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## JOINT PLANNING DIRECTORS AND HOUSING DIRECTORS ADVISORY COMMITTEE

July 15, 2022

### DISCUSSION SUMMARY

#### Key Takeaways:

- Paul DesJardin with the COG staff provided a brief overview of the 2030 regional housing targets and identified the three major categories of impediments: land/use regulatory structures, market forces, and community dynamics.
- Several jurisdictions (Prince George's County, District of Columbia, Montgomery County, and City of Alexandria) reported out local actions taken since the 2019 adoption of regional housing targets and how that has impacted local efforts to address housing supply issues.
- Housing construction costs continue to rise and are a significant impediment to production.
- Some objections to housing have become more vocal, but there are also new voices in support of housing (YIMBYs). In general, viewpoints have become more extreme (pro and con) since covid hit, which makes it challenging to get projects approved.
- We need to support opportunities to purchase a home.
- Equity is what we are about and has become a key part of what we do.

#### Next Steps:

- Consider inviting developers and/or other lender/financial stakeholders to the next joint committee meeting.
- Art Rogers (DC Office of Planning) offered to give a presentation about the District of Columbia's Inclusionary Zoning (IZ) program.
- Should the committee(s) look at office to residential conversions and whether the financial case to pursue these projects is stronger now due to Covid?
- Consider exploring public land use policies in the region for developing affordable housing.
- Are there innovative community engagement strategies that we could share?
- Consider creating an outreach toolkit to assist local governments connect better with residents around housing issues.
- Tanya Stern (Montgomery County Department of Planning) would be willing to make a presentation about the county's equity work.

Reasonable accommodations are provided upon request, including alternative formats of meeting materials.  
Visit [www.mwco.org/accommodations](http://www.mwco.org/accommodations) or call (202) 962-3300 or (202) 962-3213 (TDD).

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