



Housing

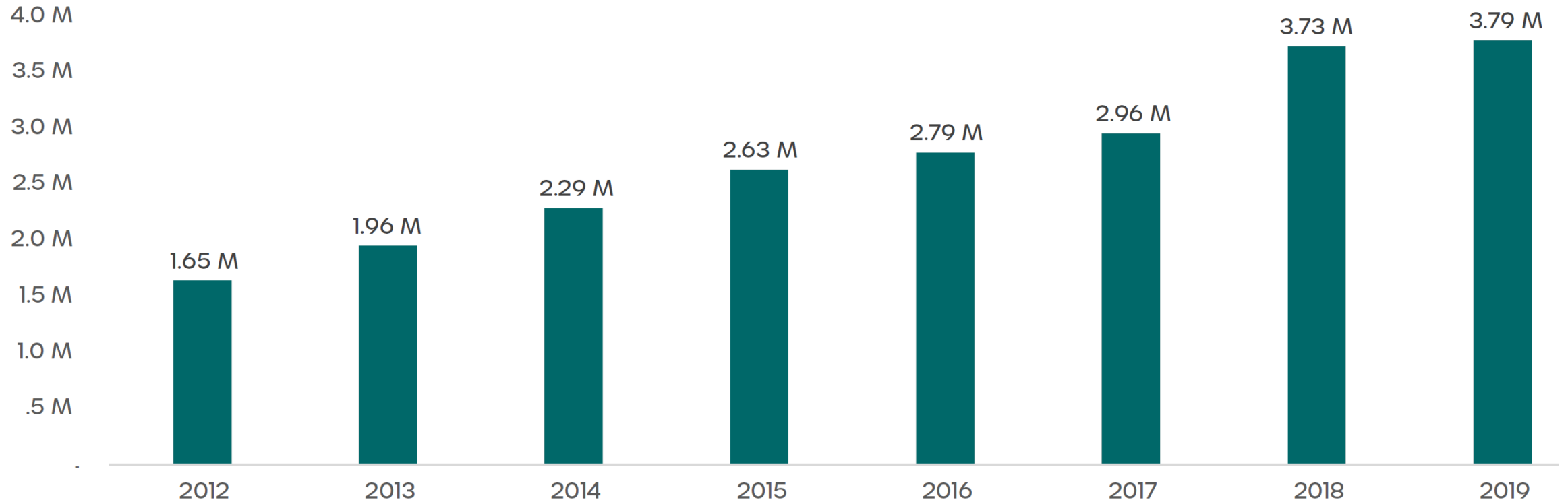
Underproduction™

in the DMV

Housing should
always be an
opportunity,
never an obstacle.



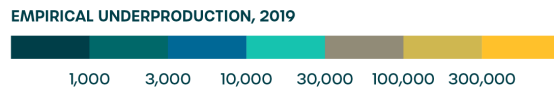
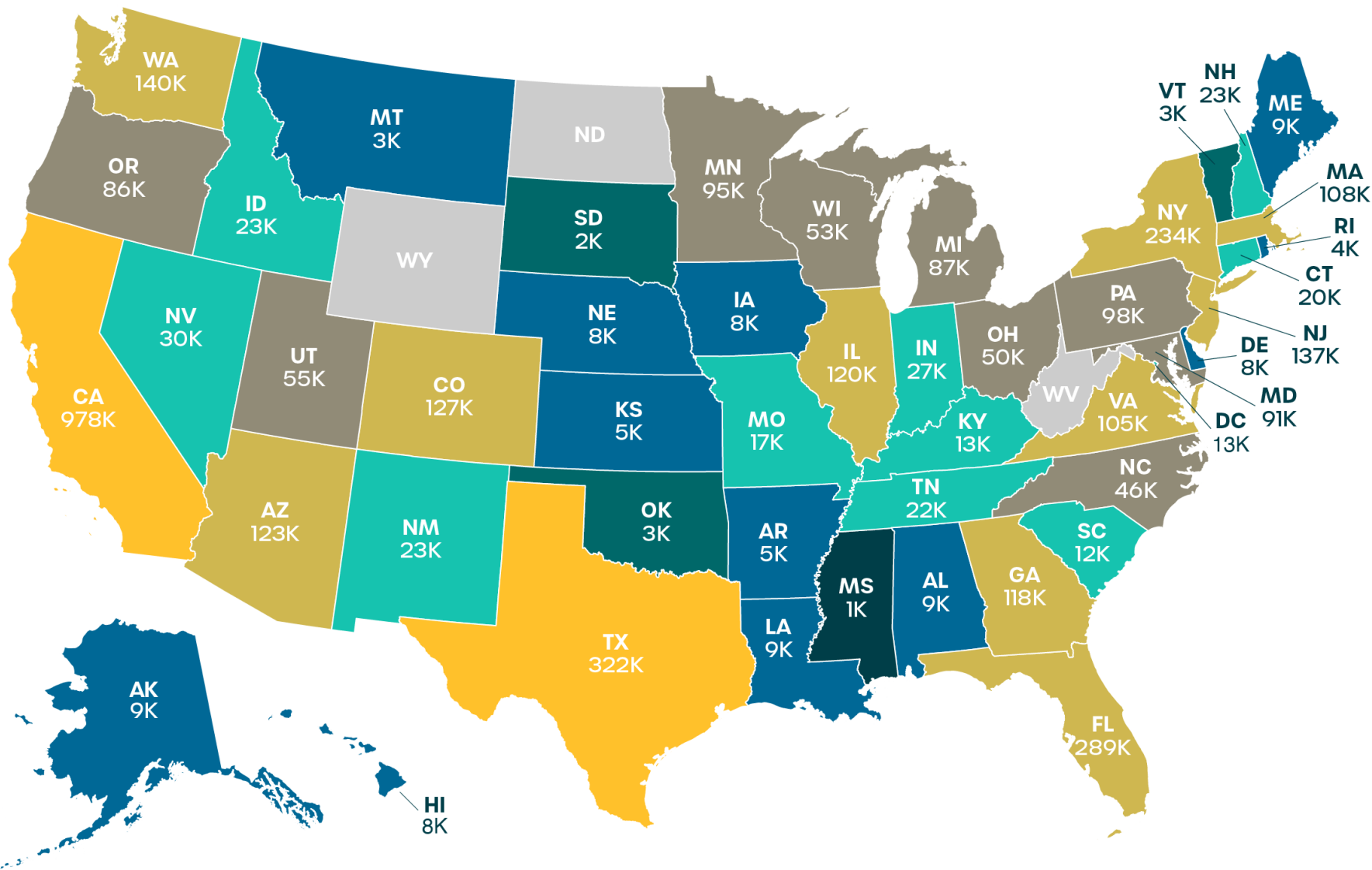
U.S. Housing Underproduction by Year



The DMV Ranks 4th in Metro Rankings

Rank	State	Housing Underproduction as of 2019	Total Existing Housing as of 2019	Underproduction Severity (% of Total)
1	Los Angeles-Long Beach-Anaheim, CA	388,874	4,648,628	8.4%
2	New York-Newark-Jersey City, NY-NJ,PA	342,144	7,550,100	4.5%
3	Miami-Fort Lauderdale-Pompano Beach, FL	189,301	2,335,904	8.1%
4	Washington-Arlington-Alexandria, DC-VA-MD-WV	156,597	2,200,728	7.1%
5	Riverside-San Bernardino-Ontario, CA	153,372	1,473,504	10.4%
6	Chicago-Naperville-Elgin, IL-IN-WI	129,218	3,825,132	3.4%
7	San Francisco-Oakland-Berkeley, CA	114,000	1,822,847	6.3%
8	Phoenix-Mesa-Chandler, AZ	108,564	1,877,517	5.8%
9	Atlanta-Sandy Springs-Alpharetta, GA	97,538	2,219,577	4.4%
10	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	89,949	2,472,307	3.6%

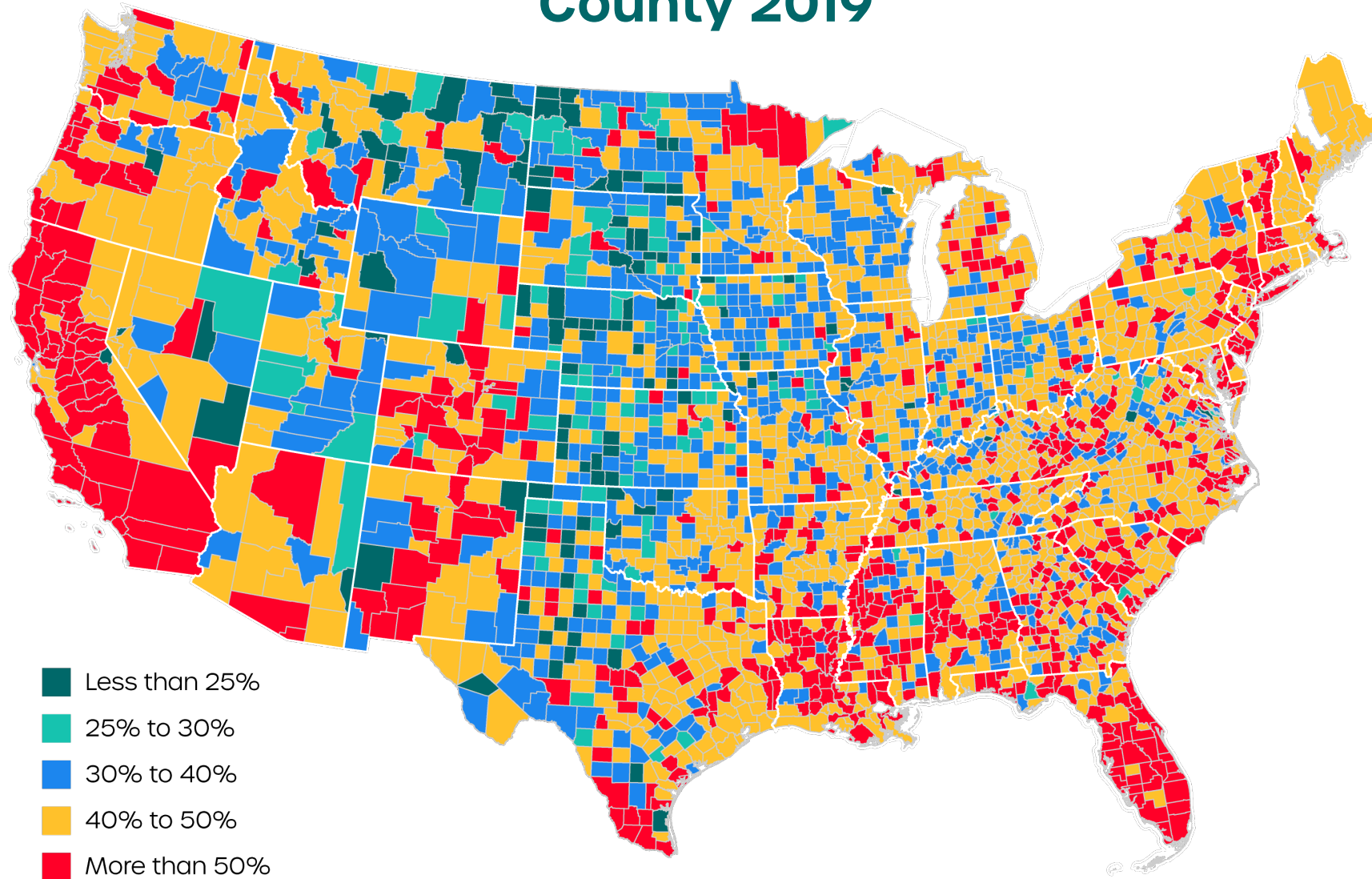
Housing Underproduction, by State in 2019



DMV TRENDS

- DMV is a metropolitan area that had underproduction in 2012 that has worsened
- DMV nominal rents rank 10th in the U.S.
- DMV nominal home values rank 18th in the U.S.
- The DMV is expensive, and 60% of its underproduction is attributable to missing HHs

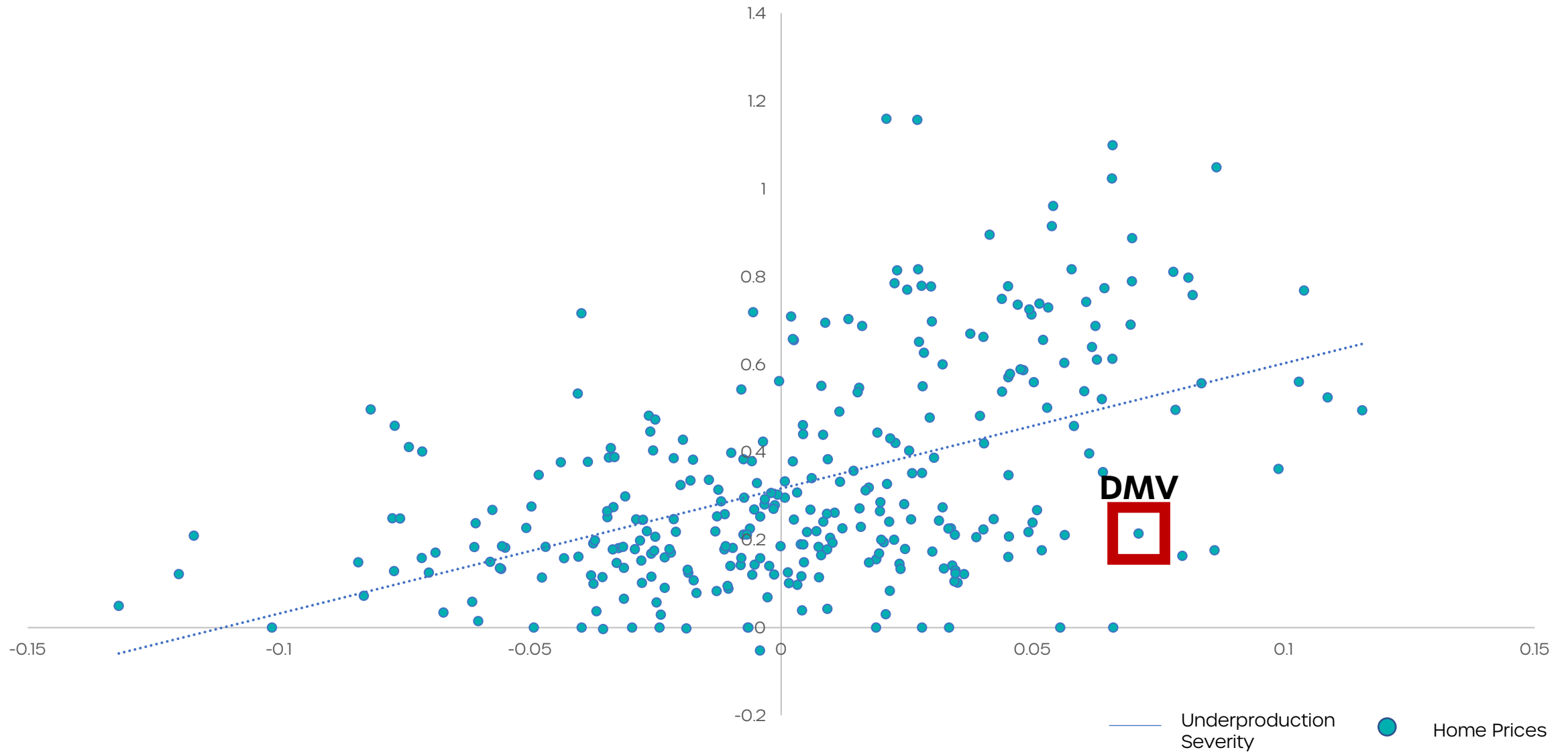
Share of Renter Households that are Cost Burdened, by County 2019

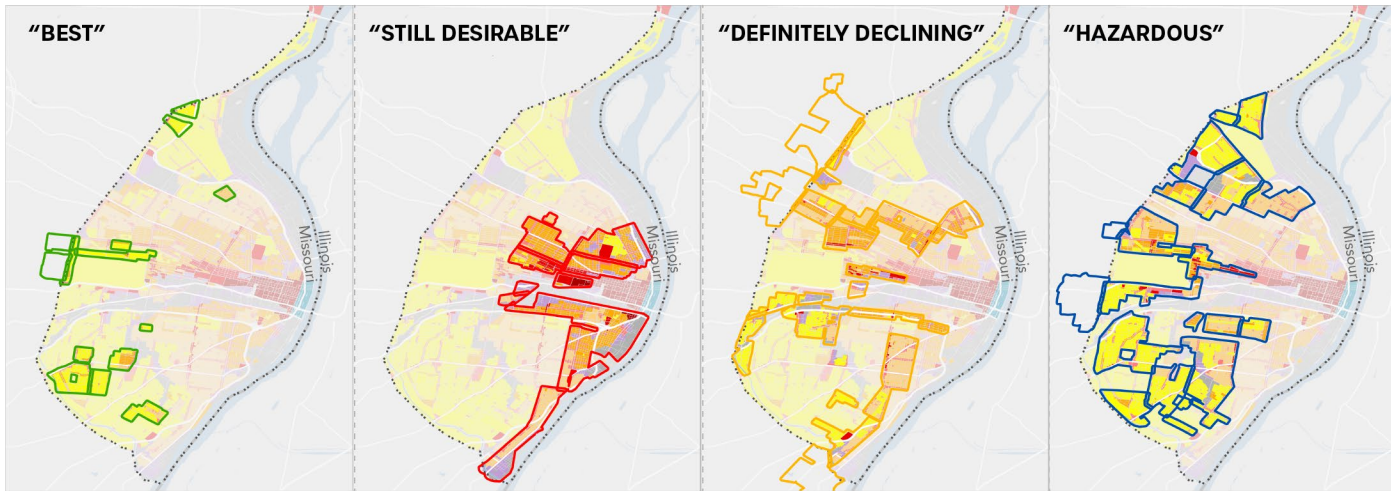


DMV COST BURDENING TRENDS

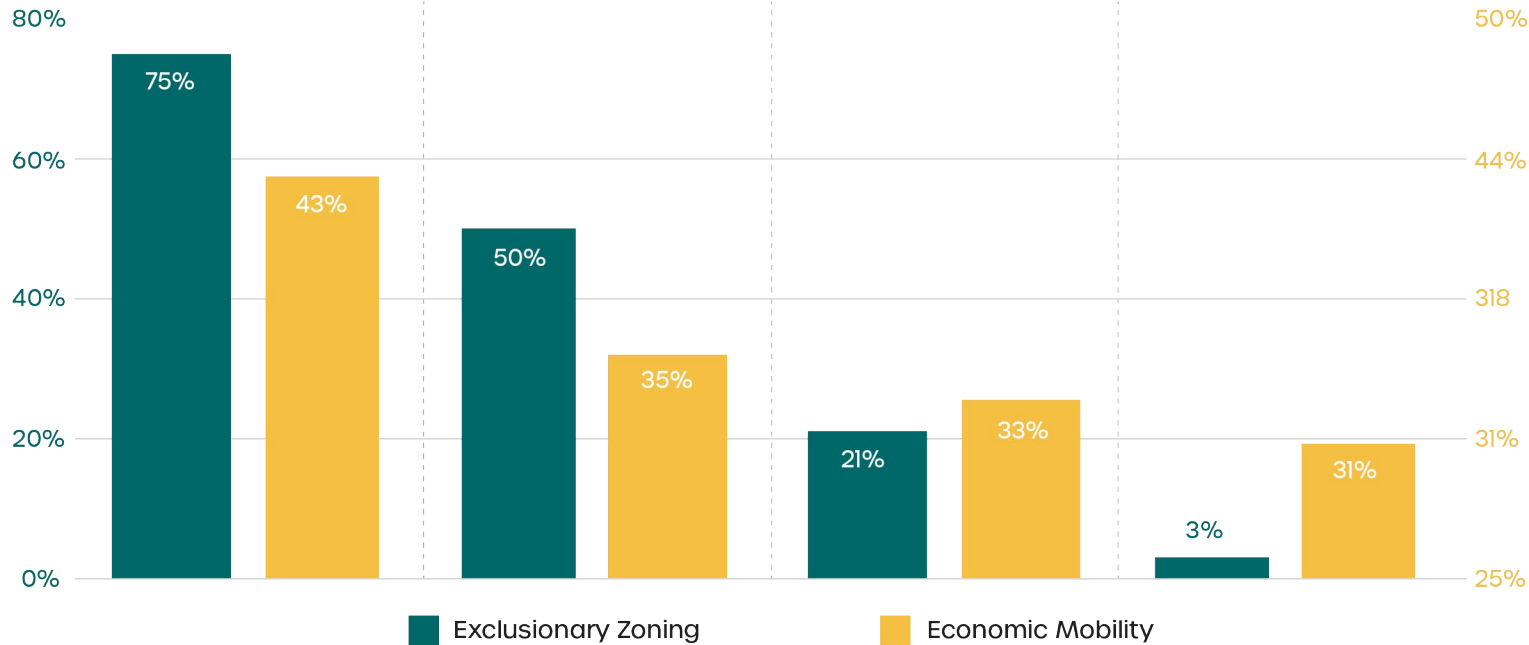
- 44% of DMV HHs cost burdened
- 49% of DMV Black HHs cost burdened
- 33% of DMV white HHs cost burdened
- 16 percentage point Black v. white HH cost burden gap
- DMV ranks 35th in the US on this measure

Metro Underproduction vs. Median Home Price Change 2012 - 2019





Home Owners Loan Corporation (HOLC) Residential Security Maps for St. Louis, Missouri

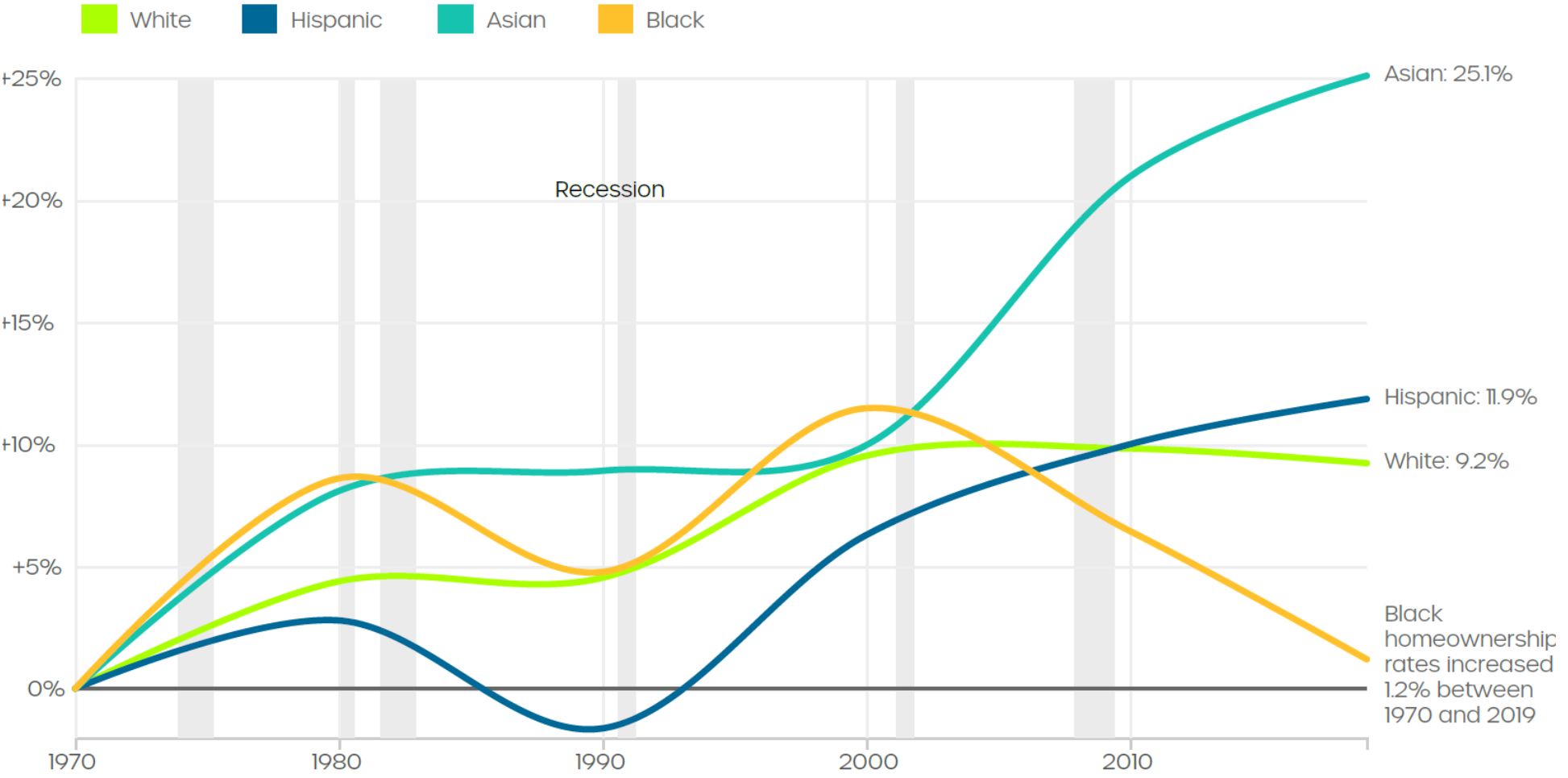


Zoning Has Codified Segregation

Policy has **Zoned Out** rental multifamily and affordable housing development in the highest opportunity neighborhoods.

This has allowed White Neighborhoods to **Hoard Opportunity** at the Expense of Black and Brown People

Black Homeownership Rates Have Barely Risen Since 1970



Notes: Data is every 10 years between 1970 and 2010, ending in 2019. Source: NPR analysis of Urban Institute data. Vertical gray bars in chart indicate a recession. Recession dates are from the National Bureau of Economic Research. Credit: Ruth Talbot/NPR

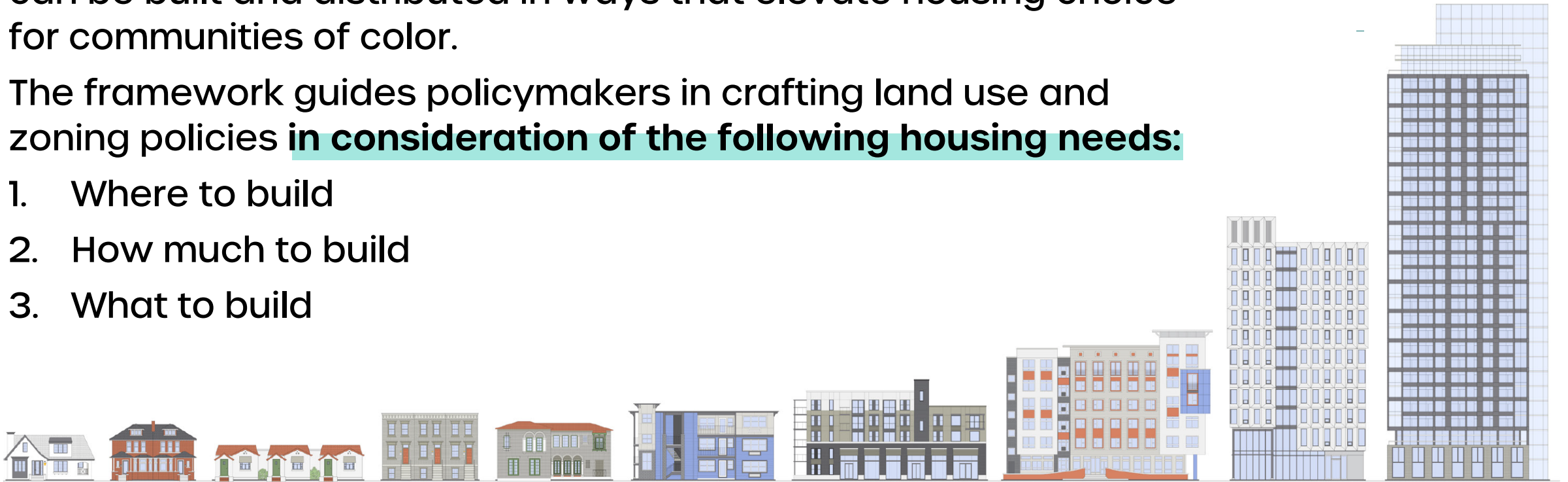
Introducing A Better Foundation™

A Better Foundation is a **policy framework** that seeks to create more homes in areas with high economic mobility, access to jobs, and existing infrastructure.

Developed using a **racial equity lens**, it prioritizes housing that can be built and distributed in ways that elevate housing choice for communities of color.

The framework guides policymakers in crafting land use and zoning policies **in consideration of the following housing needs:**

1. Where to build
2. How much to build
3. What to build



Where to Build

Locations selected for A Better Foundation must meet one or more of the following conditions:

High Economic Mobility

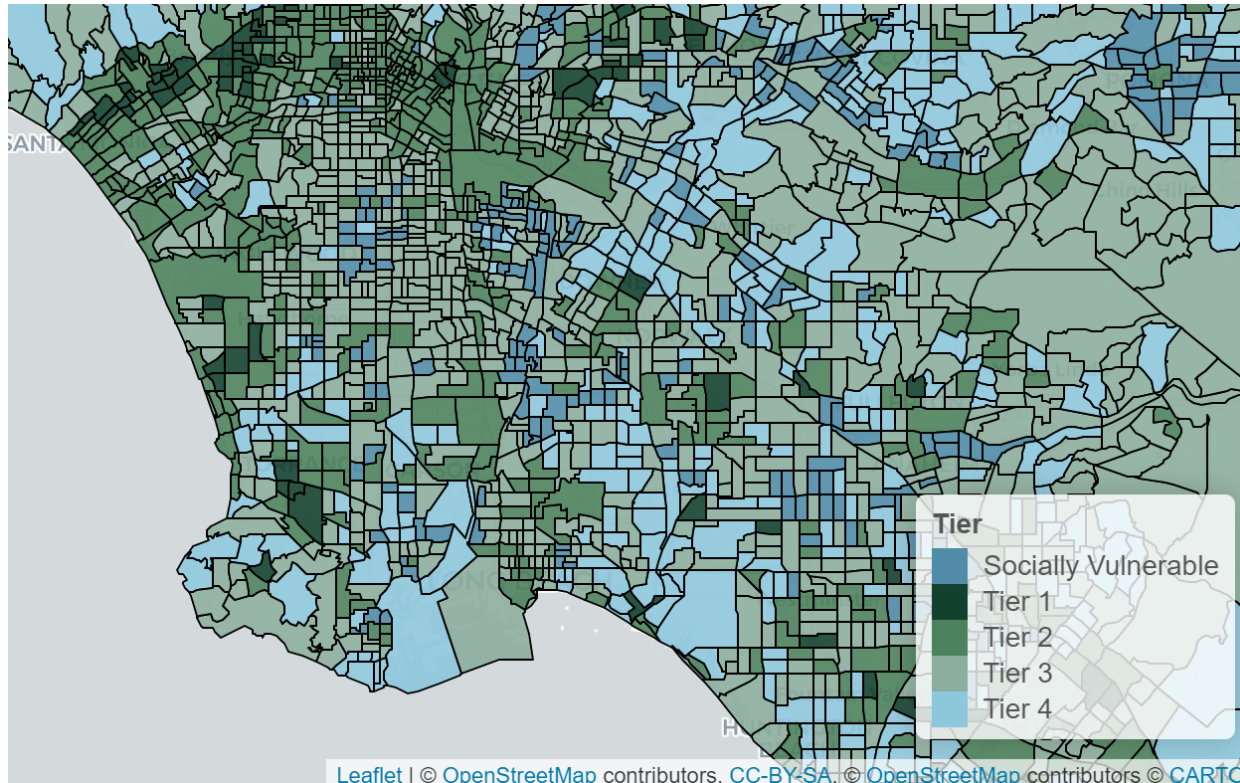
In the top 20% of economic mobility based on data from the Opportunity Atlas

Job-Rich, Housing-Poor

Have a minimum of two jobs per housing unit using data from U.S. Census and the Bureau of Labor Statistics

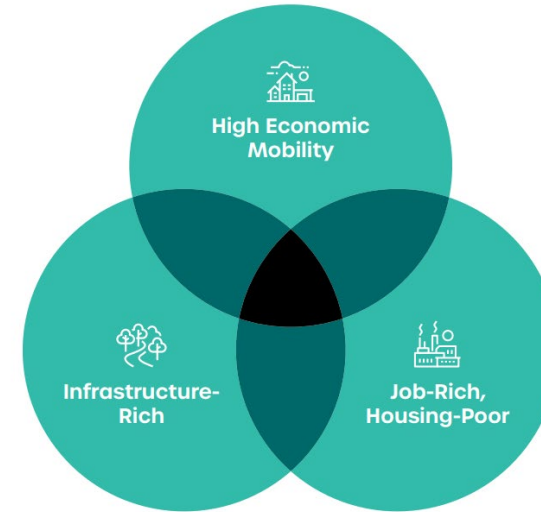
Infrastructure-Rich

Located within one-half mile of high-frequency transit station areas or within the top 20% of walkable places based on data from the U.S. Environmental Protection Agency's National Walkability Index



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We identify optimal locations for new housing distribution based on how many conditions are met.

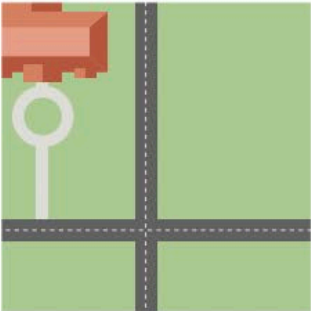


- **Tier 1**
Census tracts that meet all **three** conditions
- **Tier 2**
Census tracts that meet any **two** conditions
- **Tier 3**
Census tracts that meet only **one** condition

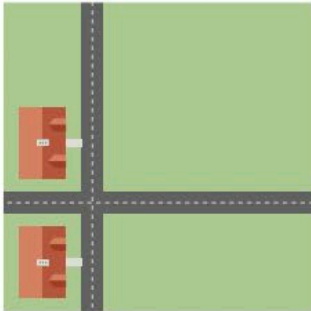
How Much to Build and What to Build

If the existing community contains

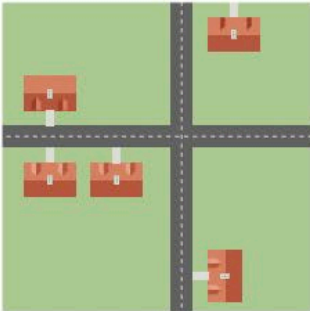
High Opportunity
+ >0.5 homes per acre



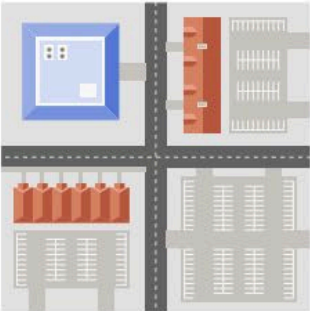
0.5 - 2 homes per acre



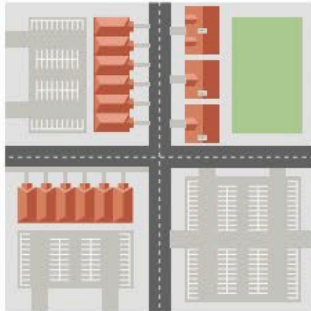
2 - 5 homes per acre



5 - 12 homes per acre

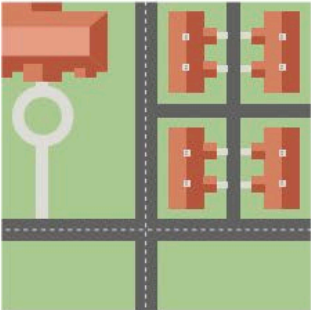


>12 homes per acre

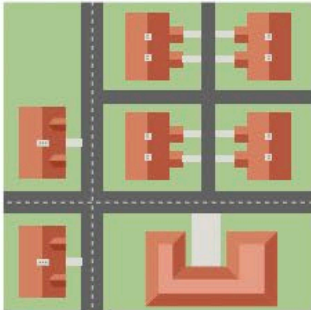


A Better Foundation™ recommends

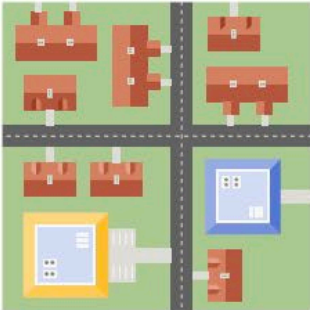
100% Missing Middle



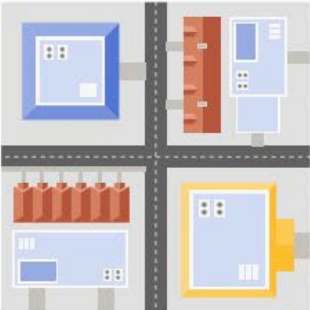
25% Medium Density
75% Missing Middle



50% Medium Density
50% Missing Middle



100% Medium Density



100% High Density



A Better Foundation's housing distribution leads to

a 15% reduction in Vehicle Miles Traveled (VMT)

compared to more of the same.



After 30 years of production, A Better Foundation generates

**\$209 billion more
in GDP nationally**

compared to more of the same.



A Better Foundation lowers average household expenses by **\$3,000 per year** through a mix of housing that is more affordable than a “more of the same” approach.



UP FOR GROWTH[®]



To get involved, go to

www.upforgrowth.org

Interested in membership?

keasley@upforgrowth.org

