

ITEM 11 – Information

March 20, 2019

Visualize 2045: Addressing the Region’s Capacity for Additional Housing

Staff Recommendation: Briefing on the COG Planning Directors Committee and COG Housing Directors Committee efforts.

Issues: None

Background: In response to the COG Board of Directors’ initiative to address the region’s housing shortfall, which aligns with the Visualize 2045 Aspirational Initiative to move jobs and housing closer together, COG’s Planning Directors and Housing Directors Committees are working together to determine if and how local plans and zoning will accommodate an additional 100,000 housing units beyond those currently forecast. The board will be briefed on the status and progress of this effort.



MEMORANDUM

TO: Transportation Planning Board
FROM: Timothy Canan, AICP, Planning Data and Research Program Director
SUBJECT: Addressing the Region's Capacity for Additional Housing
DATE: March 14, 2019

SUMMARY

COG's Planning Directors Technical Advisory Committee (PDTAC) and Housing Directors Advisory Committee (HDAC) are working together 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. This activity aligns with the *Bring Jobs and Housing Closer Together* aspirational initiative contained in Visualize 2045. As this joint effort moves forward, periodic briefings will be made to the TPB.

LONG-RANGE PLAN TASK FORCE INITIATIVE

In 2017, the Transportation Planning Board (TPB) established the Long-Range Plan Task Force (LRPTF) to identify a set of projects, programs, and/or policies that were not in the region's long-range transportation plan at that time and to determine if they potentially could address the region's mobility and accessibility challenges. The LRPTF evaluated 10 initiatives from among 80 different projects, programs, and policies. At its December 20, 2017 meeting, the TPB, following the recommendation of the LRPTF, adopted Resolution R8-2018, endorsing five (5) of these initiatives, which included the land use-based initiative, "*Optimize and Balance Land Use Throughout the Region.*" Ultimately, these initiatives were carried forward and included as part of the aspirational element of the region's long-range transportation plan, *Visualize 2045*, which was approved by TPB on October 17, 2018. The LRPTF *Optimize and Balance Land Use Throughout the Region* was included as part of the Visualize 2045 aspirational initiative, "*Bring Jobs and Housing Closer Together.*"

Following the endorsement of the LRPTF initiatives, in 2018 then-TPB Chairman Charles Allen called on COG and TPB Committees, Subcommittees, and staff to identify ways to advance these initiatives. For the *Optimize and Balance Land Use Throughout the Region* initiative, this would necessarily entail engaging with COG's Planning Directors Technical Advisory Committee (PDTAC), whose members are responsible for comprehensive land use planning throughout the region.

The *Optimize and Balance Land Use Throughout the Region* initiative specifically aspires to improve the transportation system's performance by:

1. Identifying ways to develop more housing in the region to provide regional workers to meet demand for future job growth;

2. Increase jobs and housing around underutilized rail stations and Activity Centers with high-capacity transit.
3. Achieving a better-balanced distribution of future growth in jobs and housing regionwide.

In response to Chairman Allen's call to action and at the request of then PDTAC Chairman and TPB member, Eric Shaw, Kanti Srikanth, TPB Staff Director, briefed the PDTAC in January and February of 2018 and requested its assistance in identifying how this initiative could be advanced. During that briefing, Mr. Srikanth indicated that actions could include, among others:

- Identifying specific actions jurisdictions could take to advance these ideas
- Identifying resources needed to advance these ideas
- Identifying actions that the region could collectively take
- Identifying impediments to realizing the full potential of this initiative
- Advising the TPB of how it could help

During the following months, PDTAC discussed this issue and learned about planning initiatives under way in various jurisdictions that addressed this initiative. Then PDTAC Chairman and TPB member, Eric Shaw of the District of Columbia, briefed the TPB on the interim progress of these discussions to the TPB and indicated subsequent briefings will be provided as further progress is made by PDTAC.

COG BOARD OF DIRECTORS ACTION

In summer 2018, the COG Board of Directors discussed the topic of optimizing the supply and location of jobs and housing in the region. Following that discussion, the COG Board of Directors adopted Resolution R33-2018 on September 12, 2018 directing "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 workforce housing regionally." This action reaffirmed the work already under way within the PDTAC to address TPB's land use-focused aspirational initiative. The joint effort of the PDTAC and HDAC will help advance the *Bring Jobs and Housing Closer Together* aspirational initiative in Visualize 2045.

In response to the COG Board of Directors' resolution, COG's PDTAC and HDAC developed a work plan that identified the following key milestones in their effort to assess the region's ability to accommodate 100,000 additional housing units. These milestones include the following key aspects with respect to additional housing units: (1) Amount, (2) Accessibility, (3) Affordability, and (4) Findings/Recommendations.

RECENT ACTIVITIES AND NEXT STEPS

On March 1, 2019, Paul DesJardin, COG Director of Community Planning and Services, briefed the TPB Technical Committee on the work plan of the joint PDTAC and HDAC effort and the overarching considerations and trends informing this process. Mr. DesJardin, along with Andrew Trueblood, TPB Member and PDTAC Chairman, will brief the TPB at its March 20, 2019 meeting on progress to date in implementing the work plan. They will also provide periodic briefings to the TPB in the future at key work plan milestones to keep TPB informed of their progress and to solicit review and consultation, as needed, as this process moves forward.

VISUALIZE 2045: ADDRESSING THE REGION'S CAPACITY FOR ADDITIONAL HOUSING

Paul DesJardin
COG Community Planning and Services Director

Andrew Trueblood
Chair, COG Planning Directors Technical Advisory Committee

Transportation Planning Board
March 20, 2019



TPB-Endorsed Initiatives

- 1) Bring Jobs and Housing Closer Together
- 2) Expand Bus Rapid Transit Regionwide
- 3) Move More People on Metrorail
- 4) Provide More Telecommuting and Other Options for Commuting
- 5) Expand Express Highway Network
- 6) Improve Walk and Bike Access to Transit
- 7) Complete the National Capital Trail



Source: MWCOG

visualize2045
A LONG-RANGE TRANSPORTATION PLAN FOR THE NATIONAL CAPITAL REGION

Optimized and Balance Land Use Initiative

Aspires to improve the transportation system's performance by:

1. Identifying ways to develop more housing in the region to provide regional workers to meet demand for future job growth
2. Locating future growth in jobs and households within a jurisdiction in Regional Activity Centers and/or areas with High-Capacity Transit
3. Achieving a better balanced distribution of future growth in jobs and housing between the eastern and western portions of the region

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

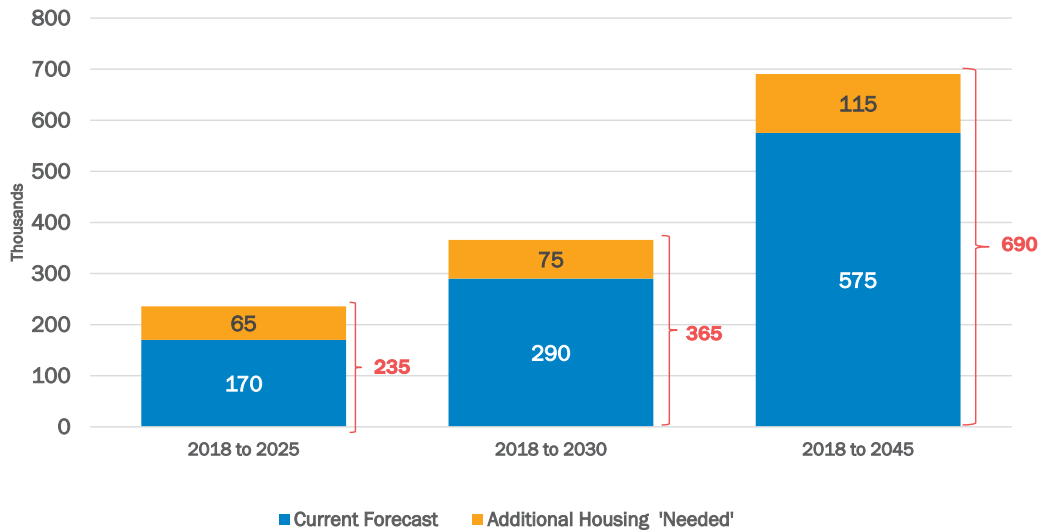
(1) Estimate

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

Source: MWCOC, Round 9.1 Cooperative Forecasts

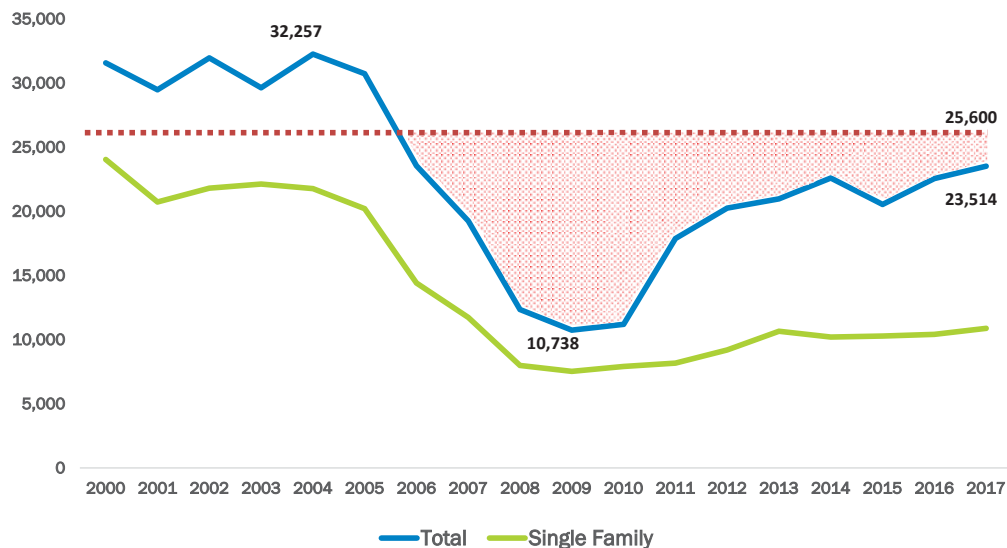
Housing Growth Between Now and 2045

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



Recent Trends in Housing Permits

Housing Construction Permits by Year
In Metropolitan Washington



COG Board Resolution R33-2018

- 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.
- 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.
- 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

- 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).
- 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**.

Engaging the Planning Directors

TPB Director, Kanti Srikanth, briefed the PDTAC and requested its assistance in identifying how this initiative could be advanced.

Actions could include:

- *Advising the TPB*
- *Identifying specific actions jurisdictions could take to advance these ideas*
- *Identifying resources needed to advance these ideas*
- *Identifying actions the region could collectively take*
- *Identifying impediments to realizing the full potential of this initiative*

Planning Directors' Key Questions

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?

Constellation of Housing Research Efforts



The First Hurdle: Amount



Can We Accommodate More Households?

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
- And, supply alone doesn't address the region's current and future housing affordability needs

Barriers or Impediments to Increased Housing Production





Impediments – Land Use / Regulatory Structure

- Infill Development Challenges (cost, design, disruption) and Individual Project and Parcel Complexities
- Environmental Issues
- “Easy” parcels have been developed – consolidating and assembling parcels is difficult to do
- Local, State and Federal Government Regulatory Practices (e.g., existing proffer legislation in Virginia)
- Political Will and Competing Priorities (Limited resources and decreased federal support)



Impediments – Market Forces

- Cost of Construction (Rising materials and labor costs)
- Rising Land Values Around Activity Centers and Metro Station Areas
- Financial Feasibility Considerations (Lender / investor requirements)
- Risk Mitigation: Opposition to development and potential carrying costs reduces smaller-scale developer capacity
- Delivery of Neighboring New Properties (Slows absorption rates even in hot markets)



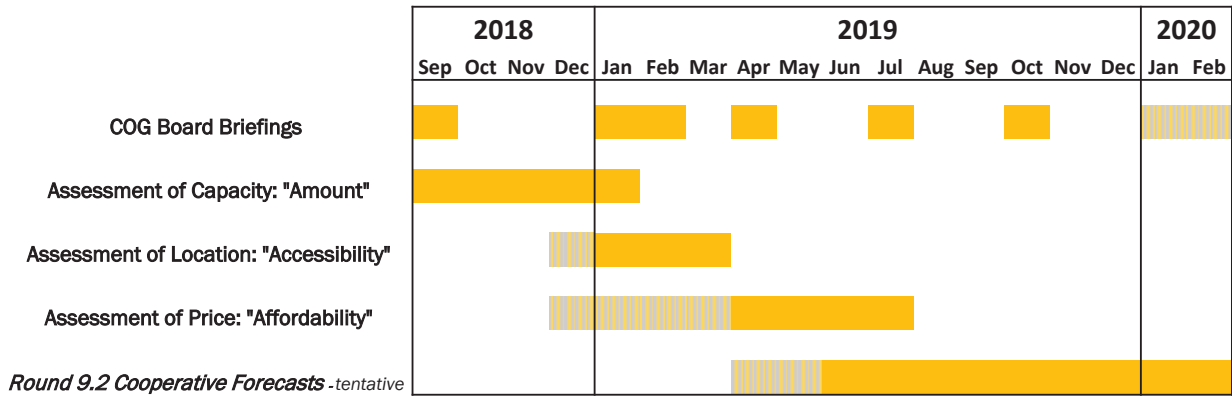
Impediments – Community Dynamics

- Community / Citizen Opposition to Neighborhood Change
- Legal Challenges (Lawsuits against PUDs or other types of development, including by-right developments)
- Infrastructure Needs (School overcrowding / traffic-congestion concerns)
- Misperceptions About Housing Options (“You don’t have to live here.”)

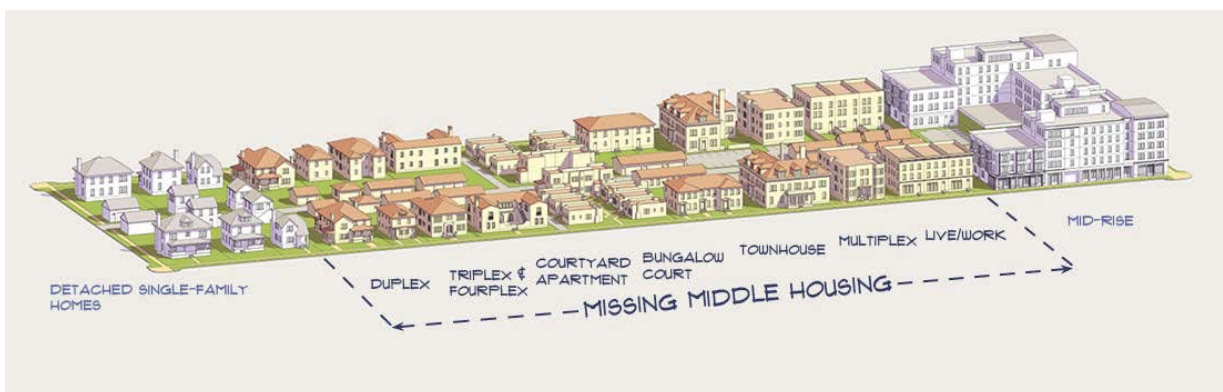
Next Hurdles: Analyzing Accessibility and Affordability



Regional Housing Needs Work Schedule



Exploring a Range of Housing Types



Daniel Parolek, Opticos Design, Inc.

Questions?

- Do we need an improved feedback loop between transportation and land use?
 - Land use is often called on to support transportation, but transportation needs to support land use.
- Should we be planning transportation to serve potential new nodes of density?
- Where are the best locations for additional housing?
- How can land use and transportation be better coordinated?

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Photo Credits

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- Slide 15: West End Charette – Nov. 2 (NCDOTCommunications/[Flickr](#))
- Slide 16: Hurdle (Canva)