

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 North Capitol Street, N.E.
Washington, D.C. 20002-4239**

**MINUTES
Board of Directors' Meeting
COG Board Room
February 9, 2005**

BOARD MEMBERS, ALTERNATES AND PARTICIPANTS PRESENT AND NOT PRESENT

***SEE ATTACHED CHART FOR ATTENDANCE**

STAFF

**David J. Robertson, Executive Director
Lee Ruck, General Counsel**

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Chair Davis called the meeting to order at 12:00 p.m. with a recitation of the pledge of allegiance.

2. APPROVAL OF MINUTES OF JANUARY 12th

Motion was made, seconded and carried unanimously to adopt the minutes of the January 12th meeting.

3. AMENDMENTS TO AGENDA

There were no amendments to the agenda.

a) Recognition of Outgoing Policy Chairs

Chair Davis presented certificates of appreciation to the outgoing policy committee chairs: Barbara Favola on the Committee on Noise Abatement and Aviation at National and Dulles Airports, Vincent Orange of the Chesapeake Bay Policy Committee, Joyce Woodson of the Metropolitan Development Policy Committee and Carol Schwartz of the Emergency Preparedness Council.

b) 2005 Homeless Services Directory

Chair Davis announced that the 2005 Homeless Services Directory was included in each member's Board packet.

c) Growth Trends Publication

Also provided in the Board packets was a report titled, "Growth Trends to 2030."

d) Executive Director's Report/Letters Sent and Received

The Executive Director noted that a "Letters Sent/Received" file had been created, and copies of those letters will be included in the Board packets. He also highlighted activities as of February 2005 by other COG policy bodies, officials and staff.

In reference to Mr. Robertson's remarks about an upcoming COG budget analysis, Chairman Gerald Connolly asked that COG address the effect of the proposed elimination of the Community Development Block Grant. This will have a profound impact on local governments' ability to deliver human services.

Supervisor Penelope Gross briefed the Board on the recent NARC Policy Conference. NARC's Annual Meeting will be held in Monterey, California, in late June.

Council Member Nancy Floreen informed the Board that Montgomery County passed a resolution in support of long-term funding for Metro.

Mr. Connolly requested that the draft letter from the COG Board to President George W. Bush regarding the use of UASI funds for inauguration security be amended to include the concept of regional cooperation in homeland security. Many jurisdictions contributed to security during the inauguration, and if the region is going to have that kind of cooperation, all jurisdictions should be reimbursed. Using homeland security funds in this manner puts the ability to provide maximum security in jeopardy. Mr. Connolly's language was accepted and will be added to the letter.

Mayor Pro Tem Bruce Williams reiterated that UASI funds belong to the region, not just the District of Columbia.

4. ADOPTION OF CONSENT AGENDA ITEMS

(A) Appointment of 2005 Policy Committee Vice Chairs

Chair Davis appointed or re-appointed vice chairs of the following COG Board policy committees in 2005: Barbara Favola and Hamid Karimi for the Chesapeake Bay Policy Committee; Vincent Gray and James Dula for Human Services Policy Committee; Kwame Brown and Sharon Bulova for the Metropolitan Development Policy Committee; and Terry Seamens and Ed Reiskin for the Public Safety Policy Committee.

(B) Approval of Letter Concerning Use Of Regional Homeland Security Funds for Inaugural Related Security

The COG Board approved a letter to the President of the United States, the Secretary of the U.S. Department of Homeland Security, the Director of the Office of Management and Budget and the region's congressional delegation opposing the use of regional UASI funds and urging that special funds be identified to support these costs.

(C) Foster Care Grant

Resolution R5-05 – Authorizes the Executive Director to accept grant funds from the Freddie Mac Foundation for the 2005 Regional Foster Parent Appreciation Gala.

(D) Regional Solid Waste Debris Annex

Resolution R6-05 – The COG Board endorses the Regional Emergency Debris Management Plan Annex and approves its inclusion in the RECPSM.

5. STATEMENTS BY 2005 COG BOARD LEADERSHIP

Chair Davis reiterated the Board's goals and policy focus from 2004 and highlighted two recent achievements. One was the Smart Growth video, a multiyear focus of COG and the Metropolitan Development Planning Committee (MDPC), which she hopes will foster a common vocabulary for growth and development. She asked COG and the committees to jumpstart an outreach campaign for 2005.

The Reality Check exercise is another achievement. COG's cooperative forecasts provided the underlying assumptions for this exercise. Local officials and COG must be at the center of follow-up action if the exercise will be successful.

Chair Davis indicated that in 2001, COG adopted broad principles to expand workforce housing opportunities. Unfortunately, affordable housing has become more scarce, and COG needs to re-double its efforts and task area housing directors, staff and partners with finding new tools to ease shortages. COG will look to colleagues on the Transportation Planning Board (TPB) to advance the work of its mobility and accessibility study. Chair Davis asked the Board to continue leadership on Metro funding solutions and asked staff to address new federal security regulations that could result in relocation of federal facilities.

Mayor Anthony Williams, COG Vice Chair, acknowledged Board Member Jay Fisette (not present) for Arlington County's assistance at the Pentagon after the terrorist attacks on September 11, 2001. He also thanked Mr. Connolly for his work on regionalism and Ms. Schwartz for her staunch support of the District. Mayor Williams said he believes in regionalism and that COG is on to something very fundamental. He supports efforts to promote Smart Growth and said it will take more to get people to understand the benefits of transit-oriented development. He also supports investments in Metro, the Dulles rail project and revitalization of existing neighborhoods. He suggested that the region take a look at sharing services.

Mayor Williams informed the Board that the District is building a new public hospital on the D.C. General site and suggested that running the facility in cooperation with Prince George's County would work better economically. He reiterated Chair Davis's support for keeping federal facilities in the region, and said one of the greatest things COG has done in last couple of years is its work on affordable housing, which is a shared responsibility in the region. He also mentioned test score gaps and suggested that COG become engaged in finding ways to improve scores through regional cooperation. He commended COG for its work with the Freddie Mac Foundation on foster care and the Wednesday's Child program.

In conclusion, Mayor Williams suggested that COG continue to strongly support the community development block grant but also give President Bush an opportunity to explain his strengthening communities development plan.

6. FINDINGS FROM HOUSING IN THE NATION'S CAPITAL 2004 AND DISCUSSION ON AFFORDABLE HOUSING

Ms. Schwartz, who said she couldn't stay for the presentation on affordable housing, emphasized the need for COG to support the Washington Area Housing Trust Fund (WAHTF). Marge Turner of the Urban Institute presented the findings from *Housing in the Nation's Capital 2004*, as well as the strategic opportunities the region can address.

The Washington region has experienced tremendous economic success, has outperformed other metro regions, and has the lowest unemployment rate among the major metropolitan areas of the country. The gap between high and low wage earners, however, is getting wider and putting pressure on the housing market. Housing stock is not growing fast enough to keep up with growth. Ms. Turner briefly discussed the increase in housing and rent prices in the region, and said the level of housing hardship is rising. More than half of low income households are paying more than 30 percent of their income for housing costs. She indicated that geographically unbalanced patterns of growth make matters worse. D.C., Fairfax and Montgomery Counties are where the high-income jobs are, and this concentration of jobs contributes to high housing costs.

The region has the capacity and resources to manage growth more effectively by expanding housing production in high-density areas, preserving and expanding affordable housing in every area, and promoting a more balanced job picture.

Thomas Thompson, Prince George's County Director of Housing and Community Development and incoming Chair of COG's Housing Directors Advisory Committee, reviewed COG's 2001 affordable housing policy, *Finding a Way Home: Building Communities with Affordable Housing*, the progress made to date on implementing the strategies and areas where the region can work together going forward.

Mr. Thompson said that affordable housing is a regional responsibility. He highlighted several key goals in the 2001 policy, including a commitment to create 60,000 new housing units, facilitate the private sector's assistance in the regional affordable housing trust fund, strengthen integration of affordable housing in employment centers and transit nodes, seek and secure more federal dollars, etc.

Since 2001, the biggest accomplishment was the creation of WAHTF. The Housing Directors Advisory Committee developed guidelines for "live where you work" programs, and the Washington Area Housing Partnership is developing a tool kit to give elected officials information on best practices in the region. Mr. Thompson asked the Board to engage his counterparts at the committee level in these efforts.

Catherine M. Hudgins, Fairfax County Supervisor and member of WAHTF, gave an update on the activities of WAHTF and asked the Board to adopt Resolution R4-05, which seeks continued government and private sector support for WAHTF.

Since last May, WAHTF has received many grants, but the trust fund is on the verge of running out of lending capital. Ms. Hudgins said she was optimistic about grant requests submitted to various organizations. She asked the Board to approve Resolution R4-05 to urge the federal government to provide \$1 million, to pass similar resolutions in their local governments, and to express support for other funders.

Ms. Floreen asked if the loss of rent control units to condominium development had been discussed at the committee level. In response, Mr. Thompson said no, but they're trying to reach a regional consensus on the matter. For instance, Prince George's County has the opposite

problem: too many rental units and not enough ownership opportunities.

Commissioner John Lovell expressed concern about the lack of affordable housing in safe environments where hard working families can live and raise children. With the demands placed on jurisdictions in a high growth region, the region is limited by the amount of debt it can support to put the necessary infrastructure in place. High income earners come into the region, which causes housing prices to go up. Mr. Lovell said he believes the problem has increased because the area fuels higher salaries.

Supervisor Hilda Barg asked if there was a new definition for affordable housing and added that the cost of housing is market-driven. Ms. Turner said the question "Affordable for whom?" is difficult to answer but that if the region managed growth more strategically, the bad effects of growth could be moderated. It will take a combination of solutions because it can't all be done with subsidies.

Motion was made, seconded and carried unanimously to adopt Resolution R4-05.

7. UPDATE ON "REALITY CHECK ON GROWTH" EVENT AND PROPOSED NEXT

On February 2, the Urban Land Institute (ULI Washington) hosted "Reality Check on Growth," a one-day participatory GIS-based exercise similar to those recently completed in Los Angeles and Utah. Nearly 300 regional political, business, development, community, and environmental leaders were invited to collaboratively analyze and develop alternative growth scenarios for our rapidly growing region. In January 2004, ULI staff briefed the Metropolitan Development Policy Committee (MDPC) on the event and in February 2004, the COG Board adopted Resolution R9-04 recommending COG's participation.

Mr. Len Forkas of ULI Washington highlighted Reality Check outcomes and identified next steps by the MDPC and other committees. The goals of the exercise included raising awareness of the level of growth and recognizing legitimate points of view of stakeholders. They also wanted to disseminate the activity center report and Smart Growth CD-ROM.

What emerged from the exercise was a desire to protect the environment and open space, and put growth where it can be managed. The next steps include finishing the report and documenting the discussions. ULI will do sub-regional reality checks and develop consensus principles. Mr. Robertson added that when COG first recommended that the Board participate in Reality Check, he knew COG would be central to the process. It is important that local governments continue to have a strong voice in the implementation.

Elizabeth Hewlett, the new chair of the MDPC, provided additional information about the exercise. There was a broad spectrum of people at the exercise, and the MDPC would like to continue its effort and work with COG staff and stakeholders to reach a consensus, exchange ideas, etc. Ms. Floreen added that many communities need to understand that growth is inevitable and must be addressed. She indicated that it was important for people to see the underlying research behind the numbers and asked COG to provide this information.

Supervisor Lori Waters said the exercise was good but unrealistic. People with families don't want to live near metro stations in urban areas. Sprawl and the suburbs are not synonymous. Job growth should also occur in the suburbs so people living in these areas won't need to drive to urban areas for jobs.

Chair Davis said one of the purposes of the exercise was to hear diverse opinions and cooperate in finding workable solutions.

**8. THE BOARD WAS REMINDED THAT THE NEXT BOARD MEETING WILL
BE ON MARCH 9, 2005.**

There being no further business, the meeting was adjourned at 2:00 p.m.

ATTENDANCE: February 9, 2005

BOARD OF DIRECTORS/ALTERNATES 2005

<u>Jurisdiction</u>	<u>Member</u>	<u>Y/N</u>	<u>Alternate</u>	<u>Y/N</u>
District of Columbia				
Executive	Hon. Anthony A. Williams	Y	Ms. Alfreda Davis	Y
	Mr. Robert Bobb	Y	Ms. Sharon Anderson	Y
Council	Hon. Phil Mendelson	Y		
	Hon. Carol Schwartz	Y		
Maryland				
Bowie	Hon. G. Frederick Robinson	N		
College Park	Hon. Robert Catlin	N		
Frederick County	Hon. John R. Lovell, Jr.	Y	Michael Cady	N
Gaithersburg	Hon. John Schlichting	Y		
Greenbelt	Hon. Judith "J" F. Davis	Y		
Montgomery County				
Executive	Hon. Douglas M. Duncan	N	Mr. Bruce Romer	Y
Council	Hon. Nancy Floreen	Y		
	Hon. Michael Knapp	Y		
Prince George's County				
Executive	Hon. Jack B. Johnson	N	Ms. Sandra Peaches	Y
Council	Hon. Camille A. Exum	N		
	Hon. Tony Knotts	Y		
Rockville	Hon. Robert E. Dorsey	N		
Takoma Park	Hon. Bruce Williams	Y		
Maryland General Assembly	Hon. Patrick Hogan	N		
Virginia				
Alexandria	Hon. Redella S. Pepper	Y		
Arlington County	Hon. G. N. Jay Fisette	N		
City of Fairfax	Hon. Robert F. Lederer	N		
Fairfax County	Hon. Gerald E. Connolly	Y		
	Hon. Penelope A. Gross	Y		
	Hon. Joan DuBois	Y		
Falls Church	Hon. Daniel Gardner	N	Marty Meserve	N
Loudoun County	Hon. Lori Waters	Y		
Manassas	Hon. Douglas Waldron	Y		
Manassas Park	Hon. Frank Jones	Y	Mr. Michael Bunner	N
Prince William County	Hon. Maureen Caddigan	Y		
	Hon. Hilda Barg	Y		
Virginia General Assembly	Hon. James M. Scott	N		

Other Participants
Marge Turner, Urban Institute
Thomas Thompson, Prince George's County Director of Housing and Community Development
Len Forkas, ULI-Washington
Catherine Hudgins, Supervisor, Fairfax County Board of Supervisors