

**Planning Directors Technical Advisory Committee
January 13, 2006**

Meeting Summary

The Planning Directors Technical Advisory Committee (PDTAC) met on January 12, 2006 from 10:00 a.m. to 11:55 a.m. in COG Meeting Room 1. Chairman Zook called the meeting to order.

Announcements

Chairman Zook announced that local planning agencies had recently participated in a salary survey for supervisory-level planning staff. He suggested that there is little information on mid-level (non-supervisory or limited supervisory positions) salaries and would be interested in participating in a similar survey for mid-level positions.

Chairman Zook suggested that COG staff draft letters to committee members to encourage greater participation for upcoming members. Mr. Zook added that hard copies mailed out before the next meeting would be more effective than email.

Paul DesJardin of the COG staff reviewed the schedule of 2006 meeting dates for review.

Mr. DesJardin provided the names of 2006 COG committee

Mr. DesJardin announced COG's participation in the upcoming Mid-Atlantic Regional Planning Roundtable - II on February 17, 2006 in Washington, DC. This meeting will bring participants from regional councils and MPOs from across the region to discuss long-range growth issues.

COG Board Policy of Growth for 2006

Mr. DesJardin reviewed the 2005 Update on the COG Board's 2004 Policy Initiative on Growth. Mr. DesJardin highlighted COG's accomplishments and next steps for a variety of projects, including Smart Growth Begins at the Local Level video, Reality Check on Growth, Affordable Housing, and the TPB Regional Mobility and Accessibility Study, and the Round 7 Cooperative Forecasts.

Chairman Zook commented how Reality Check was a public relations success in highlighting the challenges of growth, but did not have a strong technical background. In contrast, the Regional Mobility and Accessibility Study (RMAS) has not had the PR success, but is strong on technical data. The RMAS provides a body of work upon which to expand.

Zook asked how much of the projected regional growth could be captured in Activity Clusters. He estimated that the FARs would have to be very high to accommodate the

growth and believes there needs to be more political acceptability to channel growth inside the cluster areas.

January 18 TPB Work Session on Regional Mobility and Accessibility Study

Ronald Kirby, Director of Transportation Planning for COG/TPB discussed the goals and agenda for the upcoming joint work session with the TPB Regional Mobility and Accessibility Study Committee. Mr. Kirby encouraged Planning Directors to attend the presentation of the results of the study and the discussion.

Washington Area Housing Partnership Toolkit for Affordable Housing

John Mataya provided an overview of the recently released “Toolkit for Affordable Housing Development” and discussed the proposed strategies to provide outreach and how to implement the best practices throughout the region.

Chair Zook suggested that the efforts for outreach should focus on the policy makers and the political level rather than the staff level. The lack of funding for housing programs also needs to be addressed. Zook provided examples of the difficulties of making developers set aside affordable units. He added that, in Virginia, all Affordable Development Policy must go through the General Assembly because Virginia is a Dillon rule state. Very little affordable housing was created during the recent housing boom, so there is now a shortage throughout the region.

Discussion of Proposed Updates to the Round 7.0 Cooperative Forecasts

Gregory Goodwin of the COG staff presented a summary of Round 7.0 process and discussed the need to reflect changes to the forecast resulting from U.S. Department of Defense Base Realignment and Closure (BRAC) decisions and other local land use changes. Mr. Goodwin emphasized that the participation in this update, known as Round 7.1, is completely voluntary for jurisdictions. The update also allows for jurisdictions to correct any mistakes found in the data or to improve the accuracy of their forecasts.

Update on Regional Activity Center and Cluster Analysis of Round 7

Mr. Goodwin and Charles Grier of the COG staff briefed the committee on issues related to updating the Regional Activity Centers and Clusters with the new Round 7 forecast data. Mr. Goodwin explained that because Activity Center and Cluster boundaries and TAZ boundaries do not always match, calculating new totals for most activity centers requires estimating what percentage of the population and employment is contained within the TAZs. For instance, some adjacent activity centers share a common TAZ; therefore, the percentage of population and employment captured by each activity center must be calculated for these TAZs.

COG staff has developed a spreadsheet that allows one to enter the percentage of the Activity Center's population and housing for each TAZ for each of the forecast years. Mr. Goodwin explained the process and demonstrated how the spreadsheet functions.

The committee indicated that they would like to examine this process more fully at the next meeting before approving the methodology and before further work is completed.

COG/GWU Institute for Regional Excellence (IRE) project on "Mansionization" in the Washington Region.

Tanya Spano and Tracy Anderson presented their proposal for their IRE course project on the "Mansionization" in the region. They asked the planning directors for assistance in this issue. Chairman Zook asked the committee members to provide assistance where needed to help with the project.

Other Business

No other business was brought forward.

Adjournment

The meeting was adjourned at 11:55. The next meeting is scheduled for Friday, February 10 from 10:00am to 11:45am.