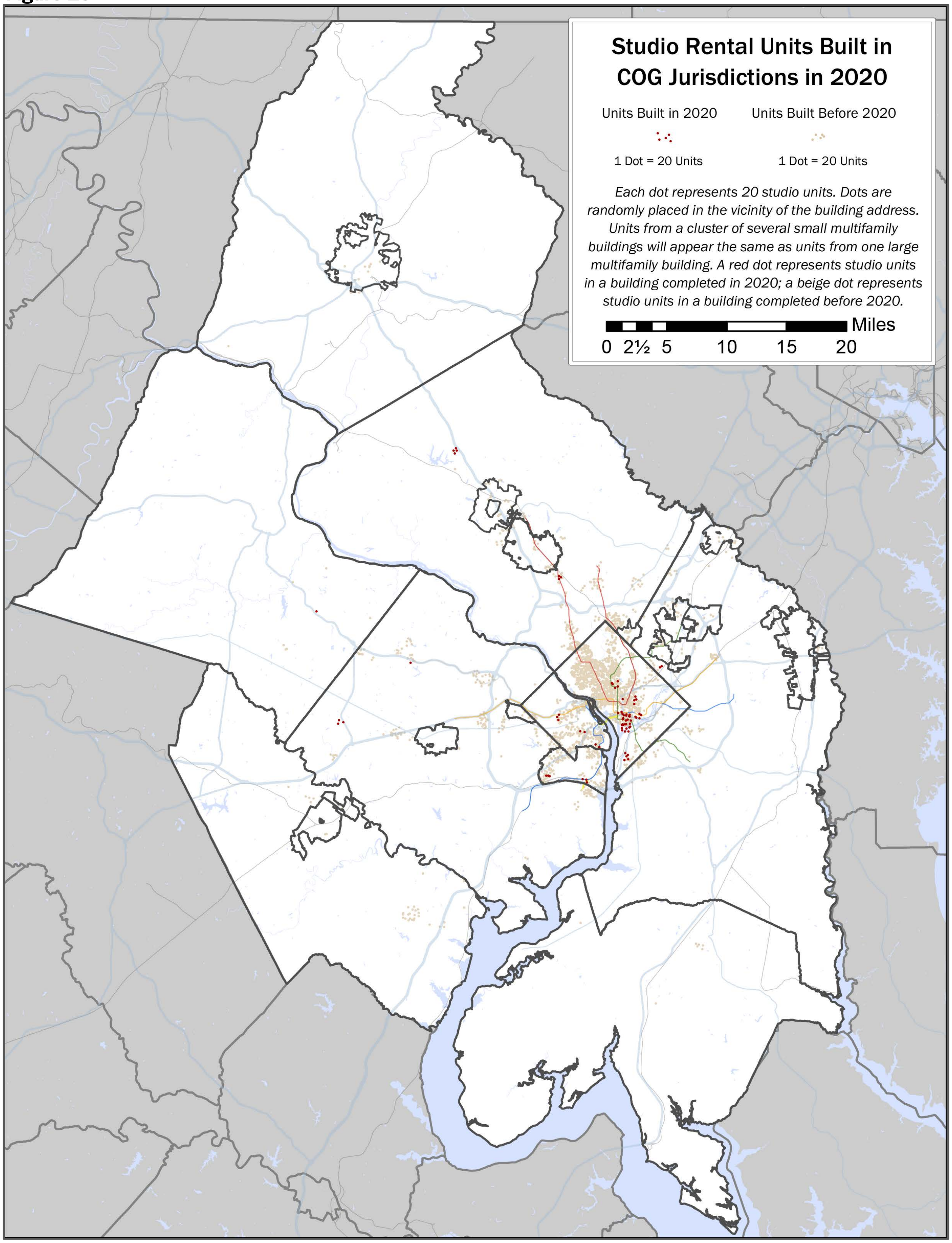
Figure 15. Number of New Units of Multifamily Rental Housing by Unit Size, 1990 - 2020



Note: This stacked area chart shows cumulative values.

Source: CoStar

Figure 16

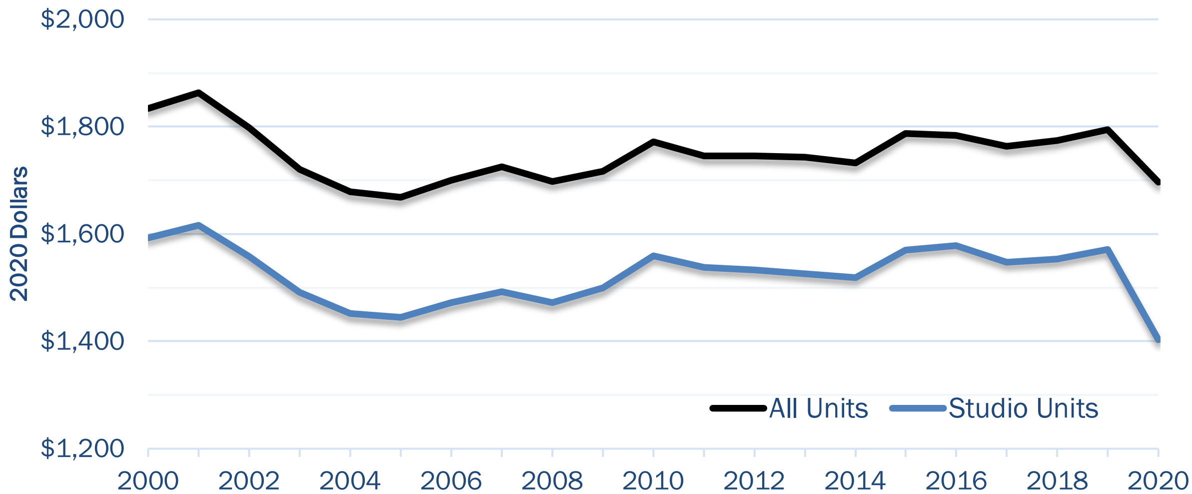


Source: CoStar

Studio Apartments

Construction of studio apartments increased by three percent from 2019 to 2020. The District of Columbia accounted for 59 percent of all new studio units in 2020. Two-thirds of all studio apartments in the region are in either the District or Arlington County. The average (mean) effective rent for new studio apartments built in 2020 was $1,528 per month and new studio units had an average of 526 square feet in area.

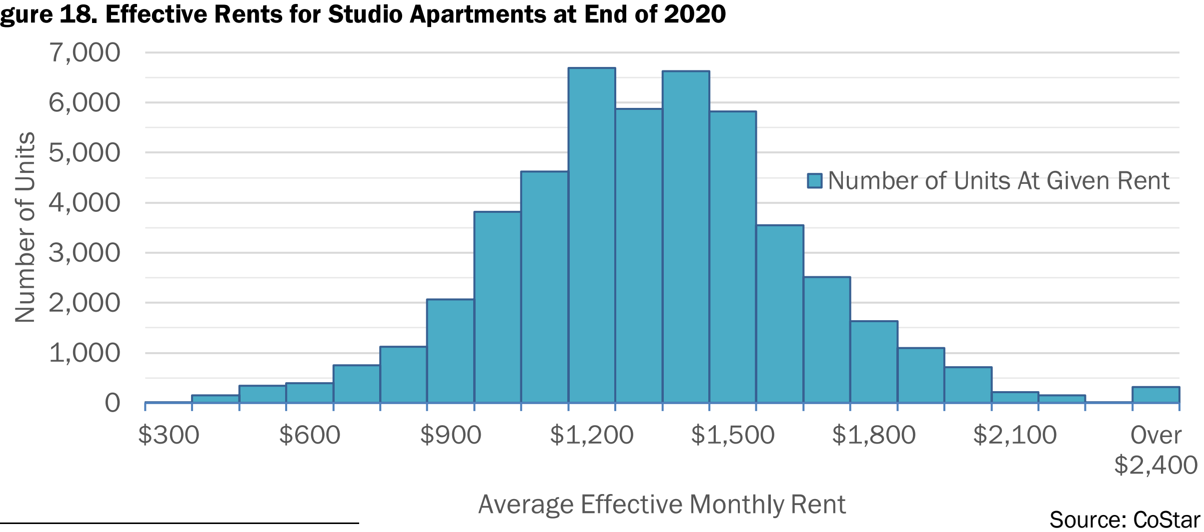
Figure 17. Inflation-Adjusted Average Effective Rent for Studio Apartments, 2000 - 2020



Source: Bureau of Labor Statistics (CPI, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

According to data from the American Housing Survey (AHS) and Bureau of Labor Statistics (BLS), the estimated 2020 median household income for renters of studio units in the Washington Metropolitan Statistical Area was a little more than $41,200 per year. The median effective rent for all studio units in the region was $1,374 at the end of 2020. The median effective rent in COG jurisdictions is roughly 40 percent of the median income of a studio renter, suggesting that typical studio renters are cost-burdened in the COG region[7].

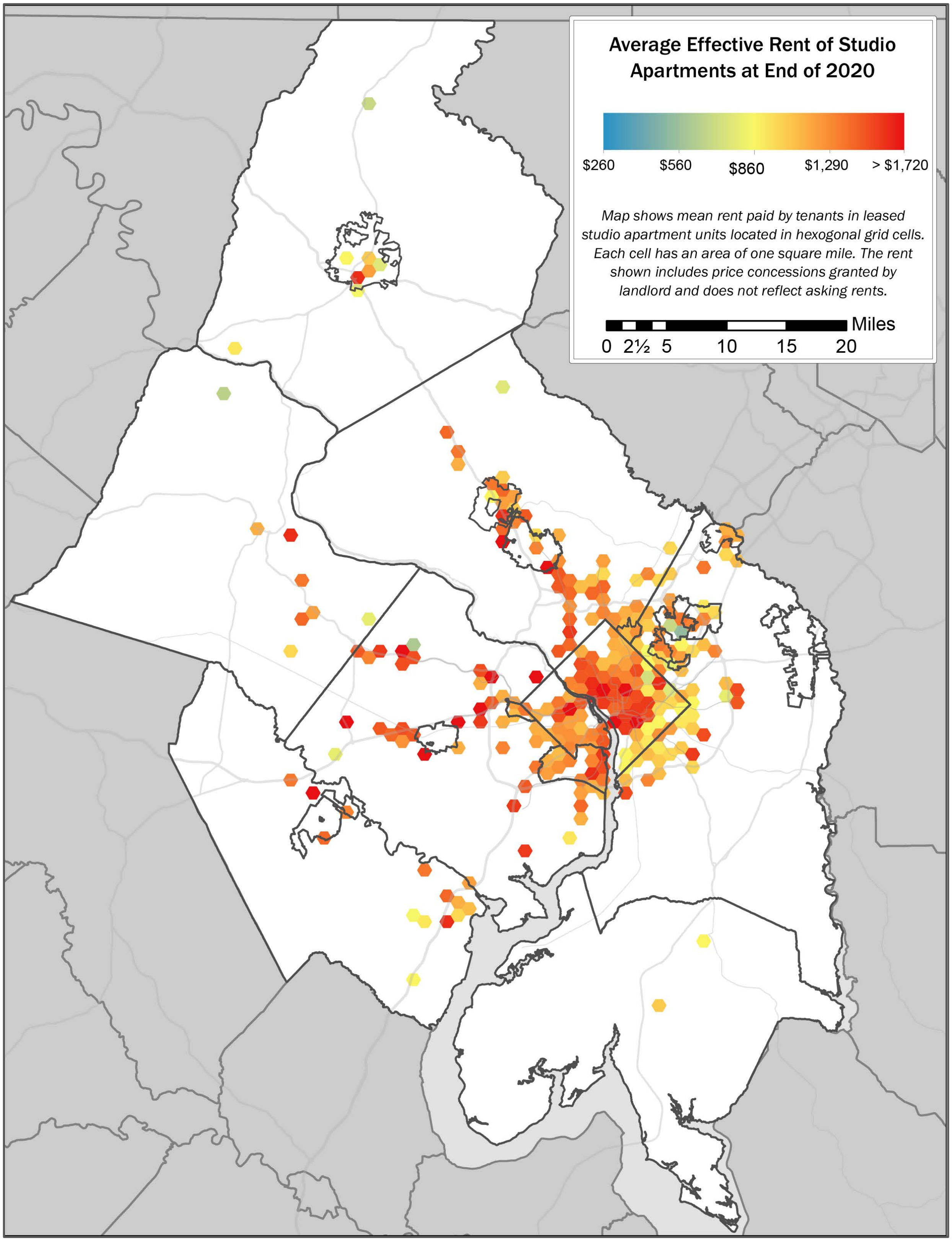
Figure 18. Effective Rents for Studio Apartments at End of 2020



Source: CoStar

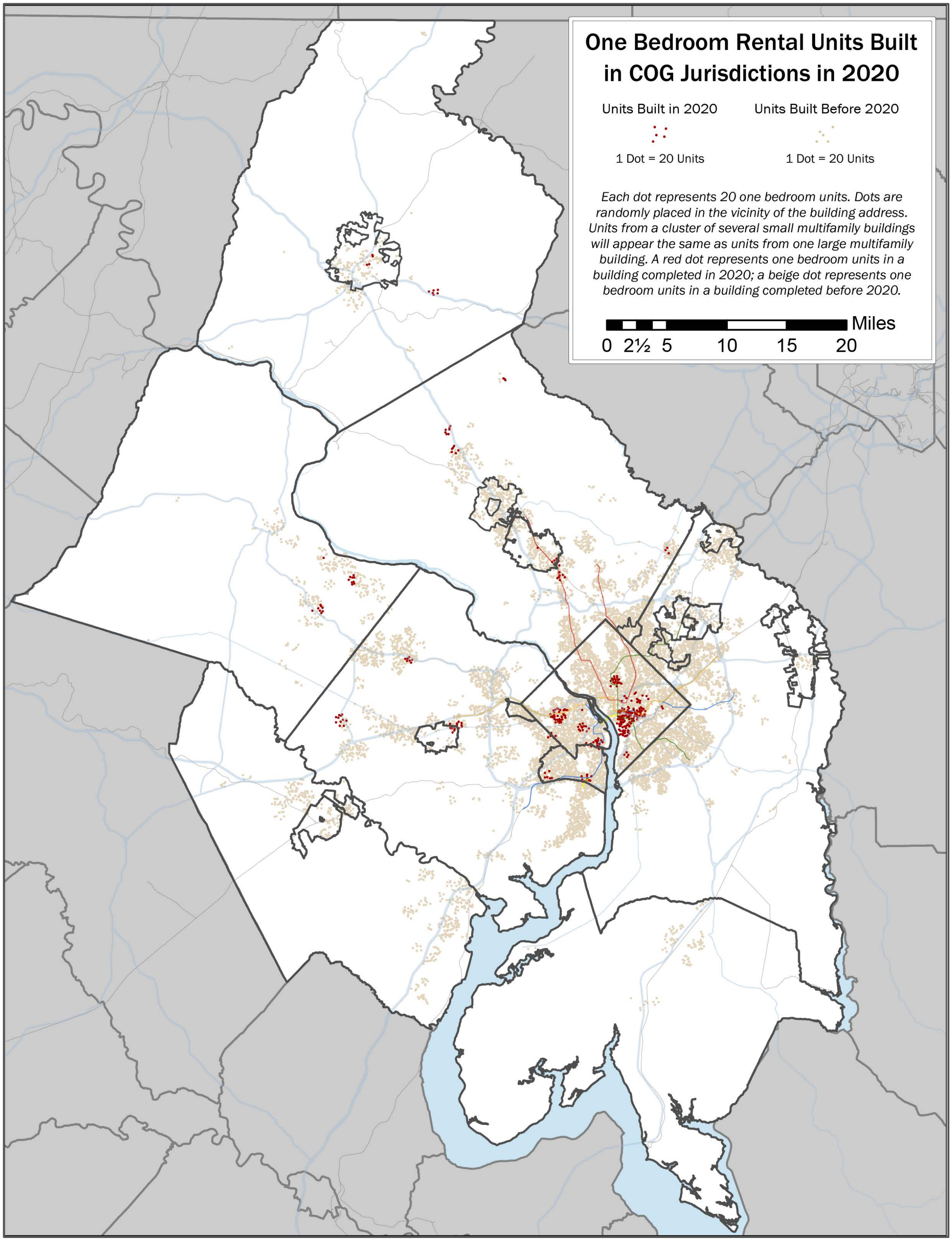
[7] See Appendix G for cost-burdened threshold calculation methodology.

Figure 19



Source: CoStar

Figure 20

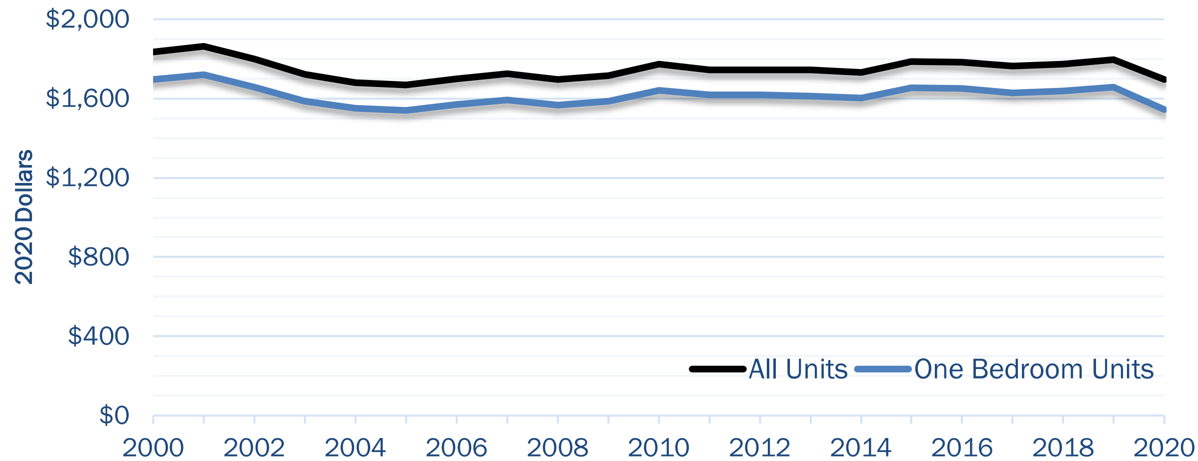


Source: CoStar

One-Bedroom Apartments

Construction of one-bedroom units declined by eight percent from 2019 to 2020. One-bedroom apartments remained the most common apartment type built with new 6,997 units—49 percent of total construction. The average (mean) effective rent for one-bedroom apartment units built in 2020 was $1,984 per month and the average area for new one-bedrooms was 715 square feet.

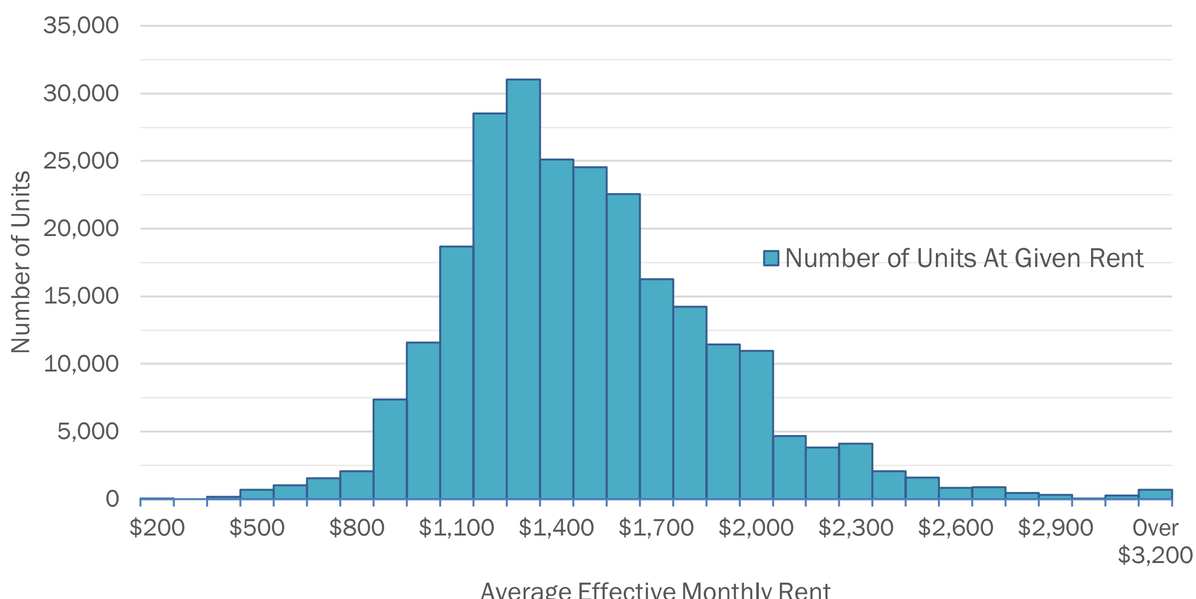
Figure 21. Inflation-Adjusted Average Effective Rent for One-Bedroom Apartments, 2000 - 2020



Source: Bureau of Labor Statistics (CPI, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

Data from the AHS and BLS places the 2020 median household income for one-bedroom renters in the MSA at a little more than $56,200 per year. The median effective rent in COG jurisdictions is roughly 40 percent of the median income of a one-bedroom unit renter, suggesting that typical one-bedroom renters are cost-burdened in the COG region [8].

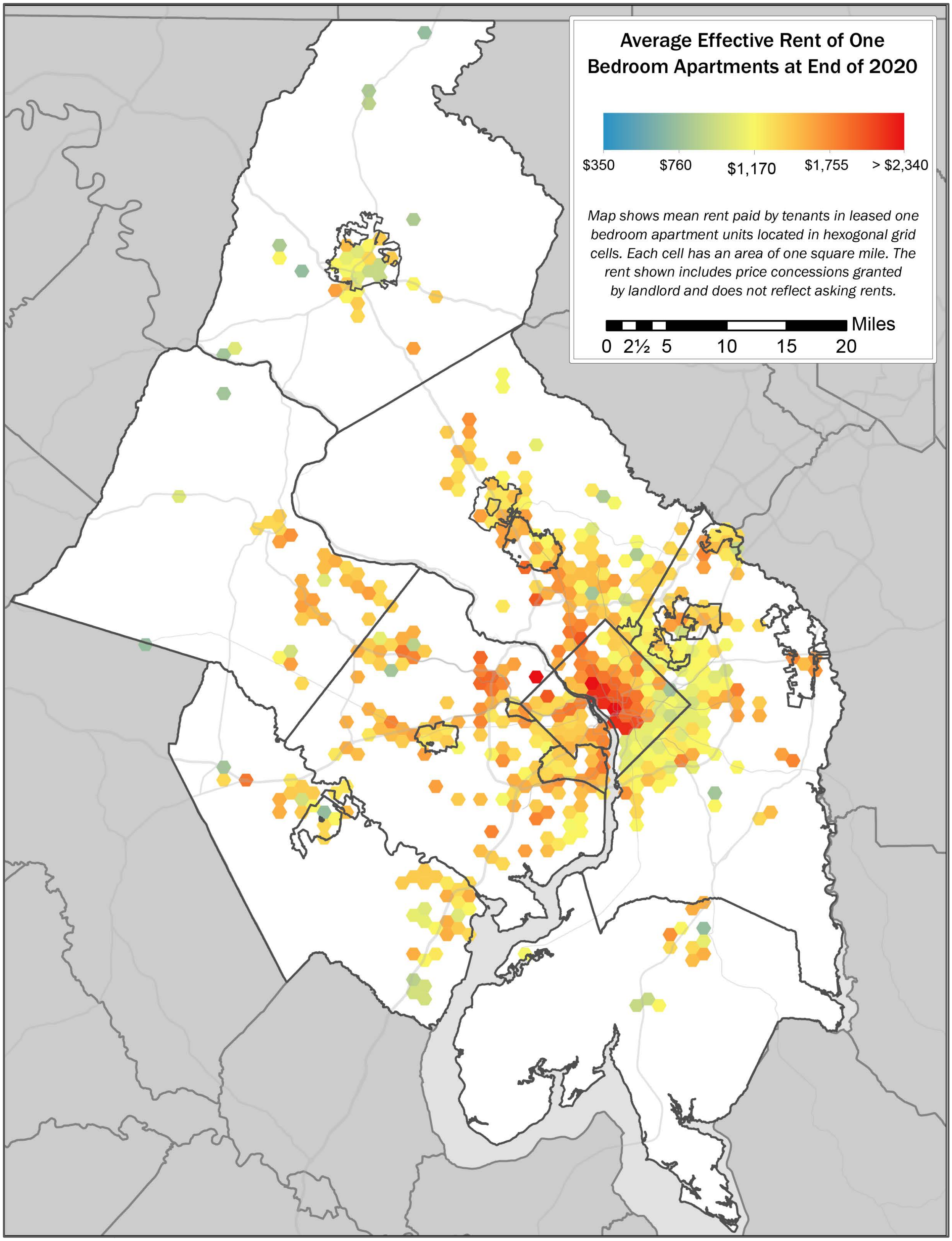
Figure 22. Effective Rents for One-Bedroom Apartments at End of 2020



Source: CoStar

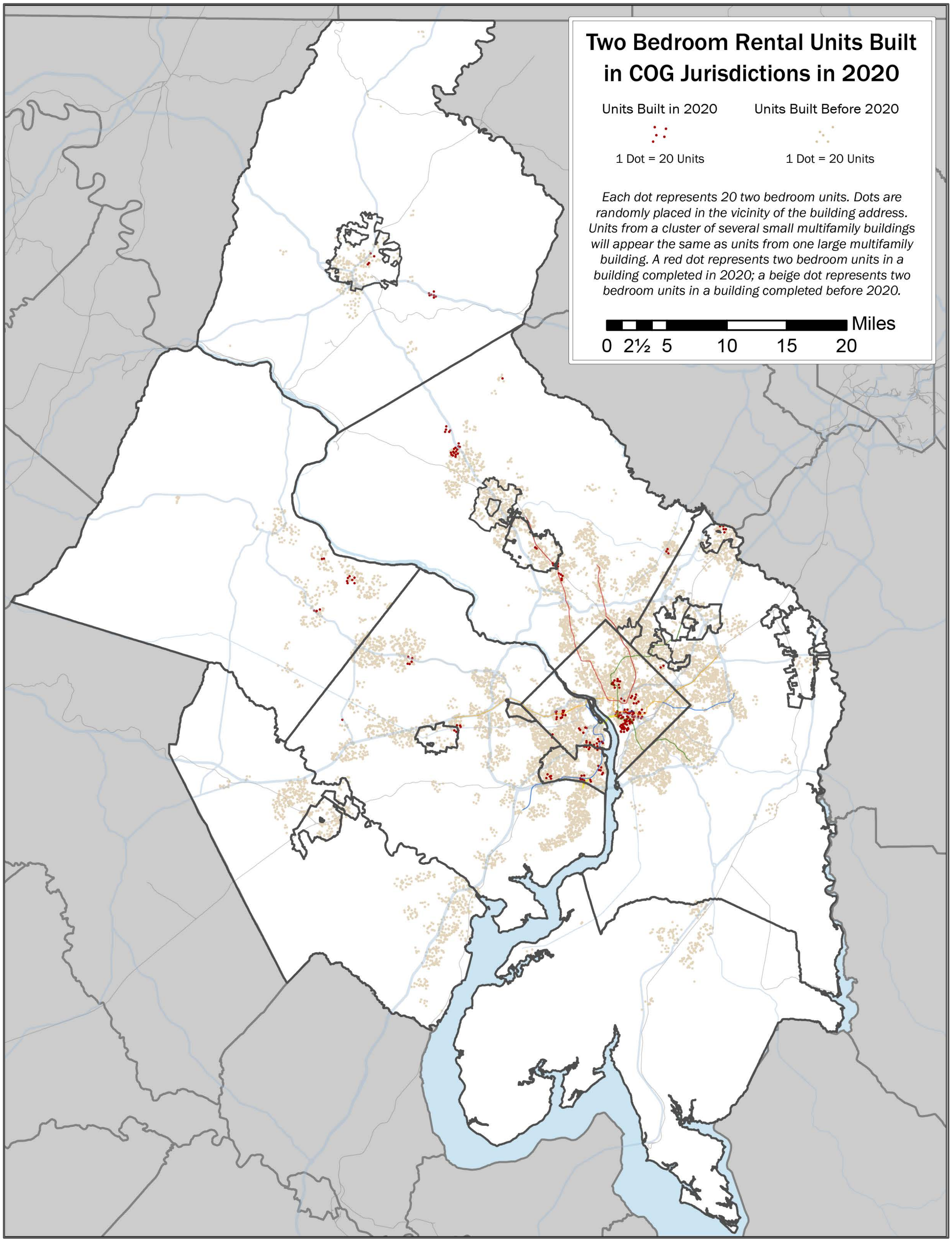
[8] See Appendix G for cost-burdened threshold calculation methodology.

Figure 23



Source: CoStar

Figure 24

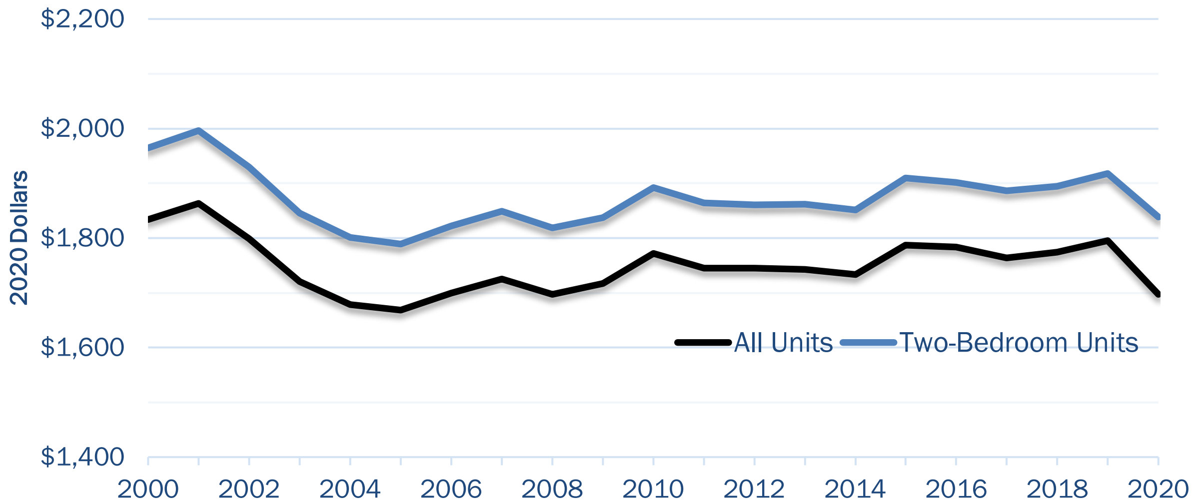


Source: CoStar

Two-Bedroom Apartments

Construction of two-bedroom apartment units increased seven percent from 2019 to 2020. Two-bedroom units represented a 34 percent of all multifamily rental construction, with 4,848 units built. The average (mean) effective rent for a two-bedroom unit built in 2020 was $2,733 and the average area was 1,063 square feet.

Figure 25. Inflation-Adjusted Average Effective Rent for Two-Bedroom Apartments, 2000 - 2020



Source: Bureau of Labor Statistics (CPI, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

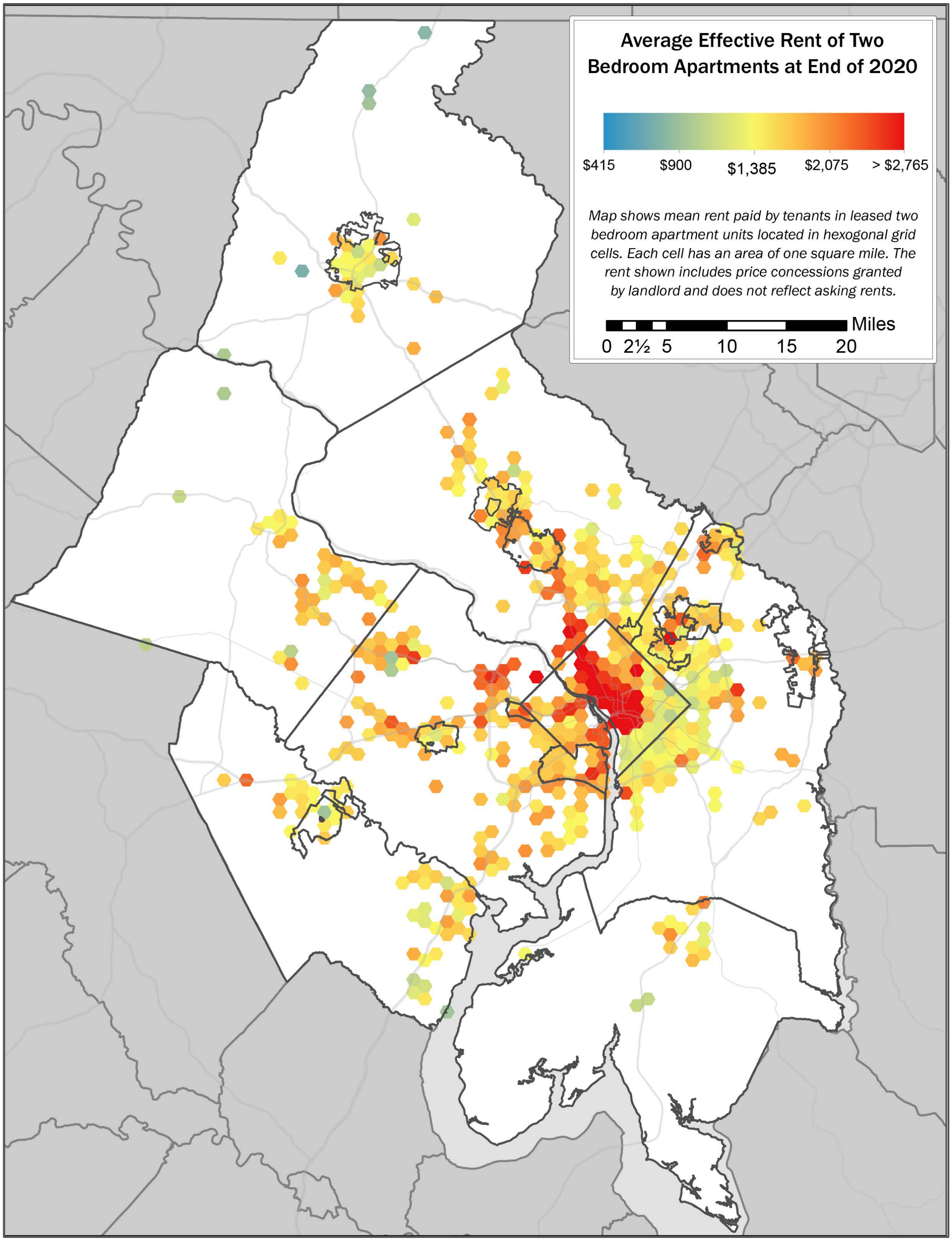
According to data from the AHS and BLS, the estimated median household income in 2020 for renters of two-bedroom units in the Washington Metropolitan Statistical Area was just under $66,400 per year. The median effective rent for two-bedroom apartments in the region was $1,646 at the end of 2020. The median effective rent in COG jurisdictions is approximately 30 percent of the median income of a two-bedroom apartment renter[9].

Figure 26. Effective Rents for Two-Bedroom Apartments at End of 2020

Source: CoStar

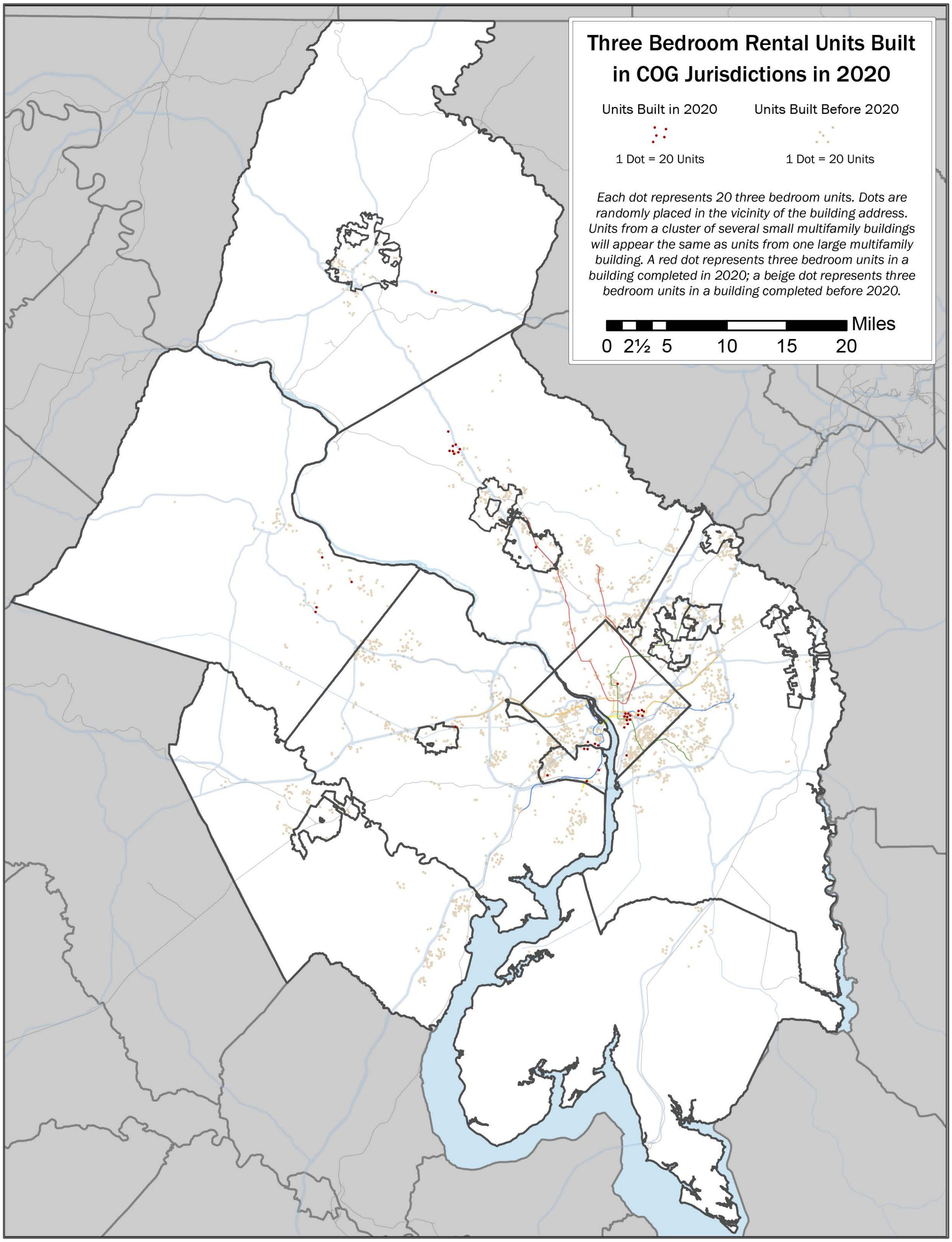
[9] See Appendix G for cost-burdened threshold calculation methodology.

Figure 27



Source: CoStar

Figure 28

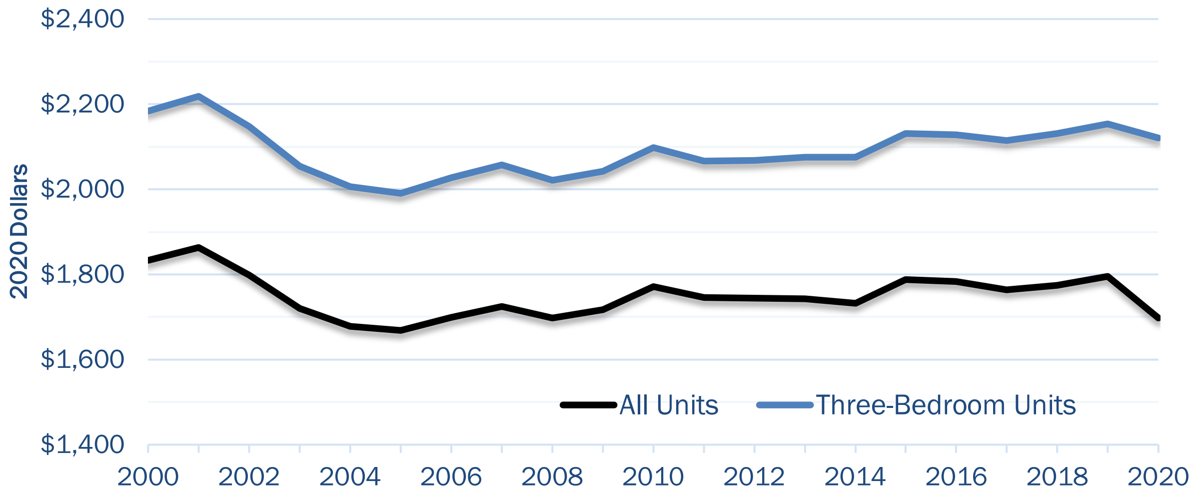


Source: CoStar

Three-Bedroom Apartments

Construction of three-bedroom units declined by three percent from 2019 to 2020. The 793 units completed in 2020 accounted for six percent of all new construction in 2020. The average (mean) effective rent for new three-bedroom units built in 2020 was $3,311 per month and the average new three-bedroom unit was 1,341 square feet.

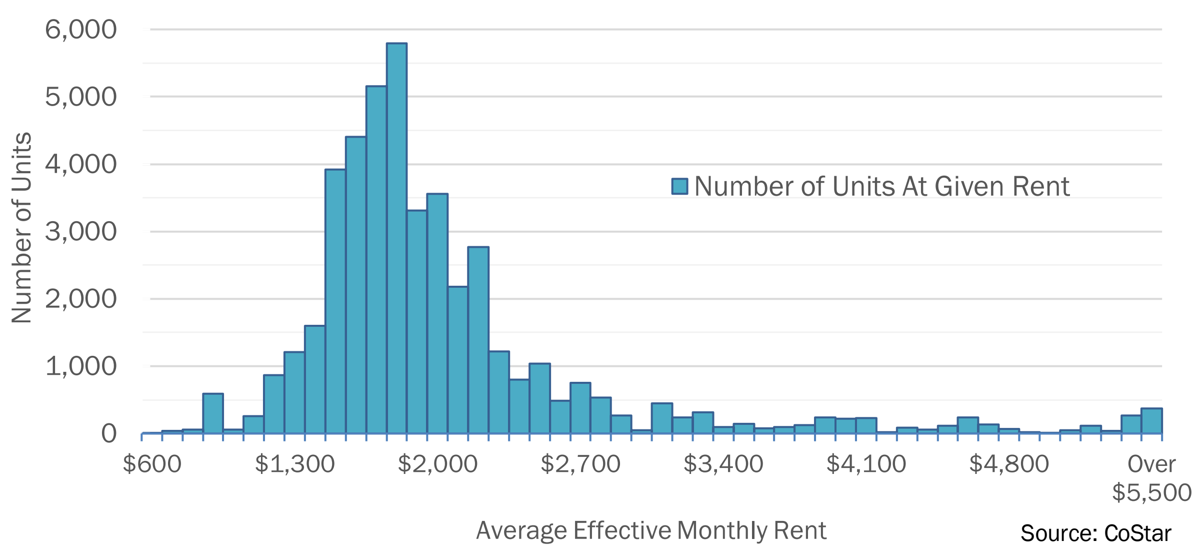
Figure 29. Inflation-Adjusted Average Effective Rent for Three-Bedroom Apartments, 2000 - 2020



Source: Bureau of Labor Statistics (CPI, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

According to data from the AHS and BLS, the median household income in 2020 for renters of three-bedroom units in the Washington Metropolitan Statistical Area was just more than $76,600 per year. The median effective rent for three-bedroom apartments in the region was $1,863 at the end of 2020. The median effective rent in COG jurisdictions is roughly 29 percent of the median income of a three-bedroom apartment renter[10].

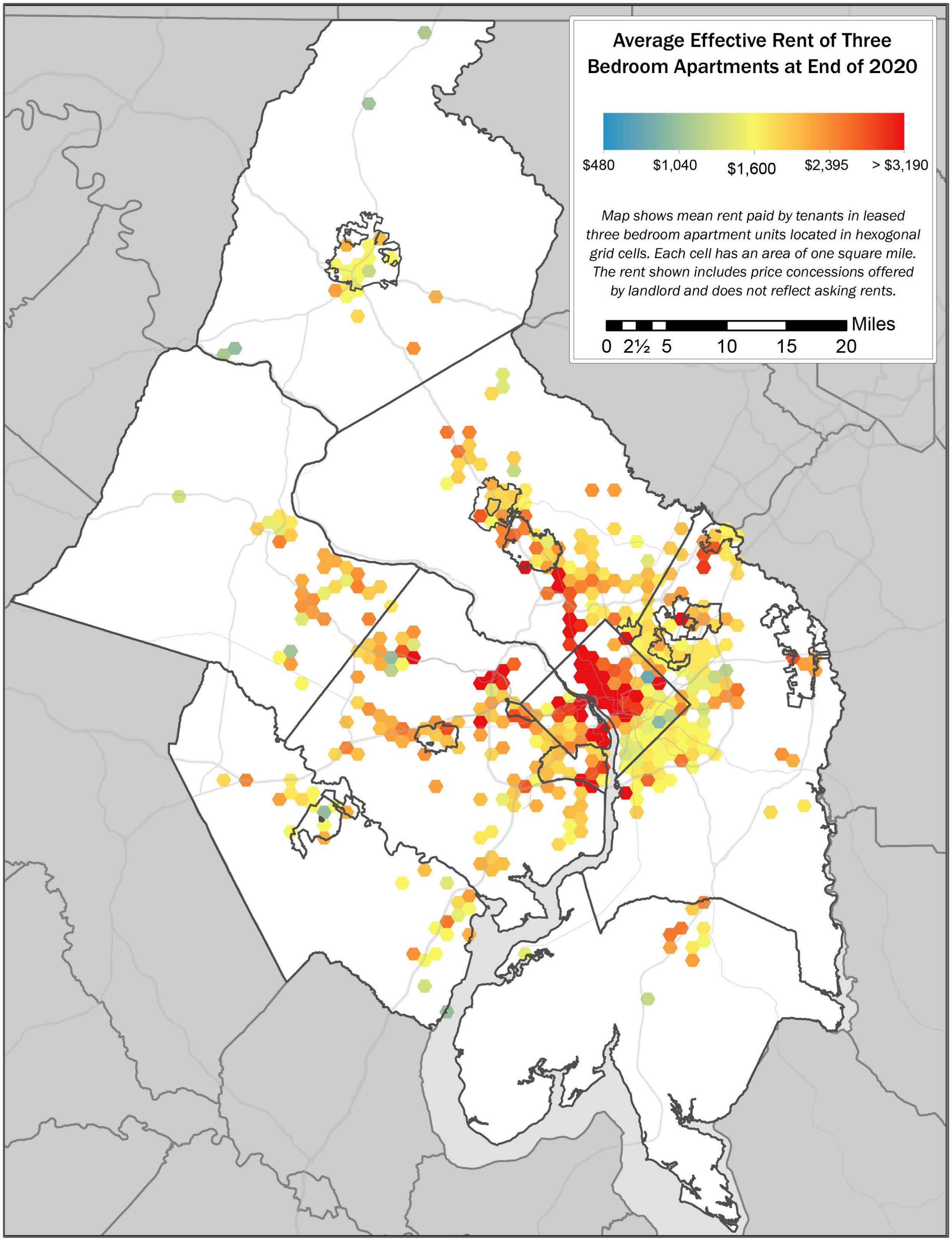
Figure 30. Effective Rents for Three-Bedroom Apartments at End of 2020



Source: CoStar

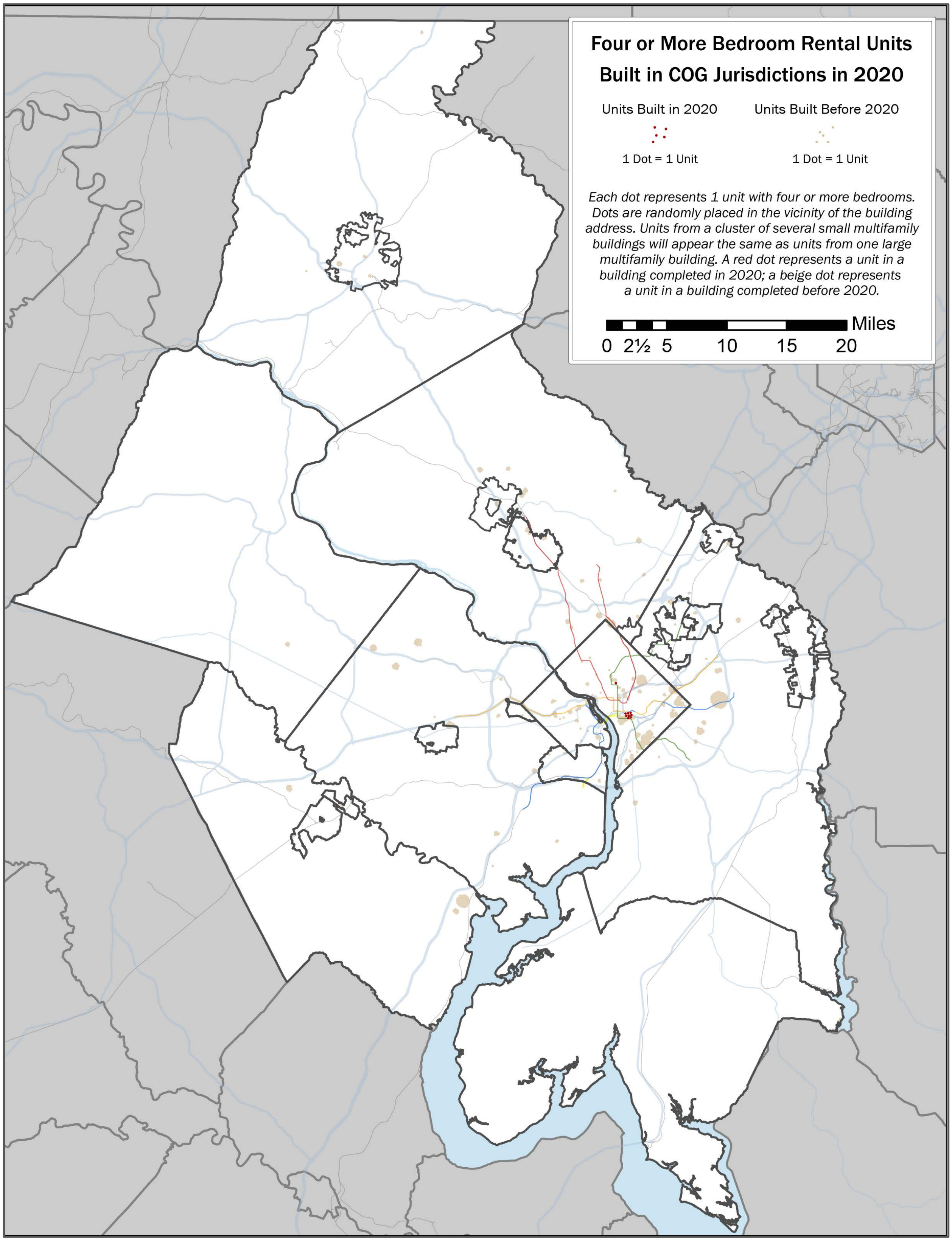
[10] See Appendix G for cost-burdened threshold calculation methodology.

Figure 31



Source: CoStar

Figure 32

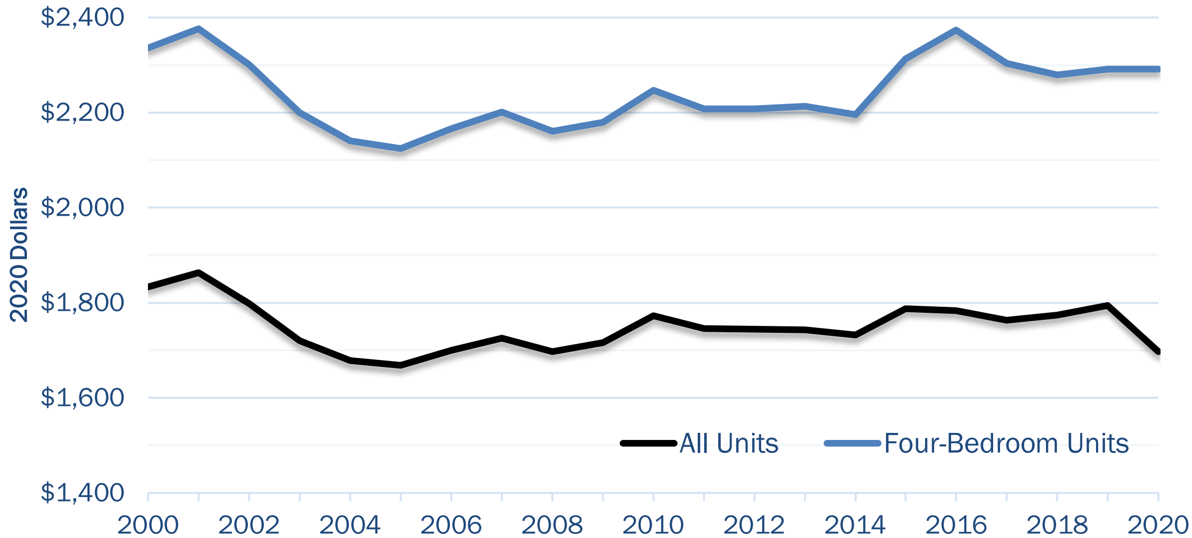


Source: CoStar

Apartments with Four or More Bedrooms

Apartment units with four or more bedrooms are not a significant part of the multifamily rental market. In 2020, only two buildings with four or more bedrooms were completed, adding nine new units with four or more bedrooms to the region. Both buildings are in the District of Columbia. The average (mean) effective rent for new four-bedroom units built in 2020 was $8,581 per month and the average new four-bedroom unit was 3,001 square feet.

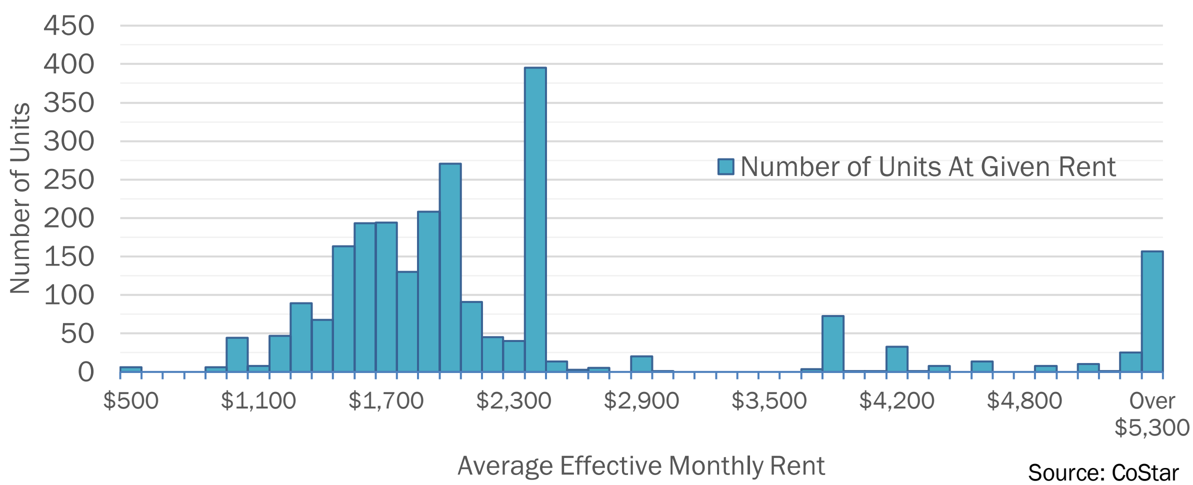
Figure 33. Inflation-Adjusted Average Effective Rent for Four-Bedroom Apartments, 2000 - 2020



Source: Bureau of Labor Statistics (CPI, all items less food and energy in U.S. city average, all urban consumers), CoStar, COG

According to data from the AHS and BLS, the median household income in 2020 for renters of units with four or more bedrooms in the Washington Metropolitan Statistical Area was just more than $96,000 per year. The median effective rent for such apartment units in the region was $1,984 at the end of 2020. The median effective rent in COG jurisdictions is around 25 percent of the median income of a four or more-bedroom apartment renter[11].

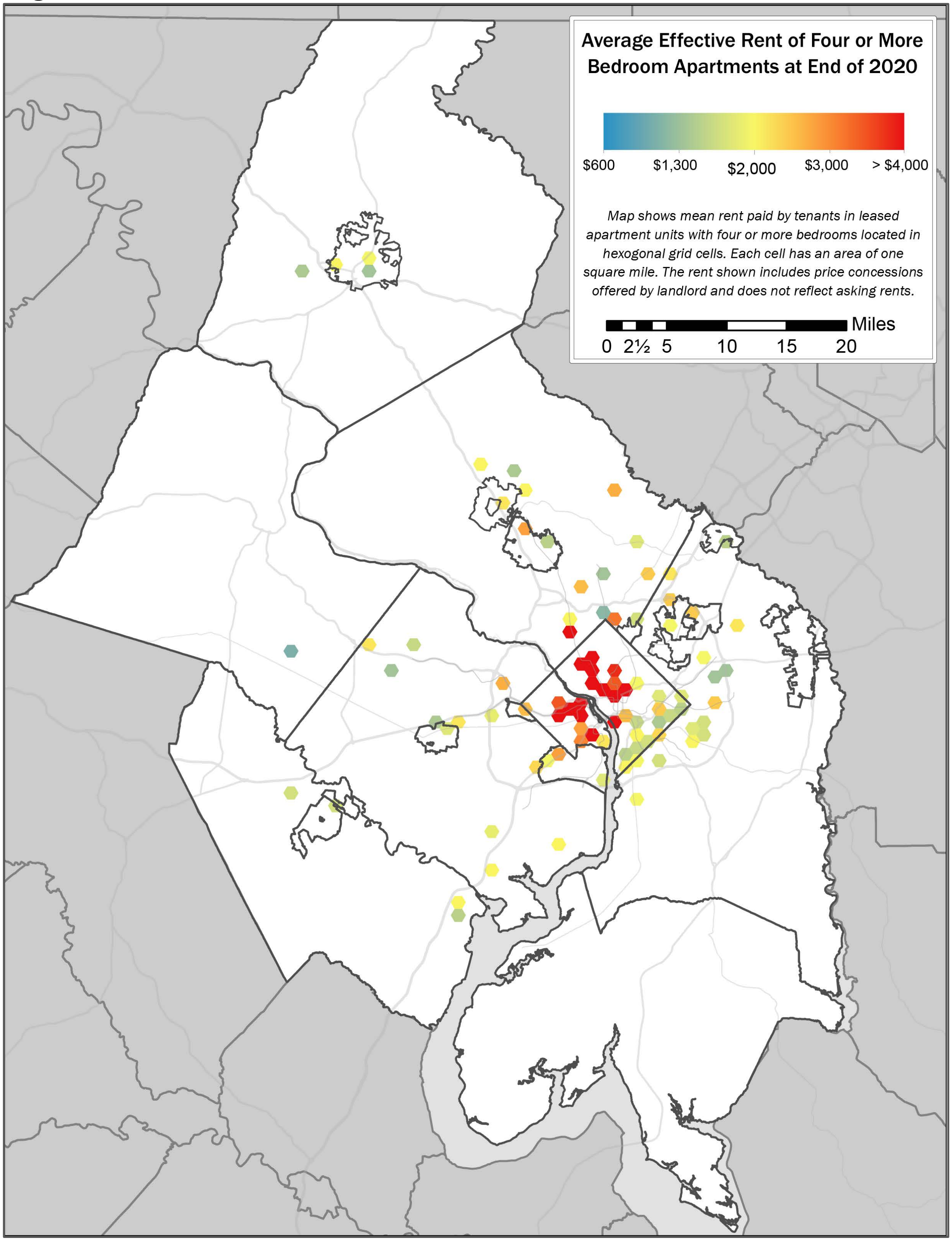
Figure 34. Effective Rents for Four-Bedroom Apartments at End of 2020



Source: CoStar

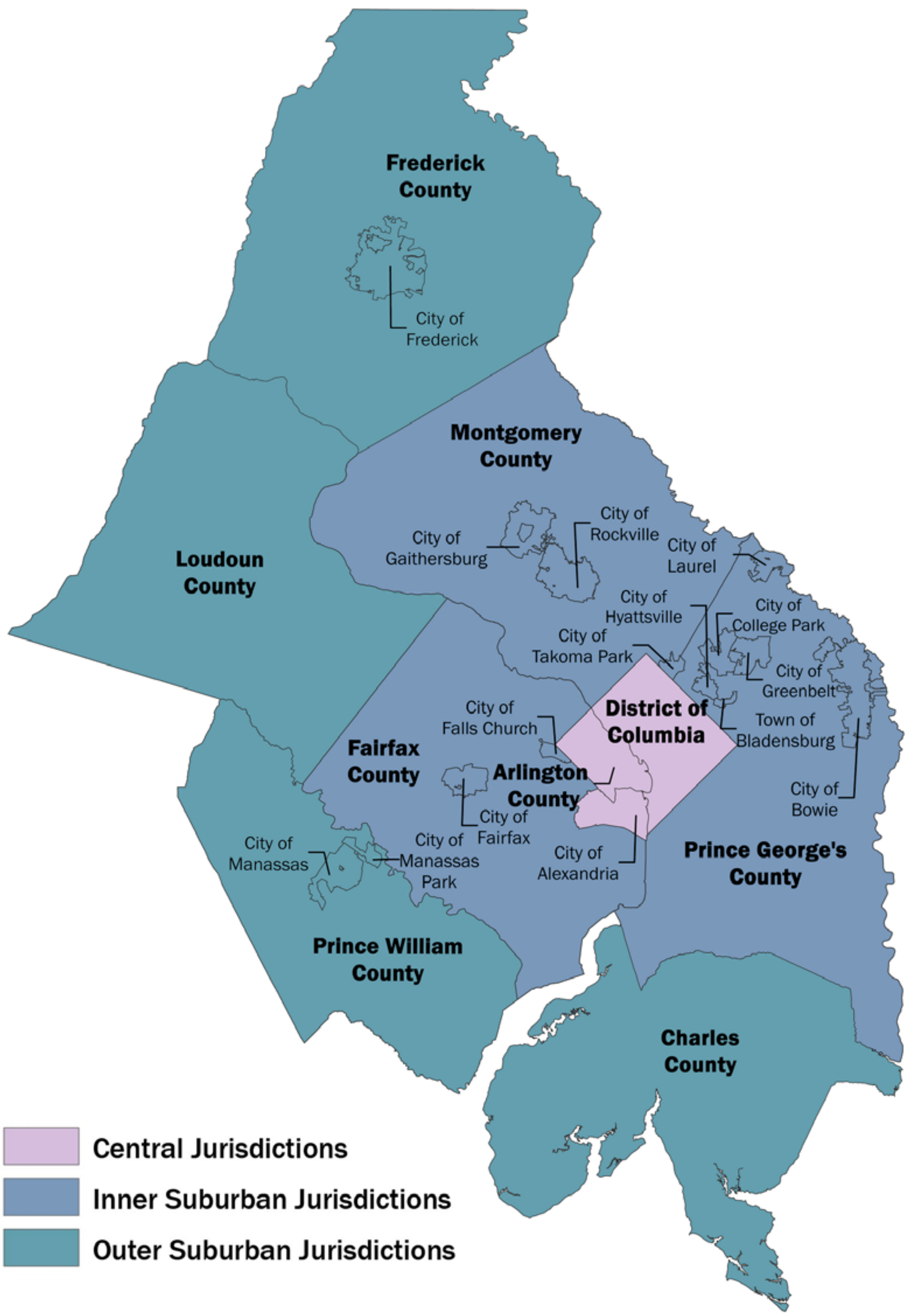
[11] See Appendix G for cost-burdened threshold calculation methodology.

Figure 35



Source: CoStar

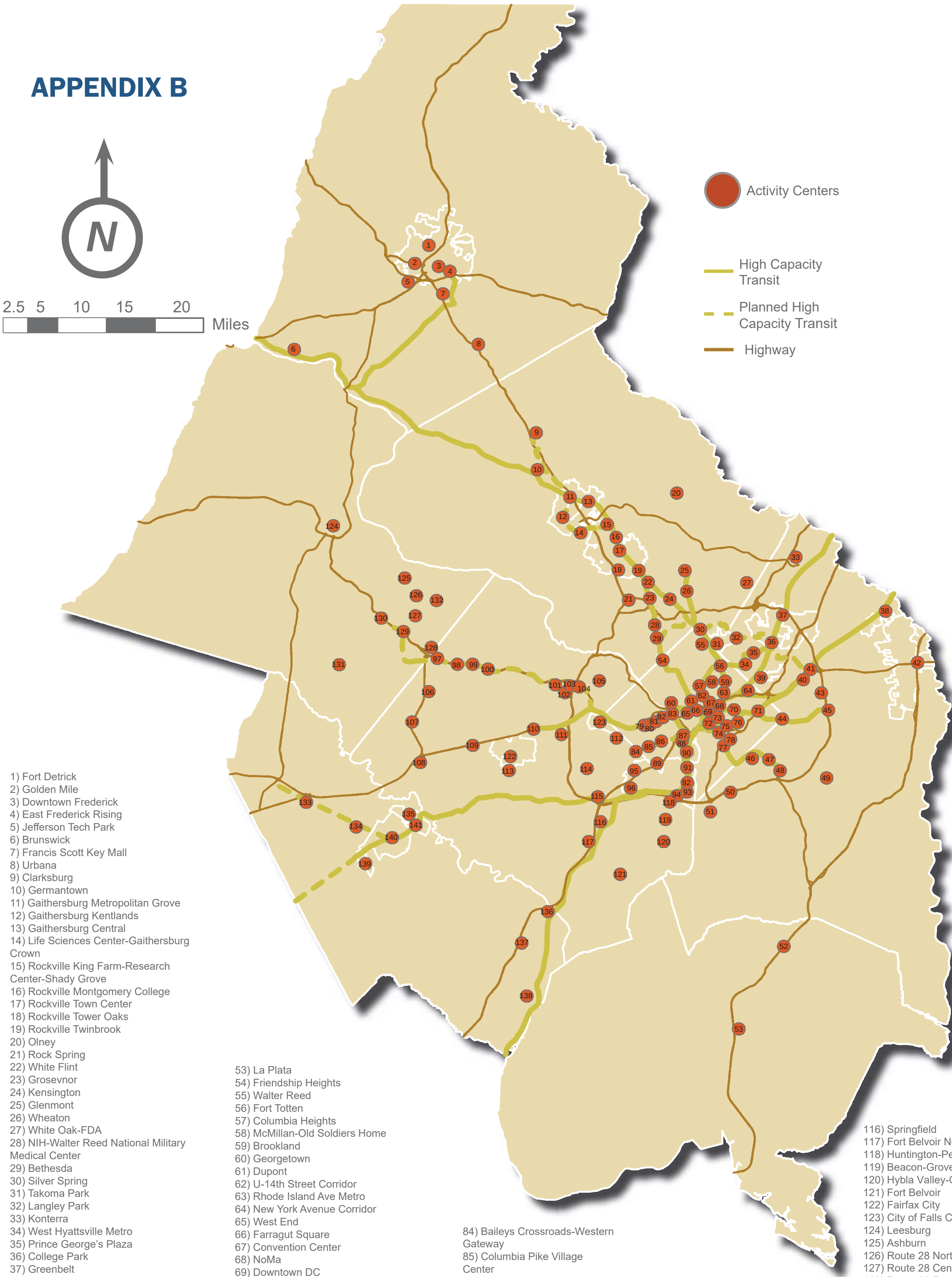
APPENDIX A. MAP OF REGIONAL "RING" JURISDICTIONAL GROUPINGS



Regional Activity Centers Map

Submitted to COG Board for Approval January 13, 2013

APPENDIX B



1) Fort Detrick
2) Golden Mile
3) Downtown Frederick
4) East Frederick Rising
5) Jefferson Tech Park
6) Brunswick
7) Francis Scott Key Mall
8) Urbana
9) Clarksburg
10) Germantown
11) Gaithersburg Metropolitan Grove
12) Gaithersburg Kentlands
13) Gaithersburg Central
14) Life Sciences Center-Gaithersburg Crown
15) Rockville King Farm-Research Center-Shady Grove
16) Rockville Montgomery College
17) Rockville Town Center
18) Rockville Tower Oaks
19) Rockville Twinbrook
20) Olney
21) Rock Spring
22) White Flint
23) Grosevnor
24) Kensington
25) Glenmont
26) Wheaton
27) White Oak-FDA
28) NIH-Walter Reed National Military Medical Center
29) Bethesda
30) Silver Spring
31) Takoma Park
32) Langley Park
33) Konterra
34) West Hyattsville Metro
35) Prince George's Plaza
36) College Park
37) Greenbelt
38) Bowie MARC
39) Port Towns
40) Landover Metro
41) New Carrollton
42) Bowie Town Center
43) Landover Mall
44) Capitol Heights-Addison Rd
45) Largo Town Center-Morgan Blvd
46) Naylor-Southern Ave
47) Suitland
48) Branch Ave
49) Westphalia
50) Oxon Hill
51) National Harbor
52) Waldorf
53) La Plata
54) Friendship Heights
55) Walter Reed
56) Fort Totten
57) Columbia Heights
58) McMillan-Old Soldiers Home
59) Brookland
60) Georgetown
61) Dupont
62) U-14th Street Corridor
63) Rhode Island Ave Metro
64) New York Avenue Corridor
65) West End
66) Farragut Square
67) Convention Center
68) NoMa
69) Downtown DC
70) H Street
71) Minnesota Ave
72) Monumental Core
73) Capitol Hill
74) Capital Riverfront
75) Southwest Waterfront
76) Stadium Armory
77) St. Elizabeths
78) Poplar Point
79) Ballston
80) Virginia Square
81) Clarendon
82) Courthouse
83) Rosslyn
84) Baileys Crossroads-Western Gateway
85) Columbia Pike Village Center
86) Columbia Pike Town Center
87) Pentagon
88) Pentagon City
89) Shirlington
90) Crystal City
91) Potomac Yard
92) Braddock Road Metro Area
93) King Street-Old Town
94) Carlyle-Eisenhower East
95) Beauregard
96) Landmark-Van Dorn
97) Fairfax Innovation Center
98) Herndon
99) Reston Town Center
100) Wiehle-Reston East
101) Tysons West
102) Tysons Central 7
103) Tysons Central 123
104) Tysons East
105) McLean
106) Dulles East
107) Dulles South
108) Centreville
109) Fairfax Center
110) Vienna
111) Dunn Loring-Merrifield
112) Seven Corners
113) George Mason University
114) Annandale
115) Beltway South
116) Springfield
117) Fort Belvoir North Area
118) Huntington-Penn Daw
119) Beacon-Groveton
120) Hybla Valley-Gum Springs
121) Fort Belvoir
122) Fairfax City
123) City of Falls Church
124) Leesburg
125) Ashburn
126) Route 28 North
127) Route 28 Central
128) Route 28 South
129) Ashburn Station
130) Loudoun Gateway Station
131) Arcola
132) Dulles Town Center
133) Gainesville
134) Innovation
135) Yorkshire
136) North Woodbridge
137) Potomac Town Center
138) Potomac Shores
139) City of Manassas Regional Airport
140) City of Manassas
141) Manassas Park

APPENDIX C. ACTIVITY CENTER TOTALS

Activity Center	Built Prior to 2020			2020 Completions			Average Effective Rent in 1 BR Units at End of 2020
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Annandale	57	1,600	0.3%	0	0	0.0%	$1,506
Arcola	88	2,474	0.4%	4	318	2.2%	$1,537
Ashburn	106	5,425	0.9%	2	156	1.1%	$1,452
Ashburn Station	87	5,001	0.9%	6	1,067	7.5%	$1,937
Baileys Crossroads-Western Gateway	1	290	0.0%	0	0	0.0%	$1,631
Ballston	281	8,473	1.5%	0	0	0.0%	$1,420
Beacon-Groveton	7	498	0.1%	0	0	0.0%	$1,593
Beauregard	147	6,373	1.1%	0	0	0.0%	$1,763
Beltway South	0	0	0.0%	0	0	0.0%	--
Bethesda	86	1,982	0.3%	0	0	0.0%	$1,610
Bowie MARC	94	3,083	0.5%	3	149	1.0%	$1,772
Bowie Town Center	51	960	0.2%	0	0	0.0%	$1,215
Braddock Road Metro Area	52	1,008	0.2%	1	9	0.1%	$1,746
Branch Ave	7	100	0.0%	0	0	0.0%	$993
Brookland	97	1,154	0.2%	0	0	0.0%	$1,011
Brunswick	87	1,365	0.2%	0	0	0.0%	$2,387
Capitol Heights-Addison Rd	39	1,995	0.3%	2	475	3.3%	$2,066
Capitol Hill	33	3,543	0.6%	1	525	3.7%	$1,742
Capitol Riverfront	101	2,897	0.5%	0	0	0.0%	$1,550
Carlyle-Eisenhower East	51	2,533	0.4%	0	0	0.0%	$1,487
Centreville	139	2,475	0.4%	0	0	0.0%	$1,246
City of Falls Church	0	0	0.0%	0	0	0.0%	--
City of Manassas	24	1,940	0.3%	0	0	0.0%	$1,981
City of Manassas Regional Airport	29	450	0.1%	1	272	1.9%	$1,535
Clarendon	4	299	0.1%	0	0	0.0%	$1,702
Clarksburg	286	11,701	2.0%	0	0	0.0%	$1,788
College Park	151	4,163	0.7%	3	401	2.8%	$1,430
Columbia Heights	150	3,369	0.6%	0	0	0.0%	$1,425
Columbia Pike Town Center	79	5,824	1.0%	0	0	0.0%	$1,831
Columbia Pike Village Center	29	7,523	1.3%	2	702	4.9%	$1,703
Courthouse	57	1,600	0.3%	0	0	0.0%	$1,506
Crystal City	88	2,474	0.4%	4	318	2.2%	$1,537

Activity Center	Built Prior to 2020			2020 Completions			Average Effective Rent in 1 BR Units at End of 2020
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Downtown DC	89	10,356	1.8%	1	104	0.7%	$1,939
Downtown Frederick	107	1,737	0.3%	0	0	0.0%	$1,057
Dulles East	1	342	0.1%	0	0	0.0%	$1,598
Dulles South	15	360	0.1%	29	312	2.2%	$1,742
Dulles Town Center	41	1,622	0.3%	0	0	0.0%	$1,574
Dunn Loring-Merrifield	166	4,763	0.8%	0	0	0.0%	$1,640
Dupont	178	7,821	1.3%	1	7	0.0%	$2,178
East Frederick Rising	13	136	0.0%	0	0	0.0%	$925
Fairfax Center	222	7,098	1.2%	0	0	0.0%	$1,508
Fairfax City	92	1,282	0.2%	2	400	2.8%	$1,639
Fairfax Innovation Center	99	3,849	0.7%	0	0	0.0%	$1,589
Farragut Square	32	3,777	0.6%	0	0	0.0%	$2,152
Fort Belvoir	4	390	0.1%	0	0	0.0%	$1,635
Fort Belvoir North Area	0	0	0.0%	0	0	0.0%	--
Fort Detrick	38	643	0.1%	0	0	0.0%	$1,247
Fort Totten	44	2,052	0.4%	0	0	0.0%	$1,648
Francis Scott Key Mall	25	159	0.0%	0	0	0.0%	$1,150
Friendship Heights	14	2,328	0.4%	0	0	0.0%	$1,694
Gainesville	1	200	0.0%	0	0	0.0%	$1,867
Gaithersburg Central	181	3,098	0.5%	0	0	0.0%	$1,319
Gaithersburg Kentlands	25	712	0.1%	0	0	0.0%	$1,627
Gaithersburg Metropolitan Grove	71	1,216	0.2%	0	0	0.0%	$1,435
George Mason University	0	0	0.0%	0	0	0.0%	--
Georgetown	125	1,418	0.2%	0	0	0.0%	$1,533
Germantown	275	4,061	0.7%	1	649	4.5%	$1,371
Glenmont	108	1,233	0.2%	0	0	0.0%	$1,423
Golden Mile	240	3,812	0.7%	0	0	0.0%	$1,191
Greenbelt	73	3,189	0.5%	0	0	0.0%	$1,443
Grosvenor	14	1,508	0.3%	0	0	0.0%	$1,652
H Street	214	3,336	0.6%	3	115	0.8%	$1,243
Herndon	64	2,205	0.4%	0	0	0.0%	$1,449
Huntington-Penn Daw	86	2,721	0.5%	0	0	0.0%	$1,475
Hybla Valley-Gum Springs	10	298	0.1%	0	0	0.0%	$1,070
Innovation	34	248	0.0%	0	0	0.0%	--
Jefferson Tech Park	6	228	0.0%	0	0	0.0%	$1,622
Kensington	27	457	0.1%	0	0	0.0%	$1,315

Activity Center	Built Prior to 2020			2020 Completions			Average Effective Rent in 1 BR Units at End of 2020
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
King Street-Old Town	30	439	0.1%	1	18	0.1%	$1,410
Konterra	11	419	0.1%	0	0	0.0%	$1,774
La Plata	43	416	0.1%	0	0	0.0%	$1,138
Landmark-Van Dorn	138	7,360	1.3%	1	302	2.1%	$1,364
Landover Mall	143	2,470	0.4%	0	0	0.0%	$1,320
Landover Metro	157	2,684	0.5%	0	0	0.0%	$1,133
Langley Park	373	4,312	0.7%	0	0	0.0%	$1,226
Largo Town Center-Morgan Blvd	152	3,111	0.5%	0	0	0.0%	$1,585
Leesburg	59	1,531	0.3%	0	0	0.0%	$1,373
Life Sciences Center-Gaithersburg Crown	101	4,044	0.7%	0	0	0.0%	$1,642
Loudoun Gateway Station	0	0	0.0%	0	0	0.0%	--
Manassas Park	50	1,361	0.2%	0	0	0.0%	$1,426
McLean	1	256	0.0%	0	0	0.0%	$1,670
McMillan-Old Soldiers Home	51	721	0.1%	0	0	0.0%	$1,317
Minnesota Ave	202	4,605	0.8%	0	0	0.0%	$1,105
Monumental Core	36	3,190	0.5%	1	194	1.4%	$1,959
National Harbor	4	464	0.1%	0	0	0.0%	$1,500
Naylor-Southern Ave	79	2,438	0.4%	0	0	0.0%	$1,161
New Carrollton	143	2,671	0.5%	0	0	0.0%	$1,333
New York Avenue Corridor	45	1,492	0.3%	0	0	0.0%	$1,460
NIH-Walter Reed Nat'l Mil Medical Ctr	0	0	0.0%	0	0	0.0%	--
NoMa	115	9,683	1.7%	1	420	2.9%	$1,960
North Woodbridge	16	693	0.1%	0	0	0.0%	$1,494
Olney	24	282	0.0%	0	0	0.0%	$1,268
Oxon Hill	36	697	0.1%	0	0	0.0%	$1,485
Pentagon	0	0	0.0%	0	0	0.0%	--
Pentagon City	17	5,491	0.9%	0	0	0.0%	$1,722
Poplar Point	177	3,600	0.6%	0	0	0.0%	$1,111
Port Towns	47	582	0.1%	1	84	0.6%	$1,262
Potomac Shores	80	1,206	0.2%	0	0	0.0%	$1,264
Potomac Town Center	7	1,232	0.2%	0	0	0.0%	$1,580
Potomac Yard	31	2,589	0.4%	0	0	0.0%	$1,752
Prince George's Plaza	67	3,090	0.5%	0	0	0.0%	$1,564
Reston Town Center	8	1,613	0.3%	0	0	0.0%	$1,999
Rhode Island Ave Metro	59	3,112	0.5%	0	0	0.0%	$1,358
Rock Spring	24	645	0.1%	0	0	0.0%	$1,742
Rockville King Farm-Research Ctr-Shady Grove	45	2,214	0.4%	0	0	0.0%	$1,587
Rockville Montgomery College	24	331	0.1%	0	0	0.0%	$1,541

Activity Center	Built Prior to 2020			2020 Completions			Average Effective Rent in 1 BR Units at End of 2020
	Buildings	Total Units	Regional Share	Buildings	Total Units	Regional Share	
Rockville Tower Oaks	0	0	0.0%	0	0	0.0%	--
Rockville Town Center	19	1,668	0.3%	1	70	0.5%	$1,672
Rockville Twinbrook	70	3,856	0.7%	1	238	1.7%	$1,448
Rosslyn	80	3,746	0.6%	1	12	0.1%	$1,798
Route 28 Central	0	0	0.0%	0	0	0.0%	--
Route 28 North	1	96	0.0%	1	333	2.3%	$1,492
Route 28 South	0	0	0.0%	0	0	0.0%	--
Seven Corners	137	1,446	0.2%	0	0	0.0%	$1,441
Shirlington	20	1,620	0.3%	0	0	0.0%	$1,558
Silver Spring	255	14,416	2.5%	0	0	0.0%	$1,551
Southwest Waterfront	113	7,822	1.3%	10	3,564	25.0%	$2,031
Springfield	57	1,200	0.2%	0	0	0.0%	$1,514
St. Elizabeth's	112	2,357	0.4%	0	0	0.0%	$1,096
Stadium Armory	124	1,674	0.3%	5	443	3.1%	$1,486
Suitland	246	3,452	0.6%	0	0	0.0%	$1,235
Takoma Park	62	1,852	0.3%	0	0	0.0%	$1,120
Tysons Central 123	49	3,605	0.6%	0	0	0.0%	$1,859
Tysons Central 7	18	1,152	0.2%	0	0	0.0%	$2,121
Tysons East	81	1,568	0.3%	0	0	0.0%	$1,775
Tysons West	3	1,078	0.2%	0	0	0.0%	$1,631
U-14th Street Corridor	169	7,582	1.3%	5	805	5.6%	$1,995
Urbana	8	352	0.1%	0	0	0.0%	$1,615
Vienna	14	802	0.1%	0	0	0.0%	$1,565
Virginia Square	45	2,658	0.5%	0	0	0.0%	$1,762
Waldorf	4	62	0.0%	0	0	0.0%	$1,523
Walter Reed	117	3,123	0.5%	0	0	0.0%	$1,370
West End	35	3,913	0.7%	0	0	0.0%	$2,290
West Hyattsville Metro	263	3,798	0.7%	0	0	0.0%	$1,158
Westphalia	0	0	0.0%	0	0	0.0%	--
Wheaton	70	2,519	0.4%	0	0	0.0%	$1,566
White Flint	44	2,869	0.5%	1	294	2.1%	$1,841
White Oak-FDA	115	3,132	0.5%	0	0	0.0%	$1,323
Wiehle-Reston East	3	1,259	0.2%	1	260	1.8%	$1,624
Yorkshire	23	517	0.1%	0	0	0.0%	$1,294
Inside of Activity Centers Total	*10,059*	*333,767*	*57.3%*	*93*	*12,698*	*89.0%*	*$1,644*
Outside of Activity Centers Total	*14,728*	*248,290*	*42.7%*	*37*	*1,571*	*11.0%*	*$1,374*
Regional Total	**24,787**	**582,057**	**100.0%**	**130**	**14,269**	**100.0%**	**$1,540**

APPENDIX D. METRO STATION WALKSHED TOTALS

Metrorail Station Half-Mile Walkshed	Built Prior to 2020			2020 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2020
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Addison Road-Seat Pleasant	12	221	0.0%	0	0	0.0%	0%	$1,156
Anacostia	48	926	0.2%	0	0	0.0%	40%	$1,150
Archives-Navy Mem-Penn Qtr	7	881	0.2%	0	0	0.0%	97%	$2,243
Arlington Cemetery	0	0	0.0%	0	0	0.0%	--	--
Ballston-MU	43	5,841	1.0%	6	1,067	7.5%	95%	$1,934
Benning Road	107	1,550	0.3%	0	0	0.0%	13%	$1,090
Bethesda	38	2,868	0.5%	0	0	0.0%	72%	$1,977
Braddock Road	61	2,099	0.4%	3	149	1.0%	74%	$1,640
Branch Avenue	17	1,769	0.3%	0	0	0.0%	100%	$1,695
Brookland-CUA	29	782	0.1%	1	9	0.1%	79%	$1,954
Capitol Heights	28	659	0.1%	0	0	0.0%	63%	$1,040
Capitol South	36	1,630	0.3%	1	375	2.6%	80%	$1,946
Cheverly	0	0	0.0%	0	0	0.0%	--	--
Clarendon	30	2,970	0.5%	0	0	0.0%	90%	$1,921
Cleveland Park	31	2,780	0.5%	0	0	0.0%	7%	$1,875
College Park-Univ of Maryland	19	182	0.0%	0	0	0.0%	0%	$973
Columbia Heights	189	7,735	1.3%	0	0	0.0%	18%	$1,832
Congress Heights	200	2,047	0.3%	0	0	0.0%	31%	$1,009
Court House	96	5,939	1.0%	0	0	0.0%	88%	$1,836
Crystal City	19	5,609	1.0%	0	0	0.0%	51%	$1,669
Deanwood	54	757	0.1%	0	0	0.0%	0%	$929
Dunn Loring-Merrifield	69	2,240	0.4%	0	0	0.0%	68%	$1,563
Dupont Circle	118	5,196	0.9%	1	7	0.0%	21%	$2,218
East Falls Church	1	214	0.0%	0	0	0.0%	100%	$2,068
Eastern Market	71	1,111	0.2%	3	118	0.8%	28%	$1,807
Eisenhower Avenue	7	1,517	0.3%	1	525	3.7%	100%	$1,712
Farragut North	14	2,004	0.3%	0	0	0.0%	22%	$2,177
Farragut West	11	1,159	0.2%	0	0	0.0%	41%	$2,313
Federal Center SW	3	307	0.1%	1	194	1.4%	39%	$1,678
Federal Triangle	2	135	0.0%	0	0	0.0%	100%	$2,053
Foggy Bottom-GWU	36	3,873	0.7%	0	0	0.0%	35%	$2,301
Forest Glen	24	295	0.1%	0	0	0.0%	0%	$1,278
Fort Totten	8	855	0.1%	0	0	0.0%	97%	$1,972
Franconia-Springfield	0	0	0.0%	0	0	0.0%	--	--
Friendship Heights	8	1,471	0.3%	0	0	0.0%	29%	$1,700

Metrorail Station Half-Mile Walkshed	Built Prior to 2020			2020 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2020
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Gallery Place-Chinatown	42	6,116	1.0%	1	104	0.7%	92%	$1,962
Georgia Ave-Petworth	91	2,304	0.4%	0	0	0.0%	48%	$1,646
Glenmont	12	165	0.0%	0	0	0.0%	0%	$1,496
Greenbelt	0	0	0.0%	0	0	0.0%	--	--
Greensboro	18	1,152	0.2%	0	0	0.0%	81%	$2,121
Grosvenor-Strathmore	14	1,508	0.3%	0	0	0.0%	100%	$1,652
Huntington	15	913	0.2%	0	0	0.0%	86%	$1,602
Judiciary Square	22	4,171	0.7%	1	104	0.7%	89%	$1,988
King Street-Old Town	22	1,221	0.2%	0	0	0.0%	78%	$1,758
Landover	0	0	0.0%	0	0	0.0%	--	--
Largo Town Center	8	776	0.1%	0	0	0.0%	86%	$1,588
L'Enfant Plaza	7	249	0.0%	1	194	1.4%	83%	$2,646
McLean	27	948	0.2%	0	0	0.0%	78%	$1,728
McPherson Square	26	4,172	0.7%	0	0	0.0%	33%	$2,231
Medical Center	1	359	0.1%	0	0	0.0%	100%	$2,244
Metro Center	18	2,441	0.4%	0	0	0.0%	46%	$2,249
Minnesota Avenue	41	1,486	0.3%	0	0	0.0%	56%	$1,139
Morgan Boulevard	12	478	0.1%	0	0	0.0%	100%	$1,556
Mt Vernon Sq-7th St-Convention Ctr	91	8,647	1.5%	0	0	0.0%	58%	$1,921
Navy Yard-Ballpark	89	8,182	1.4%	9	2,842	19.9%	92%	$2,055
Naylor Road	5	774	0.1%	0	0	0.0%	0%	$1,156
New Carrollton	1	278	0.0%	0	0	0.0%	100%	$1,667
NOMA-Gallaudet	16	4,785	0.8%	0	0	0.0%	99.8%	$1,983
Pentagon	3	601	0.1%	0	0	0.0%	100%	$1,828
Pentagon City	25	8,374	1.4%	0	0	0.0%	69%	$1,699
Potomac Avenue	48	1,089	0.2%	6	610	4.3%	57%	$1,491
Prince George's Plaza	11	619	0.1%	0	0	0.0%	97%	$1,668
Rhode Island Ave-Brentwood	9	730	0.1%	0	0	0.0%	85%	$1,578
Rockville	7	1,229	0.2%	1	70	0.5%	91%	$1,703
Ronald Reagan Wash. National Airpt	0	0	0.0%	0	0	0.0%	--	--
Rosslyn	38	2,861	0.5%	0	0	0.0%	83%	$1,923
Shady Grove	2	443	0.1%	0	0	0.0%	75%	$1,663
Shaw-Howard Univ	119	3,839	0.7%	5	805	5.6%	59%	$1,900
Silver Spring	63	9,137	1.6%	0	0	0.0%	47%	$1,608
Smithsonian	1	373	0.1%	0	0	0.0%	100%	$2,723
Southern Avenue	1	25	0.0%	0	0	0.0%	0%	--
Spring Hill	2	804	0.1%	0	0	0.0%	100%	$1,828

Metrorail Station Half-Mile Walkshed	Built Prior to 2020			2020 Completions			Percent Built Since Station Opened	Avg. 1 BR Rent in 2020
	Buildings	Units	Regional Share	Buildings	Units	Regional Share		
Stadium-Armory	24	391	0.1%	0	0	0.0%	36%	$1,560
Suitland	115	999	0.2%	0	0	0.0%	0%	$1,252
Takoma	19	849	0.1%	0	0	0.0%	59%	$1,468
Tenleytown-AU	7	305	0.1%	0	0	0.0%	52%	$1,932
Twinbrook	10	1,919	0.3%	0	0	0.0%	87%	$1,515
Tysons Corner	2	890	0.2%	0	0	0.0%	100%	$1,995
U St/Afr-Amer Civil War Mem/Cardozo	104	6,092	1.0%	5	805	5.6%	65%	$2,026
Union Station	14	1,556	0.3%	1	104	0.7%	88%	$2,020
Van Dorn Street	5	226	0.0%	0	0	0.0%	100%	$1,697
Van Ness-UDC	23	3,226	0.6%	0	0	0.0%	18%	$1,757
Vienna-Fairfax-GMU	14	802	0.1%	0	0	0.0%	100%	$1,565
Virginia Square-GMU	71	5,779	1.0%	2	576	4.0%	92%	$1,926
Waterfront	91	4,811	0.8%	0	0	0.0%	34%	$1,814
West Falls Church-VT/UVA	0	0	0.0%	0	0	0.0%	--	--
West Hyattsville	0	0	0.0%	0	0	0.0%	--	--
Wheaton	68	2,379	0.4%	0	0	0.0%	76%	$1,579
White Flint	10	2,264	0.4%	1	294	2.1%	100%	$1,833
Wiehle-Reston East	2	869	0.1%	1	260	1.8%	100%	$1,805
Woodley Park-Zoo/Adams Morgan	39	2,756	0.5%	0	0	0.0%	15%	$2,102
DC Station Walkshed Totals	*1,591*	*77,803*	*13.3%*	*24*	*4,571*	*32.0%*	*52%*	*$1,929*
Maryland Station Walkshed Totals	*462*	*30,428*	*5.2%*	*2*	*364*	*2.6%*	*65%*	*$1,644*
Virginia Station Walkshed Totals	*514*	*43,197*	*7.4%*	*11*	*2,001*	*14.0%*	*81%*	*$1,797*
Inside Walkshed Total	*2,567*	*151,428*	*25.8%*	*37*	*6,936*	*48.6%*	*63%*	*$1,834*
Outside Walkshed Total	*22,484*	*434,396*	*74.2%*	*93*	*7,333*	*51.4%*	*43%*	*$1,415*
Regional Total	**25,051**	**585,824**	**100.0%**	**130**	**14,269**	**100.0%**	**49%**	**$1,540**

Source: CoStar, COG

Half-Mile Walkshed Geography Methodology

The geography used to calculate walkshed totals for Metrorail stations was created by Transportation Planning Board (TPB) staff in 2019. Station areas with more intersections, smaller blocks and fewer barriers will have a walkshed with a larger total area. The largest theoretical area is .79 square miles—the area of a circle with a radius of 0.5 miles. Stations areas with higher unit totals could be the result of having more construction activity or having a more extensive half-mile walkshed (or both). The analysis was only performed on walksheds as they exist in 2019. The same 2019 vintage walkshed geography was used for looking at past construction. Therefore, the station area totals for previous years are for an area that may not been accessible via a half-mile walk until a later time—or even had a station built yet. More information on walksheds can be found in the TPB blog.

APPENDIX E

Multifamily Construction Definitions (adapted from CoStar Glossary[12])

AVERAGE EFFECTIVE RENT
Weighted mean rent of all units within a defined area. Effective rents for buildings with more units are weighed more heavily, in proportion to share of the total market. Rents are for units that are available to be rented by a new tenant.

COMPLETION
Projects with buildings that are completed and are ready for occupancy. A certificate of occupancy has been received.

EFFECTIVE RENT
Expressed as a monthly amount, the average rent paid during the term adjusted downward for concessions paid for by the landlord (such as free rent, moving expenses, or other allowances).

MULTIFAMILY RENTAL HOUSING PROJECT
A residential property with one or more completed buildings that leases five or more apartment units. Condominiums, cooperative housing, mobile home parks, assisted-living facilities, military housing and student housing are not included.

[12] http://www.costar.com/about/costar-glossary

APPENDIX F. MAPPING METHODOLOGY

Mapping Rent Data in Hexagonal Grid Cells

This report maps rents using aggregated unit-based data and a grid of 3,768 identical hexagonal cells, each with an area of one square mile. This method was chosen to make neighborhood-level trends in unit-based data uniformly apparent, without being influenced by building size, neighborhood size or jurisdictional borders.

Mapping Units in Vicinity of Building Location

This report displays unit data for each building by generating points at random within the vicinity of the building's address. Regional unit data is distributed within a circle with an area of 100,000 square feet for each unit in the building; one dot is randomly placed within the defined circle for every 20 units in the building. Unit data for the Beltway area is distributed within circle with an area of 25,000 square feet for each unit in the building; one dot is randomly placed within the defined circle for every five units in the building. This method was chosen to make neighborhood-level trends in unit-based data uniformly apparent, without being influenced by building size, neighborhood size or jurisdictional borders. However, neighborhoods with several buildings will have less space between each dot compared with neighborhood with only a single building that has a lot of units.

The map for units in transit walksheds and Activity Centers uses the same methodology but only distribute dots within the portion of the defined circle that falls within the walkshed or Activity Center.

APPENDIX G. INCOME AND RENTS

American Housing Survey Data

This report relies on data from CoStar for mean and median monthly rents but uses data from the U.S. Census's American Housing Survey (AHS) for median renter income. An alternative source that is commonly used in housing research is the annual American Community Survey (ACS). For this report, the AHS is preferable to ACS data because the ACS reports median income by occupant tenure (renter vs. owner), as well as the number of bedrooms in unit.

The AHS reports median income for the Washington Metropolitan Statistical Area (MSA), a region with 24 counties and county-equivalents that includes the District of Columbia and parts of Maryland, Virginia, and West Virginia—a larger geography and population than the 14-county and county-equivalent COG region. The American Housing Survey is released on odd years only, so this report inflation-adjusted (July) 2019 renter income data from the AHS so it could be compared to the (December) 2020 monthly rent data from CoStar, as shown in Table 49 below:

Figure 36. Affordable Rents for Renters with Median Income for the Washington MSA

Unit Size	2019 AHS Median Renter Income	Adjusted 2020 Median Renter Income*	2020 Monthly Income for Renters	Rent Threshold for Cost-Burden (One-Fourth Monthly Income)
Studio	~$40,370	$41,237	$3,436	$859
1 BR	$55,020	$56,202	$4,683	$1,171
2 BR	$65,000	$66,396	$5,533	$1,383
3 BR	$75,000	$76,611	$6,384	$1,596
4+ BR	$94,000	$96,019	$8,002	$2,000

**The BLS inflation rate from July 2019 to December 2020 was 2.15 percent*

Calculating Housing Cost-Burden for Renters

The US Department of Housing and Urban Development (HUD) has defined those spending more than 30 percent of monthly gross income on housing to be cost burdened. Five percent of income is set aside for utilities and other fees, leaving 25 percent for rent[13]. The final column of Table 36 shows the highest possible rent that a renter earning the median income in the Washington MSA can pay without being cost-burdened.

[13] Housing programs also have more exact ways of calculating utility allowances but five percent is appropriate for a general allowance (See page 5-78 in Chapter 5 of the HUD Occupancy Handbook).

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