***Revisiting Region Forward Housing Targets***

* *Region Forward*, COG’s long-range vision plan adopted by COG and its member governments in 2010, includes 28 targets, including several targets related to housing affordability.
* These housing targets were measured in COG’s 2012 *Baseline Progress Report*, but the structure of some of the targets made data collection or measurement difficult.
* In *State of the Region: Economic Competitiveness Report*, released January 2016, COG included modified targets and indicators to assess housing affordability.
* These modified targets and indicators and their measurements are presented for review and revision to the Housing Directors Advisory Committee; once HDAC has weighed in, COG will forward these for use in future Region Forward assessments.

Summary Targets and Indicators selected for study:

1. Affordable housing inventory;
2. Housing + Transportation costs in Activity Centers vs. region-wide;
3. New or preserved affordable units; and
4. Cost-burdened households (renters and owners).

Targets and Indicators related to Housing Affordability:

1. **Affordable Housing Inventory**

*Existing target:* The region will maintain a minimum of 10% of housing stock affordable to households earning less than 80% of the regional median income.

*Recommendation/rationale:* Given widespread consensus that there is NOT enough affordable housing in the region, increase target percentage to reflect that 32% of region’s households are below 80% of AMI (based on 2014 Housing Security Study). Include both market-rate and subsidized affordable units. Add subtargets for very low and extremely low income households.

*Proposed target:* The region will maintain a minimum of 30% of the region’s housing stock affordable to households earning less than 80% of regional median income, including 10% of units affordable to very-low income households (31-50% AMI) and 10% of units affordable to extremely low-income households (0-30% AMI).

|  |  |  |
| --- | --- | --- |
| **Total renter and owner units** |  | **1,852,700** |
| Total units affordable to Low Income HHs (<80% AMI) | | 806,500 |
|  | % of regional total | 43.5% |
| Total units affordable to Very Low Income (30-50% AMI) | | 353,800 |
|  | % of regional total | 19% |
| Total units affordable to Extremely Low Income (<30% AMI) | | 150,500 |
|  | % of regional total | 8% |

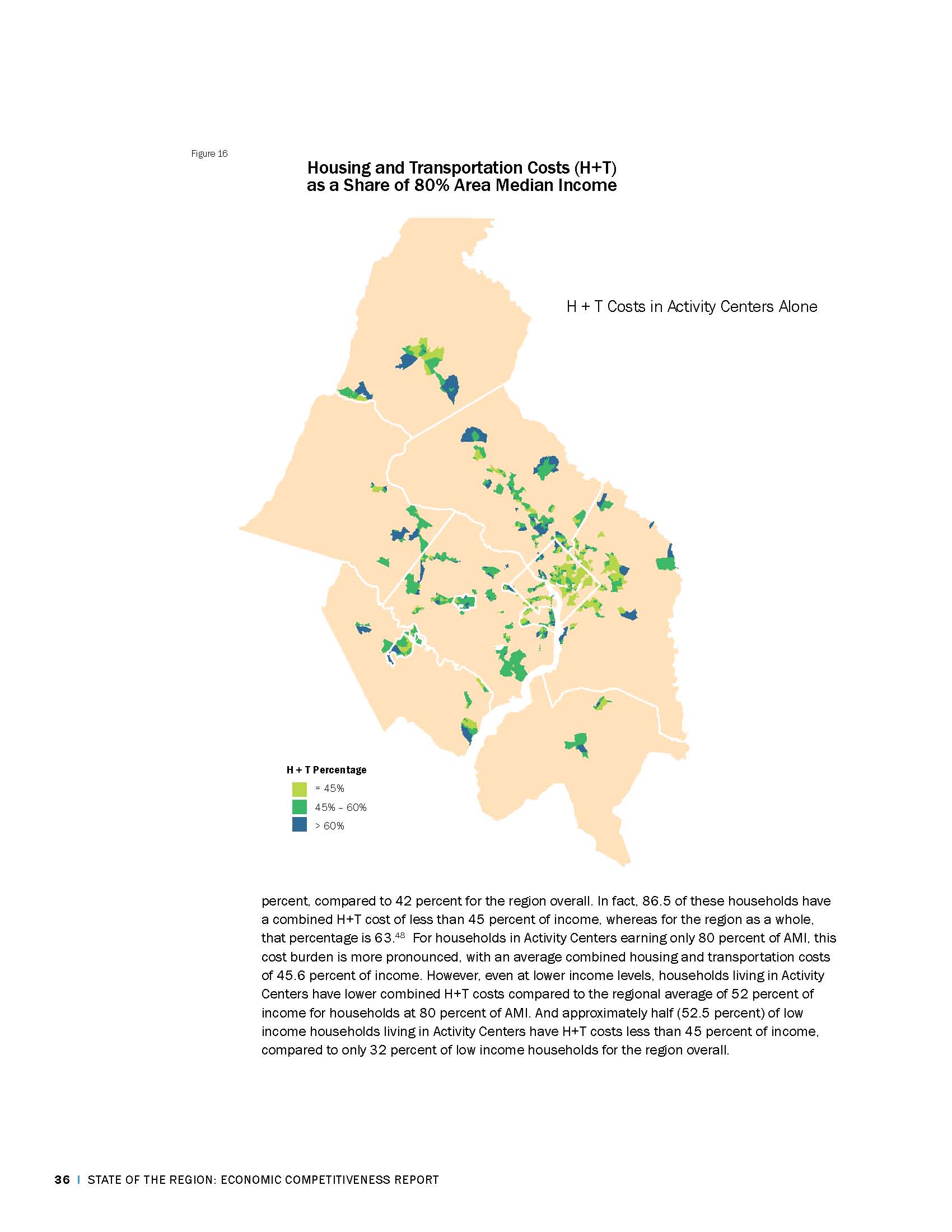
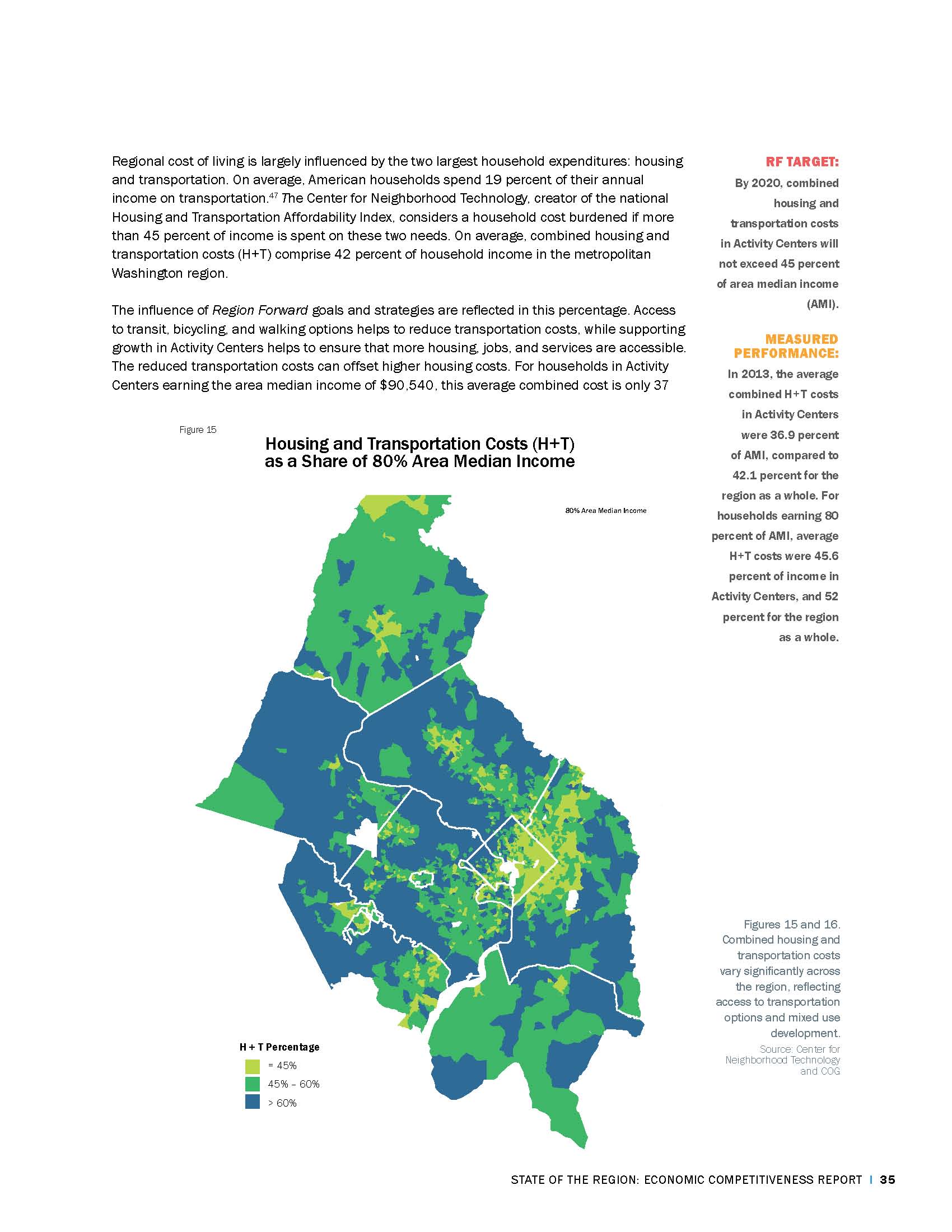
NOTE: As noted in the 2014 report Housing Security in the Washington Region, while a large share of the region’s housing stock is affordable to households at or below 80% AMI, many of these units are “unavailable” because they are occupied by higher-income households.

1. **Housing + Transportation Costs in Activity Centers**

*Existing target:* Beginning in 2012, the housing and transportation costs in the Regional Activity Centers will not exceed 45% of area median income.

*Proposed revisions:* Keep target, but add calculation for entire region for comparison (H + T for Activity Centers and H + T for entire region), and calculate at both 100% of AMI and 80% of AMI (working families breakout)

|  |  |  |
| --- | --- | --- |
| 2013 Data\* | Activity Centers | Entire COG Region |
| At 100% of Area Median Income |  |  |
| Average H + T Cost as a Percent of Income | 37% | 42% |
| At 80% of Area Median Income |  |  |
| Average H + T Cost as a Percent of Income | 46% | 52% |
| Source: Center for Neighborhood Technology, Housing + Transportation Index. | |  |
| \*A variety of data inputs are used but the most recent year used is 2013. |  |  |

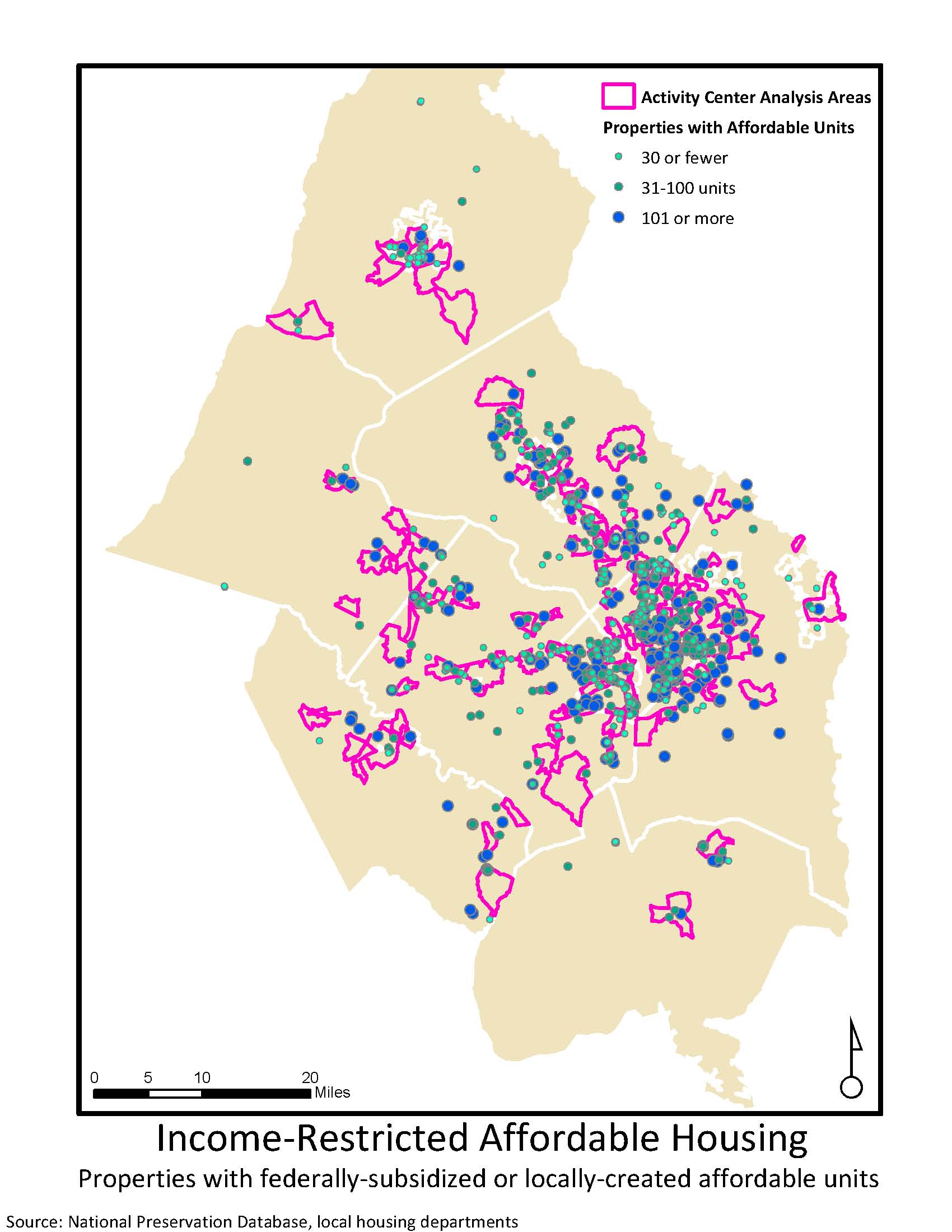
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1. **New or Preserved Affordable Units**

*Existing target:* Beginning in 2012, at least 80% of new or preserved affordable units will be located in Activity Centers.

*Recommendation/rationale:* Existing target is difficult to measure because it requires data on total *new* units and their location. Due to geographic specificity and data availability, focus on *income-restricted* affordable *rental* units. Switch from measuring new units to measuring portion of region’s total income-restricted affordable rental units located in Activity Centers.

*Proposed indicator:* Percentage of the region’s income-restricted affordable rental housing located in Activity Centers.

*Measured performance:* Currently, 48.6% of restricted affordable rental units are located within Activity Centers, and 65.7% are within a half-mile. 

1. **Cost-Burdened Households**

*Proposed new indicator:* Proportion of cost-burdened renter household and owner households.

**Renter Households**

**Owner Households**