

MEETING THE REGION'S HOUSING NEEDS

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Homeless Services Committee
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Job Growth Outpacing Housing Growth

COG Region *(Thousands)*

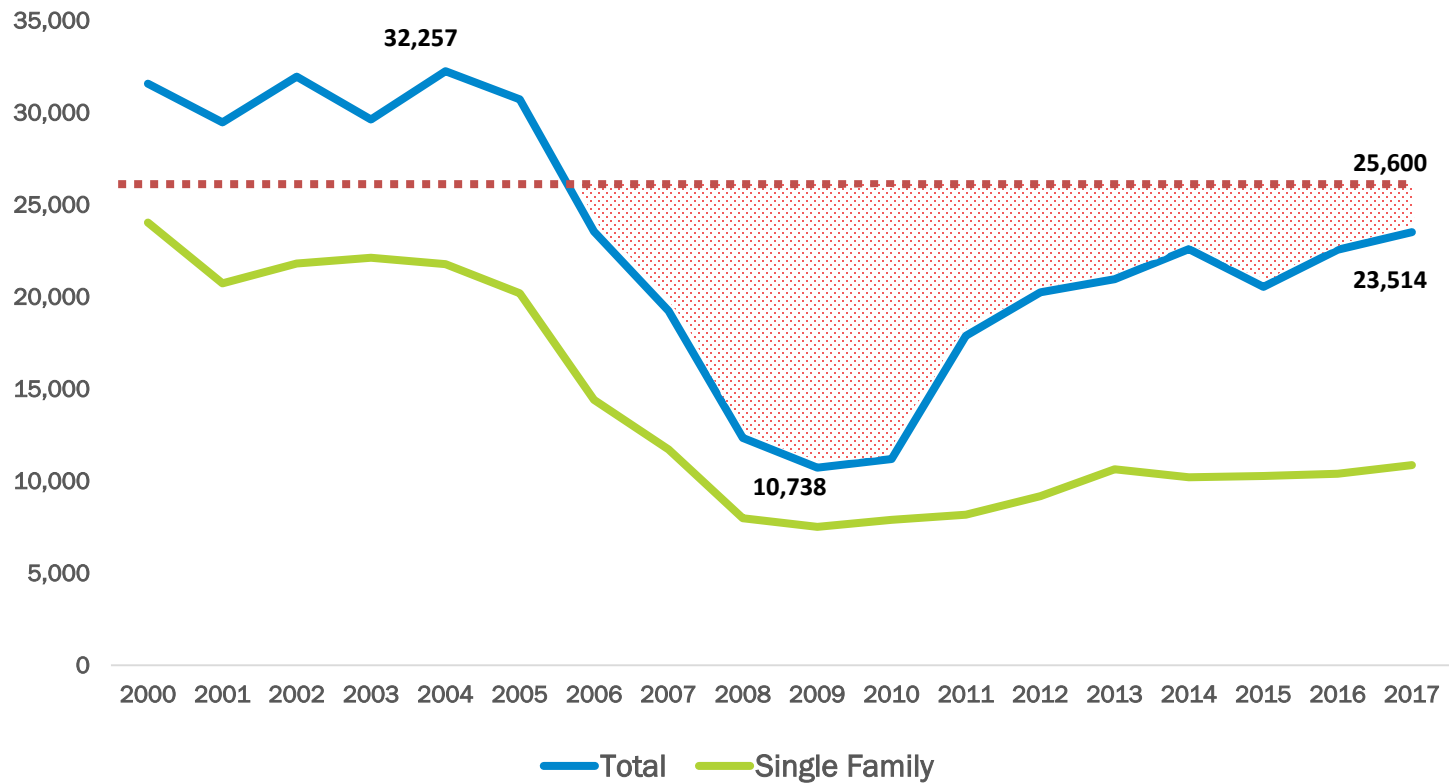
2015 to 2045

	2015	2045	Number	Percent
Employment	3,161	4,274	1,113	+35%
Population	5,391	6,926	1,535	+28%
Households	2,012	2,660	648	+32%



Recent Trends in Housing Permits

Housing Construction Permits by Year In Metropolitan Washington



Housing for Anticipated Job Growth

Round 9.1 Forecast of Employment and Households and Calculated "Shortfall"
(1 thousands)

	2018 ⁽¹⁾	2020	2025	2030	2035	2040	2045
Forecast Employment (9.1)	3,281	3,361	3,573	3,774	3,947	4,116	4,274
Households "Needed" for Jobs	2,130	2,182	2,320	2,451	2,563	2,673	2,775
Forecast Households (9.1)	2,085	2,133	2,255	2,375	2,477	2,565	2,660
Housing "Shortfall"	45	49	65	76	86	108	115

(1) Estimate

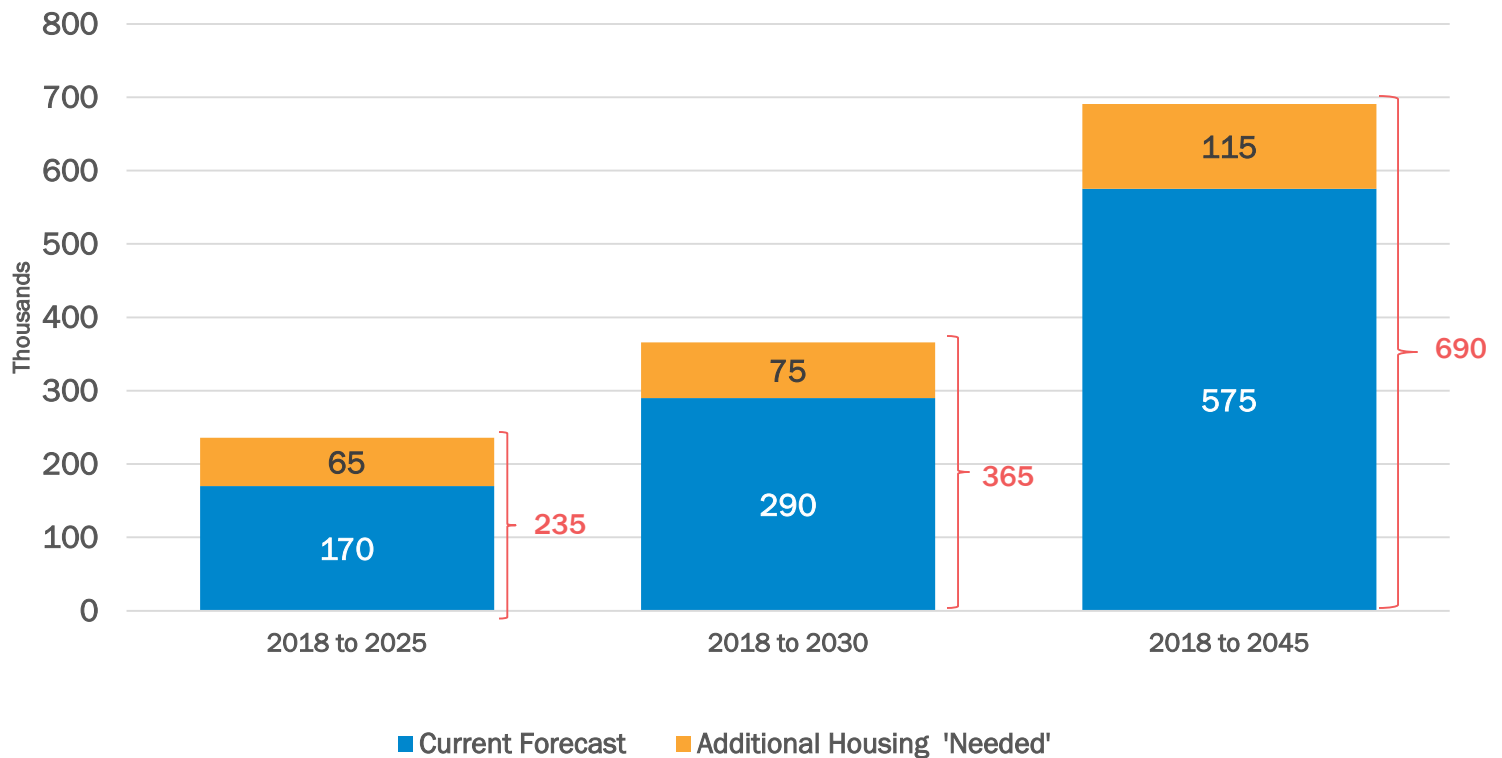
(2) Shortfall calculated using "1.54 Jobs Per Household" ratio

Source: MWCOG, Round 9.1 Cooperative Forecasts



Housing Growth Between Now and 2045

Current Forecast and Additional Units Needed To Meet Future Job Growth and Optimize Transportation System Performance



Planning Directors & Housing Directors

Planning Directors Assess:

- Zoning capacity for more housing
- Preservation and production tools and policies
- Updates to the Cooperative Forecasts
- High-Capacity Transit Stations: new Activity Centers (?)

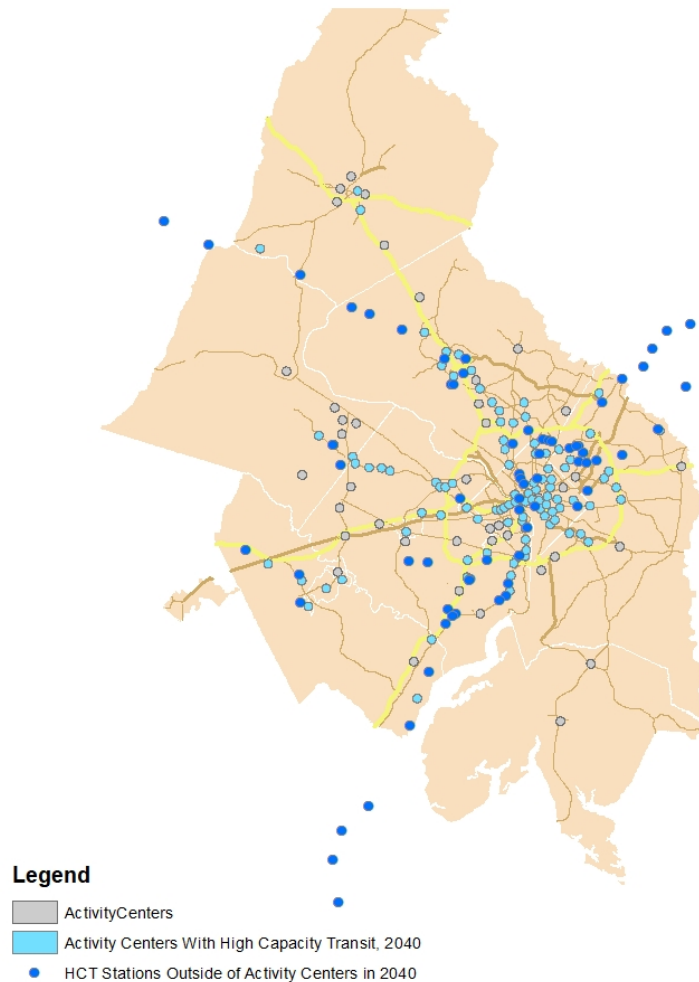
Housing Directors Assess:

- Optimal price points needed across employment types
- Housing production *and* preservation goals
- Impediments to reaching those targets
- Preservation and production tools and policies
- Incentives that would benefit from private sector support

*Work with Region Forward Coalition and Human Services Policy Committee

Shared Vision for Growth

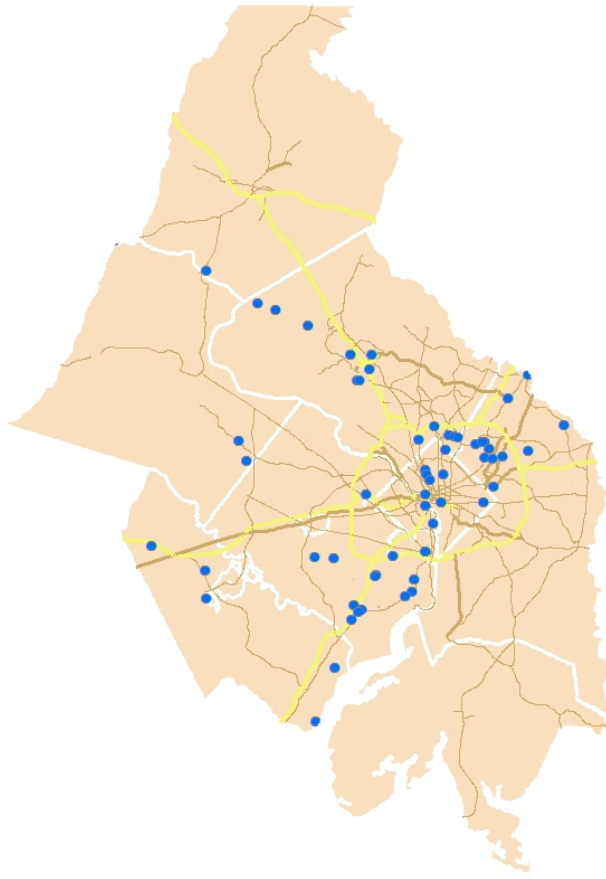
Activity Centers and High Capacity Transit



Activity Centers currently capture:

- 75 % of employment growth
- 64% of household growth

Potential Locations for Growth?



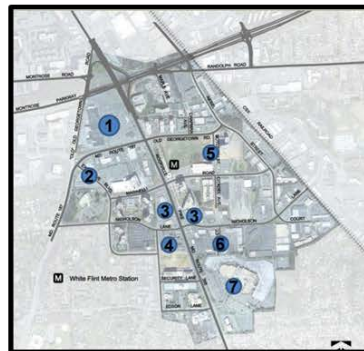
High Capacity Transit Stations
Not Currently Within Activity Centers

Focusing Additional Housing Growth

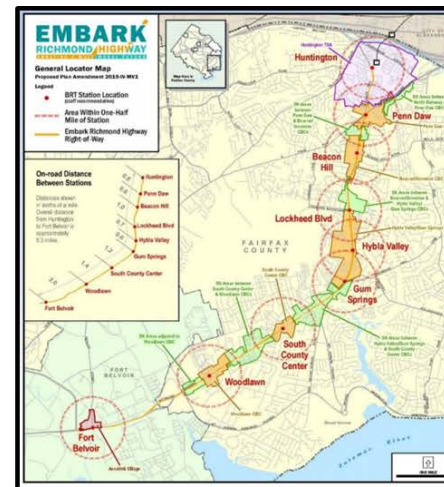
- Many jurisdictions are updating comprehensive plans
- Opportunities to explore redevelopment and additional housing



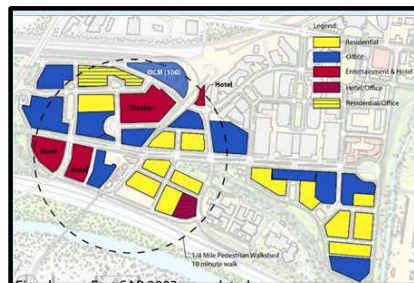
Buzzard Point



White Flint



Richmond Highway



Eisenhower East



Historic Downtown Manassas



COG Board Resolution R33-2018

- a. Direct the Planning Directors Technical Advisory Committee (PDTAC), and the Housing Directors Advisory Committee (HDAC), to assess the region's ability to accommodate the estimated need for slightly more than 100,000 housing units beyond those currently anticipated in the Cooperative Forecasts with a focus on affordable and work force housing regionally.

- b. Building on the adopted Region Forward goals and targets, the PDTAC should examine the optimal incentives for adding additional housing, with an emphasis on preservation and production within the Regional Activity Centers and around high capacity transit stations and work to update future Cooperative Forecasts as needed.

- c. Direct that the PDTAC and HDAC work with the Region Forward Coalition, and key regional business, civic, and philanthropic organizations to assess ways to assist local governments with meeting the enhanced housing production targets while ensuring that future growth creates truly inclusive communities.

COG Board Resolution R33-2018, continued

- d. The PDTAC should also include an assessment of factors or impediments to adding more housing units such as lack of critical public infrastructure (transportation, schools, water and sewer).

- e. Reaffirm the work underway within PDTAC to identify current local government planning efforts that support the initiatives of the TPB Long-Range Plan Task Force.

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