Increasing Housing Supply and Attainability: Improving Rules & Engagement to Build More Housing

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Lack of supply contributes to the high cost of housing at all levels in the Washington, DC region.
Housing is not keeping up with job growth
How Can We Build More Housing?

There is No Silver Bullet Solution

Both Local and Regional Efforts are Necessary
BUILD TRUST through Inclusive and Transparent Community Engagement
IMPROVE EDUCATION AND COMMUNICATION about Development and Housing Considerations
Establish a
SHARED REGIONAL AND LOCAL VISION
Advance Geographically and Socioeconomically
EQUITABLE DEVELOPMENT
PRESERVE AND EXPAND
Committed Affordable Housing Choices
Increase the Efficiency of LOCAL GOVERNMENT PROCESSES and INSTITUTIONAL STRUCTURES

1. Prepare Concept Plan based on input from Zoning Attorney, Developer, Consultants, (i.e. Architect, Civil Engineer, Structural Engineer, MEP, etc.)
2. Concept Submission
3. Concept Review Conference
4. Preliminary meeting with county planning staff: Pre-submittal Conference
5. Response to Preliminary Comments
6. Prepare Formal 4.1 Submission
7. Prepare Site Plan Application and submit site plans: Formal 4.1 Submission
8. Meet with Arlington County Staff. Technical review by: Department of Community Planning, Housing & Development, Department of Environmental Services, Zoning, and Fire & Police Departments
9. Site Planning Review Committee (3-4) process/Arlington County staff comments
10. Meet with county staff to discuss results, comments, and conditions of the review
11. Applicant’s response to comments
12. County staff presents Draft Report and Conditions
13. Final Site Plan Revisions
14. Staff report and recommendations to Planning Commission
15. Public Hearings (2-3) Transportation Commission and Planning Commission Hearing
16. Final Staff Report to County Board
17. County Board Public Hearing
18. County Board establishes conditions specific to the site
19. Proceed with the development process
ADOPT FLEXIBLE POLICIES to Accommodate Shifts in Housing Demand and other Market Conditions
Improve How and When Developers Interact with the Community
“Interviewees estimated that a two-year approval process can add $2 million to $2.5 million in costs before fees and developer contributions regardless of whether a project is 60 or 600 units.”
THANK YOU!

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