



Quarterly Housing News

Volume 9, Issue 4

January 2006

Chairman's Corner



2006 will be a very busy and exciting year for the

Washington Area Housing Partnership as we work to produce and preserve more affordable housing in this area. The Partnership is currently organizing workshops throughout the metropolitan Washington region to educate communities about affordable housing best practices. We will be reaching out to elected officials, housing and planning directors, and community housing groups to champion the strategies featured in the recently released Toolkit for Affordable Housing Development.

Detailed information can be found on the Partnership's website at

www.wahpdc.org

Barbara Favola
Chair, Washington Area
Housing Partnership

Inside this issue:

Best Practice Awards	2
Home Sales	3
Average Sales Price	3
Days on Market	4
Permitting Activity	4

Toolkit for Affordable Housing Development is Unveiled at COG's Annual Meeting

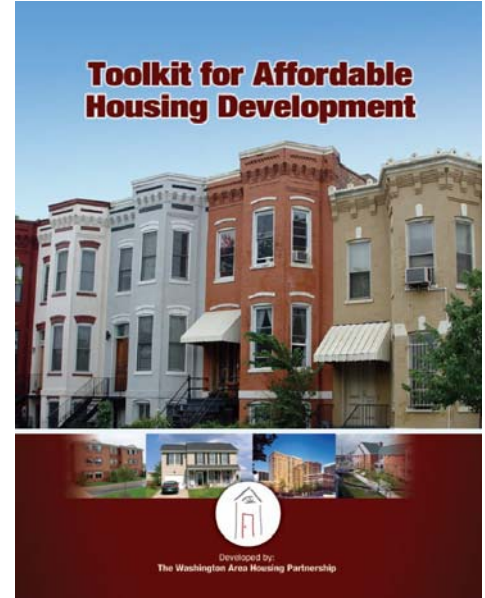
The Washington Area Housing Partnership presented their *Toolkit for Affordable Housing Development* at the Council of Government's December 14th Annual Membership meeting. The Toolkit is a compilation of policies and planning tools local governments can use to preserve and promote affordable housing development in their respective communities. It was developed as a response to local leaders' concerns for the need to produce and preserve more housing affordable to individuals in the public and service sectors of the economy.

The Toolkit describes affordable housing best practices and provides examples of how they are applied throughout the country and in the metropolitan Washington region. The eight sections are divided into the following affordable housing topics: policies and programs, preservation, design, financial tools, homeowner assistance, rental assistance, housing for special needs, and education/advocacy.

The Partnership is currently promoting the Toolkit through an education campaign consisting of affordable housing workshops that will be held in jurisdictions throughout the metropolitan Washington region. The format and content of the workshops will be determined on a jurisdictional basis. The partnership's intention is to involve elected officials, housing directors, planning directors, community groups, and community leaders in a forum where there would be a presentation of a specific tool followed by an open discussion of that tool. The Partnership will provide technical experts, primarily from its membership base, to participate as panelists during these workshops. The workshops are intended to reach out to local elected officials and other decision makers in each jurisdiction to provide them with technical assistance on how best to implement the strategies in the Toolkit.

Best Practices Awards Presented to Local Jurisdictions

In addition to unveiling the Toolkit at COG's Annual Meeting, the Washington Area Housing Partnership presented its first-ever Best Practices Awards. The awards recognize local government efforts to preserve and produce affordable housing. They showcase creative policies, programs, and other strategies that lead to additional affordable housing opportunities in local jurisdictions in the metropolitan Washington region. The awards were presented to the following jurisdictions in the three major categories. (*continued on page 2...*)



Click on the toolkit above to download a copy of the Toolkit



County Executive Doug Duncan accepted the Production and Preservation award for Montgomery County's Housing Initiative Fund

Production and Preservation Award

Montgomery County Housing Initiative Fund

This award was presented to Montgomery County for their Housing Initiative Fund. The fund works to provide low-interest or no interest loans, forgivable grants or operating subsidies to for-profit and nonprofit housing developers to acquire, rehabilitate, build and preserve affordable housing. The fund is more responsive to community needs because a Housing Loan Review Committee approves projects rather than a 'Request for Proposal' process.

- 5,000 units have been preserved or created.
- \$330 million in private, state and federal funds have been leveraged.
- In 2006, \$19.5 million in financing will be available.

Honorable Mention:

Arlington County for Monterey Apartments and Sierra Condominiums
Fairfax County Affordable Housing Preservation Initiative

Outreach Awards

National Capital Revitalization Corporation Broadcast Center One

The outreach award was given to National Capital Revitalization Corporation's (NCRC) Broadcast Center One, which is a mixed-use development located in a neighborhood that experienced a sizable loss of affordable housing. To gain community acceptance, the NCRC, a publicly chartered corporation, included community leaders in the Shaw and LeDroit Park neighborhoods in the negotiating process. It resulted in a Community Benefit Agreement, focusing on affordable housing, jobs, job training, and opportunities for local businesses.

- The project is the new headquarters for Radio One and will include 76,000 square feet of retail space and 202 residential units, 25% designated as affordable to low and moderate income families.



Joy Arnold (left), Vice President of Strategy and Administration at NCRC accepts the Outreach Award presented by Barbara Favola (right).

Arlington County Supportive Housing Plan

Adopted in May 2005, the Plan links permanent housing to flexible community-based solutions to end chronic homelessness. Outreach included 59 individual interviews and 12 focus group sessions. A wide range of stakeholders was involved in the process, such as clients, client advocates, nonprofit service providers, and representatives from other County government agencies. These individuals and groups helped convince the County Board to approve the Plan.

- The Plan has already resulted in the commitment of 92 supportive housing units with 375 to 425 additional units expected over the next five years.

Innovation Award

Arlington County Creative Affordable Housing Tools

Arlington County uses a broad range of tools to ensure the increased production and preservation of affordable housing, including financing, land use planning, program design, and technology.

- Arlington uses technology to help residents locate and determine the need for affordable housing.
- The County increased the real estate recordation tax, which will provide \$2.9 million in additional funding over the next 2 years to the County's Affordable Housing Investment Fund.
- The County approved legislation that allows for an optional increase in density of up to 25%, which would also apply to high-rise developments. The County Board also passed the Supportive Housing Plan.

Honorable Mention:

Montgomery County Moderately Priced Dwelling Unit Program



Barbara Favola (left) presented the Innovation award to Arlington County Board Member Jay Fiset (middle) and to Acting Director of Human Services in Arlington, Susan Eisner (right).

Fairfax County Continues to Lead Region in Home Sales

Fairfax County led the region in home sales (4,512 units) during the fourth quarter 2005, followed by Prince George's County and Montgomery County (3,904 units and 3,594 units respectively). Every jurisdiction in the region experienced a decrease in fourth quarter sales, with the City of Fairfax and Falls Church experiencing the largest percentage decreases. The region as a whole exhibited a 19.1% decrease in home sales between 2004 and 2005. Over the course of the year home sales peaked during the second and third quarter of 2005 and now remain near levels during the first quarter of 2005.

Fourth Quarter Home Sales by Jurisdiction, 2005 and 2004 (Adjusted)

Jurisdiction	1st Qtr 2005	2nd Qtr 2005	3rd Qtr 2005	4th Qtr 2005	4th Qtr 2004 (Adj)	Change, 2004 - 2005	
						#	%
Alexandria	692	933	800	660	872	-212	-24.3%
Arlington County	640	1,035	968	692	874	-182	-20.8%
District of Columbia	2,072	2,670	2,598	2,055	2,653	-598	-22.5%
Fairfax City	89	146	111	68	141	-73	-51.8%
Fairfax County	4,268	6,824	6,609	4,512	6,188	-1,676	-27.1%
Falls Church	29	67	59	33	63	-30	-47.6%
Frederick County	906	1,334	1,359	979	1,125	-146	-13.0%
Loudoun County	1,691	2,553	2,289	1,721	2,198	-477	-21.7%
Manassas City	253	341	358	254	303	-49	-16.2%
Manassas Park City	96	145	149	90	118	-28	-23.7%
Montgomery County	3,207	5,061	4,985	3,594	4,467	-873	-19.5%
Prince George's County	3,051	4,254	4,360	3,904	4,060	-156	-3.8%
Prince William County	2,298	3,382	3,197	2,424	2,891	-467	-16.2%
COG Region	19,292	28,745	27,842	20,986	25,953	-4,967	-19.1%

Source: Metropolitan Regional Information Systems, Inc.

Region's Average Home Sales Price Tops \$470,000 During Fourth Quarter 2005

Average Home Sales Price, Fourth Quarter 2005 and 2004 (Adjusted)

Jurisdiction	1st Qtr 2005	2nd Qtr 2005	3rd Qtr 2005	4th Qtr 2005	4th Qtr 2004 (Adj)	Change, 2004 - 2005	
						#	%
Alexandria	\$454,367	\$502,948	\$508,746	\$503,534	\$422,878	\$80,656	19.1%
Arlington County	\$523,757	\$556,605	\$555,366	\$580,475	\$476,629	\$103,846	21.8%
District of Columbia	\$494,390	\$498,806	\$533,255	\$555,757	\$462,305	\$93,452	20.2%
Fairfax City	\$437,386	\$464,720	\$479,015	\$523,717	\$402,720	\$120,997	30.0%
Fairfax County	\$490,722	\$546,487	\$560,870	\$551,745	\$460,508	\$91,238	19.8%
Falls Church	\$547,751	\$622,885	\$637,988	\$555,002	\$552,382	\$2,620	0.5%
Frederick County	\$318,848	\$354,252	\$362,923	\$356,371	\$302,555	\$53,816	17.8%
Loudoun County	\$480,588	\$530,689	\$572,664	\$558,542	\$451,465	\$107,076	23.7%
Manassas City	\$296,815	\$346,931	\$365,956	\$367,443	\$297,015	\$70,427	23.7%
Manassas Park City	\$311,372	\$361,842	\$399,428	\$379,364	\$309,469	\$69,895	22.6%
Montgomery County	\$454,744	\$509,492	\$521,682	\$515,709	\$439,771	\$75,937	17.3%
Prince George's County	\$271,326	\$299,180	\$319,169	\$326,076	\$257,186	\$68,890	26.8%
Prince William County	\$379,177	\$413,569	\$431,551	\$441,896	\$352,966	\$88,931	25.2%
COG Region	\$424,387	\$471,191	\$484,374	\$479,116	\$402,315	\$76,801	19.1%

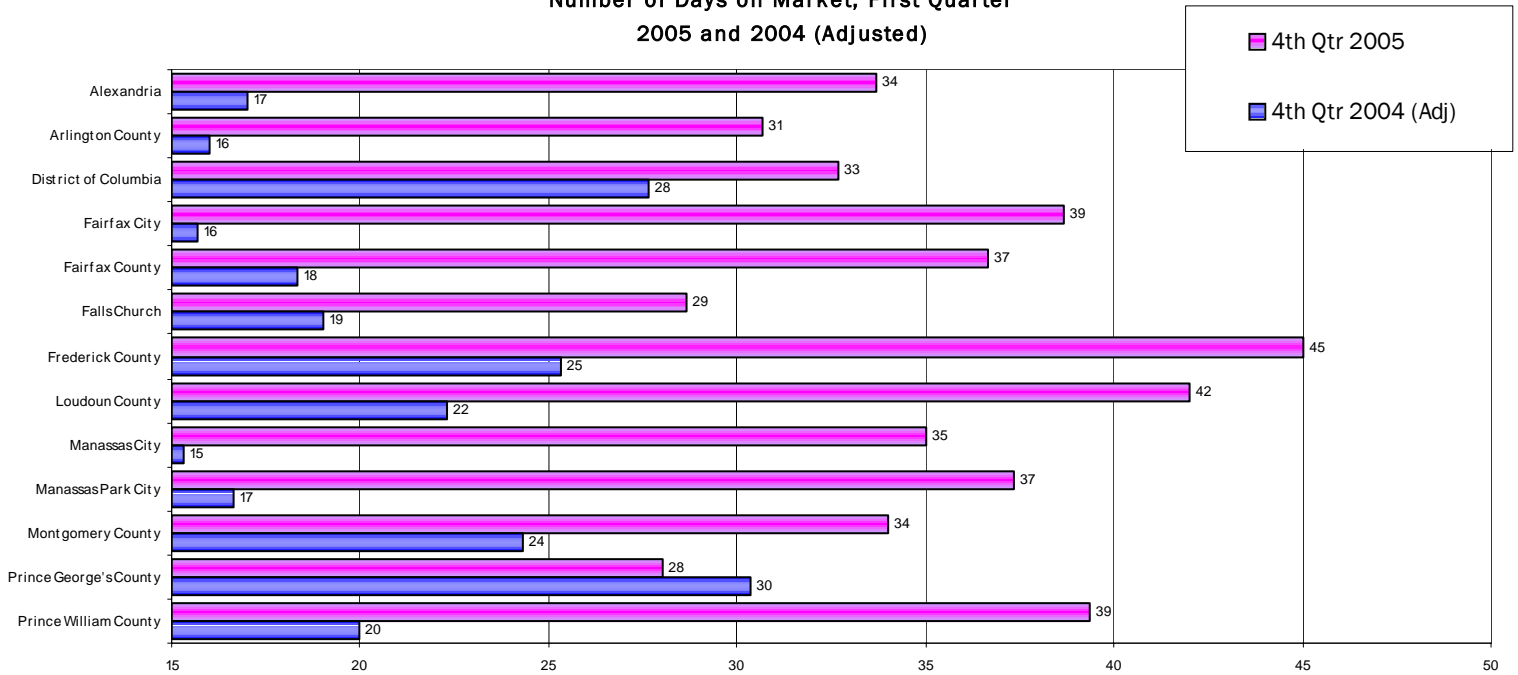
Source: Metropolitan Regional Information Systems, Inc.

¹ Above figures include average prices of single-family detached/attached homes and condominium units sold.

During the three month period ending December 31, 2005 the average home sales price in the region decreased by approximately \$5,000 or 1% to \$479,116. The largest increase in sales price from 2004 to 2005 occurred in the City of Fairfax (30%) followed by Prince George's County (26.8%). The City of Falls Church experienced the smallest increase by \$2,620 or .5%. The region as a whole showed an increase of 19.1% from 2004 to 2005.

Time to Sale Increases by 56% from 3rd Quarter to 4th Quarter

Number of Days on Market, First Quarter
2005 and 2004 (Adjusted)



- Homes in the COG region sold 3.7% faster during the fourth quarter of 2005 than during the same period of 2004 (down 27 days from 36 days).
- Homes sold fastest in Prince George's County (28 days) and slowest in Frederick County (45 days).

Prince William County Leads Region in Residential Construction Permitting

During the fourth quarter the largest number of single-family permits were issued by Prince William County (945) and Loudoun County (696), together making up 56% of the regions total single-family permits issued in the fourth quarter. The Arlington County and the District of Columbia issued the largest number of multi-family unit permits, issuing 676 and 626 respectively.

Residential Construction Permitting, First Quarter 2005

Jurisdiction	Fourth Qtr. 2005		
	SF	MF	Total
Alexandria	60	321	381
Arlington County ¹	29	676	705
District of Columbia	12	626	638
Fairfax City	7	0	7
Fairfax County	387	154	541
Falls Church ²	NA	NA	NA
Frederick County	73	129	202
Loudoun County	696	118	814
Manassas City ³	NA	NA	NA
Manassas Park City ⁴	NA	NA	NA
Montgomery County	265	0	265
Prince George's County	430	0	430
Prince William County	945	1	946
COG Region	2,904	2,025	4,929

Source: U.S. Bureau of the Census

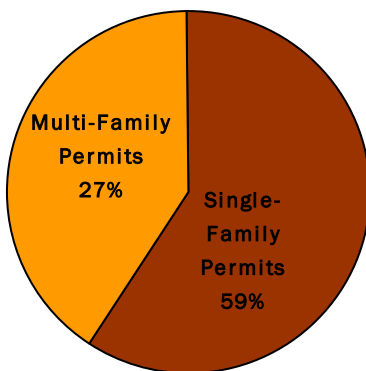
¹Permitting data not available for October, 2005.

²Permitting data not available for October through December, 2005.

³Permitting data not available for October through December, 2005.

⁴Permitting data not available for October through December, 2005.

Distribution of Construction Permits
2005





The Metropolitan Washington Council of Governments (COG) is the regional organization of the Washington area's local governments and officials, plus area members of the Maryland and Virginia legislatures and the U.S. Congress. COG provides a focus for action on issues of regional concern such as housing policy, comprehensive transportation planning, economic development, and population growth and its implications for the region. COG is supported by contributions from participating local governments, federal and state government grants and contracts and through donations from local foundations and the private sector. If you would like to learn more about COG's involvement in the region's housing issues, please visit our website at www.mwcog.org or contact John Mataya, Housing Planner, at 202-962-3753.



The Washington Area Housing Partnership (WAHP) is a regional public-private partnership affiliated with, and located within, the Metropolitan Washington Council of Governments. The mission of WAHP is to expand affordable housing opportunities within the metropolitan Washington region. In its role as an information clearinghouse, the Partnership maintains and reports data on various aspects of the region's housing market. This includes the Annual Regional Housing Report, an assessment of the region's rental housing stock and analysis of the Decennial Census of the Population and Housing, the American Housing Survey and the Home Mortgage Disclosure Act. If you are interested in learning more about the Partnership, please visit our website at www.wahpdc.org or contact John Mataya, Housing Planner, at 202-962-3753.



METROPOLITAN WASHINGTON
COUNCIL OF GOVERNMENTS

777 North Capitol Street, N.E. Suite 300
Washington, D.C. 20002-4290

an equal opportunity employer

The Metropolitan Washington Council of Governments and the Washington Area Housing Partnership would like to thank our following supporters:

The Enterprise Foundation

Fannie Mae Foundation

The "Quarterly Housing News" is a companion to the "Regional Housing Report," released by COG on an annual basis. The "Quarterly Housing News" provides quarterly updates on housing trends throughout the COG member jurisdictions. To subscribe to this and other newsletters, please visit our website at www.mwcog.org/publications/subscribe.

COG Publication No.

Please visit us at our website
www.mwcog.org