Panel Recommendations
Creating Housing Affordability
West of Rock Creek Park

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SEPTEMBER 20, 2019

A ULI Advisory Services Panel Report
July 7–13, 2019
Background and the Panel’s Assignment
DC Housing Production & Affordability Needs

Homeownership

![Graph showing housing production and affordability needs in Washington-Arlington-Alexandria, DC-VA-MD-WV, Homeownership Market. The graph compares the annual income needed for different professions.](image-url)
DC Housing Production & Affordability Needs

Rental

Washington-Arlington-Alexandria, DC-VA-MD-WV, Rental Market

- Needed to Afford 1BR: $62,080
- Needed to Afford 2BR: $71,480
- Needed to Afford 3BR: $94,000
- Electrician: $65,393
- EMT: $39,093
- Home Health Aide: $32,696
- Police Officer: $59,875
- Public School Teacher: $62,169
DC Housing Production & Affordability Needs

Shortage of Existing Homes

Housing Production Gap between 2010 and 2018

Units delivered vs. Units needed

Sources: U.S. Census Bureau; Office of the Deputy Mayor for Planning and Economic Development; ULI.

Note: Average household size is 2.28 persons with a population growth of 92,250 people.
DC Housing Production & Affordability Needs
Future Production Gap

Housing Growth between 2018 and 2045

- Current forecast of housing units to be delivered
- Additional housing needed

Sources: Round 9.1 Cooperative Forecasts and COG estimates.
Rock Creek West Planning District

Mayors Housing Goals

- 36,000 units
- 12,000 affordable
- 2,500 RCW
Distribution of Subsidized Affordable Housing, 2018

The percentage of affordable housing in each of the 10 planning districts. The Rock Creek West area has the least affordable housing.
Panel Assignment

- Identify and prioritize the barriers to new production of housing—market rate and affordable—with corridors of more dense development (prioritization of barriers should include a gauge of the tractability of the issues).
  - Cost
  - Resident support
  - Related

- Outline specific tools, policies, and changes that will enable the District to overcome cost barriers and development capacity constraints.
  - Zoning
  - Specific tools inclusionary zoning, rental vouchers, accessory apartments, and affordable dwelling units
  - Filling policy gaps
Panel Assignment

- Identify and prioritize the barriers to new production of housing—market rate and affordable—with corridors of more dense development (prioritization of barriers should include a gauge of the tractability of the issues).
  - Cost ($1 billion for RCW)
  - Resident support
  - Other needs of lower income residents

- Identify significant barriers to building public support for residential development
  - Support for building units affordable to lower income households
  - Outline key steps that would help overcome housing discrimination barriers to achieve fair housing goals and foster inclusive, cohesive, diverse communities
Recommendations
Panel Recommendations

- Create More Housing
- Improve the Development Process
- Gain Community Support
Improve the Development Process

- Work with neighborhoods to develop small area plans
- Pursue strategies to reduce litigation costs
Gain Community Support

- Educate the public about the problem and solutions
- Address race and class
Create More Housing

- Add targeted, gentle, density
- Acquire land for future development
- Leverage public & institutional land
- Support shared equity ownership opportunities