

# Housing Solutions: Setting the Stage

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2017 New Partners for Smart Growth Conference  
St. Louis, MO  
February 2, 2017

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# Housing Solutions: Setting the Stage

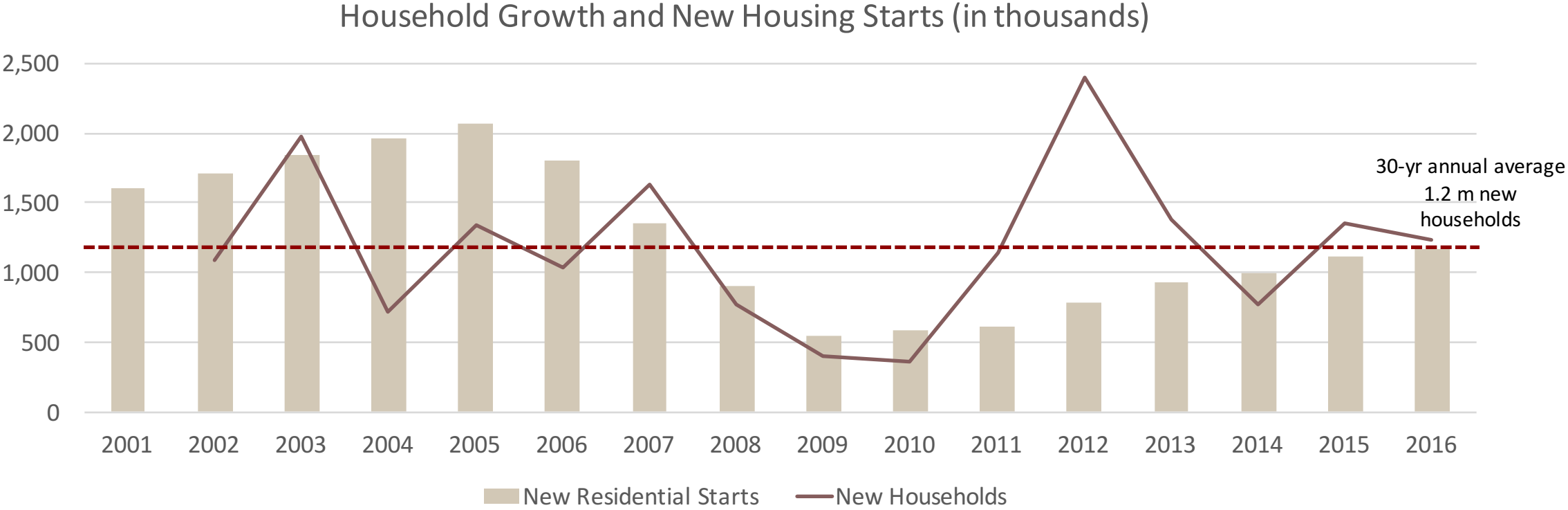
Housing Supply is Not Keeping up with Demand

The Problem is Both Not Enough Housing and Not Enough of the Right Types of Housing

Housing Matters for Individual, Family, and Community Well-Being and Economic Resiliency

Growing Housing Needs, Shrinking Federal Resources Means More Local Action Needed

# Household growth has strengthened in recent years and new residential construction has not kept pace.



Source: US Census Bureau Current Population Survey (New Households); New Residential Construction Survey (New Residential Starts)

# Millennials are a key driver of household growth and housing demand





# Millennials Misunderstood?

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Largest generation (~75 million)

Hardest hit by the recent economic recession

- Fewer job prospects
- Slower wage growth
- Higher student debt



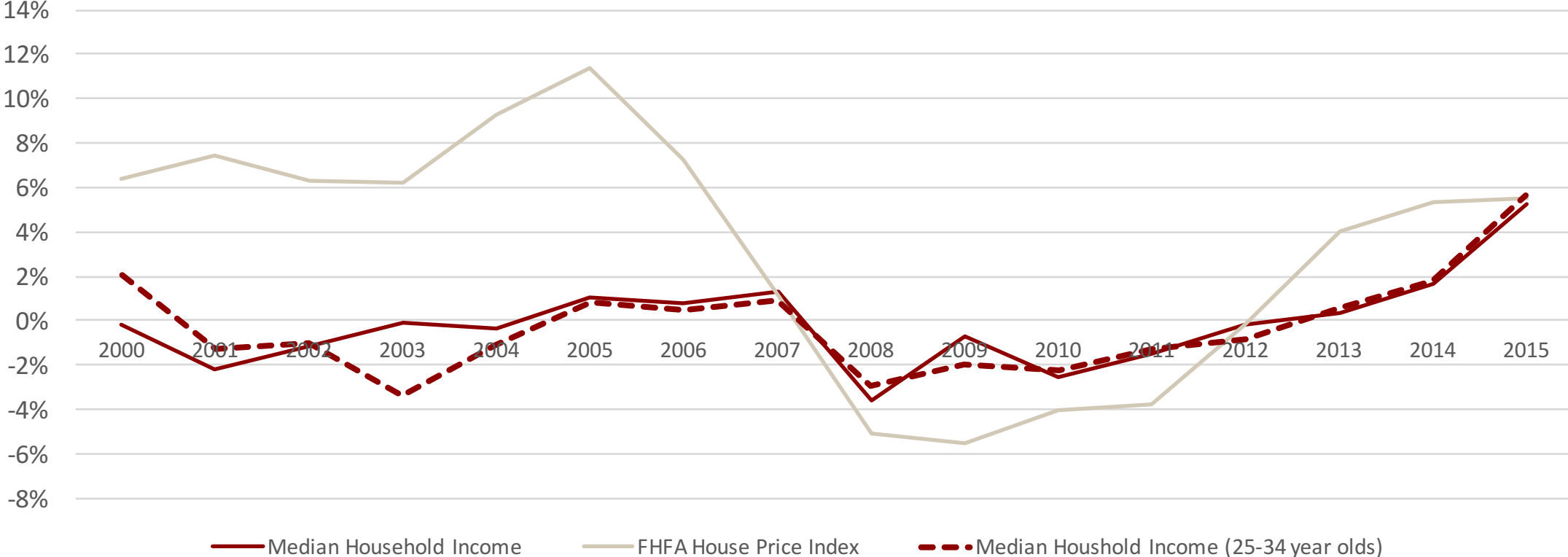
Delaying marriage and childbearing and household formation



But as economy is picks up, more Millennials are forming independent households

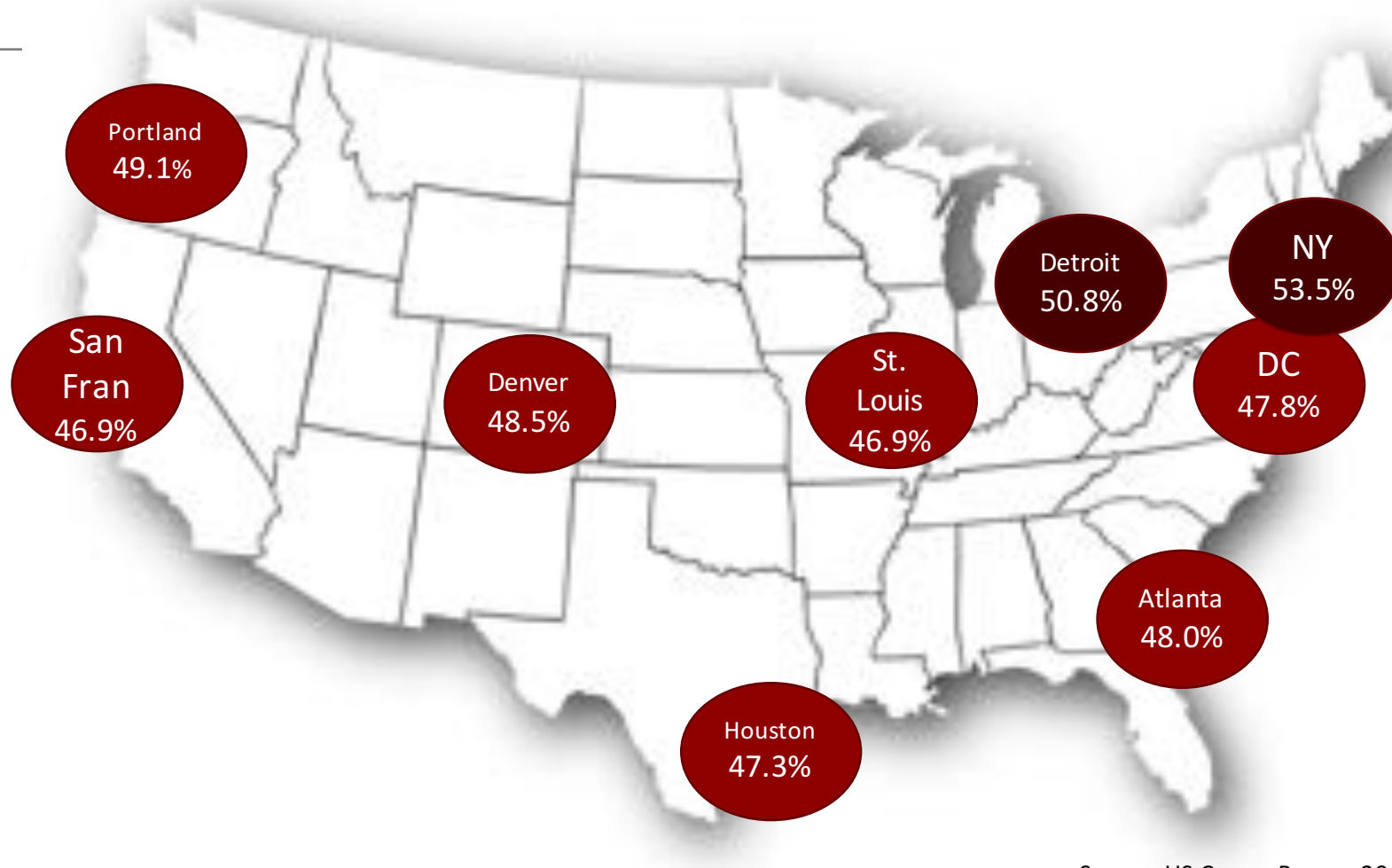
# Housing costs have increased faster than incomes

Annual Percent Increase in Household Income and Home Prices



Source: US Census Bureau Current Population Survey (Median Household Income); FHFA

# Individuals and families across the country face rising housing affordability challenges



Share of renters paying 30%+ for housing

Source: US Census Bureau 2015 American Community Survey

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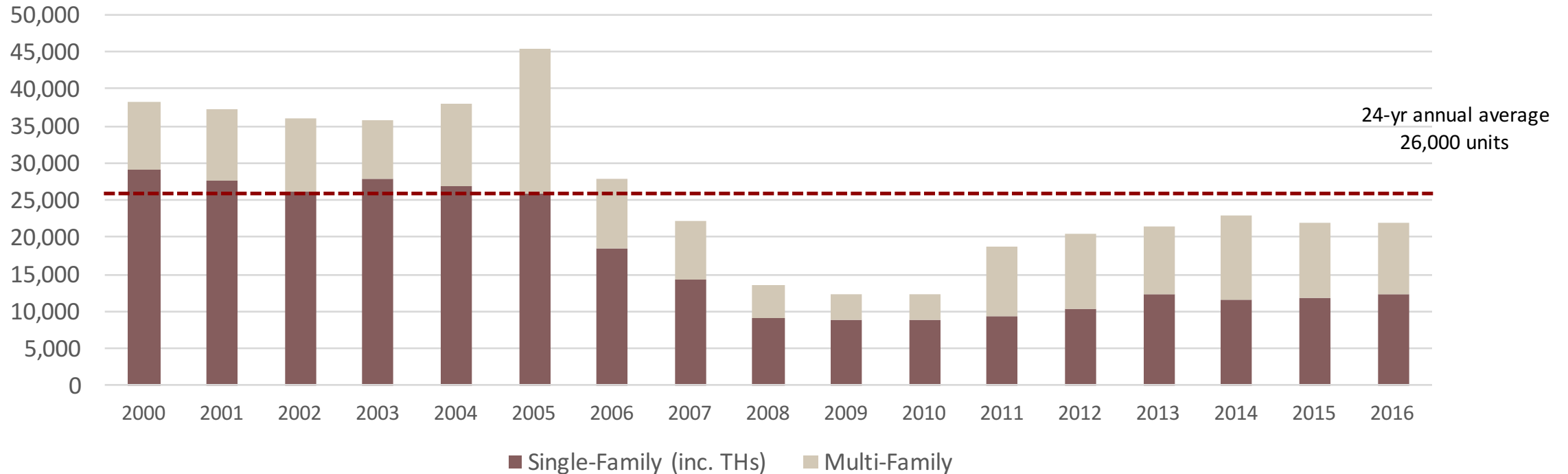
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# In many metros, new single-family construction still lags even as multi-family construction picks up

Building Permits by Housing Type  
Washington DC Metro Area



Source: US Census Bureau Building Permits Survey

# New construction has targeted the high end of the income spectrum

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## Flats at Atlas

STUDIO	\$1,535+
1-BEDROOM	\$1,675+
2-BEDROOM	\$2,195+
WASHINGTON DC	



# New construction has targeted the high end of the income spectrum

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## Holm

1-BEDROOM \$2,250

2-BEDROOM \$4,600+

WASHINGTON DC



New construction has targeted the high end of the income spectrum

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**1337 K Street, SE**

1-BEDROOM, 1-BATH CONDO

WASHINGTON DC

610 SQ FT

\$363,500

New construction has targeted the high end of the income spectrum

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## **Potomac Yard**

3-BEDROOM, 3-BATH TOWNHOUSE

ALEXANDRIA

2,683 SQ FT

\$885,240

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# Housing for all builds strong families, communities and economies

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Housing serves as a  
platform for  
**individual and family  
well-being**

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*Economic self-sufficiency and  
upward mobility*

*Student achievement and  
academic success*

*Physical and mental health  
and well-being*

Housing is the basis  
for **inclusive and  
diverse communities**

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*Equitable access to  
opportunities and services,  
regardless of race and  
socioeconomic status*

*Communities in which  
everyone can prosper*

Housing supports  
sustainable **local  
economic growth**

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*Housing opportunities to  
encourage people to both live  
and work in the community*

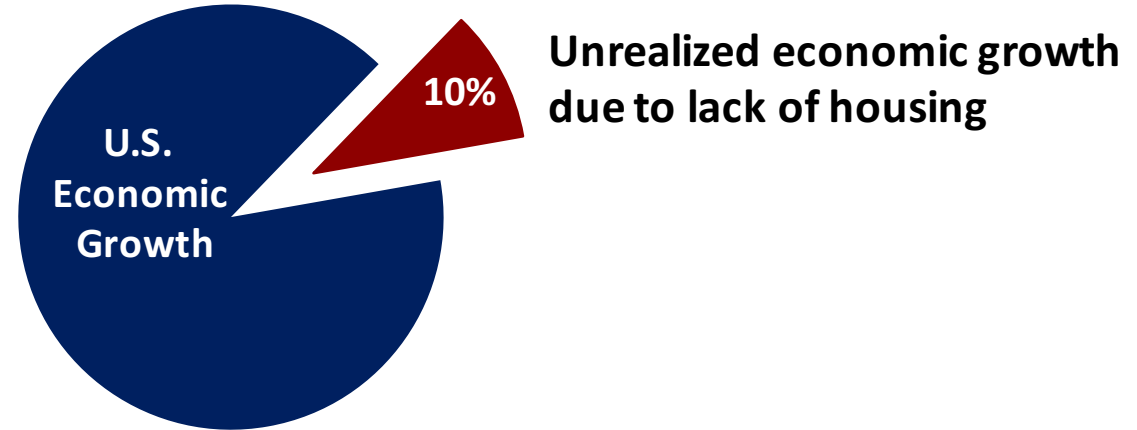
*Short commutes, easier to  
attract and retain workers*

*Communities that are world-  
class places to live, work and  
play*



# National economic growth has suffered because of a lack of sufficient affordable housing

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Jason Furman

Chairman of President's Obama's of Economic Advisors

“Reforming land use policies can have important benefits for local residents and the nation as a whole, not only raising economic growth, but ensuring that its benefits are widely shared among all Americans.”

BUSINESS

# Housing costs outstrip income, putting Colorado economy at risk

By Aldo Svaldi  
The Denver Post



Attracting affordable and well-built housing is necessary to the economic vitality of a community.



## Panel: Lack of affordable housing hurts economic development

Facebook Twitter LinkedIn Email

by Doug Stenzen on October 2, 2014  
LOVELAND — A panel of four real estate experts believe the lack of affordable housing in the region is nearing a critical point and could negatively affect economic development in cities like Fort Collins, Loveland, Greeley and Boulder.

## Minnesota facing affordable housing

4:08



V) - Minnesota leaders worry limited housing options growth in our region.

September 11, 2015 9:00 a.m. UPDATED 11/11/15  
Traverse City fears talent shortage as wage, housing issues keep millennials away



Thursday, March 24, 2016

## Gov. Malloy Announces Awards to Support Affordable Housing Development Across the State

"Affordable housing is key to creating vibrant communities that attract families, workers, businesses, and private investments. Access to housing helps boost competitiveness, attracts business, and builds our economy. That's why our administration has been so committed to making these critical investments," Governor Malloy said.

## Business Leaders Discuss Workforce Housing Crisis At Santa Barbara Housing Conference

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# Increasing the housing supply is necessary for reducing price and rent pressure

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Botanica Eastbridge Apartments  
Stapleton neighborhood of Denver

Denver added nearly 10,000 new apartments in 2016 – a record

Average rent dropped from \$1,371 to \$1,347

Vacancy rates increased from 5.1 to 6.2 percent

# Housing includes many different dimensions

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Affordability

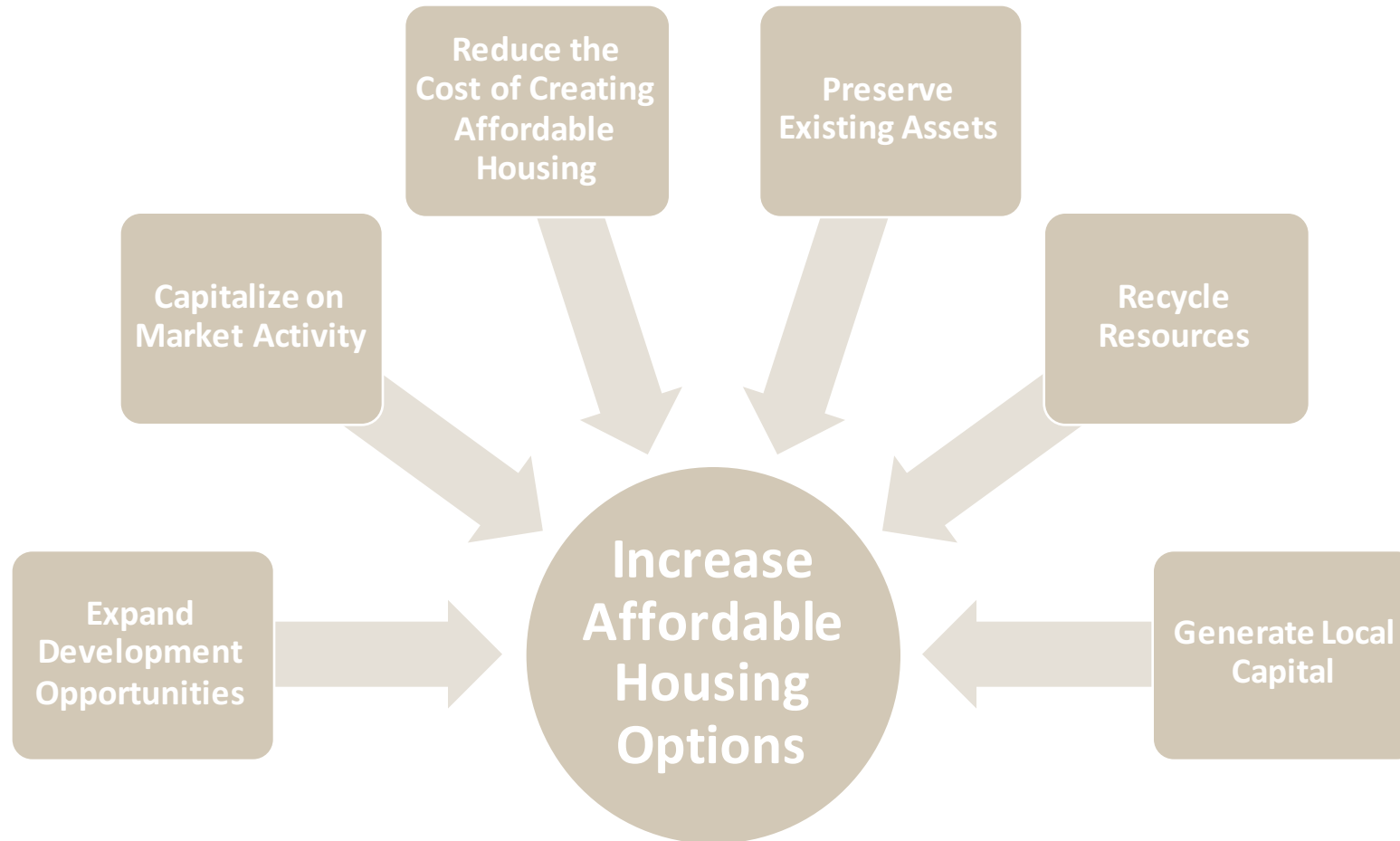
Stability

Location

Quality

# Meeting local housing needs requires comprehensive strategy

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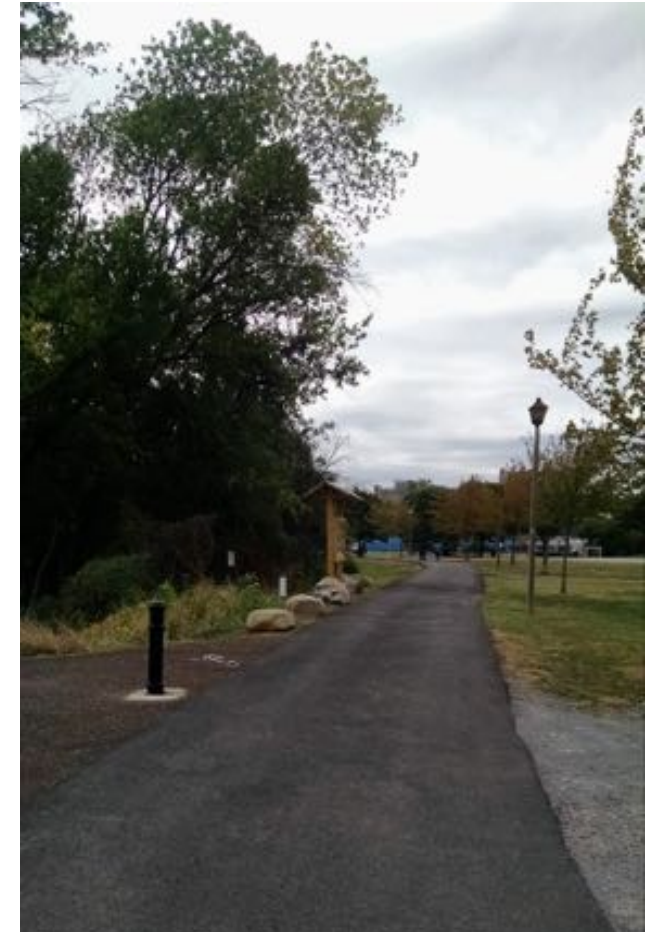


# Local innovation is critical to creating housing opportunities

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# Contact

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