



JOINT HOUSING DIRECTORS AND PLANNING DIRECTORS TECHNICAL ADVISORY COMMITTEES

September 10, 2026
9:30 A.M. – 1:00 P.M.
Walter A. Scheiber Board Room
777 N. Capitol Street, NE, Suite 300
Washington, DC 20002

AGENDA

9:30 A.M. 1. COFFEE AND NETWORKING

- Please join us for an informal opportunity to catch up with your colleagues across the region over coffee before the meeting begins in the Board room.

10:00 A.M. 2. WELCOME AND ANNOUNCEMENTS

Scott Bruton, HDAC Co-Chair, Montgomery County Housing and Community Affairs Department Director

Clark Mercer, COG, Executive Director

Tanya Washington, PDTAC Chair, Prince William County Planning Office Director

- Housing Affordability Planning Program (HAPP) grants open
- Committee member announcements or events
- Chairs Bruton and Washington will welcome committee members.
- Clark Mercer, COG Executive Director, will provide remarks.

10:10 A.M. 3. CREATING A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR METROPOLITAN WASHINGTON

Sakina Khan, COG, Department of Community and Economic Services Director

Ms. Khan will provide a brief overview of COG's new effort to create the first Comprehensive Economic Development Strategy (CEDS) for the metropolitan Washington region.

Note: COG staff will be available after the meeting for additional questions and discussion about the CEDS work.

10:15 A.M.

4. MEETING METROPOLITAN WASHINGTON'S HOUSING NEEDS

Kelly Atkinson, Fairfax County, Planning and Development Department, Planning Division Director

Grace Bogdan, Montgomery County Planning Department, Planner IV

Anita Cozart, District of Columbia, Office of Planning Director

Colleen Green, District of Columbia, Housing and Community Development Department Director

Anna Shapiro, Fairfax County, Housing and Community Development

Department, Deputy Director for Real Estate, Finance and Development

Atul Sharma, Montgomery County Planning Division Chief for Design, Placemaking and Policy

To facilitate and deepen our shared understanding of how COG members are responding to local housing production and preservation challenges, we will hear from and discuss three examples as follows:

- Fairfax County will present an overview of the findings from its [Housing Task Force](#), which created a comprehensive, multi-departmental roadmap to increase housing production, streamline development processes, and expand housing opportunities across the housing continuum.
- Montgomery County Planning will provide an overview of its updated [incentive zoning program](#) as one strategy to encourage more community benefits alongside redevelopment.
- The District of Columbia will engage members in an informal “workshop” discussion to share its challenges and seek solutions with two current challenges: balancing the need to increase density and supply with anti-displacement efforts to inform future growth planning and how to curb rent payment optional behavior.
 - **Questions for committee member discussion:**
 - **How are you balancing the need to increase density as well as prevent displacement?**
 - **How are you supporting residents and affordable housing property owners with changed rent payment behaviors since the pandemic?**

11:15 A.M.

5. SMALL GROUP DISCUSSIONS

All Participants

- Participants will have an opportunity to react to the panel presentations and share local implementation strategies, challenges, and successes. Each table will have COG staff to capture key takeaways.

12:00 P.M. 6. LUNCH AND STATE WORKSHOP ON IMPLEMENTATION OF RECENT HOUSING LEGISLATION

All Participants

- Pickup lunch and then rejoin your peers for a Virginia and Maryland state-level legislation workshop. District of Columbia members are welcome to join these discussions to learn more about new housing bills and share perspectives on related issues.
- This workshop will be peer-led to allow participants to discuss strategies to operationalize and implement recently passed Maryland and Virginia General Assembly housing bills.
- Committee members who are interested in learning more about COG's work to develop a Comprehensive Economic Development Strategy (CEDS) are welcome to speak with COG staff for more information.

1:00 P.M. 5. ADJOURN

The next HDAC meeting will be held online on Thursday, November 12th at 10am.

The next PDTAC meeting will be held online on Friday, November 20th at 10am.

Reasonable accommodations are provided upon request, including alternative formats of meeting materials. For more information, visit: www.mwcog.org/accommodations or call (202) 962-3300 or (202) 962-3213 (TDD)