

REAL ESTATE AND LAND DEVELOPMENT INDICATORS

Review of DCPS Products

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Planning Directors Technical Advisory Committee
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Presentation Outline

- DCPS publications and dashboards that cover real estate trends and development activity in COG region
- Review of sources, covered attributes and data points
- Committee discussion on what is useful to committee and what additional data points would be val

Periodic DCPS Publications that Relate to Development Demand or Activity

- **Commercial and Multifamily Rental Housing Construction Indicators**
 - Annual reports on the commercial development projects and on rental housing projects with 5 or more units, primarily relying on CoStar data
- **Homelessness In Metropolitan Washington Point-in-Time Count**
 - Annual evaluation of regional enumeration of residents experiencing homelessness
- **COG Regional Economic Monitoring System (REMS) Dashboard**
 - Interactive dashboard that presents regional economic data from the BLS, BEA and Census Bureau, updated monthly
- **Growth Trends Report**
 - Published with every Cooperative Forecast, details forecasts of jobs, households, and population at various geographic levels
- **Housing Indicator Tool**
 - Webtool that tracks regional housing production and preservation goals, developed by Housing& and the Urban Institute

Data points covered in Commercial Construction Report

- Total number and square footage of new commercial buildings by land use and geographic subareas
- Vacancy rates by jurisdiction, state, regional ring, Activity Center and Metrorail Station Walkshed for Office, Retail and Industrial/Flex
- Maps of recent construction activity by building type
- Detail on 10 largest projects in region, and largest project for each land use type.
- Available in report form on COG website and presented annually to Committee

Data points covered in Multifamily Rental Construction Report

- Total number and unit count of new rental apartment buildings by size and geographic subareas
- Median rents by jurisdiction, state, regional ring, Activity Center and Metrorail Station Walkshed for Office, Retail and Industrial/Flex
- Maps of recent construction activity by bedrooms and of average rents around region
- Detail on 10 largest apartments in region
- Available in report form on COG website and presented annually to Committee

Point-in-Time Data related to Development

- Regional and jurisdictional totals of homeless population, including by gender, race, vulnerability, employment/income status, families, children, seniors, veterans, chronic homeless, unsheltered population, and those finding permanent housing

REMS Data related to Development

- Monthly COG and MSA totals of new authorized building permits for housing units from the Census Bureau's Building Permits Survey
- Monthly total employment in the MSA from the BLS's Local Area Unemployment Statistics program

Growth Trends Data related to Development

- 30-year forecast of Population, Households and Employment in 5-year increments, by jurisdiction and for counts inside Regional Activity Centers, using most recent approved Cooperative Forecast
- Maps showing both base-year conditions and forecasted growth

Housing Indicator Tool Data related to Development

- Annual Housing production, renter/owner status, and affordability for COG jurisdictions, as well as for Baltimore and Richmond regions
- At regional level, aggregated data includes unit type, affordability, and income levels, cost burden and homeownership by race
- Data submitted directly to Housing& by jurisdictions
- Lists jurisdictional policies that support preservation, production and renter protection

Purpose of DCPS Data Products

- DCPS products aim to support both COG goals and jurisdictional goals
- COG goals including supporting Board targets and initiatives...
 - Housing Targets
 - Region Forward Vision Targets
- ...and inter-departmental projects
 - Greenhouse Gas Inventory (Department of Environmental Planning)
 - Regional Activity Centers (Transportation Planning Board)

Committee Feedback

- COG staff would like to know which data points, and forms of data presentation have been most valuable
 - Are there data points that do not meaningfully contribute to jurisdictional or regional understanding of development trends and therefore are not a good use of DCPS and Committee resources?
 - How can DCPS staff better present existing data?
 - Report vs dashboard or web map
 - Tables vs. mapping
 - Are there subcategories that should be further explored or subareas that would benefit from geographic analysis?

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