

THE FUTURE OF HOUSING IN GREATER WASHINGTON

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Metropolitan Washington
Council of Governments

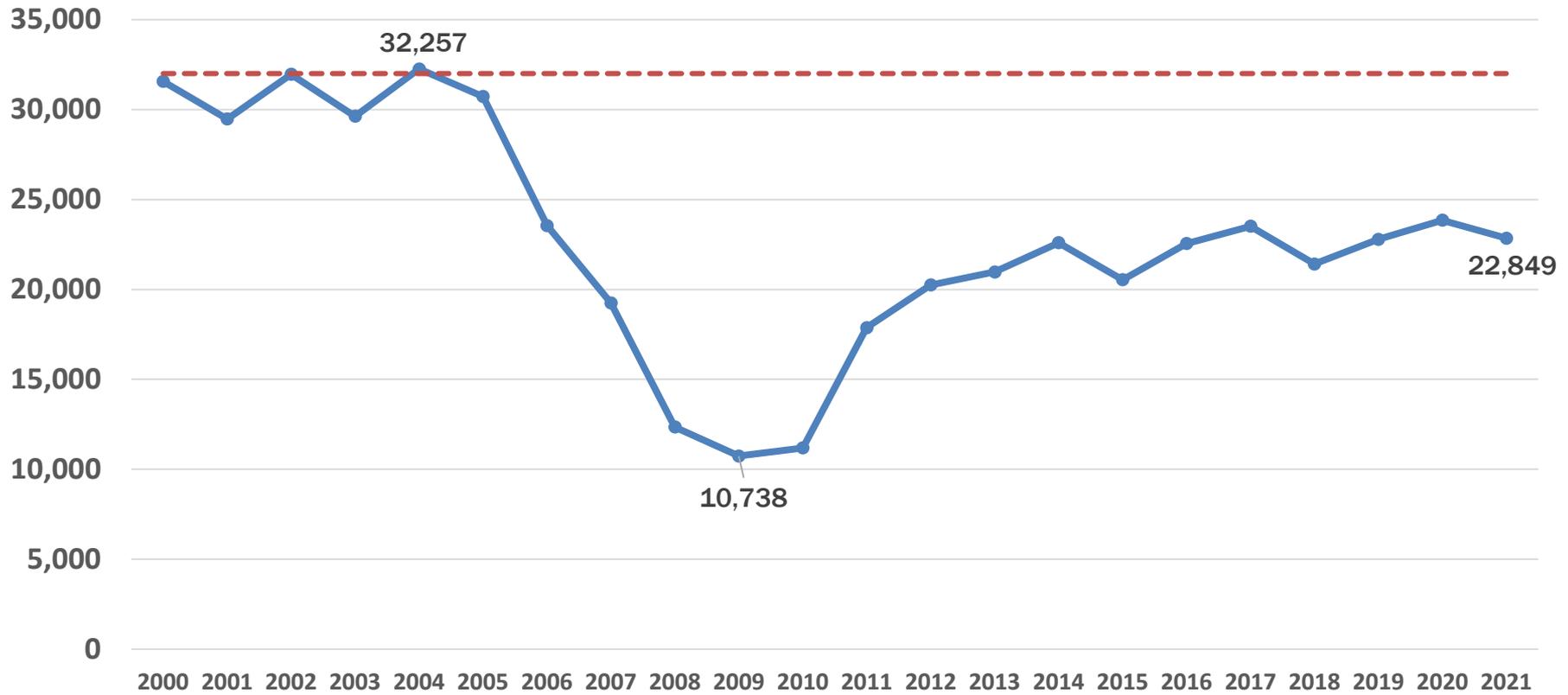
An Opportunity

- Stronger Economy
- Better performing transportation system
- Improved quality of life resulting from greater affordability



The Region Needs More Housing

Total Housing Units Authorized by Building Permits
by Year In Metropolitan Washington



Regional Housing Targets

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.

TARGET 1

Accessibility

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

TARGET 2

Affordability

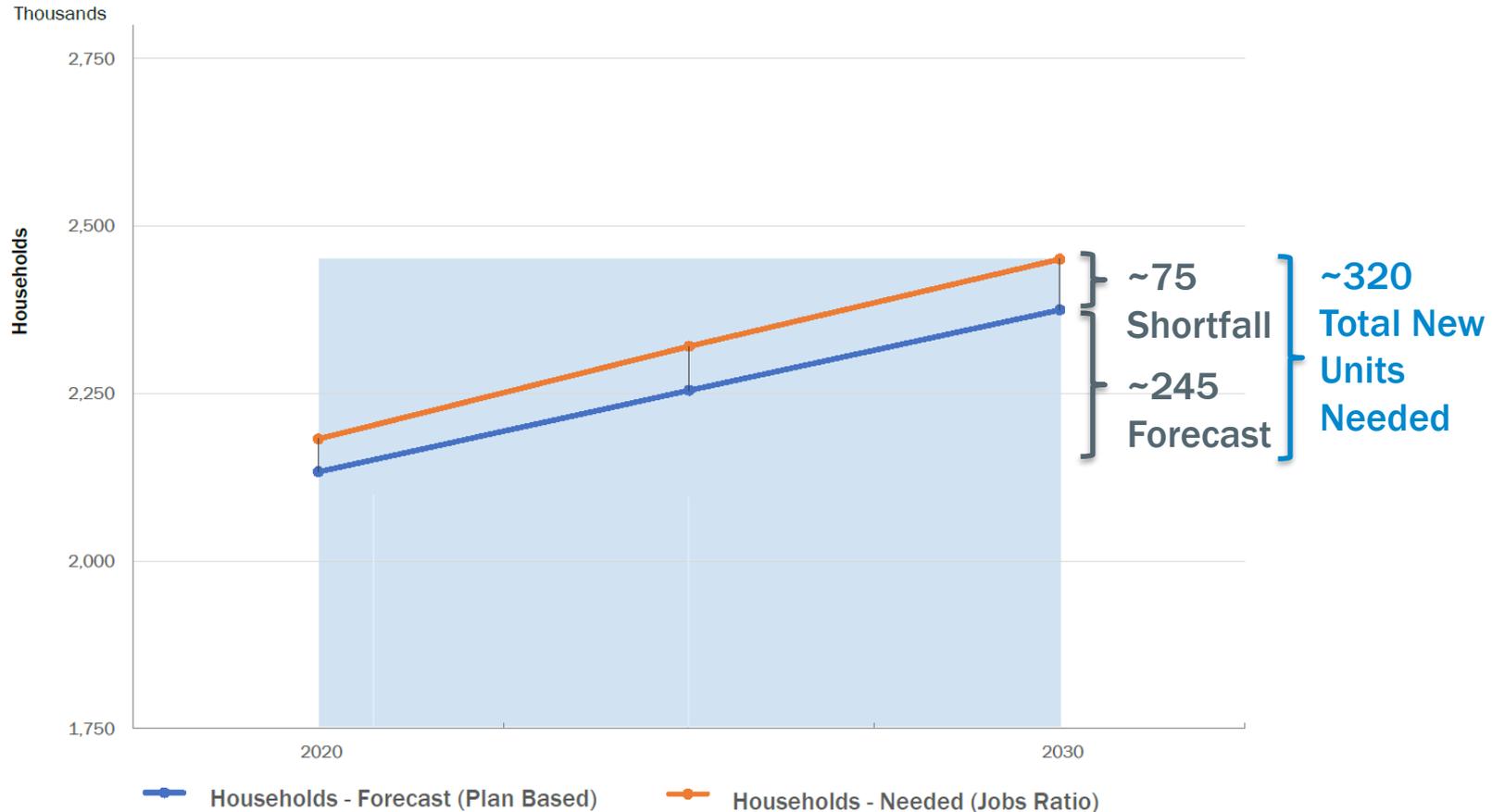
At least 75% of new housing should be affordable to low- and middle-income households.

TARGET 3



Housing Needs, 2020-2030

FIGURE 1. COG REGIONAL HOUSING NEEDS (AMOUNT)
(Planned Vs Estimated Need)



**Regional
Target 1:**

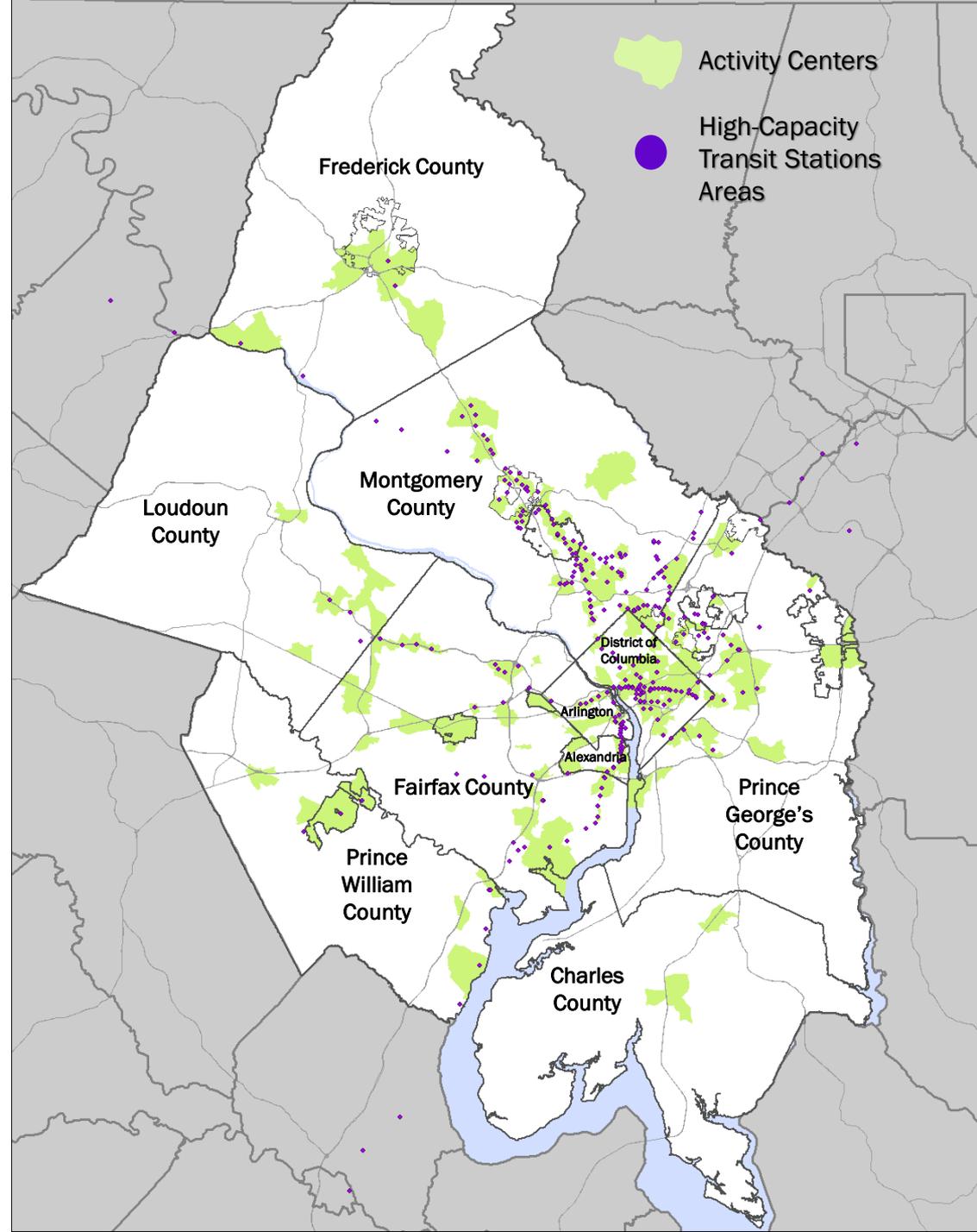
AMOUNT

How much new housing should be added in the region and by when?

- The region needs to increase the number of planned housing units by over 75,000 additional homes between now and 2030, beyond the 245,000 currently forecast.
- Existing comprehensive plans *can* accommodate this additional capacity; zoning and plan changes may be necessary.

Accessibility

- High Capacity Transit Station Areas (HCTs) and Activity Centers provide the opportunity to concentrate growth in housing and jobs in specific locations.
- HCTs also offer connections to sustainable, affordable transportation options.



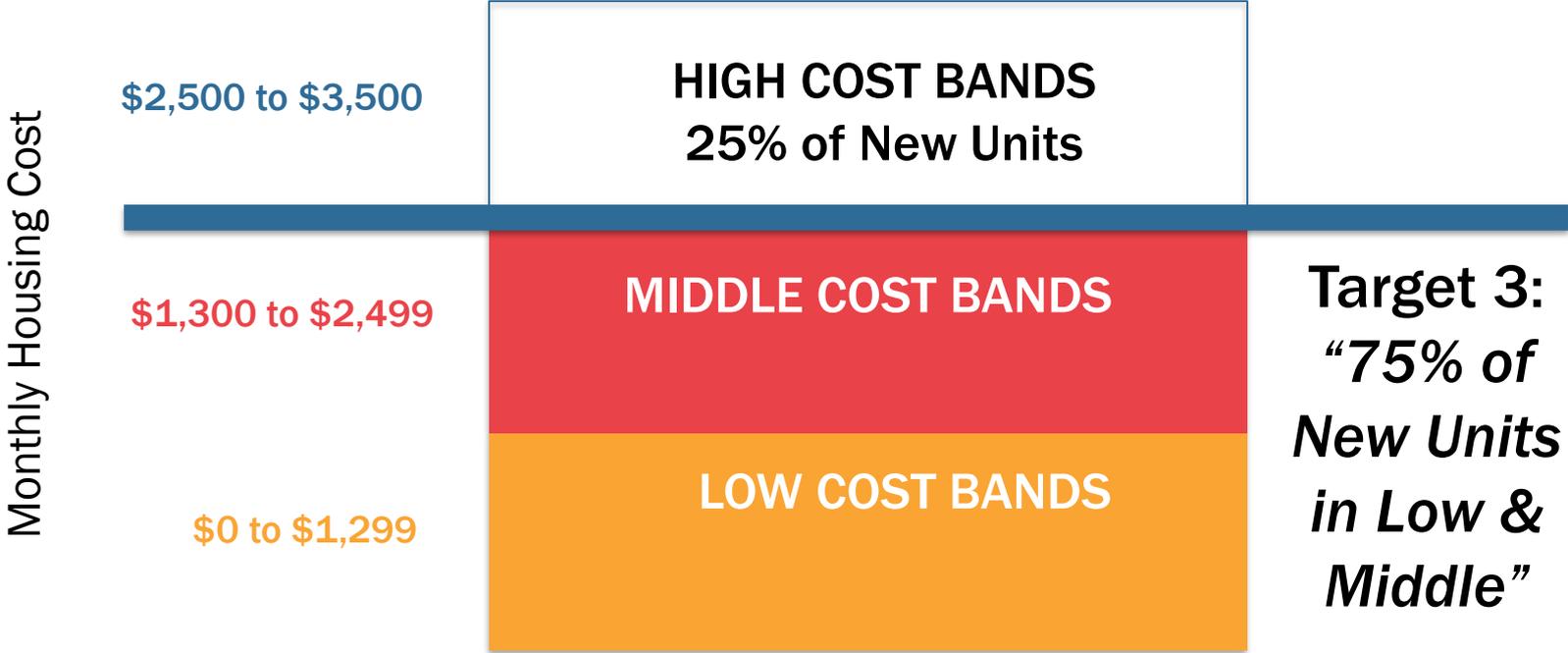
**Regional
Target 2:**

ACCESSIBILITY

How much of the additional housing should be located in Activity Centers and near high-capacity transit?

- Activity centers, locations identified as ideal for growth, and areas near high capacity transit *can* accommodate the additional housing.
- 2010 Region Forward goal of 50% of new housing in Activity Centers. Region is currently achieving 68%; proposed new target of 75%.

Affordability



**Regional
Target 3:**

AFFORDABILITY

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

- Many area households are already considered “housing cost-burdened.”
- Urban Institute: Many more housing units will be needed in the lowest to middle cost bands to accommodate both expected and additional growth.

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TARGET 3



Monitoring Progress: HAND & Urban Institute

HAND's Housing Indicator Tool: <https://hit.handhousing.org/>



REGION UNITED

Metropolitan Washington Planning Framework
for 2030

Advancing Equity, Transportation,
Housing, and Climate Goals



mwcog.org/regionunited

- Latest news and info
- Targeted grants/technical assistance
- Forward-focused strategies and plans
- Maps/tools

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