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
Housing Framework for Equity & Growth
Saving DC's Rental Housing Market Strike Force
February 5, 2021
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.

Source: US Census; Office of Planning.
Key Statistics

Household Median Income

$77,649
Districtwide

Source: ACS 2013-2017

Homeownership Rate

41.7%
Districtwide

Source: ACS 2013-2017

Black Population

47.8% share
Districtwide

Source: ACS 2013-2017

Life Expectancy

76.9 years
Districtwide

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

**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.
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

Source: DC Office of Planning
Housing Equity Analysis: Public Engagement

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

2,763
Total respondents engaged*

24
Events

Districtwide
76% Unfair

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

12,000 Total New Dedicated Affordable Units

- New Construction
  - Conversion of Unrestricted Units
    - Vouchers

Preservation Needs for Existing Affordable Housing

- Preservation of Existing Dedicated Affordable Housing Units
  - Public Housing
Housing Equity Analysis: Report Findings

**2018 Estimated Distribution of Dedicated Affordable Housing Units**
- Mid-City: 6,660 units
- Rock Creek West: 470 units
- Rock Creek East: 2,650 units
- Upper Northeast: 4,520 units
- Capitol Hill: 1,820 units
- Near Northwest: 1,010 units
- Central Washington: 2,850 units
- Lower Anacostia Waterfront & Near Southwest: 3,190 units
- Far Northeast & Southeast: 9,690 units
- Districtwide: 51,960 existing units

**2025 Dedicated Affordable Housing Production Goals**
- Mid-City: 1,010 units
- Rock Creek West: 1,990 units
- Rock Creek East: 1,500 units
- Upper Northeast: 1,350 units
- Capitol Hill: 1,400 units
- Near Northwest: 1,250 units
- Central Washington: 1,040 units
- Lower Anacostia Waterfront & Near Southwest: 850 units
- Far Northeast & Southeast: 490 units
- Districtwide: 12,000 additional units

**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

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

*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 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.

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

Source: DMPED; Office of Planning.
Thank You

For More Information Contact:

Andrew Trueblood, Director
DC Office of Planning
(202) 442-7600
andrew.trueblood@dc.gov

planning.dc.gov, housing.dc.gov
@OPinDC
Join OP’s mailing list
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