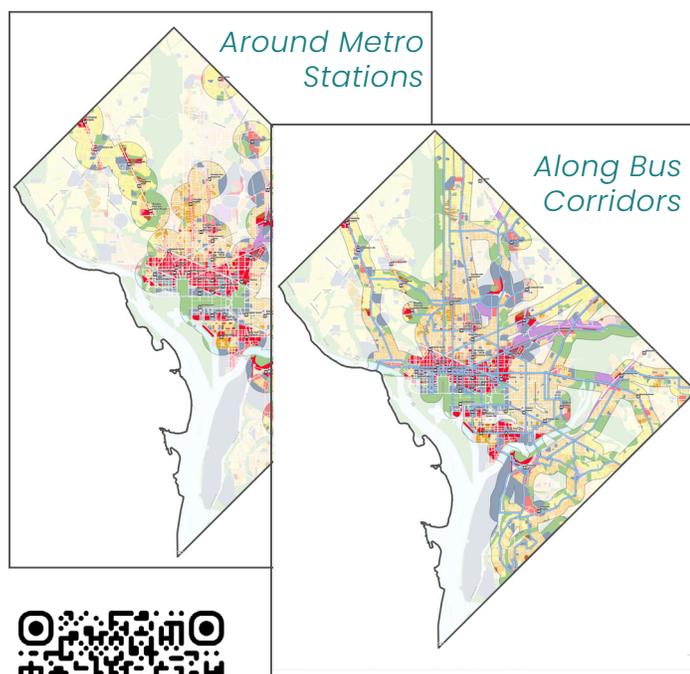# What did OP consider when making the draft future land use map?

DC's future land use map is designed to support the District's goals for adding growth to all parts of the District, creating neighborhoods where residents can thrive, and keeping housing costs down. OP considered several key factors in the creation of this draft map.

Focusing on a Transit-Oriented Approach

OP combined feedback on transit-forward approaches to growth from participants across both in-person and virtual workshops (*see maps below*). **Roughly three-quarters of participants were in support of these approaches.**

These focus on lower-density growth within a 10-minute walk of metro stations and along high-frequency bus corridors. These changes allow for more density in locations that have the best citywide transit access, allowing residents to reach the facilities and services they need anywhere in the city.

Promoting Diverse Housing Options

The majority of the map's proposed changes are changing small-scale residential neighborhoods to moderate-scale residential neighborhoods. T**his change would allow more diverse housing types such as townhomes, duplexes, and smaller apartment buildings that provide additional opportunities for family-sized units with at least two bedrooms as well as more affordable homeownership.**

OP also evaluated alley-access prior to making these proposed changes to account for trash pickup, emergency access, and parking for new buildings.

Around Metro Stations

Along Bus Corridors

<<< Scan the QR code to learn more about these growth approaches

Mitigating Displacement Risk

As the District grows, the risk of displacement is higher is some areas than others. The risk is higher in neighborhoods where many residents spend over 50% of their income on rent, housing costs are rising, affordable housing options is limited.

Source: DC Office of Planning (2026)
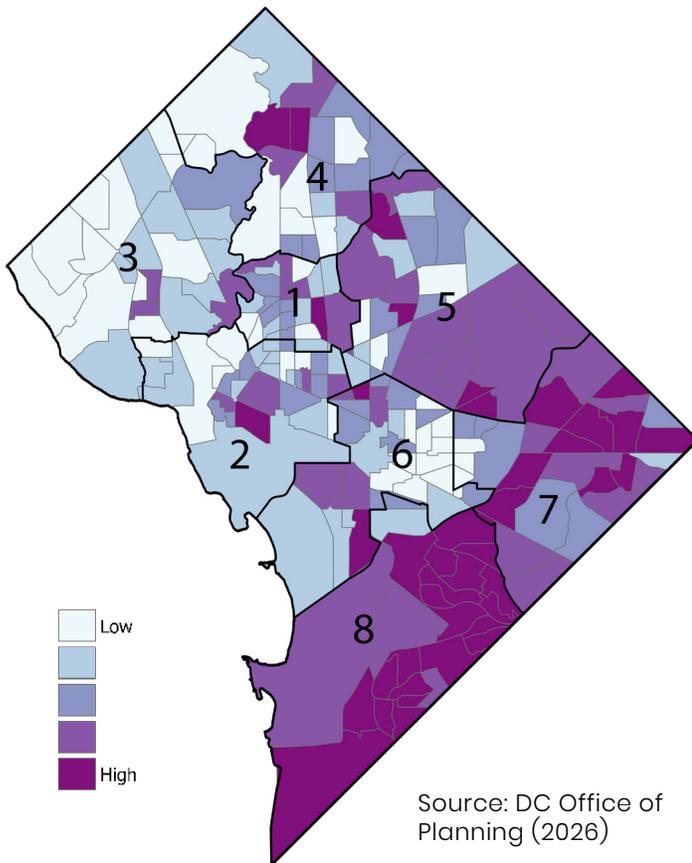
To understand where long-time residents may face significant pressures that could result in displacement, **OP assessed several indicators**:

- Share of households with low incomes (<60% of the Median Family Income);
- Share of households that are Black, Indigenous, or people of color (BIPOC);
- Share of households with severe housing cost burden (paying >50% of income towards rent)
- Share of renter-occupied households

Analyzing Existing Capacity

OP estimated current capacity across the city based on the 2021 Comprehensive Plan by identifying places with additional allowable density that has not yet been realized.

The current Future Land Use Map has an estimated capacity of 445,000 total households. **In order to keep housing prices from rising relative to inflation, OP estimates that we will need at least 460,000 households by 2050.** The DC 2050 Future Land Use Map proposes adding capacity to meet this new target by identifying new land use changes near transit, in areas that have grown less over the past twenty years, and with additional analysis in areas with the highest risk of displacement.