

Equity Through Transit

The Region Forward Coalition (Consortium)

HUD Sustainable Communities Grant

National Capital Region



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APPLICATION ABSTRACT

With support from the Sustainable Communities Regional Planning Grant Program, the National Capital Region will launch an implementation program to create thriving and resilient communities in the region's transit corridors. *Region Forward*, the region's adopted vision plan for guiding growth and development, emphasizes transit-oriented communities as a main strategy for achieving equitable and sustainable development in the region. In the coming decade, a second generation of transit – major investments in heavy rail, light-rail, streetcar, and bus rapid transit, as well as capital improvements to the existing network – will test our ability to address social disparities and grow sustainably. These investments, totaling \$14 billion, will touch every jurisdiction in the region, providing a unique opportunity to align local, state, and federal resources with new transit infrastructure to create compact, healthy neighborhoods that provide access to jobs, services, and opportunities to residents most in need.

A RESILIENT ECONOMY: The recent economic recession showed us that transit-oriented communities with specific attributes such as good urban form, jobs, affordable housing, density, and retail options were more resilient than communities located far from transit, jobs, and services. Property values in transit-oriented communities have held their value better than other locations. Residents in these communities are more likely to walk, bike, or use transit to get to work and meet their daily needs, making them less reliant on driving and less vulnerable to higher gasoline prices, and households typically have lower combined housing and transportation costs, leaving more income available for other essential needs. These communities can also enhance equity by providing greater access to jobs, educational opportunities, and amenities for lower-income residents.

A RESILIENT ENVIRONMENT: Development patterns and population growth over the past decades have greatly increased the consumption of open space, the amount of impervious surface, and stormwater pollution, which in conjunction with other major pollution sources threaten one of the country's largest and most significant watersheds, the Chesapeake Bay watershed. These patterns have also increased consumption of energy and water, and the region's greenhouse gas emissions continue to rise. To protect the Chesapeake Bay and other vital natural resources, we must accommodate future growth through transit-oriented, mixed-use, low impact development in existing urban communities. These communities, when properly designed, use existing infrastructure, energy, and water more efficiently than their sprawling counterparts, and have lower per capita vehicle miles traveled.

Transit-oriented communities are enhancing our quality of life as a region and are rapidly becoming part of a new American Dream. The National Capital Region has a strong model for what makes communities resilient and a regional plan aligned with this model. We have a responsibility to accelerate its broader implementation in **all** parts of our region to enhance prosperity for **all** of our communities.

The National Capital Region will launch *Equity Through Transit*, an implementation program to replicate the components that make some communities so resilient – a good mix of affordable housing, jobs, and services, urban form, and density – in the region's transit corridors. This approach will advance Region Forward's vision for sustainable growth around transit, while supporting the next-generation investments in new transit and capital improvements. *Equity Through Transit* will have the following outcomes for the National Capital Region:

- Sustainable development supported by a new generation of transit investments
- More affordable housing around transit, and better access to jobs, housing, and services for disadvantaged residents
- A better jobs-housing balance, leading to reduced household housing and transportation costs

- Development patterns that protect the health of the Chesapeake Bay watershed, conserve water and energy resources, and reduce greenhouse gas emissions
- Greater ability for vulnerable businesses and under-resourced local governments to weather economic adversity due to lower transportation costs
- Broader and deeper public involvement in regional planning, particularly among traditionally underrepresented groups
- Increased coordination among government stakeholders in regional decision-making, and better alignment of local, state, and federal investments

To achieve these outcomes, it is critical that local governments and key stakeholders have the resources, tools, and capacity to advance implementation of *Region Forward* locally, and that we identify new policies and programs to support implementation regionally. Accordingly, ***Equity Through Transit*** will:

Task 1- Strengthen **public engagement and capacity building** by convening a Regional Equity and Engagement Team to lead public engagement activities at each stage of the program, build capacity among traditionally disadvantaged communities to participate in regional planning, and shape equitable outcomes.

Task 2 - Conduct **research and performance analysis** to evaluate existing conditions, fill gaps in Region Forward, and measure future progress.

Task 3 - Develop a **Strategic Transit-Oriented Development Investment Plan** to guide the type, scale, and timing of physical and human capital investments for transit station areas region-wide to provide a template for creating resilient, transit-oriented communities.

Task 4 - Launch **place-based demonstration plans** around new and underutilized transit stations to address how diverse community types can achieve regional sustainability and equity goals in tandem with new transit investments.

Task 5 - Create **TOD implementation toolkits** to equip local jurisdictions with resources, models, and strategies for implementing investments appropriate to diverse community types.

Task 6 - Identify and implement regional and local **policy, program, and institutional changes** that can provide ongoing support for coordinated housing, transportation, and environmental planning and investment.

Project Name	<i>Equity Through Transit</i>
Lead Applicant	Metropolitan Washington Council of Governments
Point of Contact	David Robertson (202) 962-3260 drobertson@mwkog.org
Population Level	Population 4,985,282 (Large Region)
Category of Application	Category 2: Detailed Execution Plans and Programs
Total Budget	\$17,601,062
Participating Jurisdictions	District of Columbia, Frederick County MD, Montgomery County MD, Prince George’s County MD, City of Bowie MD, City of College Park MD, City of Frederick MD, City of Gaithersburg MD, City of Greenbelt MD, City of Rockville MD, City of Takoma Park MD, Town of Bladensburg MD, Saint Charles Urbanized Area MD, Arlington County VA, Fairfax County VA, Loudoun County VA, Prince William County VA, City of Alexandria VA, City of Fairfax VA, City of Falls Church VA, City of Manassas VA, City of Manassas Park VA
Regional Geography	National Capital Region Transportation Planning Board
Congressional Districts Covered	MD 4,5,6,8; VA 8,10,11; DC Del

NEEDS/EXTENT OF THE PROBLEM (Rating Factor 2)

Region Forward is the first comprehensive vision plan for the National Capital Region. It is an ambitious 40-year plan for achieving sustainability, livability, prosperity, and accessibility in the region while accommodating the two million additional residents anticipated by 2050. Implementing *Region Forward* is critical to the region's future, but it faces a number of obstacles to achieving its vision. A Sustainable Communities Regional Planning Grant would provide the resources needed to address key obstacles and accelerate implementation toward *Region Forward's* goals.

Success has its own challenges: The National Capital Region is one of the wealthiest metropolitan areas in the country, with a median household income of approximately \$85,000, but our affluence brings particular challenges. We have many federal and corporate employers, but these facilities are concentrated on the western side of the region, mainly in auto-dependent locations. Housing is increasingly expensive; home prices and rents in the region are among the nation's highest, and housing vacancy is at an all-time low. Lower-cost housing tends to be located on the eastern side of the region and on the exurban fringes, away from transit and major employment centers. The severe job-housing mismatch creates long commutes and the worst traffic congestion in the country. Rapid growth occurring in the outer jurisdictions of Loudoun, Prince William, and Frederick Counties will worsen this imbalance. These problems affect households across the region, but low- and moderate-income households are disproportionately impacted because the bulk of their budgets are spent on housing and transportation costs. As a result, neighborhoods with high transportation costs (exceeding 15 percent of household income) may experience increased rates of foreclosure as households struggle under volatile energy prices.

Significant disparities persist: In addition, the region's affluence masks entrenched inequities between and within jurisdictions. Our strengths are well-known: high educational attainment, top performing schools, diverse communities, a robust employment base anchored by the federal government presence, the nation's second largest transit network, and vibrant mixed-use neighborhoods. But there are large areas throughout our region that experience high concentrations of poverty and unemployment, low-wage jobs, low-performing schools and low educational attainment, poor health outcomes (including asthma, diabetes, chronic heart and lung disease, and extremely high obesity rates, especially among children), and poor access to healthy food.

When we map the region's household income, poverty, and educational attainment statistics from the Census, the disparities are striking. On the western side of the region, many communities have large employers, median household incomes well over \$100,000, schools with above 90 percent graduation rates, high attainment of advanced degrees, and expensive homes. Conversely, many communities located on the eastern side of the region struggle to attract industry, national employers, and grocery stores; have median household incomes below \$50,000; face plummeting housing values and high foreclosure rates; have schools with 50 to 60 percent graduation rates; and experience more than 20 percent unemployment driving high poverty rates. While some major job centers are accessible through transit to eastern-region communities, low educational attainment prevents many residents from taking advantage of these opportunities. Maps of these disparities are in Appendix page 13.

Significant disparities also exist within jurisdictions. Washington, D.C. has one of the strongest job and real estate markets in the country, but 70 percent of its public school students receive free or reduced lunch due to low family incomes. Residents in DC's Ward 8 face an unemployment rate of 27 percent and a family poverty rate of 30 percent, compared to a 3 percent unemployment rate and 3 percent family poverty rate in Ward 3.

Throughout the region, these characteristics disproportionately impact communities of color. The eastern

side of the region is particularly segregated, with the region's black residents concentrated in its poorest areas. While there are many strong community-based efforts to address equity issues locally, regional planning efforts have not adequately engaged these groups and the communities they represent. Engaging the region's diverse communities in a more effective way is a critical part of addressing entrenched disparities.

Development patterns threaten environmental quality: Low-density sprawl development in the region over the past few decades has dramatically increased the amount of impervious surface and with it, the amount of stormwater pollution that affects the Chesapeake Bay watershed, one of the largest and most significant watersheds in the country. These patterns have also been responsible for increasing per capita vehicle miles traveled, water consumption, and greenhouse gas emissions beyond sustainable levels. Growth pressures will continue to test our ability to accommodate new residents while protecting our vital natural resources and quality of life. We need to shift to more compact and efficient development patterns that reduce water and energy use, decrease vehicle miles traveled and greenhouse gas emissions, and treat stormwater to protect water quality.

Region's composition creates complex governance: The National Capital Region's unique composition compounds the difficulty of addressing regional sustainability. The region has four significant actors—it includes parts of two states, Maryland and Virginia; the District of Columbia; and the federal government. This structure multiplies the number of planning, transportation, housing, and environmental agencies involved in planning within the region. A multitude of local, state, and federal agencies and regional authorities determine how and where growth occurs, and whether this growth advances regional goals or exacerbates the unsustainable and inequitable distribution of assets.

The Metropolitan Washington Council of Governments (MWCOCG), the lead applicant for this grant, has limited authority. It serves as the regional council and Metropolitan Planning Organization (MPO), providing a range of services including transportation, land use, housing, health, watershed, and climate and energy, planning. While these regional planning activities provide important cross-jurisdictional coordination, most land use decisions are made locally or by the state or federal government.

As the host community to the nation's capital and the seat of the federal government, the region has a unique relationship with the federal government that goes well beyond other metropolitan areas in the country. As the largest employer, corporate citizen, landholder, and user of office space, the federal government plays a significant and complex role in the region's economy. The strong federal presence has helped insulate the regional economy from the more severe effects of the recession felt in other regions. Many federal actions support the goals of *Region Forward*, such as the relocation of the Department of Homeland Security headquarters in the District's Ward 8 neighborhood, and the numerous sustainability actions and policies required of federal agencies under Executive Order 13514. However, federal decisions – on facility location and design, operations, procurement, even whether to dismiss employees for a snowstorm – shape day-to-day experiences for residents and visitors and long-term development patterns for the region. Recent federal decisions have also had negative impacts, most notably the BRAC decisions to locate thousands of defense workers away from transit-served, mixed-use neighborhoods to remote, secured installations. Regional leaders express concern about federal location decisions that reinforce east-west development inequities, security designs that inhibit walkable public spaces, and how anticipated reductions in federal spending will impact the region's economy. Engaging the federal government in regional planning is challenging, requiring coordination with legislative and executive branches, multiple departments and agencies, and their installations, campuses, and landholdings.

In addition, the business community also has significant impact on the region's economy and development patterns, but has limited involvement in regional planning and decision-making. While business

associations and chambers of commerce are active within many local jurisdictions, and some participated in the development of *Region Forward*, in general the private sector has not been as engaged in regional conversations on growth and development. Without this coordination, private sector decisions on business location and contracting can hinder regional progress.

While the complexity of the region's composition and the limits of regional authority will continue to be challenging, we can and must improve regional planning and governance. Despite such challenges, the region came together to develop *Region Forward*, a multi-jurisdiction, multi-sector plan that has been endorsed by all 21 of COG's local governments, from Frederick, Maryland to Prince William County, Virginia. This experience strengthened the National Capital Region, providing a strong starting point. In implementing the plan, we must bring federal and business interests into these regional conversations, and establish better ways of coordinating and collaborating among governmental and non-governmental stakeholders.

New transit investments can manage sustainable growth: *Region Forward* provides goals and targets to guide our region to a more sustainable and equitable future. However, as a vision plan, *Region Forward* does not provide sufficient guidance for how we should coordinate public, private, and philanthropic investments to advance our regional goals. Limited resources for implementation require us to be especially strategic in determining our next steps.

Investing in mixed-use and mixed-income development around transit stations and corridors is a key strategy that would help us implement many primary goals of *Region Forward* and would benefit both low-income and affluent communities. Transit-oriented development (TOD) can bring better jobs, housing, services, and educational opportunities to lower-income neighborhoods. In higher-income neighborhoods, it can make existing opportunities and assets available to a wider range of residents and reduce transportation costs. TOD can be adapted to urban, suburban, and rural contexts, and can accommodate development in the region's fast-growing outer jurisdictions. Fortunately, we have an opportunity to achieve these outcomes by strategically targeting growth, resources, and investments around existing and planned transit station areas and corridors.

The National Capital Region has an extensive rail network that includes Metrorail and commuter rail (MARC in Maryland and VRE in Virginia). This network connects many of the region's urban, suburban, and rural communities. Over the next ten years, the region will invest more than \$9 billion to expand Metrorail and add new light-rail, streetcar, bus-rapid transit, and TIGER priority bus lines, and will spend \$5 billion in capital improvements for repairs and safety upgrades. The five largest of these investments are the Metrorail Silver Line and Columbia Pike streetcar in Virginia; the Purple Line light-rail and Corridor Cities Transitway light-rail or bus-rapid transit line in Maryland; and the DC streetcar in the District of Columbia. The expanded transit network will reach every jurisdiction in the region. A map of this network is shown on Appendix page 14.

This "second generation" of transit investment presents major challenges as well as opportunities. The region will experience rapid growth over the next 40 years, and without a significant shift toward more sustainable land use and transportation patterns, this will negatively impact quality of life, consuming remaining farmland and open space, increasing per capita VMT and greenhouse gas emissions, and reducing air and water quality. TOD can accommodate much of this growth in an environmentally sustainable manner, and the National Capital Region already has some of the country's best TOD examples. However, we have learned that without an explicit focus on equity in planning for transit station areas and corridors, these locations can quickly become so attractive and unaffordable that long-time residents and businesses are displaced and unable to reap the benefits of new investments.

At the same time, transit-served locations in other parts of the region have languished in the absence

of strategic planning. Simply locating transit stations in particular neighborhoods is not enough to spur TOD. When planning the Metro system in the 1960s and 1970s, the region made a commitment to serve low-income communities by siting the largest number of stations on the eastern side of the region and in the District of Columbia. But growth over the past few decades has not taken full advantage of the Metro network in eastern communities. Despite access to transit, these underutilized areas often lack the market strength, mix of land uses, physical infrastructure, and partnerships needed to reach their full potential as transit-oriented areas.

With new transit investments planned and underway, now is a critical time for confronting our equity and sustainability challenges. Success will be measured not only by on-the-ground improvements in equity and sustainability, but by the new partnerships, expanded public engagement, and improved stakeholder coordination that make these gains possible. A HUD Sustainable Communities Regional Planning Grant will provide the resources to launch a detailed implementation strategy to put the vision of *Region Forward* into action.

SOUNDNESS OF APPROACH (Rating Factor 3)

DESCRIPTION OF EXISTING REGIONAL VISION PLAN, *REGION FORWARD*

In January 2010, the MWCOG Board of Directors adopted the first comprehensive vision for addressing regional sustainability and equity between now and 2050. *Region Forward* is a bold vision designed to leverage the region’s existing assets: a highly educated population, robust employment base, second largest transit system in the country, federal government resources, and an increasingly diverse economy. *Region Forward* sets clear goals, targets, and performance measures to regularly monitor regional progress toward achieving our vision. Organized along the themes of accessibility, sustainability, livability, and prosperity, the vision provides guidance to address growth and development in areas such as land use, transportation, climate and energy, housing, economic development, environment, health and human services, education, and public safety. The plan calls for focusing growth into transit-accessible locations; enhancing multimodal infrastructure investments to connect these locations; creating transit-oriented communities with housing, jobs, and services that provide greater economic opportunity to households of all income levels; creating jobs throughout the region to attract and retain skilled professionals; reducing vehicle miles traveled and greenhouse gas emissions; reducing combined housing and transportation costs; implementing sustainable design practices; and reducing disparities in health, education, and economic advancement.

Region Forward thoroughly addresses the Partnership’s Livability Principles. Appendix pages 10-12 provide a summary of *Region Forward* and a table demonstrating how the plan’s goals and targets respond to the Federal Livability Principles.

All 21 of the local governments in MWCOG’s membership have officially endorsed *Region Forward* by signing the Greater Washington 2050 Compact, a voluntary agreement by local governments, business groups, foundations, smart growth advocacy groups, and nonprofits to advance and adhere to the goals and targets in *Region Forward*. Since its adoption and endorsement, *Region Forward* has been a driving force in regional decision making. MWCOG’s Transportation Planning Board, the regionally designated MPO, voted to utilize *Region Forward’s* policy framework and performance measures to align future transportation projects with the goals in the regional plan.

The MWCOG Board of Directors recently established the *Region Forward* Coalition, a multi-sector regional group charged with guiding the implementation of the regional vision. The *Region Forward* Coalition is a dedicated group of engaged regional leaders that includes elected officials and representatives from local, state, and federal government; policy, advocacy, and community-based nonprofits; research

and academic institutes; and business and philanthropic partners. The Coalition members share a commitment to implement *Region Forward's* vision by advancing innovative and equitable planning that creates mixed-income, mixed-use, and transit-rich neighborhoods that are inclusive to households of all backgrounds. Coalition members have expressed strong support for making equity a central focus of the Coalition's work. In addition, the Board of the Washington Regional Association of Grantmakers formally endorsed *Region Forward* and is working with the Region Forward Coalition to increase regional capacity for addressing economic and social disparities.

IMPLEMENTATION OF *REGION FORWARD* THROUGH TOD

Region Forward has a strong emphasis on TOD as a strategy for achieving livability, sustainability, accessibility, and prosperity in the region. The National Capital Region is fortunate to have existing or planned transit infrastructure in every jurisdiction, and there is broad consensus on the need to leverage this investment and surrounding assets as they contribute to the region as a whole. Targeted investments in these transit-oriented locations can play a transformative role in improving the lives of people, the health of neighborhoods, and the economic strength of the region as a whole. Accordingly, **Equity Through Transit** leverages the region's existing and planned transit infrastructure as the catalyst for enhancing equity and quality of life within communities and region-wide.

The Region Forward Coalition is currently working on translating elements of successful TOD to fit any context – urban, suburban, or rural. Currently, no resources are available to engage the broader public in this conversation about what characterizes successful TOD, how this concept relates to the implementation of *Region Forward*, and the important role of local communities and the private sector in achieving regional goals. Grant funding will allow us to engage the public in identifying and prioritizing the fundamental attributes of successful TOD, and evaluating the fundamental attributes that are present or absent in our centers and corridors. Initiating this regional dialogue will help local jurisdictions and the business community to better understand their unique role and contribution in the region, and identify appropriate investments to achieve successful TOD throughout the region.

GAPS IN *REGION FORWARD*

Despite the comprehensive scope of *Region Forward*, it has gaps that must be filled to provide a more complete foundation for achieving successful TOD. Filling these gaps is a core focus of the proposed program.

Public Participation and Capacity Building: The multi-year regional planning and visioning efforts that led to *Region Forward's* development engaged hundreds of regional leaders and surveyed thousands of area residents about present-day issues and future concerns. However, these efforts lacked the resources to broadly engage low-income communities and communities of color, integrate public participation throughout the planning process, and create the capacity to sustain their involvement in regional solutions and decision-making over the long term. Bilingual organizing, non-traditional outreach strategies, and more partnerships with grassroots organizations could have expanded the involvement of these communities in developing *Region Forward*, but were not integral to the process. The Coalition will address these shortcomings directly by using resources from this grant to create a Regional Equity and Engagement Team (REET). The REET will be composed of local, high-capacity community-based organizations and will lead engagement, outreach, and capacity building efforts among underrepresented communities through the grant period and beyond. These efforts will help ensure that the implementation plan is more deeply integrated into the region and its diverse communities. Further detail is included below in Task 1. Measures to provide accountability for public engagement outcomes will be developed and assessed periodically by an independent consultant, and are discussed in Rating Factor 5.

Key Research and Analysis: A significant amount of research and analysis was completed during the development of *Region Forward*, but there are priority research needs that remain. While *Region Forward* includes targets for the production and preservation of affordable housing to address growth and affordability challenges, it does not include a regional housing plan or regional fair housing assessment, which would provide detailed guidance on accommodating housing demand. The Coalition has also struggled to obtain key datasets that are necessary to establish a baseline analysis and track progress toward regional goals. This program includes additional research and data collection to address these gaps, as discussed in Task 2a and 2b.

PROCESS TO IMPROVE AND IMPLEMENT EXISTING REGIONAL VISION PLAN

Building upon the momentum gained through the initial *Region Forward* implementation phases, the Region Forward Coalition will launch Equity Through Transit to put our ambitious regional vision into action. Equity Through Transit will guide the region in targeting resources and investments to its station areas and corridors to achieve successful TOD. The program will achieve the following outcomes in the National Capital Region:

- Sustainable development supported by a new generation of transit investments
- More affordable housing around transit, and better access to jobs, housing, and services for disadvantaged residents
- A better jobs-housing balance, leading to reduced household housing and transportation costs
- Development patterns that protect the health of the Chesapeake Bay Watershed, conserve water and energy resources, and reduce greenhouse gas emissions
- Greater ability for vulnerable businesses and under-resourced local governments to weather economic adversity due to lower transportation costs
- Broader and deeper public involvement in regional planning, particularly among traditionally underrepresented groups
- Increased coordination among government stakeholders in regional decision-making, and better alignment of local, state, and federal investments

To achieve these outcomes, the Region Forward Coalition will:

Task 1 - Strengthen public engagement and capacity building by convening a Regional Equity and Engagement Team (REET) to lead public engagement activities at each stage of the program, build capacity among traditionally disadvantaged communities to participate in regional planning, and shape equitable outcomes.

Task 2 - Conduct research and performance analysis to evaluate existing conditions, fill gaps in *Region Forward*, and measure future progress.

Task 3 - Develop a Strategic Transit-Oriented Development Investment Plan (STIP) to guide the type, scale, and timing of physical and human capital investments for transit station areas region-wide to provide a template for creating resilient, transit-oriented communities.

Task 4 - Launch place-based demonstration plans around new and underutilized transit stations to address how diverse community types can achieve regional sustainability and equity goals in tandem with new transit investments.

Task 5 - Create TOD implementation toolkits to equip local jurisdictions with resources, models, and strategies for implementing investments appropriate to diverse community types.

Task 6 - Identify and implement regional and local policy, program, and institutional changes that can provide ongoing support for coordinated housing, transportation, and environmental planning and investment.

These activities are discussed in detail below.

TASK 1: PUBLIC ENGAGEMENT AND CAPACITY BUILDING

Participation by diverse communities in regional planning is essential to increasing equity in the National Capital Region. Through this program, previously underrepresented groups will assume an active role in setting regional priorities and shaping outcomes.

Regional Equity and Engagement Team (REET): The formation of a Regional Equity and Engagement Team is a key component of this program. The team will be a permanent part of the Region Forward Coalition to institutionalize equity and public engagement into the Coalition’s activities over the long term. The purpose of the REET is twofold: to lead the program’s public engagement process, and to ensure that the full Region Forward Coalition focuses on advancing equity through every stage of the program. Specifically, the team will:

- Design and implement a three-year public engagement strategy that includes outreach, public education, organizing, leadership training, and capacity building activities;
- Reach and engage residents from groups that are traditionally underrepresented in the planning process, including low-income communities, people of color, recent immigrants, limited English speakers, seniors, and the disabled;
- Use non-traditional strategies for outreach and engagement that overcome barriers to participation;
- Build skills and capacity among residents and community-based organizations for long-term involvement in planning for their communities and the region; and
- Incorporate team members’ professional expertise on equity issues to shape the Region Forward Coalition’s activities.

The REET will be comprised of approximately 15 high-capacity community-based organizations representing a range of interests and constituencies, such as fair housing, legal services, civil rights, faith-based advocacy, youth and young adults, older adults, immigrants, and community development. These organizations are described on Appendix pages 2-6. Team members will have strong track records with community-based work, well-established relationships in the communities they represent, success in engaging underrepresented groups, and expertise on specific regional issues. Some team members will be focused on public engagement, while others will serve in an advisory role. Individual member organizations within the REET will take the lead on public engagement activities located within their geographic or primary issue area. Team member organizations taking on public engagement tasks will receive sub-grants to fund their participation during the three-year grant period. In addition, MWCOG will hire a full-time coordinator to assist the Regional Equity and Engagement Team with engagement.

Public Engagement Strategy: At the beginning of the program, the REET will develop a detailed public engagement strategy. As a starting point, team members will examine barriers to participation for underrepresented groups and will develop and incorporate methods for overcoming such barriers into the public engagement strategy. The public engagement strategy will identify key stakeholders and communities to engage, preferred outreach strategies for each group, public education methods, and outreach milestones and timelines. The plan will detail the number the number and type of meetings and workshops that will occur in each year of the grant period. Throughout the program, the team will use a range of events and tools to engage diverse communities, including:

- **Public workshops, convenings, and focus groups:** Through these events, residents will identify needs and preferences for their communities, develop policy recommendations, and shape local demonstration plans.
- **Scenario analysis tool:** In Task 3, the REET will use a scenario analysis tool to help illustrate for

residents the physical and visual impacts of various development scenarios. The team will select a tool that is specifically designed for hands-on involvement by residents of diverse backgrounds and ages.

- **Walking tours:** The team will lead neighborhood walking tours throughout the National Capital Region to guide residents through visioning exercises in which they identify needs, desires, and opportunities for investment to improve local conditions.
- **Project website and newsletters:** These will provide up-to-date information on the status of the program and upcoming public events; will release studies, reports, and local demonstration plans as they become available; and will provide maps and educational materials to provide residents with an understanding of local and regional planning basics.
- **Diversity database:** The REET will develop a ‘diversity database’ of local community-based organizations in the region, including information on organizational mission, focus areas, constituencies, and activities. The diversity database will help the Equity and Engagement Team and larger Region Forward Coalition build its capacity for better outreach and place-based planning beyond the life of the grant.

Achieving broad, sustained grass-roots participation in a large region is particularly challenging. Previous regional planning processes often relied on consultants to lead community engagement, missing an opportunity to build regional capacity over the long term. These efforts did not have sufficient resources or strategies for broad grassroots outreach and organizing among low-income communities, communities of color, and other traditionally underrepresented groups, and as a result, these voices were not thoroughly integrated into the planning processes. To address this, the REET’s member organizations represent grassroots organizations will use their established networks and ties to local communities as a starting point for organizing public engagement. By focusing their outreach efforts on the communities they know best, member organizations can work strategically to broaden and deepen public participation.

To provide accountability, the Region Forward Coalition will measure the effectiveness of the public engagement strategy throughout the grant period. The Coalition will identify an independent consultant to develop and conduct in-person and online surveys and a series of focus groups to measure how residents’ perceptions of their empowerment and role in regional planning change over the course of the grant period. The REET will use survey and focus group results to make changes to the engagement strategy.

Capacity Building and Leadership: Building long-term capacity among residents and community-based organizations is an important element of this task. IMPACT Silver Spring, a capacity building organization and member of the REET, will help the team build skills in fostering inclusion and equity in economically, racially, and culturally diverse communities. The team will run a IMPACT Institute leadership training program for local residents, with an emphasis on residents from previously underrepresented communities. The team will identify 15 to 20 local community ambassadors, representing a wide range of diversity in the region, to work closely with the REET on activities throughout the program including public participation for demonstration plans. The local community ambassadors will receive funding through the program to participate in intensive leadership training. Leadership training will focus on building skills (e.g. messaging, meeting facilitation, and legislative process) and understanding of issues (e.g. affordable housing preservation and local economic development) to empower residents to navigate decision-making processes and become active, long-term participants in regional planning efforts.

The Region Forward Coalition will also set aside funding for three to five emerging leaders working in the planning and community development fields to participate in the Urban Land Institute’s Regional Land Use Leadership Institute, a networking and professional development program around regional

development issues.

The REET's role and public engagement strategies for each core activity of the program are described in more detail in subsequent sections, and accountability measures for public engagement are provided in Rating Factor 5.

TASK 2: RESEARCH AND PERFORMANCE ANALYSIS

The regional housing plan will include an analysis of housing supply and current and projected demand to identify housing imbalances within jurisdictions and for the region overall. The supply analysis will assess the region's market-rate housing conditions by housing type, size, location, age, tenure (rental or homeownership), cost, and location. To supplement the market-rate assessment, MWCOG will leverage its current work to create a region-wide inventory of subsidized publicly- and privately-owned affordable housing. The analysis will identify the supply and distribution of accessible units. It will also analyze the location of rental and owner-occupied units affordable to low-income (80 percent area of median income or below) and moderate-income (between 80 and 120 percent of area median income) households relative to transit and the region's major employment centers.

The regional housing plan will review of jurisdiction-level housing plans, comparing performance with plan targets to assess their effectiveness at providing a sufficient amount and variety of housing and identify factors inhibiting their success. The plan will recommend policies and programs to improve performance at the jurisdictional level. It will also establish regional goals, policies, and actions to increase the provision of fair and affordable housing, including housing accessible to persons with disabilities. The Coalition will work with local public housing authorities in the region in the development of the Regional Housing Plan.

Task 2a: Regional Housing Plan (*Region Forward Gap*)

The regional housing plan will include an analysis of housing supply and current and projected demand to identify housing imbalances within jurisdictions and for the region overall. The supply analysis will assess the region's market-rate housing conditions by housing type, size, location, age, tenure (rental or homeownership), cost, and location. MWCOG will leverage its current work to create a region-wide inventory of subsidized publicly- and privately-owned affordable housing to supplement the market-rate assessment. The analysis will identify the supply and distribution of accessible units. It will also analyze the location of rental and owner-occupied units affordable to low-income (80 percent area of median income or below) and moderate-income (between 80 and 120 percent of area median income) households relative to transit and the region's major employment centers.

The housing demand analysis will be based on current and future population projections and projected job growth, identifying housing needs by type, size, tenure, location, and income level. This analysis will provide both near-term (5 to 10 years) and long-term (20 years) housing needs for each of these categories by jurisdiction and for the region overall. For each jurisdiction, it will also identify the specific housing gaps for different types of households, including extremely low, very low, low, and moderate income households and disabled households.

The regional housing plan will also include a review of jurisdiction-level housing plans, comparing performance with plan targets to assess their effectiveness at providing a sufficient amount and variety of housing and identify factors inhibiting their success. The plan will provide jurisdiction-specific recommendations for strategies to improve performance, as well as regional goals, policies, and actions. The Coalition will work with local public housing authorities in the region in the development of the Regional Housing Plan.

Task 2b: Regional Fair Housing Analysis (*Region Forward Gap*)

Many of the region’s jurisdictions have recently completed an Analysis of Impediments to Fair Housing (AI). The Regional Fair Housing Analysis will compile the existing AIs and build on these efforts by providing additional regional analysis of barriers to fair housing choice, including race, ethnicity, disability, sexual orientation, national origin, religion, or familial status. The Coalition will conduct interviews with local and state housing and planning agency staff to identify programmatic, political, and regulatory barriers. It will also interview local developers, affordable and workforce housing advocates, and residents to provide additional, anecdotal evidence of barriers and characterize the impact of such barriers on the residents of affordable housing. Members of the REET will also conduct outreach among their constituencies on barriers to fair housing.

The Fair Housing Analysis will include an evaluation of the impact of the foreclosure crisis and recession on barriers to fair housing, and will highlight “best practices” by local jurisdictions and other locations throughout the country to affirmatively further fair housing. The Coalition will formally present findings from this analysis for each of MWCOG’s 21 member jurisdictions, along with jurisdiction-specific recommendations for addressing fair housing barriers.

Task 2c: Station Area Build-out and Redevelopment Analysis

The Coalition will conduct a regional build-out and redevelopment analysis to identify future development capacity and risk of displacement along transit corridors in the region. MWCOG will identify and map vacant and underutilized parcels within one half-mile of all existing and planned rail stations. Next, MWCOG will conduct a 20-year build-out analysis to estimate the (re)development potential of these parcels in terms of residential units and commercial and industrial square footages. The build-out analysis will take into account land use and zoning classifications, market values, and infrastructure and environmental constraints to forecast the type and intensity of development and redevelopment likely to occur along each corridor. The analysis will also incorporate data on demographic and housing changes over a 10-year period to assess the gentrification pressures and vulnerability to displacement of residents and businesses.

The inventory will include adopted comprehensive, master, capital improvement, transportation, and streetscape plans and major development proposals in jurisdictions throughout the region. The Coalition will review the plans to identify consistency or conflict with TOD or densities, and proposed land use changes related to planned expansions in the transit network.

The completed build-out and redevelopment analysis will inform the Strategic Transit-Oriented Development Investment Plan (STIP) and the place-based demonstration plans, identify locations susceptible to gentrification and displacement, and provide a dataset of potential locations for affordable housing development.

Task 2d: Regional Industry Sector and Cluster Analysis

The location of specific job and industry types has significant equity implications. The National Capital Region suffers from a severe job-housing imbalance, with major federal and corporate employers concentrated on the western side of the region. We also have high unemployment rates (over 20 percent in some eastern-region communities) for lower-skilled minority residents. Many of the major private-sector employers in the region, including those in the biotech, IT, and university sectors, are located away from transit, making access particularly difficult or impossible for potential workers who are reliant on public transportation.

The regional industry sector and cluster analysis will examine which types of industries locate near transit in the National Capital Region and why; identify the skill types in such industries; and recommend

strategies for encouraging firms to locate in transit-accessible locations in the eastern part of the region. This analysis will inform the Strategic Transit-Oriented Development Investment Plan (STIP) and the place-based demonstration plans.

Task 2e: Capital Bikeshare Alternative Payment Study

This study will expand access to bikesharing for the region’s unbanked residents (those without credit cards). Last year, the National Capital Region launched Capital Bikeshare (CaBi) – a regional bikeshare program. CaBi provides a low-cost and convenient option to complement other transit modes, which can be particularly beneficial in communities such as Southeast Washington to connect to the Green Line Metro. However, users must have credit cards to subscribe and rent bikes, posing a barrier to low-income households without credit cards. The study will evaluate and recommend alternative payment mechanisms to enable unbanked residents to use CaBi. Payment options for study may include corporate memberships, Bank On DC partnerships, and payment docking stations. The Coalition will establish necessary partnerships to put this into effect. The Coalition will also collaborate with the Washington Metropolitan Area Transit Agency (WMATA) on their efforts to address the challenge of serving the unbanked through the Metro system.

Task 2f: Regional Equity and Health Assessment

This task will result in a regional baseline assessment of health and health disparities in the region. This assessment will assess and analyze the social determinants of health, including transportation, housing, and environmental quality in the region. As part of the assessment, the Coalition will conduct a qualitative review of residents’ and key stakeholders’ perceptions related to health and equity in housing, transportation, and environmental quality. This assessment will create a baseline of the region’s health and equity conditions and be measured over time to understand how this program and further plan implementation will improve regional equity and health concerns.

Task 2g: Additional Dataset Needs and Baseline Assessment (*Region Forward* Gap)

The Region Forward Coalition is charged with collecting detailed data for a broad spectrum of regional indicators to establish a baseline and measure regular progress toward *Region Forward’s* goals and targets on a regular basis. MWCOG maintains many of the necessary datasets, and over the past several months, MWCOG has begun to establish a baseline analysis as a first step to measuring regional progress. However, there are four critical areas in which MWCOG lacks the data to conduct the baseline analysis: residential construction, vocational and education attainment, and green infrastructure (parks, open spaces, and other pervious surfaces). The Region Forward Coalition will identify data sources and collection methods necessary to obtain these four needed data sets, and will use staff and partner resources to collect and maintain them. With these datasets, MWCOG can complete the baseline assessment and measure future progress toward *Region Forward’s* vision.

Task 2h: Opportunity Mapping

As part of this task, the Coalition will also develop an ‘opportunity map’ to illustrate the location and distribution of high- and low-opportunity areas throughout the region. Working closely with members of the Regional Equity and Engagement Team (REET), the Coalition will define what characterizes a high- or low-opportunity area. Using data collected through the regional housing plan, regional fair housing analysis, the regional equity and health assessment, and baseline assessment, as well as publicly-available datasets, the Coalition will map key housing, health, economic, and educational statistics to create an opportunity index for each Census tract in the region.

The opportunity map will establish a baseline for access to opportunity and can be updated throughout the program to measure progress in addressing disparities and increasing equity in the region. The



opportunity map will allow the Coalition to conduct additional analysis to identify population by race, age, disability, and other characteristics that live in low-opportunity areas across the region.

TASK 3: STRATEGIC TRANSIT-ORIENTED DEVELOPMENT INVESTMENT PLAN (STIP)

The Strategic Transit-Oriented Development Investment Plan (STIP) will prioritize near- and long-term investments for all of the region’s transit station areas to achieve sustainable and equitable development and ensure efficient use of public and private resources. The STIP process will engage the public around assets and needs in transit station communities, and create a transit-oriented typology framework to guide investments. The primary goal of the STIP is to develop a framework for aligning future investment to catalyze and support successful TOD. This framework will help the region’s governments, business, nonprofit, and philanthropic stakeholders to understand their respective roles in making this happen.

Task 3a: Identification of Essential Attributes in Transit Corridors

The Region Forward Coalition will continue the process initiated earlier this year to define and prioritize fundamental attributes of TOD in the National Capital Region. The Coalition will host a series of workshops throughout the region, with the Regional Equity and Engagement Team (REET) taking the lead in organizing public participation. REET members will introduce residents to Region Forward and guide them through a process to identify key attributes missing in their communities. As available, the team will use preliminary results from the opportunity mapping in Task 2 to help communicate assets and needs at the neighborhood level. The REET will use interactive scenario analysis software to illustrate the physical and visual regional impacts of adding missing attributes to local communities. This software will be a particularly helpful tool for communicating and engaging with residents who have not been involved in planning processes before.

Task 3b: Transit-Oriented Typology Framework

Typologies provide a way to evaluate the diverse community contexts throughout the region, to group station areas based on shared characteristics, and to determine the type, scale, and timing of investments around those stations. The typology framework will evaluate all current and planned Metrorail, light-rail, commuter rail, and TIGER I Priority Bus/bus rapid transit station areas in the National Capital Region. ‘Station area’ will be defined as the area within a quarter-mile radius of BRT stations, a half-mile radius of Metrorail or light-rail stations, and a one-mile radius of commuter rail stations. The Coalition will evaluate the **market strength** and **urban form** of each individual station area. The assessment of market strength will be based on recent permit activity, residential and commercial sales, change in neighborhood median income over time, commercial construction activity, and sales price per square foot. The urban form evaluation will be based on population density, street grid density, mix of land uses, frequency and capacity of transit, and presence of pedestrian/bicycle infrastructure.

Following this analysis, the Coalition will sort and classify the station areas into different typologies based on their **TOD readiness**. The Coalition will then develop a set of recommended investments (e.g., planning and partnerships, capital investments, or economic development policies) for each typology over the short-, mid-, and long terms. REET members will conduct focus groups with their constituencies to shape recommendations. The Coalition will also identify relevant resources, capital improvement plans, financing mechanisms, and stakeholders (e.g. affordable housing developers, property owners, local governments, businesses groups, federal agencies, transit agencies, regional organizations, nonprofits, and philanthropic groups) that can play key roles in accelerating these investments.

The final STIP will provide a detailed framework for transforming station areas in every jurisdiction of the region into successful TOD. The STIP will help local governments, regional agencies, and business and

nonprofit stakeholders determine where their investments will be most effective, and how to coordinate their investments to better support TOD.

TASK 4: PLACE-BASED DEMONSTRATION PLANS

Following development of the typology framework, the Coalition will launch a series of place-based demonstration plans around new transit investments and underutilized transit infrastructure. Using guidance on investment type, scale, and phasing from the typology framework, the demonstration plans will apply strategies, such as affordable housing preservation or public-private partnerships, to improve the equity and sustainability of transit-oriented locations. The demonstration plans present a unique opportunity to examine and test innovative approaches to regional challenges through a partnership of local and regional stakeholders, and provide models for using new transit investments to further sustainability and equity goals. The demonstration plans will also provide planning and analysis that may facilitate catalytic projects, such as the preservation or development of affordable housing in a new transit corridor, the creation of a distributed energy system in conjunction with a redevelopment project, or the implementation of new stormwater design features.

The Coalition established criteria for selecting demonstration plans. The selected demonstration plans are located in areas receiving new regional transit investment, or in underutilized transit-oriented areas that require greater investment to realize their potential as TOD locations. In addition, selected demonstration plans were chosen for their ability to provide a regional benefit, their relevance to *Region Forward* targets and Livability Principles, and the interest and commitment by host jurisdictions.

The Coalition will set aside funding to competitively select two additional demonstration plans to provide opportunities to include outer jurisdictions or to examine additional topics, such as educational attainment and workforce training. These additional plans may also include health impact assessments as appropriate.

Each participating jurisdiction will devote staff time to the project to provide coordination with the Coalition and to ensure the plan is grounded in an understanding of local conditions and constraints. Each demonstration plan will be led by an interdisciplinary Corridor Action Team that includes jurisdiction staff, key partners providing technical assistance or local expertise, and REET members. In addition, two demonstration plans will also receive technical assistance through Urban Land Institute (ULI) Washington's Technical Assistance Program. Through the TAP, real estate development professionals from around the region will also participate in these local planning efforts.

REET member organizations will take the lead on developing outreach and educational activities for demonstration plans in their communities, and will provide expertise in engaging their particular constituencies. To expand the participation by traditionally underrepresented groups, the REET will also work with local human and social services agencies to conduct targeted outreach. The public meetings will be welcoming to diverse groups, will be held in transit-accessible locations, and will provide childcare and translation services.

Once completed, the Coalition will host a series of events with local jurisdictions to publicly release the demonstration plans and examine opportunities for implementation. The Coalition's six selected demonstration projects are described below, and shown in relation to the transit network on Appendix page 14.

Design for Healthy Communities, Anacostia Streetcar and 11th Street Bridge, District of Columbia

Regional Benefit: Re-using aging infrastructure to address health and access inequities.

Livability Principles: Value existing neighborhoods, Support existing communities.

Region Forward Goal: The majority of Healthy People Goals are met for the region.

11th Street Bridge (U.S. Census: 1/2 mile radius)	
Population	17,096
Percent Minority	68
Median Income as a Percent of AMI	60
Walk Score	69

This demonstration plan examined adaptive reuse of existing infrastructure to improve health and connectivity. Wards 7 and 8 have the highest levels poverty in the region (24 and 30 percent of families, respectively), poor access to fresh food, and adult obesity rates around 40 percent. The construction of a new 11th Street Bridge, which will accommodate a new streetcar, is an opportunity to reprogram and repurpose the old bridge to enhance connectivity in these communities and consider active recreation activities.

The Coalition will also study and recommend appropriate bike and pedestrian connections between the bridge and nearby neighborhoods. This will be coordinated with two other planning grants for the area, the EPA Greening America’s Capitals grant and a potential Health Impact Assessment (HIA) through the Pew Charitable Trusts. These grants will examine connections between the Anacostia River and surrounding neighborhoods and health impacts from a D.C. bicycle master plan that includes the 11th Street Bridge. The demonstration plan’s outcomes can provide examples for other jurisdictions (including Arlington County and Alexandria) that are considering ways to repurpose outdated transportation system infrastructure.

Economic Development and Local Business Stabilization, Purple Line Light Rail, Prince George’s County

Regional Benefit: Creating models to ensure small business success along new transit corridors.

Livability Principles: Enhance economic competitiveness.

Region Forward Goal: We seek to minimize economic disparities and enhance the prosperity of each jurisdiction and the region as a whole through balanced growth and access to high quality jobs for everyone.

Purple Line (U.S. Census: 1/2 mile radius)	
Population	130,648
Percent Minority	52
Median Income as a Percent of AMI	81
Walk Score	46-69

Prince George’s County is hit hardest by the region’s jobs-housing imbalance, as a housing-rich jurisdiction that needs job growth, particularly around its transit corridors. The proposed Purple Line light rail transit project will run from Bethesda in Montgomery County to New Carrollton in Prince George’s County and could be operational in six to seven years. In Prince George’s County, the proposed Purple Line runs through many “gateway” communities for recent immigrants, such as Langley Park and Riverdale, which has a large population of

Latino and African immigrants who rely upon jobs, goods, and services provided by many small locally-owned businesses. The potential for displacing the corridor’s small businesses is a significant community concern. This demonstration plan will get ahead of this trend by generating and implementing strategies for retaining small businesses and encouraging their growth near Purple Line station areas in coordination with efforts to preserve affordable housing.

small business zoning incentives modeled after affordable housing inclusionary zoning concepts, transit-oriented small business improvement districts, funding incentives to assist small businesses, mobile or pop-up retail units, business district organization and marketing programs, and cooperative restaurant delivery programs. The Coalition will also consider other strategies such as methods to minimize tenant rent increase, merchandising, operations management, and other forms of technical assistance. The Coalition will also explore the feasibility of creating one or more small business incubator projects or programs in low-cost, high-visibility locations. The Coalition will work with County and State economic development agencies, the Maryland Transit Administration, and the Maryland Department of Housing and Community development to identify and pursue economic development strategies linked to workforce housing.

Affordable and Workforce Housing, Metrorail Silver Line, Fairfax County

Regional Benefit: Expanding affordable housing opportunities in job-rich transit corridors and supporting employer and industry success.

Livability Principles: Promote equitable, affordable housing.

Region Forward Goal: Beginning in 2012, at least 80 percent of new or preserved affordable units will be located in Regional Activity Centers.

Silver Line (U.S. Census: 1/2 mile radius)	
Employment	222,980
Housing Units	58,548
Subsidized Housing Units	2,320

This demonstration plan will explore the use of public-private partnerships to create housing in a job-rich community and support employers’ workforce needs. This demonstration plan presents an opportunity to involve the region’s business community in local action to address regional needs. The Silver Line is a 23-mile extension of the Metrorail system that will run

from East Falls Church west to Ashburn in Loudoun County and will include 11 new stations. Phase 1 of the project is currently under construction. The Silver Line will serve the two largest employment centers in Virginia - Tyson’s Corner and the Reston Herndon area - and will connect Dulles International Airport to downtown Washington, DC. Communities along the Silver Line are some of the region’s most affluent and have some of the best public services and schools in the country. Developing affordable rental housing along this corridor and retaining existing market-rate affordable housing are major priorities for Fairfax and Loudoun Counties and would support core equitable development outcomes of *Region Forward*, Tyson’s Corner has a policy that recommends that office development contribute to affordable housing on a per square foot basis. This demonstration plan will evaluate the potential impact of the policy in Tyson’s corner and recommend variations of the policy for adoption in outer Silver Line areas. The policy will be coordinated with efforts in Loudoun County to link plans for affordable housing along the entire transit corridor. The demonstration plan will also study possibilities for creating a “Live Near Your Work” pilot program to encourage a better match between employment and rental housing opportunities in the corridor. The Coalition will establish partnerships with one or two major employers to provide incentives for employees to rent homes along the corridor.

Public-Private Partnerships: Leveraging Public Land and Affordable Housing, Columbia Pike Streetcar, Arlington County

Regional Benefit: Utilizing public land and affordable housing to create family-friendly TOD corridors.

Livability Principles: Support existing communities.

Region Forward Goal: We seek a variety of housing types and choices in diverse, vibrant, safe, healthy, and sustainable neighborhoods, affordable to persons at all income levels.

This demonstration plan will focus on how to utilize public-private partnerships to support family-oriented public amenities and affordable housing in transit corridors. As a new Columbia Pike streetcar line becomes reality, the County seeks to put policies and tools in place to ensure that new investment creates tangible benefits for the existing community and prevents displacement of residents, particularly families. One such tool is the provision of public land to create affordable housing, pedestrian/bicycle connections, and open space to accommodate family needs. Building upon the soon-to-be-success of the Arlington Mill project, this demonstration plan will evaluate publicly-owned properties for affordable housing and community benefits. The plan will also evaluate potential bike share station locations, providing a model for how to introduce bike sharing as part of a community’s larger redevelopment efforts.

Columbia Pike (U.S. Census: 1/2 mile radius)	
Population	43,902
Percent Minority	40
Median Income as a Percent of AMI	82
Walk Score	69-77

Another potential tool is the Green Preservation of Affordable Transit-Oriented Housing (GreenPATH) program, an affordable housing preservation fund for this region that is currently under development by Enterprise Community Partners and the National Housing Trust. GreenPATH aims to acquire and preserve 1,000 market-rate affordable housing units in transit corridors with a focus on neighborhoods on the verge of substantial neighborhood change. Arlington County has already identified a number of sites with property owners interested in green preservation. This plan will include analysis, public outreach, and scoping to prioritize which sites should

be targeted by GreenPATH based on community needs and phasing of the streetcar line. The Coalition will also develop an acquisition strategy for targeted properties, including assembling capital and buyers, outreach to building owners, and resident engagement. Involving Enterprise is also of critical importance as the organization has significant influence over affordable housing efforts region-wide and could have a transformative effect in how nonprofit affordable housing developers work together and where they concentrate their efforts.

Suburban Retrofits, Richmond Highway, Fairfax County

Regional Benefit: Adapting transit-oriented development for aging suburban commercial corridors to enhance economic competitiveness.

Livability Principles: Value communities and neighborhoods.

Region Forward Goal: We seek a broad range of public and private transportation choices for our region, which maximizes accessibility and affordability to everyone, and minimizes reliance upon single-occupancy use of the automobile.

Woodlawn (U.S. Census: 1/2 mile radius)	
Population	5,862
Percent Minority	59
Median Income as a Percent of AMI	87

While the region has experience creating TOD in urban contexts, suburban TOD presents distinct challenges. This plan will create new frameworks for improving the economic competitiveness of older suburban corridors by providing examples for how to transform underutilized suburban commercial districts. The Woodlawn Community Business Center (CBC) lies along Richmond Highway (Route 1) in Fairfax County, just north of Fort Belvoir. Richmond Highway is served by local and regional bus lines, and the Virginia Department of Rail and

Public Transportation is considering the feasibility of bus rapid transit and light rail along the corridor. With the potential for new transit investments, as well as an influx of approximately 16,000 additional civilian and military workers at Fort Belvoir due to the BRAC plan, Fairfax County hopes to raise the profile of the Woodlawn CBC. However, the CBC’s low density development pattern, large amount of surface parking, small parcel sizes, and environmental constraints all hinder its ability to capitalize on these opportunities. The Region Forward Coalition will partner with Fairfax County to study options for improving the safety, attractiveness, and vitality of the Woodlawn CBC, including office and residential uses, parcel consolidation, urban design and streetscape improvements, and performance parking strategies.

Energy and Stormwater Planning, Metrorail Green Line and Future Streetcar Line - St. Elizabeth's, District of Columbia

Regional Benefit: Creating new TOD models for energy efficiency and stormwater management.

Livability Principles: Coordinate policies and leverage investment.

Region Forward Goal: We seek to maximize protection and enhancement of the region's environmental resources by meeting and exceeding standards for our air, water, and land.

St. Elizabeth's (U.S. Census: 1/2 mile radius)	
Population	15,092
Percent Minority	98
Median Income as a Percent of AMI	33
Walk Score	62

The U.S. Department of Homeland Security is planning to develop a new 4.5 million square foot headquarters campus at St. Elizabeth's, a National Historic Landmark and former government hospital, located in the Anacostia-Congress Heights neighborhood of the District of Columbia. The consolidation plans include the rehabilitation of historic buildings and new construction on the west campus, bringing as many as 14,000 federal workers to the area. The concurrent redevelopment of the east campus provides

an opportunity to launch innovative practices for energy and stormwater management on-site and in the surrounding neighborhoods. This planning process will be coordinated with D.C.'s HUD Challenge grant for the same area.

This demonstration plan will evaluate siting possibilities and energy savings from including a distributed energy system in the redevelopment of the east campus. Results from the demonstration plan will inform efforts in Loudoun, Arlington, and Montgomery Counties to create distributed energy systems near transit stations. The plan will also identify opportunities for energy efficiency retrofits in the surrounding low-income neighborhoods. Through community engagement activities and interviews the demonstration plan will assess energy needs for low-income communities to determine which types of green building or weatherization investments achieve the best results for reducing household utility and energy costs. This effort will also identify the obstacles low-income neighborhoods face in improving household energy efficiency and how these opportunities could be connected with an adjacent distributed energy system.

The District of Columbia is currently implementing its new MS4 stormwater permit, of the most stringent stormwater management regulations in the country. The high density of typical urban transit-oriented developments can increase the difficulty of managing stormwater runoff. This demonstration plan will examine stormwater management designs for high density TOD that achieve high filtration and mitigation to meet the new regulations. The plan will also study the feasibility of implementing new stormwater design solutions for new streets, roads, and buildings planned for the St. Elizabeth's east campus redevelopment. The planning effort will share knowledge and design practices regionally to assist other local governments considering stronger stormwater permits in the Chesapeake Bay and Anacostia watershed.

TASK 5: TOD IMPLEMENTATION TOOLKITS

Building on lessons and outcomes from the Strategic Transit-Oriented Development Investment Plan (STIP) and place-based demonstration plans, the Coalition will develop TOD implementation toolkits. The toolkits will disseminate the strategies and models identified in the Strategic TOD Investment Plan and tested in the demonstration plans to other jurisdictions facing similar challenges. Toolkits will contain models and strategies for advancing equitable and sustainable TOD in diverse transit and development contexts, addressing the four themes of *Region Forward*: livability, prosperity, accessibility, and sustainability. Each toolkit will provide recommendations for implementation and local case examples and studies (where available) and content will be maintained online to show in an interactive way how various tools can be used together to advance goals in *Region Forward* and investments in the STIP.

To ensure that the resource toolkits reach intended audiences and build capacity for addressing the region’s TOD challenges, the Coalition will conduct a series of trainings to introduce the tools to staff from local agencies. The trainings will show staff how, when, and where to use the tools, along with the partners and financing strategies to help ensure their success. The Coalition will conduct three trainings at MWCOG’s offices for staff from around the region. In addition, the Coalition will conduct three or four trainings in selected jurisdictions to simultaneously reach staff from multiple agencies. Using their experiences throughout the program, Regional Equity and Engagement Team (REET) members will also participate in the trainings to share lessons and advice with local jurisdictions on partnering with community-based organizations and engaging traditionally-underrepresented groups, and will also share the toolkits with their constituencies.

Resource Toolkits	
<p>Livability Toolkit: Affordable housing is a cornerstone of equitable TOD, but providing affordable housing often becomes more difficult as new transit investment increases neighborhood housing prices. This toolkit will provide resources to assist local jurisdictions with both affordable housing development and preservation in advance of and during transit infrastructure investments.</p> <ul style="list-style-type: none"> • Model inclusionary housing ordinances • Developer impact fees • Displacement prevention for local residents • Housing production incentives 	<p>Prosperity Toolkit: New transit investment can generate major economic development in surrounding areas, but increased market pressures can sometimes exclude local business and workers. This toolkit will contain resources to help jurisdictions encourage equitable economic development that benefits and retains small businesses, entrepreneurs, and larger employers alike.</p> <ul style="list-style-type: none"> • Business incubator models • Small business retention tools • Model local hiring ordinances • Public investments and incentives for transit-oriented industry siting
<p>Accessibility Toolkit: Providing “last mile” connectivity is vital to achieving the full TOD potential of transit station areas. This toolkit will provide tools to improve access for bicyclists and pedestrians and enhance public safety in and around station areas and corridors.</p> <ul style="list-style-type: none"> • Model Complete Streets ordinances • Street grid improvements guide • Capital Bikeshare siting tool 	<p>Sustainability Toolkit: Transit-oriented locations provide an opportunity to achieve significant sharing of energy and water resources, and reduce costs for local building owners and renters. This toolkit includes resources for improving energy and water efficiency.</p> <ul style="list-style-type: none"> • Energy efficiency retrofits • District energy siting • Stormwater management design strategies

TASK 6: POLICY, PROGRAM, AND INSTITUTIONAL CHANGES

Realigning policies, programs, and institutions to support *Region Forward* over the long-term is central to the success of this program. At several stages of the program, including the Regional Fair Housing Analysis, the STIP, and the TOD implementation toolkits, the Region Forward Coalition will identify policy, program, and process barriers and opportunities for achieving successful TOD, and will make recommendations to address them. Several examples of barriers and opportunities are already apparent, while others will emerge during the course of the program. Key areas for change and initial approaches are discussed below.

Housing: The Region Forward Coalition improve coordination among local and regional agencies to ensure consistency across local consolidated plans, the region’s fiscally constrained long-range transportation plan, *Region Forward*, the regional housing plan, the regional fair housing analysis, and the Strategic TOD Investment Plan. With a number of planned transit infrastructure expansions that cross jurisdictional boundaries, the Coalition will help to facilitate coordination between consolidated plans in adjacent jurisdictions. In implementing the regional housing plan and regional fair housing analysis, the Coalition will seek to address specific barriers identified in the plans by coordinating with MWCOG’s technical committees and other local and regional stakeholders, including HUD’s Washington, DC field office. The Coalition will work closely with MWCOG’s Housing Directors Advisory Committee, which includes directors of housing and community development departments across the region, to identify opportunities to strengthen and enforce local fair housing statutes and laws and identify funding resources to address gaps and barriers to fair and affordable housing.

Two pilot programs identified in this grant could expand into regional programs and lead to catalytic projects that preserve or develop affordable housing. These include GreenPATH and the “Live Near Your Work” programs referenced in the demonstration plans. The regional housing plan, build-out and redevelopment analysis, and the STIP will lay the foundation for widespread implementation of GreenPATH by identifying high-priority locations for affordable housing preservation. The second opportunity is a regional “Live Near Your Work” program included in the Silver Line demonstration plan. A recently-launched program in the District of Columbia provides down payment and closing cost assistance to residents purchasing a home near their workplaces. The demonstration plan and the DC program will inform how to launch a regional program that includes partnerships with major area employers. Once expanded region-wide, both GreenPATH and the “Live Near Your Work” program can be mechanisms to address affordable and fair housing needs identified in the regional housing plan and the regional fair housing analysis in Task 2. MWCOG will work closely with its Housing Directors Advisory Committee to identify opportunities for cross-jurisdictional implementation to leverage funding.

Transportation: As indicated elsewhere in this application, our region has made a firm commitment to transit. The region needs to align federal transportation funding with housing to better support equitable TOD. The Coalition will research creative strategies used in other regions to leverage federal transportation funds to produce and preserve affordable housing units in high-cost transit centered neighborhoods. The Coalition will make recommendations to Transportation Planning Board at MWCOG on ways that some these federal transportation funds might be targeted to encourage and support better land use and housing goals in transit station areas and corridors.

Stormwater: As mentioned, the District of Columbia will soon be implementing its new municipal MS4 stormwater permit, which will be among the most aggressive stormwater regulations in the country. The District’s progress can serve as a model for implementing stronger regulations in neighboring jurisdictions in the Anacostia and Chesapeake Bay watersheds.

State outreach: State representatives, including representatives from the Maryland and Virginia General Assemblies and state agencies, are members of the Region Forward Coalition. Coalition members will also organize regular briefings to state delegates and legislators to inform them of regional priorities and to get assistance in realigning state programs to advance implementation.

Federal coordination and synergies: MWCOG has established a strong working relationship with two federal entities, the National Capital Planning Commission (NCPC) and the General Services Administration National Capital Region Office (GSA). Both are members of the Region Forward Coalition and fully committed partners in implementing *Region Forward*. To lay the groundwork for better regional-federal coordination in the future, these agencies will bring appropriate federal representatives to participate in the demonstration projects, many of which are proximate to federal facilities. NCPC will work with MWCOG to convene a forum between high-level Administration and agency officials and regional leaders to discuss shared priorities and specific opportunities to work together. NCPC also prepares a comprehensive plan that is the primary policy document informing that agency’s review of federal development in the region. NCPC is updating this policy document, specifically to provide urban design guidance, and to incorporate many of the sustainability and federal location directives of Executive Order 13514, which requires federal facilities to implement a number of policies and actions to increase their sustainability. NCPC will coordinate with MWCOG to ensure this plan is compatible with *Region Forward’s* goals. In addition, GSA is currently studying their policies regarding location and development of federal facilities near transit in the National Capital Region, and will coordinate their effort with this grant.

Institutional change: Regional councils and MPOs have largely followed the same model since they first came into existence, but times have changed. In many regional councils and MPOs, transportation, housing, environmental, and health planning are done in separate silos, with limited coordination, much less integration, among them. These agencies provide important local coordination of their member jurisdictions, but coordination is not enough to tackle challenges to sustainability and equity that are fundamentally regional in nature. This program is devoted to improving upon the fragmented structure of regional planning by empowering new voices and institutionalizing new decision-making models. This program will transform MWCOG and the way it operates, plans, and connects with the broader region. Ultimately, this grant will leave a legacy of a stronger MWCOG that serves our region more effectively.

GOVERNANCE AND MANAGEMENT

The **Region Forward Coalition** serves as the Consortium for this grant. Established in the spring of this year to guide implementation of *Region Forward*, the Coalition has ultimate responsibility for its success. The Coalition’s roles include:

- Setting strategic direction and overseeing the implementation process
- Providing policy guidance
- Infusing equity into the entire work program
- Piloting new models for regional collaboration and decision-making within MWCOG
- Vetting ideas for strategies and programs
- Providing coordination with broader constituencies
- Developing and strengthening partnerships throughout the program

The Region Forward Coalition represents the diverse regional constituencies necessary to implement the plan and make the policy and program changes required to support the plan beyond the life of the grant. The Coalition includes local governments, community-based organizations, state and federal agencies, business and economic development groups, nonprofit, advocacy, real estate, philanthropic, research institutions, public housing authorities, and other stakeholders representing the more than 4.9

million residents of the National Capital Region. Together, partners from the Coalition have the skills and experience to conduct the research, lead the public engagement, and develop the plans and toolkits that are described in Tasks 1 through 6. A full list of the Region Forward Coalition membership and the qualifications, commitment, and role of each Coalition partner are in Appendix pages 2-6. The Coalition recognizes that the need for additional partners may emerge during the grant period. Based on the request and recommendation of Coalition members, we will incorporate new partners into the Coalition membership and work program.

The lead applicant is the **Metropolitan Washington Council of Governments**, the regional planning agency and MPO for the National Capital Region. MWCOG led the Greater Washington 2050 effort, which culminated in the development of *Region Forward*, and MWCOG's experience with that process has informed the structure of the Region Forward Coalition. The main challenges of the Greater Washington 2050 process were achieving meaningful public engagement and increasing the capacity of key constituencies for accelerating local implementation. To address this, the Region Forward Coalition and the proposed program incorporate broad-based participation of local groups in leading outreach efforts among their broader constituencies. The Coalition also includes three working groups (the Regional Analysis Team, the Complete Communities Team, and the Impact Team) and the REET, described below, to provide forums for intensive, hands-on involvement in *Region Forward* implementation.

In the last year, the MWCOG Board of Directors has already made structural changes in how it receives policy recommendations by empowering the Region Forward Coalition to be the primary group to consider policy and programmatic changes to support *Region Forward*. The Coalition will meet quarterly, during which time it will approve work plans, set priorities for the coming months and year, and get updates on progress and activities of the working groups.

The Coalition Management Committee will facilitate management discussions during full Coalition meetings. The Committee will also approve budgets, regularly report to the MWCOG Board and TPB, infuse equity into the entire work program, pilot new models for regional collaboration and decision making between MWCOG and the MPO, advise working groups, and handle pressing work plan or management issues that arise between meetings of the full Coalition. The Committee will also intervene in the event that the Region Forward Coalition cannot reach consensus on a work plan decision. The Committee will include the Region Forward Coalition's chair and two vice-chairs, two representatives from each working group, and two representatives from the REET. The Committee will meet monthly.

Each working group is responsible for a particular area of *Region Forward* implementation. The **Regional Analysis Team** will create a performance baseline for measuring success over time. The **TOD Investment Team** will update locations of transit-oriented centers and will lead activities for the creation of the STIP, including defining essential attributes, assessing conditions and needs around transit stations, and developing the typology framework to guide short and long term investments for different community types. The Impact Team will work on the demonstration plans, oversee and participate in the development of the TOD implementation toolkits, and develop and launch programs and initiatives to carry out identified priorities.

Many of the Coalition members, including representatives from public health, affordable housing, and philanthropic organizations, bring an equity-focused perspective that strongly influences the Coalition. To ensure that advancing equity remains a central focus of the Region Forward Coalition, the **Regional Equity and Engagement Team (REET)** will reside within the Coalition. Its members will be full Coalition members, and two of its members will serve as representatives on the Management Committee. This structural change will bring additional organizations into the Coalition's membership and will integrate public outreach efforts and a focus on addressing disparities into the larger Coalition's work. A full-time

public outreach coordinator will assist the REET. The outreach coordinator will be selected by and report directly to the team. MWCOG staff will provide in-kind support to assist the team until it is fully up and running.

The REET will meet monthly or bi-monthly as needed to coordinate the overall engagement strategy of the Initiative, with team members leading individual public participation events or checking in with other working groups to provide guidance on planning activities. As detailed in the Budget Narrative on Appendix page 9, 24 percent of the total request is devoted to increasing the breadth and diversity of public engagement in the planning process. This will include sub-grants of between \$5,000 and \$20,000 a year to each organization on the REET involved in public engagement activities to support coordination during the intensive three-year grant period. In addition, the budget includes approximately \$856,000 for the REET’s outreach efforts, including education and training sessions, public workshops, websites, newsletters, and social media.

Corridor Action Teams will develop the demonstration plans. Each Corridor Action Team will bring together diverse local and regional stakeholders to address a regional challenge and build capacity to transfer knowledge among regional actors and jurisdictions. Each team will include staff from the host jurisdiction and MWCOG, as well as other members of the Region Forward Coalition who bring expertise in the local area and specific topic addressed by the each demonstration plan.

DATA MANAGEMENT

The collection of additional data through this program will expand the capacity of MWCOG and the other local agencies and organizations in the Region Forward Coalition. The Regional Analysis Team will oversee data management to ensure a sound approach to collecting and maintaining the data, including creating detailed metadata for all new datasets. The Regional Analysis Team will also validate newly created data to ensure accuracy and comprehensiveness. During year one, the Team will focus on completing the baseline and will meet roughly every month to address data needs and collection for *Region Forward* implementation. Team will make all non-proprietary data available to all Coalition members and to the public through a designated website. COG already manages a large amount of data, including population, employment, and housing forecasts, Census data, and transportation modeling data, and will integrate additional data gathered through the Initiative into its data management structure.

PROJECT COMPLETION SCHEDULE AND BUDGET

The Region Forward Coalition seeks \$3.56 million from the Sustainable Communities Regional Planning Grant Program. Coalition members have committed over \$14 million in leveraged resources. The project completion schedule is on Appendix page 7 and the budget narrative is on Appendix page 9.

HUD’S DEPARTMENTAL POLICY PRIORITIES

The proposed program directly supports HUD’s policy priorities.

Capacity Building and Knowledge Sharing: The activities of this program will build capacity among members of the Region Forward Coalition and the public. All core activities of the program will be conducted by Region Forward Coalition members, rather than consultants, and additional organizations have been added to the Coalition to provide needed areas of expertise. The program will include extensive data collection, completion of a comprehensive baseline analysis, and the development of numerous studies and reports, that will result in a more accurate and detailed understanding of regional needs and provide a strong foundation for subsequent planning efforts in the region. Public engagement, typology frameworks, demonstration plans, and toolkits developed under this program will increase skills and expertise for identifying and implementing solutions. The Region Forward Coalition, the working groups, and the Regional Equity and Engagement Team (REET) are structured to provide opportunities for regular

interaction, and the resulting work products will be widely disseminated to increase knowledge sharing. The program’s capacity building and knowledge sharing will result in the following anticipated outputs:

- The program will include at least 30 public outreach events, including workshops, forums, focus groups, demonstration plan meetings, walking tours, trainings, and policy briefings, that will directly engage at least 5,000 residents, of whom at least half will be from traditionally underrepresented communities;
- The Region Forward Coalition will conduct six to seven trainings on TOD implementation toolkits for local jurisdiction staff;
- The Region Forward Coalition will convene approximately 36 full Coalition and team meetings, involving over 100 members in *Region Forward* implementation process;
- At least 15 community-based organizations will conduct public engagement activities over a three year period as members of the REET;
- 15 to 20 community ambassadors will participate in the intensive IMPACT Institute training program, and three emerging leaders will participate in the ULI Land Use Leadership Program;
- Local jurisdictions will collectively contribute at least 800 hours of staff time to developing demonstration plans; and
- All reports and studies will be publicly available through the program’s website.

Expand Cross-Cutting Policy Knowledge: Given the region’s unique composition with two states and the District of Columbia, the program will provide an opportunity for policy experimentation under very different governance structures. This will result in outcomes that can be applicable in many other regions across the country. To measure outcomes, this program includes baseline assessment and monitoring. As part of the research and baseline assessment in Task 2, Region Forward Coalition partners will collect data to complete a baseline of the region’s existing conditions. This will include, but is not limited to collection of the following data: vehicle miles traveled; greenhouse gas emissions; poverty rate; unemployment rate; affordable housing units within a half-mile of transit stations; residential construction; jobs within a half-mile of transit stations; contraction rates for major diseases; and vocational and educational attainment.

Many of these data will be collected by MWCOG, while others will be secured by other members of the Coalition, including research institutes, universities, and local government agencies. The Coalition will establish a data-sharing agreement with each of these partners to ensure that collected data will be made available for the Coalition’s use in measuring outcomes, and that non-proprietary data will be publicly available. The Coalition will make the baseline available on the program’s website.

The baseline will be updated at least once during the grant period to monitor progress toward desired outcomes. The Coalition will develop and release at least three summary reports on the results of the updated baseline during the grant period. These will be available on the website. Coalition members will participate in webinars and conversations with other grantees to share evaluations of policy outcomes.

CAPACITY OF THE APPLICANT AND RELEVANT ORGANIZATIONAL EXPERIENCE (Rating Factor 1)

ORGANIZATIONAL CAPACITY AND QUALIFICATIONS

The **Metropolitan Washington Council of Governments** is the lead applicant. As the National Capital Region’s regional planning agency and MPO, MWCOG regularly convenes government, business, and nonprofit stakeholders to address issues of regional importance and develop multi-jurisdictional solutions. MWCOG conducts regional planning, provides coordination, research, and technical assistance to its 21 local government members. MWCOG has led many regional efforts setting regional climate change and energy goals, numerous scenario planning exercises and studies, organized the Greater Washington

2050 Coalition that resulted in *Region Forward* the Region’s vision plan, the Transportation Planning Board Vision, and regular updates to managing growth through the Regional Activity Centers. MWCOG has the proven ability to handle a variety of grant-funded tasks, from coordinating a regional Section 8 mobility program, to implementing a regional substance abuse program, to purchasing and deploying handicapped-accessible taxicabs. The organization has state-of-the-art financial management systems and an audit committee that regularly monitors the tracking and use of funds. MWCOG Board’s Budget and Finance Committee oversees these activities in addition to the organization’s annual budget process. MWCOG has received clean audits since its inception in 1957.

As lead applicant, MWCOG will administer the grant, oversee its six core activities, and provide staff support to the Region Forward Coalition, Coalition Management Committee, working groups, and REET. MWCOG staff will work under the guidance of the Coalition, and its working groups to coordinate and assist with many of the programmatic activities, including responsibility for the build-out and redevelopment analysis, place-based demonstration plans, and resource toolkits. Additional details on how the Coalition is organized and functions can be found in the organization chart on Appendix page 8 and in the Governance and Management section. Last spring, MWCOG formed the Region Forward Coalition to implement *Region Forward*. MWCOG has dedicated staff in housing, transportation, environment, energy and health to assist the Region Forward Coalition, but funding for implementation activities is small. MWCOG organized the Coalition to bring more resources to bear beyond what MWCOG could dedicate for *Region Forward’s* implementation. Coalition efforts to assemble an implementation program for the HUD Regional Planning Grant have energized the region and leveraged millions of dollars from the broadest and most diverse group of stakeholders in the region’s history.

CAPACITY AND QUALIFICATIONS OF KEY PERSONNEL

Additional organizational capacity and qualifications of key personnel are on Appendix pages 2-6 and in partnership letters. To help ensure the program is a success, MWCOG also will hire a full-time outreach coordinator to assist the Regional Equity and Engagement Team (REET), a full-time budget analyst to assist with grant reporting requirements, and a part-time consultant to assess performance of the public engagement and capacity building activities. These job descriptions are in Rating Factor Form 1.

During the grant start-up period, COG staff will develop an MOU describing the scope of work for each core partner within the Region Forward Coalition. Each core partner will sign the MOU to formalize its participation in these efforts and reinforce accountability. The Coalition recognizes that the activities of this program will likely reveal the need to include additional partners in our efforts, and will incorporate such partners into the process as needed.

CAPACITY TO ADDRESS ECONOMIC AND SOCIAL DISPARITIES

The Region Forward Coalition includes several members from research organizations who study economic and social disparities. These organizations will conduct much of the research and analysis in Task 1 and will bring additional organizational resources to bear on the Coalition’s efforts to address disparities. In addition, members of the REET will provide crucial capacity to conduct meaningful public engagement among traditionally disadvantaged groups. Many of these team members represent community organizations dedicated to addressing social and economic inequities at the local level through grassroots organizing, skill building, advocacy, and legal services. Qualifications of core partners on the Region Forward Coalition are provided on Appendix pages 2-6.

MWCOG has dedicated key staff to this project who have successful track records at managing regional planning programs. Both the project manager and the lead housing planner have 1) completed leadership training to empower local communities, 2) worked on transit-oriented development plans, and 3)

developed public housing plans around transit to reduce disparities and improve the quality of life for some of the region’s most challenged communities. Project Manager John Mataya has TOD planning experience in Langley Park, one of the region’s “gateway communities” for immigrants, which will be studied as part of the Purple Line demonstration plan. Lead Housing Planner Alicia Lewis brings land use planning experience to bear from working on three sites as part of the District of Columbia’s New Communities Initiative. More detail can be found in the bios of key personnel on Appendix pages 2-6.

MATCH, LEVERAGE, AND PROGRAM INTEGRATION (Rating Factor 4)

Equity Through Transit will also provide opportunities to leverage and learn from other grants through the Federal Partnership for Sustainable Communities. These include the two **HUD Challenge Grants** awarded to the District of Columbia and Prince George’s County along the southern end of the Green Line. These efforts are leveraging public and private investments to create an economic development strategy that supports low-income residents and small businesses and enhances TOD. Through these efforts, the General Services Administration National Capital Region Office also expects to learn new approaches that improve federal facilities siting and connections to surrounding neighborhoods, lessons that can inform the development of the Strategic Transit-Oriented Investment Plan and the demonstration plans. The Anacostia Metrorail station in the District of Columbia is also the part of the **EPA’s Greening America’s Capitals Grant** that will address stormwater management needs, create a stronger community identity, and improve connections between neighborhoods, schools, businesses, and the Anacostia River. The Coalition will coordinate proposed demonstration plans for the District of Columbia with the outcomes of this EPA technical grant. Finally, the region was awarded a **TIGER grant** to create a priority bus corridor network. The Strategic Transit-Oriented Investment Plan will include the TIGER priority bus network to provide guidance on the types of investments needed around the network.

This program will also align with and leverage **PlanMaryland**, Maryland’s first statewide development plan. A significant component of PlanMaryland is the alignment of state agency policies and plans to a consistent smart growth-oriented geographic focus – a process that will align well with Equity Through Transit.

More detail on the budget, leveraged resources, and integration with federal and state planning activities are on Appendix pages 2-6 and in the partnership letters.

ACHIEVING RESULTS AND PROGRAM EVALUATION (Rating Factor 5)

The implementation program is designed to result in specific sustainability and equity outcomes in the region’s new and existing transit corridors, as detailed in the Rating Factor Form 5. The program includes components to evaluate progress toward these outcomes during the grant period. *Region Forward* includes a number of indicators and metrics to measure progress toward regional goals and targets. The additional data and research through Task 2 of the program will allow us to complete our baseline analysis for assessing existing conditions and measure progress toward goals targets every two to three years. The program also includes measures to monitor progress toward the objective of increasing engagement and empowerment among residents, particularly underrepresented residents. The Coalition will identify an independent outside consultant to measure the effectiveness of the Coalition’s message and the level of empowerment people feel after engaging with the program. These evaluation measures will provide critical feedback that will allow the Coalition to strengthen its approach and activities during and beyond the grant program to achieve more effective outcomes.

Appendix

Map of the National Capital Region

Category 2 Application



Consortium Partners Region Forward Coalition

Local Governments

District of Columbia (Principal Central City)
 Frederick County
 Montgomery County
 Prince George’s County
 City of Bowie
 City of College Park
 City of Frederick
 City of Gaithersburg
 City of Greenbelt
 City of Rockville
 City of Takoma Park
 Town of Bladensburg
 St. Charles Urbanized Area
 Arlington County
 Fairfax County (Largest Population)
 Loudoun County
 Prince William County
 City of Alexandria
 City of Fairfax
 City of Falls Church
 City of Manassas
 City of Manassas Park

Regional Planning

Metropolitan Washington Council of Governments
 National Capital Region
 Transportation Planning Board
 Washington Metropolitan Area Transit Authority (WMATA)
 Maryland Department of Planning
 Maryland-National Capital Park and Planning Commission, Prince George’s County
 National Capital Planning Commission
 General Services Administration
 Maryland Department of Transportation
 Virginia Housing Development Authority
 District of Columbia Department of Transportation

Nonprofit Organizations

CASA de Maryland
 Latino Economic Development

Corporation

National Housing Trust
 Northern Virginia Affordable Housing Alliance
 Enterprise Community Partners
 Equal Rights Center
 Coalition for Nonprofit Housing and Economic Development
 Washington Sustainable Growth Alliance
 Coalition for Smarter Growth
 Clean Water Action
 Congress for New Urbanism - DC Chapter
 Impact Silver Spring
 Envision Prince George’s
 Montgomery Housing Partnership
 Reconnecting America CTOD
 Institute for Public Health Innovation
 Washington Area Bicyclist Association
 Washington Regional

Association of Grant Makers
 Prince Charitable Trust

Research Institutions

George Washington University and the DC Environmental Health Collaborative
 George Mason University
 Center for Regional Analysis
 University of Maryland – National Center for Smart Growth
 Urban Institute
 University of the District of Columbia
 University of Michigan - Taubman College of Architecture & Urban Planning

Business Groups

Urban Land Institute – Washington District Council
 The 2030 Group
 RCLCO INC
 FVB Energy INC
 Momentum Analysis, LLC
 Nspiregreen, LLC

Core Partners, Key Staff & Roles

For additional detail on partner roles, see Rating Factor 1 Form

Metropolitan Washington Council of Governments (lead applicant)

MWCOG is the regional planning council and Metropolitan Planning Organization for the National Capital Region. MWCOG’s 21 local government members represent a population of 4.9 million people. MWCOG’s mission is to enhance the quality of life and competitive advantages of the region in the global economy by providing a forum for consensus building and policy-making; implementing intergovernmental policies, plans, and programs; and supporting the region as an expert information resource.

MWCOG Key Staff: Paul DesJardin, Director of Community Planning and Services

Mr. DesJardin will serve as the regional planning grant’s full-time program director. Since 1992, Mr. DesJardin has led COG’s Cooperative Forecasting program, which develops the growth projections that are the basis for the Transportation Planning Board technical work program, and has worked to ensure the land use and transportation compliance required under federal legislation (ISTEA, CAA, TEA-21, SAFETEA-LU). Mr. DesJardin led the development of the first two MWCOG/TPB Regional Activity Centers maps; the regional land use, transportation, and air quality study of the impacts of the 2005 Base Re-alignment and Closure (BRAC) recommendations; and the preparation of COG’s “Smart Growth Begins at the Local Level” video. Most recently, Mr. DesJardin was project manager for the Greater Washington 2050 Initiative, the 2-year effort that culminated in the development of *Region Forward*.

MWCOG Key Staff: John Mataya, AICP, LEED AP, Regional Planner

Mr. Mataya will serve as the regional planning grant’s full-time program manager. He will coordinate the activities of MWCOG’s multidisciplinary staff working on various elements of the regional sustainable development plan, and take the lead in maintaining and strengthening relationships with current Consortium members as well as recruiting new members. He will also network with other sustainable community grantees to share lessons and experiences. Mr. Mataya has seven years of experience coordinating long-range planning projects related to regional growth and development. Such projects include coordinating public engagement and scenario workshops, managing the planning process for MWCOG’s Greater Washington 2050 initiative, and working with regional stakeholders to complete and adopt *Region Forward*. Mr. Mataya’s previous experience includes coordinating transit-oriented development plans and planning studies for Maryland communities at the Maryland-National Capital Parks and Planning Commission, and working with communities to develop comprehensive plans in accordance with Wisconsin’s Smart Growth Comprehensive Planning Law. John has completed leadership training focusing

on organizing diverse communities and capacity building to implement community plans. John maintains professional accreditation with the American Institute of Certified Planners (AICP). He is also a Leadership in Energy and Environmental Design, Accredited Professional (LEED, AP). John received an M.S. in Urban and Regional Planning from the University of Wisconsin-Madison.

Role: Administration of the grant program. MWCOC staff will also work with Region Forward Coalition members on Tasks 1-6.

MWCOC Key Staff: Alicia Lewis, Housing Planner

Ms. Lewis has extensive project management, land planning and research experience. She is presently managing the creation of a regional transit oriented development (TOD) fund. The fund will acquire, maintain and preserve affordable rental buildings adjacent the region's major transit stations and employment centers. Prior to her work at COG, Ms. Lewis served as a senior project manager in the Office of the Deputy Mayor for the District of Columbia and was responsible for the land planning activities for three public housing sites – Park Morton in Ward 1, Lincoln Heights/Richardson Dwellings in Ward 7, and Barry Farm in Ward 8 – included in District of Columbia's New Communities Initiative, a \$1 billion program. She crafted public solicitations for the disposition and redevelopment of public housing property valued in excess of \$1 million. Having lead responsibilities in projects involving community planning, land disposition and acquisition, and equipping civic leaders of all age groups, Ms. Lewis understands the complexity of issues associated with community development in and for underserved yet viable communities.

Role: Perform key partnership coordination, planning, strategy, and programmatic roles in tasks 1, 2, 3, 4, 5, 6

DC Environmental Health Collaborative & Department of Health Policy at George Washington University

The Collaborative provides a vehicle through which community organizations and agencies can work together to coordinate shared objectives for improving environmental health and quality of life, with a focus on the populations most vulnerable to environmental disease in the District of Columbia, including minorities, refugees, and low-income residents living in high-risk neighborhoods.

Key Staff: Dr. Janet Phoenix, Co-Principal Investigator

Dr. Phoenix is an Assistant Research Professor in the Department of Environmental and Occupational Health at George Washington University School of Public Health and Health Services. She has developed environmental health trainings for hard-to-reach audiences such as low-income and low-literacy individuals and national Spanish language media campaigns. She was the recipient of a 2008 Health Policy Fellowship from the Robert Wood Johnson Foundation and has served on two federal advisory committees, the Center for Disease Control and Prevention's Lead Poisoning Advisory Committee, and the Environmental Protection Agency's Children's Health Protection Advisory Committee.

Role: Task 1: Assist with Equity and Engagement Team Activities. Task 4: Develop Regional Equity and Health Assessment and Equity and Health Impact Assessments for demonstration plans.

Enterprise Community Partners, Washington, D.C. Office

Enterprise Community Partners provides investment capital and technical expertise to create decent, affordable homes and revitalize communities. The Washington, D.C. office's recent track record includes providing more than \$220 million in capital to support affordable housing efforts in the National Capital Region, creating or preserving more than 4,900 homes, providing capacity building and technical assistance to local nonprofit developers, and initiating a regional affordable housing preservation fund, Green Preservation of Affordable Transit-Oriented Housing (GreenPATH).

Key Staff: David Bowers, Vice President and Market Leader

Mr. Bowers facilitates affordable housing and community development deals in collaboration with government agencies, lenders, and for-profit and nonprofit developers in the region. Previously, Mr. Bowers served as a program manager for the AFL-CIO Housing Investment Trust, and as a financial and programs advisor at the Community Development Financial Institutions Fund.

Role: Task 1: Partner on Columbia Pike and Purple Line demonstration plans, including piloting an affordable housing preservation fund, GreenPATH. Task 5: Contribute to livability toolkit.

Momentum Analysis, LLC

See partnership letter for background, experience, and role.

General Services Agency, National Capital Region

See partnership letter for background, experience, and role.

George Mason University Center for Regional Analysis

The Center provides research and analytical services to local government and businesses in the Washington region focusing on economic, demographic, transportation, housing, and fiscal trends and forecasts.

Key staff: John McClain, Senior Fellow and Deputy Director, Center for Regional Analysis

Mr. McClain has more than 25 years of experience analyzing the housing and economic conditions in the Washington region. As Senior Fellow and Deputy Director, Mr. McClain develops overseeing economic and demographic forecasts and develops analyses of regional economic and housing trends for businesses, local governments, and nonprofit organizations.

Role: Task 2: Develop Regional Housing Plan and Regional Industry Sector and Cluster Analysis

IMPACT Silver Spring

See partnership letter for background, experience, and role.

Institute for Public Health Innovation

IPHi provides research, analysis, and technical assistance to help communities address disparities in health and well-being. IPHi conducts program design, implementation and evaluation, research and development, and organizational development to help organizations and communities promote health in the areas of aging, obesity, children and families, violence prevention, and public

health systems development.

Key Staff: Michael Rhein, Senior Vice President

Mr. Rhein works at the local, regional, and national levels to improve public health and social justice, with a particular focus on reducing health disparities and strengthening community health services, systems and public policy. Mr. Rhein’s work includes advising, supporting, and partnering with governments, foundations, and corporate funders; designing and directing national grant-making initiatives; providing technical assistance to community-based organizations; creating and facilitating group learning experiences; coalition building; public policy advocacy; program evaluation; and organizational development.

Role: Task 1: Assist with Equity and Engagement Team Activities. Task 4: Develop Regional Equity and Health Assessment and Equity and Health Impact Assessments for demonstration plans.

National Capital Planning Commission

NCPC coordinates the planning efforts of federal agencies that construct and renovate facilities within the National Capital Region. NCPC updates the Comprehensive Plan for the National Capital Region, crafts long-range plans and planning policies, reviews a variety of federal and District of Columbia development projects, and produces the annual Federal Capital Improvements Program.

Key Staff: Julia Koster, Director of Intergovernmental Affairs

Ms. Koster leads the Office of Intergovernmental Affairs which fosters partnerships and facilitates communication among state and local jurisdictions, federal agencies, and civic stakeholders throughout the National Capital Region. As Director, Ms. Koster works to coordinate federal resources and activities to effectively address regional challenges and to foster a vibrant, inclusive, and sustainable region. This work includes coordinating inter-agency teams and projects, sponsoring regional outreach and forums, and initiating regional policies and model projects.

Role: *See partnership letter for role.*

National Center for Smart Growth Research and Education, University of Maryland

The National Center for Smart Growth Research and Education is a research and leadership training institute on smart growth and related land use issues in Maryland, in metropolitan regions around the nation, and in Asia and Europe. The Center brings national experts to bear on issues related to land use and the environment, transportation and public health, housing and community development, and international urban development.

Key Staff: Gerrit-Jan Knaap, Executive Director and Professor of Urban Studies and Planning

Mr. Knaap’s research areas include the economics and politics of land use planning, the efficacy of economic development instruments, and the impacts of environmental policy. On these subjects, Knaap has published over 50 articles in professional and academic journal. Mr. Knaap serves on the State of Maryland’s Smart Growth Subcabinet, the Task Force on the Future of Growth and Development in Maryland, and the Science and Technical Advisory Committee to the Chesapeake Bay Commission.

Role: Task 2: Develop Build-out and Redevelopment Analysis and Industry and Sector Analysis

National Housing Trust

See partnership letter for background

Key Staff: Rob Richardson, Development Manager of the Housing Preservation Initiative (HPI)

Mr. Richardson is responsible for evaluating projects and managing their financing and redevelopment. He performs financial feasibility analyses, develops redevelopment strategies, evaluates due diligence materials, prepares financing proposals and develops new financing tools.

Role: Task 4, Work on demonstration plans, pilot an affordable housing preservation fund GreenPATH, and advise work related to equity and affordable housing throughout the program

Reconnecting America and the Center for Transit-Oriented Development

Reconnecting America and CTOD develop research, innovative public policy, and on-the-ground partnerships to support the development of thriving communities, where transportation choices make it easy to get from place to place, where businesses flourish, and where people from all walks of life can afford to live, work and visit.

Key Staff: Sam Zimbabwe, Director of the Center for Transit-Oriented Development

Mr. Zimbabwe is an urban designer with a background in TOD planning and pedestrian-oriented design. As Director of CTOD, he works with partner organizations to develop innovative applied research tools and improve the connections between public transit and development. He also provides technical resources and best practices to transit agencies, cities, and local communities working to implement transit-oriented development plans from the neighborhood to the region levels.

Role: Task 3: Develop transit-oriented typology framework. Provide advisory role throughout the program.

University of Michigan – Taubman College of Architecture and Urban Planning

See partnership letter for more detail on background, experience, and role.

Key Staff: Christopher Leinberger

Role: Task 3: Share data and methodology on walkable urban places undertaken by the University and The Brookings Institution

Metropolitan Policy Program to inform the Strategic Transit-Oriented Investment Plan.

University of the District of Columbia, Water Resources Research Institute

UDC’s WRRRI provides the District of Columbia with interdisciplinary research on local water resources challenges. WRRRI provides seed grants to fund water resources research projects to the consortium of universities in the District. WRRRI’s grants train biology, environmental, urban development, and engineering students in the practical applications of water science.

Key Staff:

Role: Task 4: Partner on St. Elizabeth’s demonstraiton plan. Task 5: Contributor to sustainabilty toolkit.

Urban Institute

Urban Institute conducts research and policy analysis to bring objective evidence to public policy decisions, deepen public understanding of policy issues, save governments and communities time and money through research on program effectiveness, and strengthen the Washington, D.C., metropolitan area.

Key Staff: Peter Tatian, Senior Research Associate

Mr. Tatian studies national and local housing policy, with a focus on affordable housing and subprime lending. For the past five years, he has led the NeighborhoodInfo DC program and has extensive experience in data analysis, research methods, and project management. He led the research team for the first State of Washington, D.C.’s Neighborhoods report in 2008.

Role: Task 2: Develop Regional Fair Housing Analysis

Urban Land Institute Washington

See partnership letter for background, experience, and role.

Key Staff: Lisa Rother, Executive Director

Ms. Rother has served as the Executive Director of ULI Washington since 2007. Previously, she was Planning Manager for the Montgomery County Executive, where she served as the liaison between the Executive Branch, the County Council, and the Montgomery County Planning Board. She also served as Chief of Planning for the City of Rockville, Maryland.

Role: Task 1: Provide spaces for regional land use leadership program training to emerging leaders. Task 4: Apply ULI Technical Assistance Program for three demonstration plans.

FVB Energy, Inc.

See partnership letter for background, experience, and role.

Project Partners | Please find more detail on roles in Rating Factor Form 1

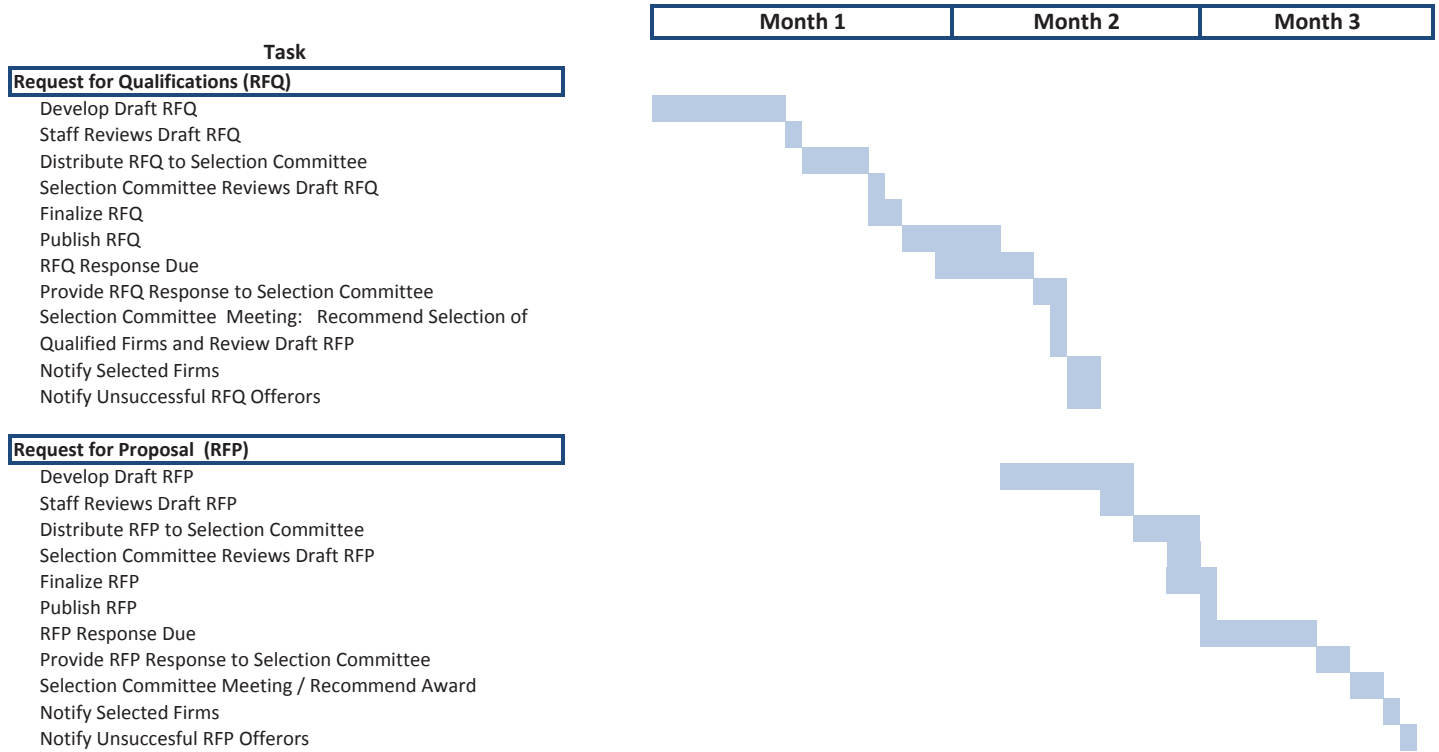
Organization	Qualifications
CASA de Maryland	CASA improves access to resources and opportunities for low-income Latinos and other low-income immigrant communities through education, leadership training, community organizing, social services, and employment placement.
Clean Water Fund	Clean Water Fund develops strong grassroots environmental leadership nationwide and brings together diverse constituencies to work cooperatively for changes that improve their lives, focused on health, economic, environmental, and community problems.
Coalition for Non-profit Housing and Economic Development	CNHED strengthens and supports the ability of nonprofit community development organizations to improve the quality of life in D.C.’s neighborhoods through advocacy, information sharing, training, capacity building, and research.
Coalition for Smarter Growth	CSG is the leading organization addressing where and how the Washington region grows, partnering with communities in planning for the future, and offering solutions to the interconnected challenges of housing, transportation, energy, and the environment.
Community Foundation for the National Capital Region	CFNCR provides grants to region nonprofits, promotes charitable giving, and collaborates with the philanthropic and nonprofit sectors to develop initiatives to address regional challenges. Its Neighbors in Need initiative assists safety net organizations in providing critical services to low-income residents.
Congress for the New Urbanism - DC Chapter	CNU DC Chapter is an educational organization seeking to reform real estate development and urban planning in the region. CNU DC advocates for walkable districts and communities that support diverse household types and land uses.
Envision Prince George’s	Envision is a multiyear initiative launched in 2008 to create and implement a long-term vision for Prince George’s County based on the viewpoints of its diverse community. In its first phase of community engagement, Envision has reached more than 20,000 stakeholders through community forums, meetings, and online engagement tools.
Equal Rights Center	ERC is a national non-profit civil rights organization promoting equal opportunity in housing, employment, and access to governments services and public accommodations for all protected classes under federal and local law. ERC provides education, research, testing, counseling, advocacy, and enforcement.
Latino Economic Development Corporation	LEDC equips Latino and other residents of the D.C. area with the skills and financial tools to create a better future for their families and communities. LEDC provides services in the fields of small business development and lending, homeownership and foreclosure counseling, and affordable housing preservation.

Organization	Qualifications
Montgomery Housing Partnership	MHP preserves and expands quality affordable housing in Montgomery County by acquiring, rehabilitating, developing, and managing quality affordable housing, and by developing and implementing community life programs to improve the quality of life and increase opportunities for our residents.
Northern Virginia Affordable Housing Alliance	NVAHA works with community-based organizations, faith-based groups, civic associations, chambers of commerce, and local governments to raise public awareness, provide education and advocacy, and develop programs to increase affordable housing for communities in Northern Virginia.
Nspiregreen, LLC	Nspiregreen, LLC is a consulting firm that specializes in assisting government agencies, non-profits, companies, and facilities through management consulting in achieving sustainability through its management consulting, public involvement, and urban and environmental planning service areas.
Prince Charitable Trusts	Prince Charitable Trusts is a family foundation that provides grants to organizations promoting regional dialogue and cooperation on transportation, land use, and other regional issues.
Robert Charles Lesser & Company	RCLCO is a real estate advisory firm providing solutions on property investment, planning, and development for developers, public agencies, investors, and financial institutions. RCLCO has extensive experience in TOD, mixed-use development, urban and corridor revitalization, and adaptive reuse.
The 2030 Group	The 2030 Group is an association of Washington metropolitan area business leaders devoted to advancing a strong regional economy that provides employment opportunities and sustainable prosperity for current and future residents.
Virginia Housing Development Authority	VHDA is a not-for-profit organization created by the Commonwealth of Virginia to help Virginians attain quality, affordable housing. VHDA provides mortgages, primarily for first-time home buyers and developers of quality rental housing. Since its founding in 1972, VHDA has committed financing for more than 174,500 single family homes and 135,000 multifamily units.
Washington Metropolitan Area Transit Authority	Metro was created by an interstate compact in 1967 to plan, develop, build, finance, and operate a balanced regional transportation system for the National Capital Region. Its extensive transit system is one of the country's largest, encompassing the District of Columbia, suburban Maryland, and Northern Virginia, and includes Metrorail, Metrobus, and MetroAccess (paratransit). On a typical weekday, Metro serves 1.2 million riders.
Washington Sustainable Growth Alliance	WSGA is an alliance of seven organizations representing business, development, environmental, and housing interests that seeks to enhance regional coordination and identify and encourage land use development and transportation to support sustainable growth in the D.C. region.
Washington Area Bicycle Association	Bicycle advocacy and education promoting bicycling for fun, fitness, and affordable transportation; advocating for better bicycling conditions and transportation choices for a healthier environment;
Maryland Department of Planning	MDP sets Maryland's policy vision for smart growth and provides assistance, data, analysis, and research to counties and cities on land use planning. Earlier this year, MDP released <i>PlanMaryland</i> , the state's first comprehensive plan for sustainable growth and development.
Maryland Department of Transportation	MDOT directs and oversees planning, construction, and operation for Maryland's transit, highway, maritime, and aviation facilities. MDOT is supporting TOD at over 20 key stations on all transit modes (including MARC, Baltimore Light Rail, Baltimore Metro, and Washington Metro) by providing technical assistance for planning and implementation, coordination w/other state agencies, infrastructure design, and capital improvements.
Local Government Agencies and Planning Departments	Provide proposals, advice, and assistance on land use, development review, and zoning issues to key decision-makers and elected officials. Policy review and program implementation.
District of Columbia Department of Transportation	The District of Columbia Department of Transportation will participate in the Capital Bikeshare Enhancement demonstration plan proposed under the proposed Complete Transit Communities: An equitable Transit-Oriented Development Strategy.

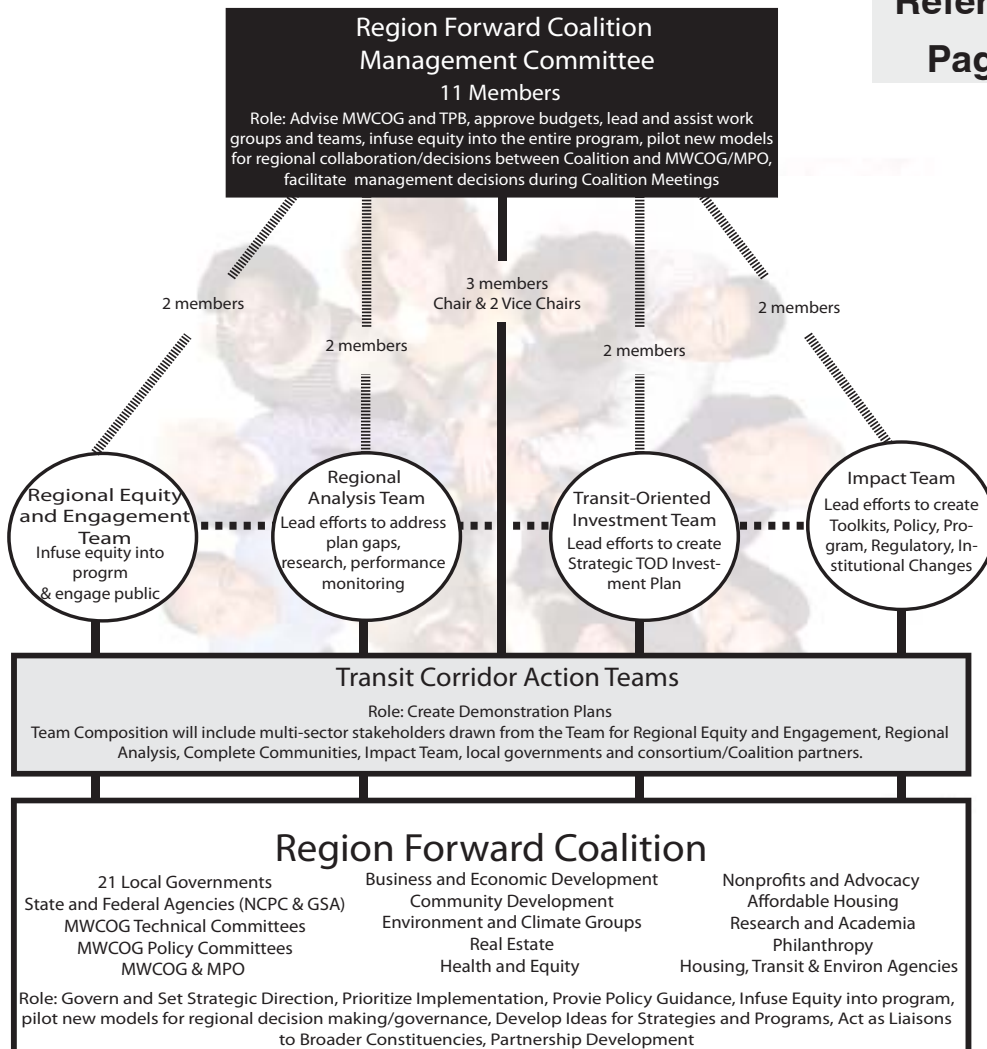
Project Completion Schedule Region Forward Coalition (Consortium) National Capital Region			
Spring 2012	6 months	12 months	24 months
Task 1: Public Engagement, Dialogue and Capacity Building Workgroup: Equity and Engagement Team (full grant period)			
Public Engagement Strategy-----			
Workshops, Identifying Scenario Tool, Walking Tours, Communication Tools, -----			
Leadership and Capacity Building-----			
Self Assessment, Message/Engagement, and Empowerment Measures-----			
Task 2: Fulfill Key Gaps and Research Workgroup: Regional Analysis Team, Equity and Engagement Team (year 1)			
2.a. Regional Housing Plan (gap)-----			
2.b. Fair Housing-Analysis of Impediments (gap)-----			
2.c. Build-out and Redevelopment Analysis-----			
2.d. Regional Industry and Cluster Analysis-----			
2.e. Capital Bikeshare Alternative Payment Program-----			
2.f. Regional Equity and Health Assessment-----			
2.g. Collection of Additional Datasets & Region Forward Baseline-----			
2.h. Opportunity Mapping-----			
Evaluate-----			
Task 3: Strategic Transit-Oriented Development Investment Plan (STIP) Workgroup: Transit-Oriented Investment Team, Equity and Engagement Team (year 2)			
Identification of Essential Attributes in Transit Corridors-----			
TOD Investment Typologies Framework-----			
Task 4: Demonstration Plans Workgroup: Transit Corridor Teams, Equity and Engagement Team, Impact Teams (year 2)			
(3) Place-Based Demonstration Plan in New Transit Corridor Planning Projects-----			
(3) Place-Based Demonstration Plan in New Transit Corridor Planning Projects-----			
Task 5: Transit-Oriented Development Toolkits Workgroup: Impact Team, Equity and Engagement Team, Transit Corridor Teams (year 2)			
Accessibility Toolkit-----			
Prosperity/Econ Dev Toolkit-----			
Sustainability/Environ Toolkit-----			
Livability/Housing Toolkit-----			
Task 6: Programmatic, Policy Administrative, and Institutional Changes Workgroup: Impact Team, Equity and Engagement Team, (year 2.5)			
Housing & Fair Housing Plan, GreenPATH & Live Near Your Work Program Alignment-----			
Stormwater District Energy Incentives/Programs-----			
Realign MWCOC/MPO governance and transportation funding changes to STIP and Housing Plan-----			
GSA/NCPC Federal Policy, Comp Plan, and facility siting alignment w/STIP-----			

MWCOG / Region Forward Coalition Additional Partner Subgrantee Selection Process

Partners not identified in the grant proposal who are anticipated to receive funding will be required to participate in the competitive subgrantee selection process



**Referenced on
Page 20-24**



Budget Narrative

Referenced on Pages 22 & 25

The Region Forward Coalition, led by the Metropolitan Washington Council of Governments (MWCOG) seeks \$3.566 million from the Sustainable Communities Regional Planning Grant Program. MWCOG, the National Capital Region Transportation Planning Board (TPB) and Consortium members and partners have also identified a total of \$14.035 million in leveraged resources to accomplish the goals of this application for a total project budget of \$17.601 million and a leveraged match rate of 394%.

The budget was carefully developed to accomplish the activities outlined in Rating Factor 3, and all budgeted salary positions and direct expenses are consistent with MWCOG’s budget and audit procedures and policies. Also noted in the 424 Worksheet and grant narrative are requested funds to partially support two new salaried positions – a Budget Analyst and an Outreach Coordinator – with the remaining funds identified from re-programmed MWCOG resources.

As required, our 424 worksheet contains detailed information on the proposed work program budget, including information on:

- **MWCOG:** Will administer the grant, working with HUD and key participants, including:
- **Core Partners:** Consortium / Region Forward Coalition members who will receive grant funds to perform specific tasks (research, outreach and engagement, policy analysis, etc.) and have also pledged resources as “Match” to support their work and the Consortium’s grant application
- **Project Partners:** Consortium / Region Forward Coalition members who have pledged resources as “Match” to support the Consortium’s grant application
- **Consultants:** Expert consultants who will be paid to perform a specific task or produce a specific product

MWCOG match includes both in-kind resources totaling more than \$893,000 and \$300,000 in committed cash as noted at the bottom of the HUD-424 form. MWCOG maintains letters confirming leveraged match and in-kind support from each non-governmental Consortium member and partner, and has included examples in the application materials and Appendix. Of particular note, Enterprise Community Partners – a core partner has pledged to provide \$10 million of loan capital as part of Phase One implementation of its GreenPATH transit-oriented affordable housing preservation initiative in collaboration with MWCOG and the Coalition. The Initiative, a partnership between Enterprise and the National Housing Trust, seeks to raise a total of \$54 million to preserve 1,000 affordable housing units near existing or planned transit investments in metropolitan Washington.

For MWCOG local government staff, MWCOG has assumed an average hourly salary rate of \$50 for participation in the quarterly Region Forward Coalition meetings; monthly meetings of each of the 4 Coalition Teams; and portions of each bi-monthly and monthly meeting of related MWCOG and TPB policy and technical committees who support and advise the Consortium and Region Forward Coalition. Examples include the MWCOG Board of Directors; the TPB (MPO) and TPB Technical Committee; the Climate, Energy and Environment Policy Committee; the Planning Directors Technical Advisory Committee; and the Housing Directors Advisory Committee. See also Ratings Factor 4 and Representative Letters.

Implementation to Align with Local Federal Partners Programmatic Goals

Included among the partnership materials is a letter detailing the active participation and support from the Consortium’s key federal partners in metropolitan Washington, NCPC and GSA. NCPC is the federal government’s planning agency for the National Capital Region that approves all plans for federal facilities in the region. GSA supports the federal government’s workplace needs in metropolitan Washington through the acquisition of office space, equipment, and supplies, and its real estate portfolio consists of 93 million square feet—an inventory of over 880 government-owned and leased facilities that house nearly 300,000 federal workers. Because of their status as federal agencies, no dollar value for NCPC and GSA participation is included in the match assumptions.

Region Forward Coalition Budget Summary	
Personnel (Direct Labor)	\$ 1,300,577
Fringe Benefits	\$ 338,071
Travel	\$ 3,000
Equipment	\$ -
Supplies and Materials	\$ 13,975
Consultants	\$ 625,000
Contracts and Sub-Grantees (1)	\$ 14,904,499
Construction	\$ -
Other Direct Costs	\$ 140,100
Indirect Costs	\$ 275,840
Total:	\$ 17,601,062
HUD Share:	\$ 3,566,000
Match: (2)	\$ 14,035,062

(1) Includes \$10,000,000 Enterprise Community Partners GreenPATH Loan Capital
 (2) In addition to applicant and partner match, includes \$300,000 MWCOG committed cash

NOTE: More than \$856,000 or 24% of the total requested funds is dedicated to Outreach and Engagement

Regional Plan Summary

Referenced on Page 4-5

Region Forward is the first comprehensive vision plan for guiding regional growth and investment in the National Capital Region. It is a bold vision designed to build on the region's key assets: *a highly educated population, robust employment base, the second largest transit system in the country, and a commitment to education.* *Region Forward* has a strong emphasis on transit-oriented development as a main strategy for achieving livability, sustainability, accessibility, and prosperity in the region. It establishes goals and targets for achieving Complete Communities – mixed-use, compact, and walkable centers of activity throughout the region that provide multi-modal transportation options, affordable housing opportunities, access to jobs and services, and quality amenities. Since its adoption in 2010, all 21 local governments in the National Capital Region have officially endorsed this framework for coordinating local and regional plans, policies, programs, and investments.

All 21 of the local governments in MWCOG's membership have officially endorsed *Region Forward* by signing the Greater Washington 2050 Compact, a voluntary agreement by local governments, business groups, foundations, smart growth advocacy groups, and nonprofits to advance and adhere to the goals and targets in *Region Forward*. Since its adoption and endorsement, *Region Forward* has been a driving force in regional decision making. MWCOG has reorganized many of its programs, particularly in its Department of Community Planning and Services, to support the plan. MWCOG's Transportation Planning Board, the regionally designated MPO, voted to utilize *Region Forward's* policy framework and performance measures to ensure future transportation projects are aligned with the goals in the regional plan. In addition, the Board of the Washington Regional Association of Grantmakers formally endorsed *Region Forward* and is working with the *Region Forward* Coalition to increase regional capacity for addressing economic and social disparities.

Region Forward is not a one-size-fits all vision. It accepts the differences among our cities and counties. But it also embraces something that residents of the District of Columbia, suburban Maryland and Northern Virginia understand: our futures are interconnected. *Region Forward* is an important step toward shaping a more accessible, sustainable, prosperous, and livable region over the next half-century. This vision was developed in the spirit of the great plans that have shaped the National Capital Region.

In 2007, a coalition entitled the Greater Washington 2050 Coalition was established to bring regional leaders from the government and business communities together to identify a way forward. This group was formed to ensure the region's challenges were not treated like business as usual. In order to account for the region's increasing jurisdictional and social complexity, the coalition decided to create a guiding vision plan. The Vision's implementation mechanisms are left to interpretation by each jurisdiction and regional partners in accordance with their unique needs and abilities. From the beginning *Region Forward* has been constructed upon a foundation of public outreach. The Greater Washington 2050 Coalition commissioned two powerful outreach efforts, a scenario planning workshop with regional leaders and a regional survey that captured thousands of respondents' priorities. These two efforts directly informed the development of *Region Forward*. We have continued to reach out using a website designed to communicate with regional constituents. This website conveys the coalition's progress. The site also hosts a blog which frequently includes posts from coalition member in an effort to connect work across the region to the plans policies, goals and targets.

Fundamentally, the *Region Forward* vision is comprised of 19 goals derived from 9 policy areas. The 9 policy areas include land use, transportation, environmental, climate and energy, economic, housing, education, health, and public safety. The Coalition also developed a set of targets to help regularly measure progress toward the goals. These targets judge the region as a whole, rather than measuring individual jurisdictions. By measuring things like regional green space, affordable housing units, and

graduation rates, the targets will help indicate if the region is heading in the right direction. *Region Forward* seeks to establish programmatic synergies at the local, state, regional, and federal levels. This approach is intended to help guide a wide range of programs and organization toward the same destination to create a multiplying effect. For example, local municipalities are encouraged to pass regulations that encourage more new construction to occur within transit-oriented activity centers.

Region Forward has a strong emphasis on transit-oriented development as a main strategy for achieving livability, sustainability, accessibility, and prosperity in the region. This emphasis began with the planning efforts leading up to *Region Forward*, including large public workshops like Urban Land Institute Washington’s Reality Check, the Greater Washington 2050 Initiative, scenario planning studies, and strategy workshops. *Region Forward* created a process where transit locations are becoming more prominent in how the region will manage growth in a sustainable manner and address critical regional inequities. Five major regional transit infrastructure expansions totaling over \$9 billion dollars will directly support our regional vision and represent critical investments connecting in low-income communities to jobs, opportunities and services. These new transit investments include the Silver Line, Columbia Pike streetcar, the Purple Line, Corridor Cities Transitway, and the DC Streetcar.

In the last year, the Region Forward Coalition was formed to carry out implementation. This new coalition is comprised of traditional and non-traditional regional stakeholders selected for their capacity to lead the region to successful implementation. This body serves as the consortium for this application. The Region Forward Coalition is charged with the responsibility to regularly measure the region’s progress toward attaining the goals in the plan, realign programs, policies and institutions to support the plan, and develop tools to demonstrate the roles for local governments and regional stakeholders in working collaboratively to implement the plan.

Gaps in Region Forward

Despite the comprehensive scope of Region Forward, it has gaps that must be filled to provide a more complete foundation for achieving equitable transit-oriented development. The major gaps include better public engagement, capacity building and research and analysis. These gap categories are described in detail in the application narrative and are incorporated as core elements of the proposed program. The region has specifically designed this proposal to hold ourselves accountable to addressing these gaps by measuring how people are engaged and empowered through this program.

Region Forward thoroughly addresses the Partnership’s Livability Principles. The table on the following page demonstrates how Region Forward’s goals and targets respond to the Federal Livability Principles and promote the types of planning outcomes foreseen by the Partnership for Sustainable Communities.



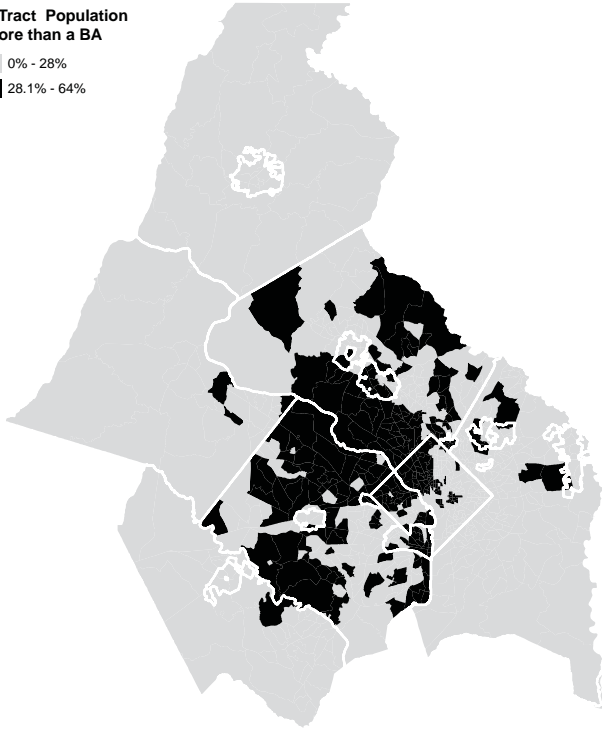
Federal Livability Principle	Region Forward Goal	Region Forward Target	Region Forward Metric to Measure Progress
Promote equitable, affordable housing	Provide a variety of housing types and choices in diverse, vibrant, safe, healthy, and sustainable neighborhoods that are affordable to persons at all income levels.	Beginning in 2012, the region will dedicate 15% of all new housing units to be affordable—or a comparable amount of existing housing units through rehabilitation or preservation efforts—for households earning less than 80% of the regional median income.	Number of new and preserved affordable units
Provide more transportation choices	We seek a broad range of public and private transportation choices for our Region, which maximizes accessibility and affordability to everyone and minimizes reliance upon single occupancy use of the automobile.	Increase the rate of construction of bike and pedestrian facilities from the Transportation Planning Board's plan.	Number of bike and pedestrian construction projects from the Financially Constrained Long-Range Transportation Plan (CLRP)
Enhance economic competitiveness	We seek to minimize economic disparities and enhance the prosperity of each jurisdiction and the Region as a whole through balanced growth and access to high-quality jobs for everyone.	By 2020, the housing and transportation costs in Regional Activity Centers will not exceed 45 percent of area median income.	Housing + Transportation Cost Index, defined as: H+T Index = (housing costs + transportation costs) / income
Support existing communities	We seek the enhancement of established neighborhoods of differing densities with compact, walkable infill development, rehabilitation and retention of historic sites and districts, and preservation of open space, farmland, and environmental resource land in rural areas.	Beginning in 2012, capture 75% of the square footage of new commercial construction and 50% of new households in Regional Activity Centers.	Percent of new square footage of commercial construction and new household growth in Regional Activity Centers
Coordinate policies and leverage investment	We seek a transportation system that maximizes community connectivity and walkability, and minimizes ecological harm to the Region and beyond.	Transportation investments will link Regional Activity Centers.	Measured by multi-modal transportation projects in the long-range plan linking activity centers
Value communities and neighborhoods	We seek transit-oriented and mixed-use communities emerging in Regional Activity Centers that will capture new employment and household growth.	The region will identify, conserve, and enhance a network of protected open spaces, parks, and green infrastructure to provide ecological benefits, wildlife habitat, recreational opportunities, and scenic beauty.	State/National Parks, green infrastructure hubs, cores, corridors, and large contiguous areas natural lands or habitats
Environment, Energy and Climate	We seek a significant decrease in greenhouse gas emissions, with substantial reductions from the built environment and transportation sector.	By 2020, all new residential and commercial buildings will be built using sustainable design practices equivalent to LEED Silver Standards.	Percent of total commercial and residential buildings to be LEED certified (number and Square feet)

Needs Statement Context Maps

Referenced on Page 1

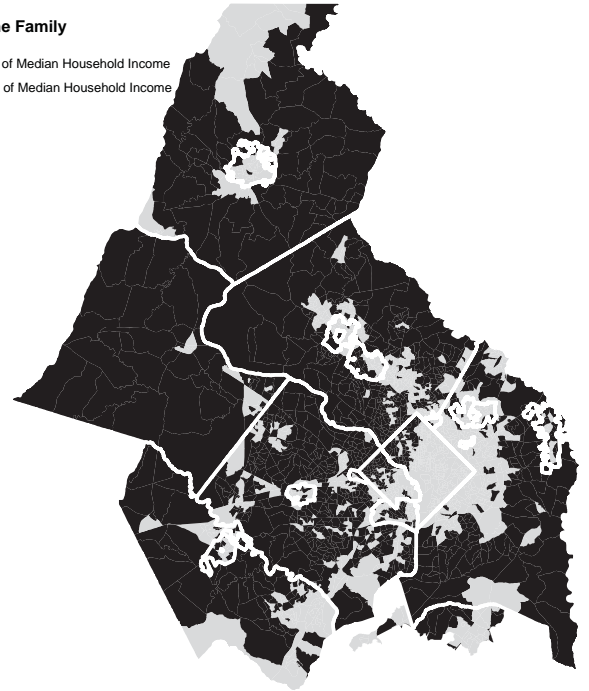
Educational Attainment
Percent of Tract Population
With More than a BA

0% - 28%
28.1% - 64%



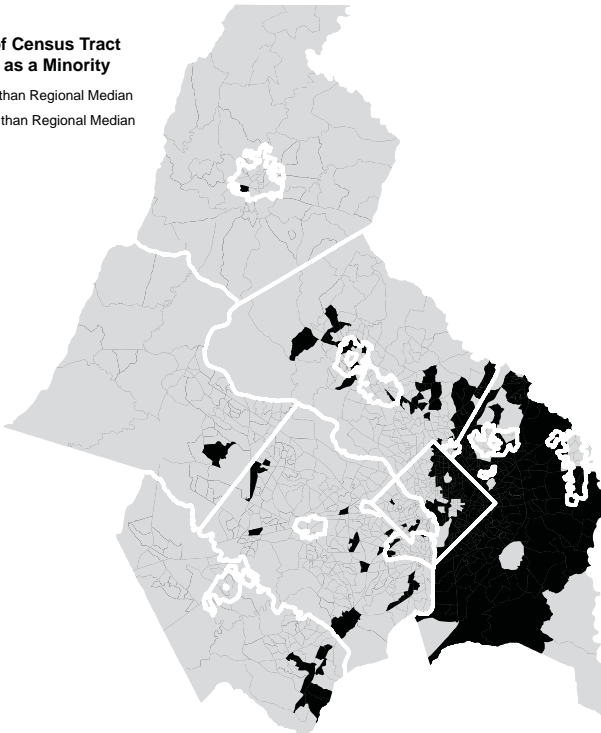
**Housing and Transportation
Expense for
Median Income Family**

Below 45% of Median Household Income
Above 45% of Median Household Income



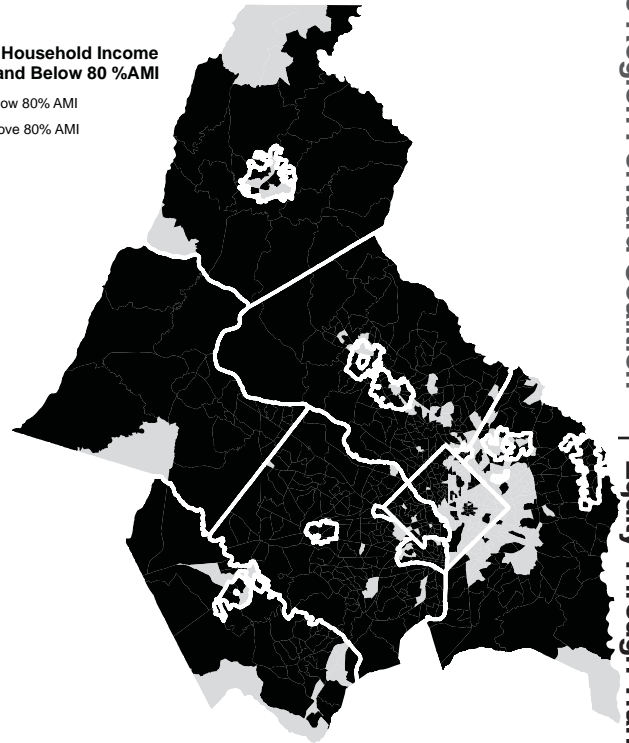
**Percent of Census Tract
Identified as a Minority**

Less than Regional Median
More than Regional Median



**Median Household Income
Above and Below 80 %AMI**

Below 80% AMI
Above 80% AMI



* Data for Educational Attainment was acquired from the 2005-2009 ACS at the tract level

** Data for the Housing and Transportation Expense for Median Income Families was obtained the Center for Neighborhood Technology and is mapped at the Census Block Group geography

*** Percent Minority is attained from the 2010 Census from SF! QT-P5 S13

**** Median Household Income was attained from the 2005-2009 ACS and mapped at the Census Tract level

Planning Geography of Region Forward Implementation: Includes Existing and Planned Transit Investments

Note: Most Local Place-Based Demonstration Plans correspond with new transit lines and are numbered on the map

Referenced on Pages 3 & 13



Consortium Member Letters



September 26, 2011

Mr. David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE
Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express Congress for the New Urbanism – DC Chapter’s (CNU-DC) commitment to partner with the Metropolitan Washington Council of Government’s (COG) in its application to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development’s competitive Sustainable Communities Regional Planning Grant Program. CNU-DC is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership’s federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward’s implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies
- Educating the public and other professional sectors on the benefits of new urbanism and smart growth
- Facilitating communication and coordination among D.C. area new urbanists

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, CNU-DC will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$54,000 worth of member resources, as well as direct costs. We would like to receive donations to the organization of \$150 each time a member conducts a specific role. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Sarah A. Lewis
President, CNU-DC

Stephanie Bothwell
Chairman of the Board, CNU-DC

cc: Paul DesJardin, John Mataya, Alicia Lewis



COALITION FOR SMARTER GROWTH

September 22, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Coalition for Smarter Growth's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. The Coalition for Smarter Growth is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, the Coalition for Smarter Growth will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$12,950 worth of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Stewart Schwartz
Executive Director

Coalition for Smarter Growth • 4000 Albemarle St. NW, Suite 310 • Washington, DC 20016
(202) 244-4408 • Fax (202) 244-4438 • www.smartergrowth.net



DC Environmental Health Collaborative

12037 Heather Down Drive, Herndon, VA 20170
Phone: 703-868-1701 • Fax: 703-421-8482

September 22, 2011

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the DC Environmental Health Collaborative (DCEHC) commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. DCEHC is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework.

As a member of the Consortium we commit to:

- Make good faith efforts to advance the implementation of the goals and targets in *Region Forward*
- Identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with our network of constituencies
- Improve the ability of COG to engage organizations in planning to improve transportation, housing and health equity in the region.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, DCEHC will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$10,000 worth of staff resources. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Janet A. Phoenix, MD, MPH
Coordinator



September 22, 2011

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express The George Washington University School of Public Health's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. George Washington University's Department of Health Policy will work with the Institute for Public Health Innovation as part of the implementation plan.

The Institute for Public Health Innovation (IPHI) and the Department of Health Policy at George Washington University will collaborate to produce a regional baseline assessment and report on health and health equity in the region by conducting a cross-sectoral analysis of transportation, housing, and environmental quality and the interrelationships with health outcomes and equity in the region. The team will largely use publicly available data; will be available for "rapid" health and equity impact assessments of demonstration projects throughout the course of planning efforts, to be determined on an as needed basis by the Equity Caucus and Region Forward Coalition.

As a part of the baseline health and equity assessment, the team will conduct a small focused qualitative review of perceptions and practices related to health and equity in housing, transportation, and environmental quality planning and policy development. These data will be gathered through key informant interviews with planners, community leaders and policy makers across the region. The team will also consider a number of case studies to elucidate key health and equity issues related to housing, transportation and environment interrelationships, selected specifically to inform emerging demonstration projects. Analysis of both the quantitative and qualitative data will help to guide planning efforts as part of Region Forward and will complement other information gathered through the Equity Caucus.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region.

Sincerely,

Janet A. Phoenix, MD, MPH
Assistant Research Professor

2021 K STREET, NW, SUITE 800 • WASHINGTON, DC 20006 • 202-994-4100 • FAX 202-994-4040



September 22, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express *Envision Prince George's*'s commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. *Envision Prince George's* is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with our network of constituencies.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, *Envision Prince George's* will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$17,000 worth of staff resources. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Samuel J. Parker, Jr., AICP
Co-chair, *Envision Prince George's*

John Rogard Tabori

John Rogard Tabori
Mayor, Town of University Park, MD
Co-chair, *Envision Prince George's*

September 26, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson, Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Institute for Public Health Innovation's (IPHI) commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. IPHI is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

A member of the National Network of Public Health Institutes, IPHI is this region's recognized Public Health Institute. We bring a specific focus and expertise on health equity by working across disciplines and sectors to develop, support, implement and evaluate creative strategies to advance the public's health. As a member of the Consortium, we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*;
- Use our network of existing relationships to identify local partners to participate in *Region Forward*'s implementation program;
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful;
- Share information about *Region Forward* and the Sustainable Communities Program with our network of constituencies;
- Collaborate with the Department of Health Policy at George Washington University to produce a regional baseline assessment on the region's health and equity as they relate to transportation, housing, and environmental quality; and
- Be available to help conduct "rapid" health and equity impact assessments of demonstration projects as needed throughout the course of planning efforts.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, IPHI will contribute matching resources through an in-kind contribution of approximately \$37,500 worth of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Michael E. Rhein, Senior Vice President

Leadership at the Intersections of Health



1301 Connecticut Avenue, NW
Suite 200
Washington, DC 20036
P 202-407-7058
F 202-407-7059
iphi@communityhealthinstitute.org
www.communityhealthinstitute.org



Headquarters
2316 18th Street NW
Washington, DC 20009

Maryland Office
2405 Price Avenue
Wheaton, MD 20902

September 27, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the commitment of the Latino Economic Development Corporation (LEDC) to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. LEDC is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*'s implementation program;
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful;
- Share information about *Region Forward* and the Sustainable Communities Program with my network of constituencies

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, LEDC will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$11,136 worth of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Manny Hidalgo
Executive Director

(866) 977-LEDC www.ledcmetro.org
Helping the community prosper and grow Ayudando a la comunidad a progresar y crecer



September 22, 2011

**To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership**

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express Reconnecting America's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. Reconnecting America is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- » Align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- » Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- » Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- » Share information about Region Forward and the Sustainable Communities Program with my network of constituencies

Further, Reconnecting America will also commit to playing a lead role in the formulation of the Strategic Transit-Oriented Development Plan, deploying our proprietary methodology and experience developed in creating similar plans in the Baltimore and Portland metropolitan regions. We understand the budget for our involvement in this task will be \$150,000.

www.reconnectingamerica.org

1707 L Street, N.W.
Suite 210
Washington, D.C. 20036
T 202.428.6990
F 202.315.3508

436 14th Street
Suite 1005
Oakland, CA 94612
T 510.268.8602
F 510.268.8673

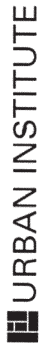
899 Logan Street
Suite 300
Denver, CO 80203
T 303.861.1420
F 303.573.1574

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, Reconnecting America will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$50,000 in intellectual capital from the development of Strategic TOD Planning methodology in other regions, as well as \$10,000 worth of staff resources, including direct costs and in kind contribution of materials and other resources. Please note that Reconnecting America has been awarded a grant from HUD for Capacity Building for the Sustainable Communities Program. We understand that the grant funds for the Capacity Building program cannot be used towards the match amount, nor can the funds from either program be commingled.

If COG's application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

John Robert Smith
President & CEO



2100 M STREET, NW WASHINGTON, DC 20037
Lorraine C. Washington
 Senior Contracts Administrator
 Office of Grants, Contracts and Pricing
Direct Dial: 202.261.5713
Facsimile: 202.728.0231
E-mail: lwashington@urban.org

26 September 2011

**To: National Capital Region Consortium for Sustainable Communities
 Letter to Confirm Commitment for Leveraged Resources and Partnership**

David Robertson
 Executive Director
 Metropolitan Washington Council of Governments
 777 North Capitol Street, NE Suite 300
 Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Urban Institute's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for Region Forward: a Comprehensive Guide for Regional Planning. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

The Urban Institute is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in Region Forward
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- To the extent possible, use staff time to help shape key products, review material, and

Page 2

provide feedback to insure the program is successful

- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the award.

Sincerely,

Lorraine C. Washington



Washington Sustainable Growth Alliance

September 26, 2011

Mr. David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Washington Sustainable Growth Alliance's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. Members of our staff and board are members of the Region Forward Coalition (Consortium) and have worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As members of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with our network of constituencies

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, the Washington Sustainable Growth Alliance will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$22,560 worth of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Deborah M. Westbrook
Executive Director

ULLI Washington

4809 Cordell Ave., 2d Floor, Bethesda, MD 20814-2515 • 301.986.9599 • www.SGAlliance.org



September 20, 2011

Mr. David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE, Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Virginia Housing Development Authority's (VHDA) commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. Michael J. Scheurer, VHDA's staff member based in Northern Virginia, is a member of the Region Forward Coalition (Consortium) and will continue to work closely with COG in developing this framework to further our goals and vision for the National Capital Region especially in the affordable/workforce housing and community development area.

As a member of the Consortium we commit to:

- Make good faith efforts to coordinate our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to share information and participate in Region Forward's implementation program
- Assign Mr. Scheurer to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with the leadership team of VHDA and other appropriate State organizations.

As the Coalition has identified three potential project areas located in Northern Virginia that include area revitalization and the provision of affordable/workforce housing opportunities, VHDA will commit to providing two direct planning grants for \$10,000 each (\$20,000 total) for two of the demonstration plans, and an in-kind contribution of approximately \$4000.00 worth of staff resources representing Mr. Scheurer's participation and assistance in the work of the Coalition over the next three years. It is understood these commitments will be used as part of the match required under the Sustainable Communities Regional Planning Grant Program.

We look forward to the success of this endeavor.

Sincerely,

Susan F. Dewey
Executive Director

cc: Mike Scheurer VIRGINIA HOUSING DEVELOPMENT AUTHORITY | WWW.VHDA.COM
601 SOUTH BELVIDERE STREET | RICHMOND, VIRGINIA 23220 | PHONE: 877.VHDA123 | TDD: 804.783-6705



September 26, 2011

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

**To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership**

Dear Mr. Robertson:

I am writing to express the Northern Virginia Affordable Housing Alliance commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. The Alliance is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*;
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program;
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful;
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, The Alliance will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$5,400 worth of staff resources. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,
Melanie Krocker
Melanie Krocker, Executive Director



September 26, 2011

**To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership**

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express Clean Water Fund's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. Clean Water Fund is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*;
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program;
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful;
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, Clean Water Fund will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$6,650 worth of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,
Victor Ukpolo Jr.
Victor Ukpolo Jr.
Anacostia Coordinator

1010 Vermont Avenue NW, Suite 1100, Washington, DC 20005-4918
Phone 202.895.0432 | Fax 202.895.0438 | cwf@cleanwater.org
www.cleanwaterfund.org

October 3, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300 Washington, DC 20002

Dear Mr. Robertson:

I am writing to express The 2030 Group's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. The 2030 Group is a member of the Region Forward Coalition (Consortium) which has worked with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium, the 2030 Group has and will commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use its time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with its network of constituents

The 2030 Group has made a number of investments that reflect the Consortium's goal to prioritize regional opportunities and generate strategies. Some of the 2030 Group's more notable investments include:

1. Commissioned research released in 2010 from George Mason University Center for Regional Analysis for The Future of the Washington Metropolitan Economy which studied the long term growth impact on the region. Cost \$250,000.
2. Commissioned research released in 2010 from the University of Maryland Center of Public Policy and Private Enterprise for Regional Leadership and Governance for the National Capital Region which studied the challenges, models and options in governing the region. Cost \$242,500.
3. Contribution to the Housing Report research to be released in 2011 by GMU's Center for Regional Analysis in the amount of \$30,000.
4. Commissioned the Survey of Metropolitan Washington Area Transportation Professionals on Regional Transportation Priorities released in 2011 by the Northern Virginia Transportation Alliance and the Suburban Maryland Transportation Alliance. Cost \$20,323.93.

We are pleased to be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. The 2030 Group anticipates providing more research funds as necessary to improve the effectiveness of the proposed program.

Sincerely,



Robert E. Buchmann
President

October 4, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express CASA de Maryland, Inc.'s commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. CASA de Maryland, Inc. is a member of the Region Forward Coalition (Consortium) and has worked with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with our network of constituents

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, CASA de Maryland, Inc. will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$10,400 worth of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,



Gustavo Torres
Executive Director





Coalition for Nonprofit Housing and Economic Development

September 26, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Coalition for Nonprofit Housing and Economic Development's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. CNHED is a member of the *Region Forward* Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward* whenever possible
- Use our network of existing relationships to identify local partners to participate in *Region Forward*'s implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about *Region Forward* and the Sustainable Communities Program with my network of constituencies

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, CNHED will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$5,000 worth of staff resources. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,



Robert Pohlman
Executive Director

building strong neighborhoods together

1432 U Street, NW • 1st Floor Annex • Washington, DC 20009
tel: 202.745.0902 • fax: 202.745.0898
www.cnhed.org



12200 Tech Road, Suite 250, Silver Spring, Maryland 20904-1983 Phone: 301-622-2400 Fax: 301-622-2800 www.MHPartners.org

September 28, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express Montgomery Housing Partnership's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. Montgomery Housing Partnership is a member of the *Region Forward* Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in *Region Forward*'s implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about *Region Forward* and the Sustainable Communities Program with my network of constituencies

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, Montgomery Housing Partnership will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$3,340.00 worth of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,



Robert A. Goldman
President



MONTGOMERY HOUSING PARTNERSHIP
Working Together to Build Strong Communities





County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

October 3, 2011

Mr. David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE
Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the willingness of the Fairfax County Department of Planning and Zoning to partner with the Metropolitan Washington Council of Government's (COG) in its application to create Complete Transit Communities: An Equitable, Transit-Oriented Development Strategy (Strategy) for the National Capital Region. The Plan will be funded under the joint U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

COG's proposal for the Region Forward Coalition to lead this work was approved by the COG Board of Directors on July 13, 2011 and the Transportation Planning Board (the region's Metropolitan Planning organization) on July 20, 2011. As a member of the Council of Governments, Fairfax County supported the resolutions by the COG Board of Directors and Transportation Planning Board and the proposed strategy. The Department of Planning and Zoning is pleased to participate in this strategy and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region.

In addition, the Department of Planning and Zoning will host a demonstration plan for Affordable and Workforce Housing in the Reston Town Center and Wiehle-Reston Stations of Metrorail's Silver Line as well as a demonstration plan for Suburban Retrofits in the Woodlawn Community Business Center of the Richmond Highway Corridor (Route 1) as described in the strategy document. In conjunction with these activities, the Fairfax County Department of Planning and Zoning commits to provide in-kind support estimated to be \$6,825 for the in the Silver Line demonstration plan and in-kind support estimated to be \$7,825 for the Richmond Highway plan. In-kind support will include staff time to develop the plan, review work products, and provide feedback to improve the quality of work products and the effectiveness of their outcomes.

Department of Planning and Zoning
Director's Office
12055 Government Center Parkway, Suite 700
Fairfax, Virginia 22035
Phone 703-324-1325 FAX 703-324-3337
www.fairfaxcounty.gov/dpz/

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Integrity * Teamwork * Public Service

Page 2

If COG's application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant agreement.

Sincerely,

Fred R. Selden, Director
Department of Planning and Zoning
FRS/





IMPACT Silver Spring
PO Box 8397
Silver Spring, MD 20907

P 301-495-3336
F 301-495-6660

www.impactsilverspring.org

October 4, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express IMPACT Silver Spring's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. IMPACT Silver Spring is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

IMPACT Silver Spring is a community-based nonprofit devoted to creating the environments and the capacity needed to build and sustain thriving, multi-cultural communities. For the past 12 years, IMPACT has built a diverse network of over 3,000 community residents who actively cross lines of race, culture, and class to spark and sustain community change. In partnership with this resident-based network, we have developed practical tools and strategies for empowering diverse residents and sparking collaborative action within specific community contexts including public schools, affordable housing, community retail centers, and social services.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies
- Provide technical assistance to help the Consortium, and particularly the Equity and

Engagement Team, meet its mandate of developing a public engagement effort through which traditionally underrepresented groups can assume an active role in setting regional priorities and include their voices to shape planning strategies and outcomes.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Ronnie Galvin
Executive Director



Maryland Department of Transportation
The Secretary's Office

Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor
Beverley K. Swaim-Staley
Secretary
Darrell B. Mobley
Deputy Secretary

September 27, 2011

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Maryland Department of Transportation's (MDOT) commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. MDOT is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*;
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program;
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful and
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, MDOT will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$15,000 worth of staff resources, primarily on total project

My telephone number is
Toll Free Number 1-888-713-1414 TTY Users Call Via MD Relay
7201 Corporate Center Drive, Hanover, Maryland 21076

Mr. David Robertson
Page Two

oversight and not through the Purple Line New Starts process. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Donald A. Halligan, Director
Office of Planning and Capital Programming

cc: Ms. Lyn Erickson, Manager, Office of Planning and Capital Programming,
Maryland Department of Transportation

Martin O'Malley
Governor
Anthony G. Brown
Lt. Governor



Richard Eberhart Hall
Secretary
Matthew J. Piner
Deputy Secretary

October 3, 2011

Ms. Andrea Harrison
Chair, Board of Directors
Metropolitan Washington Council of Governments
777 North Capitol Street, NE
Suite 300
Washington, DC 20002

Dear Chairman Harrison:

I am writing to express the Maryland Department of Planning's (MDP) commitment to partner with the Metropolitan Washington Council of Government's (COG) in its application to create a Strategic Transit Oriented Development Investment Plan (Plan) for the National Capital Region. The Plan will be funded under the joint U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. This planning effort would create Complete Communities, building on *Region Forward: a Comprehensive Guide for Regional Planning*.

The MDP's mission is to promote growth that fosters vibrant, livable communities, preserves and protects the environment, and makes efficient use of State resources. MDP works to discourage growth that results in "sprawl" development. Our agency has collaborated with COG in developing this framework and is committed to supporting its implementation in furtherance of our goals and vision for the National Capital Region. MDP itself is moving towards the implementation of PlanMaryland, the state's first sustainable development plan. A significant component of PlanMaryland is the alignment of state agency policies and plans to a consistent Smart Growth geographic focus - a process that will align well with the implementation approach of COG's Strategic Transit Oriented Development Investment Plan.

With these grant funds, the Region will seek to implement a number of regional goals identified in *Region Forward*, with an emphasis on communicating priorities to diverse groups of residents, creating a framework for what defines a "Complete Community", and establishing a network of citizens and stakeholders engaged in building sustainable centers. The Complete Communities approach recognizes that where you live defines how you live. Access to fresh food, public transit, education, affordable housing, jobs, and recreation differ dramatically by community and neighborhood. With the region's population projected to increase at a rapid pace over the next 20 years, we can and must grow better.

301 West Preston Street • Suite 1101 • Baltimore, Maryland 21201-2305
Telephone: 410.767.4500 • Fax: 410.767.4490 • Toll Free: 1.877.767.6272 • TTY Users: MarylandRelay
Internet: www.MDP.state.md.us

Page 2 of 2
October 3, 2011
Ms. Andrea Harrison

COG's proposal to lead a consortium to conduct this work was approved by the COG Board of Directors on July 13, 2011 and the Transportation Planning Board (the region's Metropolitan Planning organization) on July 20, 2011. We are pleased to join the consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. As a member of the consortium, our expected contribution for the project is \$60,000 worth of staff resources, as well as direct costs. A formal consortium agreement will be executed no later than 120 days after the effective start date of the grant agreement.

Sincerely,

Richard Eberhart Hall
Secretary

cc: David Robertson, COG Executive Director
Rich Josephson, MDP
Peter G. Conrad, MDP



PRINCE CHARITABLE TRUSTS

816 CONNECTICUT AVENUE NW
WASHINGTON, DC 20006
TEL: 202 728-0846 • FAX: 202 466-4726
www.fncmtr.org/grantmake/prince

FREDERICK HENRY PRINCE TESTAMENTARY TRUST
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ABBE NORMAL PRINCE TRUST

KRISTIN PAULY
MANAGING DIRECTOR

October 3, 2011

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express The Prince Charitable Trusts' commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. As a representative of the Prince Charitable Trusts, I have been a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies
- Provide funding for specific projects within Region Forward, particularly relating to developing the Regional Activity Centers

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, Prince Charitable Trusts will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$10,000 worth of staff resources, as well as direct costs and, potentially, grants. If the application is successful, we will participate in a

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PRINCE CHARITABLE TRUSTS

formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Kristin A. Pauly
Managing Director

PRINTED ON RECYCLED PAPER WITH SOY INK





GSA National Capital Region
U.S. General Services Administration
301 7th Street SW
Washington, DC 20407-5001 www.gsa.gov



401 9th Street NW, Suite 500
Washington, DC 20004
www.ncpc.gov

October 5, 2011

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

RE: MWCOG Application for Sustainable Communities Regional Planning Grant Program

Dear Mr. Robertson:

This letter is to express the commitment of the National Capital Planning Commission (NCPC) and the General Services Administration / National Capital Region (GSA/NCR) to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. Both NCPC and GSA/NCR are members of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

Distinct from other metropolitan areas, the significant number of federal facilities, employees, landholdings, procurement and operations has and will continue to shape the development of the national capital region. NCPC is the federal government's central planning agency for the national capital region, and reviews all federal development activities, prepares a Comprehensive Plan, and undertakes a variety of research, policy and planning initiatives. With a real estate portfolio of 93 million square feet and an inventory of over 880 government-owned and leased facilities housing nearly 300,000 federal workers, GSA/NCR helps federal agencies achieve their missions by acquiring and managing office space, and procuring equipment, supplies, telecommunications and information technology.

As members of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*.
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program.
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful.
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies.
- NCPC and GSA will work with COG to bring appropriate federal representatives to participate in the demonstration projects, many of which are proximate to federal facilities.
- Partnered on a successful 2009 event, NCPC will work with COG to convene a forum between high level Administration and agency officials and regional leaders to discuss shared priorities and specific opportunities to work together.

Page 2

- NCPC prepares a comprehensive plan that is the primary policy document informing that agency's review of federal development in the region. NCPC is updating this policy document, specifically to incorporate many of the sustainability and federal location directives of EO 13514, and provide urban design guidance. NCPC will coordinate with COG on compatibility with the Region Forward goals.
- GSA is currently studying their location policies and design strategies to support an increasingly mobile workforce, as well as strategies to enhance activating public spaces through its Good Neighbor Program, and will coordinate these efforts with the Region Forward initiative.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, NCPC and GSA/NCR will contribute in-kind staff resources to improve the effectiveness of the proposed program, and are committed to engaging other federal agency representatives to participate in this effort. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Marcel Acosta
Executive Director
National Capital Planning Commission

Mina Wright
Director, Office of Planning & Design Quality
U.S. General Services Administration, NCR

cc:

Julia Koster, NCPC
Dawid Abdur-Rahman, GSA-NCR



September 28, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE, Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express Enterprise Community Partner's (Enterprise) commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. Enterprise is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium Enterprise commits to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*.
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program.
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful.
- Share information about Region Forward and the Sustainable Communities Program with our network of constituencies
- Implement a transit-oriented affordable housing preservation initiative working in collaboration with COG and other local partners. This effort will help COG meet some of its Region Forward goals.
- Co-chair one of the Region Forward Impact teams.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, Enterprise will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$38,804 worth of staff resources, as well as direct costs. In addition, Enterprise will provide \$10 million of loan capital as part of the Phase One implementation of its GreenPATH transit oriented preservation initiative. This initiative, a collaboration with COG, will assist in meeting the Region Forward affordable housing goals. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

David Bowers
Vice President

ENTERPRISE COMMUNITY PARTNERS, INC.

10 G Street NE - Suite 450 - Washington, DC 20002 • 202.842.9190 • www.enterprisecommunity.org

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



Policy, Planning and Sustainability Administration

Mr. David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE
Suite 300
Washington, DC 20002

October 4, 2011

Dear Mr. Robertson:

I am writing to express the District Department of Transportation's commitment to partner with the Metropolitan Washington Council of Government's (COG) in its application to create Complete Transit Communities: An Equitable Transit-Oriented Development Strategy (Strategy) for the National Capital Region. The Plan will be funded under the joint U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

COG's proposal for the Region Forward Coalition to lead this work was approved by the COG Board of Directors on July 13, 2011 and the Transportation Planning Board (the region's Metropolitan Planning organization) on July 20, 2011. As a member of the Council of Governments, the District of Columbia effectively endorses the resolution by the COG Board of Directors and Transportation Planning Board to support the proposed Strategy. We are pleased to participate in this Strategy and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region.

In addition, DDOT would be interested in hosting the Capital Bikeshare Enhancement demonstration plan proposed under the Strategy. DDOT commits approximately \$2250 of in-kind support to this demonstration plan. In-kind support will include staff time to develop the plan, review work products, and provide feedback to improve the quality of work products and the effectiveness of their outcomes.

If COG's application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant agreement.

Sincerely,

Jim Sebastian

Supervisory Transportation Planner, Active Transportation Program
Policy, Planning and Sustainability Administration, DDOT

District Department of Transportation | 55 M Street, SE, Suite 400, Washington, DC 20003 | 202.673.6813 | ddot.dc.gov





11 Dupont Circle N.W., Suite 450
 Washington, D.C. 20036
 (V) 202.234.3062
 (TTY) 202.234.7590
 (F) 202.234.3106
www.equalrightscenter.org

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Donald L. Kahl



October 4, 2011

David Robertson
 Executive Director
 Metropolitan Washington Council of Governments
 777 North Capitol Street, NE Suite 300
 Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Equal Rights Center's (the "ERC") commitment to partner with the Metropolitan Washington Council of Governments (MWCOG) in its efforts to create an implementation plan for Region Forward: a Comprehensive Guide for Regional Planning. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

The ERC is a national non-profit civil rights organization with nearly 30 years of experience promoting affordable housing and accessible housing, and combating housing discrimination. The ERC has committed to be an advisory member of the Region Forward Coalition (Consortium), and has worked with MWCOG in developing a framework to further our goals and vision for the National Capital Region.

As an advisory member of the Consortium we commit to:

- Apply our expertise to the activities and plans of the Consortium so as to identify and address, at the planning stage, issues of diversity and accessibility in the design and implementation of the goals and targets in Region Forward;
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program;
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful; and
- Share information about Region Forward and the Sustainable Communities Program with appropriate constituencies.

We are pleased to be an advisory member of the Consortium, and to be a part of this very important step toward shaping a more sustainable, accessible,

prosperous and livable region. To help ensure the success of this program, the ERC will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$10,000 worth of staff time, as well as direct costs associated with this time.

Once again, the ERC supports the Metropolitan Washington Council of Governments, and ask for HUD's favorable consideration of its application.

Sincerely,

Donald L. Kahl



Office of Sponsored Programs

4400 University Drive, MS 4C6, Fairfax, Virginia 22030
Phone: 703-993-2988; Fax: 703-993-2296

September 26, 2011

Mrs. Alicia Lewis
Housing Planner III
Metropolitan Washington COG
Suite 300
777 North Capitol Street, NE
Washington, DC 20002

Dear Mrs. Lewis:

Enclosed please find a proposal submission for Dr. Stephen Fuller, School of Public Policy, George Mason University. The project is entitled "Fullfill Key Research Gaps in MWCOG's Region Forward."

George Mason University believes the project proposed herein is fundamental research as defined in National Security Decision Directive 189, and to our knowledge, does not require that we obtain an export license under EAR or ITAR. If The Metropolitan Washington Council of Government's Regional Sustainable Communities Task Force believes that our performance or deliverables under this project are subject to export control regulations, and therefore not eligible for the fundamental research exclusion, we request written confirmation to that effect.

As a member of the Metropolitan Washington Council of Government's Regional Sustainable Communities Task Force, George Mason University has worked with COG staff on the development of the Department of Housing and Urban Development "Complete Communities" grant submission for the National Capital Region.

George Mason University is very excited about partnering with COG, its member jurisdictions, and other regionally minded organizations, to help shape a more sustainable, accessible, prosperous and livable region.

Specifically, George Mason University will assist in the following areas: 1) perform research and analysis for the housing plan (Center for Regional Analysis), including analysis of the Washington region economy and housing market and development of forecasts of housing demand and supply needed to sustain the region's communities and economic growth; 2) develop an energy and film climate series and host an interactive regional visualization symposium on climate change impacts (School of Public Policy), and 3) serve as a public involvement and outreach partner.

The projected cost for the housing project is \$108,010 and George Mason University will be providing a 27.78 percent match in university funds in an amount of \$30,000. Costing for the climate change and public involvement tasks is still being developed and will be incorporated into the overall project.

We will work with COG to develop a formal consortium agreement to be executed no later than 120 days after the effective start date of the grant agreement

For questions regarding the technical aspects of this proposal, please feel free to contact Dr. Stephen Fuller at (703) 993- 3186. Any questions regarding budget or university policies and procedures should be directed to me at (703) 993-2977.

Sincerely,

Shandra Watson
Senior Team Leader, Pre-Award
Office of Sponsored Programs

Enclosures
cc: Stephen Fuller





2100 M STREET, NW WASHINGTON, DC 20037

Direct Dial: 202.261.5713
Fax/voice: 202.728.0231
E-mail: washing@urban.org

Lorraine C. Washington
 Senior Contracts Administrator
 Office of Grants, Contracts and Pricing

26 September 2011

**To: National Capital Region Consortium for Sustainable Communities
 Letter to Confirm Commitment for Leveraged Resources and Partnership**

David Robertson
 Executive Director
 Metropolitan Washington Council of Governments
 777 North Capitol Street, NE Suite 300
 Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Urban Institute's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for Region Forward: a Comprehensive Guide for Regional Planning. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

The Urban Institute is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in Region Forward
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- To the extent possible, use staff time to help shape key products, review material, and

Page 2

provide feedback to insure the program is successful

- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the award.

Sincerely,

Lorraine C. Washington

Abstract

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Approach

Capacity

Appendix

TPB R2-2012
July 20, 2011

NATIONAL CAPITAL REGION TRANSPORTATION PLANNING BOARD
777 North Capitol Street, N.E.
Washington, D.C. 20002

**RESOLUTION APPROVING THE NATIONAL CAPITAL REGION
TRANSPORTATION PLANNING BOARD'S (TPB) PARTICIPATION IN THE
SUBMISSION OF STAINABLE COMMUNITIES REGIONAL PLANNING GRANT**

WHEREAS, the National Capital Region Transportation Planning Board (TPB), which is the metropolitan planning organization (MPO) for the Washington Region, has the responsibility under the provisions of the Safe, Accountable, Flexible, and Efficient Transportation Equity Act - A Legacy for Users (SAFETEA-LU) of 2005 for developing and carrying out a continuing, cooperative and comprehensive transportation planning process for the Washington Metropolitan Area; and

WHEREAS, in 2009 Congress authorized a multi-agency Sustainable Communities Initiative between the U.S. Departments of Housing and Urban Development, Transportation and the Environmental Protection Agency to improve regional planning efforts that integrate housing and transportation decisions, and increase the capacity to improve land use and zoning; and

WHEREAS, in June 2010, HUD published the first notice of funding availability for FY 2010 Sustainable Communities Regional Planning Grant totaling up to \$100 million in grant awards nationally to regions and local governments; and

WHEREAS, on June 21, 2011, HUD published the Advanced Notice of Funding Availability for FY2011 which states that, as in calendar year 2010, HUD will make available up to \$5 million for large metropolitan areas, like the National Capital Region, to help complete a Regional Plan for Sustainable Development; and

WHEREAS, the application again requires the formation of a multi-jurisdictional consortium including the regional planning organization, metropolitan planning organization, local jurisdictions representing at least 50 percent of the metropolitan area population, and at least one non-profit or educational institution to administer the Regional Plan for Sustainable Development. The consortium must also provide a 20 percent in leveraged resources; and

WHEREAS, on July 13, 2011, the COG Board adopted Resolution R35-11 authorizing staff to prepare and submit an FY 2011 Sustainable Communities Regional Planning Grant Application, and adopted Resolution R36-11 confirming the support and participation of each COG member jurisdiction in the consortium grant application; and

WHEREAS, COG is well positioned to compete for the FY 2011 grant funding, having received Preferred Sustainability Status following the submittal of the application in 2010 and the establishment in 2011 of the Region Forward Coalition (the Coalition); and

WHEREAS, with funds from the Sustainable Communities program, COG and the Coalition would create a Regional Plan for implementing *Region Forward* focused on balanced growth and neighborhood preservation and revitalization linked with existing and future transit investments, including work to:

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- Complete a baseline analysis to identify specific data and programmatic gaps needed to implement the goals of *Region Forward*
- Develop and implement an extensive public engagement program through Coalition partners
- Develop an action plan for implementation including several pilot projects to be identified throughout the region

WHEREAS, the Plan will enable the National Capital Region to be a stronger competitor for limited infrastructure funds, create efficiency gains by breaking down administrative silos, and address regional equity and environmental concerns related to growth; and

WHEREAS, TPB staff will work with COG staff, TPB member agencies, and other grant application partners to develop the grant application; and

WHEREAS, the grant requires applicants to provide a minimum of 20 percent in leveraged resources, including cash and in-kind support from COG and consortium participants; and

WHEREAS, resources and funding in the TPB's Unified Planning Work Program (UPWP) are eligible for the leveraged resources required for the grant application; and

WHEREAS, the grant will be in the form of a cooperative agreement with HUD and the period of performance cannot exceed 36 months; and

WHEREAS, if the grant is approved by HUD, the cooperative agreement will require an amendment to the TPB's FY 2012 UPWP and will need to be incorporated into the FY 2013 and 2014 UPWPs;

**NOW, THEREFORE BE IT RESOLVED THAT THE NATIONAL CAPITAL REGION
TRANSPORTATION PLANNING BOARD approves**

- the TPB's participation as an applicant in the consortium for the Metropolitan Washington Council of Governments' submission of a Sustainable Communities Regional Planning Grant Application to HUD; and
- up to \$300,000 from the Unified Planning Work Program over the 36 month period of a grant as leveraged resources for developing a Regional Plan for Sustainable Development for the Washington Region.

Adopted by the Transportation Planning Board at its regular meeting on July 20, 2011.

METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 North Capitol Street, NE
Washington, D.C. 20002-4290

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A
SUSTAINABLE COMMUNITIES REGIONAL PLANNING GRANT APPLICATION

WHEREAS, in 2009 Congress authorized a multi-agency Sustainable Communities Initiative between the U.S. Departments of Housing and Urban Development (HUD), Transportation (DOT) and the Environmental Protection Agency (EPA) to improve regional planning efforts that integrate housing and transportation decisions, and increase the capacity to improve land use and zoning; and

WHEREAS, in June 2010, HUD published the first Notice of Funding Availability (NOFA) for the FY2010 Sustainable Communities Planning Grants totaling up to \$100 million in grant awards nationally to regions and local governments; and

WHEREAS, on June 21, 2011, HUD published the Advanced Notice of Funding Availability for FY2011 which states that, as in calendar year 2010, HUD will make available up to \$5 million for large metropolitan areas, like the National Capital Region, to help complete a Regional Plan for Sustainable Development; and

WHEREAS, the application again requires the formation of a multi-jurisdictional consortium including the regional planning organization, metropolitan planning organization, local jurisdictions representing at least 50 percent of the metropolitan area population, and at least one non-profit or educational institution to administer the Regional Plan for Sustainable Development. The consortium must also provide a 20 percent in leveraged resources; and

WHEREAS, in July 2010, the COG Board adopted Resolution R41-10 authorizing staff to prepare and submit a Sustainable Communities Regional Planning Grant Application, and adopted Resolution R41-10a confirming the support and participation of each COG member jurisdiction in the in consortium grant application; and

WHEREAS, COG is well positioned to compete for the grant funding, having received Preferred Sustainability Status following the submittal of the application in 2010 and the establishment in 2011 of the Region Forward Coalition (the Coalition); and

WHEREAS, with funds from the Sustainable Communities program, COG and the Coalition would create a Regional Plan for implementing *Region Forward* focused on balanced growth and neighborhood preservation and revitalization linked with existing and future transit investments, including work to:

- Complete a baseline analysis to identify specific data and programmatic gaps needed to implement the goals of *Region Forward*
- Develop and implement an extensive public engagement program through Coalition partners
- Develop an action plan for implementation including several pilot projects to be identified throughout the region

WHEREAS, the Plan, as administered by COG and the Coalition, will enable the National Capital Region to be a stronger competitor for limited infrastructure funds, create efficiency gains by breaking down administrative silos, and address regional equity and environmental concerns related to growth.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE
METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:

1. The Executive Director, or his designee, is authorized to submit an application, on behalf of the consortium, to HUD for the Sustainable Communities Planning Grant in an amount not to exceed \$ 5 million.
2. The grant requires applicants to provide a minimum of 20 percent in leveraged resources, including cash and in-kind support from COG and consortium participants. COG shall provide up to \$100,000 in FY 2012 Contingency Reserve revenue should it be necessary to meet the leveraged resources minimum and support a competitive grant application.
3. The grant will be in the form of a cooperative agreement and the period of performance shall not exceed 36 months.
4. If approved, the cooperative agreement will require amendment to COG's FY 2012 work program and budget and be incorporated into COG's FY 2013 and 2014 proposed budgets.

Resolution R36-2011
July 13, 2011

METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 North Capitol Street, NE
Washington, D.C. 20002-4290

RESOLUTION APPROVING COG STATEMENT OF INTENT TO PARTICIPATE IN HUD'S SUSTAINABLE COMMUNITIES REGIONAL PLANNING GRANT

WHEREAS, the Metropolitan Washington Council of Governments (COG) is an independent, nonprofit association comprised of the local governments of the National Capital Region, and COG also acts as the administrative agent of the National Capital Region Transportation Planning Board, the metropolitan planning organization (MPO) of the National Capital Region; and

WHEREAS, in January 2008, COG established the Greater Washington 2050 Coalition, a public private advisory panel, consisting of local government officials, representatives of the Region's business and environmental sectors, and members of the public representing numerous and diverse civic interests, to help shape the Region, and the Coalition sought to leverage existing regional and local vision plans and reach regional agreement on local actions that can help achieve common regional goals; and

WHEREAS, in January 2010, the COG Board approved the Coalition's final report, *Region Forward – A Comprehensive Guide for Regional Planning and Measuring Progress in the 21st Century*, which includes nine regional goals in four themes of accessibility, sustainability, prosperity, and livability; and establishes regional performance targets and indicators to measure required progress toward goals; and

WHEREAS, in 2010 the COG Board recommended that its member local governments execute a voluntary regional compact incorporating these regional goals, and commit to consider regional implications in their local decisions and actions; and every local government member has endorsed the voluntary Greater Washington 2050 Compact and, within the jurisdiction's legal, financial, and political limitations, committed to follow the principles and goals therein in its decisions and actions; and

WHEREAS, in January 2011, the COG Board established the Region Forward Coalition to oversee implementation of the *Region Forward* goals, targets and indicators; and

WHEREAS, COG desires to apply for the HUD Fiscal Year 2012 Sustainable Communities Regional Planning Grant Program to support implementation of the *Region Forward* report and take other actions required by the program and the Livability Principles set forth in the HUD Docket No. FR-5559-N-01 Advanced Notice of Funding Availability in order to achieve sustainable outcomes for the National Capital Region.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:

1. Local governments, through participation and membership in COG, pledge our intent to participate in the Sustainable Communities Regional Planning Grant Program and will work with COG to secure individually signed memorandum of understanding agreements, or the like, within 120 days should grant funding be awarded.

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2. The COG Board commits COG to be lead applicant for purposes of the HUD Fiscal Year 2011 Sustainable Communities Regional Planning Grant Program on behalf of its local government members.

3. As lead applicant, COG will have the administrative responsibility for ensuring that the COG consortium's program is carried out in compliance with all HUD requirements.

4. COG will execute a formal consortium agreement no later than 120 days after the effective start date of the grant agreement, which agreement shall describe each member's specific activities under the Program, including timetables for completion.

5. As lead applicant, COG will enter into memoranda of understanding with any partners receiving funding from the grant to ensure delivery of the required activities.

6. The Executive Director is hereby authorized to sign the grant and other documents required by HUD in furtherance of this statement of intent.

Real Estate Development Program
(734) 763-3275 ext. (734) 763-2322 fax
realstate@umich.edu mail: http://www.realstate.umich.edu/realstate/realstate/

A. ALFONZO TAUBMAN COLLEGE OF ARCHITECTURE • URBAN PLANNING
THE UNIVERSITY OF MICHIGAN

2000 Barnhart Boulevard Ann Arbor Michigan 48109-2069 USA

September 30, 2011

**To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership**

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Washington office of the University of Michigan's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies

Share data collected as part of research on walkable urban places undertaken by the University, along with our phase I partner, The Brookings Institution Metropolitan Policy Program. This research project developed a robust database consisting of block-level built environment, real estate performance, and social equity data. It also developed a methodology by which to define and identify walkable urban places and diagnose a place's potential to develop sustainably (in the triple bottom line sense) in the future. We bring expertise in walkable urban places, downtown and suburban development, financing progressive real estate, real estate development, metropolitan development trends, strategic planning for downtowns and suburban downtowns and the triple bottom line value or urban design. The walkable urban places work will be used to inform the creation of station area investment typologies in the National Capital Region.

Christopher Leinberger is a professor of practice in urban and regional planning at University of Michigan Taubman College of Architecture and Urban Planning. Chris Leinberger is a land use strategist, developer,

and author helping to make progressive development profitable. He is a visiting fellow at The Brookings Institution in Washington, D.C., focusing on research and practices that help transform traditional and suburban downtowns and other places to provide "walkable urbanity." Leinberger has written award-winning articles for publications such as the Atlantic Monthly, Wall Street Journal, and Urban Land magazine, among others. He has been profiled by national broadcast and print media such as CNN and the Today Show, among others. Leinberger is a graduate of Swardmore College and Harvard Business School.

Mariela Alfonso, Ph.D., my Co-Principal Investigator on the study, will also be involved with connecting the walkable urban places methodology to the investment typologies included in the HUD regional planning application. Dr. Alfonso is the president of an urban design research and consulting firm, Urban Imprint. She is an expert on the impact of the built environment on behavior, focusing on walkability, social interaction, sense of community, and consumption behavior; and how these interactions translate into economic and social value. She is currently working on various projects, including an economic and behavioral urban design impact analysis of the Iowa Department of Economic Development's Green Pilot Community program; a USC/UC Berkeley joint project funded by the NIH looking at the health impacts of Smart Growth communities; and a Brookings project funded by the Bombardier Foundation evaluating the residential price premium of walkability. Overall, Dr. Alfonso bridges the worlds of academia and practice, translating urban design research findings into sustainable planning, design, and development solutions, and working with planning and real estate industry professionals to enhance the social and economic value of development.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, University of Michigan will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$300,000 worth of staff resources, as well as direct costs, which were expended in creating the regional database. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Christopher B. Leinberger
Professor, Real Estate Development
Taubman College of Architecture & Urban Planning
University of Michigan
cleinber@umich.edu



Sept. 29, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express FVB Energy's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for Region Forward: a Comprehensive Guide for Regional Planning. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

FVB Energy is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region. As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in Region Forward
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies
- Provide consulting services to develop a place-based demonstration plan for a district energy system meeting the goals of the transit-oriented development strategy, and to prepare a screening tool to help local governments identify opportunities for district energy solutions for developments in the community.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, FVB Energy will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$25,000 worth of staff and information resources. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Mark Spurr
President

Minneapolis Seattle Edmonton Toronto Vancouver Västerås Stockholm Bahrain
Suite 825
222 South Ninth Street
Minneapolis, MN 55402
(612) 338-4489
(612) 338-3427 fax
www.fvbenegy.com

10/05/2011 16:00 FAX

002/004

MOMENTUM ANALYSIS



October 5, 2011
TO: Region Forward Coalition
Letter to Confirm Commitment for Opinion Research and Program Evaluation

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson,

I am writing to express Momentum Analysis' commitment to partner with the Metro Washington Council on Government (COG) in its effort to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

As a member of the Consortium we commit to:

- Work with the consortium to design the most appropriate research program for the final outreach and implementation plan.
- Keep the consortium up to date with our research timeline, work-plan, and progress.
- Design quantitative and qualitative instruments, such as surveys and focus group guides.
- Set up and facilitate qualitative focus groups.
- Produce top-level and cross-tabs for quantitative surveys.
- For in-the-field program evaluation, create research instruments and analyze data.
- Provide detailed, integrated analysis of all phases of research.
- Be available for consortium meetings throughout the duration of the project.

Momentum Analysis is a full-service public opinion research firm based in Washington, DC but with expertise around the country. We have done extensive work in cities around the country, such as New York City, New Haven, Indianapolis, Miami, Buffalo, Scranton, St. Louis, Denver, Birmingham, Baltimore, Boston, and elsewhere. This work has given us experience with both urban issues and minority populations. We also have extensive experience in the Washington, DC region, including a multi-phase project on green jobs in Washington, DC, and work throughout the Maryland and Northern Virginia suburbs. We have also worked with Latino populations, including Latino focus groups throughout the country, and a current federal government contract focused exclusively on Latino outreach. For all our clients, we provide custom research, attention to detail, and sound methodological practices.

1508 Monroe Street, NW 202-518-6185 (o)
Washington, DC 20010 202-543-5352 (f)
www.momentumanal.com

Margie Omero is President and founder of Momentum Analysis, and will be the lead contact for this work. She is an award-winning pollster, recently named both a "Mover and Shaker" by Campaigns & Elections magazine and one of "50 Politicos To Watch" by The Politico. Omero's work as a pollster.com/Huffington Post blogger has appeared on Hardball, in ABC's The Note, the Wall Street Journal, the Washington Post, and in Salon.com. She is the author of a chapter on women and voting in the three-volume series "Voting in America" and a chapter on the gender gap in statewide races in the academic text "Voting the Gender Gap," both published in 2008. Omero frequently comments on political trends, and appears regularly on television, radio, and in print, including election-night coverage for networks around the world.

Omero is a professionally trained focus group moderator who has personally conducted nearly a thousand focus groups, while also being professionally and academically trained in statistical sampling and survey methodology. She is a member of the American Association of Political Consultants, where she has been a frequent judge for the group's annual awards for campaign advertising. Omero has a bachelor's degree from the University of Texas at Austin, where she majored in Plan II, the University's prestigious honors program, studied psychology and research methodology, and wrote her honors thesis using longitudinal survey data. She lives in Washington, DC.

Jesse Contario is a Senior Analyst at Momentum Analysis, and will be an additional contact for this work, also handling survey design and data analysis. Prior to joining Momentum Analysis, Contario was an analyst at Greenberg Quinlan Rosner Research. His work there focused on U.S. political projects, providing strategic advice to campaigns, issue organizations, non-profits, and corporations. In particular Contario managed research conducted with Democracy Corps, a non-profit organization providing opinion research and strategic advice to progressive groups. Other clients included National Public Radio, The Los Angeles Times, SEIU, the Center for American Progress, Campaign for America's Future, Common Cause and Microsoft. Contario also designed and managed straw polls at the annual America's Future Now! and Netroots Nation conferences. Contario has conducted research at the national and state levels, as well as conducted focus groups in the United Kingdom, France, Germany, Italy, Poland, Denmark, Belgium, and South Africa. The results of Contario's work have been cited by The Politico, the Los Angeles Times, National Public Radio, Calbuzz, Roll Call, the Washington Post and others. Contario was born and raised in upstate New York and received his Bachelor's degree in Government from the College of William and Mary. He is a member of the Washington-Baltimore chapter of the American Association for Public Opinion Research and lives in Clarendon, Virginia.

Nisha Jain is Vice President of Research at Momentum Analysis, specializing in the firm's methodology and quantitative work. In addition to her quantitative work, she also conducts background legislative research, and self and opposition research. The results of her work have appeared in countless newspapers and polling analyses. Prior to Momentum Analysis, Jain worked for Troutman Sanders LLC supporting lobbyists representing Community Associations in their work with the Virginia General Assembly. Other prior positions include work for the Indian American Center for Political Awareness, the Embassy of India, Penn, Schoen and Berland Associates, and the Defense Information Systems Agency. Jain attended Thomas Jefferson High School for Science and Technology in Virginia, and was a semifinalist of the prestigious Intel Talent Search (formerly the Westinghouse award) for her scientific research on bacterial virus filtration. Jain received a BS in Mathematics at George Mason University, where she was an active member of Alpha Phi Omega, a service fraternity, and the Indian Student Association. Jain serves on the board of directors of the Washington Leadership Program, a national non-profit organization developing the next generation of American leadership from the South Asian American community. She lives in Vienna, Virginia.

We are pleased to join the Consortium and be a part of this very exciting project. If the application is successful, we will participate in a formal contract to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,



Margie Omero
President, Momentum Analysis
margieomero@momentumdc.com

NHT/Enterprise Preservation Corporation

October 5, 2011

To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the National Housing Trust – Enterprise Preservation Corporation's (NHT Enterprise) commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. The National Housing Trust is a national nonprofit organization committed to the preservation of the nation's existing stock of affordable housing through research, policy development, lending and housing preservation. As NHT's preservation and redevelopment arm, NHT Enterprise has preserved over 6,000 affordable homes across the country, and almost 1,000 homes in the Metropolitan Washington area. NHT Enterprise is a member of the Region Forward Coalition (Consortium) and has worked with COG to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with our network of constituencies

In addition, NHT Enterprise has already acquired, analyzed and assembled demographic and housing data connected to public transportation resources for the region as part of the Green Preservation of Affordable Transit-oriented Housing Initiative (GreenPATH). The cost of this work over the past 2 years was over \$100,000, and NHT Enterprise will contribute all the data and knowledge gained from that GreenPATH Initiative work to the Region Forward implementation effort.

1101 30th Street, N.W., Suite 400*Washington, D.C. 20007*202.333.8931*FAX 202.833.1031

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We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, the National Center for Smart Growth's will not only contribute the \$100,000 value of previous work, but will contribute additional resources to improve the effectiveness of the proposed program through an in-kind contribution of \$10,530 worth of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,



Robert S. Richardson
Development Manager

1101 30th Street, N.W., Suite 400*Washington, D.C. 20007*202.333.8931*FAX 202.833.1031



NATIONAL CENTER FOR SMART GROWTH RESEARCH AND EDUCATION

Preinkert Field House
College Park, Maryland 20742
P: 301-405-6283 F: 301-314-5639
<http://www.smartgrowth.umd.edu>

**To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership**

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the National Center for Smart Growth's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. The National Center for Smart Growth (Center) is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with its network of constituencies

In addition, the Center will provide technical assistance toward the completion of a build out analysis and simulation exercise in the rail transit station areas of the Washington, DC, metropolitan area. The Center, under contract with the Maryland Department of Transportation, has already completed a build out and simulation exercise for the Maryland part of the metro area. The cost of this work was approximately \$75,000 and the Center will contribute the all the data and knowledge gained from that work toward the Region Forward implementation effort.

Further, the Center recently received a grant from the Surdna Foundation to launch a Sustainable and Equitable Economic Development (SEED) initiative. This \$400k grant will enable the Center to engage in "opportunity mapping" to identify barriers to opportunity for the region's low income and disadvantaged populations while promoting sustainability. The initiative is focused on the entire state of Maryland and will thus include all of the Maryland portion of the greater Washington metropolitan area. The Center will work closely with COG to assure that the Region Forward project will benefit from the work funded by Surdna.

SCHOOL OF ARCHITECTURE, PLANNING, AND PRESERVATION
A. JAMES CLARK SCHOOL OF ENGINEERING

SCHOOL OF PUBLIC POLICY
COLLEGE OF AGRICULTURE AND NATURAL RESOURCES

Region Forward NCSGRE September 27, 2011 Page 2

Finally, over the past four years the Center has been building advanced econometric, transportation, land use, and environmental models with funding from the USEPA, the Federal Highway Administration, the Maryland State Highway Administration, and the Maryland Departments of Transportation and Planning. These models have been used to conduct advanced scenario analyses for the entire Baltimore-Washington region. In total the modeling system represents approximately \$3 million of investment in modeling and data development. The Center is pleased to contribute the value of these efforts to the Region Forward effort as well.

In sum, we are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, the Center will not only contribute the value of previous work, but will contribute additional resources to improve the effectiveness of the proposed program through an in-kind contribution of \$10,000 of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Gerrit-Jan Knaap

Professor and Executive Director

WASHINGTON Regional Association of GRANTMAKERS

October 3, 2011

David Robertson, Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

RE: National Capital Region Consortium for Sustainable Communities Letter to Confirm Commitment for Leveraged Resources and Partnership

Dear Mr. Robertson:

I am writing to express the Washington Regional Association of Grantmakers (WRAG) commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. WRAG is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium, we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies
- Promote the establishment of a funders' caucus to support this work.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, WRAG will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$10,000 worth of staff resources, as well as direct costs. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,



Tamara Copeland, President

RCLCO

September 29, 2011

To: National Capital Region Consortium for Sustainable Communities Letter to Confirm Commitment for Leveraged Resources and Partnership

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express RCLCO's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. RCLCO, an independent, real estate and land use economics advisory firm that provides quantitative analysis to help both private and public sector entities, is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is successful
- Share information about Region Forward and the Sustainable Communities Program with my network of constituencies
- Provide demographic and employment data to Region Forward through the grant period – data for which we pay approximately \$45k annually for 3 years

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, RCLCO will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$79,360 worth of staff resources, as well as direct costs. We will provide technical expertise, market guidance, and economic forecasting. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,



Shyam Kannan
Principal



2027 Martin Luther King Jr. Ave SE Suite 102
 Washington, DC 20020
 Phone: 202-450-5267
 E-Mail: vdavis@nspiregreen.com
 Web: www.nspiregreen.com

Memo

September 23, 2011

**To: National Capital Region Consortium for Sustainable Communities
 Letter to Confirm Commitment for Leveraged Resources and Partnership**

David Robertson
 Executive Director
 Metropolitan Washington Council of Governments
 777 North Capitol Street, NE Suite 300
 Washington, DC 20002

Dear Mr. Robertson:

I am writing to express Nspiregreen, LLC's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program. Nspiregreen is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework to further our goals and vision for the National Capital Region.

Nspiregreen, LLC was created with the belief that we can transform and improve the world. We assist government entities, consulting firms, non-profits, industrial and manufacturing facilities as well as other companies that have an emphasis on sustainability within the realm of our core service areas: Public Involvement and Outreach; Environmental Services; Urban Planning; Management Consulting.

As a member of the Consortium we commit to:

- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program
- Use staff time to help shape key products, review material, and provide feedback to insure the program is

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. To ensure the success of this program, Nspiregreen, LLC will contribute resources to improve the effectiveness of the proposed program through an in-kind contribution of \$44,850 worth of staff resources, as well as direct costs. In addition, we can provide technical assistance for a fee. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

Sincerely,

Chancee Lundy
 Partner/ Principal



WASHINGTON AREA BICYCLIST ASSOCIATION

2589 Ontario Rd. NW
Washington, DC 20009
P: 202.518.0524 F: 202.518.0536

WWW.WABA.ORG

October 4, 2011

**To: National Capital Region Consortium for Sustainable Communities
Letter to Confirm Commitment for Leveraged Resources and Partnership**

David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE Suite 300
Washington, DC 20002

Dear Mr. Robertson:

The **Washington Area Bicyclist Association** (WABA) submits this letter in support of the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. The implementation plan will be submitted for funding under the U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

The Washington Area Bicyclist Association is a 501(c)(3) non-profit organization located in Washington DC. Founded in 1972, WABA has grown to represent thousands of area cyclist-members. We have a staff of ten FTE's and an office, open to the community, located in the heart of Washington DC, in Adams Morgan.

The mission of the Washington Area Bicyclist Association is to create a healthy, active, more livable region by promoting bicycling for fun, fitness, and affordable transportation; advocating for better bicycling conditions and transportation choices for a healthier environment; and educating children, adults, and motorists about safe bicycling. We believe that bicycling is a fun, healthy, sustainable, functional, method of transportation that brings great personal and health benefits, and can lead to great community benefits if adopted *en masse*.

WABA's Proposal to Conduct a Health Impact Assessment (HIA) on the Master Bicycle Plan for the District of Columbia

In March 2011, WABA partnered with Johns Hopkins University's Bloomberg School of Public Health to conduct a rapid HIA on a portion of Southeast DC currently underserved by bicycling infrastructure. The results of this rapid HIA formed the base of a proposal in June 2011 to the Pew Trust to conduct a full HIA on the updates to the Master Bicycle Plan for the District of Columbia, focusing on underserved communities with high health concerns. We are awaiting a decision from Pew on the full grant proposal in early December, but we did make it through to the final round of 40 applicants. If WABA is awarded funding to complete the HIA, WABA will include the HIA's analysis valued at \$125,000 as in-kind support or match to the HUD regional planning implementation program. The results from this study will

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be used to inform demonstration plan activities proposed in DC and through other proposed planning and policy work over the course of the program.

WABA's Community Outreach in Wards 7 and 8

Beginning in May 2011, WABA started our East of the River program, working to expand our knowledge of and outreach to the areas east of the Anacostia River, currently underserved by bicycling infrastructure. During this campaign, WABA provided adult learn to ride classes, mobile bike shops at farmer's markets, and child cycling courses. Over the course of the summer, we taught over 40 adults to ride a bike, fixed and/or taught hundreds of individuals to fix their bikes, and instructed dozens of children in safe bicycling practices. We have become a well-regarded and visible presence in Wards 7 and 8 thanks to this effort.

WABA's Partnership with the Consortium

WABA is fully prepared and excited to partner with the Metropolitan Washington Council of Governments for the implementation portion of the Region Forward program. As a member of the Consortium we will:

- Share results, data and findings during the HIA process and link these two efforts as they relate to areas of study which overlap.
- Assist in the outreach as appropriate in areas where we have an extensive knowledge of the community, their concerns and issues.
- Make good faith efforts to align our local work, research, policies, and programs with the Partnership's federal livability principles and advance the implementation of the goals and targets in *Region Forward*
- Use our network of existing relationships to identify local partners to participate in Region Forward's implementation program

Regina Arlotto will work with the Consortium as WABA's representative. She has a professional background in active living promotion, community planning, and outreach, and an educational background in Urban and Environmental Planning (Master's, University of Virginia). If you wish to communicate directly with Ms. Arlotto regarding this grant or her overall efforts to improve the planning, safety and health of our neighborhoods, I invite you contact her directly via email at gma@waba.org or by telephone at 202.518.0524 x. 206.

We are pleased to join the Consortium and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region. If the application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant award.

I thank you for your time, consideration, and efforts, and am also available to answer any questions you may have, either via email at shane@waba.org, or by telephone at 202.518.0524 x. 205.

Sincerely,

Shane Farthing
Executive Director



OFFICE OF THE UNDER SECRETARY OF DEFENSE
3000 DEFENSE PENTAGON
WASHINGTON, DC 20301-3000

OCT 05 2011

ACQUISITION,
TECHNOLOGY
AND LOGISTICS

Ms. Shelley R. Poticha
Director
Office of Sustainable Housing and Communities
U.S. Department of Housing and Urban Development
451 7th St. SW, Room 10180
Washington, DC 20410

Dear Ms. Poticha:

The Office of Economic Adjustment supports the Metropolitan Washington Council of Governments' application for Sustainable Communities Regional Planning Program funding. The greater National Capital community has worked closely with leadership at Fort Belvoir on initiatives to help absorb the incoming defense personnel stemming from mission growth. The Council is seeking to invest in various transportation options and to transform underutilized commercial developments into transit centers. These efforts promote and benefit local economic competitiveness and revitalization, social equity, inclusion and access to opportunity, energy use and climate change, and public health and environmental impact.

Due to ongoing economic uncertainty and the evolving timetable for these military actions, the resources available through your program will help ensure the future sustainability of a number of communities.

If you have any questions, please contact Mr. Michael Wilson, Office of Economic Adjustment Project Manager, at (703) 604-5146 or michael.wilson@wso.whs.mil.

Sincerely,

Patrick J. O'Brien
Director
Office of Economic Adjustment



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4388
www.mnccppc.org/pgco
301-952-5561

Prince George's County Planning Board
Office of the Chairman

October 6, 2011

Mr. David Robertson
Executive Director
Metropolitan Washington Council of Governments
777 North Capitol Street, NE
Suite 300
Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the Prince George's County Planning Department's commitment to partner with the Metropolitan Washington Council of Governments (COG) in its application to create Complete Transit Communities: An Equitable Transit-Oriented Development Strategy (Strategy) for the National Capital Region. The Strategy will be funded under the joint U.S. Department of Housing and Urban Development's competitive Sustainable Communities Regional Planning Grant Program.

The Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission will host the Purple Line Economic Development and Local Business Stabilization Demonstration Plan proposed under the Strategy. The Prince George's County Planning Department will commit \$5,775.27 of in-kind support to this demonstration plan. In-kind support will include staff time to develop the plan, review work products, and provide feedback to improve the quality of work products and the effectiveness of their outcomes. We are pleased to participate in the development of this Strategy and be a part of this very important step toward shaping a more sustainable, accessible, prosperous and livable region.

If COG's application is successful, we will participate in a formal consortium agreement to further define our participation and activities in the program no later than 120 days after the effective start date of the grant agreement.

Sincerely,

Elizabeth M. Hewlett
Chairman

c: Fern Piret, Planning Director



October 6, 2011
 David Robertson
 Executive Director
 Metropolitan Washington Council of Governments
 777 North Capitol Street, NE Suite 300
 Washington, DC 20002

Dear Mr. Robertson:

I am writing to express the commitment of the Washington Metropolitan Area Transit Authority (Metro) to partner with the Metropolitan Washington Council of Governments (COG) in its efforts to create an implementation plan for *Region Forward: a Comprehensive Guide for Regional Planning*. Metro was created by an interstate compact in 1967 to plan, develop, build, finance, and operate a balanced regional transportation system in the national capital area. Metrorail serves 86 stations and has 106 miles of track. Metrobus serves the nation's capital seven days a week with 1,500 buses. Metrorail and Metrobus serve a population of 3.4 million within a 1,500-square mile jurisdiction. Metro is a member of the Region Forward Coalition (Consortium) and has worked closely with COG in developing this framework.

It is also important to note that, as part of the first steps in its recently-initiated strategic planning process, Metro's Board of Directors agreed on September 23, 2011, that the Metro strategic plan being updated would serve as an implementation plan for the Region Forward Vision established by the Coalition last year.

As a member of the Consortium, and as an organization committed to developing plans and programs that implement the Region Forward vision, in the coming years Metro will be undertaking numerous activities that advance the Consortium's work plan, including:

- Aligning our plans, policies, and programs with the Federal Partnership's livability principles and advancing the implementation of the *Region Forward* goals and targets;

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- Using our network of regional relationships to identify local partners to participate in Region Forward's implementation program;
- Using staff time to help shape key products, review material, and provide feedback to insure the program is successful; and
- Sharing information about Region Forward and the Sustainable Communities Program with Metro's numerous constituencies

We are pleased to be a part of this very important initiative toward shaping a more sustainable, accessible, prosperous and livable region. Inasmuch as Metro's planning and joint development programs already make available considerable staff time and financial resources to advance the prospects of station area TOD policies, plans, programs, designs, and projects, a HUD grant for the region's grant application will leverage considerable Metro resources and expertise. If the region's application is successful, Metro will participate in a formal consortium agreement to further define its participation and activity in the program no later than 120 days after the effective start date of the grant award.

Sincerely,


 Richard R. Sarles
 General Manager and
 Chief Executive Officer