

ULI Washington Real Estate Trends Conference
What's Next? Meeting the Burgeoning Housing Demand

Housing the Region's Future Workforce

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Washington Metropolitan Area Growth Potential Summary: 2010 – 2030

(jobs and households in thousands)

Indicator	2010	2030	Change
GRP Growth	\$425 b	\$774.8	82.3%
Net Job Growth	2,760.6	3,814.5	1,053.9/ 38.2%
Replacement Job Growth			1,802.8/ 47.6%

Housing the Region's Future Workforce

- How much housing is needed to accommodate new workers?
- Where should this housing be located?
- What types of housing units will be needed?
- What prices and rents will new workers be able to afford?

Net New Jobs by Sub-state Region 2010-2030

	Net New Jobs	Percent Change
District of Columbia	152,130	20.8
Suburban Maryland	316,525	32.9
Northern Virginia	578,480	54.9
Washington Region	1,053,855	38.2

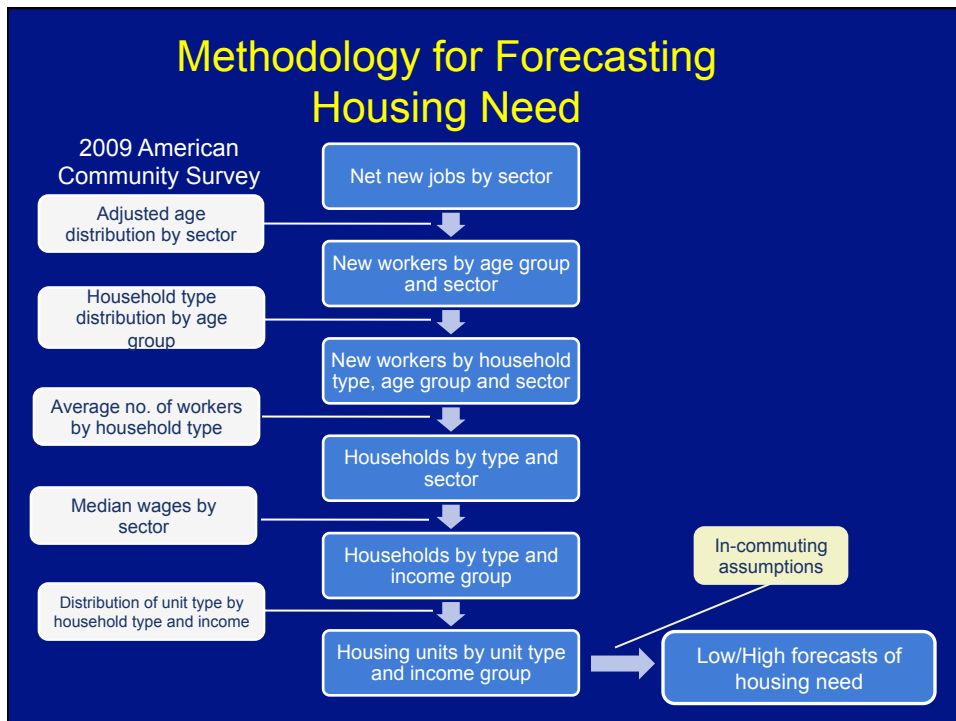
Source: IHS Global Insight, GMU Center for Regional Analysis

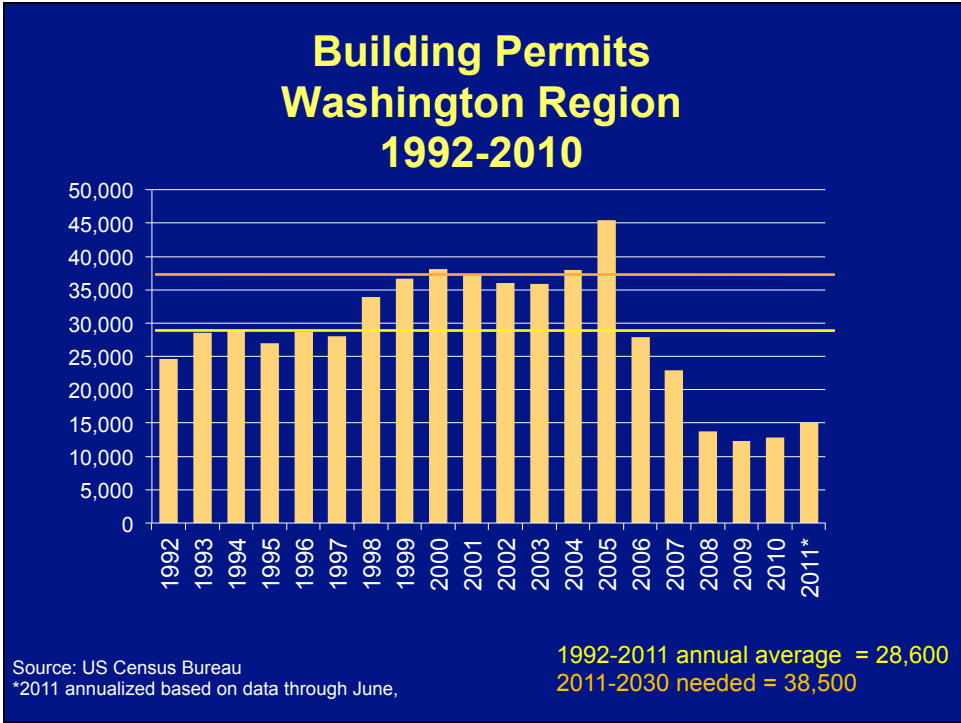
Housing Demand by Sub-state Region 2010-2030

	Net New Jobs	Housing Units Needed	
		High Est.	Low Est.
District of Columbia	152,130	122,613	36,784
Suburban Maryland	316,525	211,612	133,731
Northern Virginia	578,480	392,817	174,191
Washington Region	1,053,855	731,457	348,282

Note: The high estimates assume all workers are housed in the jurisdiction in which they work. The low estimates assume that new jobs have the same in-commuting rates as current jobs.

Methodology for Forecasting Housing Need





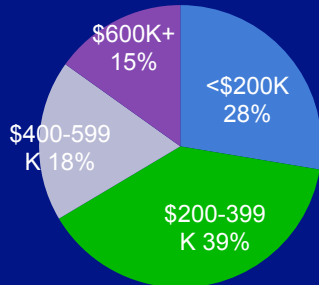
Comparing Current and Forecasted Units Single-Family vs. Multi-Family Units

	Current*		Needed for New Workers	
	SF	MF	SF	MF
District of Columbia	39%	61%	8%	92%
Suburban Maryland	70%	30%	40%	60%
Northern Virginia	72%	28%	47%	53%
Washington Region	67%	33%	39%	61%

*Source: 2009 American Community Survey

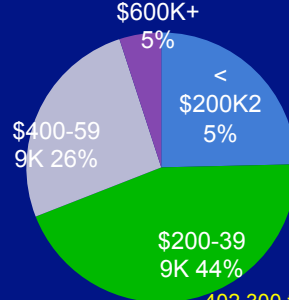
Comparing Prices of Current and Forecasted Units Owner-Occupied Units Washington Region

Current



Source: Jan-Aug 2011 Sales, MRIS

Needed for New Workers

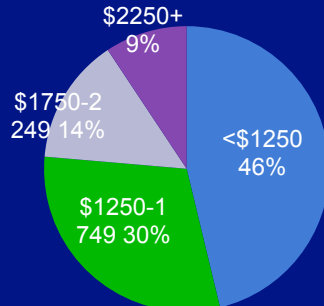


402,300 total owner-occupied units

Note: assumes all workers housed in the jurisdiction in which they work

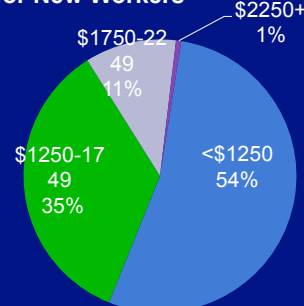
Comparing Rents of Current and Forecasted Units Renter-Occupied Units Washington Region

Current



Source: 2009 ACS

Needed for New Workers



329,200 total renter-occupied units

Note: assumes all workers housed in the jurisdiction in which they work

Housing Policy Issues

- Local jurisdictions are planning for an insufficient amount of housing to accommodate future workers.
- More housing is needed closer to jobs, in existing and growing regional employment centers.
- There is a need for more multi-family housing and smaller, more affordable owner and renter homes in the region.
- A lack of a sufficient supply of housing contributes to worsening traffic and quality of life and threatens our region's economic vitality.

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