Compounding Interests, Compounding Inequities:

Racism, Housing, and Our Region's Responsibility to Act

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INTRODUCTION

Once upon a time, in a region not so far away, a system was designed and rooted in an ideology that black, indigenous, and people of color were inferior to other races. This overarching doctrine permeated individual's way of thinking, even extending to the land's systems and institutions. These complex systems present as an engineering of levers and pulleys created specifically to uphold white supremacy. Racism, privilege, access, ignorance and apathy are just a few of the many manifestations of the powerful system. This sophisticated system was tested time and time again, leaving behind a legacy of slavery, jim crow, lynching, mob violence, police brutality, medical experimentation, disenfranchisement, educational and employment discrimination, and mass incarceration are just a few of the system's materializations.

In a time not so long ago, the system continued to bleed with a structure tantamount to state-sponsored segregation called redlining, followed by racialized zoning and covenants, blockbusting, subprime mortgages, and deliberate evasions of the Fair Housing Act. Subtle and overt systemic racism, marginalization, abuse, and killing of black and brown communities continues to be the dominant paradigm under which our society operates. This insidious system has stood the test of time. In fact, the system is currently working as intended.

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Upon the release of the Housing Indicator Tool (HIT), the coronavirus pandemic has ravaged communities across the country, reporting 443,707 deaths and 26,285,945 active cases. Here, within our own Capital Region, 14,450 have succumbed to the vicious virus with 904,059 active case numbers and multiple variants of the virus circulating globally. ***COVID-19 figures were collected as of February 2, 2021***.

These staggering numbers are not simply the results of the deadly outbreak, rather a pronounced illustration of a complex, multi-layered system that only serves a fraction of our residents. Recognized as a super-region, our jurisdictions overflow with an abundance of wealth and resources.In fact, the Capital Region is home to over 10 million people and boasts the third largest economy in the United States, and seventh largest economy in the world. We also house 22 companies in the Fortune 500, one of the country's most talented workforces, world-class universities and the U.S. federal government. Yet we face a housing affordability crisis that has no sign of slowing down. **In the District alone, despite minimum wage being $15 – it would take 88 work hours per week to afford a two-bedroom rental, and even higher numbers in Maryland and Virginia at 102 and 130 work hours, respectively.**

The affordable housing shortage we knew prior to the onset of COVID-19 took on an entirely new meaning over the last year. The urgency of having a safe, affordable home has never been clearer. Simultaneously, we are seeing a heightened awareness of the need for racial equity across the board – not just in housing, but in access to basic services, health care, living wage jobs, education and law enforcement. These statistics are not just figures - they tell a story of what happens when we don't fully invest in our communities and the residents who live in them.

We know that where we live has strong ties to every aspect of our lives – where we work and go to school, where we worship, economic mobility, proximity to loved ones, and our health. COVID-19 was a stark example of how reliant we are on each other for our survival. From the doctors and nurses at our hospitals to the home health aides caring for our aging parents and our children's teachers who are weathering distance learning, we need each other. Our health depends on their health. **When we all have stable, affordable housing, we can prioritize our wellness and show up for each other. Our region prospers most when we all prosper.**

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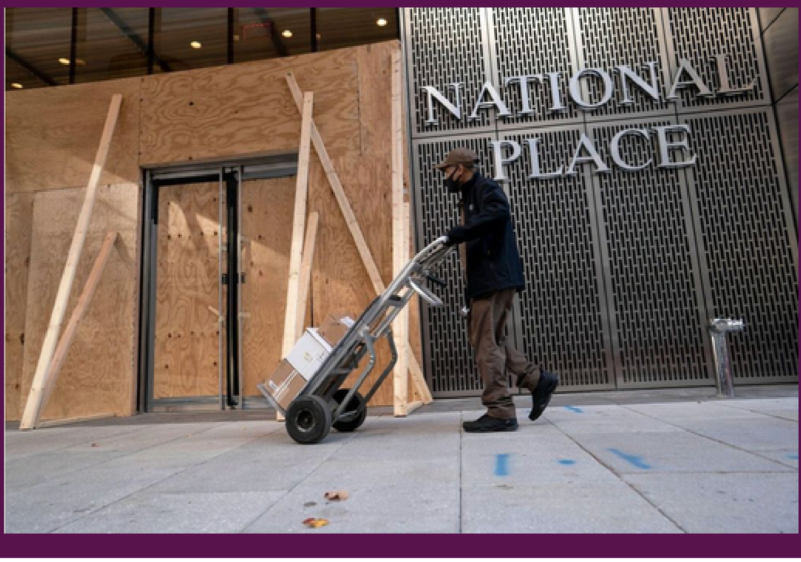
FOREWORD

WHAT THIS MOMENT REQUIRES

The financial crisis and Great Recession of the late 2000s devastated the US economy and housing market. Housing prices plummeted almost overnight and the country experienced a significant increase in homelessness, poverty, unemployment, and foreclosures.[1] Moreover, the effects of the crisis were not evenly felt. Black, Latinx, and low-income communities were disproportionately affected. For instance, the Black unemployment rate hit a peak of 16.8 percent in 2010 – up 8.9. percentage points from its January 2007 level. By contrast, the white unemployment rate hit a peak of 9.2 percent in 2009 – up just 5 percentage points from its January 2007 level. Similar racial and ethnic inequities showed up in foreclosures and home value losses. For example, Black homeowners in the D.C. region were 20 percent more likely to lose their homes compared to whites with similar incomes and lifestyles. Moreover, the foreclosure crisis also disproportionately affected Blacks of all income brackets. For instance, Prince George's County Maryland boasts one of the highest rates of Black wealth per capita and yet Black homeowners were 80 percent more likely to lose their homes than their white counterparts.[2]

Fast forward a little more than a decade and we have yet to see a full recovery among people of color. Even before the current COVID-19 pandemic and economic crisis, Black and Latinx homeownership rates were lower than they were at their peak in the mid-2000s. When it comes to the racial wealth gap, a 2017 report from the Institute for Policy Studies and Prosperity Now found that "if the racial wealth divide is left unaddressed and is not exacerbated further over the next eight years, median Black household wealth is on a path to hit zero by 2053—about 10 years after it is projected that racial minorities will comprise the majority of the nation's population. Median Hispanic household wealth is projected to hit zero 20 years later, or by 2073. In sharp contrast, median White household wealth would climb to $137,000 by 2053 and $147,000 by 2073."[3]



These disparities did not start with the collapse of the housing bubble. Instead, we can trace their roots back to segregation, redlining, and the conscious development of an economic system that was, and still is, designed to exploit Black, Indigenous and non-Black people of color. There is a reason that despite legislation such as the Fair Housing Act, Black and Latinx homeownership rates have been virtually stagnant since the 1970s.[4] There is a reason that the median net worth of Black families has fallen to roughly half that of 1983 levels while the median net worth for white families has increased 4,000 percent.[5] And there is a reason that Black, Latinx, and Indigenous communities have been disproportionately affected by the COVID-19 pandemic. That reason is an entrenched and interconnected system of white supremacy and racial capitalism, which secures the dominance of whites, extracts social and economic value from non-whites, and ensures that our institutional policies and practices strengthen this order.

Confronting, challenging, and overcoming this system will require a comprehensive approach that reckons with the history and perpetuation of structural racism, the intersections of racial and economic inequality, and the limitations of conventional reforms and economic development strategies, and advances social, economic, and ecological interventions that are equitable, just, and implemented across institutions and geographies.[6] [7]Since 2000, The Democracy Collaborative has been wrestling with this challenge, proposing and experimenting with alternative institutions, approaches, and interventions at various scales that could point us in a direction of an equitable, democratic, and reparative political economic system.

As such, we are excited to introduce this Housing Indicator Tool (HIT). HIT is an important advance in diagnosing and addressing housing inequality in the Capital Region. The indicators collected here identify the many inputs that are required to produce affordable housing and measure each jurisdiction’s commitment to increasing production and ensuring preservation of affordable housing units – both of which are critical first steps in addressing racial and economic inequities in the region. However, simply establishing and meeting specific targets related to the number of affordable housing units will not guarantee a direct and equitable impact on communities of color and we cannot assume that will be the case. Pursuing racially equitable housing outcomes goes beyond setting aside affordable units as the neighborhoods become increasingly unaffordable. It means looking at our housing system holistically and structurally, and operationalizing equity throughout an entire affordable housing process, from inception to implementation.

With this in mind, as you read through the tool, we recommend you consider the following recommendations:

- Ask: What are the underlying assumptions of agreed upon indicators? Will producing more of the same yield different results? Who are these measures designed to serve?
- Revisit the Why: We need to pull ourselves out of the weeds to revisit our understanding of equitable development, why it is necessary and how race factors in.

- Imagine Future Opportunities: Consider investing time, energy, and resources into alternative, community-based forms of housing production, preservation, and ownership. Explore non- traditional projects that are innovative and comprehensive in their wealth generation approach.
- Focus on Keeping the Data Public and the Process Inclusive: Public recognition of challenges faced and mistakes made is just as important as declaring our wins. Actively seek out and invest in the perspective of residents. Uplift developers and contracts of color who have limited access and opportunities for full market participation.
- Keep Accountability at the Forefront and Share the Risk: If the risks and burdens of failure are shared across stakeholders, we might lessen the impact on any one entity including on the residents who are often charged with sustaining intended outcomes. Fall forward, Together.

As with any measurement tool, we anticipate an iterative process of examining inputs and outputs in service to more racially equitable outcomes. The lessons we learn here will help to inform our efforts now and in the future.

Finally, these indicators are a small part of informing how we do business. Many jurisdictions have signaled their commitment to addressing racial disparities by hiring equity officers charged with applying an equity lens to guide decision making internally and externally, among other things. Some have even gone so far as supporting affordable housing project innovations that comprehensively addresses health, wealth and workforce development initiatives. This moment calls for solutions oriented innovation, necessitated through structural innovations that can only be accomplished through collective ideation. We have to start somewhere.

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CHAPTER 1

THE HAND CHARGE

The path forward to create an equitable region will require all of us to work together across jurisdiction lines and industry sectors, and an understanding that each of our communities are deeply connected. What happens in Prince George's County has impacts in DC, and circumstances in Fairfax County have reverberations in Montgomery County. Taking a united stance when the District is treated as a territory instead of a state, and deprived of millions of dollars in federal funding. Sharing the responsibility of supporting our neighbors experiencing homelessness. Celebrating successful funding strategies emerging from one jurisdiction, and modeling them in other jurisdictions. We are much stronger when we stand with each other. When we partner, we tap into the innovation and expertise needed to create better outcomes for all of our neighbors. Simply put, **regional challenges require regional solutions**.

As a cross-sector collective of changemakers whose collaboration brings thriving communities to fruition in the Capital Region, HAND's membership is at the table doing this important work, and is poised for the challenges in front of us. With a footprint spanning Baltimore, Washington and Richmond, our members represent a diverse mix of over **450 organizations working across 20+ sectors to support the development and preservation of affordable housing**.

Holding Ourselves Accountable. To build a better future, we must have a comprehensive understanding of the present. Our vision for the HIT is to provide on an annual basis, the most up-to-date data on housing production across the region. The tool serves as a key resource to ALL HAND members as they make critical decisions on where to target development, how to approach funding and if other strategies should be explored to increase the supply of affordable housing. The tool is intended to be a resource for the region that monitors how affordable housing policies and tools are making a difference in the housing landscape of our local communities.

We are all in this together. In a large metropolitan area like ours, housing is a regional asset. Our local communities, neighborhoods, and even individual blocks are interconnected with the collective pulse of the region. From where we work, to where we play and celebrate, to where we grow, connect, and worship; communities in the region rely on one another to meet the needs of our residents. While this cohesiveness brings many positive elements to our lives here, it can also create challenges. The need for more affordable housing is a uniform need, across jurisdictional lines, and it confronts us as a region, not as individual localities. While it is a regional threat, we must acknowledge that meeting this challenge will vary widely by community. Each jurisdiction in the region is at a different moment in their own affordable housing journey. This is to be expected, and it is something that can be useful for learning and growing together. The HIT is intended to provide a window into how communities are addressing these housing challenges, and how and where progress is being made. It is a dashboard of our individual, yet collective efforts to make the region an inclusive place with housing options for all who want to live here.

CHAPTER 2

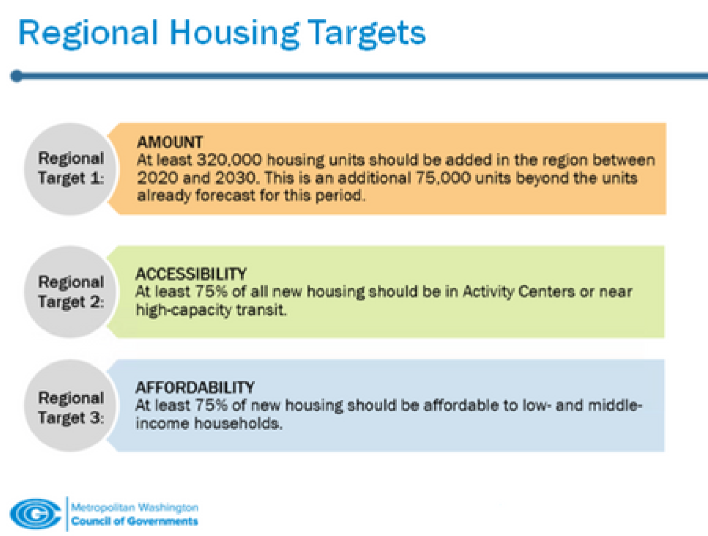
THE CHARGE TO LOCAL GOVERNMENT

September 11, 2019 was a great day for the Washington Region. After a year-long effort by local planning and housing director staff, the Metropolitan Washington Council of Governments (MWCOG) adopted three regional targets on housing, agreeing to collaboratively address the area's production and affordability challenges. The collective action, outlined in a resolution approved by the MWCOG Board of Directors, set out to determine:

1. How much housing was needed to address the region's current shortage and whether the region could produce more.
2. The ideal location for new housing to optimize and balance its proximity to jobs; and
3. The appropriate cost of new housing to ensure it is priced for those who need it.

In addition to setting regional targets, the resolution called on officials to work within their communities to adopt local-level targets on production, accessibility, and affordability. It also emphasized the need to work closely with the non-profit, private, and philanthropic sectors in achieving these goals.

The Urban Institute also released a study in the same month, "Meeting the Washington Region's Future Housing Needs." The analyses are complementary, and they both quantify the projected housing needs in the region in the coming decade. Both studies come to similar conclusions about the general magnitude of the issue: future housing needs far outpace recent housing production trends, and affordability levels should be targeted for this new housing stock so it can align with the needs of the region's future population growth.



The MWCOG analysis **provides a regional target of 320,000 net new housing units between 2020 and 2030,** 75% of which should be located in Activity Centers or near high-capacity transit, and 75% of which should be affordable to low- and middle-income households. **The Urban Institute report identifies the need for approximately 375,000 net new housing units between 2015 and 2030**, about 77% of which should be affordable to households with middle-income levels and below.

While the reports have similar findings, there are some key distinctions. The MWCOG targets call for an additional 75,000 units above what was forecasted in the 9.1 Cooperative Forecasts, while the Urban Institute targets are benchmarked to the 9.1 Cooperative Forecasts for household growth. In addition, the MWCOG targets cover a 10-year period (2020 to 2030), while the Urban Institute targets cover a 15-year period (2015-2030). Based on these two differences, the Urban Institute targets are conservative relative to the MWCOG targets from an annual perspective. **MWCOG targets call for approximately 32,000 net new housing units per year, and the Urban Institute targets aim for approximately 25,000 net new housing units per year.**

Despite these differences, both sets of targets provide a valuable lens on how the region can position itself to accommodate future housing needs. Forecasts are never perfect, but they do provide useful guidance for policy making and planning for the future. The Urban Institute targets serve as the foundation of the HIT for several important reasons:

- **Specific price bands**: A key characteristic of the Urban Institute forecasts is granularity. Each housing target is broken down into specific monthly cost price bands that are based on affordability by household income. This level of detail is critical for local policy makers as it sheds light on not only the quantity of housing needed, but also the depth of affordability that will be needed in each local housing market.
- **Jurisdiction-level targets**: While the Urban Institute study was regional, the targets within the analysis were at the jurisdiction level. This is important because the HIT is designed to be a regional tool that is driven by collective local action.
- **Benchmarked to 9.1 Cooperative Forecasts**: The Urban Institute targets are benchmarked to the 9.1 MWCOG Cooperative Forecasts. This is significant because it connects the targets directly to locally produced forecasts within each jurisdiction.
- **Consistent methodology for all localities**: The targets for each jurisdiction were created using the same methodology and data sources. This allows for an "apples to apples" comparison over time. Each jurisdiction is being measured using a standardized analysis of future housing need.

WHAT WILL IT TAKE TO MOVE THE NEEDLE?

The Region needs more homes | 375,000 in the next 15 years!

- 3 of every 4 – should be located near activity centers that contain jobs, shops and are accessible in many ways - walk, bike, drive, bus, metro, or other.

The Region needs more affordable and moderately priced homes.

- 3 of every 4 should be affordable to accommodate evolving families, prevent displacement, and support seniors aging in place and new families locating here for jobs.

The Region's homes should be affordable at these prices:

- Almost 4 in 10 of these homes should cost no more than $1,300/month
- 4 in 10 of these homes should cost between $1,300 and $2,500/month
- 2 of 10 homes, with monthly costs above $2,500/month would accommodate the remaining demand

CHAPTER 3

THE CHARGE TO PHILANTHROPIC & PRIVATE SECTORS

The region's philanthropic and private sectors are adding their muscle to strengthen housing affordability through advocacy, education and investments. Their leadership role is critical to getting the resources needed to expand housing affordability in the region. Major employers also have a vested interest as their workforce needs housing options, including affordable housing, all across the spectrum. Several examples illustrate their efforts:

- The Washington Regional Association of Grantmakers (WRAG) and Enterprise Community Loan Fund spearheaded the Our Region, Your Investment initiative. This effort brought new capital to the region's housing affordability efforts. It raised over $12 million in investments and preserved or produced over 650 housing units around the region, at **Brookland Place, Clarendon Court, Crest Apartments, Fort Stevens,Gilliam Place, and Villages of East River**.
- The Greater Washington Community Foundation provides funding and other resources to support housing affordability. In addition to its grantmaking, since 2019 it has supported the development and preservation of over **530 affordable homes** through a partnership with Enterprise Community Loan Fund. These investments will create long-term housing options for our neighbors and help to preserve and increase the supply of deeply affordable housing in region.
- Foundations like the Morris & Gwendolyn Cafritz Foundation and Meyer Foundation provide grants to a wide range of area nonprofit housing organizations for specific projects like advocacy efforts, support services, pre-development and development, and operating support. Many lenders, such as Citi, Capital One, Bank of America, and Wells Fargo also have development foundations that play a similar role – grants to housing organizations to help them provide preserve or expand affordability.
- JBG-Smith, a real estate company, partnered with the Federal City Council to create The Washington Housing Initiative. One component of the Initiative, the Washington Housing Conservancy, acquires apartments in rising markets and keeps them affordable to lower wage, working households. They hope to preserve 3,000 homes over time, and have helped with 3 acquisitions to date – 1 in DC , 1 in Alexandria and 1 in Arlington (totaling 1,280 rental homes). Rents in these homes will serve families earning up to 80% of the Area Median Income.
- Just as 2021 began, Amazon announced their Housing Equity Fund, a more than $2 billion commitment to preserve existing housing and create inclusive housing developments through below-market loans and grants to housing partners, traditional and non-traditional public agencies, and minority-led organizations. The fund will support Amazon's commitment to affordable housing, and will help ensure moderate- to low-income families can afford housing in communities with access to neighborhood services, amenities, and jobs.

- JP Morgan Chase and Kaiser Permanente have teamed up with Enterprise Community Partners, National Housing Trust, the University of Maryland and Montgomery and Prince George Counties to preserve affordable housing along the 21-stop, 16-mile Purple Line Corridor. Formed in 2013, this multi-sector collaborative is led and administered by the University of Maryland's National Center for Smart Growth and the Purple Line Community Coalition who managed the community development agreement which articulates a collective vision for vibrant economic and community development along the corridor. A part of JP Morgan Chase's $25 million, five-year commitment to the Greater Washington region, will create and preserve affordable housing along the Purple Line corridor (to preserve/create 1,000 affordable homes - a portion of the 17,000 units to be preserved in total along the Purple Line).
- The 11th Street Bridge Project in the District of Columbia is a public-private partnership that includes a community land trust (CLT) model. The Douglas Community Land Trust (DCLT) was created to preserve housing and land that is at risk due to development pressures occurring as a result of the 11th Street Bridge Project development. The Douglass Land Trust is providing homeowner opportunities to residents that would otherwise not be able to own a home. Community land trusts are a means to communally control real estate in order to create and maintain affordable housing into perpetuity. A number of other partners are working to make the Douglass Community Land Trust a reality. City First Bank serves as an incubator and technical advisor. JP Morgan Chase has also donated $5 million in seed money to get the project off the ground. The National Housing Trust will manage the properties in the land trust once they have been acquired.
- Banks fulfilling Community Reinvestment Act (CRA) objectives also help create and preserve affordable homes. Two Capital One examples illustrate CRA use that include the full range of other financing and land use tools (local government loans, federal low- income housing tax credits and density bonuses):
    - Victory Housing's Victory Crossing located in Silver Spring is a mixed income, LEED Silver, development of 105 rental homes - 95 affordable/income restricted units and 10 market-rate units (80 1-bedroom and 25 2-bedroom apartments). Capital One provided $11.3 million in construction financing $5.8 million in tax credit equity.
    - AHC Inc's The Apex, located in Arlington was recently opened as a new community of 256 affordable apartment homes. After a planning process to allow additional density on the site, The Apex replaced the aging 137-unit Berkeley Apartments (a net gain of 119 affordable homes on the same site). Apex's one- two- and three-bedroom apartment homes are available for families earning 40% to 80% of the Area Median Income (AMI). Capital One provided $20 million in construction financing and $34 million in tax credit equity.

Philanthropic and private sector efforts will need to be significantly increased in tandem with public sector initiatives to effectively meet the region's future housing needs all along the price spectrum. Facilitating this goal of more housing options requires continual cross-sector collaboration, which can ensure the Washington Region remains competitive and prosperous in the years to come. Specifically:

- More direct **private sector investments** in affordable homes like JBG Smith and Amazon are needed. Below market-rate funding in the form of l**ow-interest loans and grants** are the main engines to producing more affordable homes. Private sector funding can leverage local, state and federal government funding that remains the primary source for gap financing. Companies located in the region and in growing sectors of the economy such as real estate, tech, cyber security and health care should be engaged to expand funding to build more affordable **housing options for their workforce**.

- The **philanthropic sector**'s continued investments and support for organizations that develop affordable housing is critical. Foundation funding supports regional efforts to **educate and advocate** for increased housing affordability. **Sustained, multi-year** funding efforts, would support our region's collective housing targets in a meaningful way.

CHAPTER 4

THE POWER IN PRESERVATION

Preserving existing affordable homes is a critical component in meeting the Washington region's affordability challenge. Yes, we need more homes for families across the entire income spectrum; however, adding more supply won't help as many lower income families if we do not also preserve the homes that many already occupy. If a family is displaced from a currently affordable unit, they will likely need one to replace it.

Preservation can also be a cost-effective strategy in high-cost areas like the Washington region where many residents are at risk of losing their homes. There are areas throughout the region with affordable properties that are in good condition where repair or renovation makes more financial sense than tearing existing units down and building anew. Funds not spent on redeveloping an existing property can then be used elsewhere to build new homes. In other cases, redeveloping older affordable housing properties that are in disrepair can be an effective approach to retaining affordability on the site, however policies must be in place at the local level for these preservation strategies to work.

Preservation has two main components:

- Preserving existing affordable homes ("committed affordable") that have rent and income restrictions. These include Public Housing Authority (PHA) units as well as units owned and operated by developers, both for- and non-profit. Most of the affordable homes owned by the private sector are "committed affordable" because of below-market government loans and grants. A subset of these homes are affordable on the basis of land use covenants – inclusionary or incentive-based zoning rules. By 2**030, it is estimated that about 80,000 of these "committed affordable" homes in the region will need some form of intervention in order to preserve their affordability – meaning cash reinvestment or by other means** (Urban Institute; 2019).
- Preserving homes that are affordable but have no rent or income restrictions, otherwise known as naturally occurring affordable housing (NOAH). It is estimated that about 144,000 NOAH units in the region will need some form of preservation intervention by 2030 to remain affordable(Urban Institute; 2019). NOAH is a critical piece to the overall housing stock and is often facing an array of market pressures that put them at risk of losing affordability in a high-cost region like Washington.
- Homes most at risk of being lost to rising costs include:
- Market affordable homes, or NOAH units – rents can go up at any time
- Homes with expiring affordability requirements
- Public housing units in disrepair

Solutions:

- Local governments and organizations across the region are preserving affordable homes using a variety of strategies, some of which include:

- Loans and grants to buy and renovate market affordable homes (NOAH) that lock in their affordability for a set number of years.
- Loans and grants to extend existing affordability requirements of "committed affordable" homes.
- Local tax incentives such as PILOTs (payment in-lieu of taxes).
- Federal funds to renovate public housing communities.
- Leveraging the value of land near transit and growth areas through public-private-partnerships to redevelop deteriorating affordable housing into mixed-income communities with affordable unit replacement agreements and policies.

Several examples below illustrate how local governments are using many of the above strategies:

The District of Columbia: The Housing Preservation Strike Force and resulting Housing Preservation Fund seeks to preserve approximately 7,300 rental homes by 2025. These include 4,700 existing dedicated affordable units with income restrictions that will expire by 2025 and the repair of approximately 2,600 District of Columbia Housing Authority (DCHA) rental homes. Seeded by $10 million/year investments, the Fund attempts to leverage an additional $20 million/year investments from other sources. These funds provide short-term bridge acquisition and pre-development financing to eligible borrowers. Properties targeted for fund investments are occupied by working families where at least 50% of the units are currently affordable at the 80% of the median family income (MFI) level. The Preservation Strike Force expanded its scope in 2021 to consider newer policy areas that include the COVID-19 eviction crisis, rent control, involving other parts of the District's housing finance ecosystem, involving the legal system in stabilizing the rental housing market and considering how the Comprehensive Plan can strengthen the rental market, including the affordable home portion of it.

Montgomery County: In 2020 completed a county-wide Montgomery County Preservation Study that examined its supply of 113,500 multifamily units affordable to families earning up to 80% of the AMI. This supply of affordable rental homes is both income/deed-restricted (about 20% of the total) and market rate or Naturally Occurring Affordable Housing (NOAH) that comprise the remainder - about 80% of the total. In addition to identifying the supply of affordable homes, it also triaged the supply based on its degree of "at risk of being lost". At risk factors include subsidy expiration, ownership type, age and size of building, proximity of transit, and rent and income trends. Based on these factors, the study identified 1,400 income restricted rental homes and 11,000 NOAH homes for more immediate attention.

The study looked at a wide range of preservation strategies that include the following - devising an overall strategy and outreach to the properties, consideration of land use and planning tools, strengthening tenants' rights, exploring a range of capital financing tools – including expanding the County's Housing Initiative Fund and Operating subsidy and cost reduction – including expanding rental agreement through the use of the Payment In Lieu of Taxes (PILOT) provision. As with other preservation strategies, the most effective approach will involve a combination of finance, land use and policy tools as well as assistance from the full spectrum of both private for- and non-profit partners.

- The Lindley in Montgomery County is another example of leveraging the value of land to preserve affordable homes through redevelopment. This public-private-philanthropic partnership resulted in 200 high-quality mixed-income apartments close to rail transit. Eighty of the units are below market-rate for a 99-year period. This development was built on the site of an old 68-unit garden apartment community that was nearing the end of its affordability period and in need of major renovations.

Alexandria and Arlington: Focus most of their preservation efforts on extending affordability of existing income restricted units and 'converting' market affordable units or naturally occurring affordable housing (NOAH's) to income-restricted affordable homes. The arrival of Amazon intensified the preservation efforts of both jurisdictions – and looking at a wider range of tools to accomplish their objectives. Arlington completed a survey of market affordable units in 2017 and identified approximately 5,600 apartment homes in nearly 400 separate developments, most with rents affordable up the 80% AMI level. It later created a Housing Conservation District (HCD) that encompassed most of the 5,600 units as way to target land use and finance tools to help ensure their preservation. Alexandria identified approximately 6,500 rental units for its preservation strategies that also include both finance and land use tools. Its 6,500 rental units identified for preservation include both income restricted units with soon-to-expire affordability restrictions and market affordable units with no income or rent restrictions; these units are affordable at the 60% AMI range.

An example described below illustrates how adding units to an existing affordable property can be an effective way to both preserve affordable units and also increase the overall housing supply. A combination of land use/zoning and financing tools can achieve this outcome.

- The Wesley Housing Development Corporation/Bozzuto partnership that created Union on Queen in Arlington is but one example of this form of preservation. The original property contained 50 affordable garden homes in 5 buildings that was 'converted' into a total of 193 apartments in a mix of original buildings that were renovated (2 of the 5; 20 affordable homes) and a new apartment building (that replaced 3 of the 5 buildings). The new apartment building contains 56 affordable homes and 117 market rate homes. The 76 affordable homes on the site will have low rents for 60 years.

There are a wide range of preservation activities and strategies currently being implemented in the Washington Region. Some localities have been pursuing preservation for many years, while others are just starting initiatives, or are looking to begin in the coming years. This will continue to be a critical piece to the overall housing picture in the region. As more communities develop preservation policies, creating a standardized approach to tracking and monitoring the preserved affordable housing stock will be a key step in building momentum as a collective region.

CHAPTER 5

THE HOUSING INDICATOR TOOL FRAMEWORK

The framework for tracking our region's collective housing targets is tied to two foundational elements:

- **Inputs**: What are in the inputs that lead to production and facilitation of affordable rental housing?
- **Outcomes**: How much affordable rental housing is being produced in each community, and how does it measure up to the targets?

Inputs: Production of affordable rental housing in any market can be a complex endeavor. In most cases it is facilitated by a wide range of policies, tools, funding sources and strategies working in concert to get projects in motion. The key to moving the needle on this issue is having both priorities and goals set and supported by the community, while also having the tools and policies in place and ready to be used and leveraged. Communities that have a robust set of plans and priorities without the proper tools in place will likely struggle meeting their housing objectives. On the other hand, localities with funds and tools for affordable housing, will often face an uphill road if the broader community is not on board or does not support or understand the need for affordable housing as a priority. The following five inputs have been identified as the key factors for a successful local affordable housing strategy.

1. **Housing Priority**: Does the jurisdiction identify affordable housing as a priority in its Comprehensive Plan, Housing Master Plan, etc.
2. **Inclusionary Housing**: Does the jurisdiction have a mandatory or voluntary inclusionary housing program whereby the jurisdiction requires or incentivizes the production of below-market rate housing units as part of market-rate developments, either on-site, off-site, or in the form of a fee in lieu?
3. **Housing Trust Fund**: Does the local jurisdiction have a local housing trust fund that is currently funded?
4. **Property tax, Impact fee, Tax or Fee abatements or Exemptions**: Does the jurisdiction offer property tax, impact fee or other abatements or exemptions to rental housing projects that include committed affordable housing units?
5. **Public Land**: Does the jurisdiction make publicly-owned land available for affordable housing?

Outcomes: As the key inputs are evaluated, designed, and implemented by each jurisdiction over time, measuring the outcomes from those inputs is a critical step in gauging whether a) the approach is working and b) if it is working, is it working well enough to meet the annual housing targets that have been identified for our Region. The key outcomes that are measured by the HIT include the following:

1. **Total number of housing units built in the jurisdiction during the most recent calendar year**: This information gives an overall picture of the new housing activity in each community. It includes housing of all types (multifamily, townhomes, single-family detached, etc.), sizes, and price points. It includes both for-sale homes and rental homes. The homes must have received a certificate of occupancy to be included in this outcome measure.
2. **Total number of multifamily housing units built in the jurisdiction during the most recent calendar year**: Tracking multifamily housing development separately is important because in the context of our region, most affordable rental homes are in multifamily buildings. Understanding the overall picture for completed multifamily housing provides a useful gauge on demand in the market and how that could impact affordable housing supply. Both apartments and condos are included in this total, and buildings must have received certificates of occupancy to be included in this outcome measure.
3. **Number of committed affordable rental housing units built in the jurisdiction during the most recent calendar year:** This outcome measurement is the heart of the HIT. Understanding the pace at which committed affordable rental housing is coming online in our region provides all of us an important view into our collective efforts around affordable housing. This outcome measurement includes all committed affordable rental housing units built specifically for individuals and families with income levels at or below 65% AMI. The information is also tabulated by affordability level and compared to the production targets that have been set by MWCOG and the Urban Institute. All committed affordable rental housing is included in this outcome measure regardless of property type (multifamily, townhome, single-family detached, etc.). The homes must have received a certificate of occupancy to be included in this outcome measure.

CHAPTER 6

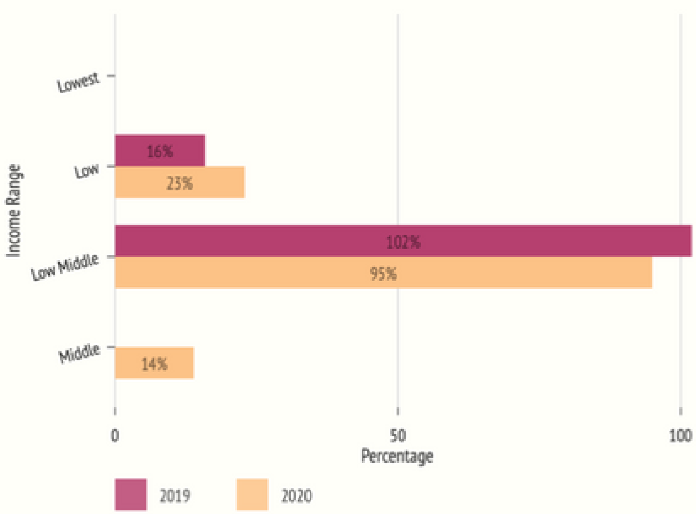
DASHBOARDS FOR MEASURING PROGRESS TOWARDS MEETING THE REGION'S HOUSING NEED

Arlington County

Policy Status

- ✓ Housing Priority
- ✓ Inclusionary Housing
- ✓ Housing Trust Fund
- ✓ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✓ Public land

Housing Outcomes by % of Urban Institute annual targets

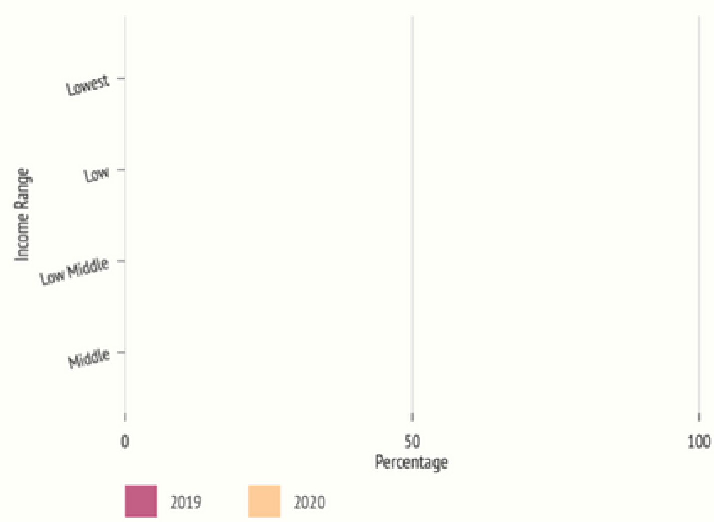


Charles County

Policy Status

- ✓ Housing Priority
- ✓ Inclusionary Housing
- ✗ Housing Trust Fund
- ✗ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✗ Public land

Housing Outcomes by % of Urban Institute annual targets

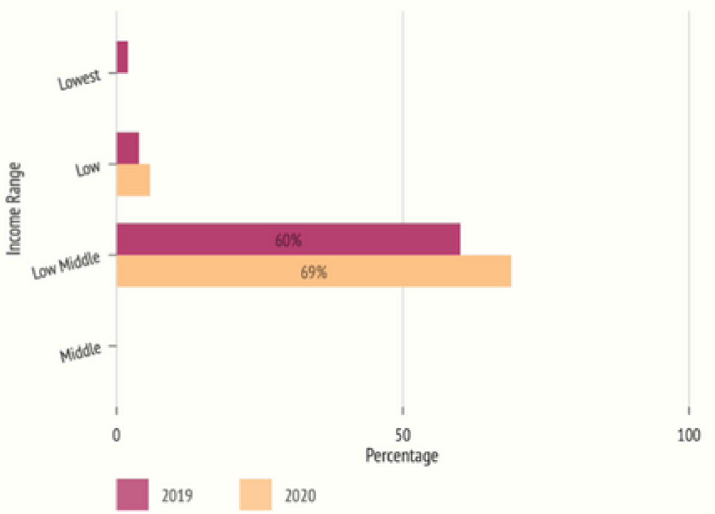


City of Alexandria

Policy Status

- ✓ Housing Priority
- ✓ Inclusionary Housing
- ✓ Housing Trust Fund
- ✓ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✓ Public land

Housing Outcomes by % of Urban Institute annual targets

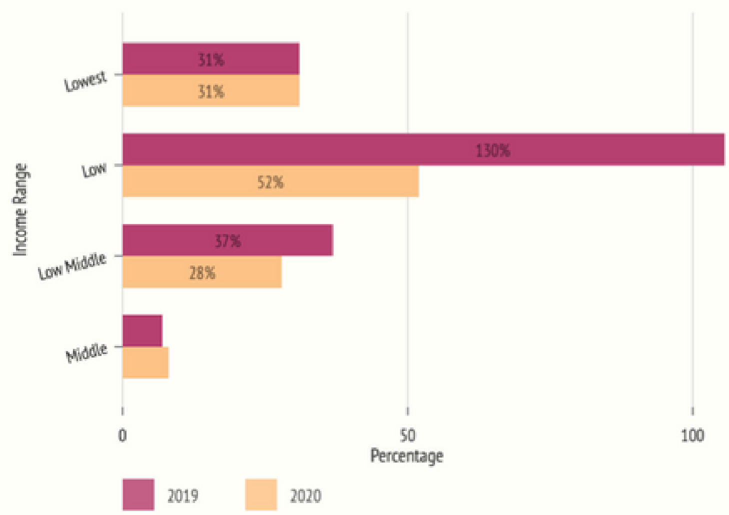


District of Columbia

Policy Status

- ✓ Housing Priority
- ✓ Inclusionary Housing
- ✓ Housing Trust Fund
- ✓ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✓ Public land

Housing Outcomes by % of Urban Institute annual targets



Fairfax County

Policy Status

- ✓ Housing Priority
- ✓ Inclusionary Housing
- ✓ Housing Trust Fund
- ✗ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✓ Public land

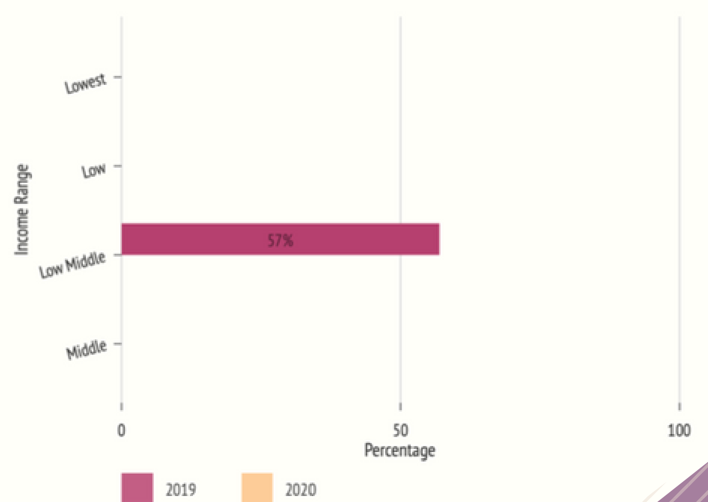
Housing Outcomes by % of Urban Institute annual targets

Frederick County

Policy Status

- ✓ Housing Priority
- ✓ Inclusionary Housing
- ✓ Housing Trust Fund
- ✓ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✓ Public land

Housing Outcomes by % of Urban Institute annual targets



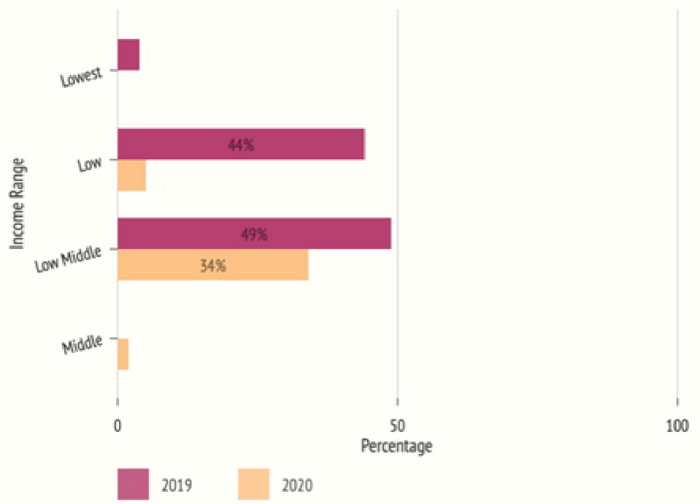
Data was not submitted for 2020

Loudoun County

Policy Status

- ✓ Housing Priority
- ✓ Inclusionary Housing
- ✓ Housing Trust Fund
- ✓ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✗ Public land

Housing Outcomes by % of Urban Institute annual targets

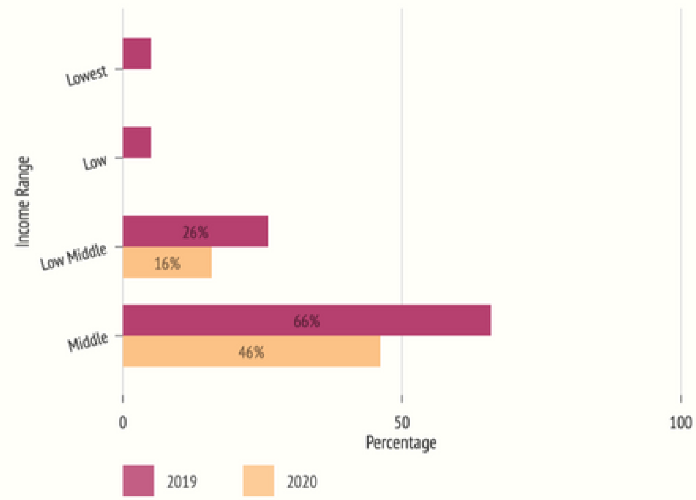


Montgomery County

Policy Status

- ✓ Housing Priority
- ✓ Inclusionary Housing
- ✓ Housing Trust Fund
- ✓ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✓ Public land

Housing Outcomes by % of Urban Institute annual targets

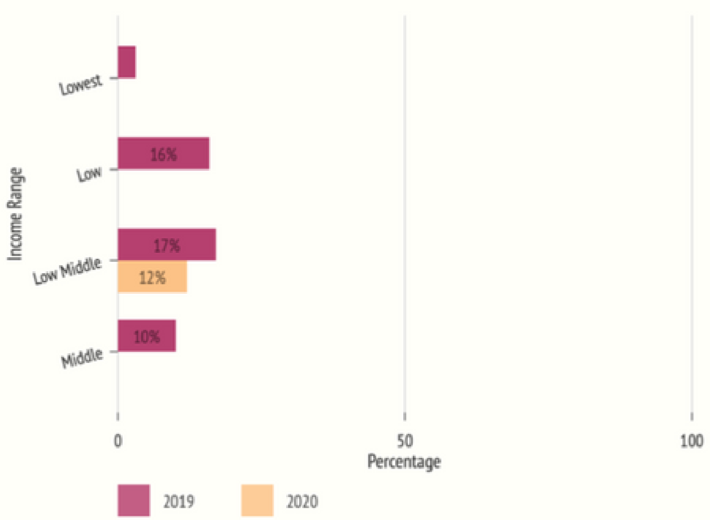


Prince George's County

Policy Status

- ✓ Housing Priority
- ✗ Inclusionary Housing
- ✓ Housing Trust Fund
- ✓ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✗ Public land

Housing Outcomes by % of Urban Institute annual targets

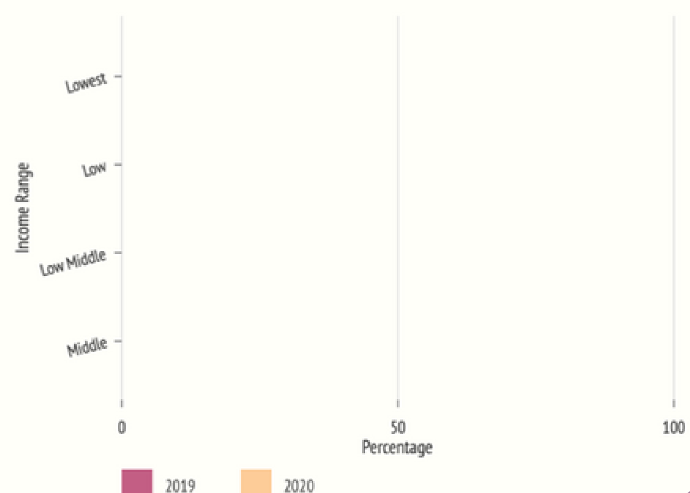


Prince William County

Policy Status

- ✓ Housing Priority
- ✗ Inclusionary Housing
- ✗ Housing Trust Fund
- ✗ Property tax, Impact fee, Tax or Fee abatements or Exemptions
- ✗ Public land

Housing Outcomes by % of Urban Institute annual targets



Data was not submitted for 2020

CHAPTER 7

A CALL TO ACTION

Regional problems require regional solutions. The dashboards included in the HIT are just the beginning – but we must start from somewhere. Equipped with the knowledge of where we stand in each jurisdiction, we can effectively pivot to best meet the needs for housing supply and a more equitable region. It has often been said the definition of insanity is repeating the same over and over again, and expecting a different result. As we mention at the beginning of this narrative, there is a vested interest in doing more of the same. The very fabric of our society is woven with policies and programs that are intended to maintain the status quo – benefiting a few at the expense of others.

To obtain different results, we must get comfortable with the uncomfortable. One of the first steps we can take is holding each other accountable to reaching our collective goal of increasing the housing supply. What does this look like? We must be supportive to our fellow organizations, and reach across sector lines, because ultimately a win for one of us is a win for all. It is also within those intersections that we tap into the innovative partnerships needed to creatively address the challenge in front of us.

In addition to holding each other accountable, we would be remiss if we didn't acknowledge the need for a just and equitable COVID-19 recovery. We keep everyone who has felt the weight of the pandemic in our thoughts – from those who have lost loved ones, to the frontline workers, to small businesses forced to close their doors and the families struggling to make ends meet. It is also not lost upon us that Black, indigenous, Latinx, and other communities of color were disproportionately impacted. HAND is fully committed to centering equity in all that we do, and we look forward to integrating racial equity indicators as we plan for the next iterations of HIT. Armed with this information, HAND will be better positioned to advance the advocacy and capacity-building needed to support our members in this critical time of rebuilding.
Simply put, we've got work to do. It won't be easy, but rarely is anything worth achieving. Everyone deserves access to housing that is safe, decent and affordable. **If you'd like to join us in the movement to increase and preserve our supply of affordable housing across the Capital Region, visit HAND's website to learn about the many ways you can get involved.**

APPENDIX

Several sources of information provide the structure for this inaugural version of the HIT. The HIT leverages local knowledge of tools and policies that are in motion in our region, as well as on-the-ground intel on housing production activities. Housing forecasts from the Urban Institute by price band and jurisdiction through 2030 are used to provide annual targets for each jurisdiction. In addition, several key metrics are included to overlay context on the housing affordability picture for each jurisdiction. The following sources of information were used to produce the HIT:

- Local Jurisdiction Survey
  - Unit production counts
  - Policy/Planning/Zoning information
- Urban Institute Housing Study
  - Annual housing targets by income by jurisdiction
- Affordability Context Data
  - U.S Census Bureau American Community Survey
  - Bureau of Labor Statistics

Local Jurisdiction Survey:
In March 2020, an 8-question survey was sent to the 11 jurisdictions included in this inaugural version of the HIT. All 11 jurisdictions responded to the survey, and the data and information was collected, and uploaded to HIT website. Responses to nearly all of the questions in the survey were submitted by the participating jurisdictions, which provided valuable insights into housing activities at the local level in our region. Question number 5, which was about housing preservation, was the only portion of the survey that did not receive many responses. Of those few jurisdictions that did respond to the preservation question, most of the information was in aggregate form, and not by affordability level. As housing preservation tools and activities are implemented and become more widespread in our region, HAND will monitor these local activities and their outcomes in future versions of the HIT. The survey questions are provided in the table below.

#	Question
1	Jurisdiction Name _____
2	How many total residential units were built in your jurisdiction in 2019? A new housing unit can be considered "built" if it received a Certificate of Occupancy in 2019. _____
3	How many multifamily residential units were built in your jurisdiction in 2019? Multifamily units include apartments or condominiums but exclude townhomes. _____

4	How many residential units were built in your jurisdiction in 2019 that have income or rent restrictions? For example, units that were constructed under the Low Income Housing Credit (LIHTC) program, a local affordable housing or inclusionary zoning policy, or some other public program? These can be referred to as "Committed Affordable Units." If you do not have specific counts, please provide as much information as you can in the comment section at the end of the survey. • Total Committed Affordable Units _____ • Units set aside for households with incomes below 30% of AMI _____ • Units set aside for households with incomes between 30% and 49% of AMI _____ • Units set aside for households with incomes between 50 and 59% of AMI _____ • Units set aside for households with incomes between 60 and 69% of AMI _____ • Units set aside for households with incomes at 70% of AMI or higher _____
5	How many units of affordable rental housing was preserved in your jurisdiction in 2019? "Preserved" housing units are rental units that have been acquired or recapitalized by a nonprofit or other entity that
6	Please indicate whether your jurisdiction has adopted and actively uses the following tools to support the production of affordable housing. Feel free to include links to websites describing the programs, if that is easier. • Housing priority. Does the local jurisdiction identify housing—and affordable housing or housing opportunity, more specifically—as a priority in its long-range planning documents, such as the Comprehensive Plan? _____ • Inclusionary housing. Does the local jurisdiction have a mandatory or voluntary inclusionary housing program whereby the local jurisdiction requires or incentivizes the production of below-market rate units as part of market-rate developments, either on-site, off-site or in the form of a fee in lieu? _____ • Local housing trust fund. Does the local jurisdiction have a local housing trust fund, currently funded and, if so, what is the total amount in the fund? _____

	• Local housing trust fund. Does the local jurisdiction have a local housing trust fund, currently funded and, if so, what is the total amount in the fund? _____ • Property tax, impact fee and/or other tax or fee abatements or exemptions. Does the local jurisdiction offer property tax, impact fee or other abatements or exemptions to rental housing projects that include committed affordable housing units? _____ • Public land. Does the local jurisdiction make publicly owned land available for affordable housing? _____
7	Please provide the addresses or approximate locations (e.g. Census tract, subdivision) of the projects completed in 2019 that contain Committed Affordable Units. If address information is not available, please provide project names, if possible. _____
8	In the space below, please provide us with any additional information you think would be helpful in understanding new housing production in your jurisdiction. _____

Urban Institute Housing Study

The Urban Institute released a study in September 2019 detailing the multi-layered housing challenges facing the Washington region. From supply constraints, to affordability gaps, the report takes a deep dive into the trends of Washington area housing market, and offers a broad menu of policy tools and strategies that local leaders, practitioners, and stakeholders can pursue in working towards solutions to the housing issues facing the region. In addition to recent trends in the market, the report provides valuable projections on the types of housing that will be needed in the future. These housing targets provide not only the estimated number of units that will be needed, but also what price bands will be in demand, and in which part of the region the housing units will be needed. These overall housing forecasts by price band by jurisdiction were used to provide the key set of annual targets for the HIT.

The full report from the Urban Institute is available here:

Meeting the Washington Region's Future Housing Needs A Framework for Regional Deliberations

Total Forecasts: Units by Price Band by Jurisdiction

	2015 to 2030 Housing Targets by Income							
Jurisdiction	**Lowest**	**Low**	**Low-Middle**	**Middle**	**High**	**Highest**		
Affordable Monthly Housing Costs	**$0 - $799**	**$800 - $1,299**	**$1,300 to $1,799**	**$1,800 to $2,499**	**$2,500 to $3,499**	**More than $3,500**	**Total households**	**Total units***
Arlington County	3,400	3,600	2,900	4,100	3,500	2,700	20,200	20,900
Charles County	4,300	3,900	3,600	4,800	2,300	500	19,400	19,800
City of Alexandria	2,700	2,700	2,200	2,500	1,700	1,300	13,100	13,600
District of Columbia	8,700	8,800	10,100	14,800	12,500	10,900	65,800	68,800
Fairfax County**	10,700	11,100	12,100	14,800	10,400	5,600	64,700	66,200
Frederick County	5,200	6,200	5,500	5,400	2,600	700	25,600	26,100
Loudoun County	4,100	4,500	5,700	9,200	8,400	4,900	36,800	37,700
Montgomery County	11,300	11,800	9,500	8,600	4,500	1,800	47,500	48,700
Prince George's County	8,400	10,200	7,000	5,500	2,700	600	34,400	35,700
Prince William County***	6,900	9,000	7,400	7,100	4,600	1,300	36,300	37,700

Annual Forecasts: Units by Price Band by Jurisdiction (total forecasts divided by 15 years)

	Annual Housing Targets by Income							
Jurisdiction	**Lowest**	**Low**	**Low-Middle**	**Middle**	**High**	**Highest**		
Affordable Monthly Housing Costs	**$0 - $799**	**$800 - $1,299**	**$1,300 to $1,799**	**$1,800 to $2,499**	**$2,500 to $3,499**	**More than $3,500**	**Total households**	**Total units***
Arlington County	227	240	193	273	233	180	1,347	1,393
Charles County	287	260	240	320	153	33	1,293	1,320
City of Alexandria	180	180	147	167	113	87	873	907
District of Columbia	580	587	673	987	833	727	4,387	4,587
Fairfax County**	713	740	807	987	693	373	4,313	4,413
Frederick County	347	413	367	360	173	47	1,707	1,740
Loudoun County	273	300	380	613	560	327	2,453	2,513
Montgomery County	753	787	633	573	300	120	3,167	3,247
Prince George's County	560	680	467	367	180	40	2,293	2,380
Prince William County***	460	600	493	473	307	87	2,420	2,513

Source: Turner, M.A., L. Hendey, M. Brennan, P. Tatian and K. Reynolds. 2019. Meeting the Washington Region's Future Housing Needs. Washington DC: Urban Institute, Table A4, p. 101
Available online: https://www.urban.org/sites/default/files/publication/100946/meeting_the_washington_regions_future_housing_needs.pdf
*Includes units needed for households as well as vacant units.
**Fairfax County totals include the cities of Fairfax and Falls Church.
***Prince William County totals include the cities of Manassas and Manassas Park.

Cost Level Category by AMI Range

	Cost Level Category by AMI	
Monthly Housing Cost	**Category**	**AMI Range***
$0 to $799	Lowest	0 - 30%
$800 to $1,299	Low	30 - 50%
$1,300 to $1,799	Low-Middle**	50 - 65%
$1,800 to $2,499	Middle	65 - 120%
$2,500 to $3,499	High	120 - 200%
$3,500 and above	Highest	above 200%

Affordability Context Data:

A set of 4 key metrics were used to provide context to the affordability issues and challenges facing each jurisdiction. This data is intended as a supplement to the core set of unit counts and targets for each locality and provides a snapshot of the affordability needs in each community.

Census Data:

- Table B25070: Gross Rent as a Percentage of Household Income in the Past 12 Months
- Table B25064: Median Gross Rent
- Tables B19013D (Asian), B19013B (Black), B19013I (Hispanic), B19013A (White), B19013G (Two or more races): Median Household income in the past 12 months
- Table B25001: Housing Units

Bureau of Labor Statistics Data:

- Quarterly Census of Employment and Wages

Affordability Context - 5yr Trends

	Renter Housing Cost Burden (Proportion of renter households paying 30% or more of income on housing expenses)					
Jurisdiction	2013	2014	2015	2016	2017	2018
Arlington County	36%	38%	37%	41%	36%	37%
Charles County	41%	62%	44%	49%	42%	54%
City of Alexandria	43%	43%	42%	46%	39%	43%
City of Falls Church	37%	38%	36%	43%	47%	43%
District of Columbia	47%	46%	46%	46%	45%	44%
Fairfax County	42%	44%	43%	43%	45%	45%
Frederick County	43%	49%	48%	46%	42%	46%
Loudoun County	42%	49%	44%	42%	41%	45%
Montgomery County	49%	50%	50%	48%	50%	47%
Prince George's County	50%	51%	51%	47%	48%	51%
Prince William County	52%	53%	50%	51%	46%	50%

Source: U.S. Census Bureau, 1-Year American Community Survey

*Note: City of Falls Church data is from 5-Year American Community Survey (for communities with population less than 65,000)

	Median Gross Rent					
Jurisdiction	2013	2014	2015	2016	2017	2018
Arlington County	$1,820	$1,897	$1,844	$1,858	$1,879	$1,924
Charles County	$1,425	$1,577	$1,456	$1,578	$1,725	$1,694
City of Alexandria	$1,592	$1,502	$1,627	$1,625	$1,693	$1,736
City of Falls Church	$1,568	$1,673	$1,517	$1,569	$1,775	$1,860
District of Columbia	$1,307	$1,360	$1,417	$1,376	$1,499	$1,516
Fairfax County	$1,764	$1,756	$1,764	$1,774	$1,807	$1,851
Frederick County	$1,228	$1,295	$1,350	$1,331	$1,372	$1,443
Loudoun County	$1,628	$1,674	$1,676	$1,755	$1,857	$1,837
Montgomery County	$1,562	$1,636	$1,656	$1,662	$1,708	$1,746
Prince George's County	$1,261	$1,297	$1,378	$1,387	$1,424	$1,459
Prince William County	$1,487	$1,579	$1,581	$1,582	$1,658	$1,658

Source: U.S. Census Bureau, 1-Year American Community Survey*

*Note: City of Falls Church data is from 5-Year American Community Survey (for communities with population less than 65,000)

Jurisdiction	Median Household Income by Race					
Arlington County	2013	2014	2015	2016	2017	2018
Asian	$103,961	$80,456	$85,610	$100,251	$102,214	$107,516
Black	$61,949	$57,598	$65,368	$59,497	$51,764	$56,677
Hispanic	$67,688	$62,464	$72,471	$58,992	$90,966	$82,195
White	$114,783	$120,945	$120,725	$122,916	$124,069	$137,290
Two or more races	$122,151	$155,879	$108,815	$101,964	$101,864	$111,058
Charles County	2013	2014	2015	2016	2017	2018
Asian	$110,201	$141,231	$141,230	$91,425	$107,198	$100,471
Black	$85,391	$75,188	$82,956	$95,418	$95,217	$85,338
Hispanic	$76,928	$85,562	$110,385	$91,750	$112,892	$84,760
White	$89,772	$98,206	$91,018	$98,539	$97,276	$118,346
Two or more races	$101,049	$81,129	$71,973	$66,664	$130,080	$61,589
City of Alexandria	2013	2014	2015	2016	2017	2018
Asian	$97,755	$100,245	$100,750	$100,443	$98,906	$102,638
Black	$51,979	$49,694	$50,638	$52,416	$57,442	$70,290
Hispanic	$58,076	$58,976	$62,162	$50,341	$52,572	$52,208
White	$100,273	$103,769	$107,345	$110,175	$116,978	$117,955
Two or more races	$105,118	$69,452	$72,813	$75,068	$92,199	$75,649
City of Falls Church	2013	2014	2015	2016	2017	2018
Asian	$52,552	$71,818	$72,134	$81,250	$93,429	$95,500
Black	$76,859	$78,828	$85,962	$52,367	$62,813	$95,278
Hispanic	$86,771	$87,734	$81,607	$88,125	$65,286	$69,468
White	$133,851	$134,529	$136,311	$140,795	$138,144	$142,679
Two or more races	-	-	-	-	-	-
District of Columbia	2013	2014	2015	2016	2017	2018
Asian	$63,218	$84,466	$93,877	$99,385	$96,394	$116,382
Black	$38,124	$40,739	$41,522	$37,891	$42,161	$45,193
Hispanic	$50,861	$63,065	$65,973	$64,930	$84,728	$72,284
White	$111,886	$114,747	$120,405	$125,747	$132,698	$136,460
Two or more races	$89,428	$72,691	$95,987	$81,848	$85,501	$95,367
Fairfax County	2013	2014	2015	2016	2017	2018
Asian	$109,837	$104,858	$106,106	$107,616	$116,621	$127,331
Black	$80,537	$81,845	$82,934	$85,362	$81,032	$85,716
Hispanic	$71,457	$71,900	$78,330	$82,134	$71,777	$81,129
White	$119,325	$120,939	$121,942	$128,407	$130,103	$132,773
Two or more races	$97,988	$95,028	$96,477	$106,284	$91,016	$94,884
Frederick County	2013	2014	2015	2016	2017	2018
Asian	$86,586	$86,953	$92,600	$98,510	$105,917	$102,321
Black	$63,526	$64,721	$66,130	$57,297	$84,365	$92,627
Hispanic	$60,340	$83,453	$62,434	$64,562	$75,168	$56,769
White	$87,926	$85,818	$86,697	$94,136	$92,333	$96,511
Two or more races	$84,803	$78,985	$62,060	$77,327	$84,146	$105,813
Loudoun County	2013	2014	2015	2016	2017	2018
Asian	$126,522	$130,874	$135,365	$169,699	$161,231	$153,546
Black	$84,137	$133,900	$103,199	$119,762	$132,938	$118,819
Hispanic	$81,656	$69,275	$85,427	$92,264	$81,101	$92,105
White	$119,655	$123,124	$127,659	$132,965	$135,004	$143,109
Two or more races	$116,542	$110,278	$87,959	$121,534	$88,911	$116,787
Montgomery County	2013	2014	2015	2016	2017	2018
Asian	$101,831	$100,064	$105,487	$101,830	$110,219	$94,793
Black	$67,829	$72,258	$63,862	$69,313	$76,138	$80,484
Hispanic	$66,943	$67,209	$68,126	$70,100	$75,576	$76,805
White	$113,209	$109,706	$116,925	$116,303	$120,789	$126,289
Two or more races	$85,541	$72,495	$85,610	$85,282	$100,299	$100,083
Prince George's Cou	2013	2014	2015	2016	2017	2018
Asian	$75,316	$79,491	$75,061	$80,240	$96,585	$115,387
Black	$72,788	$72,652	$77,320	$79,082	$82,147	$84,196
Hispanic	$62,392	$58,254	$60,451	$70,108	$65,258	$66,572
White	$73,673	$76,384	$88,018	$86,499	$91,581	$89,166
Two or more races	$76,883	$83,286	$77,178	$92,310	$74,275	$80,780
Prince William Count	2013	2014	2015	2016	2017	2018
Asian	$84,677	$81,539	$85,629	$94,522	$102,453	$95,942
Black	$84,722	$82,250	$96,592	$92,497	$89,048	$95,904
Hispanic	$69,714	$65,649	$63,110	$66,619	$81,912	$82,529
White	$101,010	$97,225	$105,947	$108,313	$112,465	$117,955
Two or more races	$115,532	$67,457	$104,124	$70,788	$107,295	$98,165

Source: U.S. Census Bureau, 1-Year American Community Survey*

*Note: City of Falls Church data is from 5-Year American Community Survey (for communities with population less than 65,000)

Jurisdiction	Jobs to Housing Ratio					
Arlington County	2013	2014	2015	2016	2017	2018
Jobs	165,044	164,576	170,256	172,888	176,659	178,158
Housing	109,689	110,597	112,517	112,970	114,002	116,543
Jobs to Housing Rat	1.50	1.49	1.51	1.53	1.55	1.53
Charles County	2013	2014	2015	2016	2017	2018
Jobs	40,743	41,225	42,119	42,920	41,666	41,392
Housing	56,774	58,159	58,871	59,989	60,667	61,244
Jobs to Housing Rat	0.72	0.71	0.72	0.72	0.69	0.68
City of Alexandria	2013	2014	2015	2016	2017	2018
Jobs	95,203	94,946	96,328	94,885	93,774	91,915
Housing	73,472	75,334	76,515	76,573	76,588	76,527
Jobs to Housing Rat	1.30	1.26	1.26	1.24	1.22	1.20
City of Falls Church	2013	2014	2015	2016	2017	2018
Jobs	10,125	11,032	11,545	11,701	12,102	12,447
Housing	5,473	5,492	5,601	5,709	5,805	5,901
Jobs to Housing Rat	1.85	2.01	2.06	2.05	2.08	2.11
District of Columbia	2013	2014	2015	2016	2017	2018
Jobs	724,270	729,349	743,596	756,646	763,847	771,750
Housing	302,975	306,184	309,596	313,703	314,843	319,579
Jobs to Housing Rat	2.39	2.38	2.40	2.41	2.43	2.41
Fairfax County	2013	2014	2015	2016	2017	2018
Jobs	586,818	579,539	586,870	595,313	601,868	612,537
Housing	409,303	410,280	412,082	414,320	414,440	415,485
Jobs to Housing Rat	1.43	1.41	1.42	1.44	1.45	1.47
Frederick County	2013	2014	2015	2016	2017	2018
Jobs	94,789	95,257	98,190	99,418	100,627	103,232
Housing	92,341	93,592	94,759	95,892	97,365	99,032
Jobs to Housing Rat	1.03	1.02	1.04	1.04	1.03	1.04
Loudoun County	2013	2014	2015	2016	2017	2018
Jobs	146,358	148,593	154,560	159,753	164,537	169,077
Housing	118,351	123,150	126,508	129,941	132,975	136,509
Jobs to Housing Rat	1.24	1.21	1.22	1.23	1.24	1.24
Montgomery County	2013	2014	2015	2016	2017	2018
Jobs	451,869	455,820	459,667	463,967	469,311	470,884
Housing	382,254	385,713	389,030	390,563	390,037	390,673
Jobs to Housing Rat	1.18	1.18	1.18	1.19	1.20	1.21
Prince George's Cou	2013	2014	2015	2016	2017	2018
Jobs	299,713	303,015	306,137	312,033	318,943	320,443
Housing	329,367	330,514	331,294	332,569	332,156	333,858
Jobs to Housing Rat	0.91	0.92	0.92	0.94	0.96	0.96
Prince William Count	2013	2014	2015	2016	2017	2018
Jobs	116,645	119,463	122,607	126,283	127,892	130,335
Housing	142,546	144,785	145,855	147,524	149,143	150,475
Jobs to Housing Rat	0.82	0.83	0.84	0.86	0.86	0.87

Source: U.S. Census Bureau, 1-Year American Community Survey*, Bureau of Labor Statistics

*Note: City of Falls Church data is from 5-Year American Community Survey (for communities with population less than 65,000)