



BOARD OF DIRECTORS

Wednesday, February 9, 2022

12:00 P.M. - 2:00 P.M.

WebEx Virtual Meeting (provided to members only by email)

Video livestream available to public on COG website

AGENDA

- 12:00 P.M.**
- 1. CALL TO ORDER**
Christian Dorsey, COG Board Chair
 - 2. CHAIRMAN'S REPORT**
Christian Dorsey, COG Board Chair
 - A. New COG Board Member
- 12:05 P.M.**
- 3. EXECUTIVE DIRECTOR'S REPORT**
Chuck Bean, COG Executive Director
 - 4. AMENDMENTS TO THE AGENDA**
Christian Dorsey, COG Board Chair
- 12:15 P.M.**
- 5. APPROVAL OF THE MINUTES FROM JANUARY 12, 2022**
Christian Dorsey, COG Board Chair
Recommended Action: Approve minutes.
 - 6. ADOPTION OF CONSENT AGENDA ITEMS**
Christian Dorsey, COG Board Chair
 - A. Resolution R13-2022 – Resolution authorizing COG to procure and enter into a contract to staff the National Capital Region (NCR) License Plate Reader (LPR) Project Coordinator position.
 - B. Resolution R14-2022 – Resolution authorizing COG to procure and enter into a contract to conduct a communications resiliency study.
 - C. Resolution R15-2022 – Resolution authorizing COG to procure and enter into a contract to conduct a Regional Radio Systems Capacity study.
 - D. Resolution R16-2022 – Resolution authorizing COG to procure and enter into a contract to conduct a Situational Awareness Software Evaluation.**Recommended Action: Adopt Resolutions R13-2022 – Resolution R16-2022.**

- 12:20 P.M. 7. FY2022 SECOND QUARTER FINANCIAL REPORT**
Rodney Lusk, COG Secretary-Treasurer
Julie Mussog, COG Chief Financial Officer
- The board will be briefed on the Fiscal Year 2022 Second Quarter Financial Report.
- Recommended Action: Receive briefing.**
- 12:25 P.M. 8. 2030 REGIONAL HOUSING INITIATIVE TARGETS**
Paul DesJardin, COG Community Planning and Services Director
Angie Rodgers, Prince George’s County Deputy Chief Administrative Officer for Economic Development
Justin Wilson, City of Alexandria Mayor
- The board will be updated on COG’s regional housing targets to address the region’s housing needs, improve transportation, and support economic growth. The board will also hear from member jurisdictions on the lessons learned from efforts to increase housing supply and affordability.
- Recommended Action: Receive briefing.**
- 12:55 P.M. 9. NEXT STEPS IN REGIONAL HOUSING EQUITY PLAN DEVELOPMENT AND PREVIEW OF REGIONAL GOALS**
Hilary Chapman, COG Housing Programs Manager
Lesley Edmond, District of Columbia Housing Compliance Officer
Diane Glauber, Lawyers Committee for Civil Rights Under Law Fair Housing & Community Development Project Director
Jarrold Elwell, Enterprise Community Partners Senior Director of Strategy & Implementation
- The board will be briefed on the forthcoming draft Housing Equity Plan to help local governments meet their fair housing requirements through regional collaboration. The five-year plan will help to remove the impediments to fair housing choice and reverse segregation in metropolitan Washington. Board members will review draft regional goals and provide input prior to its publication for public review.
- Recommended Action: Receive briefing.**
- 1:35 P.M. 10. MULTI-FAMILY RENTAL HOUSING CONSTRUCTION INDICATORS REPORT**
John Kent, COG Regional Planner II
- The board will be briefed on COG’s Multi-family Rental Housing Construction Indicators Report.
- Recommended Action: Receive briefing.**
- 1:55 P.M. 11. OTHER BUSINESS**
- 2:00 P.M. 12. ADJOURN**
 The next COG Board Meeting is scheduled for Wednesday, March 9th 12:00 – 2:00PM.

AGENDA ITEM #2

CHAIRMAN'S REPORT

AGENDA ITEM #3

EXECUTIVE DIRECTOR'S REPORT

MEMORANDUM

TO: COG Board of Directors
FROM: Chuck Bean, COG Executive Director
SUBJECT: Executive Director's Report – February 2022
DATE: February 2, 2022

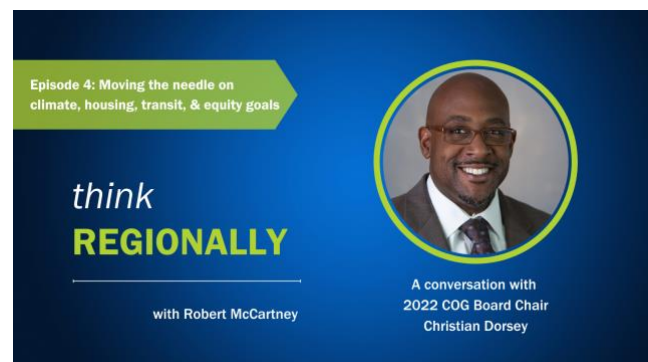
POLICY BOARD & COMMITTEE UPDATES

National Capital Region Transportation Planning Board (TPB) – At its January meeting, the TPB adopted two resolutions related to highway safety and connected and automated vehicles (CAVs). The board also received an overview of the Unified Planning Work Program (UPWP) and an update on the development of its *Visualize 2045* plan. Members held an initial discussion on the inclusion of climate elements in *Visualize 2045* with the expectation that discussion on the topic will continue in future TPB meetings.

Climate, Energy, and Environment Policy Committee (CEEPC) – In January, CEEPC discussed climate and energy legislative priorities and received a briefing on the National Capital Hydrogen Center. Members were also briefed on the final results of the Transportation Planning Board's *Climate Change Mitigation Study of 2021*.

Chesapeake Bay and Water Resources Policy Committee (CBPC) – During its January meeting, CBPC members were briefed by D.C. Water and WSSC Water about opportunities to leverage funding from the Infrastructure Investment Act to address water issues in the region. Members also prepared for the 2022 General Assembly session by tracking water related bills and reviewed COG's 2022 Legislative Priorities.

Region Forward Coalition (RFC) – In January, RFC focused on prosperity with a panel discussion on changes to our region's workforce since 2019. Guest speakers from Northern Virginia Community College, Montgomery County Executive Office, and UNITE-Here Local 25 discussed the regional labor market and challenges for childcare and hospitality workers.



PODCAST: Q&A WITH CHRISTIAN DORSEY
Together at COG, area leaders have set ambitious goals to address the region's most pressing challenges related to climate, housing, transit, and equity. On this special episode of *Think Regionally*, COG Board Chair Christian Dorsey talks about how the region will move the needle on this interconnected work.

[Listen to the episode or read the transcript](#)

OUTREACH & PROGRAM HIGHLIGHTS

COG presentations – On January 6, COG Executive Director Chuck Bean presented COG’s *Metropolitan Washington Planning Framework for 2030* to the National Capital Planning Commission, briefing them on four regional priorities shaping COG’s work.

Regional Cybersecurity Tabletop Exercise – On January 20, COG’s Department of Homeland Security and Public Safety, in collaboration with the Department of Homeland Security’s Cybersecurity and Infrastructure Security Agency, hosted a Regional Cybersecurity Tabletop Exercise. Chief Administrative, Information, and Information Security Officers from across the region participated in the exercise to better understand and improve the region’s ability to prevent, detect, and respond to cyber incidents.



SEEKING APPLICATIONS: COG PROGRAMS HELP ADVANCE REGIONAL PLANNING PRIORITIES
Through flexible grant and technical assistance programs like the new **Housing Affordability Planning Program** and longstanding **Transportation-Land Use Connections Program**, local governments can explore innovative ideas or advance critical projects.

[Learn more and apply for assistance](#)

2022 Regional Point-in-Time (PIT) count – Volunteers from around the region participated in the PIT count of persons experiencing homelessness on January 27. Paul DesJardin and Hilary Chapman of COG’s Community Planning and Services Department took part in the count.

CBPC Academic Paper Competition – The CBPC is now accepting applications for its annual paper competition, which invites area high school, college, and graduate students to provide their perspective on real world sustainability and water resources issues. Students should [submit an interest email](#) no later than February 28.

MEDIA HIGHLIGHTS

Regional Housing Challenges – Features COG Executive Director Chuck Bean discussing housing challenges in metropolitan Washington and how this, and other regional issues such as transit, are interconnected.

[PGCTV News \(minute 8:45\)](#)

D.C. is requiring vaccines to enter restaurants and gyms. In most of its suburbs, it’s a very different story. – COG Deputy Executive Director Tom Gates discusses COG’s ongoing coordination with local governments on COVID-19.

[The Washington Post](#)

AGENDA ITEM #4

AMENDMENTS TO THE AGENDA

AGENDA ITEM #5

APPROVAL OF THE MINUTES

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

**MINUTES
COG Board of Directors Meeting
January 12, 2022**

BOARD MEMBERS AND ALTERNATES: See attached chart for attendance.

SPEAKERS:

Mayor David Meyer, COG Audit Committee Chair
Phil Mendelson, District of Columbia Council Chair
Supervisor Andrea Bailey, 2021 Human Services Policy Committee Chair

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

2021 COG Board Chair Robert C. White, Jr. called the meeting to order at 12:00 P.M. and led the Pledge of Allegiance.

2. ELECTION OF 2022 COG BOARD OFFICERS

2021 COG Board Chair Robert C. White, Jr. shared the proposed slate of 2022 Board Officers: Chair Christian Dorsey, Vice Chair Kate Stewart, and Vice Chair Charles Allen. The board approved the slate of 2022 Board Officers.

ACTION: Approved Resolution R1-2022.

3. ELECTION OF 2022 POLICY COMMITTEE LEADERSHIP

COG Board Chair Christian Dorsey shared the proposed policy committee leadership for the: Metropolitan Washington Air Quality Committee; Chesapeake Bay and Water Resources Policy Committee; Climate, Energy, and Environment Policy Committee; Human Services Policy Committee; Region Forward Coalition; and Farm and Agriculture Regional Member Policy Committee. The board approved the committee leadership.

ACTION: Approved Resolution R2-2022.

4. CHAIRMAN'S REPORT

- A. 2022 COG Board Meeting Dates
- B. 2022 COG Boards and Policy Committees Meeting Dates
- C. New Board Member Introductions
- D. Regional Racial Equity Learning Series for Elected Officials

5. EXECUTIVE DIRECTOR'S REPORT

COG Executive Director Chuck Bean provided a brief COVID update, including ongoing support for area governments, regional research and tracking tools, and testing support. Bean also briefed the Board on a proposed after-action report to be initiated by the Commonwealth in response to the significant snowstorm related transportation incident that occurred on I-95 in Stafford County. COG will review the assessment and bring to relevant committees and to the Board for further discussion on any recommendations relevant to the region.

6. AMENDMENTS TO AGENDA

There were no amendments to the agenda.

7. APPROVAL OF MINUTES

The minutes from the November 10, 2021 board meeting were approved.

8. ADOPTION OF CONSENT AGENDA ITEMS

- A. Resolution R50-2021 – Resolution ratifying Executive Committee approval for COG to receive a grant, procure and enter into a contract to support development of the Charles County Climate Plan
- B. Resolution R3-2022 - Resolution authorizing COG to receive and expend grant funds for the Street Smart pedestrian and bicycle safety education campaign
- C. Resolution R4-2022 - Resolution authorizing COG to receive funds, procure and enter into a contract to purchase a deployable radio trunking system
- D. Resolution R5-2022 - Resolution authorizing COG to receive funds, procure and enter into a contract to upgrade the ROCC communications infrastructure
- E. Resolution R6-2022 - Resolution authorizing COG to receive grant funds, procure and enter into a contract to support development of the City of Falls Church Climate Plan

ACTION: Ratified and Approved Resolutions R50-2021 – R6-2022.

9. FY-2021 AUDITED FINANCIAL STATEMENTS

COG Audit Committee Chair Mayor David Meyer noted that the committee reviewed the audit report and recommended approval. The independent audit firm CliftonLarsonAllen, LLP issued an unqualified (clean) opinion. The board approved the audit and authorized CliftonLarsonAllen, LLP to perform the FY-2022 audit based on the committee’s recommendation.

ACTION: Received briefing and approved Resolution R7-2022.

10. METROPOLITAN WASHINGTON PLANNING FRAMEWORK FOR 2030: ADVANCING HOUSING, CLIMATE, TRANSPORTATION, AND EQUITY GOALS

COG Board Chair Christian Dorsey briefed the board on COG’s proposed planning framework for 2030 and led a discussion on plans to operationalize the priorities in the 2030 Greenhouse Gas Reduction Goal, Equity Emphasis Areas (EEAs), 2030 Housing Targets, and High-Capacity Transit Station Areas (HCTs).

ACTION: Received briefing.

11. H2 TWIN CITIES INITIATIVE

COG Executive Director Chuck Bean briefed the board on an opportunity to partner with Connected DMV and the Paris Region to participate in the H2 Twin Cities Hydrogen Initiative, a learning collaboration with a counterpart outside of the U.S. The board authorized COG to apply, and receive and expend funds, to participate in the program.

ACTION: Received briefing and approved Resolution R8-2022.

12. COG 2022 LEGISLATIVE PRIORITIES

COG Board Chair Christian Dorsey briefed the board on the 2022 Legislative Priorities, including the region’s needs to focus on supporting the region’s transportation funding, housing, water quality, climate and energy innovation, air quality, human services, public health preparedness, homeland security, food security, and infrastructure investment.

ACTION: Received briefing and unanimously approved Resolution R9-2022.

Montgomery County Executive Marc Elrich voted in favor of the overall legislative priorities package but wanted the record to reflect that he remains consistent in his opposition to the proposed plans

for widening I-495 and I-270.

City of Rockville Mayor Bridget Newton voiced support of Elrich's comments.

13. LEGISLATIVE ADVOCACY ON WMATA BOARD ALTERNATES

District of Columbia Council Chairman Phil Mendelson briefed the board on the current legislation surrounding WMATA Board of Director Alternates participating in committee meetings. The board approved COG's support of a repeal of current participation limits and directed COG's Executive Director to send a letter to Virginia legislature leadership stating COG's position. Fairfax County Board of Supervisors Chairman Jeff McKay added language to the draft letter.

ACTION: Received briefing and approved Resolution R10-2022.

14. REGIONAL EFFORTS TO ADDRESS MENTAL HEALTH STIGMA

2021 Human Services Policy Committee Chair Andrea Bailey briefed the board on a proposed resolution by the Human Services Policy Committee to cooperate regionally to address mental health stigma.

ACTION: Received briefing and approved Resolution R11-2022.

15. EXECUTIVE SESSION

The board entered in a closed session to discuss board business.

16. OTHER BUSINESS

Following the executive session the COG Board voted to approved Resolution R12-2022 approving the Executive Director's performance evaluation.

17. ADJOURN

Upon motion duly made and seconded, the meeting was adjourned at 1:57 P.M.

January 12, 2022 Attendance

Jurisdiction	Member	Y/N	Alternate	Y/N
District of Columbia				
Executive	Hon. Muriel Bowser		Ms. Beverly Perry Mr. Wayne Turnage Ms. Lucinda Babers	Y
	Mr. Kevin Donahue		Eugene Kinlow	Y
Council	Hon. Phil Mendelson	Y		
	Hon. Robert White	Y		
	Hon. Charles Allen	Y		
Maryland				
Bowie	Hon. Tim Adams	Y		
Charles County	Hon. Reuben Collins	Y	Thomasina Coates Gilbert Bowling	
City of Frederick	Hon. Michael O'Connor	Y		
Frederick County	Hon. Jan Gardner		Ms. Joy Schaefer	Y
College Park	Hon. Denise Mitchell	Y	Hon. Patrick Wojahn	
Gaithersburg	Hon. Robert Wu	Y	Hon. Neil Harris	
Greenbelt	Hon. Emmett Jordan	Y	Hon. Kristen Weaver	
Laurel	Hon. Craig Moe	Y	Hon. Keith Sydnor	
Montgomery County				
Executive	Hon. Marc Elrich	Y	Mr. Richard Madaleno Ms. Fariba Kassiri	(P)
Council	Hon. Tom Hucker			
	Hon. Nancy Navarro			
Prince George's County				
Executive	Hon. Angela Alsobrooks		Ms. Tara Jackson	Y
Council	Hon. Calvin Hawkins			
	Hon. Sydney Harrison	Y		
Rockville	Hon. Bridget Donnell Newton	Y		
Takoma Park	Hon. Kate Stewart	Y	Hon. Peter Kovar	
Maryland General Assembly	Hon. Brian Feldman			
Virginia				
Alexandria	Hon. Justin Wilson	Y	Hon. Kirk McPike	
Arlington County	Hon. Christian Dorsey	Y		
City of Fairfax	Hon. David Meyer	Y	Hon. Janice Miller	
Fairfax County	Hon. Jeff McKay	Y	Hon. James Walkinshaw	
	Hon. Penelope Gross	Y	Hon. Daniel Storck	
	Hon. Rodney Lusk	Y	Hon. Walter Alcorn	
Falls Church	Hon. David Snyder	Y	Hon. David Tarter	
Loudoun County	Hon. Juli Briskman	Y		
Loudoun County	Hon. Phyllis Randall	Y		
Manassas	Hon. Mark Wolfe	Y		
Manassas Park	Hon. Darryl Moore	Y		
Prince William County	Hon. Ann Wheeler	Y		
	Hon. Andrea Bailey	Y		
Virginia General Assembly	Hon. George Barker			

Y = Present, voting

(P) = Present as Alternate in addition to Primary

AGENDA ITEM #6

ADOPTION OF CONSENT AGENDA ITEMS

ADOPTION OF CONSENT AGENDA ITEMS
February 2022

A. RESOLUTION AUTHORIZING COG TO PROCURE AND ENTER INTO A CONTRACT TO STAFF THE NATIONAL CAPITAL REGION (NCR) LICENSE PLATE READER (LPR) PROJECT COORDINATOR POSITION.

The board will be asked to adopt Resolution R13-2022 authorizing the Executive Director, or his designee, to expend COG funds from the Regional Public Safety Program LPR budget in the amount of \$133,009. The resolution also authorizes the Executive Director, or his designee, to proceed with procurement for a contractor(s) and enter into a contract to staff the LPR Project Coordinator position. This position will ensure the implementation of all LPR initiatives; conduct post-implementation evaluations of existing LPR infrastructure; implement the establishment of long-range goals, continuity of operations, and future planning; and maintain all documentation related to the program. No COG matching funds are required.

RECOMMENDED ACTION: Adopt Resolution R13-2022.

B. RESOLUTION AUTHORIZING COG TO PROCURE AND ENTER INTO A CONTRACT TO CONDUCT A COMMUNICATIONS RESILIENCY STUDY.

The board will be asked to adopt Resolution R14-2022 authorizing the Executive Director, or his designee, to receive and expend \$262,500 for a study to characterize, assess the risk to, and identify gaps for addressing disruptions to the regional communications sector. As the Secretariat for the Urban Area Security Initiative for the National Capital Region, COG has been requested by the District of Columbia Homeland Security and Emergency Management Agency to procure a contractor(s) and enter into a contract to provide a base knowledge about the nature and extent of communications infrastructure in the NCR, the relative risk to that infrastructure, and needs for strengthening regional capacity to prepare and respond to communications disruptions. Funding for this effort will be provided through a subgrant from the State Administrative Agent (SAA) for the National Capital Region. No COG matching funds are required.

RECOMMENDED ACTION: Adopt Resolution R14-2022.

C. RESOLUTION AUTHORIZING COG TO PROCURE AND ENTER INTO A CONTRACT TO CONDUCT A REGIONAL RADIO SYSTEMS CAPACITY STUDY.

The board will be asked to adopt Resolution R15-2022 authorizing the Executive Director, or his designee, to receive and expend \$315,000 for a Land Mobile Radio (LMR) Systems Capacity and Subscriber Study of all LMR systems in the National Capital Region (NCR). As the Secretariat for the Urban Area Security Initiative for the National Capital Region, COG has been requested by the District of Columbia Homeland Security and Emergency Management Agency to procure a contractor(s) and enter into a contract to provide the baseline information needed for regional stakeholders to adequately plan, design, and implement regional systems and policy governing LMRs in the NCR. Funding for this effort will be provided through a subgrant from the State Administrative Agent (SAA) for the National Capital Region. No COG matching funds are required.

RECOMMENDED ACTION: Adopt Resolution R15-2022.

D. RESOLUTION AUTHORIZING COG TO PROCURE AND ENTER INTO A CONTRACT TO CONDUCT A SITUATIONAL AWARENESS SOFTWARE EVALUATION.

The board will be asked to adopt Resolution R16-2022 authorizing the Executive Director, or his designee, to receive and expend \$262,500 for an evaluation of all the current situational awareness tools used in the NCR to determine the most valuable return on investment for situational awareness platforms. As the Secretariat for the Urban Area Security Initiative for the National Capital Region, COG has been requested by the District of Columbia Homeland Security and Emergency Management Agency to procure a contractor(s) and enter into a contract to provide an unbiased, in-depth assessment of the region's current programs and develop a core set of recommendations for potential integration opportunities, enhancements, governance, and potential reduction or elimination of programs. Funding for this effort will be provided through a subgrant from the State Administrative Agent (SAA) for the National Capital Region. No COG matching funds are required.

RECOMMENDED ACTION: Adopt Resolution R16-2022.

AGENDA ITEM #7

FY2022 SECOND QUARTER FINANCIAL REPORT

MEMORANDUM

TO: COG Board of Directors
FROM: Chuck Bean, COG Executive Director
Julie Mussog, Chief Financial Officer
SUBJECT: Fiscal Year 2022 Second Quarter Financial Report
DATE: February 2, 2022

We are providing the following interim financial reports to the Board of Directors for the six months ended December 31, 2021:

- Statement of Revenue, Expense, and Change in Net Position for the period July 1, 2021 – December 31, 2021
- Comparative Statement of Net Position as of December 31, 2020 and December 31, 2021

SUMMARY AND HIGHLIGHTS

As of the first six months of the fiscal year, the net surplus from operations is \$1.2 million. This surplus is primarily a timing issue where we have collected funds in advance of expenses being recognized. The Housing Affordability Planning Program (\$0.5 million grant from Amazon) and several Water and Air Programs (\$0.6 million) are driving the increase in restricted project funds.

Operating revenue and expenses are tracking lower to the FY2022 budget but higher than mid-year totals for the prior year. Lower federal and state revenue to the budget is driven by lower spend in Transportation Planning Board Work Program and Commuter Connections. These are cost reimbursement projects, so the year-to-date expenses are also lower than budget. Commuter Connections spend on advertising is lower than budget but significantly higher than the prior year reflective of the current COVID-19 environment. Depending on COVID limitations spend may not rise to budgeted level.

Subrecipient pass-through funds are at 24 percent of the amount budgeted. Enhanced Mobility subrecipient grants were budgeted at \$6.6 million but only \$1 million has been recognized in the first six months of the year. Based on current estimates only \$5.7 will be recognized in FY2022. \$2.7 million in pass-through funds for an Amtrak repower project budgeted have not been received yet, but the project was approved by the funding agency in December 2020, and we expect to receive the funds in this fiscal year once a vendor is selected.

The Statement of Net Position as of December 31, 2021 shows an overall increase in net assets of \$2.2 million. The increase reflects the increase in restricted project funds in advance of program spend year over year.

Board-designated reserves, which include the operating and capital expenditures reserves remain 100 percent funded at \$10.4 million (\$5.2 operating reserve and \$5.2 capital reserve).

Metropolitan Washington Council of Governments
FY 2022 Statement of Revenue, Expense, and Change in Net Position
For the six months ended December 31, 2021
With Comparisons to Approved Budget and Prior Year Results

Prepared on an accrual basis

	Fiscal YTD As of 12/31/2021	Budget FY2022	% of Budget	Prior FY As of 12/31/2020
Operations Revenue				
Federal and state revenue	10,607,900	27,296,400		9,244,400
Member dues	2,332,200	4,664,500		2,278,000
Regional funds	1,447,300	2,898,700		1,422,700
Building & investment revenue	270,000	430,900		177,000
Other revenue*	1,746,900	3,412,500		1,418,400
Total Operations Revenue	16,404,300	38,703,000	42%	14,540,500
Operations Expense				
Salaries - Direct program	5,353,600	11,621,300		5,321,500
Other employee benefits	1,212,500	2,791,000		1,324,300
Consultants	2,923,300	11,087,700		2,030,900
Other direct program expense	1,180,700	5,157,000		562,900
Support services, rent and other allocated expense	4,486,400	8,645,600		4,029,200
Total Operations Expense	15,156,500	39,302,600	39%	13,268,800
Net Surplus (Deficit) - Operations	1,247,800	(599,600)		1,271,700
Increase (Decrease) in Designated Program Fund Balance	1,152,800	(686,000)		607,700
Change in Undesignated Fund Balance	95,000	86,400		664,000

*Other Revenue includes sponsorships, donations, fees for services, and other miscellaneous revenue.

Revenue - All Sources	FY2022 YTD	FY2022 Budget	
Operations	16,404,300	38,703,000	42%
Special Revenue Funds	62,100	135,700	46%
Subrecipient Pass-Through	2,505,100	10,503,600	24%
Contributed Services			
Total Revenue - All Sources	18,971,500	49,342,300	

Metropolitan Washington Council of Governments
Comparative Statement of Net Position
As of December 31, 2020 and December 31, 2021

	FY2022 as of 12/31/2021	FY2021 as of 12/31/2020	Increase (Decrease)
Assets			
Cash & Investments	12,233,500	12,000,300	
Accounts receivable	12,293,100	8,164,600	
Prepaid expenses and other assets	263,100	68,100	
Capital assets, net of depreciation	2,206,800	2,109,800	
Total Assets	26,996,500	22,342,800	4,653,700
Liabilities			
Accounts payable	1,780,300	707,400	
Accrued payroll, leave & other liabilities	3,394,700	2,226,100	
Deferred revenue	3,620,200	3,390,000	
Other Non-current Liabilities	-		
Total Liabilities	8,795,200	6,323,500	2,471,700
NET POSITION*			
Net investment in capital assets	2,206,800	2,109,800	97,000
Board designated reserves	10,444,300	10,541,200	(96,900)
Restricted project funds	4,705,400	2,439,700	2,265,700
Undesignated	844,800	928,600	(83,800)
Total Net Position	18,201,300	16,019,300	2,182,000
Total Liabilities and Net Assets	26,996,500	22,342,800	4,653,700

*Excludes Net Pension Asset of \$3,994,500 which is available only for pension plan benefits.

AGENDA ITEM #8

2030 REGIONAL HOUSING INITIATIVE TARGETS

AGENDA ITEM #9

NEXT STEPS IN REGIONAL HOUSING EQUITY PLAN DEVELOPMENT AND PREVIEW OF REGIONAL GOALS

MEMORANDUM

TO: COG Board of Directors
FROM: Hilary Chapman, COG Housing Program Manager
SUBJECT: Next Steps in Regional Housing Equity Plan Development and Preview of Regional Goals
DATE: February 2, 2022

During the February 9, 2022 meeting, the COG Board will be briefed on draft regional goals and strategies to affirmatively further fair housing in metropolitan Washington. Board members will be asked to provide feedback on the proposed regional goals to members of the planning team.

The final product of this initiative will be a regional five-year plan that includes objectives, goals, and concrete actions to be taken at the local and regional level to increase access to neighborhoods of opportunity and reverse patterns of segregation throughout metropolitan Washington communities. Once approved by each participating local government, the final regional plan (covering 2022 to 2026) will be submitted to the U.S. Department of Housing and Urban Development (HUD).

BACKGROUND AND TIMELINE

Eight COG member entitlement jurisdictions are participating in the regional collaboration:

- City of Alexandria, VA
- Arlington County, VA
- District of Columbia
- Fairfax County, VA
- City of Gaithersburg, MD
- Loudoun County, VA
- Montgomery County, MD
- Prince William County, VA

A Community Advisory Committee, comprised of local organizations representing residents impacted by fair housing choice, is also helping to inform the draft regional plan. Public Housing Authority partners have also been participating as members of the local government Project Team.

Key Project Dates:

- December 2017: The participating local jurisdictions submitted a Memorandum of Understanding to HUD stating an intent to collaborate on a regional Assessment of Fair Housing.

- 2018 – 2020: The collaboration evolved in response to changing HUD regulations, causing several setbacks as rules were suspended and changed. However, these changes did not fundamentally alter the value proposition for collaborating in a region that is highly mobile and connected by two states and the District of Columbia.
- July 2019: HUD selected Enterprise Community Partners to provide technical assistance to the local governments.
- January 2021: The local governments contracted with the Lawyers Committee for Civil Rights (project lead), the Urban Institute (data lead), and Ochoa Urban Collaborative (community engagement lead) in January 2021 to draft the regional plan.
- April 2022: Anticipated date to release a full draft plan for public review and comment.

DRAFT REGIONAL GOALS PREVIEW

Board members will be presented with the following five regional goals and asked to provide feedback:

1. Increase the Supply of Housing that is Affordable to Low- and Moderate- Income Families in the Region, Particularly in Areas that Have Historically Lacked Such Housing
2. Reform Zoning and Land Use Policies to Foster the Development of Fair and Affordable Housing
3. Implement Preservation Policies Designed to Preserve Affordable Housing and Prevent Displacement
4. Protect the Housing Rights of Individuals with Protected Characteristics
5. Increase Community Integration for Persons with Disabilities

WHY COLLABORATE?

The purpose and main rationale of a regional collaboration is to help local jurisdictions meet fair housing requirements in a way that deepens the impact of the required process. It may help ensure that local goals are consistent, collaborative, and innovative, making them more likely to be effective.

Further, a coordinated and thoughtful discussion about the laws, policies, or practices that limit fair housing choice, as well as the role of public investments in creating, perpetuating, or alleviating racial and ethnic patterns revealed by the analysis, is more likely to lead to meaningful change than one that is handled within one jurisdiction.

AGENDA ITEM #10

MULTI-FAMILY RENTAL HOUSING CONSTRUCTION INDICATORS REPORT

MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS

Information on the number, location, size and cost of multifamily residential development projects in metropolitan Washington in 2020

November 2021



Metropolitan Washington
Council of Governments

MULTIFAMILY RENTAL HOUSING CONSTRUCTION INDICATORS 2020

November 30, 2021

ABOUT COG

The Metropolitan Washington Council of Governments (COG) is an independent, nonprofit association that brings area leaders together to address major regional issues in the District of Columbia, suburban Maryland, and Northern Virginia. COG's membership is comprised of 300 elected officials from 24 local governments, the Maryland and Virginia state legislatures, and U.S. Congress.

CREDITS

Report Author: John Kent, COG Staff

Cover Photo: Union Market Under Construction / Cropped from original, ([Ken Johnson/DCmud](#))

ACCOMMODATIONS

Alternative formats of this document are available upon request. Visit www.mwcog.org/accommodations or call (202) 962-3300 or (202) 962-3213 (TDD).

TITLE VI NONDISCRIMINATION POLICY

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EXECUTIVE SUMMARY

This report describes recent trends in the multi-family rental housing market within the 24 member jurisdictions of the Metropolitan Washington Council of Governments (COG). Residential property records from the CoStar subscription database (www.costar.com) for buildings completed through the end of 2020 were analyzed to document the number, size, and location of new apartment units, as well as describe changes in the market rents across the region.

- New construction declined two percent from 2019 to 2020. In 2020, 130 new multifamily buildings were completed, adding 14,269 housing units to the region.
- Just under 120,000 new units were added since 2011, which is the most of any ten-year period in almost 50 years.
- The coronavirus pandemic did not noticeably disrupt apartment construction activity but did have an impact on regional rents in 2020. Average rents fell by four percent from 2019 to 2020 but have since risen to pre-pandemic rent levels in 2021.
- Rents in the COG region are high compared with the median income of renters. At the end of 2020, median rents in multifamily buildings were between 25 and 40 percent of median renter income, depending on the number of bedrooms in a unit.
- Development continues to trend towards buildings located in or near Metrorail stations. About 49 percent of all units built in 2020 were within a half-mile walk from a Metrorail station, while only a quarter of units built before 2020 are in a Metrorail station walkshed.
- The Southwest Waterfront Activity Center was the region's fastest growing neighborhood in 2020—accounting for a quarter all regional apartment growth with 3,564 new units in 10 new buildings.
- About 90 percent of new units were located within one of the region's 141 Activity Centers or near one of the region's high-capacity transit (HCT) Stations. This surpasses the 75 percent target the COG Board of Directors set for new housing construction in the region.

AGENDA ITEM #11

OTHER BUSINESS

AGENDA ITEM #12

ADJOURN