



## MEMORANDUM

**TO:** TPB Technical Committee  
**FROM:** Timothy Canan, AICP, Planning Data and Research Program Director  
**SUBJECT:** Addressing the Region's Capacity for Additional Housing  
**DATE:** February 22, 2019

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### SUMMARY

COG's Planning Directors Technical Advisory Committee (PDTAC) and Housing Directors Advisory Committee (HDAC) are working together to assess the region's ability to accommodate the estimated need for slightly more than 100,000 housing units beyond those currently anticipated in the Cooperative Forecasts. This activity aligns with the *Bring Jobs and Housing Closer Together* aspirational initiative contained in Visualize 2045. As this joint effort moves forward, periodic briefings will be made to the TPB.

### LONG-RANGE PLAN TASK FORCE INITIATIVE

In 2017, the Transportation Planning Board (TPB) established the Long-Range Plan Task Force (LRPTF) to identify a set of projects, programs, and/or policies that were not in the region's long-range transportation plan at that time and to determine if they potentially could address the region's mobility and accessibility challenges. The LRPTF evaluated 10 initiatives from among 80 different projects, programs, and policies. At its December 20, 2017 meeting, the TPB, following the recommendation of the LRPTF, adopted Resolution R8-2018, endorsing five (5) of these initiatives, which included the land use-based initiative, "*Optimize and Balance Land Use Throughout the Region.*" Ultimately, these initiatives were carried forward and included as part of the aspirational element of the region's long-range transportation plan, *Visualize 2045*, which was approved by TPB on October 17, 2018. The LRPTF *Optimize and Balance Land Use Throughout the Region* was included as part of the Visualize 2045 aspirational initiative, "*Bring Jobs and Housing Closer Together.*"

Following the endorsement of the LRPTF initiatives, in 2018 then-TPB Chairman, Charles Allen, called on COG and TPB Committees, Subcommittees, and staff to identify ways to advance these initiatives. For the *Optimize and Balance Land Use Throughout the Region* initiative, this would necessarily entail engaging with COG's Planning Directors Technical Advisory Committee (PDTAC), whose members are responsible for comprehensive land use planning throughout the region.

The *Optimize and Balance Land Use Throughout the Region* initiative specifically aspires to improve the transportation system's performance by:

1. Identifying ways to develop more housing in the region to provide regional workers to meet demand for future job growth;

2. Increase jobs and housing around underutilized rail stations and Activity Centers with high-capacity transit.
3. Achieving a better-balanced distribution of future growth in jobs and housing regionwide.

In response to Chairman Allen's call to action and at the request of then PDTAC Chairman and TPB member, Eric Shaw, Kanti Srikanth, TPB Staff Director, briefed the PDTAC in January and February of 2018 and requested its assistance in identifying how this initiative could be advanced. During that briefing, Mr. Srikanth indicated that actions could include, among others:

- Identifying specific actions jurisdictions could take to advance these ideas
- Identifying resources needed to advance these ideas
- Identifying actions that the region could collectively take
- Identifying impediments to realizing the full potential of this initiative
- Advising the TPB of how it could help

During the following months, PDTAC discussed this issue and learned about planning initiatives under way in various jurisdictions that addressed this initiative. Then PDTAC Chairman and TPB member, Eric Shaw of the District of Columbia, briefed the TPB on the interim progress of these discussions to the TPB and indicated subsequent briefings will be provided as further progress is made by PDTAC.

## **COG BOARD OF DIRECTORS ACTION**

In summer 2018, the COG Board of Directors discussed the topic of optimizing the supply and location of jobs and housing in the region. Following that discussion, the COG Board of Directors adopted Resolution R33-2018 on September 12, 2018 directing "the Planning Directors Technical Advisory Committee (PDTAC), and the Housing Directors Advisory Committee (HDAC), to assess the region's ability to accommodate the estimated need for slightly more than 100,000 housing units beyond those currently anticipated in the Cooperative Forecasts with a focus on affordable and workforce housing regionally." This action reaffirmed the work already under way within the PDTAC to address TPB's land use-focused aspirational initiative. The joint effort of the PDTAC and HDAC will help advance the *Bring Jobs and Housing Closer Together* aspirational initiative in Visualize 2045.

In response to the COG Board of Directors' resolution, COG's PDTAC and HDAC developed a work plan that identified the following key milestones in their effort to assess the region's ability to accommodate 100,000 additional housing units. These milestones include the following key aspects with respect to additional housing units: (1) Amount, (2) Accessibility, (3) Affordability, and (4) Findings/Recommendations.

## **NEXT STEPS**

Members of the PDTAC and Housing Directors committees will provide periodic briefings to the TPB at each of these milestones to keep TPB informed of their progress and to solicit review and consultation, as needed, as this process moves forward.