M E M O R A N D U M

March 22, 2023

TO: Planning, Housing, and Parks (PHP) Committee

FROM: Pamela Dunn, Senior Legislative Analyst
               Ludeen McCartney-Green, Legislative Attorney

SUBJECT: Briefing on Regional and County Housing Targets

PURPOSE: Receive update and discuss regional and county-level housing targets

Those expected for this worksession:

Shirin Wilkerson, Regional Housing Planner II, Metropolitan Washington Council of Governments
Sakina Khan, Deputy Director, Citywide Strategy and Analysis, DC Office of Planning
Art Rodgers, Senior Housing Planner, DC Office of Planning
Drew Hubbard, Deputy Director, DC Department of Housing and Community Development
Tanya Stern, Acting Director, Montgomery County Planning Department
Jason Sartori, Chief, Countywide Planning and Policy, Planning Department
Lisa Govoni, Housing Planner IV, Countywide Planning and Policy, Planning Department

At this session, the Committee will: (1) receive a briefing on regional housing targets from the Metropolitan Washington Council of Governments (MWCOG); (2) hear about DC's efforts to refine their jurisdiction-level housing target; and (3) receive a briefing and update on Montgomery County's housing target.

General Background Information

In 2018, area officials on the COG Board of Directors passed a resolution[1] acknowledging the region's housing production challenges. What followed was a focused evaluation to determine:
- the amount of housing needed to address the shortfall and whether the region could produce it,
- the ideal location for new housing to optimize and balance its proximity to jobs, and
- the affordability of new units to ensure they are priced appropriately for those who need them.

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[1] Certified Resolution R27-2019, https://www.mwcog.org/documents/2019/09/11/certified-resolution-r27-2019---housing-targets/

The information gathering, data analysis, and consultation that followed resulted in **three regional housing targets** for COG member governments to pursue. They are: (1) Add at least 320,000 housing units to the region between 2020 and 2030; (2) At least 75 percent of new housing should be in Activity Centers or near high-capacity transit; and (3) At least 75 percent of new housing should be affordable to low- and middle-income households.

The first regional housing target noted above results in 75,000 more units than the regional forecast and allocates 10,000 of these additional units to Montgomery County (including a portion to the Cities of Gaithersburg and Rockville).

Around the same time, Mayor Bowser began her second term with an "Order on Housing". This "Order on Housing" directs District agencies to identify policies, tools and initiatives to support the Mayor's goal of building 36,000 new homes, including 12,000 homes affordable to low-income residents, by 2025. The Mayor then instructed the Office of Planning to define "fair share targets" for housing in DC's 10 "planning areas" in order to create an equitable distribution of affordable housing across the District by 2045.

Briefing Today

Below is an outline of the briefing. Presentations are linked to the briefing topic titles in the outline.

Briefing on Regional and County Housing Targets
March 27, 2023 ~ 1:30 pm

I. **Overview of Regional Housing Targets**
   - Shirin Wilkerson, Regional Housing Planner, Department of Community Planning Services, Metropolitan Washington Council of Governments
   - Q&A

II. **Efforts to Refine Jurisdiction-Level Housing Target – Washington DC**
   - Sakina Khan, Deputy Director, Citywide Strategy and Analysis, District of Columbia Office of Planning
   - Art Rodgers, Senior Housing Planner, District of Columbia Office of Planning
   - Drew Hubbard, Deputy Director, DC Department of Housing and Community Development
   - Q&A

III. **Montgomery County's Housing Target**
   - Tanya Stern, Acting Director, Montgomery County Planning Department
   - Jason Sartori, Chief, Countywide Planning and Policy, Planning Department
   - Lisa Govoni, Housing Planner IV, Countywide Planning and Policy, Planning Department
   - Q&A