

Saving DC's Rental Housing Market Strike Force

February 5th 2021





Today's Agenda

- Call to Order
- Welcome
- Open Meeting Process Review
- Strike Force Protocols and Feb. 5th Meeting Summary
- Housing Framework for Equity and Growth
- Strike Force Focus Areas
- Discussion
- Public Comment
- Closing Comments and Adjourn

Ground Rules



- Respect the Process
- Be Present and Engaged
- Follow the Facilitators' Directions
- Allow Every Voice to be Heard
- Speak Courteously and Respectfully to Others
- Maintain Zero Tolerance for Any Comment (Verbal or Written) that is Meant to Attack or Intimidate Another Person, or is Obscene

Process Review: Public Meeting Regulations

- Notice shall be provided when meetings are scheduled and when the schedule is changed.
- Except for emergency meetings, a public body shall provide notice as early as possibly, but not less than 48 hours or 2 business days, whichever is greater, before a meeting
- This meeting will be recorded for public record
- A copy of the meeting summary will be made available for public inspection as soon as practicable, but no later than 3 business days after the meeting



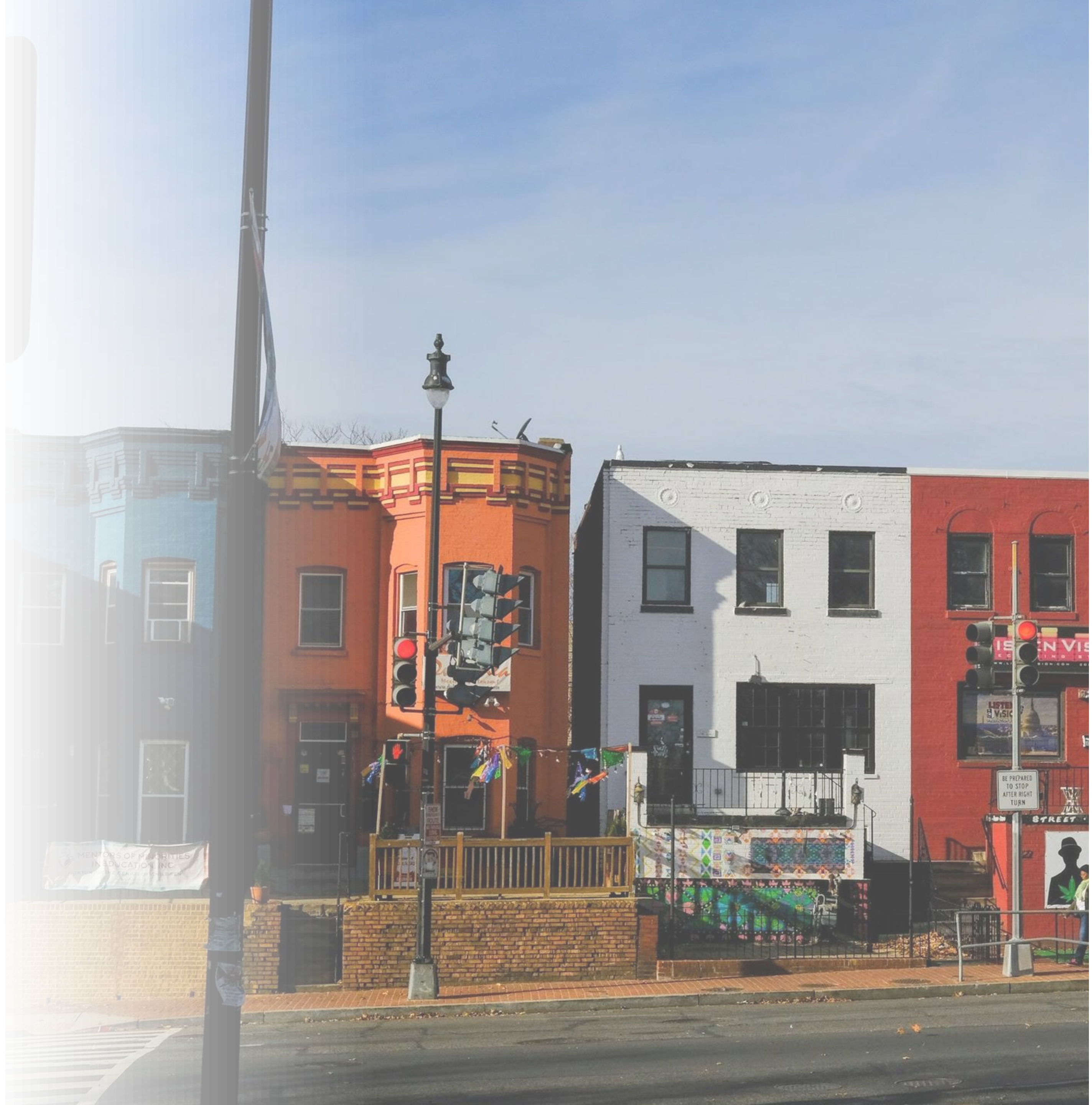
Process Review: Public Meeting Regulations

- All public observers are asked to provide their name in the chat (Contact info is optional.)
- Public observers will have 15 minutes set aside at the end of every meeting for commenting in the chat. Until the public comment period opens, chat will be disabled.



Strike Force Protocols & January 29th Meeting Summary

Housing Framework for Equity & Growth



The District of Columbia
Office of Planning
Andrew Trueblood, Director



Housing Framework for Equity & Growth

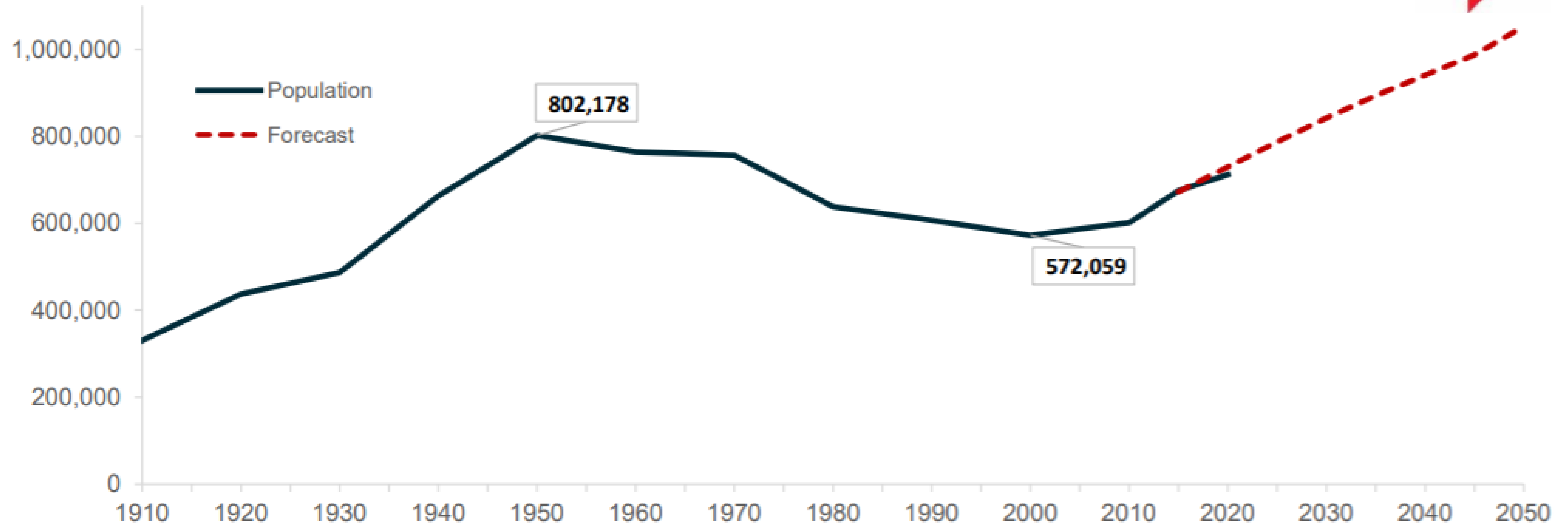
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February 5, 2021

 **GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR**

The District is Growing

Washington DC Population: 1910 - 2050



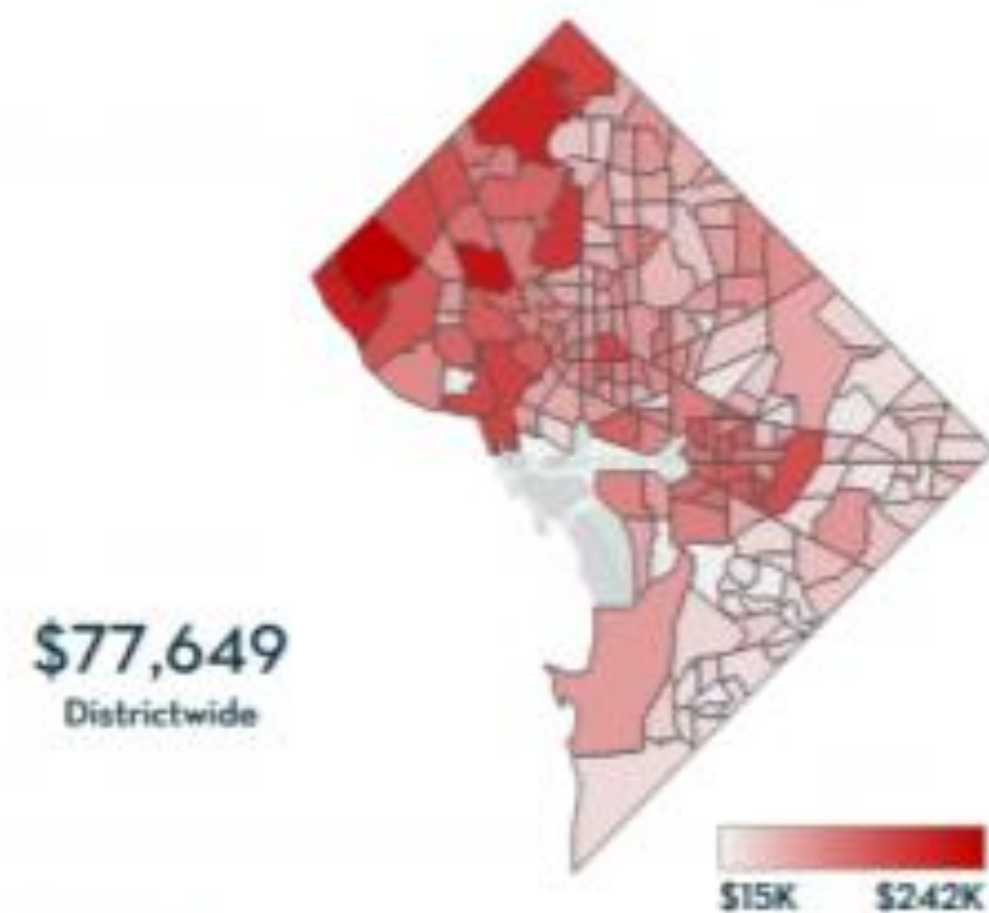
The District's population grew over 100,000 residents (17.2%) between 2010 and 2020 (from a population of 601,723 to 712,816 respectively).

The District is expected to grow by another 100,000 residents (15%) to a total of 842,200 residents by 2030 and 1 million by 2050.

Key Statistics

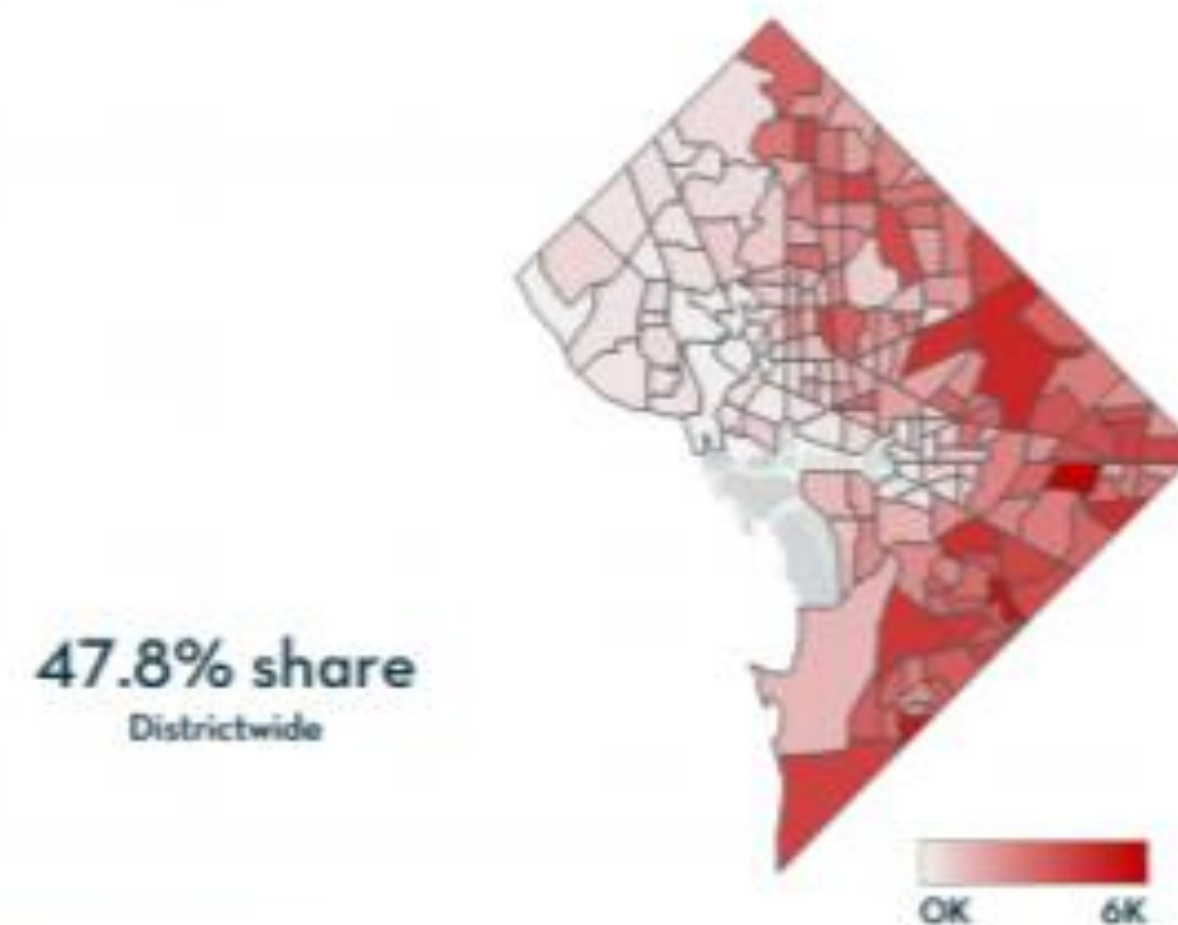


Household Median Income



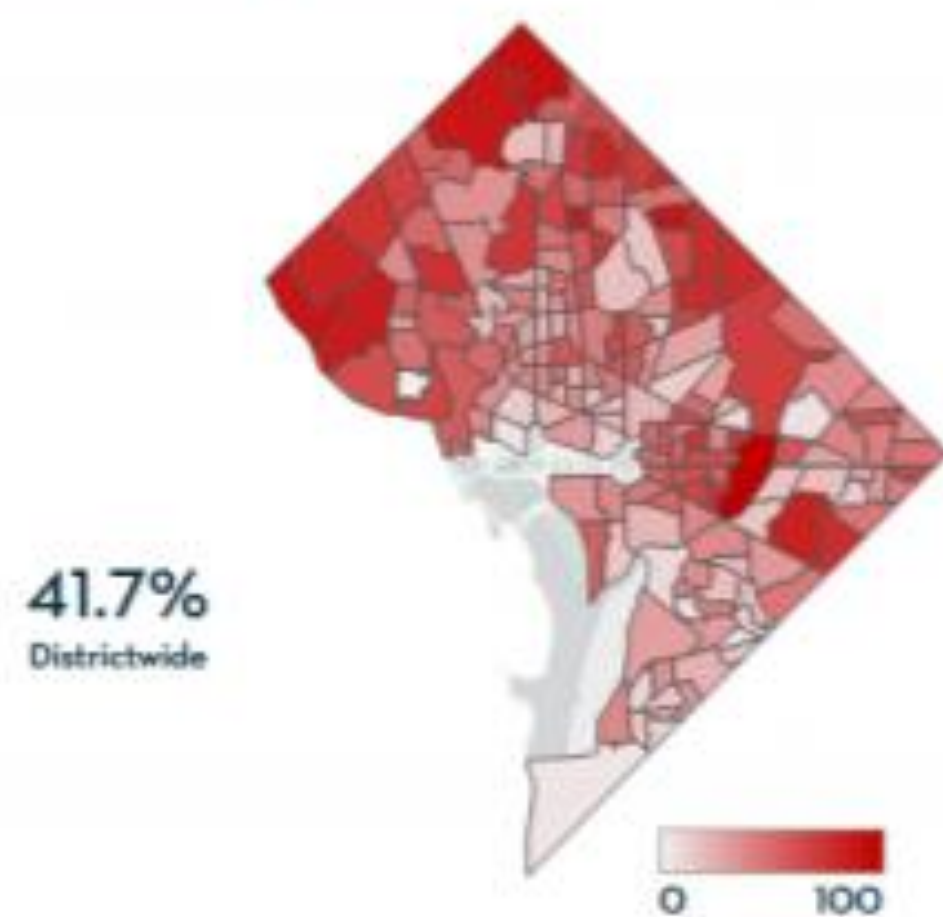
Source: ACS 2013-2017

Black Population



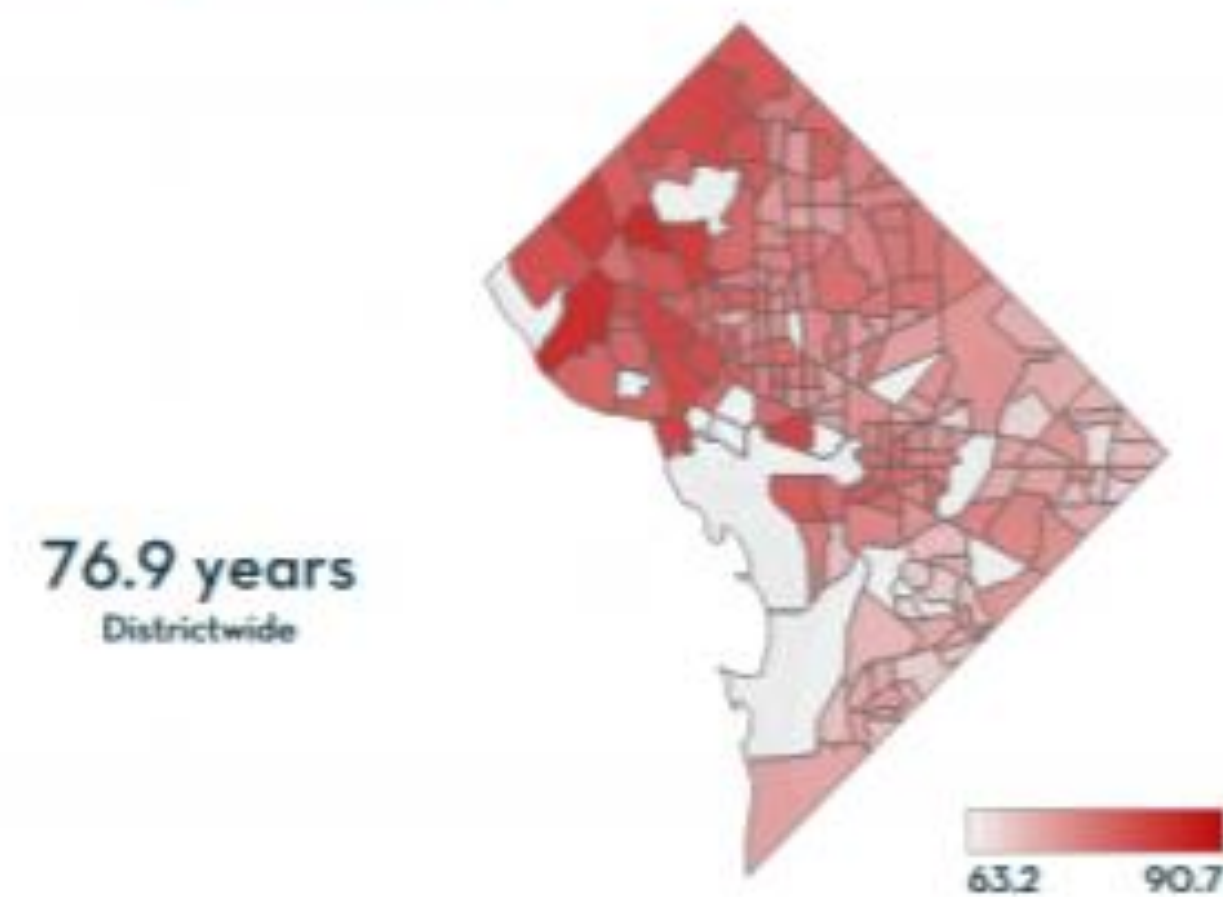
Source: ACS 2013-2017

Homeownership Rate



Source: ACS 2013-2017

Life Expectancy

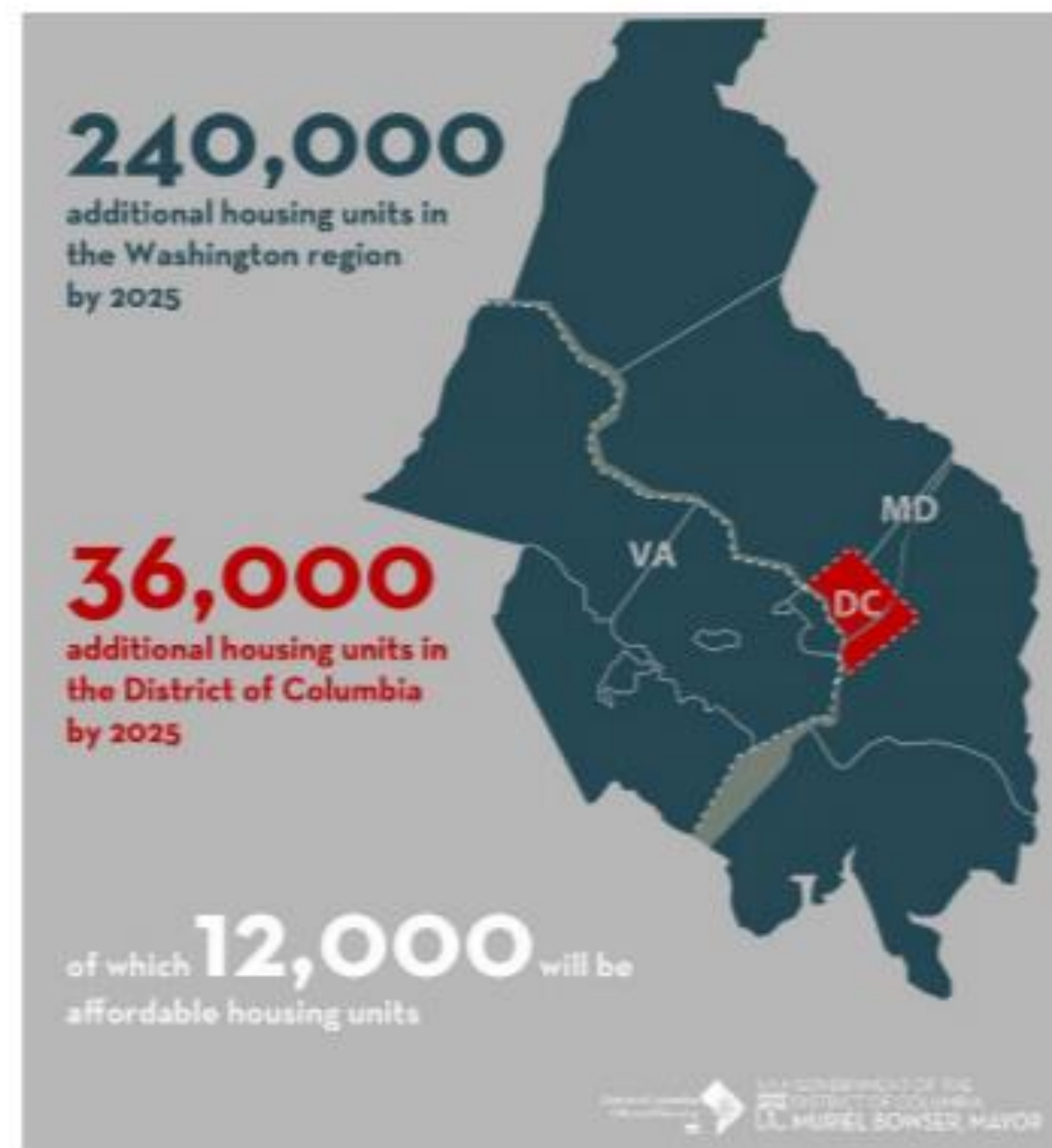


Source: CDC Neighborhood Life Expectancy Project, 2010-2015

Mayor Bowser's Housing Goals



Mayor's Order on Housing signed May 10, 2019



Mayor's Order on Housing



Increase &
accelerate
production and
preservation

Evaluate housing
equity and
distribution

Strengthen
Homeward DC

Create
homeownership
opportunities

Enhance the
resident housing
experience

Connect to regional
& federal initiatives

Bold Action for a Bold Goal

- Directs OP, DMPED, DHCD, DCRA & DHS to explore and implement a variety of policy approaches to meet the 2025 challenge
- Requires a housing equity analysis, including area-specific affordable housing targets

Regional Success



MWCOG Resolution, September 2019

RESOLUTION ADOPTING TARGETS TO ADDRESS THE REGION'S HOUSING NEEDS

**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.



Metropolitan Washington
Council of Governments

Impediments and Supports to Housing Production



Process

- Identify and address impediments
- Align forces to support production
- Examine different scales:
Neighborhood block to national

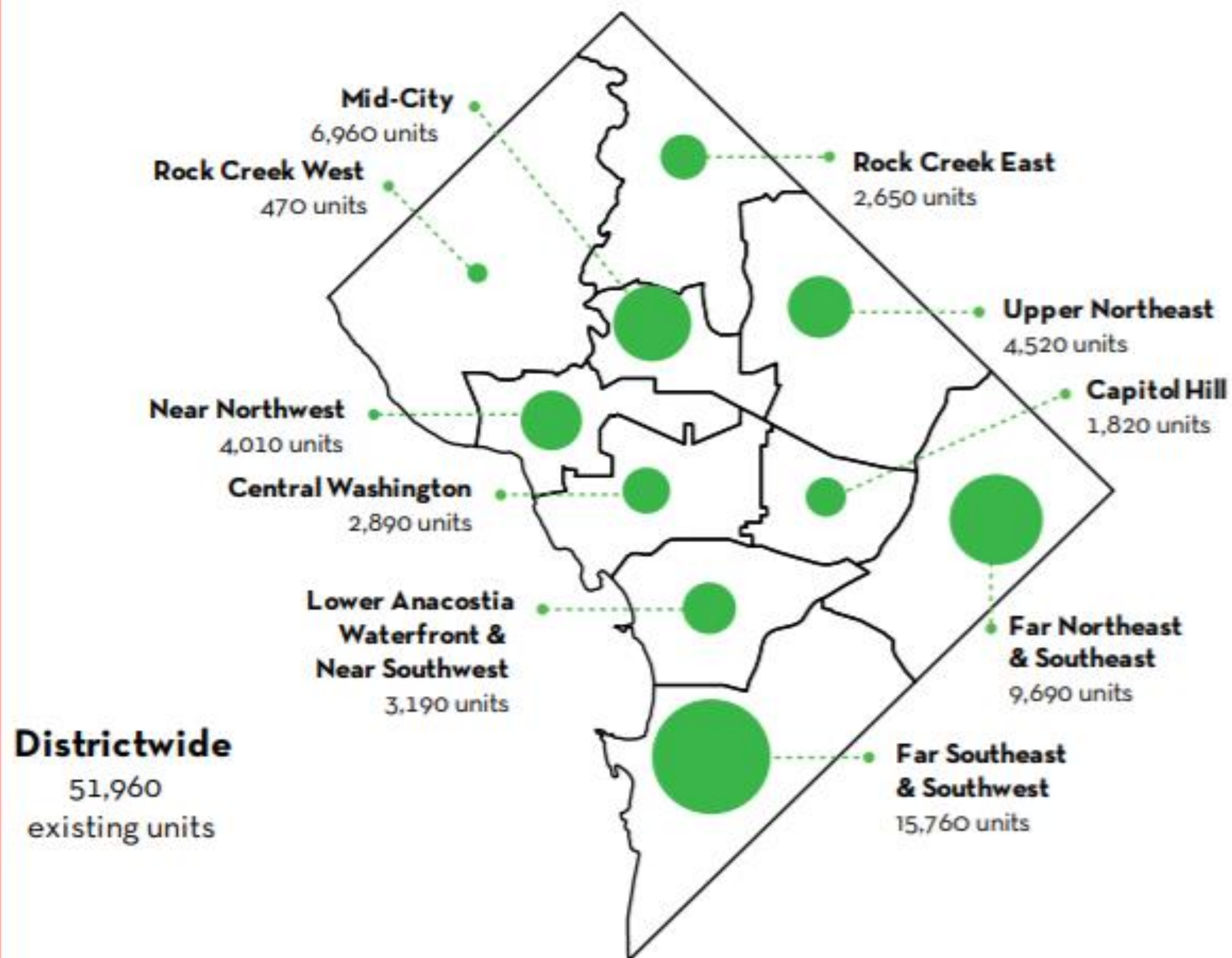
Goal

- Increase competitive supply
- Broaden affordability
- Distribute growth and opportunity equitably

Housing Equity Analysis: Public Engagement



2018 Estimated Distribution of Dedicated Affordable Housing Units



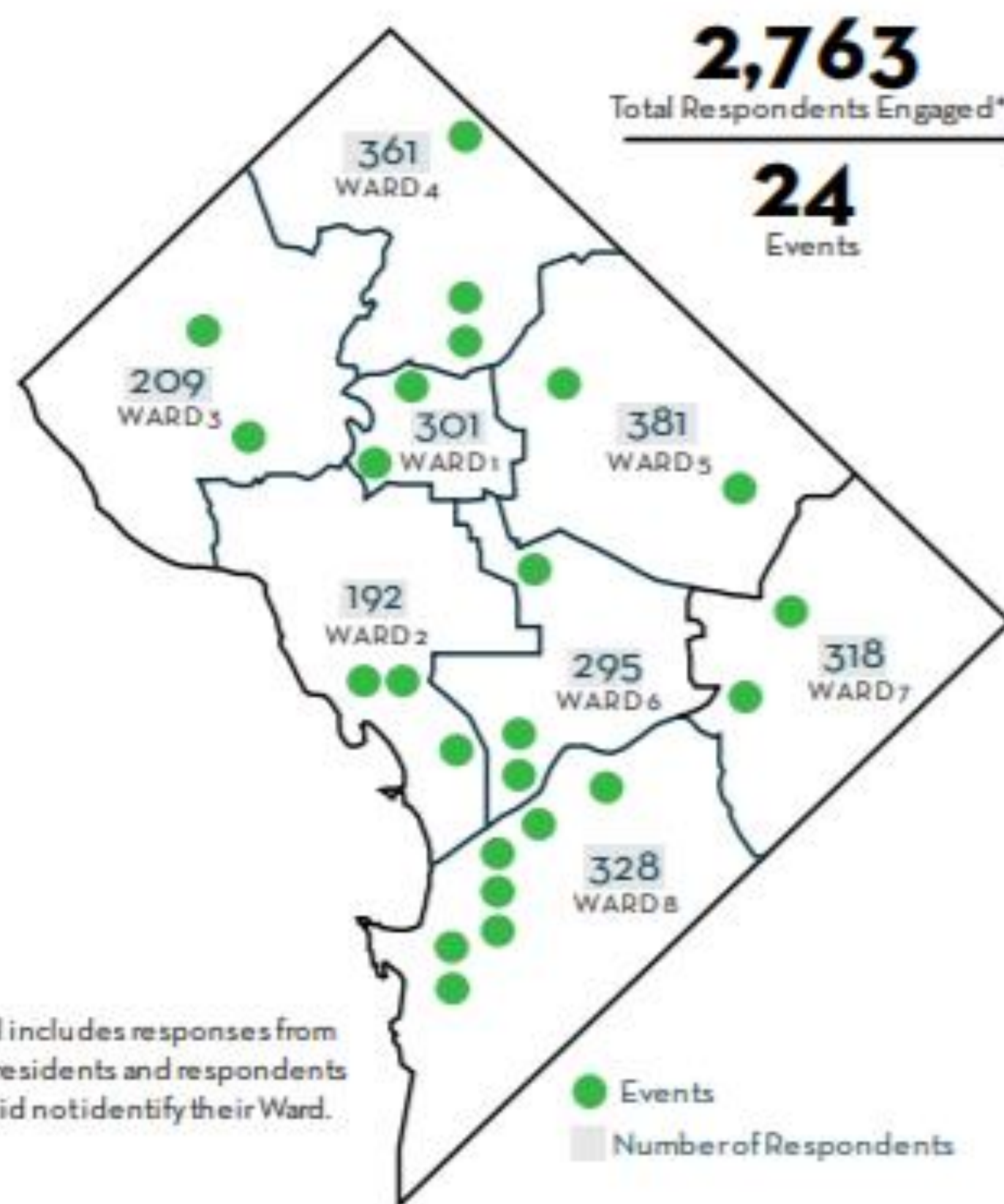
1. How do you feel about the current distribution of affordable housing?
2. How strongly do you feel it should change?
3. Place 3 dots on the map where you would prioritize more affordable housing.
4. Demographic questions.

Housing Equity Analysis: Public Engagement

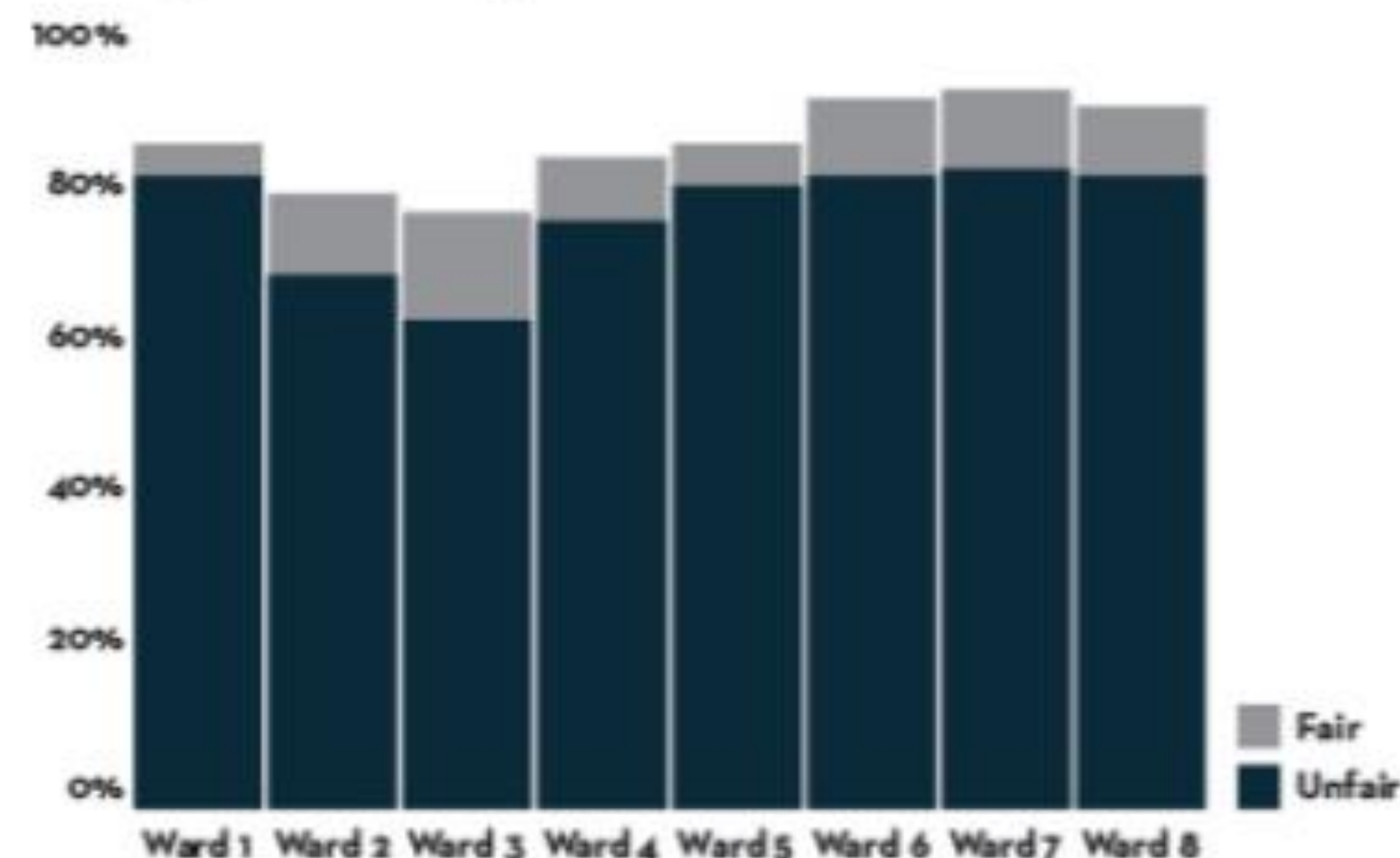


How do you feel about the current distribution of affordable housing?

Community Engagement



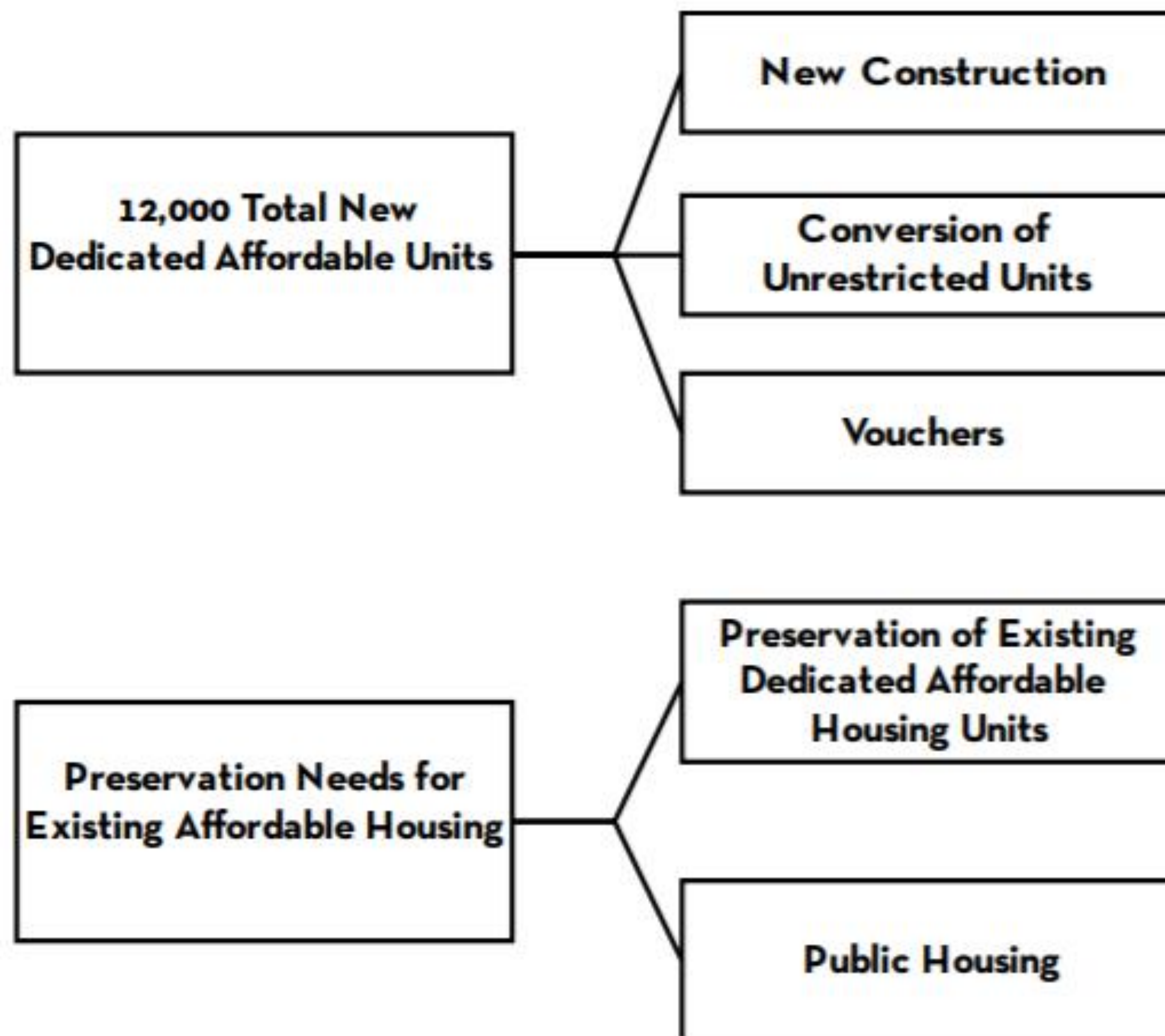
Response by Ward



60% to 80% of survey respondents by Ward agreed that the distribution of affordable housing is unfair.



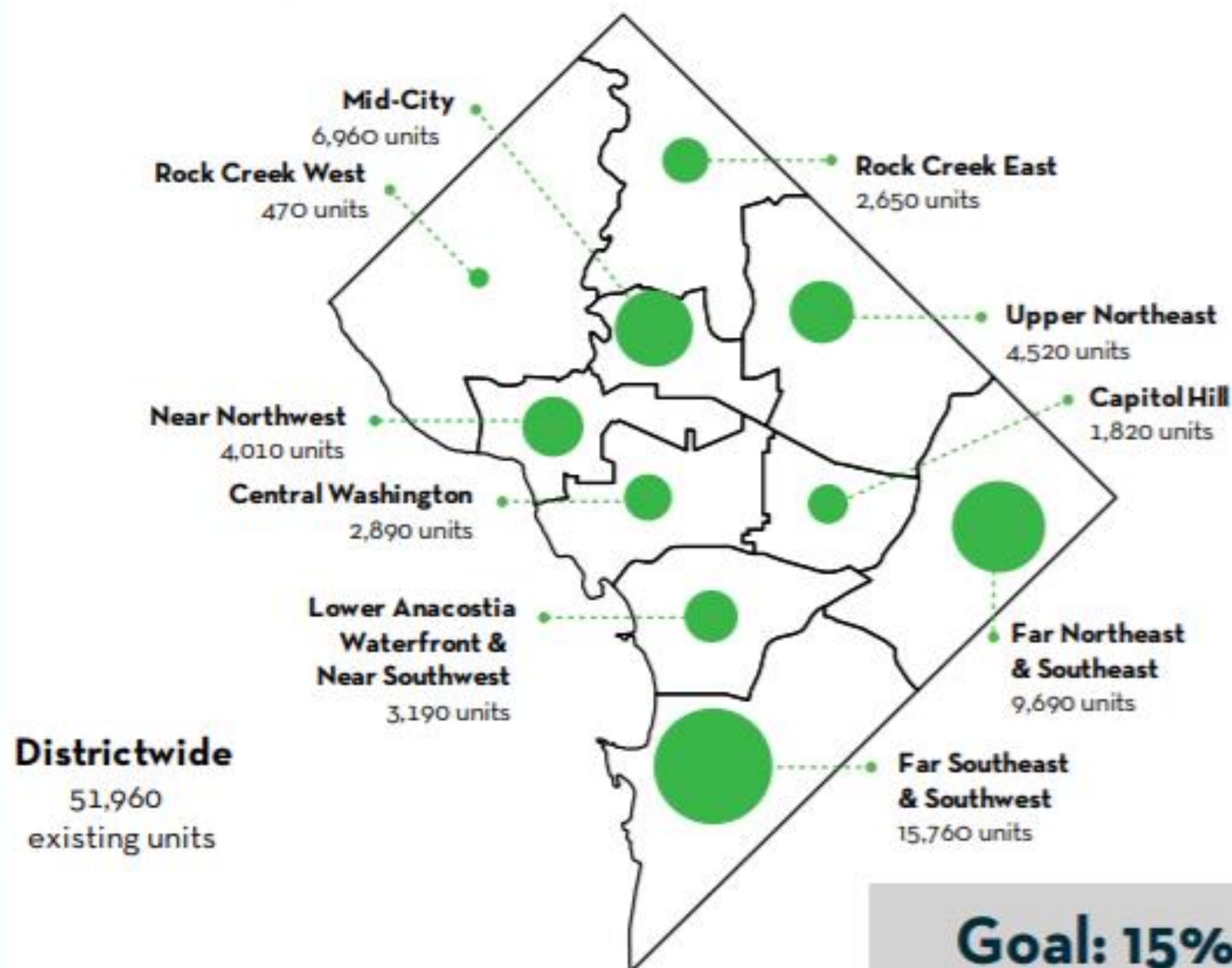
Housing Equity Analysis: Report Findings



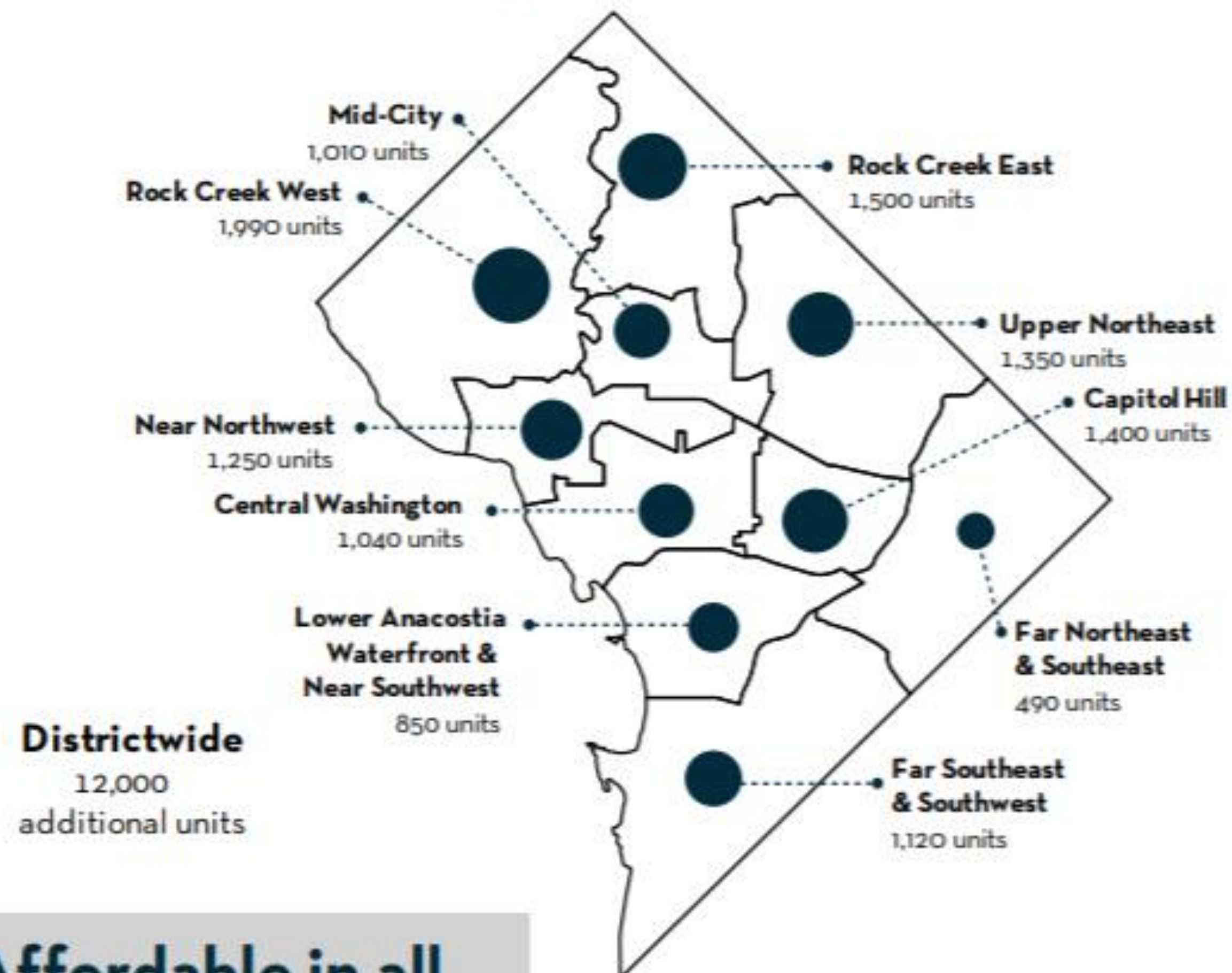
Housing Equity Analysis: Report Findings



2018 Estimated Distribution of Dedicated Affordable Housing Units



2025 Dedicated Affordable Housing Production Goals



Goal: 15% Affordable in all Planning Areas by 2050

Housing Equity Analysis: Report Findings

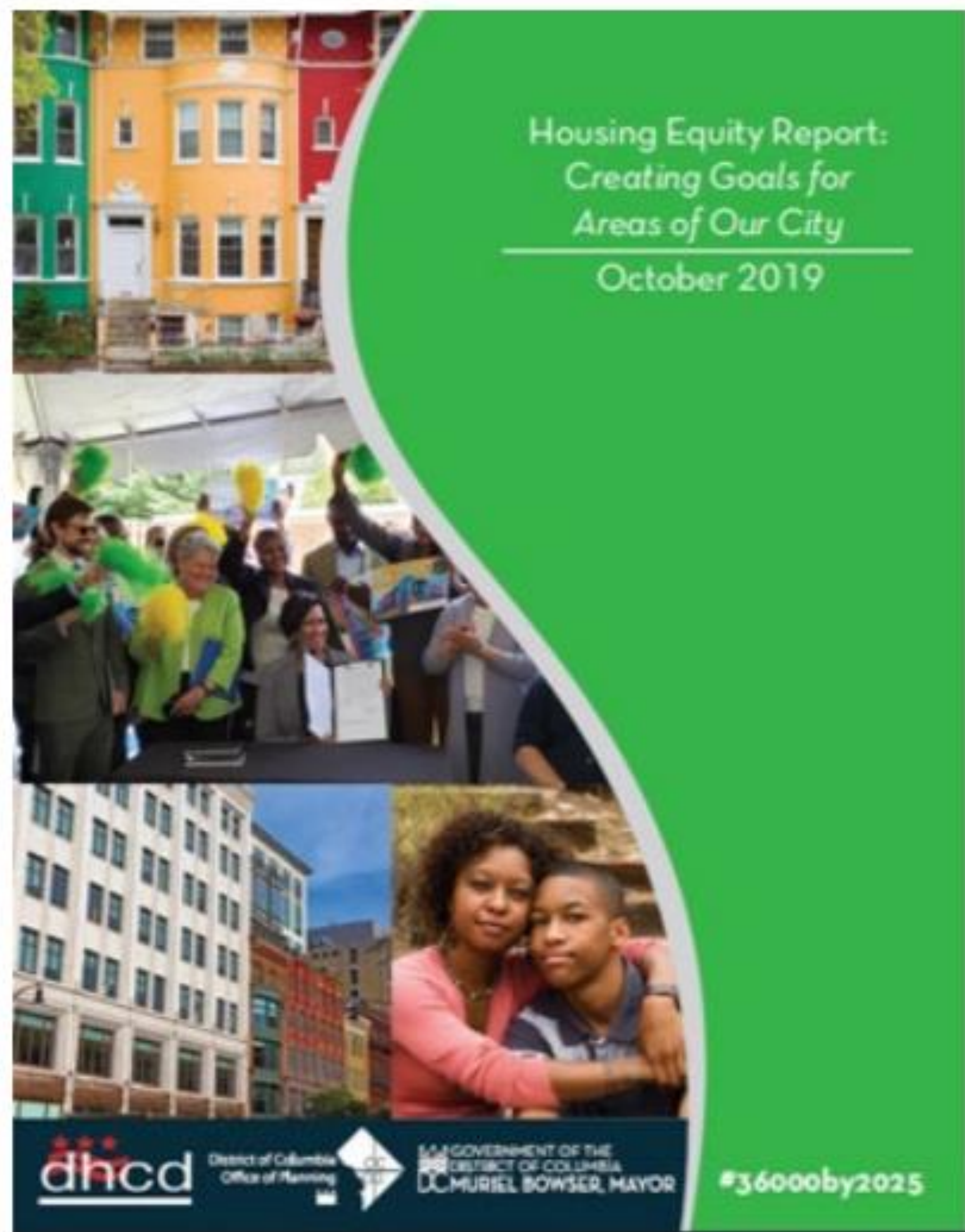


Figure 6. Current Affordable Housing Pipeline & 2025 Production Goals by Planning Area

Planning Area	Affordable Housing Production Goals	Affordable Housing Pipeline	Shortage of Affordable Housing	2025 Total Housing Production Goals*
Rock Creek West	1,990	80	1,910	1,260
Capitol Hill	1,400	280	1,120	3,270
Near Northwest	1,250	270	980	1,850
Mid-City	1,010	620	390	4,210
Rock Creek East	1,500	1,160	340	1,580
Central Washington	1,040	750	290	3,940
Upper Northeast	1,350	1,160	190	6,900
Lower Anacostia Waterfront & Near Southwest	850	910	on track	7,960
Far Southeast & Southwest	1,120	1,450	on track	2,040
Far Northeast & Southeast	490	1,290	on track	2,990
Total	12,000	7,970	5,220	36,000

*The total housing goals consist of net new market rate and affordable housing production. For Rock Creek West, the new affordable housing goals are greater than the total housing goals because the affordable goals include not only net new production, but also conversion of existing housing into subsidized housing for voucher recipients living in non-restricted housing. Reaching our goals will require a mix of these strategies, especially in Rock Creek West, where new housing has been extremely limited to date and where land use changes must be made to the Comprehensive Plan to reach these housing goals.

Progress Toward Broader Affordability



Expanding production to improve affordability has delivered 14,400 units in 2019 and 2020. Forty percent of the goal in less than 33% of time.

Units Issued Permits: 2010 to 2020



The 12,700 units that are currently under construction and expected to deliver over the next two years will achieve 75% of the goal in less than 60% of the time.

Rents have dropped 6% due to new competitive supply and the economic impacts of COVID-19.

HOW WILL HOUSEHOLD INCOME CHANGE?

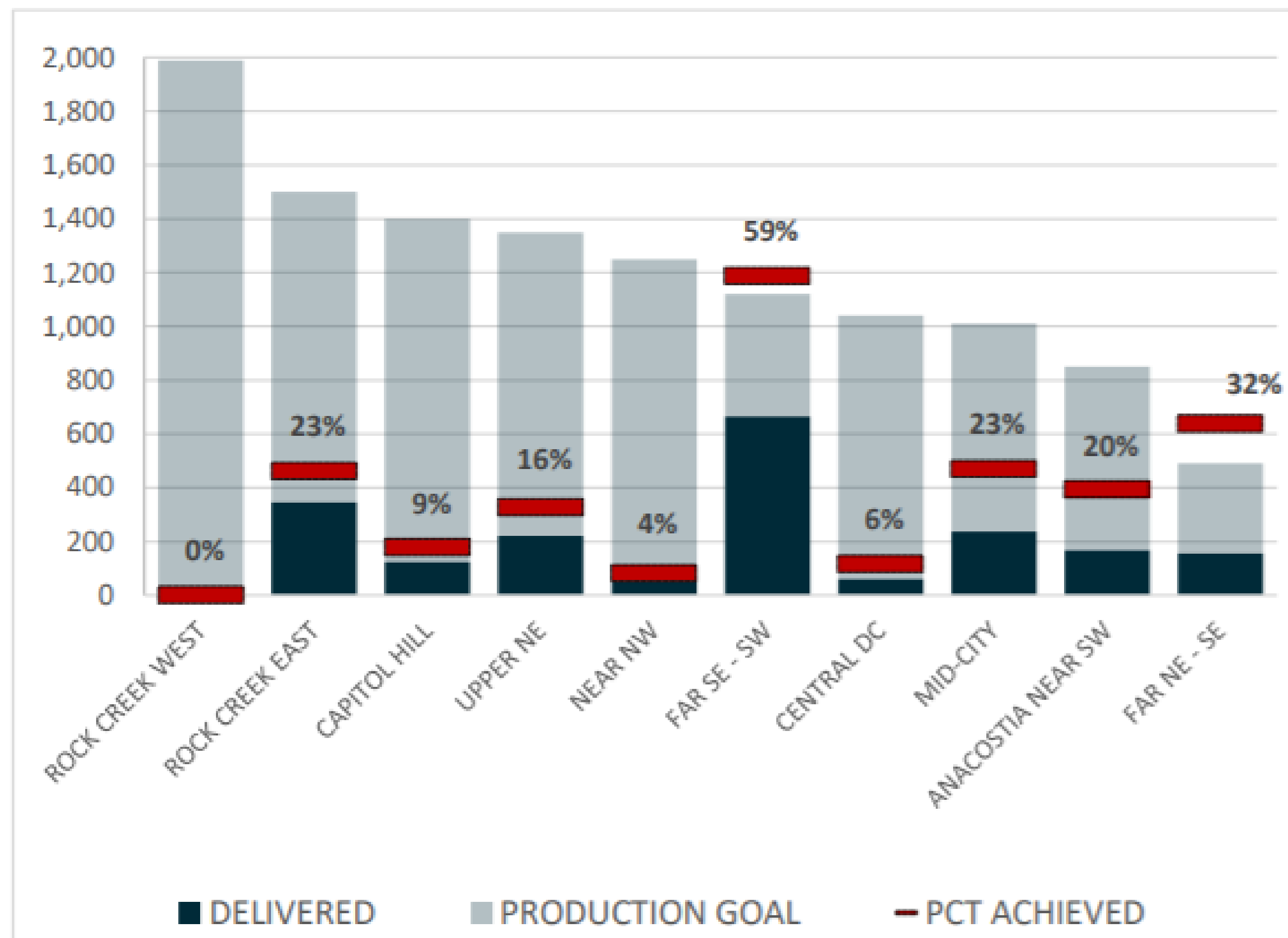
Source: US Census; Office of Planning.

Progress Toward Equity



2019-2020

Affordable Housing Deliveries by Planning Area



New Tools

- Targeted Tax Abatement for Affordable Housing
- Expanded Inclusionary Zoning - IZ+ & XL
- Local Rent Supplement Voucher
 - Increased to \$14 million per year
 - Sub-market FMR to support choice in high-cost areas



Thank You

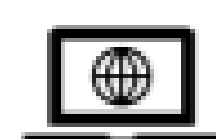
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planning.dc.gov, housing.dc.gov



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Strike Force Focus Areas

Evade the Eviction Crisis

- Administer emergency assistance to tenants, landlords, and providers
- Address the needs of small landlords and housing providers
- Conduct concerns with tenants as a result of the eviction moratorium

Rethink Rent Control

- Tenant Opportunity to Purchase Act (TOPA)
- Naturally Occurring Affordable Housing (NOAH)
- Adaptive reuse of unoccupied units, distressed properties, or excessive office and hotel space for affordable housing

Involve the Entire Ecosystem

- Leverage district and federal funds with private capital to maximize equity and ensure basic affordability standards
- Involve the legal system in stabilizing the rental housing market
- Consider the new Comp Plan's role in supporting the rental market



Discussion



Public Comment

