

District of Columbia:

Housing Framework for Equity & Growth



#HOUSINGDC



District of Columbia
Office of Planning



WE ARE
WASHINGTON
DC GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR



A Message from Mayor Muriel Bowser

“A fair shot to live and thrive in DC also means that we are big in our thinking about creating and preserving more affordable housing.”

- Mayor Bowser's Second Inaugural Speech



A Message from Directors Polly Donaldson & Andrew Trueblood



Polly Donaldson
Director
DC Dept. of Housing &
Community Development



Andrew Trueblood
Director
DC Office of Planning

On May 10, 2019, Mayor Bowser signed an order directing District agencies to address housing affordability in the District of Columbia. The *Housing Framework for Equity and Growth* is our response to Mayor Bowser's bold call to action. To start, the District needs to create 36,000 new residential units by 2025 with at least 12,000 affordable for low-income residents to ensure all residents can live in the city without being burdened by housing costs. An additional 7,200 affordable homes need to be preserved.

Washington, DC has grown significantly over the last decade and will continue to grow at a historic pace. Everyone, particularly our low-income residents, is paying more for housing. The current distribution of affordable housing is concentrated in some parts of the city while very limited in others. We have one of the most robust sets of affordable housing policies in the country with the largest per capita housing trust fund of any city in the United States. However, we know our current policies alone are not enough to encourage fair and affordable housing growth.

Achieving the Mayor's ambitious goal requires the District to think differently about housing development. Working with multiple agencies across District Government and external stakeholders, the Office of Planning (OP) and Department of Housing and Community Development (DHCD) will conduct the *Housing Framework for Equity and Growth*, an in-depth housing systems analysis, to ensure all residents can access and afford housing across all areas of the city. Bold action to address housing affordability requires the entire city's input and energy; throughout the summer, we will be engaging residents on their needs to guide our work.

The *Housing Framework for Equity and Growth* is supported by our partner agencies: Office of the Deputy Mayor for Planning and Economic Development (DMPED), the Department of Consumer and Regulatory Affairs (DCRA), DC Department of Human Services (DHS), and DC Housing Finance Agency (DCHFA).

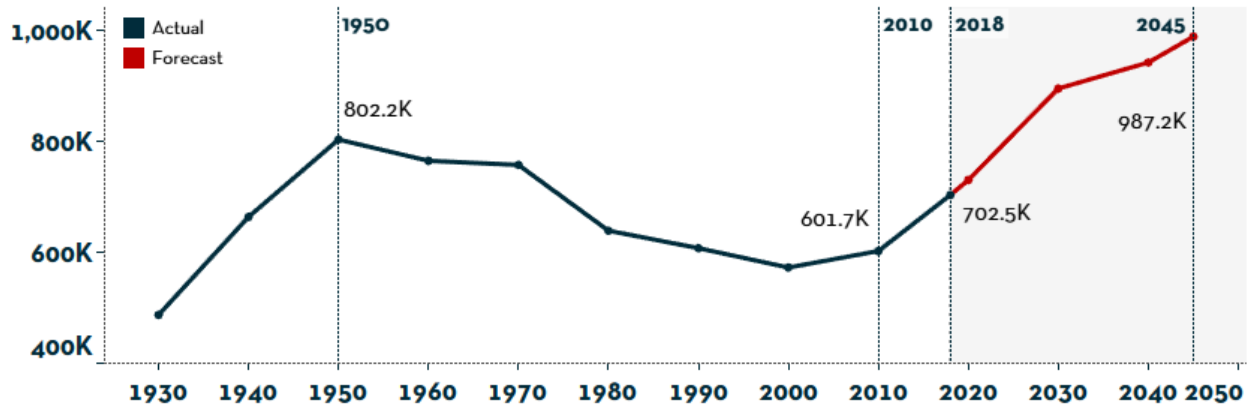




Washington, DC is Growing

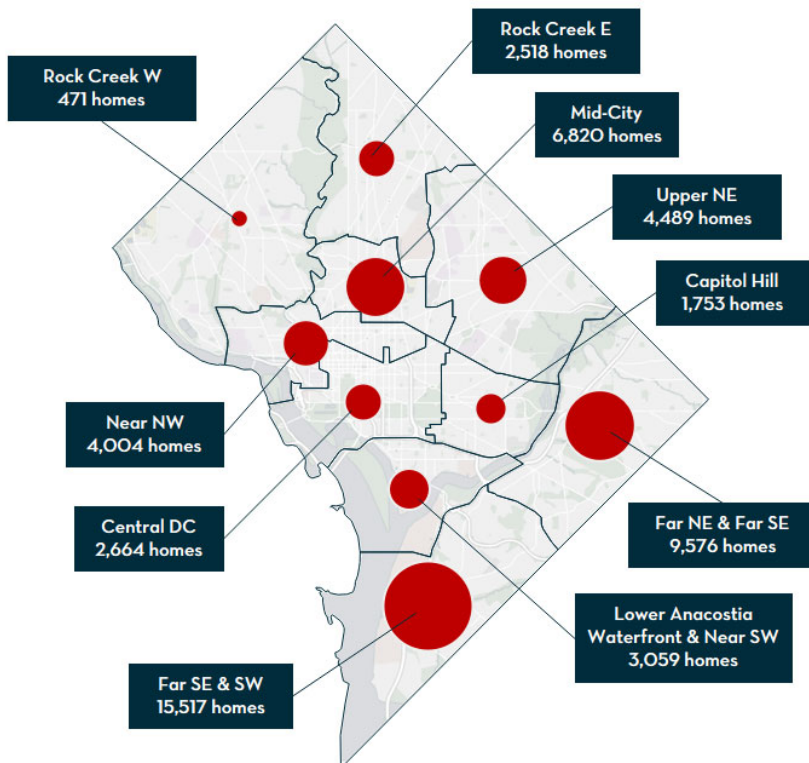
1930 to 2030 The District's Population

Source: DC Office of Planning



Since 2010, the District has experienced one of the fastest periods of sustained housing production in its history. Our population is now more than 700,000 and growing. The next few decades are projected to continue as one of the most significant periods of population growth in Washington, DC's history. City officials recognize the need to accelerate housing production and preservation in order to ensure that everyone who wants to live in the city can without being burdened by housing costs.

The Distribution of Affordable Housing is Uneven



A citywide effort is needed to increase housing affordability and ensure all residents have the opportunity to live and thrive in healthy communities.

Currently, the District's affordable housing is unevenly distributed across the city. The map illustrates the Far Southeast and Southwest area of the city has more than 15,000 affordable units, or about 31 percent of all of the District's affordable housing. In contrast, the Rock Creek West area has fewer than 500 affordable units, or approximately one percent of the District's supply of affordable housing. The *Housing Framework for Equity and Growth* will examine policies and opportunities to create a fairer, more inclusive supply of affordable housing.

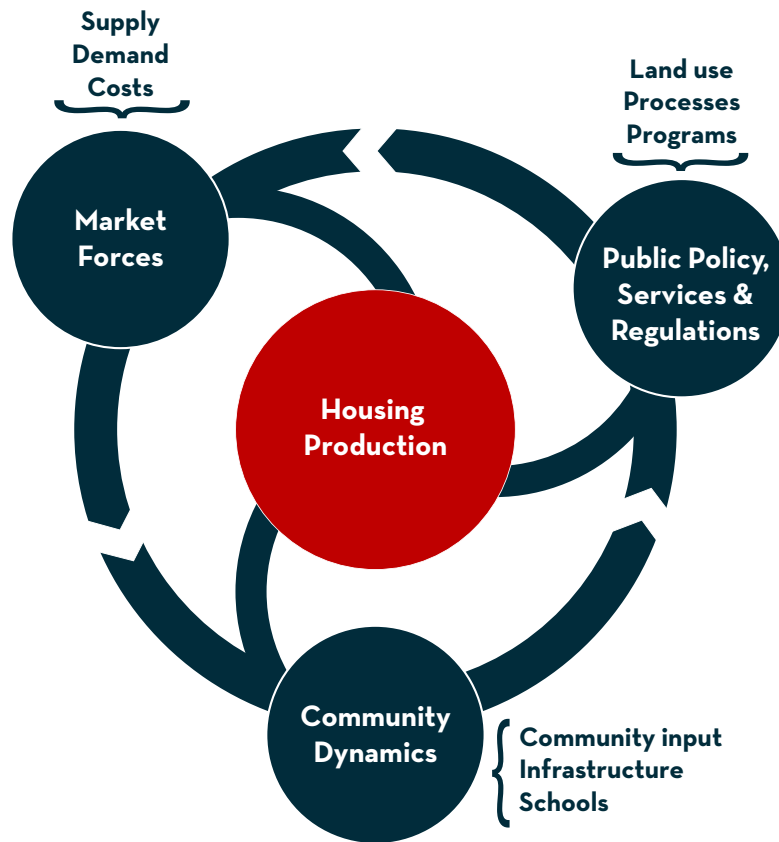
*Planning Areas are groups of adjacent neighborhoods. These were developed in the 2006 *Comprehensive Plan* as a way to keep planning consistent with Ward redistricting.

Sources: housinginsights.org, DC Office of Planning, DC Department of Housing and Community Development





The Housing Framework for Equity and Growth



The *Housing Framework for Equity and Growth* is an analysis intended to inform how we produce more affordable and market rate housing in the District. It will help us understand the needs and challenges driving current housing production. This analysis will create more equitable distribution goals for housing production and development by examining public policies and regulations, market forces, and community dynamics. Increased housing production and preservation are required to address growth and ensure Washington, DC lives up to its values of a diverse and inclusive city. OP and DHCD will develop policies and approaches for each planning area and establish metrics to evaluate progress.

Engage with Us This Summer!



OP and DHCD are conducting a series of activities over the summer to learn about residents' housing needs and gather feedback on the current distribution of affordable housing in the city. We encourage your participation at any of the following events:

To learn more visit our website:



housingdc.dc.gov

#HOUSINGDC



District of Columbia
Office of Planning



GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR