

# The Housing Indicator Tool 4.0

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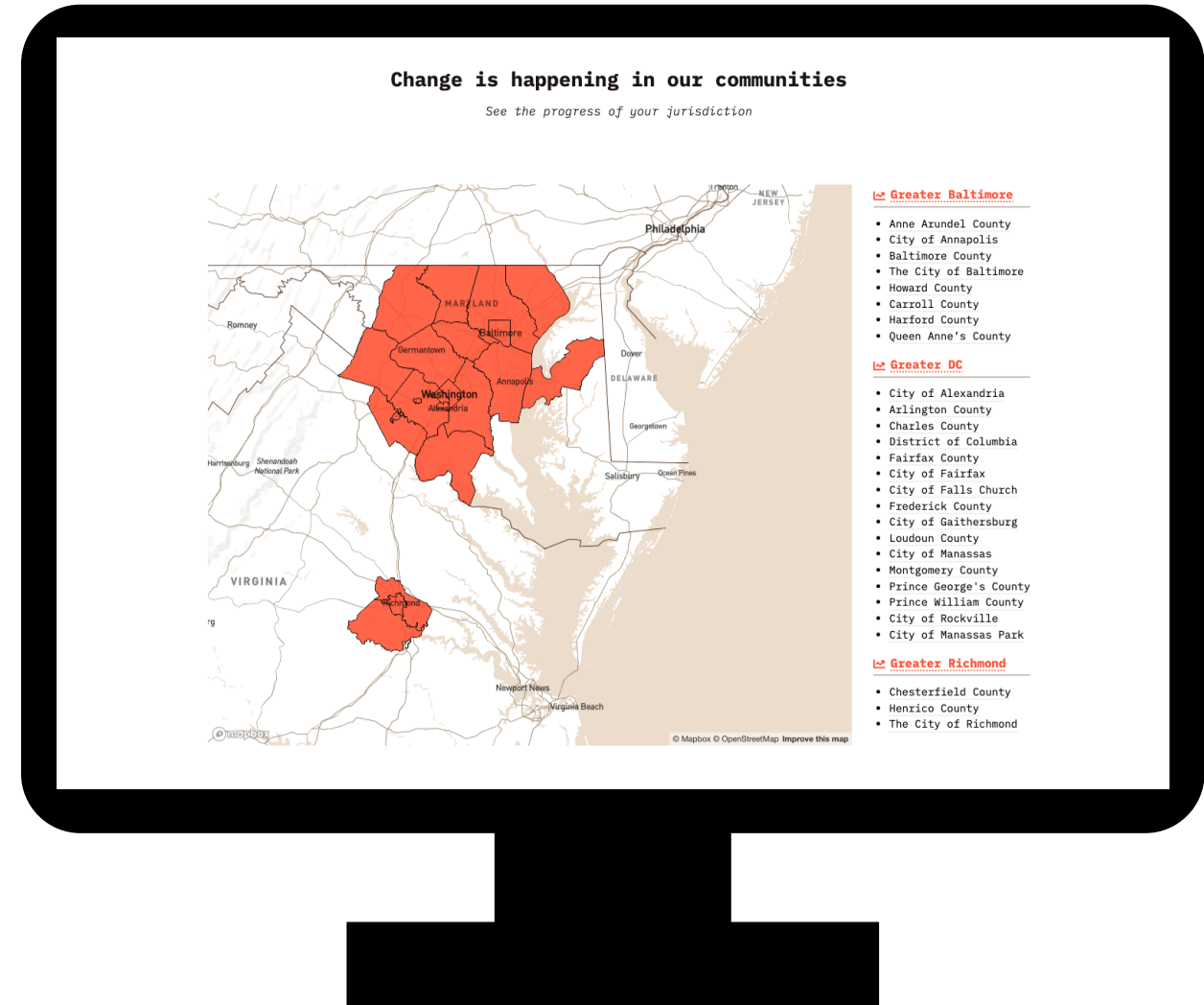
*How do we remove the barriers to accessing*  
**quality, safe, affordable housing** *in our region?*

*What will it take to **meet the needs of**  
**all residents** who call our region home?*

*How can we **redesign the inequitable systems**  
that have gotten us to where we are now?*

# The Housing Indicator Tool

- **Accountability tool** towards meeting regional housing production and preservation goals
- Outlines a good **housing toolkit** and what policies are being deployed in each jurisdiction
- Links **housing and racial equity**
- **Calls to Action** for ALL sectors



# Where it began: A Regional Commitment to Affordability



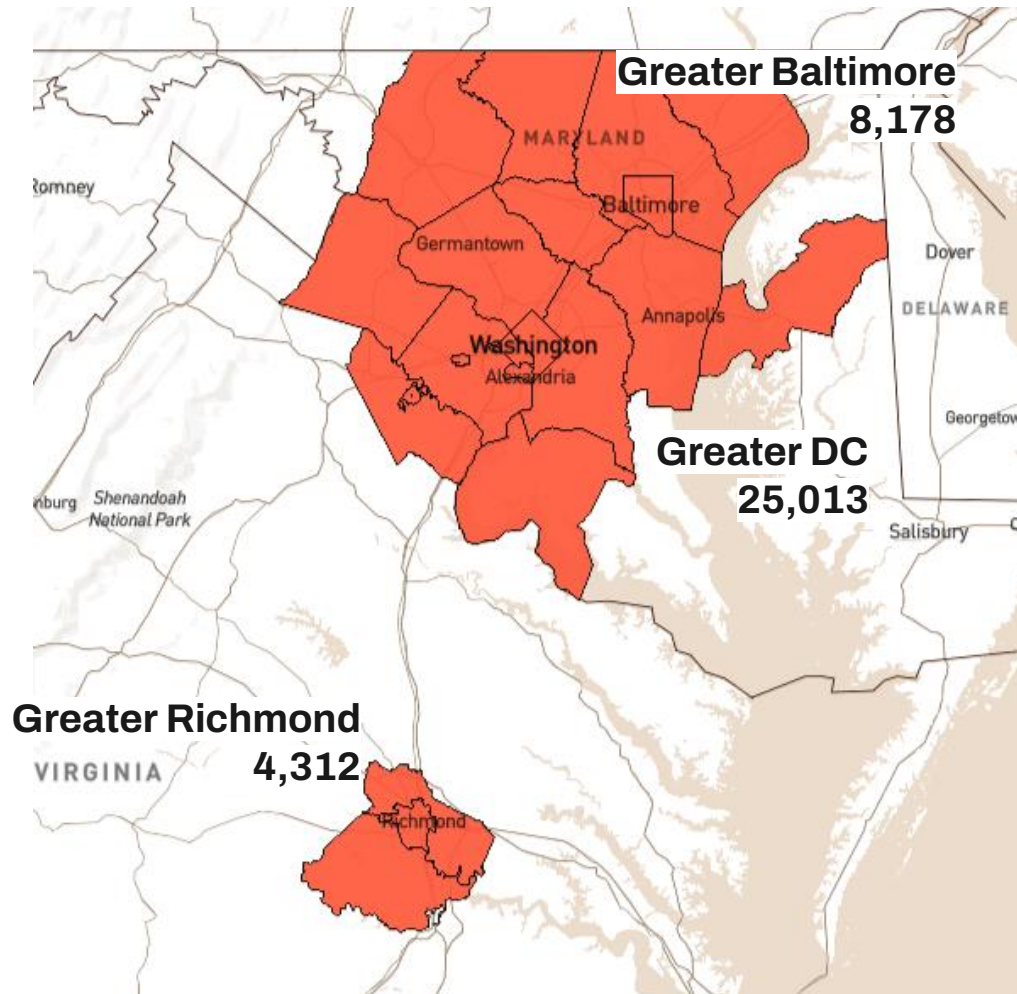
**374k**

**net new housing units**

needed between 2015 and 2030 in  
Metropolitan Washington, of which 77% should  
be affordable to middle-income households  
and below



## Net new housing units needed annually



# Where we are now: Expanded Reach and Granular Needs

The tool now includes HAND's full footprint: Greater DC, Greater Baltimore, and Greater Richmond

The goals in the HIT, calculated by Urban, are estimated net new housing units needed based on local household growth projections

# The demand the tool intends to meet

## Local and regional lens

The HIT not only demonstrates how the region is collectively faring, but also how things are progressing at the local level.

## Education and advocacy

By calling attention to the ways housing policy has created the racial and class divides we see today and the racial disparities in affordable housing in our region and locally, the HIT is a resource for learning and advocacy.



# How people are leveraging the tool

Developing  
Understanding

Advocating

Casemaking

*“HIT provides a **better understanding of various jurisdictions’ priorities** and commitments, which is helpful to us nonprofit developers as we explore where to place our limited resources.”*

*“I’m using HIT to develop **responsible and informed policy** in Baltimore City.”*

*“I use the HIT tool in **advocacy letters to push our elected leaders** to build more affordable housing for those who need it.”*

*“The HIT is my **one-stop shop for helping new advocates access data** that can assist them in supporting more housing affordability goals, programs, and resources in their communities.”*

# The evolution of the HIT



## HIT 1.0

The first of its kind

- DC Metro Region
- Policy status for each jurisdiction
- Housing outcomes by income range

## HIT 2.0

Asking deeper questions to better understand the need

- New questions for jurisdictions on production and preservation trends
- Increased racial equity focus
- Additional clarity on housing policies

## HIT 3.0

Expanding the tool and exploring new policies

- Environmental Justice indicators and policies
- Deeper dive on homeownership
- Introducing Baltimore jurisdictions

**HIT 4.0**

# Key components of the tool

## Landing Page

The screenshot shows the landing page for the HAND Housing Indicator Tool. At the top, there is a navigation bar with the logo 'HAND Housing Indicator Tool', a 'SELECT A JURISDICTION' dropdown, and links for 'About HAND', 'Resources', and 'Calls to Action'. Social media icons for Facebook, Twitter, and LinkedIn are also present. The main heading asks 'How Do We Remove The Barriers To Accessing Quality, Safe, Affordable Housing In Our Region?'. Below this, a paragraph explains that the HIT tracks local jurisdictions' housing production and preservation. Three buttons are provided for 'Greater Baltimore Dashboard', 'Greater DC Dashboard', and 'Greater Richmond Dashboard'. A footer link invites users to 'Discover the complex history of US housing and learn what we can do about it'. A large orange wireframe map of the Washington D.C. area is on the right side of the page.

## Dashboards

The screenshot shows the 'Housing Outcomes' dashboard. It features two charts. The first chart, 'Amount of Housing', is a horizontal bar chart showing the number of units built by type for the City of Alexandria. The second chart, 'Affordability of Housing', is a horizontal bar chart showing the share of units affordable to households with low incomes for the years 2019, 2020, 2021, and 2022.

### Housing Outcomes

Local jurisdictions submitted data to enable the region to track housing production, preservation, and rental affordability.

#### Amount of Housing

Number of units built by type

City of Alexandria	Multifamily	Single-family
1	846 units	388 units
2	982 units	0 units
3	1,258 units	0 units
4	2,964 units	0 units

#### Affordability of Housing

Share of units affordable to households with low incomes

City of Alexandria	2019	2020	2021	2022
1	10%	11%	13%	0%

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# What's New?

Streamlined look and feel

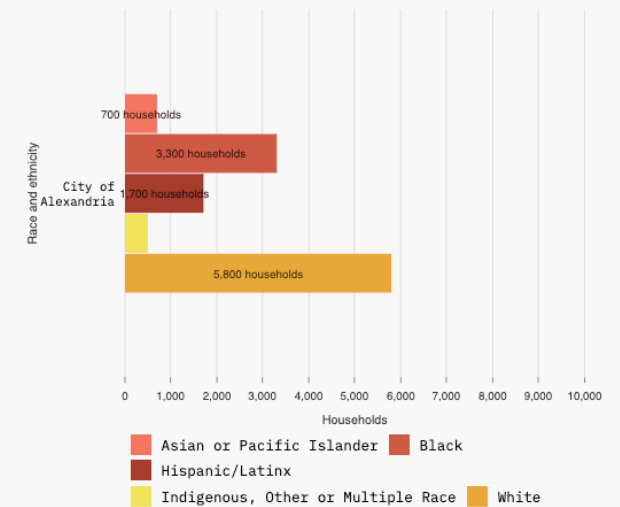
Regional Dashboards

Potential homebuyers by race

## Potential Homebuyers

Number of potential homebuyers with low or moderate incomes by race and ethnicity, 2018-22

For renter households with a head of household age 45 years or younger and incomes between 50-120% of AMI



The screenshot shows the 'Greater Baltimore' dashboard of the HAND Housing Indicator Tool. It includes a navigation bar with 'Greater Baltimore', 'About HAND', 'Resources', and 'Calls to Action'. A breadcrumb trail shows '< [Home]'. The main heading is 'Greater Baltimore'. Below it, 'Past Facts:' are listed:

- The Greater Baltimore region was home to 2,835,672 people and had 1,201,125 housing units in 2022. Since 2010, Greater Baltimore has added an average of 10,200 people and 5,600 housing units per year.
- Thirty-three percent of households were renters and 50% percent of renters had unaffordable housing costs.
- Greater Baltimore needs an estimated 8,178 units annually to meet future housing demand.
- Greater Baltimore includes the cities of Annapolis and Baltimore, and the counties of Anne Arundel, Baltimore, Carroll, Harford, Howard, and Queen Anne's in Maryland. The cities of cities of Annapolis and Baltimore, and the counties of Anne Arundel, Baltimore, and Howard share data for the HIT.


Sources: Census Population and Housing Unit Estimates, Decennial Census, American Community Survey (2018-22), and the HIT survey of local jurisdictions.

At the bottom, there are buttons for 'Print Page' and 'Share by Email'. A stylized orange map of the Greater Baltimore region is on the right side of the dashboard.

The screenshot shows a dashboard for 'Greater DC' with a 'Monthly Housing Cost' of '\$2,600'. Below this, there is a grid of ten potential homebuyers, each with a profile picture, name, occupation, and marital status. The last two profiles have a 'HOUSING INSECURE' label overlaid on their faces.

Occupation	Marital Status
CEO	Single
Software developer	Married
Primary school teacher	Married, 1 child
Police officer	Divorced
Accountant	Single
Pharmacist	Single
Firefighter	Divorced, 1 child
Mental health counselor	Single
Registered Nurse	Single
Hotel desk clerk	Married

# Regional Dashboards

 Greater DC ▼ [About HAND](#) [Resources](#) [Calls to Action](#) [f](#) [t](#) [in](#)

[← \[Home\]](#)

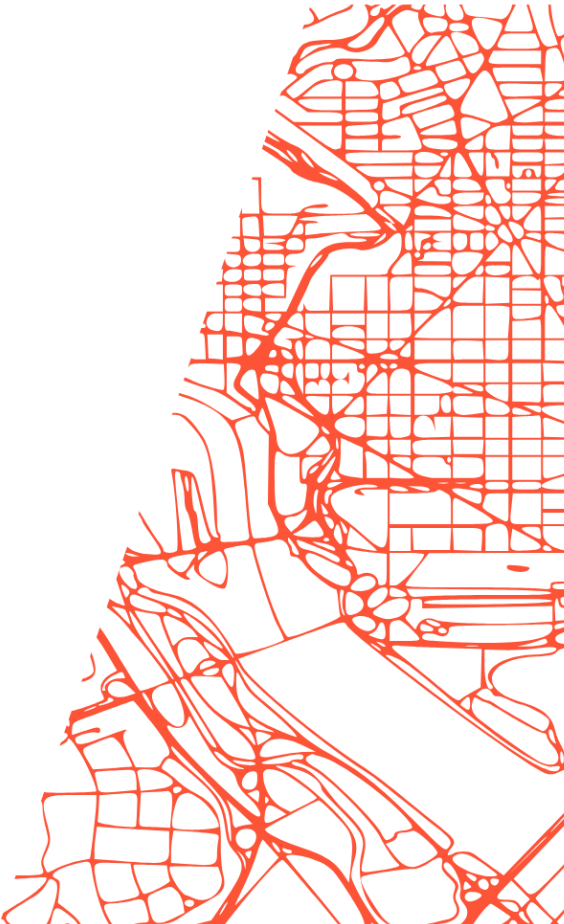
## Greater DC

Fast Facts:

- The Greater DC region was home to 5,674,126 people and had 2,281,938 housing units in 2022. Since 2010, Greater DC has added an average of 51,200 people and 22,200 housing units per year.
- Thirty-eight percent of households were renters and 47% percent of renters had unaffordable housing costs.
- Greater DC did not meet the annual production target of 25,013 units, with 21,325 new units built in 2023. Cumulatively, Greater DC has produced at least 108,765 units since 2019, short of its 5-year target of 125,065.
- Greater DC includes the District of Columbia; Charles, Frederick, Montgomery, and Prince George's counties and the cities of Gaithersburg and Rockville in Maryland; Arlington, Fairfax, Loudoun, and Prince William counties and the cities of Fairfax, Falls Church, Manassas, and Manassas Park in Virginia. All jurisdictions except Manassas Park share data for the HIT.

Sources: Census Population and Housing Unit Estimates, Decennial Census, American Community Survey (2018-22), and the HIT survey of local jurisdictions.

[Print Page](#) [Share by Email](#)



## Policy Status

Solving the region's affordable housing crisis requires a portfolio of policies to preserve existing affordable housing, produce more housing, and protect people from discrimination and displacement.

[Preserve](#) [Produce](#) [Protect](#)

### Right of First Refusal

- City of Alexandria
- Arlington County
- District of Columbia
- Fairfax County
- City of Fairfax
- City of Falls Church
- Loudoun County
- Montgomery County
- Prince George's County
- City of Rockville

### Preservation Inventory - Subsidized

- City of Alexandria
- Arlington County
- District of Columbia
- Fairfax County
- Loudoun County
- Montgomery County
- Prince George's County

### Preservation Inventory - Unsubsidized

- City of Alexandria
- Arlington County
- Fairfax County

### Rental Assistance Demonstration

- City of Alexandria
- Arlington County
- District of Columbia
- Fairfax County
- City of Falls Church
- City of Gaithersburg
- Montgomery County

# Calls to Action

DO MORE THAN MAKE A STATEMENT,  
**make a difference**

## 1. Track your Jurisdiction with HIT

Knowledge is power. Learn about the housing needs in your jurisdiction, what policies and practices are in place, and what progress has been made towards meeting the need.

[View Dashboards](#)

## 2. Uniquely leverage your organization

Every individual and organization has a role to play in creating a more equitable Capital Region. Take a look at ways you can act today.

[Explore Calls to Action](#)

## 3. Email your elected officials

Use this template to email your elected officials about the importance of prioritizing the housing targets. Check out your jurisdiction's dashboard to customize your letter and locate contact information

[Access the Template Email](#)

## 4. Attend an Activation

Join us for activation events with speakers representing the various sectors and stakeholders in the housing ecosystem that explore how jurisdictions and industry professionals are responding to our region's housing needs.

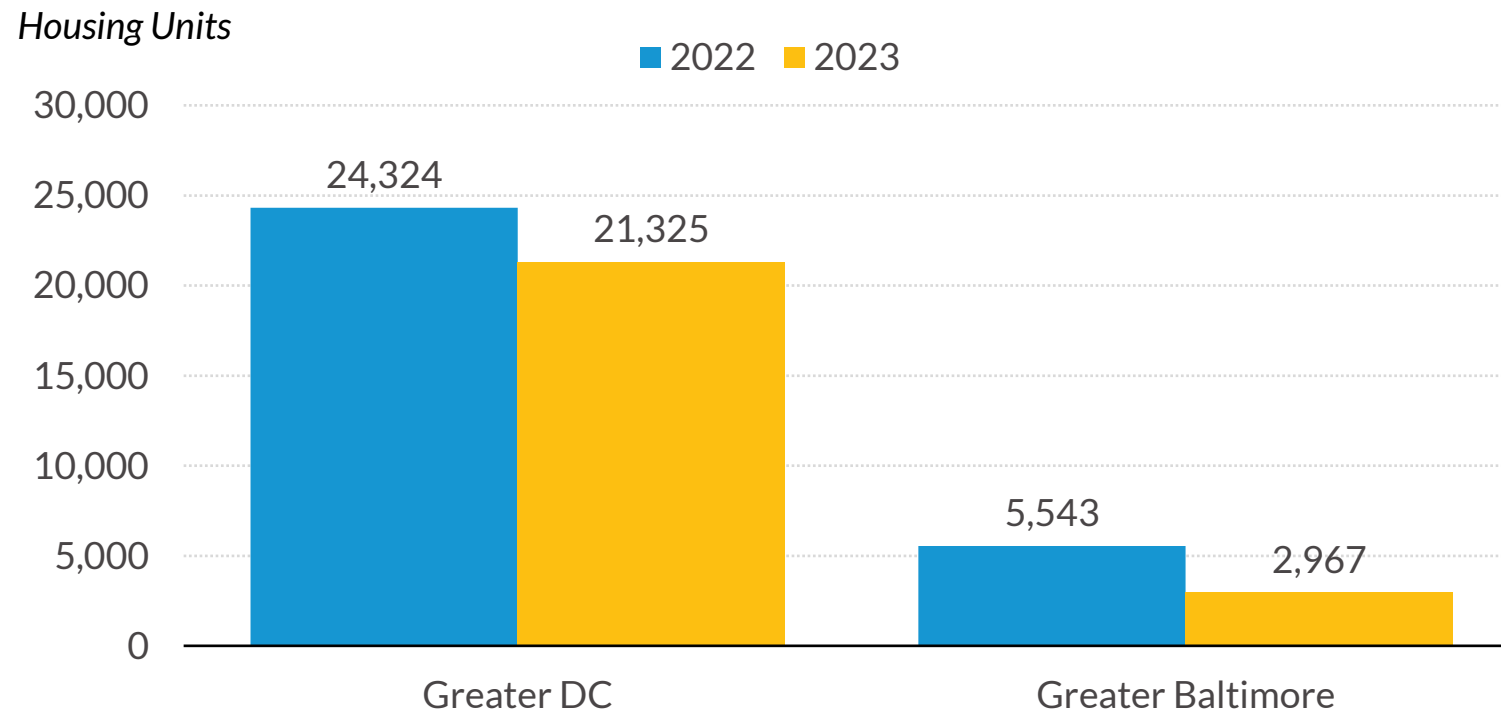
[View Upcoming Activations](#)

**What are the 2023  
results?**



# Overall housing production fell for most jurisdictions in 2023

Total New Housing Units Produced, 2022-2023

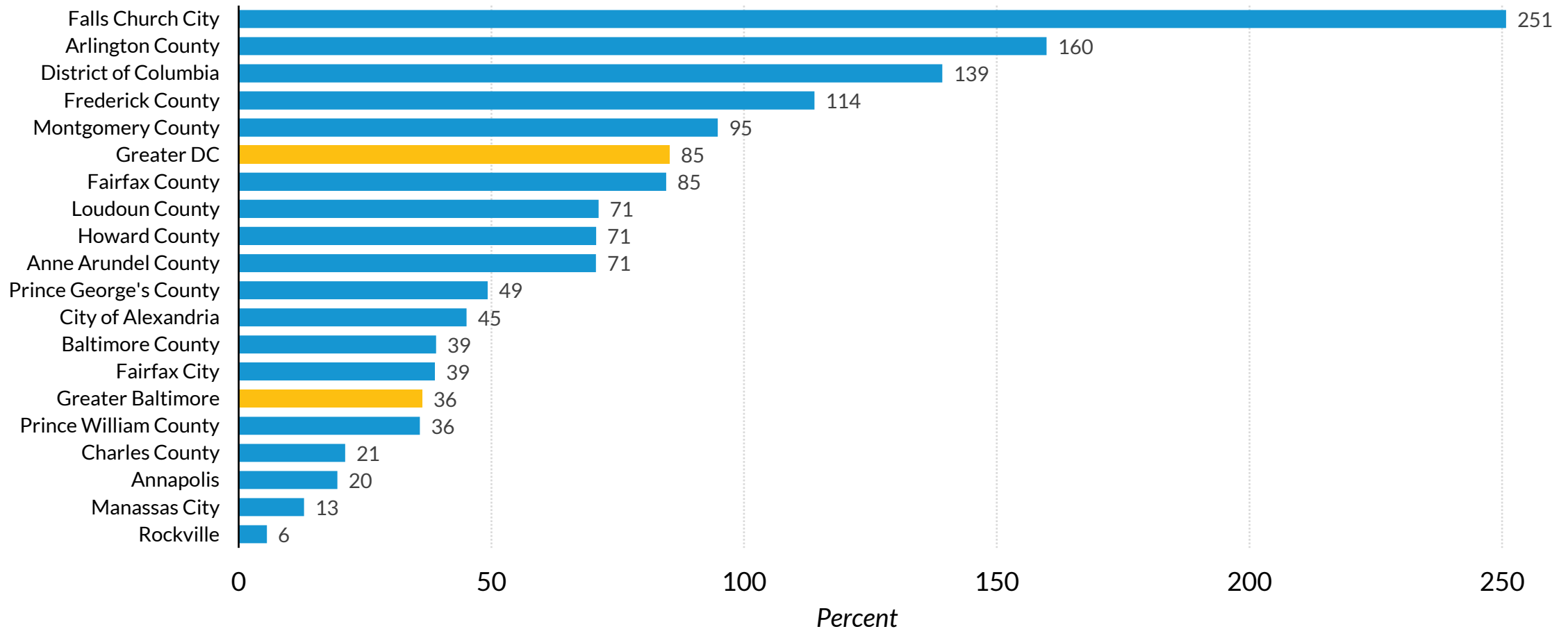


Note: City of Baltimore did not report total units in 2023.

Source: HIT Survey of Local Jurisdictions

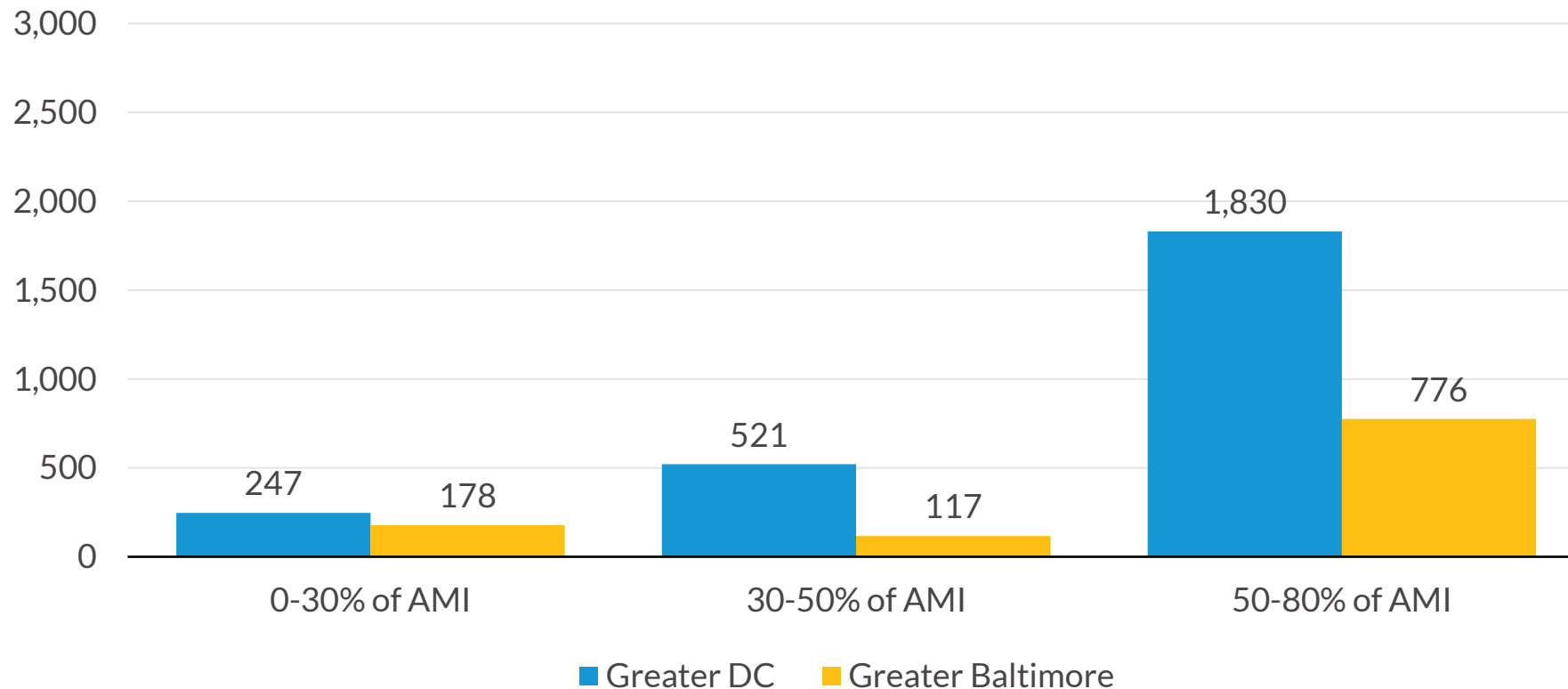
# Six jurisdictions produced at least 80% of annual unit goal

New Units as a Percent of Estimated Annual Unit Goal by Jurisdiction, 2023



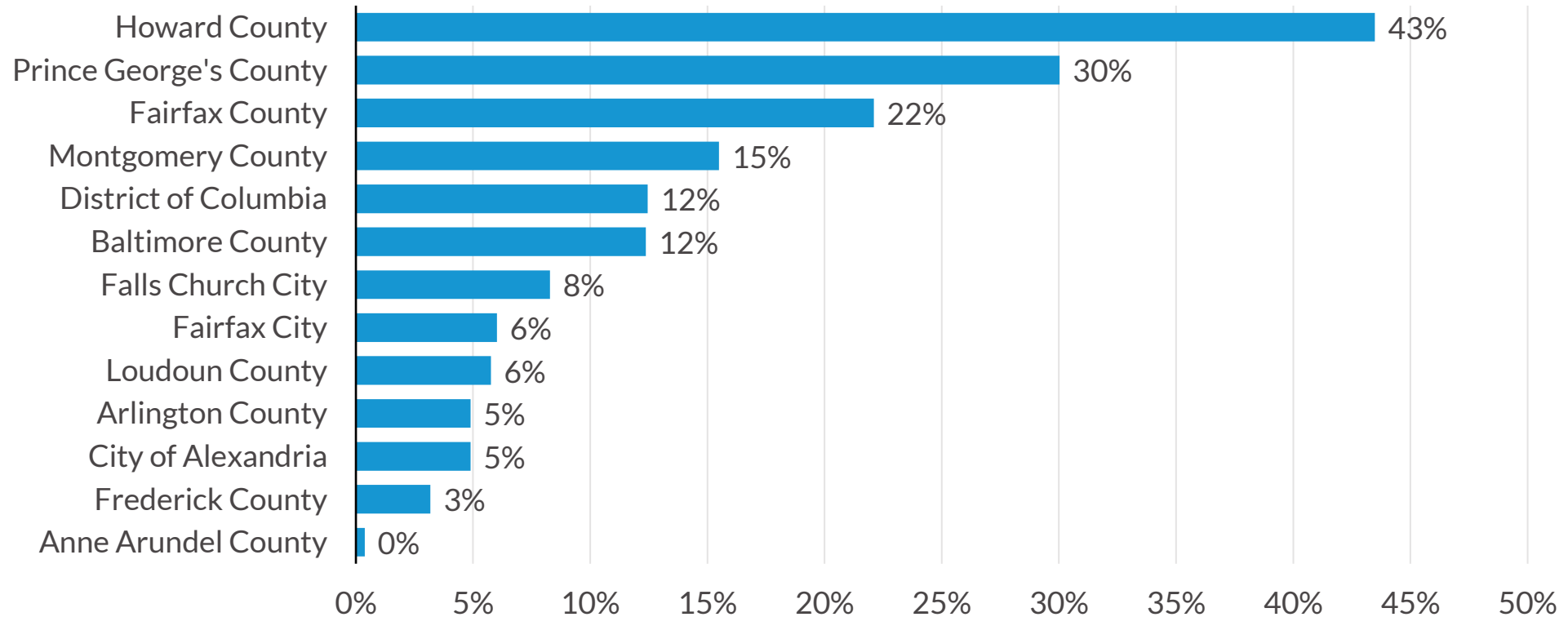
# Over 3,600 affordable units added across the region - well short of need

Number of New Committed Affordable Units Built by Affordability Level, 2023



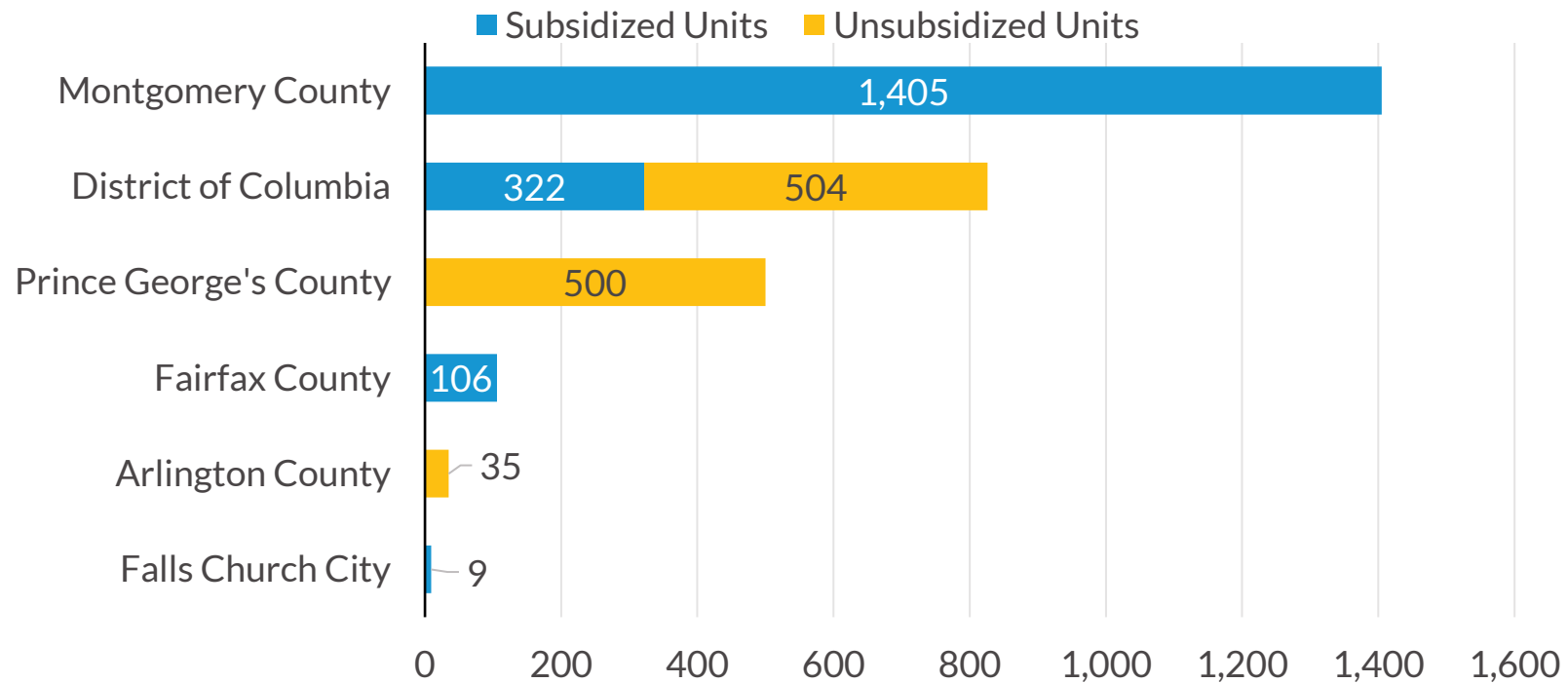
# About 15 percent of new units were affordable in 2023

Percent of New Units Affordable to Households with 80% of Area Median Income and Below, 2023



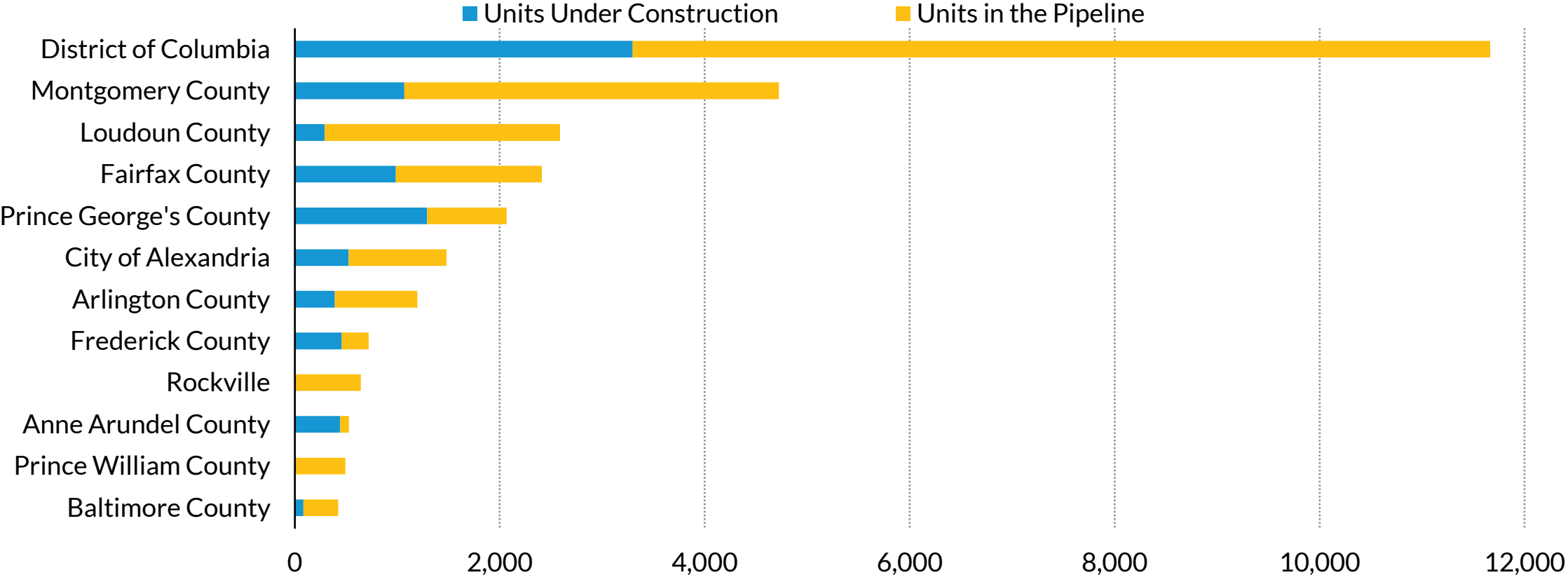
# Less than 2,850 units were reported as preserved in 2023, far fewer than 2022

Number of Affordable Units that were Preserved by Type, 2023



# Nearly 30,000 affordable units are in the pipeline or under construction

Number of Affordable Units Under Construction or in the Pipeline, 2023



Source: HIT Survey of Local Jurisdictions  
Note: Falls Church, Fairfax City, and Annapolis also have a combined 232 units in the pipeline or under construction.

# Meeting the region’s housing needs requires policies to preserve, produce, and protect

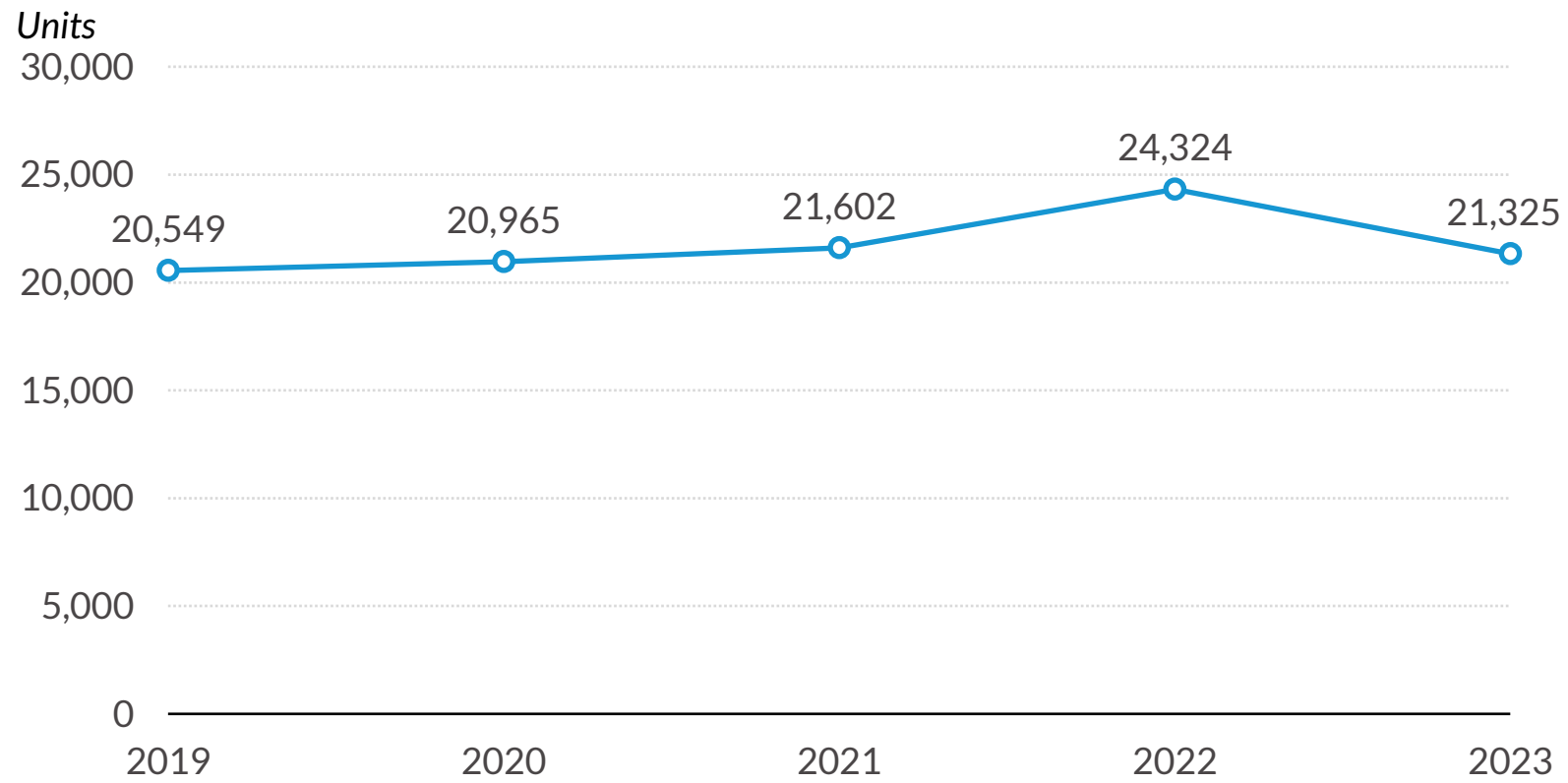
Category	Policy	All (N=20)	Greater DC (N=15)	Greater Baltimore (N=5)
Preserve	Homebuyer assistance	19	14	5
Produce	Inclusionary housing	16	12	4
Protect	Locally-funded emergency rental assistance	14	9	5
Protect	Climate Action Plan	12	9	3
Preserve	Right of First Refusal	12	10	2
Produce	Prioritize Public Land	12	7	5
Protect	Outreach on Flood Insurance	10	7	3
Produce	Housing Trust Fund (Dedicated Source)	10	8	2
Protect	Locally-funded Vouchers	8	6	2

# What progress has the Greater DC area made? 2019-2023



# Greater DC produced nearly 109,000 units in the last 5 years

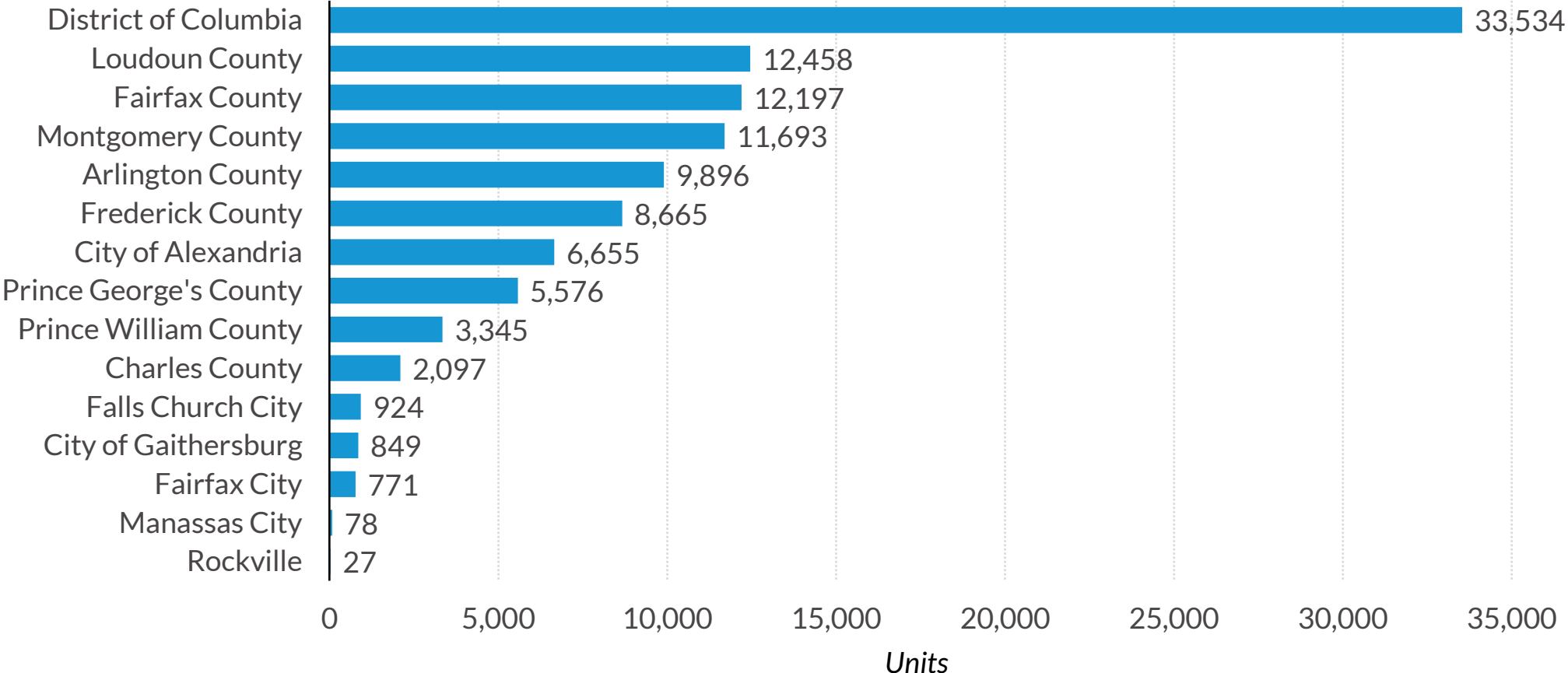
Total Housing Units Produced, Greater DC Area, 2019-23



Source: HIT Survey of Local Jurisdictions

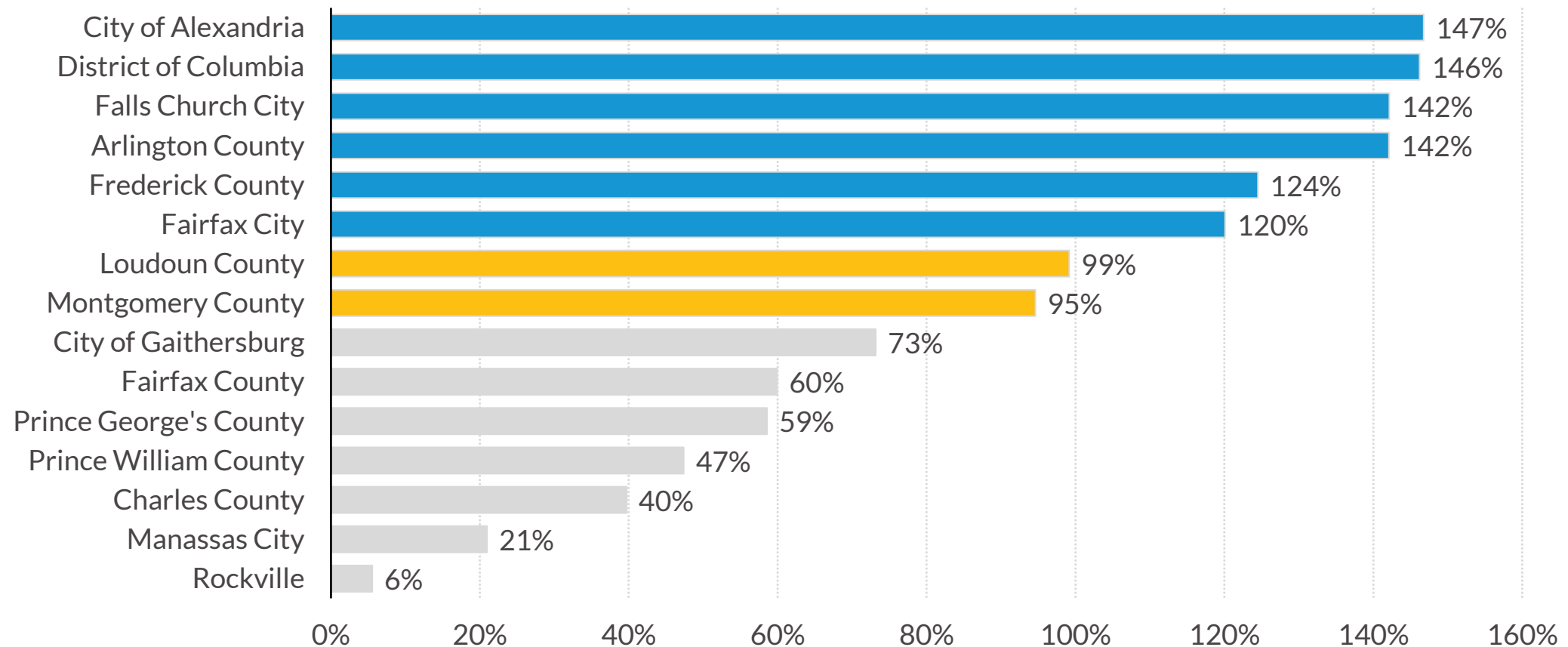
# DC accounted for nearly a third of total production; Loudoun + Fairfax + Montgomery another third

Total Housing Units Produced, Greater DC Area, 2019-23



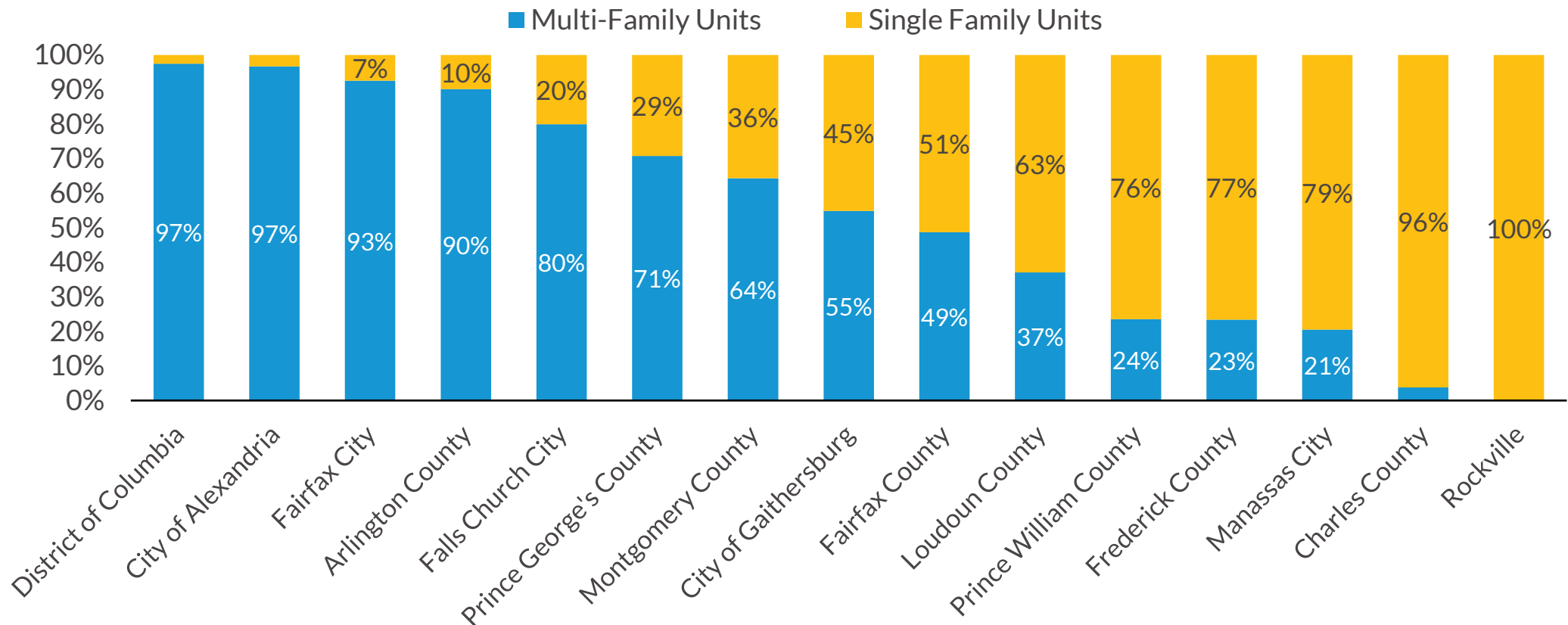
# Six jurisdictions exceeded production targets and 2 very close to target

Total Housing Units Produced as a Percent of Target, Greater DC Area, 2019-23



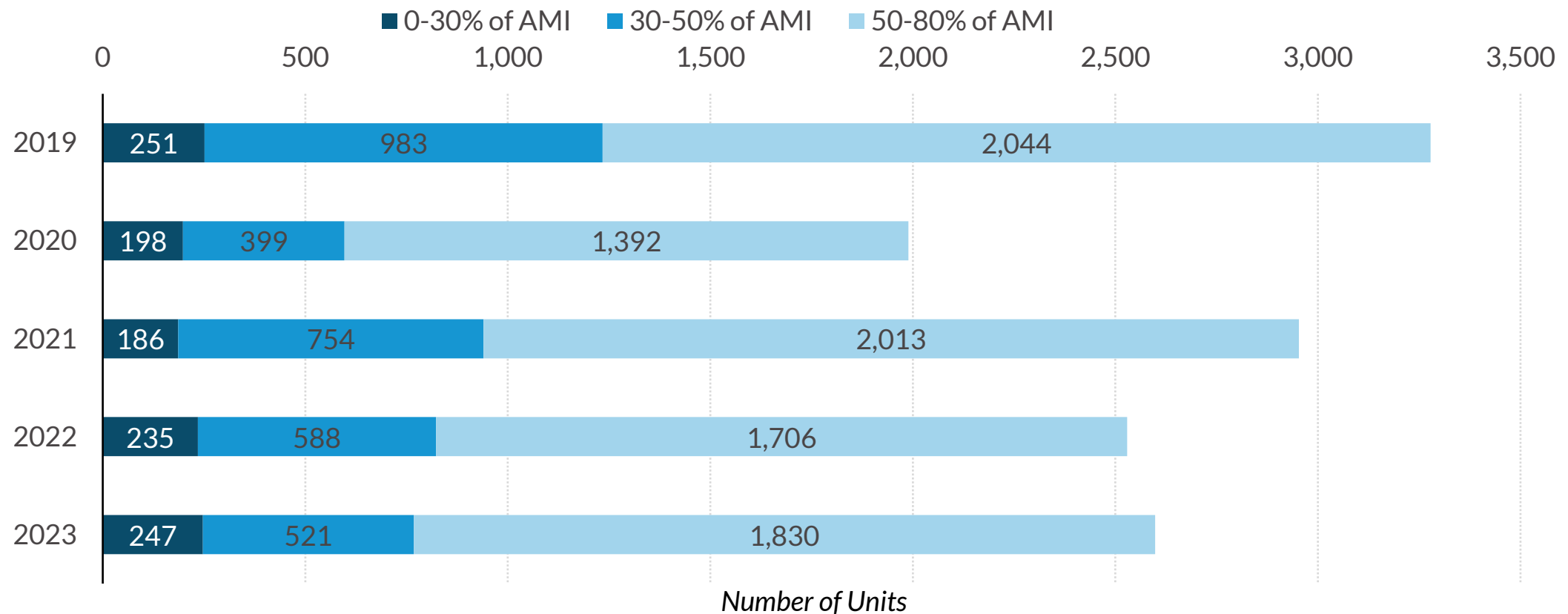
# About 70% of new units were multifamily

Percentage of Units Built by Type, Greater DC Area, 2019-23



# Greater DC produced 13,522 new committed affordable units in the last 5 years

New Committed Affordable Units by Affordability Level, Greater DC Area, 2019-23

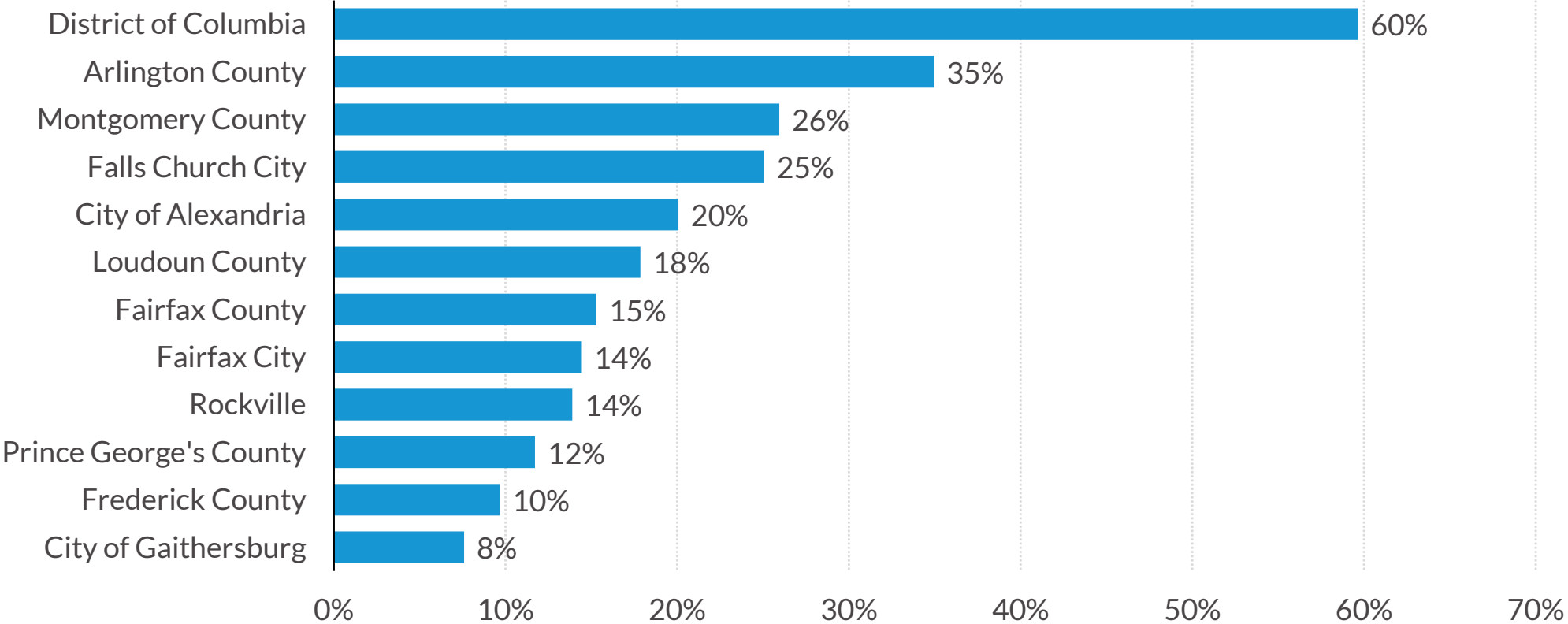


Note: 175 committed affordable units in 2019 have unknown affordability levels.

Source: HIT Survey of Local Jurisdictions

# DC and Arlington stand out on affordable housing production

Committed Affordable Housing Units Produced as a Percent of Target, Greater DC Area 2019-23



Source: HIT Survey of Local Jurisdictions  
Note: Committed affordable units are those that have income or rent restrictions and are affordable to households with incomes of less than 80% of the Area Median Income.

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