



District of Columbia Hits Housing Goal of 36,000 Units! What's Next?

Presented by the DC Office of Planning

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Mayor Bowser's Commitment to Housing in DC

In 2019, Mayor Bowser set ambitious goals of **36,000 total new homes by 2025** and **12,000 more dedicated affordable homes**. The District pledged to build:

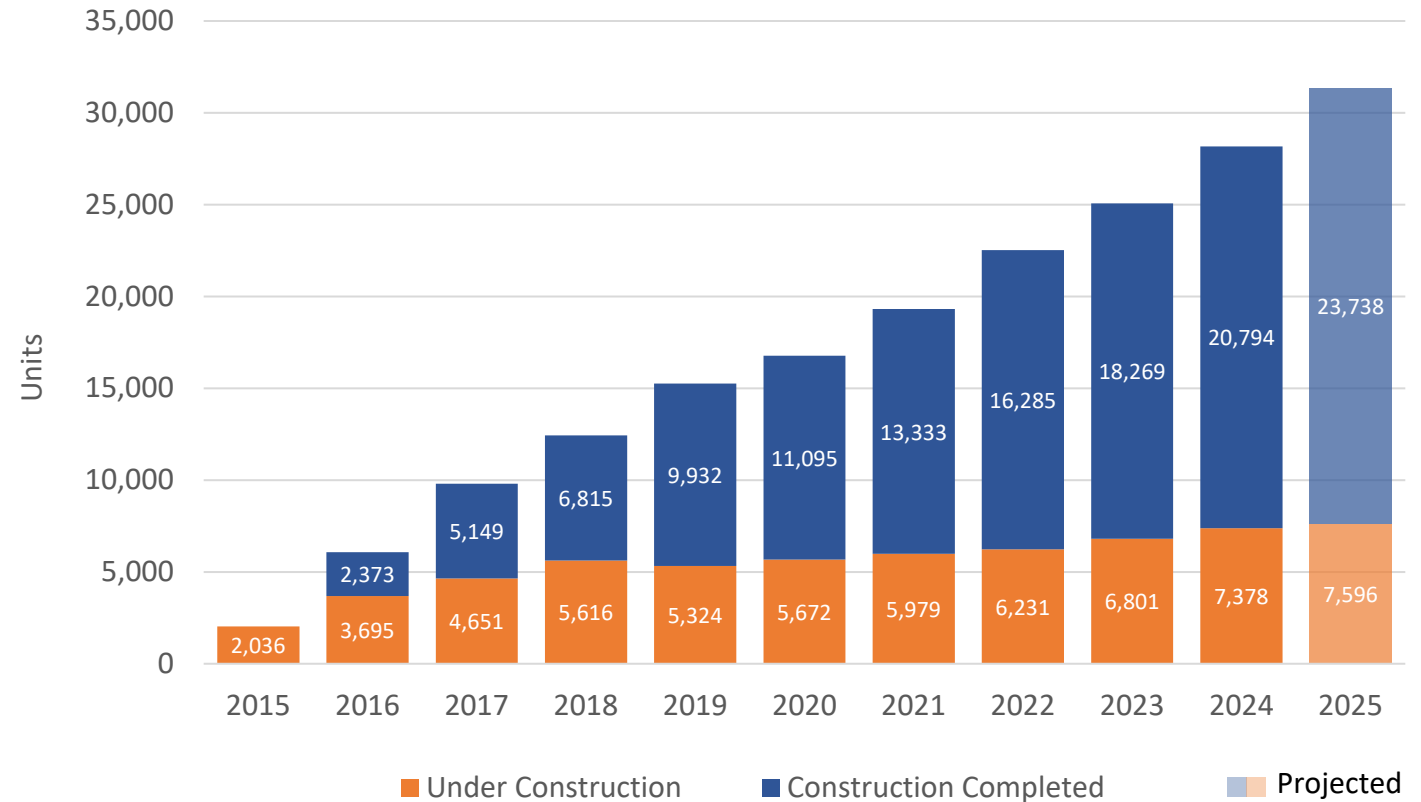
- **35%** more homes than market forecasts.
- **50%** more affordable homes than the District had produced in the previous 7 years.
- The Mayor's Order on housing outlined goals and assigned interagency roles to meet goals through planning and land use, financing, tax incentives, and regulatory reform.



Key Successes

- **By the end of 2025**, the District will have:
 - **Built 42,000 total homes**
 - **Created 12,250 new affordable homes**
 - **Preserved 4,500 affordable homes**
- New housing units have slowed rent growth by absorbing demand
- First affordable housing project selected for financing in the high-cost Rock Creek West Planning Area
- Implemented government-led zoning changes to increase capacity for 20,000 units of additional housing

Cumulative Affordable Units Produced and Preserved



Engaging the Community

To accelerate and prioritize housing production, the District released a Housing Equity Report in 2019.

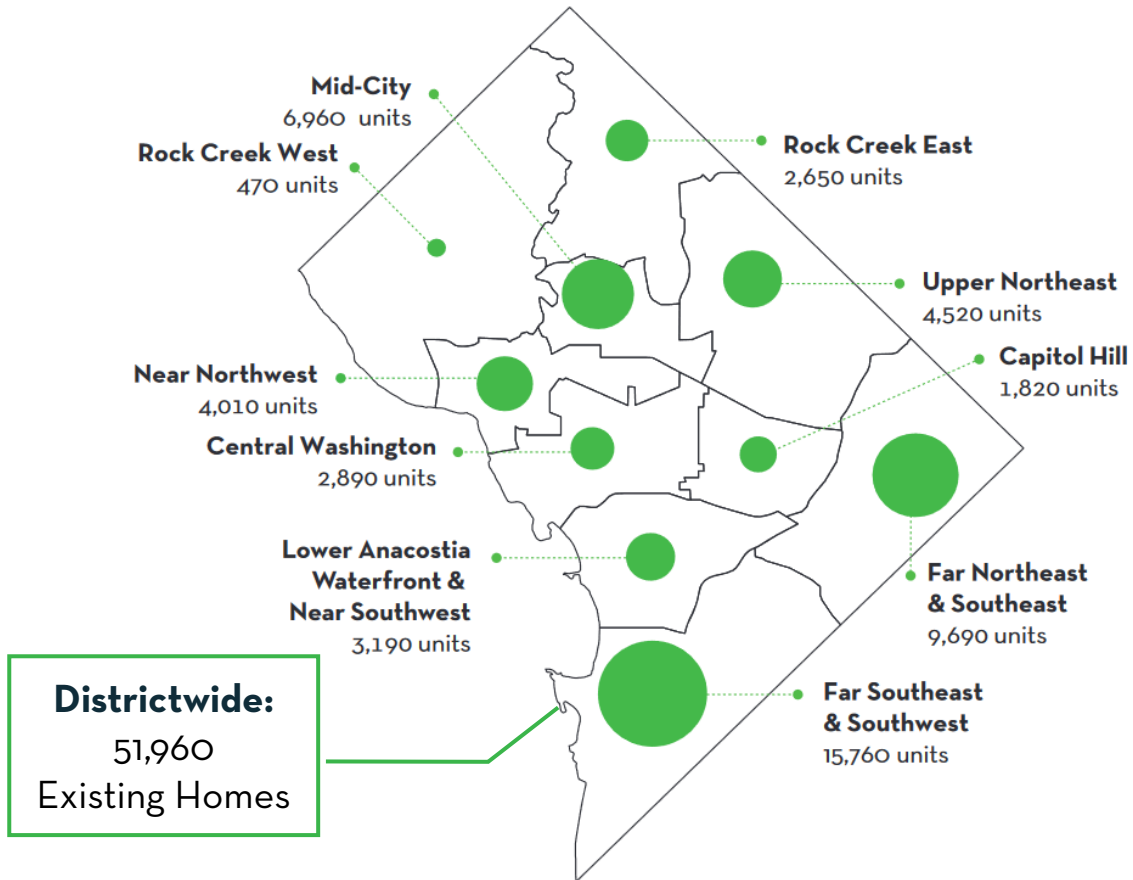
This report was informed by extensive public input:

- Engaged thousands of participants through **24 public events**
- Surveyed **2,700 residents** on where affordable housing should be built
- Held community conversations on the legacy of exclusionary land use decisions

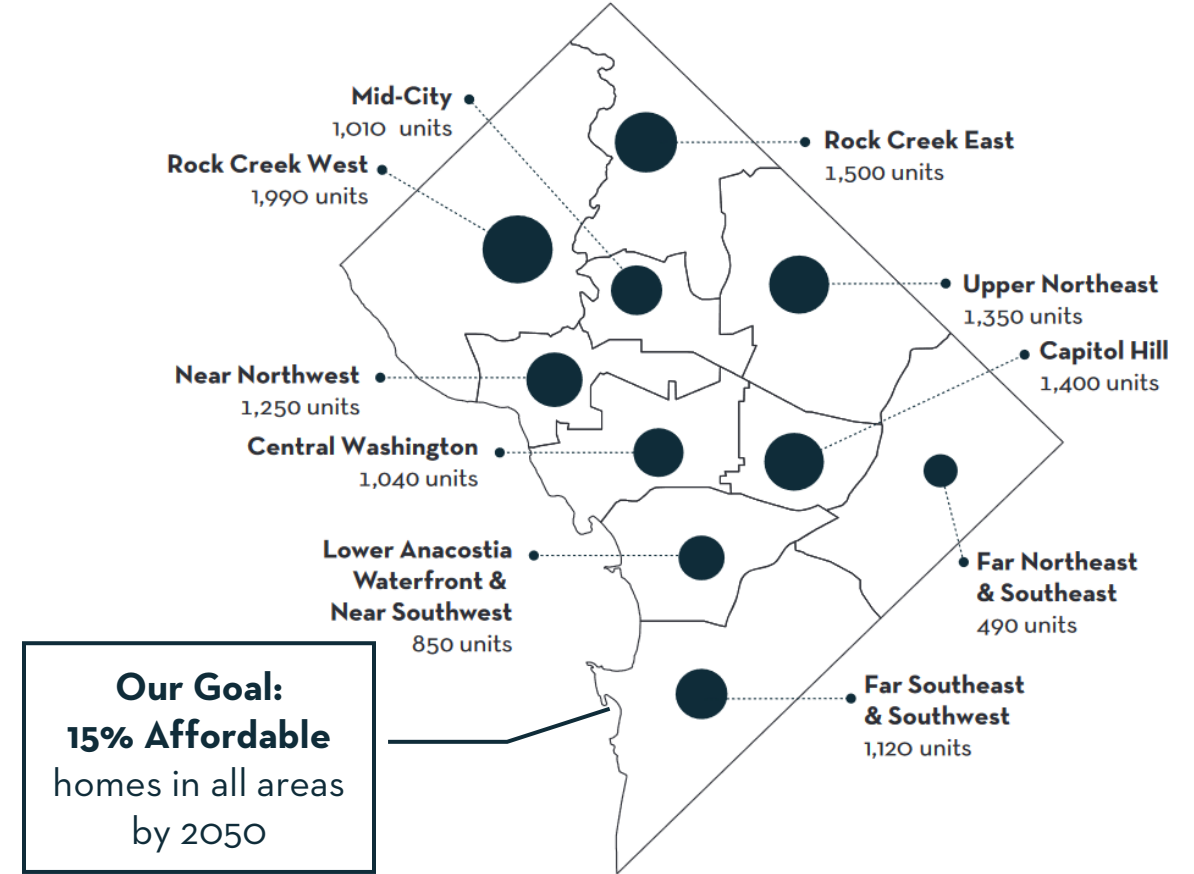


Housing Equity Goals

2018 Estimated Distribution of Dedicated Affordable Homes

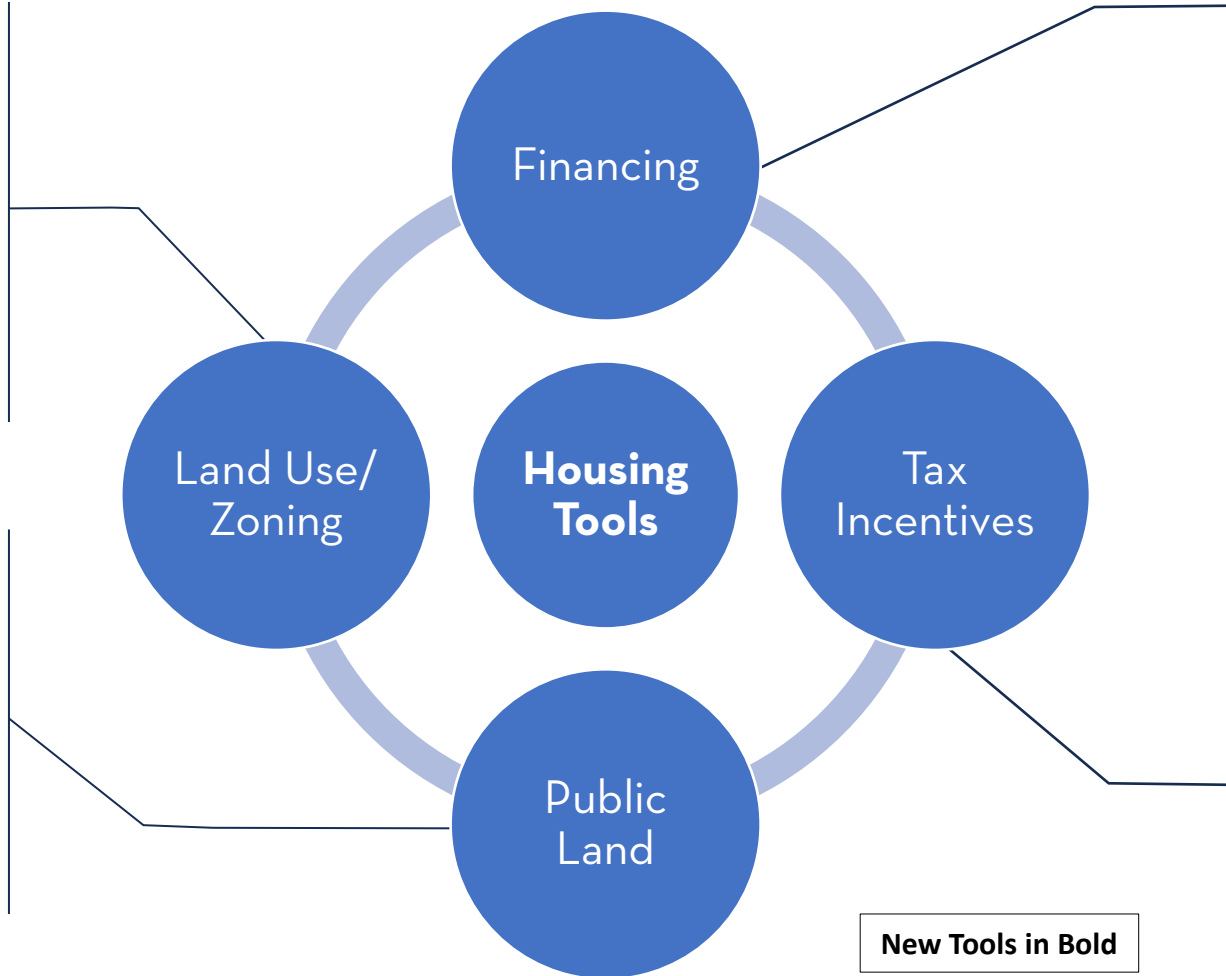


2025 Dedicated Affordable Housing Production Goals



Major Tools

- **Tenfold increase in Inclusionary Zoning affordability through additional density**
- Supporting housing in and near downtown office job locations
- Increased capacity for housing along transit corridors
- Parking reductions
- **Co-location of community facilities and affordable housing**
- Affordable housing requirements on public lands
- Acquisition of blighted/tax delinquent properties
- Federal land transfers



- Increased budget leading to over \$1.5b invested in Housing through local funds in FY16-24
- **\$2.5m Residential Accessory Apartment Program**
- **Investment Revenue Bond program for Non-Profits**
- \$46m in revolving Preservation Loan funds leveraging CDFI and other private dollars
- Small Building Program rehab grants and loans
- Federal Programs (LIHTC, CDBG, HCV etc)
- **\$41m annual Housing in Downtown Tax Abatement**
- **\$5m annual High Area Needs Tax Abatement**
- Nonprofit Affordable Housing Developer Tax Abatement

Integrating our Tools: The Westerly Case Study

- 449 unit mixed-income, mixed-use, transit-oriented development
- Integrates DC's tools: public land, financial subsidies, and zoning entitlements
- 136 affordable units and 313 market-rate units
 - Half of affordable units at 30% MFI and half at 50% MFI
- One block from a Metro stop (Waterfront Station) in an amenity-rich neighborhood
- Development includes a black box theater, a public charter school, a restaurant and a veterinary care provider.



The Westerly 1000 4th St SW DC - 2021

Reflections

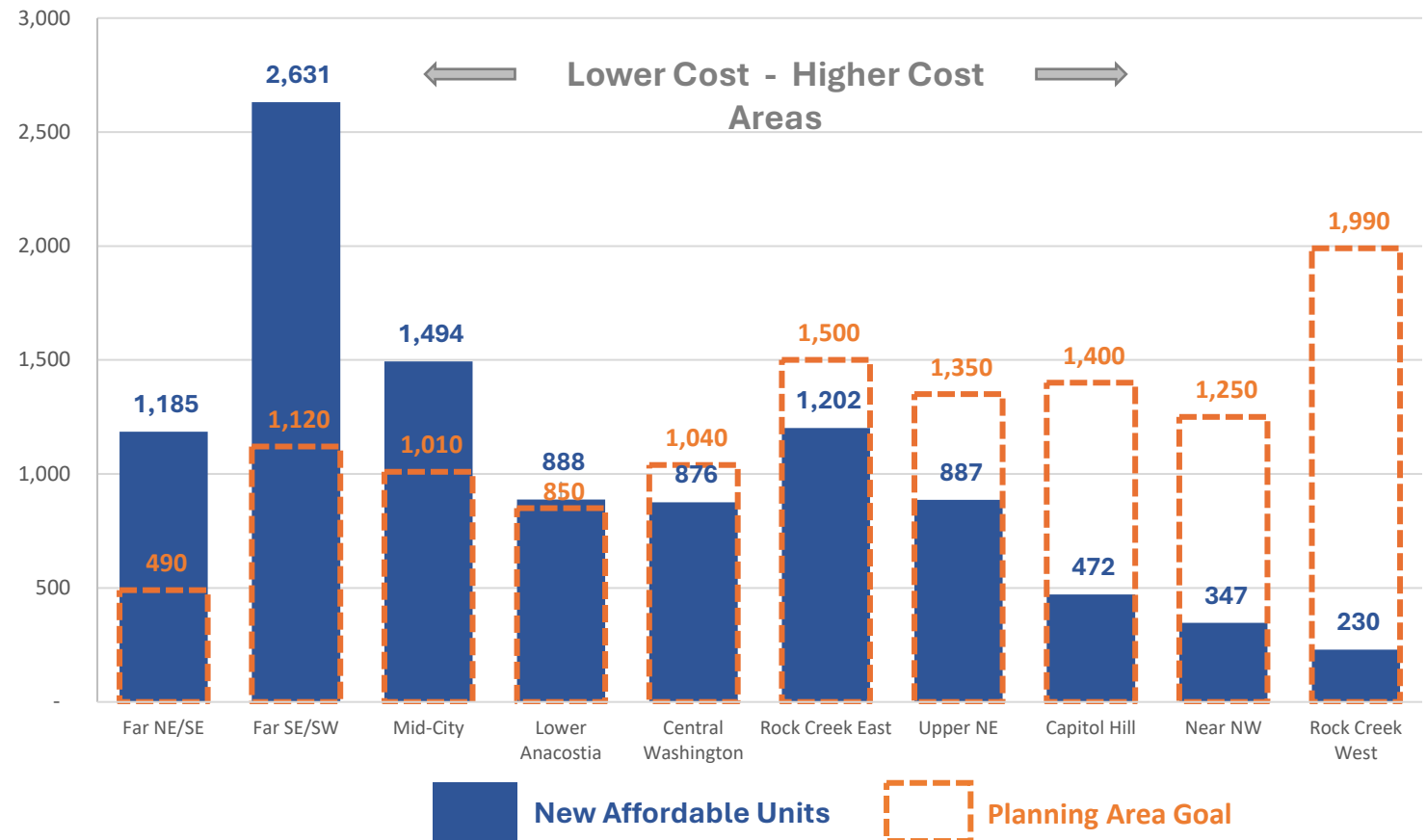
- **No small plans:** Thinking big really does lead to structural change.
- **Seize opportunities:** High-cost areas are mostly built-out so opportunities are limited.
 - Affordable housing developers will have difficulty acquiring sites. Pre-development financing and reducing their risk are important.
- **Integrate all tools:** Planning, development, financing, land, and regulation



Tracking Our 2025 Equity Goals

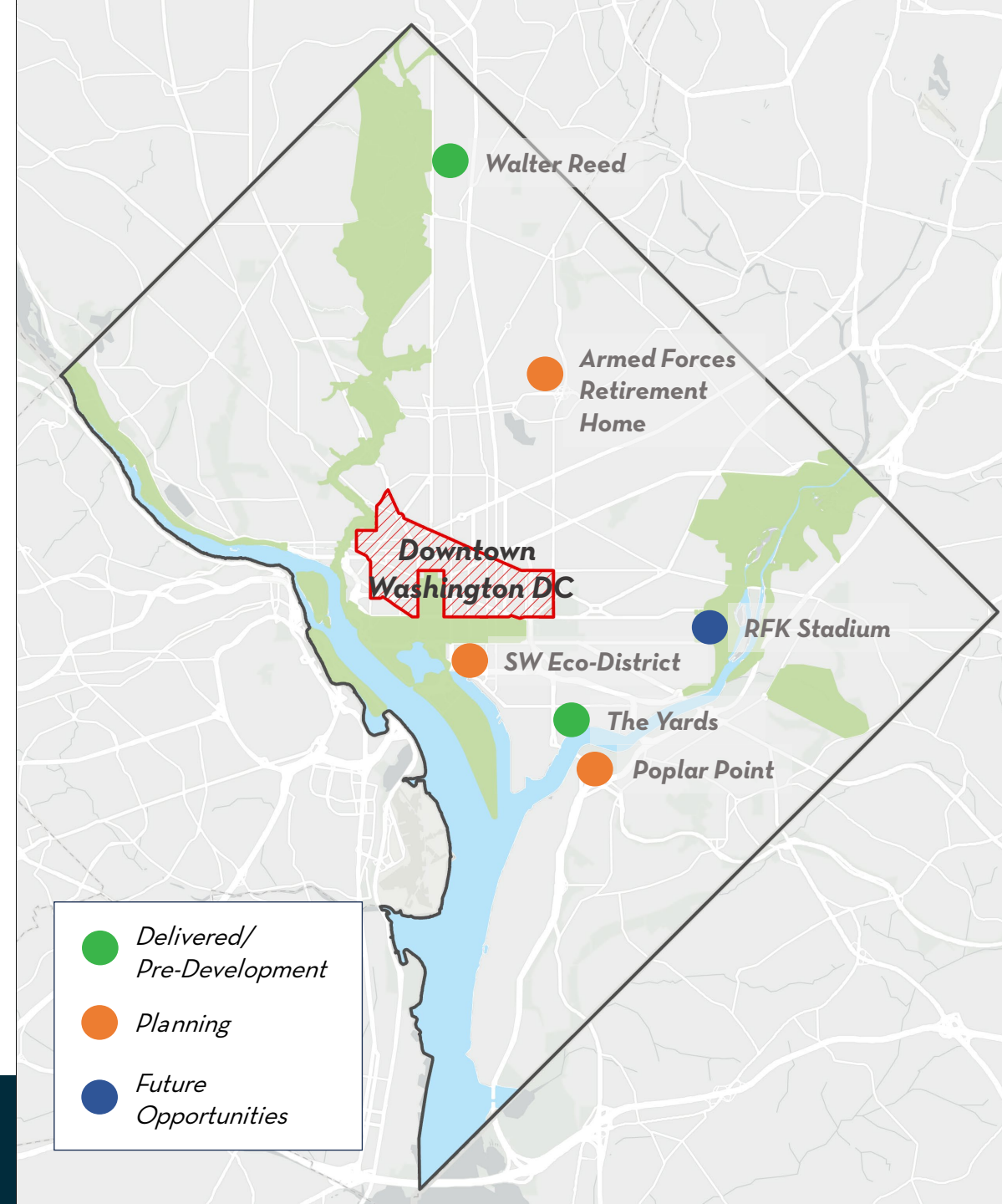
- Housing starts prior to 2019 in low-cost areas led to exceeding goals by over 200%.
- Lack of opportunities in high-cost areas led to achieving less than 35%.
- Production in Lower Anacostia and Central Washington benefitted from publicly-owned land.

Affordable Housing Production by Planning Area Goals (2024)



Leveraging Federal Land Assets for Housing

- Convert private and federal office buildings to **more than 2,000 homes** housing in Downtown
- Work with federal partners on current and future mixed-use opportunities such as RFK Stadium and Poplar Point
 - Support **up to 10,000 additional housing units** over the next 15 years



What's Next?

- New goals for equitable growth and affordable and market rate housing production
 - Including 15,000 new downtown residents
- Stabilizing the affordable housing supply
- Supporting Black homeownership goals – **20,000** households by 2030
- Coordinating with partners on innovative approaches, financing tools and cost containment strategies

