



WASHINGTON
AREA HOUSING
PARTNERSHIP

*A public-private partnership affiliated
with the Metropolitan Washington
Council of Governments to expand
affordable housing opportunities in the
Washington metropolitan region.*

The Regional Need for Workforce Housing

Paul DesJardin

Metropolitan Washington Council of Governments

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COG and the Partnership

- ❖ Convenes
- ❖ Researches and reports on best practices
- ❖ Provides technical assistance



Regional Context

- ❖ In the Metropolitan Washington region, we are a victim of our own success.
- ❖ This region is a great place to live, work, visit and invest.
- ❖ Unfortunately, it is unaffordable for many who work here.



Regional Context

- ❖ Increased housing costs are forcing residents to designate more of their income towards housing.
- ❖ According to a HUD national study on housing needs, 16% of all Washington area families pay over half of their income for housing or live in severely inadequate housing.



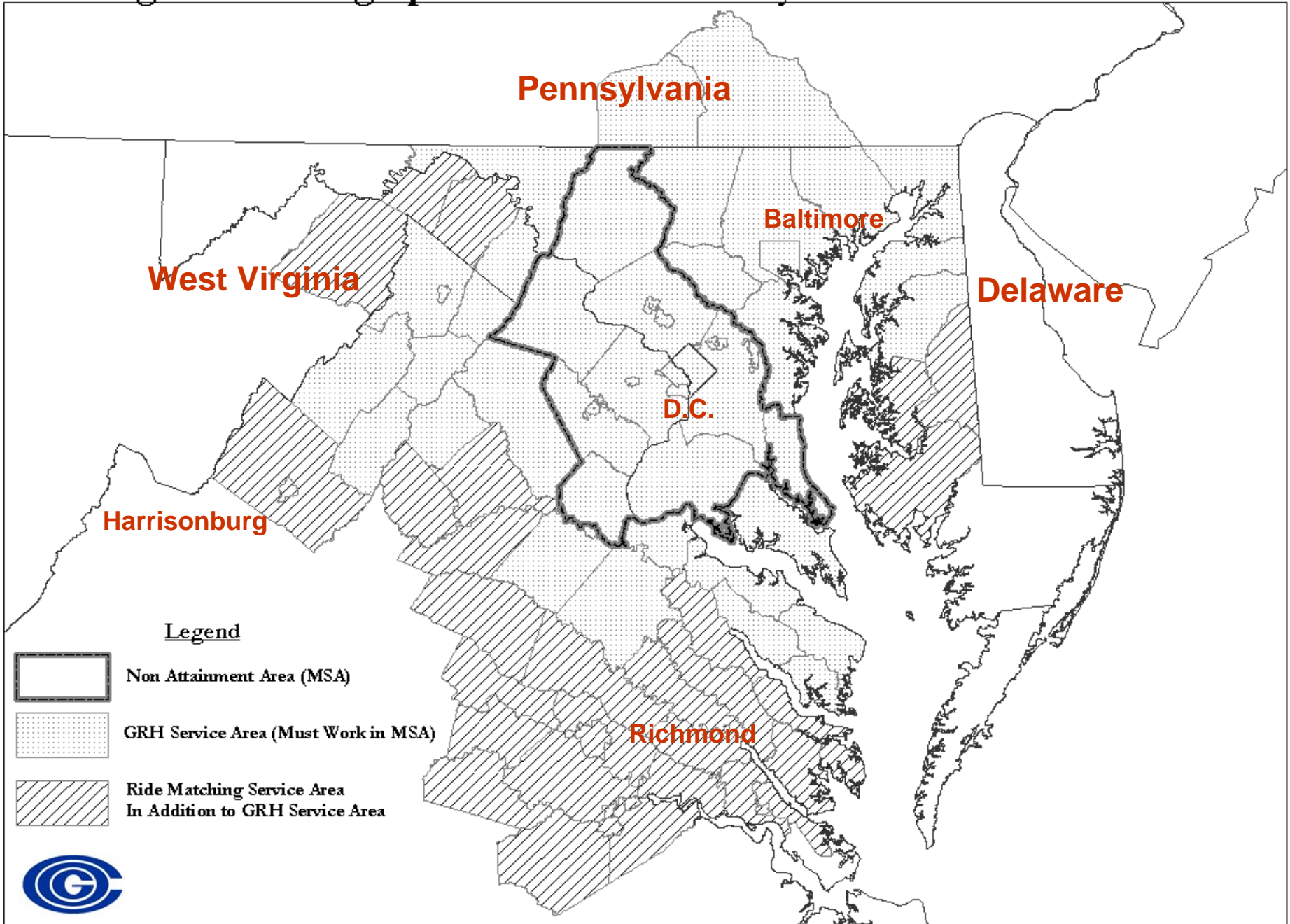
Regional Context

- ❖ When workers must live outside of the immediate region to find affordable housing, their income leaves the regional economy. The region suffers from a shortage of nearly 67,000 affordable units.
- ❖ Metropolitan Washington loses about \$8 billion a year because many of its workers live and spend their income in distant communities.

-Dr. Stephen Fuller, George Mason University



Figure 3: Geographic Areas Serviced by Commuter Connections



Workforce Housing

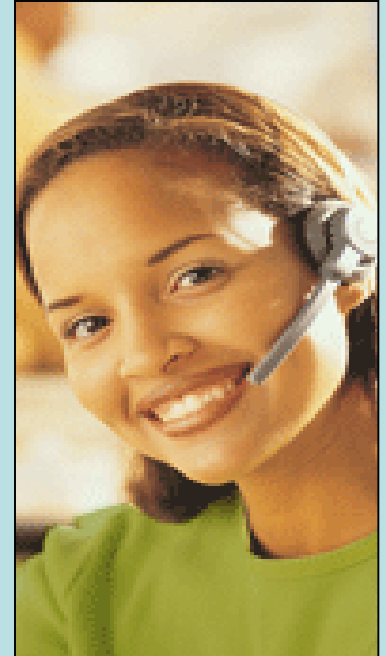
❖ What is "workforce housing"?

- ✓ single-family homes
- ✓ townhouses
- ✓ condominiums
- ✓ apartments

❖ How does workforce housing differ from affordable housing?

Affordable to households earning incomes between 60% - 120% of area median income.

[Note: 2006 Area Median Income is: \$90,300*]



**Source: HUD AMI for the DC Metropolitan Statistical Area*

Who Needs Workforce / Affordable Housing?

❖ Workforce Housing Occupations Earning Between 60% -120% of the Area Median Income:

- ✓ Emergency Medical Technician
- ✓ Registered Nurse
- ✓ Fireman
- ✓ Police Officer
- ✓ Librarians
- ✓ Teachers

❖ Low Income Occupations earning between 30% - 60% of the area median Income:

- ✓ Religious Workers
- ✓ Social Workers
- ✓ Dental Assistants
- ✓ Cashier
- ✓ Waiter/Waitress
- ✓ Food Preparation Worker
- ✓ Grounds Keeper



Promoting Mixed-Income Communities

The Partnership recognizes the benefits of mixed-income communities and is working to promote affordable housing tools which encourage mixed-income communities and help:

- ✓ Alleviate Concentrations of Poverty
- ✓ Enhance Safety and Community Services
- ✓ Promotes Public Amenities (Parks, Pedestrian Enhancements, etc.)
- ✓ Provides Long-term Stability



Importance of Advocacy

- ✓ Raise public awareness on the need and benefits of:
 - 1) revitalizing neighborhoods
 - 2) promoting mixed-income communities
 - 3) ensuring workforce housing
- ✓ Combat negative stereotypes.
- ✓ Promotes a message of inclusiveness (ethnically and economically)



Advocacy Strategies

- ✓ Poster Campaigns
- ✓ Public Service Announcements (radio, television, etc.)
- ✓ Join or create broad-based partnerships/coalitions (including alliances with the faith community)
- ✓ Educational Workshops
- ✓ Outreach to Government Officials



Benefits to the Community and the Economy

- ✓ Attracts new residents that provide everyday services to a community, such as teachers, child care providers and law enforcement officers.
- ✓ Creates options for residents to live near their place of employment, thus reducing traffic congestion and time spent away from families.

Housing Costs are crucial to 67.6% of business location decisions.

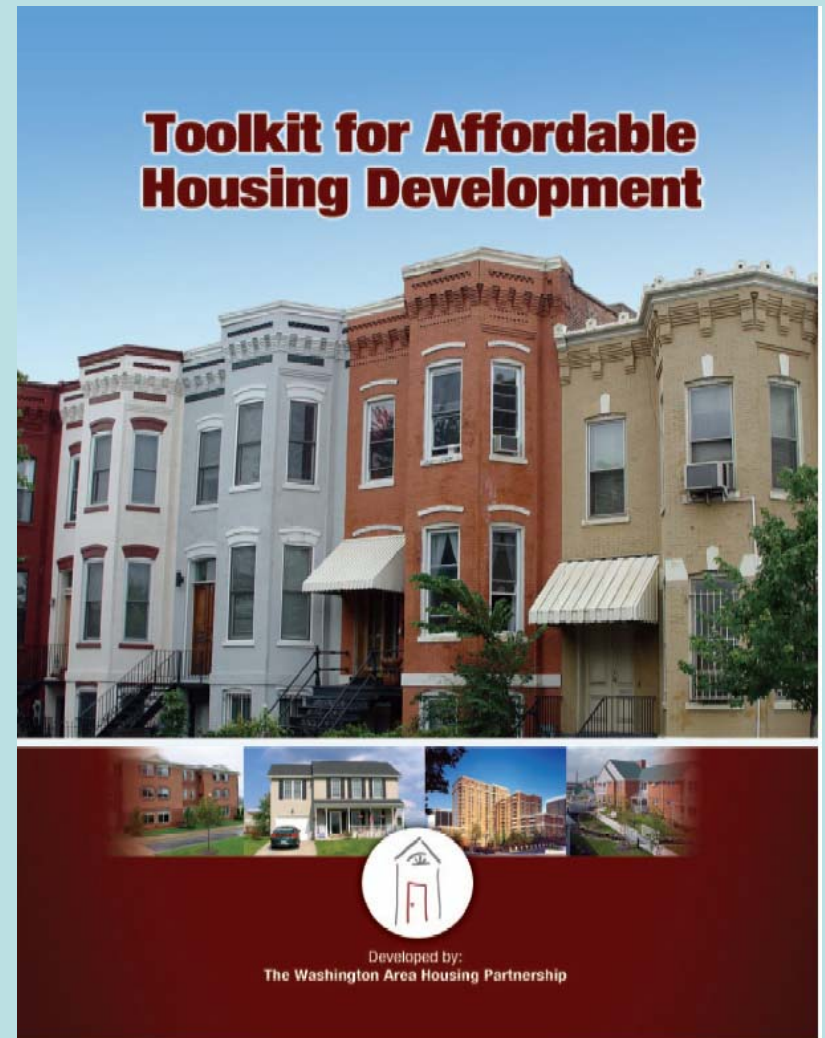
Source: Development Magazine

- ✓ Means never having to tell your graduates, new families, disabled, or seniors, "you must leave us because there is no housing for you."



The Toolkit

- ❖ Outlines affordable housing best practices
- ❖ Provides examples of successful implementation by local governments
- ❖ Launched Dec. 2005



They save our lives, protect our homes and teach our children.
The people you need...need you.

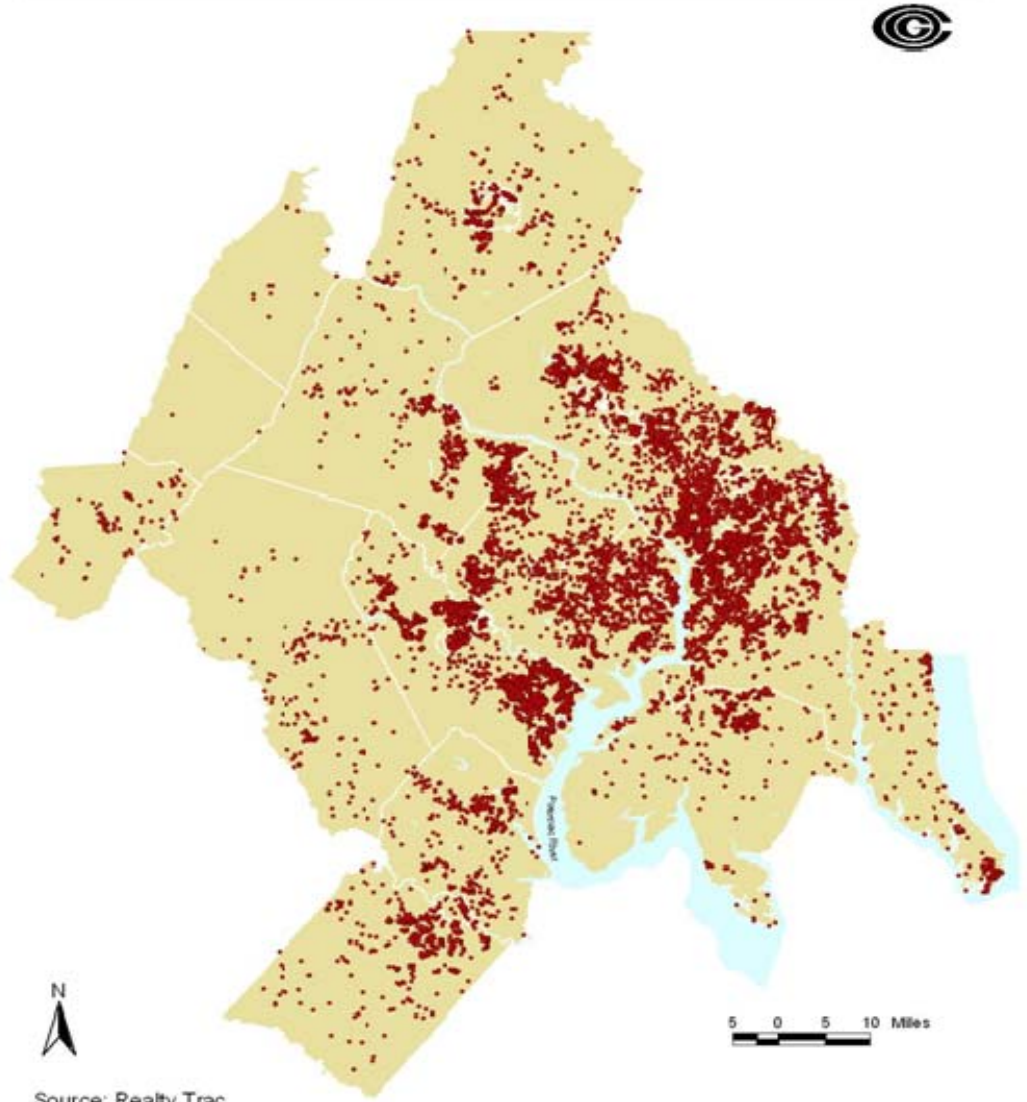


Support affordable housing in your neighborhood. wahpdc.org.



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Foreclosures: March 2007 – February 08

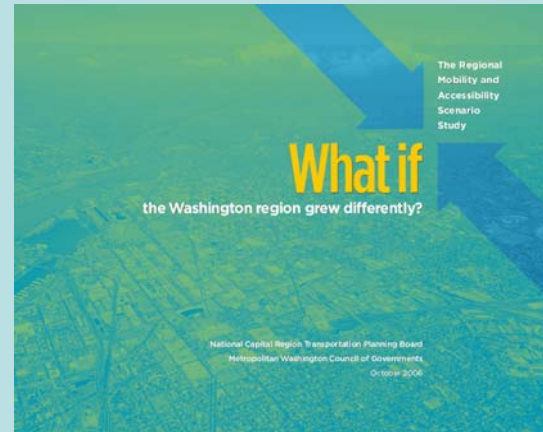




TPB Regional Mobility and Accessibility Scenario Study

Began in 2001 with **5 transportation/land use scenarios**

Conclusion



“We can make a positive impact by locating housing and jobs closer together, approving development closer to transit stations, and expanding our network of public transit lines to support regional activity centers.”

-Michael Knapp, Montgomery County

