

# Housing

Element Summary: 5-H

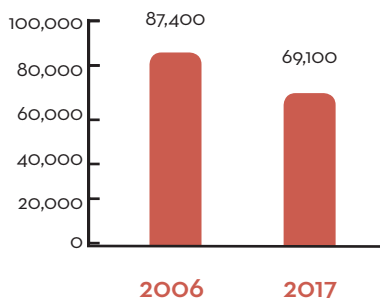
## GOAL

Develop and maintain 50,000 new residential units between 2015 and 2025, for a total of 360,000 units, that provide a safe, decent, accessible and affordable supply of housing for all current and future residents throughout all neighborhoods of the District of Columbia. The goal incorporates an accelerated pace of production equaling 36,000 units between 2018 and 2025.

## CONTENTS

- **H-1 Homes for an Inclusive City:** focuses on expanding the supply of market and affordable housing, and maintaining diversity of form and unit types to serve small households and growing families. Housing investment can revitalize and sustain neighborhoods; therefore land use and regulations should not cause unnecessary obstacles to production.
- **H-2 Housing Preservation- Retaining our Housing Opportunities:** centers on preserving the District’s supply of affordable housing and restoring vacant and blighted properties to support neighborhood health and return abandoned properties to active supply.
- **H-3 Home Ownership and Access:** recognizes that ownership and access provides a pathway to greater prosperity, equity and inclusion for all District residents and neighborhoods.
- **H-4 Housing for Persons with Special Needs:** acknowledges that an equitable inclusive city means many District residents need housing coordinated with supportive services to end homelessness, provide for older adults, those with disabilities, and others in all areas of the city.

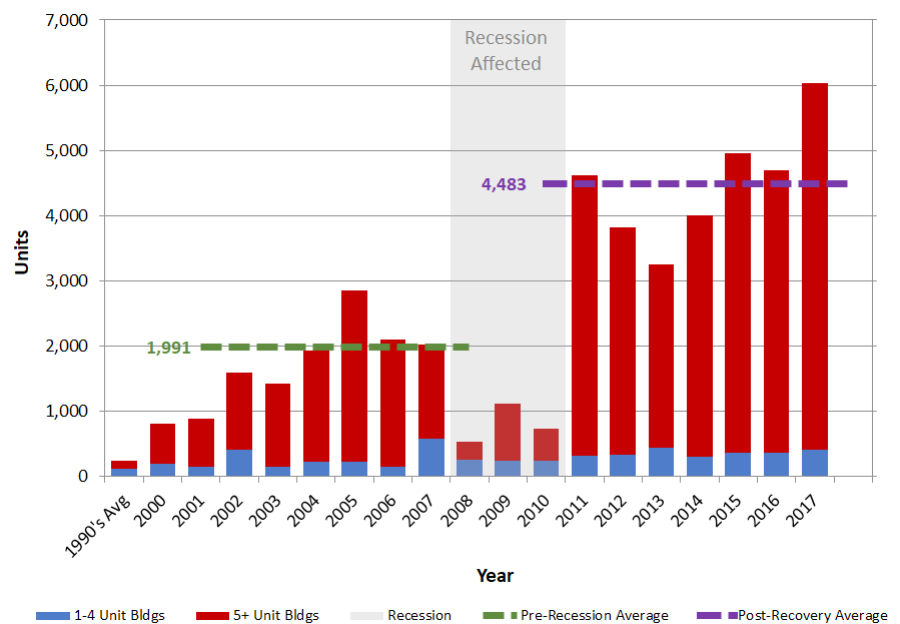
### Decrease in Supply of Rental Units Affordable to Lower Income Residents: 2006-2017



MFI: Median Family Income

Source: US Census ACS PUMS, DC Office of Planning

### Annual New Housing Units Issued Permits



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## SUMMARY OF MAJOR POLICY THEMES

### Expanding the Supply of Housing

- Research and analyze land use regulations and remove impediments to encourage housing production across all Planning Areas of District and deliver 36,000 new units of housing between 2018 and 2025.

### Supporting an Inclusive City and Fair Housing

- Develop goals for affordable housing for each planning area that achieve a minimum of 15 percent affordable units by 2050. Prioritize financial tools, and use land use and zoning to support affordable housing investment in high cost areas of DC.

### Leveraging Inclusionary Zoning

- Propose greater leverage out of Inclusionary Zoning (IZ) requirements when land use and rezoning changes are made and merge land use decisions with access to financial subsidies.

### Preserving Affordable Housing

- Preserve existing affordable and low-cost housing, including supporting public housing.
- Maintain a Preservation Unit to focus on affordable housing preservation, utilizing the District Opportunity to Purchase Act, and supporting an acquisition fund targeted to preserve both subsidized and 'naturally occurring' affordable housing.

### Applying Principles for the Redevelopment of Existing Affordable Housing

- Minimize displacement and facilitate rapid return of residents through opportunities to build first and one-for-one replacement of units across range of affordable housing projects that are requesting additional density as part of redeveloping income targeted affordable housing.

### Understanding the Need and Value of Large Family-sized Units

- Address the increasing need for family housing and larger units, with more opportunities for low-income families. The limits of future single-family development shift a greater reliance on larger units in multi-family buildings.

#### Understanding the MFI

The MFI is a metric used to align affordable housing programs to common income targets. The table at the right provides income limits based on the 2017 MFI of \$110,300 and the common meaning of Extremely, Very, Low, and Moderate incomes.

Income Definition	Income Limits by Percent of Median Family Income					
	Low				Moderate	
Household Size	Extremely	Very				
	30%	50%	60%	80%	100%	120%
1	\$23,150	\$38,600	\$46,350	\$61,750	\$77,200	\$92,650
2	\$26,450	\$44,100	\$52,950	\$70,600	\$88,250	\$105,900
3	\$29,800	\$49,650	\$59,550	\$79,400	\$99,250	\$119,100
4	\$33,100	\$55,150	\$66,200	\$88,250	\$110,300	\$132,350

US HUD 2017 Median Family Income for the Washington DC Region