



For Immediate Release

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NEW DATA: WASHINGTON DC REGION ON POSITIVE PATH TOWARDS ADDRESSING AFFORDABLE HOUSING CRISIS

Housing Indicator Tool Shows More Work Needed Across Communities to Expand Housing Options and Hold Region Accountable to Affordable Housing Goals

Washington, D.C. - Today, amid a housing affordability crisis in the nation's capital and the surrounding region, the [Housing Association of Nonprofit Developers](#) (HAND) released the latest data from the first-of-its-kind [Housing Indicator Tool](#) (HIT) measuring the state of affordable housing across ten jurisdictions in the Washington, DC region and their progress toward meeting affordable housing goals. The region is working together to create 374,000 new, affordable homes by 2030, with nearly 39% of these units targeted for middle-income households and 38% for low-income households.

This year's data shows jurisdictions are responding to the challenge of creating more affordable housing. Through increased transparency in the process and a tool for accountability, our region has expanded housing options. Across all ten areas, 24,214 new affordable rental units were created in 2021, just short of the annual target of about 25,000. The region increased the production of new affordable rental units yet remains below the target of about 14,000 affordable units.

"In just one year, the Housing Indicator Tool (HIT) has provided the DC region with invaluable data to help address affordable housing progress. We are making progress but the pace of growth still has too many hard-working families spending more and more on housing," [**said Heather Raspberry, Executive Director for HAND**](#). "To tackle our affordable housing crisis through racially equitable policies, we must build a housing ecosystem that builds and preserves more homes that reflect the needs of middle and low-income workers. Our commitment to amplifying housing disparities in our communities remains strong as we continue to work alongside policymakers and private, philanthropic, and social sectors to create more affordable housing."

Working in partnership with The Urban Institute, HAND integrated several new indicators into this year's platform to capture a clearer picture of the appropriate investments and changes to policies needed to ensure that jurisdictions can achieve

their housing production goals. To obtain different results and truly solve our affordable housing crisis, the region must back its bold commitment with a bold allocation of resources that support the production and preservation of rental units targeted to low income and middle-income communities, provide capital to maintain public housing units, and increased clarity on housing policies including dedicated funding for local housing trust funds, adoption of regional targets, first-time homebuyer assistance programs, emergency rental assistance, first right of refusal programs, transit-oriented development, and availability of voucher programs.

Key Findings from 2021:

- All jurisdictions continue targeted efforts to produce affordable units for low-income households but only added 186 units affordable to households with incomes below 30 percent of the area median income (AMI) and 755 units for those with incomes between 30-50 percent of AMI.
- Washington, DC added a record \$400M to the Housing Production Trust Fund.
- Montgomery County, MD, and Arlington, VA, have submitted or proposed significant funds in this year's budget request toward affordable housing.
- Washington, DC, Prince George's County and the City of Alexandria have formally adopted the Metropolitan Washington Council of Government's affordable housing targets.
- Jurisdictions reported 5,825 affordable units under construction and 18,174 units on the pipeline.
- Eight jurisdictions actively tracking preservation efforts reported that 1,983 units with existing affordable housing subsidies were preserved to maintain affordability.
- Most jurisdictions measured are building new affordable units in Metropolitan Washington Council of Government [activity centers](#) or locations designated to accommodate the area's future growth and public transit stations.

The region's affordable housing crisis results from decades of local institutions and federal policies that erected barriers keeping people of color out of housing institutions. [Released in 2021](#), the HIT is a report card for the region on affordable housing goals and targets. Collective housing targets were adopted by the Metropolitan Washington Council of Governments (COG) in 2019. As a result of this unprecedented agreement to address the housing affordability issue, HAND was able to collect the data that informed the HIT.

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About HAND

HAND is a nonprofit membership association comprised of over 450 organizations working across the private, public and nonprofit sectors to collaborate in the production and preservation of affordable housing in the Capital Region of Baltimore, Washington, and Richmond.