



Visualize 2050
Planning and
Programming Process

Housing Coordination

Part 11 of 27



National Capital Region
Transportation Planning Board

December 2025

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OVERVIEW OF HOUSING PLANNING COORDINATION

The Transportation Planning Board (TPB) has long recognized the value of considering where people live and the transportation options that are available to them as housing and transportation plans are developed. The Infrastructure Investment and Jobs Act (“Bipartisan Infrastructure Law”) formalized the requirement to consider housing coordination in the metropolitan transportation planning process.

The coordination of transportation and regional housing planning takes place primarily between TPB and the Metropolitan Washington Council of Governments (COG) through its Board of Directors and several housing policy-related committees and groups. Staff from COG’s Department of Community Planning and Services (DCPS) support these initiatives and coordinate with TPB on housing and transportation matters.

The long-range projections of population, households, and jobs created by COG, under the oversight of COG’s Planning Directors Technical Advisory Committee (PDTAC), inform local planning for future development patterns and transportation system needs. The work is iterative and mutually reinforcing.

As part of the TPB’s Visualize 2045 planning process, TPB staff identified seven aspirational initiatives to optimize transportation system performance. One of those initiatives was to “bring housing and jobs closer together.” This initiative has continued in the Visualize 2050 planning process as one of TPB’s 14 priority strategies. It is implemented on the transportation side by identifying transportation investments that improve accessibility to jobs and other activities as well as offering more travel choices; and on the housing/employment side by local governments encouraging and approving land use and development activities that are physically near each other and multimodal transportation options.

TPB’S ROLE AND KEY STAFF

TPB staff use the population, housing, and employment information shared by COG DCPS, as well as the designated activity centers, and apply the data and geographies to transportation planning and the development of the Visualize plan. TPB staff, in return, provide analysis of the number of households needed (and locations, within Regional Activity Centers) to optimize transportation performance to COG DCPS staff. Most notably, during 2018 to 2019, DCPS staff, working closely with members of COG’s Housing Directors and Planning Directors Advisory Committees, used this analysis to inform a ten-year land use–driven housing production goal for the region.

TABLE 11.1: KEY STAFF

TPB Staff	Title	Role
Kanti Srikanth	Executive Director	Director for the Transportation Planning Board (TPB)
Timothy Canan	Planning Data and Research Program Director	Program Lead

Mark Moran	Travel Forecasting and Emissions Analysis Program Director	Program Lead
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Role of TPB Committees

The TPB and TPB Technical Committee receive briefings on current and projected population, housing, and employment distributions. The TPB approves the use of the data as part of the travel model inputs for air quality conformity analysis, travel demand forecasting, and system performance analysis of the region's metropolitan transportation plan.

ROLE OF KEY PLANNING AGENCIES

The COG DCPS staff lead the housing coordination for the region. A key element of the success of this effort, called the Regional Housing Initiative, was the engagement of the elected officials on the COG Board of Directors, which formed a subcommittee to focus specifically on the three elements of the ten-year housing production targets: the amount of housing needed, the location of the housing needed, and the affordability of the housing needed. The COG Board's time-limited Housing Strategy Group was a sounding board for staff on the feasibility of different proposals for the targets during the analysis phase of the initiative.

TABLE 11.2: KEY COG STAFF

COG Staff	Title	Role
Clark Mercer	Executive Director, Metropolitan Washington Council of Governments	Program Lead
Kanti Srikanth	Deputy Executive Director, Metropolitan Washington Council of Governments	Program Lead
Hilary Chapman	Housing Program Manager	Contributor
Department Director (Vacant)	Department of Community Planning and Services	Contributor
Greg Goodwin	Senior Regional Planner	Contributor
Steve Kania	Communications Manager	Contributor
Monica Beyrouti Nunez	Government Relations Manager	Contributor

Role of COG Committees

To reach agreement on the 2030 housing production targets, COG DCPS staff coordinated closely between the Housing Directors Advisory Committee, the Planning Directors Technical Advisory

Committee, and the Board of Directors Housing Strategy Group between September 2018¹ and September 2019, when the Board acted to [adopt 10-year housing production targets](#).

COG DCPS staff and local government staff members met monthly during the planning process to review analysis, consider constraints, and meet with partner organizations engaging in similar research. In addition to these regular committee meetings, COG staff held a joint convening for the Planning Directors, Housing Directors, and the Chief Administrative Officers across the region to ensure that information about the progress of developing the regional housing targets was understood across multiple agencies regionwide. A focus on housing during a Board of Directors retreat in July 2019 and several presentations to the full COG Board of Directors throughout the process kept elected officials aware of the development of the targets leading up to their adoption in September 2019.

Even though land use and zoning that impacts residential development patterns are controlled by local governments, state agencies and state housing finance agencies (HFAs) are critical to ensuring that local governments meet the housing needs of all residents, particularly those at lower incomes. While these agencies do not play a primary role in daily regional or local coordination, they have a significant impact on the regulatory environment under which local governments can operate. State agency representatives typically participate in COG Housing Directors and Planning Directors meetings.

The role of key planning agencies is listed in Table 11.3.

TABLE 11.3: KEY PLANNING AGENCIES

Planning Agency	Role
District of Columbia Housing Finance Agency	Agency partner to DC Department of Housing and Community Development.
Maryland Department of Housing and Community Development	State agency responsible for providing funding for affordable housing, including Low Income Housing Tax Credit allocations and policy direction. Inform and advise Housing Directors Advisory Committee members regarding state programs as applicable.
Virginia Department of Housing and Community Development & Virginia Housing	State agency responsible for providing funding for affordable housing, including Low Income Housing Tax Credit allocations and policy direction. Inform and advise Housing Directors Advisory Committee members regarding state programs as applicable.

¹ Metropolitan Washington Council of Governments (September 12, 2024). Resolution R33-2018 Directing COG to Further Explore Addressing the Region's Housing Needs. <https://www.mwcog.org/documents/2018/09/12/certified-resolution-r33-2018--housing-needs/>

Additional Non-governmental Planning Partners

During the Regional Housing Initiative planning process, DCPS staff engaged with other local and regional partner organizations engaged in housing development and research to inform their efforts.

The Urban Institute, under contract by the Greater Washington Partnership, was also tasked with developing a regional housing framework during the same period. Their demographic analysis and insights into the future housing needed was critical to reaching consensus on the affordability levels needed to better meet the needs of current and future residents by 2030. Other key partners included the ULI Washington District Council and George Washington University's Center for Washington Area Studies. ULI Washington produced a complementary report on housing affordability during the same period, and research by George Washington University helped inform current and past housing development patterns across the region. The work of these partners, among others, bolstered the COG staff and committee efforts and added credibility to the direction-setting work outside of local government.

PUBLIC ENGAGEMENT

The public has the opportunity through local planning efforts to comment on local land use and development decisions which impact zoning, land use, development patterns/density, and proximity to existing or planned transportation infrastructure. At the TPB, the public can weigh-in on the priority strategies the TPB identifies in the transportation plan during the comment period for the draft Visualize plan. Additionally, as data is shared with the TPB about the COG staff's forecasted distribution of population, households, and employment, the public can always comment at the start of each TPB meeting. The public is also welcome to comment during COG Board meetings. COG engaged in an extensive public engagement process during the regional fair housing planning process, described in the section below.