

2020 MULTIFAMILY RENTAL HOUSING TRENDS FOR THE COG REGION

Analysis of CoStar data

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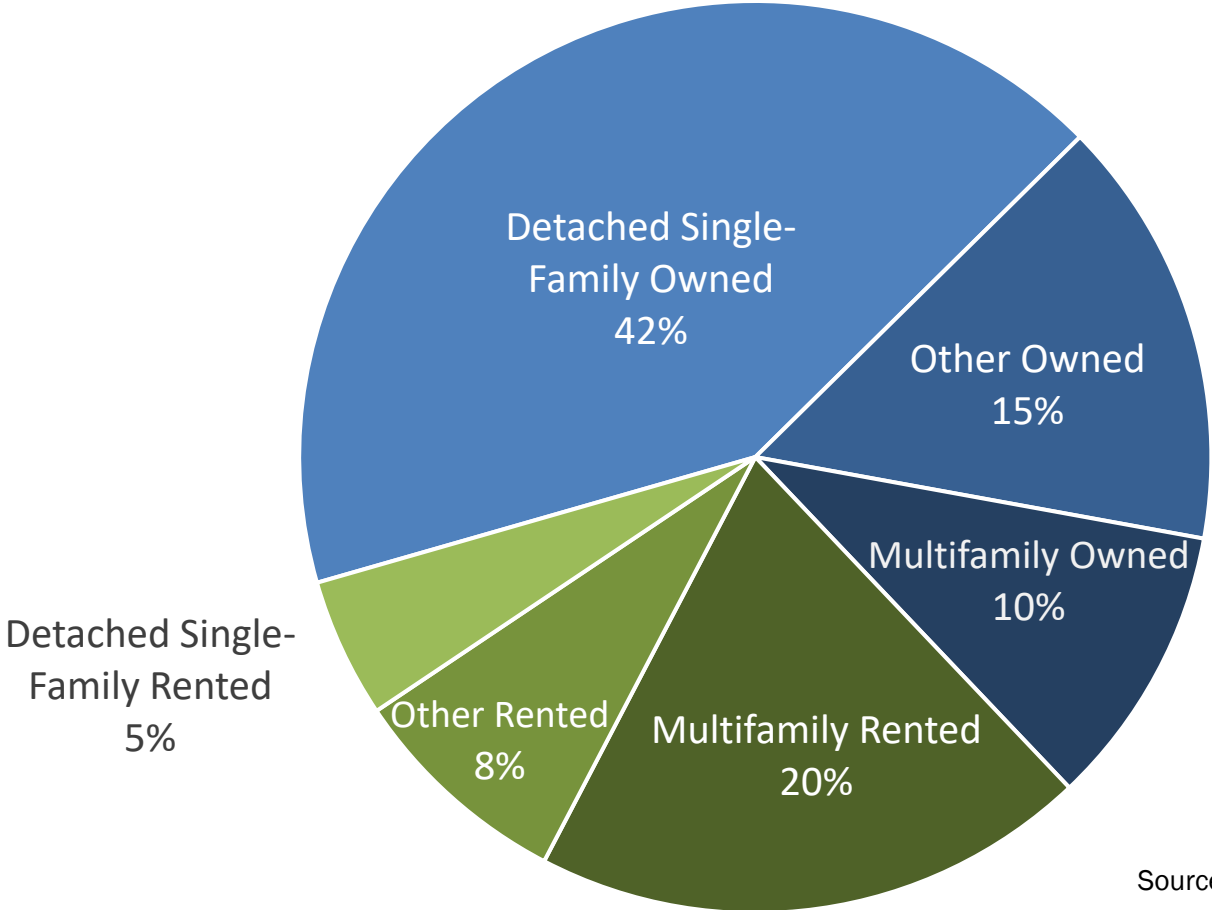


Metropolitan Washington
Council of Governments

About the Multifamily Rental Construction Indicators Report

- Annual analysis of completed multifamily rental real estate projects in COG region using data from CoStar's database of properties.
 - Excludes
 - Owner-occupied residences
 - Detached single-family residences
 - Projects with 4 units or fewer
 - Condos and co-ops

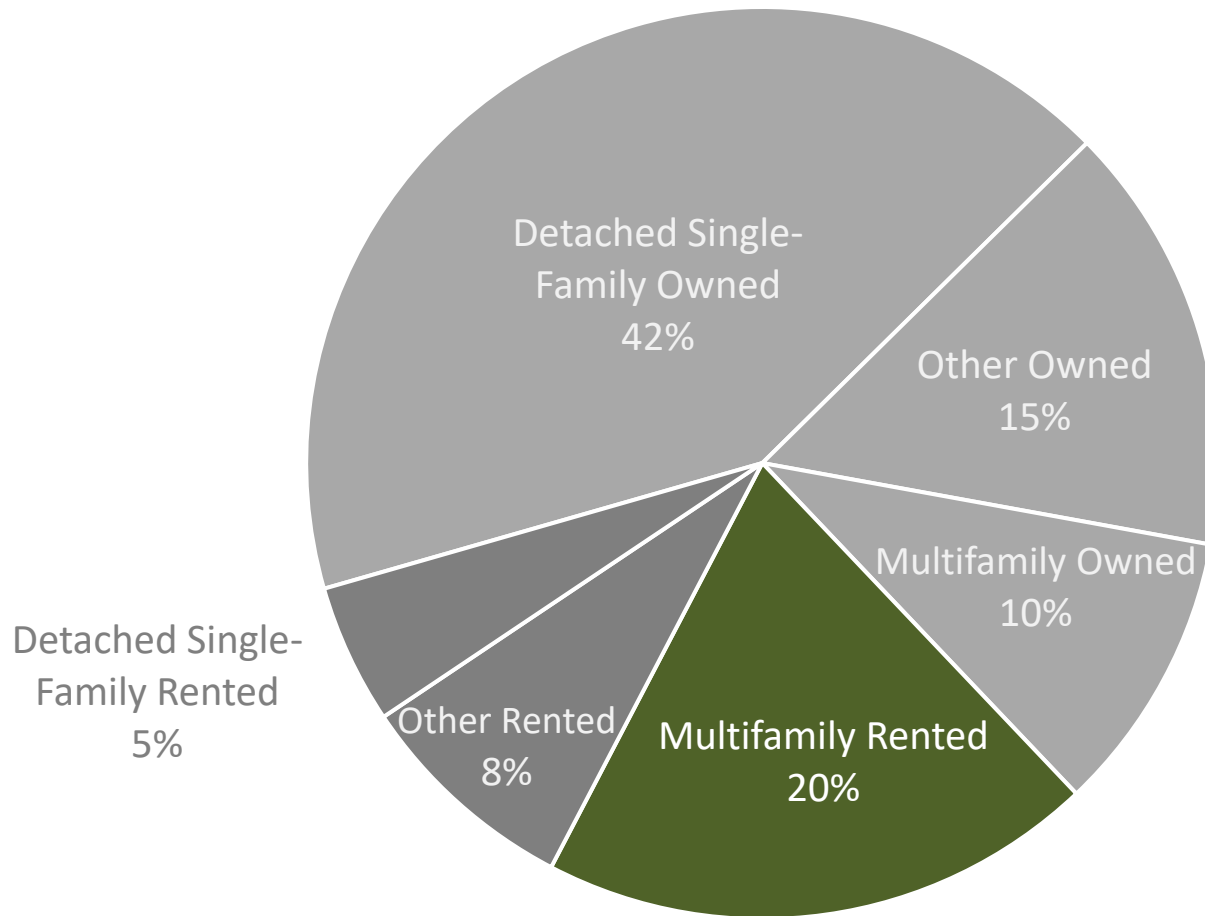
Occupied Housing in Washington MSA by Tenure and Number of Units in Structure



"Other" housing includes attached single-family, duplexes, triplexes, quadplexes, house boats, mobile homes and vehicles

Source: 2019 American Housing Survey, Washington MSA

Multifamily Rental Units in Washington MSA



Multi-family rental units make up one-fifth of total housing in the metropolitan area

Multi-family rental units make up roughly half of recently built housing in COG jurisdictions

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.



Regional Housing Target 1: Amount

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ACCESSIBILITY

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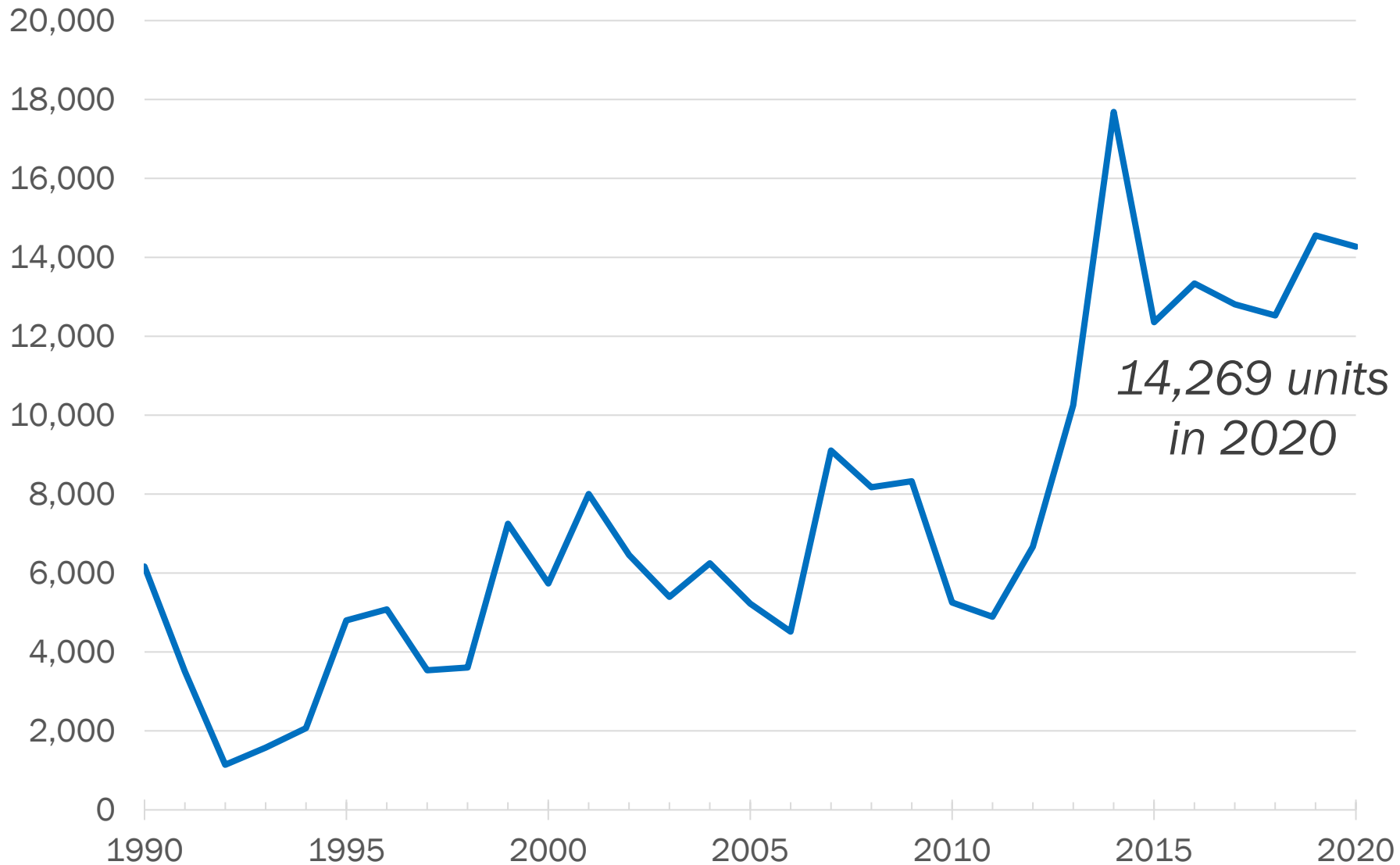
Regional Target 3:

AFFORDABILITY

At least 75% of new housing should be affordable to low- and middle-income households.



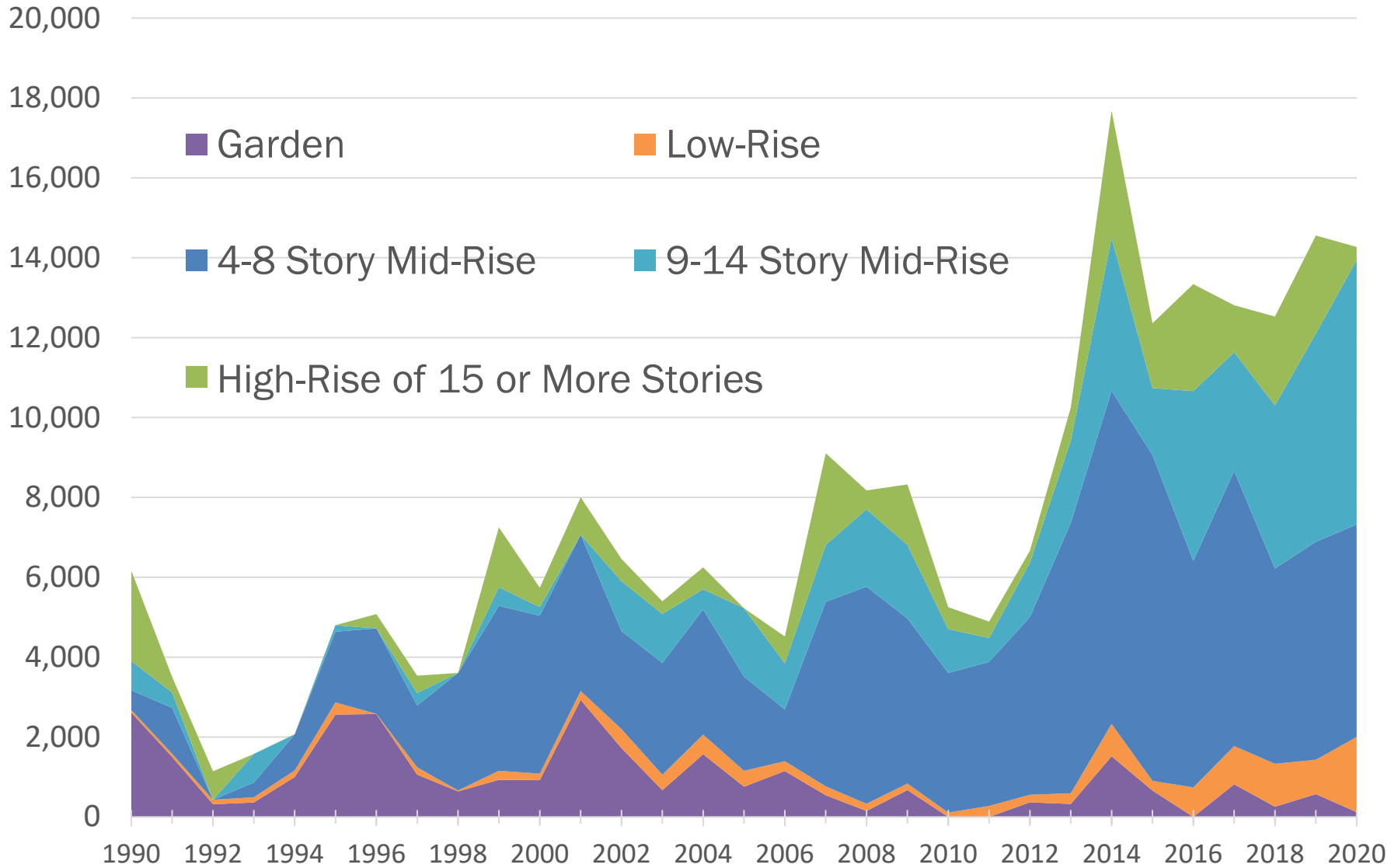
Number of New Units of Multifamily Rental Housing 1990 - 2020



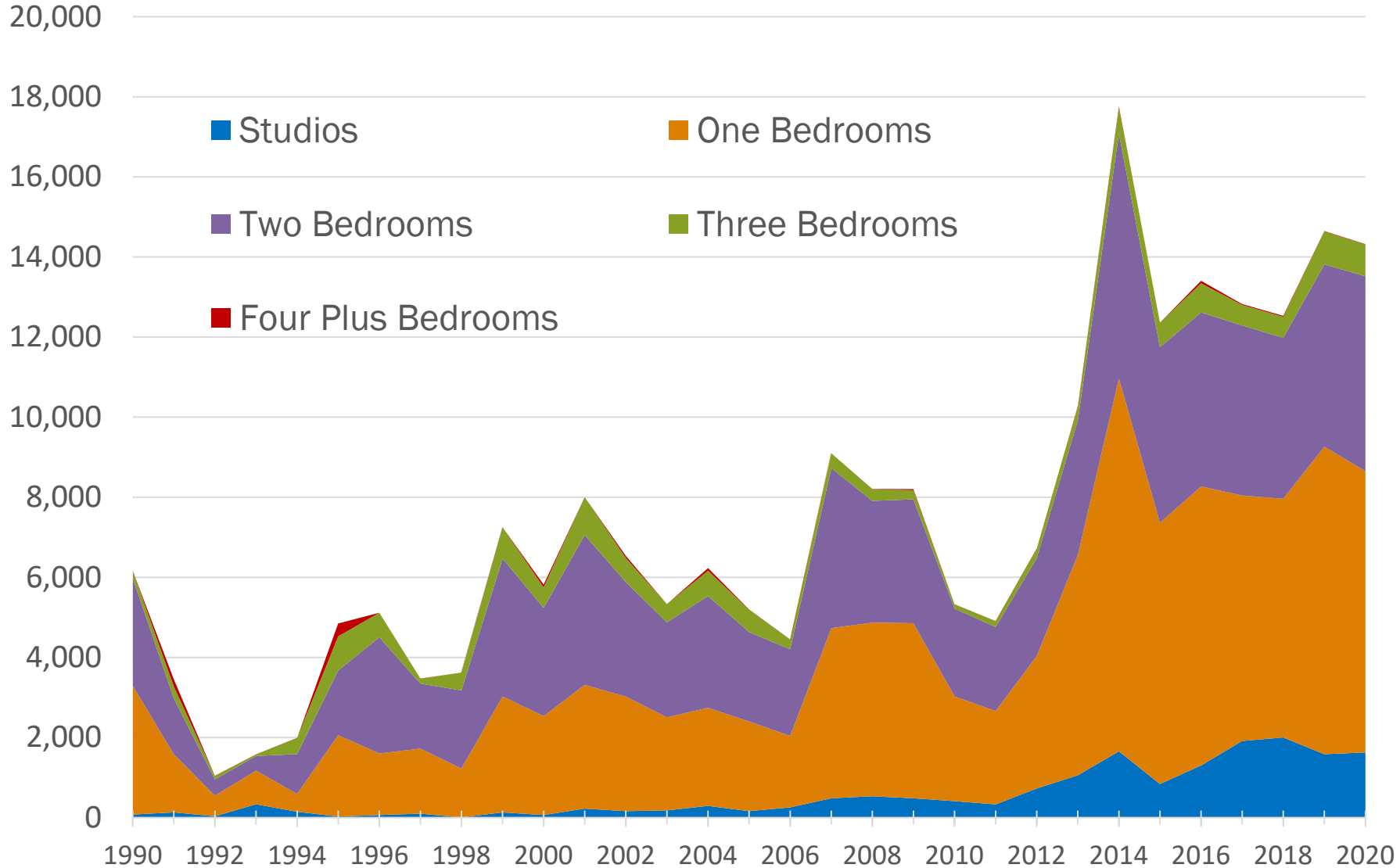
*14,269 units
in 2020*



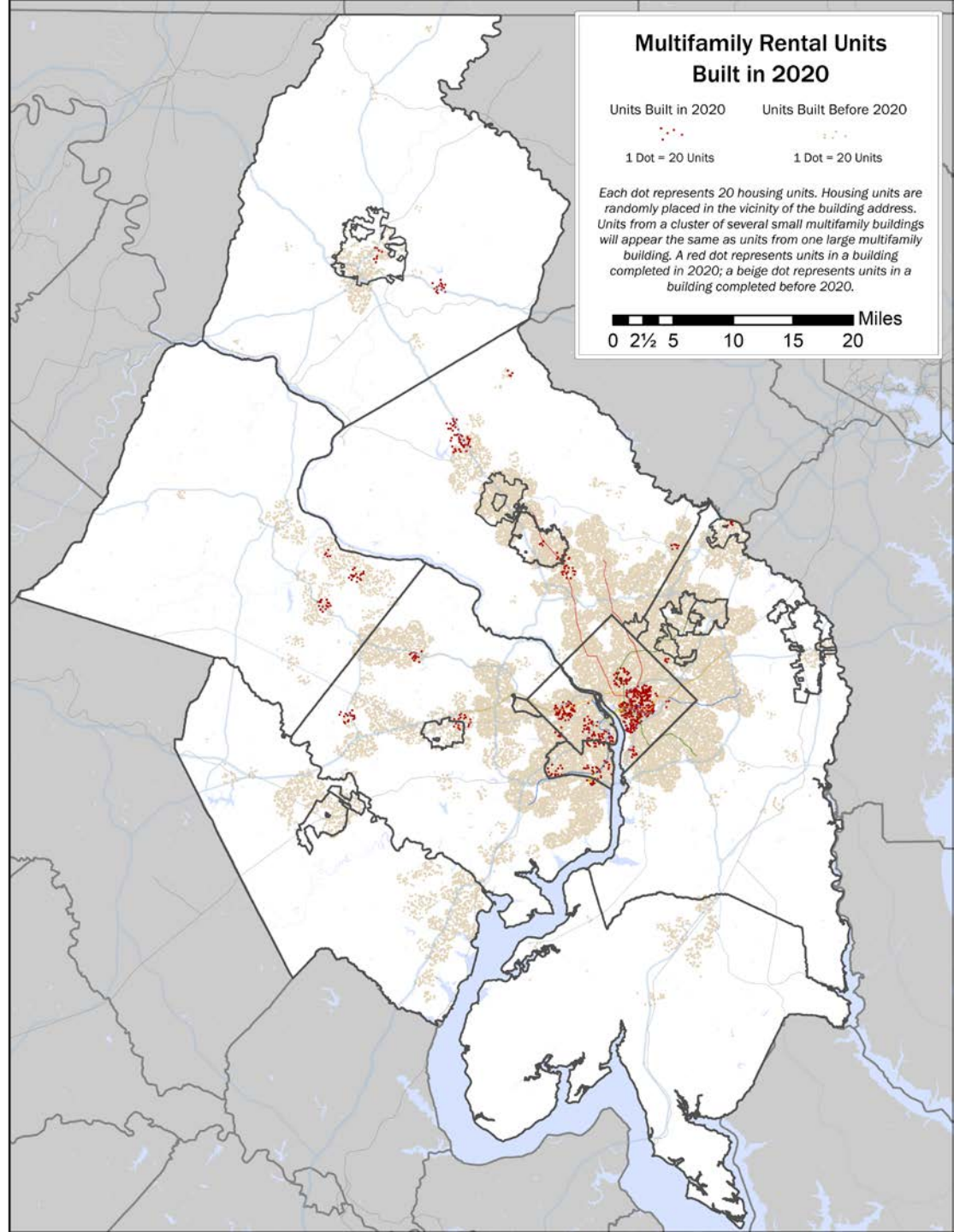
New Units of Multifamily Rental Housing by Building Style 1990 - 2020



Number of New Units of Multifamily Rental Housing by Unit 1990 - 2020



- Units completed in 2020 are shown in red
- Units built in prior years are shown in beige
- In 2020, new construction was primarily in the core and near Metrorail stations
- 72 percent of 2020 construction was built inside the Beltway



Regional Housing Target 2: Accessibility

Regional Target 1:

AMOUNT

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Regional Target 2:

ACCESSIBILITY

At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

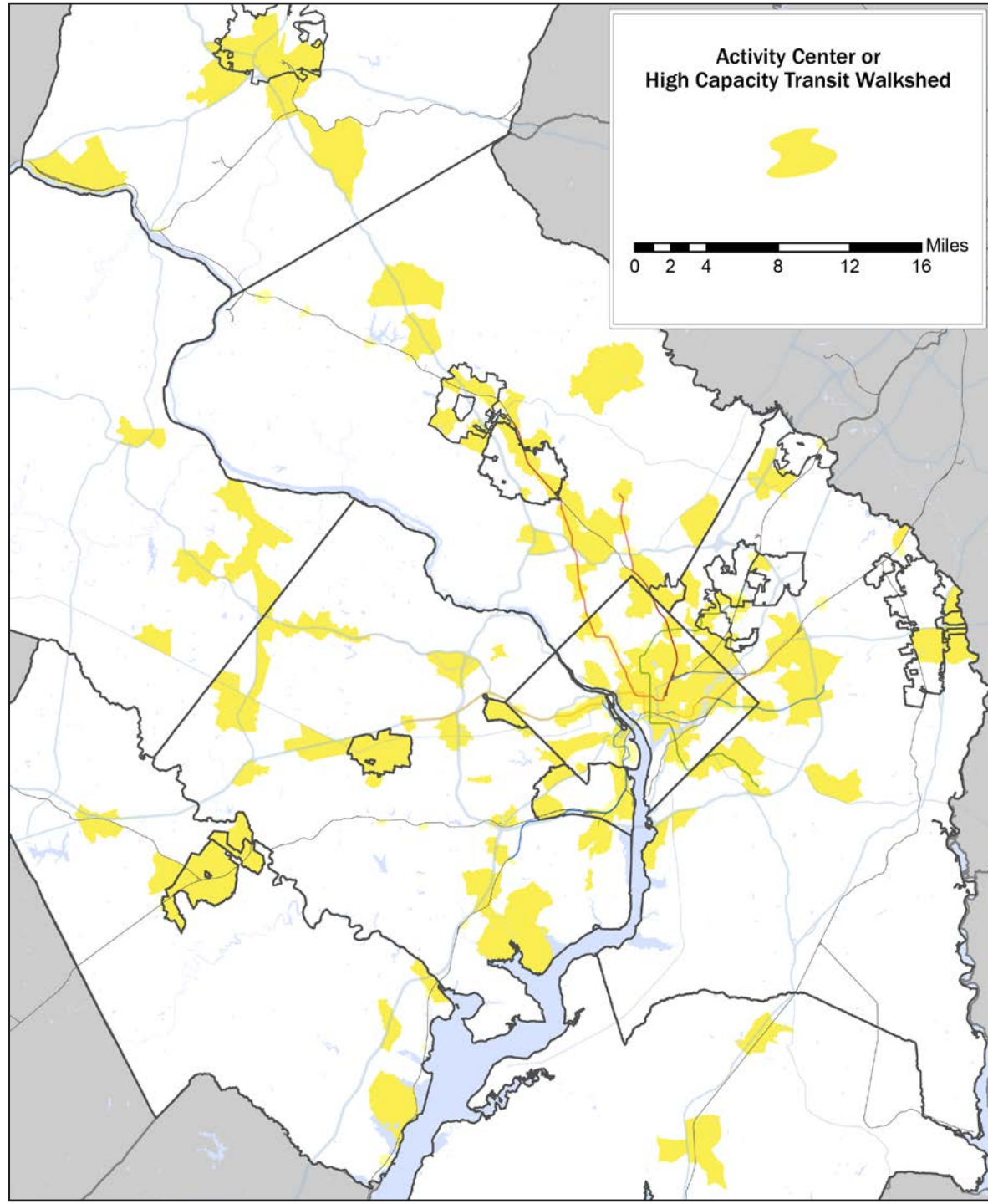
Regional Target 3:

AFFORDABILITY

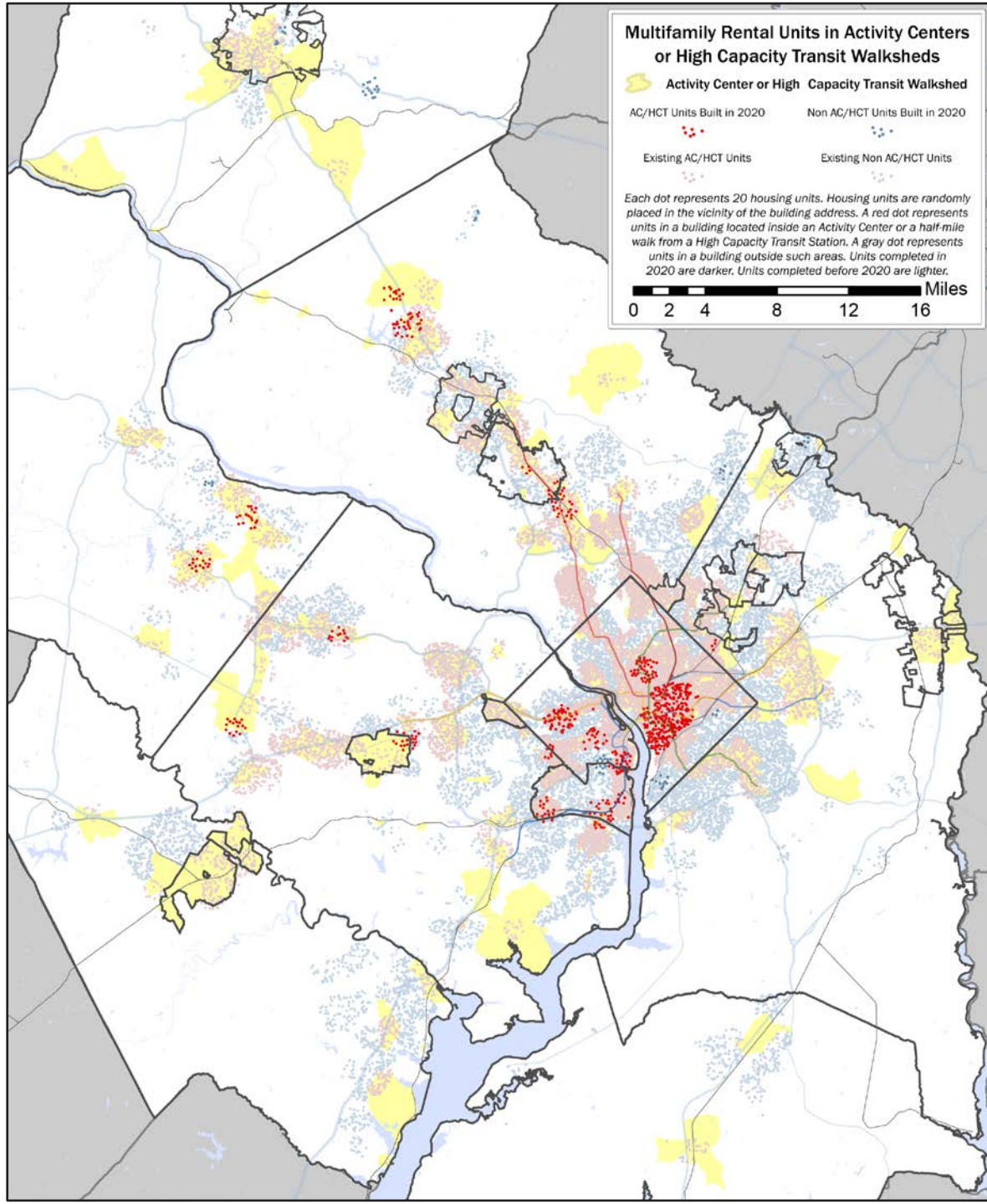
At least 75% of new housing should be affordable to low- and middle-income households.



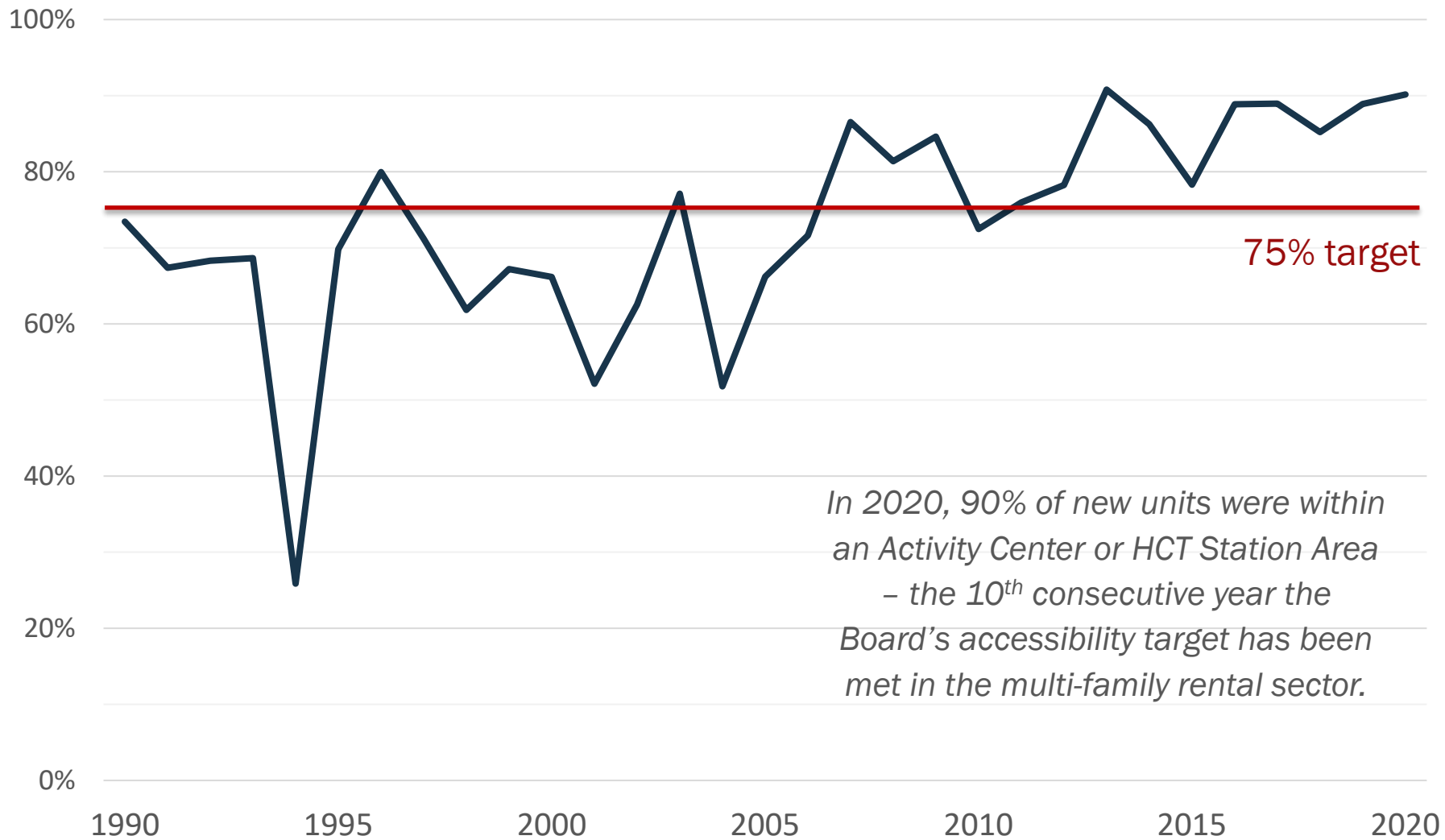
In 2019, the COG Board set housing goals that included a target of constructing 75 percent of new housing within one of the region's 141 Activity Centers or near one of its 199 high-capacity transit stations



- In 2020, 90% of new multifamily rental units were within an Activity Center or within a half-mile walk of a High-Capacity Transit Station.
- This exceeds the target set by the COG Board.
- For existing units built before 2020, 60% are within an Activity Center or High-Capacity Transit Station Area.



Activity Center or HCT Station ½ Mile Walkshed Share of New Multifamily Rental Units



Regional Housing Target 3: Affordability

Regional Target 1:

AMOUNT

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Regional Target 2:

ACCESSIBILITY

At least 75% of all new housing should be in Activity Centers or near high-capacity transit.

Regional Target 3:

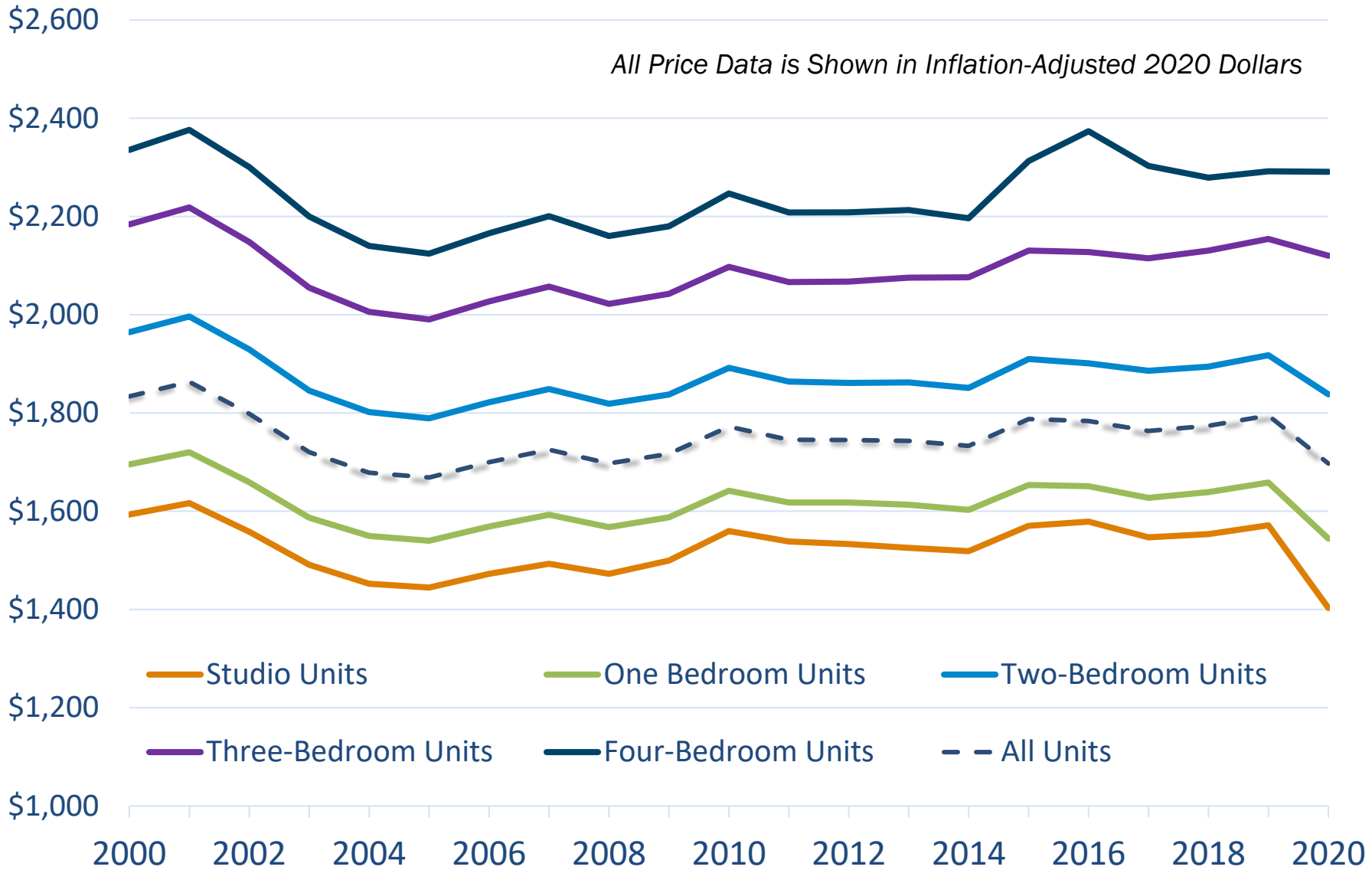
AFFORDABILITY

At least 75% of new housing should be affordable to low- and middle-income households.



Average Apartment Rents

All Price Data is Shown in Inflation-Adjusted 2020 Dollars



Key Findings

- In 2020, 130 new multifamily buildings were completed, adding 14,269 units
- 119,350 new units have been built since 2011, which is the most of any ten-year period in almost 50 years
- Average rents fell four percent from 2019 to 2020 but rose to pre-pandemic levels in 2021
- Median rents in multifamily buildings were between 25% and 40% of median renter income, depending on bedrooms per unit
- About half 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 Metro walkshed
- About 90% of new units were located within one of the region's 141 Activity Centers or HCT Station Areas, surpassing the Board target.



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