

# Assessment of 'Additional Housing Capacity' beyond the Cooperative Forecasts And POTENTIAL Targets

(Thousands)

June 2019

	Round 9.1 Forecast Household Growth 2015-2045	"Additional Households" – Unconstrained Capacity in Local Government Comprehensive Plans <i>not in Round 9.1 Forecast</i>	Likely Share of "Additional Households" within Activity Centers and High Capacity Transit Stations	Amount of "Additional Households" in Activity Centers and High Capacity Transit Stations	"Potential Target" for Additional Housing
District of Columbia	115	8	65%	5	
Arlington County	38	7	100%	7	
City of Alexandria	36	10	100%	10	
Montgomery County	87	43	100%	43	
City of Rockville	13	10	80%	8	
City of Gaithersburg	9	1	67%	1	
Prince George's County*	56	56	75%	42	
Fairfax County	124	50	100%	50	
City of Fairfax	5	0	0%	0	
City of Falls Church	3	1	100%	1	
Loudoun County	48	TBD	TBD	TBD	
Prince William County	54	0	0%	0	
City of Manassas	3	3	100%	3	
City of Manassas Park	1	TBD	TBD	TBD	
Charles County	39	TBD	TBD	TBD	
Frederick County	42	15	44%	6	
City of Frederick	9	4	57%	2	
<b>Central Jurisdictions</b>	<b>189</b>	<b>25</b>	<b>12%</b>	<b>22</b>	<b>0</b>
<b>Inner Jurisdictions</b>	<b>274</b>	<b>162</b>	<b>82%</b>	<b>145</b>	<b>0</b>
<b>Outer Jurisdictions</b>	<b>185</b>	<b>17</b>	<b>5%</b>	<b>9</b>	<b>0</b>
<b>COG REGION TOTAL</b>	<b>648</b>	<b>203</b>	<b>100%</b>	<b>176</b>	<b>0</b>

\*Prince George's County will not be able to assess the capacity of the additional housing to be allocated in the activity centers and high-capacity transit station areas until May or later. Implementation of the county's new Zoning Ordinance is just beginning. This will impact the amount and where this additional housing can be anticipated.

# THE FUTURE OF HOUSING IN GREATER WASHINGTON

June 17, 2019 – Draft for Discussion

Under the direction of the COG Board of Directors, local housing and planning directors have studied what it would take to increase the area housing supply to accommodate the region's growing workforce. They have considered the amount, accessibility, and affordability of additional units. Together, let's consider how to turn their analyses into three regional aspirational housing targets.

## TARGET 1: AMOUNT

How much housing can we commit to adding and by when?

### Regional

- By 2030, 365,000 housing units should be added in the region. This is an additional 75,000 units beyond what's currently forecast.
- By 2045, 690,000 housing units should be added in the region. This is an additional 100,000 units beyond what's currently forecast.

*Well-vetted.*

### Jurisdictional

- By 2030, member jurisdictions should produce a share of the 365,000 needed housing units in the region.
- By 2045, member jurisdictions should produce a share of the 690,000 needed housing units in the region.

*To discuss in June & July 2019.*

## TARGET 2: ACCESSIBILITY

How much of that added housing should be located in Activity Centers and near high-capacity transit stations?

### Regional

- **Background:** COG's Region Forward Vision called for 50 percent of new households in Activity Centers. Since the region is exceeding that target—capturing 64 percent of growth—it should be updated.
- **Proposed New Region Forward Goal:** Going forward, 70 percent or at least 2/3 of new households should be located in Activity Centers and near high capacity transit.

*Based on April 2019 analysis.*

## TARGET 3: AFFORDABILITY

At what price points should housing be added to best accommodate the type of household growth anticipated in the region?

### Regional

By 2030, at least 1/3 of new housing should be affordable for low income households; at least 1/3 of new housing affordable to middle income households; and at least 1/3 of new housing affordable to the highest income households.

*To discuss. Based on May 2019 Urban Institute analysis.*

