

# ADDRESSING THE ACCESSIBILITY OF THE HOUSING NEEDED

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COG Board of Directors  
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Metropolitan Washington  
Council of Governments

# Key Questions – the 3 “A”s

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## ✓ **Amount:**

Can the region accommodate an additional 100,000 households above what is currently forecast by 2045?

## **Accessibility:**

Can the additional households be located in Activity Centers and near High Capacity Transit areas?

## ❑ **Affordability:**

What is the right mix of housing types and prices to accommodate our current and future workers?

# Amount: Findings from February 2019

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- Is there capacity for an additional 100,000 households beyond what's currently forecast within the region's existing comprehensive plans?
  - **YES**, comprehensive plans have enough capacity to address increased housing production
  - However, zoning and comprehensive plan changes may still be necessary for jurisdictions



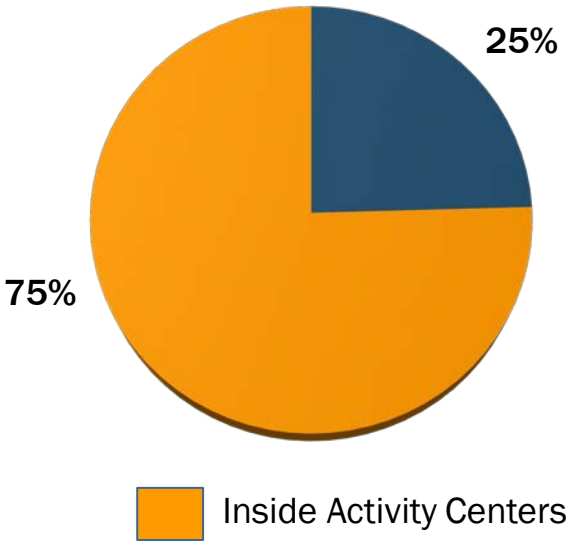
# Current Hurdle: Accessibility

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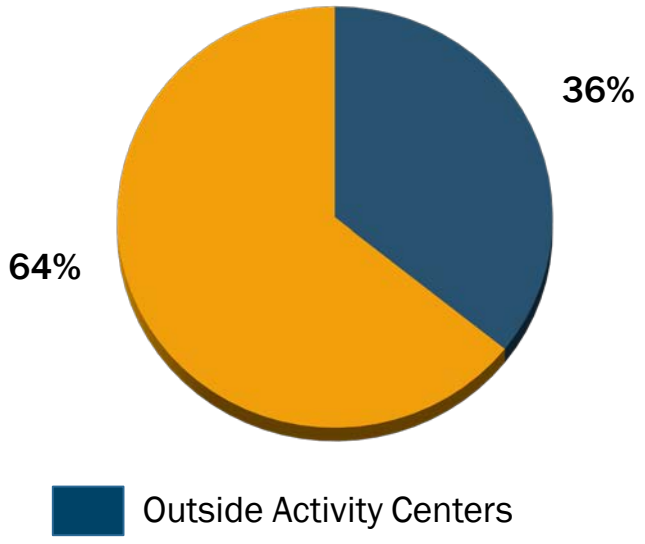


# Round 9.1 Cooperative Forecasts: 2015 to 2045 Growth in Activity Centers

**Employment**  
(+1,113,000)



**Households**  
(+648,000)



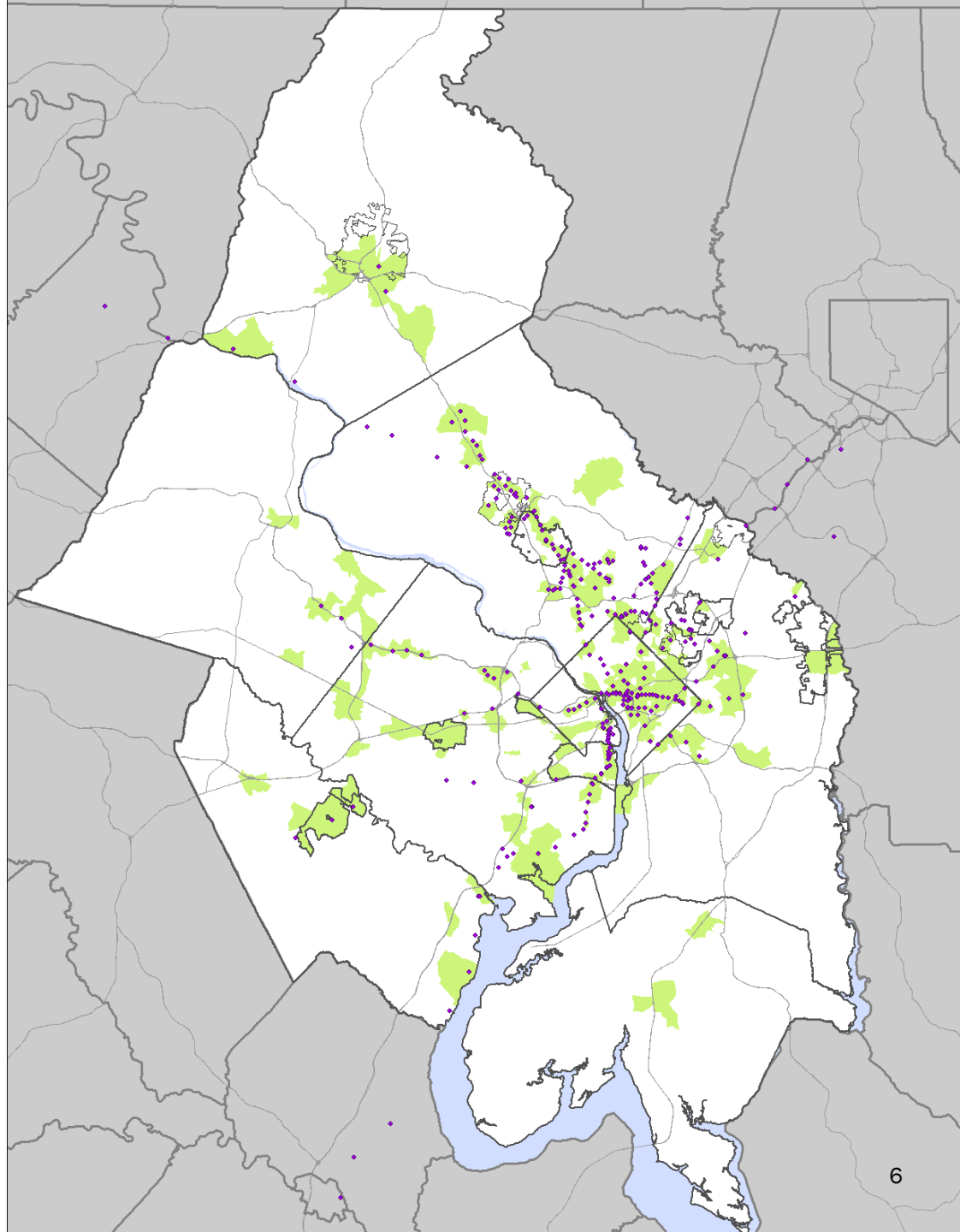
## Activity Centers

## High-Capacity Transit Stations

- 98 Metrorail Stations
- 39 Commuter Rail Stations
- 21 Light Rail Stations
- 120 BRT Stations
- 19 Streetcar Stations

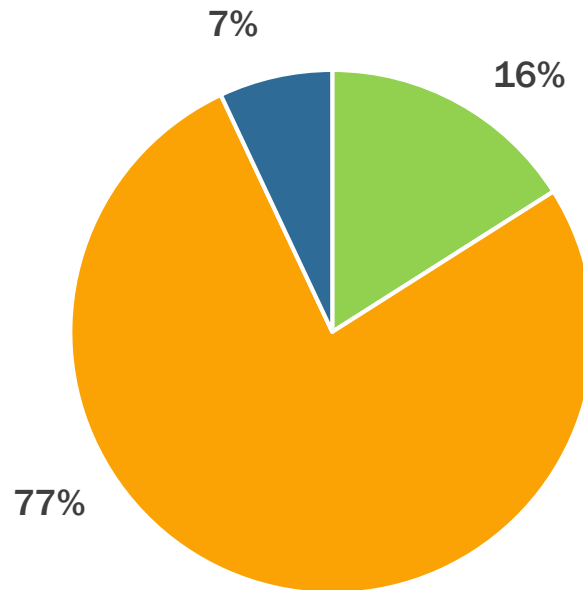
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- **297 Total Stations**



# Accessibility: Preliminary Assessment

## Sub-regional Shares of Additional 100,000 Housing Unit Capacity Within Activity Centers and High-Capacity Transit Stations



■ Central Jurisdictions ■ Inner Jurisdictions ■ Outer Jurisdictions



# Next Hurdle: Analyzing Affordability

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- Presentation to COG Board on June 12





# Constellation of Housing Research Efforts



THE GEORGE  
WASHINGTON  
UNIVERSITY

CENTER FOR  
WASHINGTON  
AREA STUDIES

Northern Virginia  
Affordable Housing  
Alliance



Housing Leaders Group  
of Greater Washington

# Next Steps

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- Today: Adopt Resolution Establishing Housing Strategy Group
- June 5: CAOs Retreat
- June 12: Assessment of “Affordability”
- July 20-21: COG Leadership Retreat
- Fall 2019: Putting together the Amount, Accessibility, and Affordability pieces, what might a regional housing solution look like?

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