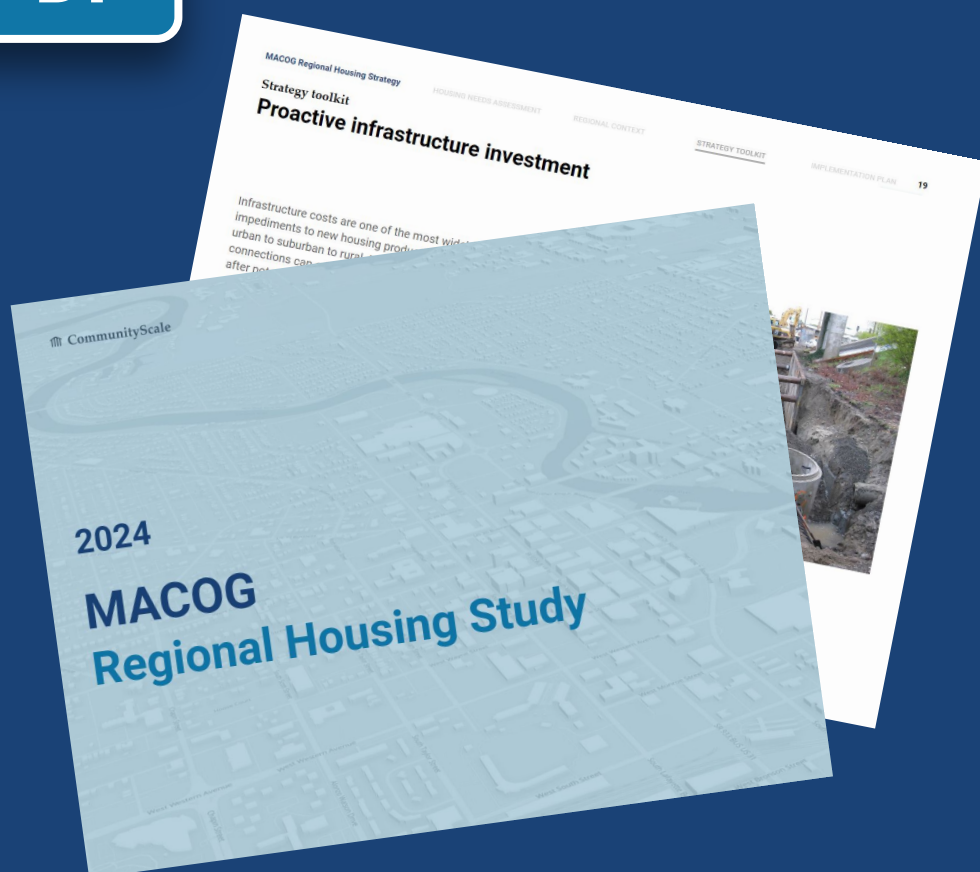


The Regional Housing Study is intended to offer a regional perspective to complement local planning and policymaking as communities across the three-county area confront and manage housing challenges and opportunities.

Findings from the report are available in two formats:

PDF



Online dashboard



Explore the report and dashboard at:
<https://communityscale.github.io/MACOG/>

What is “attainable housing”?

If a community has enough attainable housing, local residents can find and live in **housing that meets their needs at price points they can reasonably afford** given their incomes...

...where households can spend less than 30% of their income on housing costs...

...and there's enough housing available for all low-income households (making less than 80% of Area Median Income), all middle-income households (making 80-120% AMI), and all high-income households.



Why is this housing crisis happening *now*?

Fundamentally, we haven't been building enough housing for many years. Catching up is challenging, for many reasons:

- Financing and building housing is **really expensive** right now.
- Existing **infrastructure** (sewer, water) isn't always enough to serve new development - and funding more is complicated.
- There's a **lack of construction labor**.
- There remains **resistance to change**, disagreement about the nature of the problem, and conflict over next steps.
- **Regulations** often don't reflect today's market conditions and preferences.
- Converting vacant lots in existing neighborhoods is an opportunity... but can be **complicated**.



The region should plan for

13,440-16,800

0

more housing units over the next decade, to keep up with:



Overall growth



More 65+ households



Housing costs increasingly out-of-reach

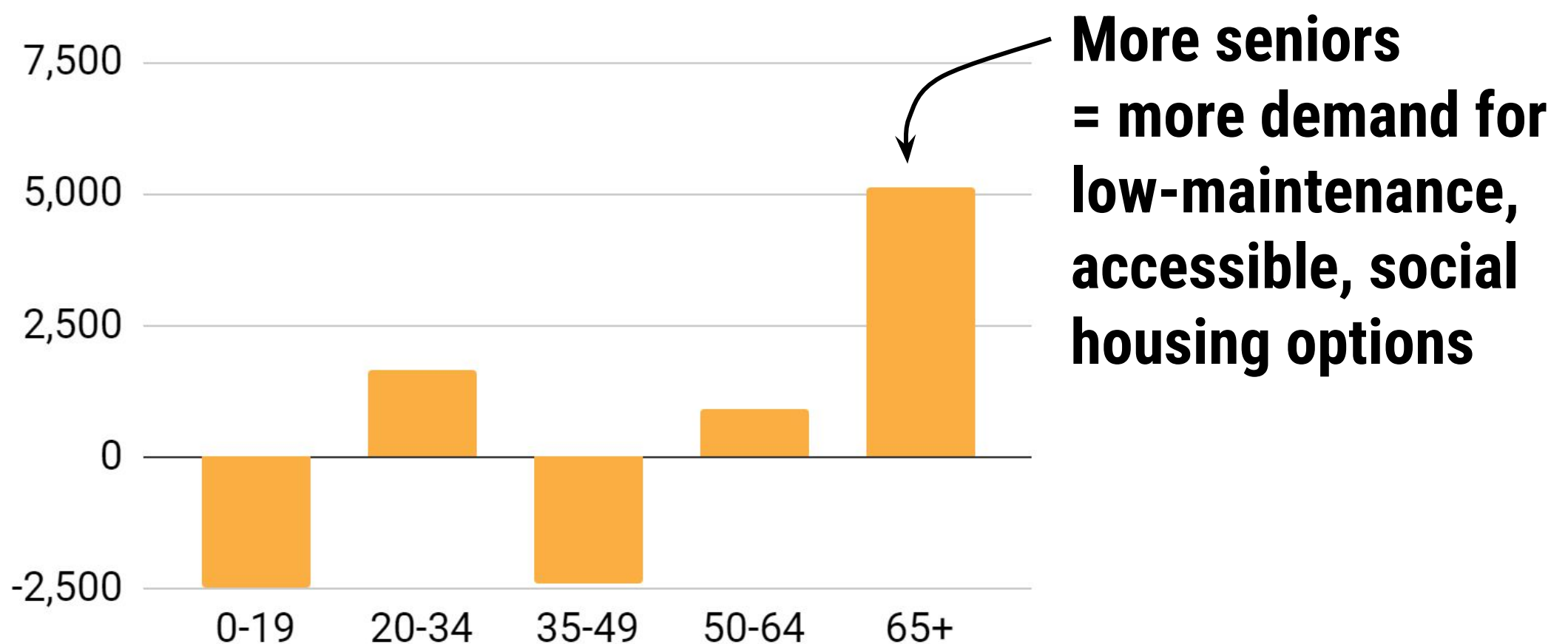


New employment centers added to the region

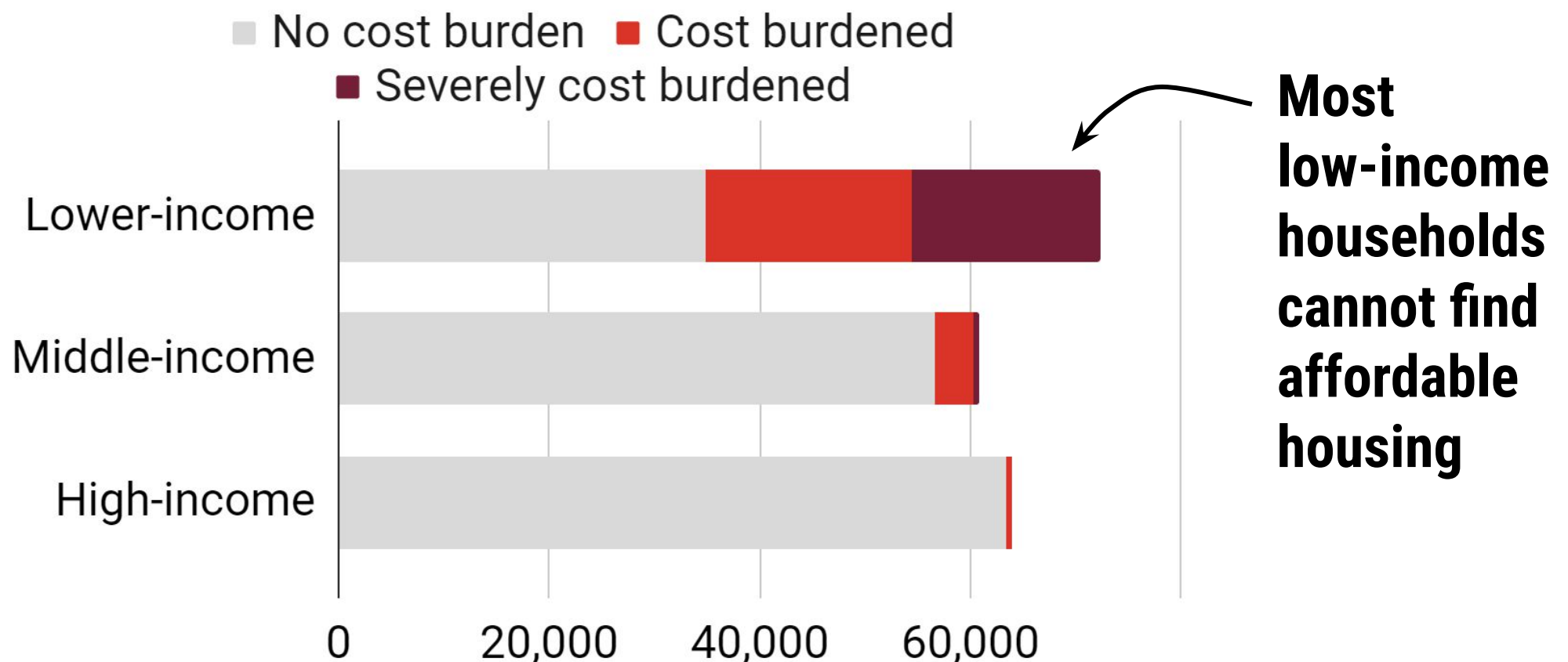


The region's 65+ population is growing quickly. Not all housing types support “aging-in-place”.

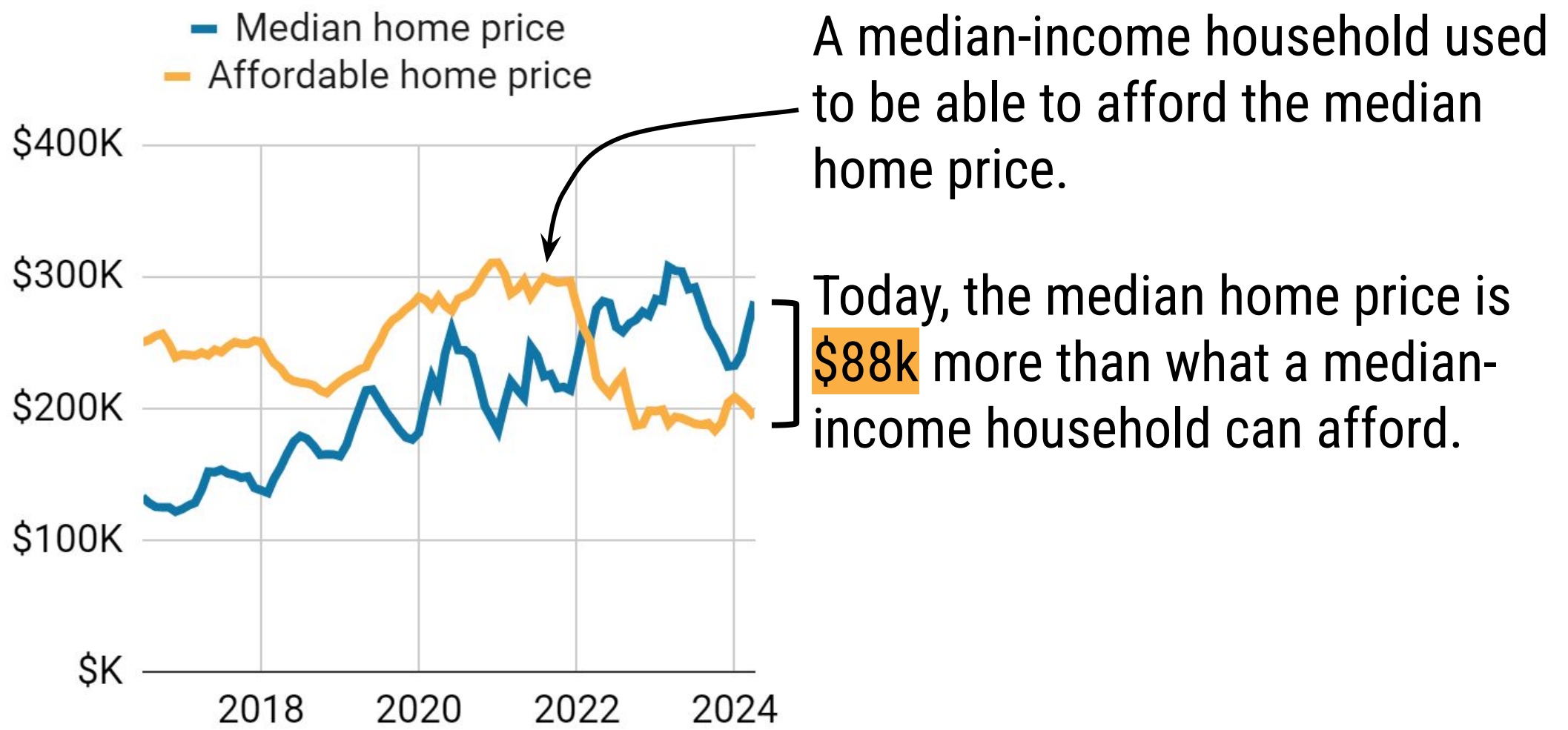
Net population change by age group, 2024-2034



Many of region's households lack affordable housing options, especially low-income households.



The affordability gap is growing, driven by high interest rates, rising costs, and increased market competition.



On area median salaries...

What can essential workers afford?

Household
earners



Teacher +
Firefighter

Median
salary

\$103k

120% AMI
(\$52k + \$51k)

Max.
affordable
home price

\$249k

\$32k short of
median price

Affordable
monthly
rent

\$2,140

Enough for
average 3+ BR



Nurse (NP)

\$86k

100% AMI

\$204k

\$77k short of
median price

\$1,770

Enough for
average 3+ BR



Paramedic

\$58k

70% AMI

\$137k

\$144k short of
median price

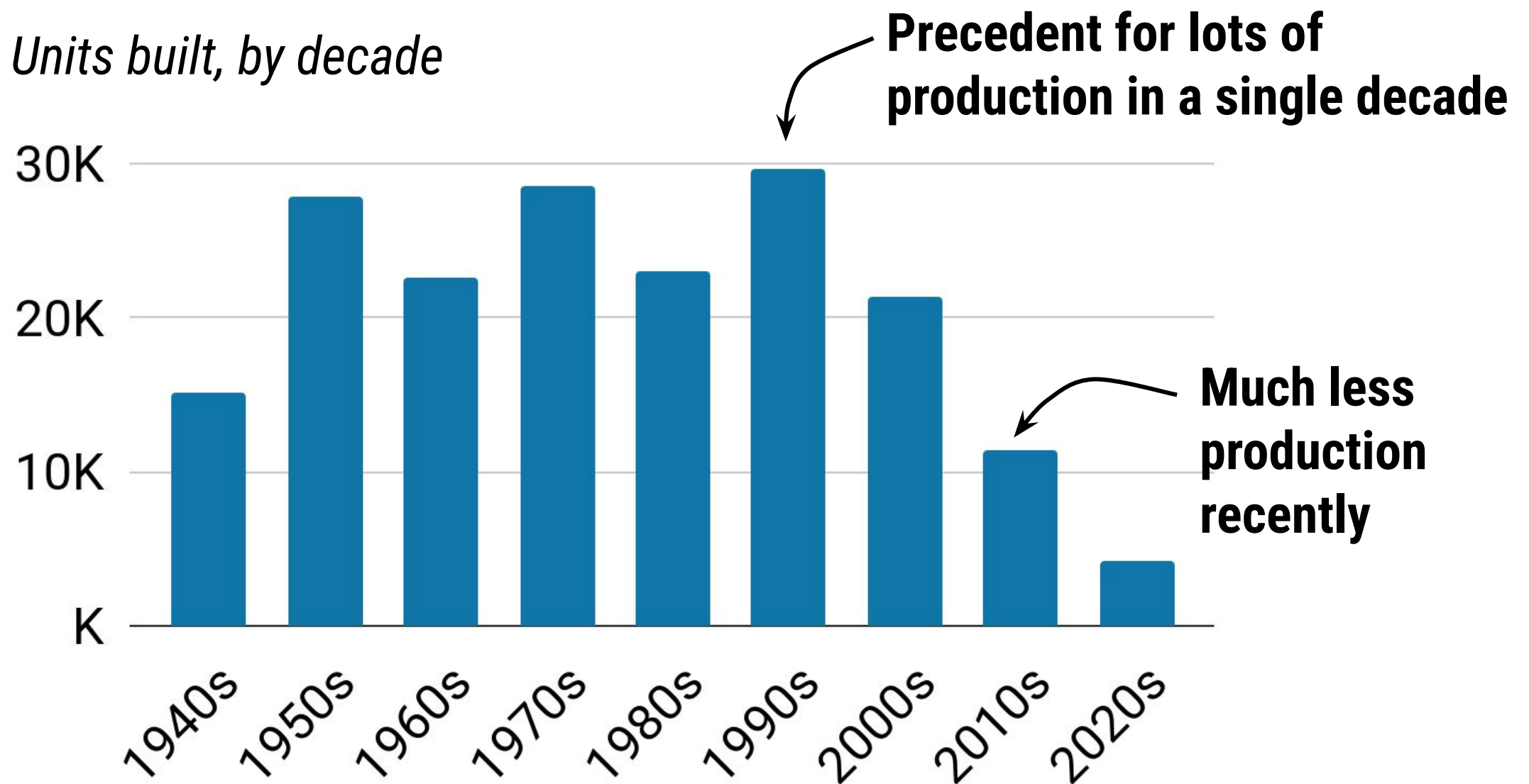
\$1,190

Just enough for
average 1BR,
not 2BR



Regional Housing Study

Housing construction has slowed down considerably after decades of healthy production.



Many households feel stuck in their current home, unable to “move on up” or downsize.

Why can't people find housing that's “right-sized” for their life stage?



Interest rates have gone up, making moving expensive and first-time buying harder.



There's not enough of the **kinds of housing people want** - affordable with middle incomes, and not too big.

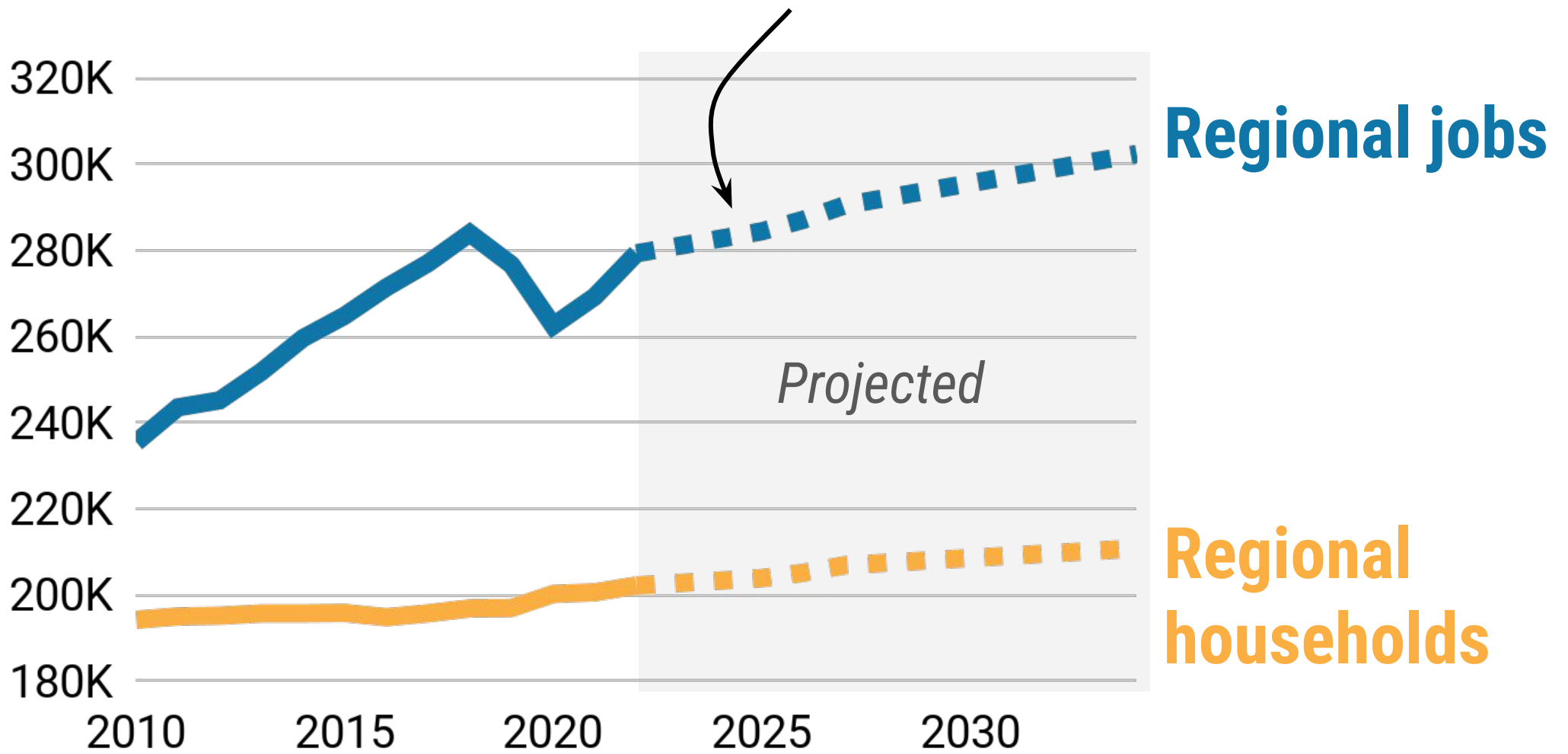


There's **not enough housing** in general.



New job centers could add even more demand for middle-income housing.

Including projected jobs at the GM EV plant and Amazon data center



These days, people in the region want housing that fits their lifestyle and values.



Space for multiple generations or roommates



Smaller units for smaller households



Downtown living: Lively and vibrant neighborhoods, access to amenities and services



Parking-optional, to live car-free or car-lite



Walkability and transit access



Green building



The region needs more diverse housing types, not just single-family homes.



Detached single-family houses

More supply than demand - production shouldn't be focused here



Duplexes, townhomes, small multi-family

Very few built recently - production should increase substantially



Small-to-midsize apartment buildings (5-49 units)

Should account for an outsized share of production



Midsized-to-large apartment buildings (50+ units)

Should account for an outsized share of production



The study's Strategy Toolkit offers ideas and best practices to streamline housing production and foster affordability.

Regulatory improvement

Centralized database

Administrative capacity

Financing tools

Infrastructure investment

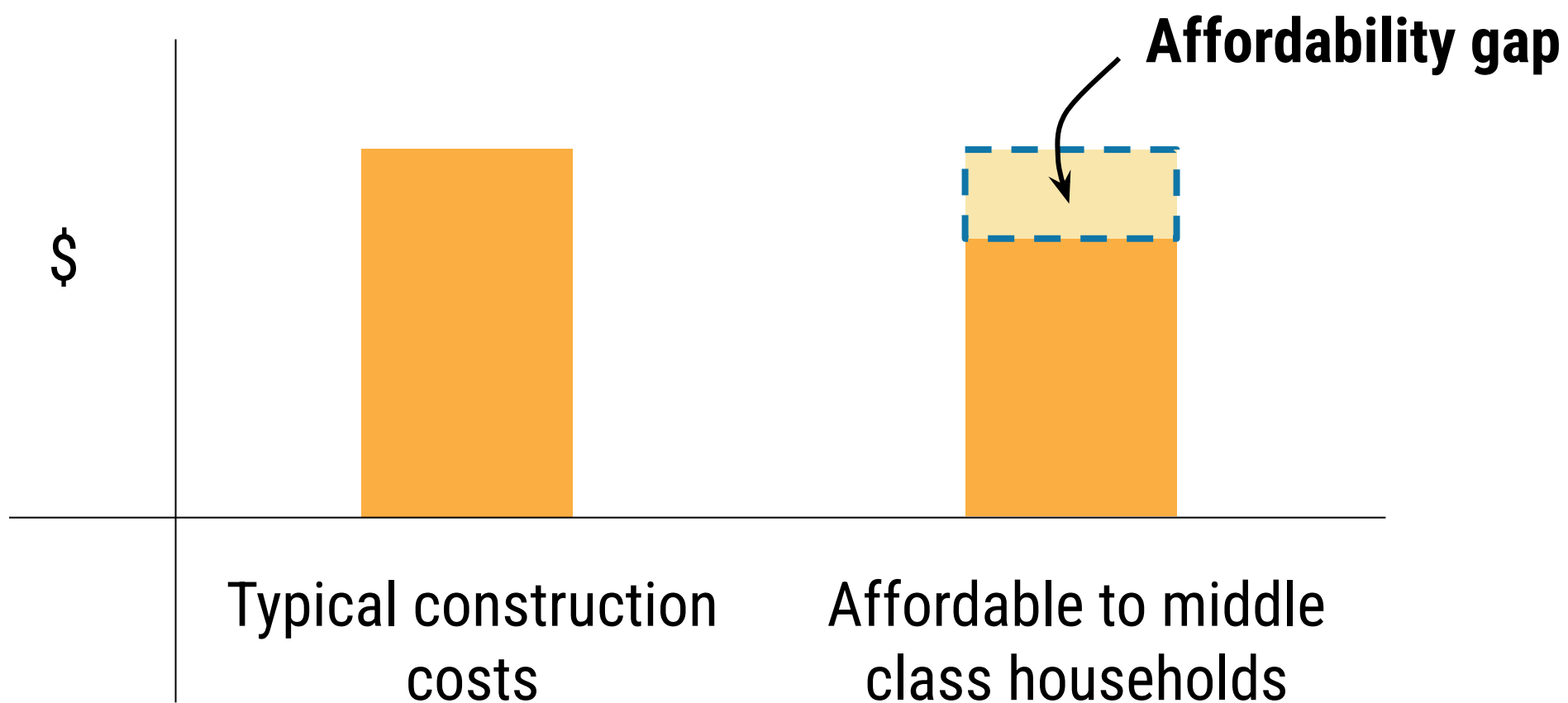
Infill development

Regional coordination

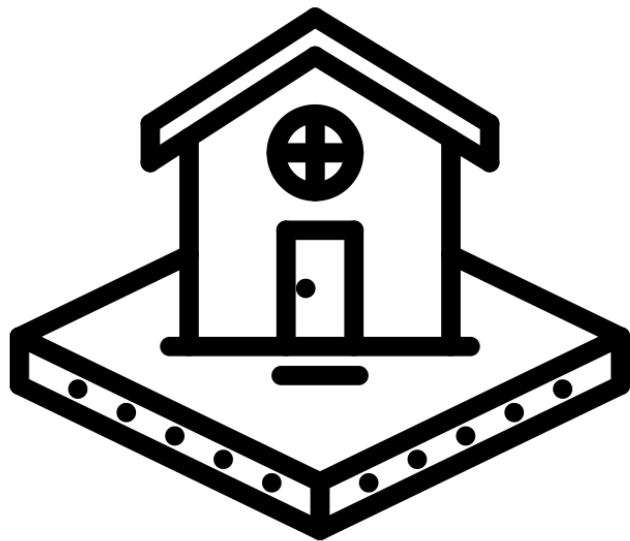
Zoning reform



Financial support like homeownership grants and loan assistance should focus on helping middle-income households afford to buy.



The Regional Housing Collaborative will help expand affordable housing and revitalize neighborhoods at a regional scale.



+



Land bank

Converting vacant, abandoned, and derelict properties into affordable housing.

Investment fund

Financing affordable housing development with revolving funds.



The study's Implementation Plan provides a roadmap for regional leaders to promote housing production and affordability.

Land bank and investment fund

Housing database

NIRDA housing initiatives

Technical assistance

Housing as Community Foundation priority

Regional housing dialogue

Administrative capacity

