



BOARD OF DIRECTORS

Wednesday, January 14, 2025

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

National Association of Counties

AGENDA

12:00 P.M.

1. CALL TO ORDER

Rodney Lusk, 2025 COG Board Chair

2. ELECTION OF 2026 COG BOARD OFFICERS

Rodney Lusk, 2025 COG Board Chair

The board will consider approval of the 2026 COG Board officers.

Recommended Action: Adopt Resolution R1-2026.

12:05 P.M.

3. ELECTION OF 2026 POLICY & ADMINISTRATIVE COMMITTEE LEADERSHIP

Reuben Collins, 2026 COG Board Chair

The board will vote on the proposed policy and administrative committee leadership.

Recommended Action: Adopt Resolutions R2-2026.

12:10 P.M.

4. CHAIR'S REPORT

Reuben Collins, 2026 COG Board Chair

A) 2026 COG Boards and Policy Committees Meeting Dates

12:15 P.M.

5. EXECUTIVE DIRECTOR'S REPORT

Clark Mercer, COG Executive Director

6. AMENDMENTS TO THE AGENDA

Reuben Collins, 2026 COG Board Chair

12:25 P.M.

7. APPROVAL OF THE MINUTES FROM OCTOBER 8 AND NOVEMBER 17, 2025

Reuben Collins, 2026 COG Board Chair

Recommended Action: Approve minutes.

8. ADOPTION OF CONSENT AGENDA ITEMS

Reuben Collins, 2026 COG Board Chair

A. Resolution R30-2025 – Approving Updates to COG's Procurement Policy

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

- B. Resolution R31-2025 – Authorizing COG to Procure and enter into a contract to install technology cabling in the office building
- C. Resolution R32-2025 – Authorizing COG to procure and enter into a contract for 20/7 security monitoring and support in the office building
- D. Resolution R3-2026 – Authorizing an amendment to the COG by-laws to increase state general assembly representation on the COG board
- E. Resolution R4-2026 – Authorizing COG to enter into a construction loan with Pinnacle Bank
- F. Resolution R5-2026 – Authorizing COG to procure and enter into a contract to conduct the Blue Plans service area billing meters desktop review/assessment study
- G. Resolution R6-2026 – Authorizing COG to procure and enter into a contract to update the Regional Wastewater Flow Forecast Model
- H. Resolution R7-2026 – Authorizing COG to procure and enter into a contract to perform Hydraulic modeling for the Potomac Interceptor (PI) Points of Connection

Recommended Action: Adopt Resolutions R30-2025-R7-2026

12:30 P.M. 9. FY2025 AUDITED FINANCIAL STATEMENTS
Emmett Jordan, COG Audit Committee Chair
 The auditor presented the FY-2025 audit report to the Audit Committee, issuing an unmodified or “clean” opinion of COG’s financial statements. The Audit Committee reviewed the audit report and recommends approval.

Recommended Action: Receive briefing and adopt Resolution R8-2026.

12:35 P.M. 10. 2026 LEGISLATIVE PRIORITIES
Reuben Collins, 2026 COG Board Chair
Monica Beyrouti Nuñez, COG Government Relations Manager
 The board will be briefed on the draft 2026 legislative priorities for transportation, environment, housing, health and human services, and public safety and food security proposed by the COG Legislative Committee.

Recommended Action: Receive briefing and adopt Resolution R9-2026.

12:55 P.M. 11. HOUSING AFFORDABILITY PLANNING PROGRAM GRANTS
Hilary Chapman, COG Housing Program Manager
 The board will be briefed and vote on the recommended 2026 recipients of COG’s Housing Affordability Planning Program (HAPP) grants. The program, funded by a grant from the Amazon Housing Fund, awards small, flexible grants to area local governments and non-profit developers engaged in the planning, approval, or development of housing near transit stations.

Recommended Action: Receive briefing and adopt Resolution R10-2026.

1:15 P.M. 12. IMPACTS OF POTENTIAL FUNDING CHANGES TO HOMELESSNESS PROGRAMS BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)
Christine Hong, Montgomery County Chief of Homeless Services - COG Homeless Services Committee Chair
Hilary Chapman, COG Housing Program Manager
Sam Kenney, COG Regional Homeless Systems Coordinator

In November–December 2025, HUD issued and then withdrew a FY2025 Continuum of Care (CoC) Notice of Funding Opportunity (NOFO), disrupting the typical CoC funding timeline. Litigation followed, and a federal court issued a preliminary injunction that pauses implementation of the disputed NOFO conditions while the case proceeds. While FY2025 CoC funds are appropriated, uncertainty remains about award timing, grant execution, and fund availability for renewals that expire on fixed dates in early and mid-2026. In a region where CoC funding is overwhelmingly used to renew existing housing and services, this is not a marginal administrative concern. Disruptions at this scale would directly affect people who are already housed or actively being served, undermine system performance, and increase costs for local governments and providers that must respond to the consequences of funding instability. The Board will discuss the risk of funding gaps for existing housing and services and consider adopting a resolution and transmitting letters to HUD and Congress urging prompt, time-limited continuity measures to prevent avoidable disruption during the FY2025 transition.

Recommended Action: Receive briefing and adopt Resolution R11-2026.

1:55 P.M. 13. OTHER BUSINESS

2:00 P.M. 14. ADJOURN
The next meeting is scheduled to take place in-person at the WMATA Headquarters on Wednesday, February 11, 2025.

AGENDA ITEM #2

**ELECTION OF 2026
COG BOARD
OFFICERS**

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002**

RESOLUTION ELECTING THE 2026 COG BOARD EXECUTIVE COMMITTEE

WHEREAS, the Metropolitan Washington Council of Governments (COG) is comprised of the 24 jurisdictions of the metropolitan Washington region's local governments and their governing officials, plus area members of the Maryland and Virginia legislatures and the U.S. Senate and House of Representatives, and COG provides a focus for action on issues of regional concern; and

WHEREAS, the COG By-laws state that the board shall annually elect a chair and one or two vice-chairs at the first meeting following the annual meeting of the general membership; and

WHEREAS, the 2026 Nominating Committee recommends approval of the proposed slate of COG Board officers for 2026: Chair Reuben Collins, Vice Chair Charles Allen, and Vice Chair Alyia Gaskins.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:

The board elects the proposed slate of COG Board Officers to serve as the Executive Committee to the COG Board of Directors in 2026.

AGENDA ITEM #3

**ELECTION OF 2026
POLICY &
ADMINISTRATIVE
COMMITTEE
LEADERSHIP**

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
PROPOSED 2026 POLICY AND ADMINISTRATIVE COMMITTEE APPOINTMENTS**

NAME	JURISDICTION	POSITION
COG Board Policy Committees		
Jenni Pompi	City of Greenbelt	Chair, Chesapeake Bay and Water Resources
Cindy Dyballa	City of Takoma Park	Chair, Climate, Energy, and Environment
Andrew Friedson	Montgomery County	Chair, Food & Agriculture Regional Member
Julius D. "JD" Spain, Sr.	Arlington County	Chair, Human Services
David Snyder	City of Falls Church	Chair, Emergency Preparedness Council
Budget and Finance Committee		
Reuben Collins	Charles County	COG Board Chair
Charles Allen	District of Columbia	COG Board Vice Chair
Alyia Gaskins	City of Alexandria	COG Board Vice Chair
Neil Harris	City of Gaithersburg	TPB Chair
David Snyder	City of Falls Church	MWAQC Chair
Catherine Read	City of Fairfax	COG President
Kenyan McDuffie	District of Columbia	COG Vice President
Keith Sydnor	City of Laurel	COG Vice President
Denise Mitchell	City of College Park	COG Secretary-Treasurer
Audit Committee		
Emmett Jordan	City of Greenbelt	COG Board Member
Michael O'Connor	City of Frederick	COG Board Member
Darryl Moore	City of Manassas Park	COG Board Member
Employee Compensation and Benefits Review Committee		
Reuben Collins	Charles County	COG Board Chair
Charles Allen	District of Columbia	COG Board Vice Chair
Alyia Gaskins	City of Alexandria	COG Board Vice Chair
Catherine Read	City of Fairfax	COG President
Denise Mitchell	City of College Park	COG Secretary-Treasurer
Phil Mendelson	District of Columbia	Past COG Board Chair
Pension Plan Administrative Committee		
Clark Mercer, Chair	COG	COG Executive Director
Timothy Canan	COG	Employee Representative
Robert Griffiths	COG	Annuitant Employee Representative
Denise Mitchell	City of College Park	COG Secretary-Treasurer
Julie Mussog	COG	COG CFO
Michael O'Connor	City of Frederick	COG Board Member
Susan Ways	COG	COG OHRM
Phong Trieu	COG	Employee Representative

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002**

**RESOLUTION APPROVING THE 2026 COG BOARD POLICY AND ADMINISTRATIVE COMMITTEE
LEADERSHIP**

WHEREAS, the Metropolitan Washington Council of Governments (COG) is comprised of the 24 jurisdictions of the metropolitan Washington region's local governments and their governing officials, plus area members of the Maryland and Virginia legislatures and the U.S. Senate and House of Representatives, and COG provides a focus for action on issues of regional concern; and

WHEREAS, the COG Board of Directors approves the leadership for the individual policy committees, and the administrative committees, and various other positions that report to the Board of Directors; and

WHEREAS, the COG Board is being asked to approve the attached proposed slate to serve in 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:

The board approves the attached proposed slate of individuals to serve as the 2026 policy committee leadership and administrative committee membership on the following committees:

Chesapeake Bay and Water Resources Policy Committee
Climate, Energy, and Environment Policy Committee
Food and Agriculture Regional Member Policy Committee
Human Services Policy Committee
Emergency Preparedness Council
Audit Committee
Budget and Finance Committee
Employee Compensation and Benefits Review Committee
Pension Plan Administrative Committee

AGENDA ITEM #4

CHAIR'S REPORT

COG Board of Directors

2026 Meeting Schedule

- Wednesday, January 14th 12:00 – 2:00PM – Board Meeting
 - National Association of Counties (660 N Capitol St NW, Washington, DC 20001)
- Wednesday, February 11th 12:00 – 2:00PM – Board Meeting
 - Washington Metropolitan Area Transit Authority (300 7th St SW, Washington, DC 20024)
- Wednesday, March 11th 12:00 – 2:00PM – Board Meeting
 - National Association of Counties (660 N Capitol St NW, Washington, DC 20001)
- Wednesday, April 8th 12:00 – 2:00PM – Board Meeting
 - National Association of Counties (660 N Capitol St NW, Washington, DC 20001)
- Wednesday, May 13th 12:00 – 2:00PM – Board Meeting
 - Location TBD
- Friday and Saturday, June 26-27th – Leadership Retreat
 - Hyatt Regency Chesapeake Bay (100 Heron Blvd US-50, Cambridge, MD)
- Wednesday, July 22nd 12:00 – 2:00PM – Board Meeting
 - Virtual Meeting
- August – No meeting
- Wednesday, September 9th 12:00 – 2:00PM – Board Meeting
 - COG (777 N. Capitol St. NE, Washington, DC 20002)
- Wednesday, October 14th 12:00 – 2:00PM – Board Meeting
 - COG (777 N. Capitol St. NE, Washington, DC 20002)
- Wednesday, November 4th 12:00 – 2:00PM (Veteran's Day adjustment) – Board Meeting
 - COG (777 N. Capitol St. NE, Washington, DC 20002)
- Wednesday, December 9th 4:00 – 6:00PM – Membership & Awards Reception
 - Location TBD

*Note – The COG offices and board room will be closed for renovations in Spring 2026.

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
2026 SCHEDULE OF BOARDS AND POLICY COMMITTEE MEETINGS**

COMMITTEES	Start Time	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
COG BOARD	12:00 PM	14	11	11	8	13	26-27 Annual Retreat	22	No meeting	9	14	4	9 Annual Meeting
TPB	12:00 PM	21	18	18	15	20	17	15	No meeting	16	21	18	16
MWAAQC	12:00 PM					25	27			23			2
FARM	10:00AM			13			10	12		14		9	11
CEEP/C	10:00 AM	28			25			27	22		23		25
CBPC	10:00 AM	16					20		15	17			
HSPC	12:00 PM		9			13			8		10	11	13
EPC													

*The EPC will meet on an ad hoc basis for table top exercises and coordination.

AGENDA ITEM #5

**EXECUTIVE
DIRECTOR'S REPORT**



MEMORANDUM

TO: COG Board of Directors
FROM: Clark Mercer, COG Executive Director
SUBJECT: Executive Director's Report – January 2026
DATE: January 7, 2026

POLICY BOARD & COMMITTEE UPDATES

National Capital Region Transportation Planning Board (TPB) – In December 2025, the TPB approved *Visualize 2050*, the region's transportation plan, and the FY 2026-2029 Transportation Improvement Program (TIP). The board also allocated \$10.7 million for twenty-five Enhanced Mobility projects and set annual safety targets. Additionally, the Mobility Analytics Subcommittee (MAS) held its inaugural meeting. The subcommittee advises staff on the Mobility Analytics Program to help members analyze regional travel patterns and manage congestion.

Metropolitan Washington Air Quality Committee (MWAQC) – During its December meeting, MWAQC received a briefing on the work being done to redesignate the region as now being in attainment of the 2015 federal ozone standard, which current data supports. MWAQC members received an informative presentation from UCLA's Levine Family Movement Disorder Center on the link between air pollution and Parkinsons Disease.



COG Honors Regional Leadership Award Winners

In December, COG honored Montgomery County Councilmember Kate Stewart, Greater Washington Region Clean Cities Coalition Executive Director Antoine Thompson, and former Northern Virginia Regional Commission Executive Director Robert Lazaro Jr. These leaders advanced regional transit, clean energy, and sustainability goals to create a more prosperous, livable metropolitan Washington.

[Learn more and view photos from COG's 2025 annual reception](#)

Chesapeake Bay Policy Committee (CBPC)

– At its November meeting, CBPC members received a preview of upcoming state and federal issues for 2026, and a summary of the recent Potomac Drinking Water Source Protection Partnership (DWSPP) Workshop conducted with the Water Resource Foundation (WRF). Additionally, COG staff went over administrative updates to assist with planning CBPC activities for 2026, and solicited feedback on the COG Water Legislative Priorities for 2026.

Climate Energy & Environment Policy Committee (CEEPC) – At its November meeting, Climate Energy and Environment Policy Committee (CEEPC) members received a briefing on the German energy transition and the role of renewables in transatlantic climate partnerships. The committee also participated in a Mid-Atlantic Climate Leaders Roundtable to share best practices and common challenges in implementing regional climate action plans. Additionally, members heard a presentation on the Carbon Measures Program Coalition regarding new global carbon accounting frameworks to support corporate climate goals.

Food and Agriculture Regional Member (FARM) Policy Committee – In December, the FARM Policy Committee hosted its second annual Regional Food Aggregation and Distribution Summit. Leaders from the District of Columbia, Montgomery County, and Prince William County joined producers and state agencies to expand institutional local food purchasing. The FARM Chair highlighted the Local Food Procurement Challenge, while a keynote address from Sunbird Farm Services focused on scaling regional initiatives. Partners from Georgetown Law, Locus, Mighty Thundercloud Edible Forest, and Prince William County Public Schools discussed regional investment in local food procurement.

Human Services Policy Committee (HSPC) – The Human Services Policy Committee (HSPC) met in November to discuss regional workforce development. Members heard from Smart Incentives, George Mason University, and Northern Virginia Community College on aligning education with labor market needs and supporting dislocated workers. Montgomery County shared its response to federal workforce reductions, including new career centers. Additionally, COG staff presented new regional economic dashboards that track labor market conditions and federal employment to support data-informed policymaking across the region.



Collaboration in Action: Greener rides and rooftops

On the latest episode of Collaboration in Action, Clark Mercer highlights how regional leaders accelerate the transition to sustainable energy. The episode explores electric vehicle infrastructure and solar expansion through partnerships with the District of Columbia, Prince George's County, and Clean Cities Coalition, showing how collaboration reduces emissions and improves regional air quality.

[Watch the episode](#)

OUTREACH & PROGRAM HIGHLIGHTS

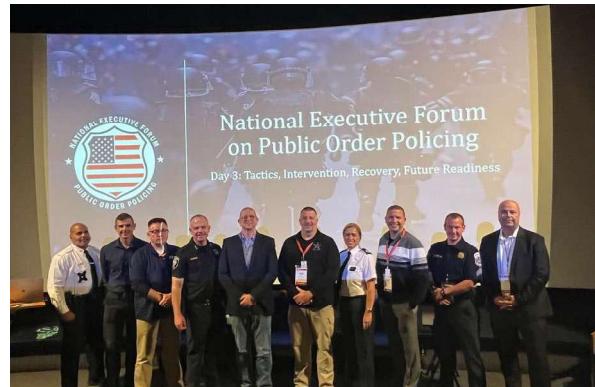
COG Earns Top Engineering Award for Flood Resilience - COG received a Grand Award for its Blue-Green Infrastructure project. This collaboration with the District of Columbia and Prince George's County increases regional flood resilience. The project is now competing for a national engineering award.

COG/WRAP Report: Impaired Driving Fatalities Down 26 Percent - COG's new report shows regional impaired driving deaths fell 26 percent during 2023-2024. While fatalities decreased, injuries and crashes rose slightly. COG and the Washington Regional Alcohol Program (WRAP) continue collaborating to bolster regional road safety through data and advocacy.

Public Safety Vendor Day - The COG Law Enforcement Health and Wellness (LEHW) Subcommittee hosted Vendor Day on December 10 to learn about cutting edge wellness technologies and strategies for public safety agencies. Discussions focused on leveraging AI, implementing scalable solutions for agencies of all sizes, and adopting data driven approaches. The group plans to continue exploring opportunities for cooperative purchasing and ways to enhance resource sharing across jurisdictions.

2025 Public Safety Leadership Cohort Completes Training - COG celebrated the 2025 graduating cohort of the National Capital Region Public Safety Leadership Training Seminar. Dozens of local, state, and federal leaders completed three weeks of intensive training. This program emphasizes behavioral science and regional collaboration to strengthen public service leadership.

Briefing on Data Center Energy Demands - In December, COG staff briefed the National Association of Counties on data center energy demands and updated the District of Columbia Commission on Climate Change and Resilience on how the committee helps jurisdictions meet regional goals.



COG Hosts National Public Safety Forum

COG convened 120 experts from across the nation and world on November 4-6 for a forum on public order policing. Held at the National Law Enforcement Officers Museum, the forum addressed crowd management, officer wellness, and de-escalation strategies to protect constitutional rights through regional collaboration.

[Learn more and view photos from the event.](#)

MEDIA HIGHLIGHTS

DMVMoves – The DMVMoves plan and its approval through various jurisdictions has been covered by Washington Business Journal, WAMU, Virginia Mercury, Loudoun Now, the Loudoun Times, FFXnow, the Fairfax Times, and ARLnow.

[FFXnow](#)

[Loudoun Now](#)

Crime Dashboard – COG's regional crime dashboard was featured in an in-depth story on the Police1 national public safety news site.

[Police1](#)

Report on Drunk Driving – The COG report on the impact of drunk driving was covered by 7News, WTOP, the Washington Post, DC News Now, ALXnow, and FFXnow.

[7News](#)



TalentCapital.AI Wins Product of the Year

The region's new AI workforce resource platform, spearheaded by COG, received the Technical.ly award for product of the year.

[Technical.ly](#)

AGENDA ITEM #6

AMENDMENTS TO THE AGENDA

AGENDA ITEM #7

**APPROVAL OF THE
MINUTES FROM
OCTOBER 8 AND
NOVEMBER 17
MEETINGS**

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

MINUTES
COG Board of Directors Meeting
October 8, 2025

BOARD MEMBERS AND ALTERNATES: See attached chart for attendance.

SPEAKERS:

Sarah Bagley, Vice Mayor of the City of Alexandria

Julie Mussog, COG Chief Financial Officer

Hilary Salmon, Capital Area Food Bank Senior Director of Marketing and Communications

Sabrina Tadele, Capital Area Food Bank Director of Strategic Initiatives

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

COG Board Chair Rodney Lusk called the meeting to order at 12:03 P.M. and led the Pledge of Allegiance.

2. CHAIR'S REPORT

The Chair's report included the following items:

- Congressional Delegation Reception – October 20
- DMVMoves Regional Rail Meeting – October 24
- Membership & Awards Reception – December 3
- 2026 Board Meeting Dates

3. AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

4. EXECUTIVE DIRECTOR'S REPORT

The Executive Director's report included the following items:

- National Capital Region Transportation Planning Board (TPB) – The TPB did not meet in September and staff has continued preparations for the Visualize 2050 comment period scheduled for October 23-November 21, 2025. The TPB will decide the final project list for the Visualize 2050 National Capital Region Transportation Plan at its October 15 TPB meeting.
- Metropolitan Washington Air Quality Committee (MWAQC) – The Metropolitan Washington Air Quality Committee met virtually on September 24 to review transportation conformity results, discuss the past ozone season, and receive a briefing on EPA's reconsideration of the Endangerment Finding.
- Chesapeake Bay Policy Committee (CBPC) – CBPC held its 15th Annual Bay & Water Quality Forum on September 26, featuring a keynote by George Hawkins of Moonshot Missions (and formerly the General Manager at DC Water) on turning water challenges into opportunities. A panel of state and local leaders discussed federal funding, affordability, and infrastructure needs, followed by member dialogue on shared priorities.
- Talent Capital Launch - Leaders from across the Greater Washington region launched a groundbreaking, public sector driven workforce tool on October 1 to support displaced

federal workers and build long-term economic resilience. The tool, Talent Capital, offers free job matching, career training, reskilling, credentialing, and coaching, and is housed at COG.

- Climate Energy and Environment Policy Committee (CCEPC) - At the September 24 CEEPC meeting, the U.S. Geological Survey (USGS) presented on its 2021-2022 Chesapeake Bay land use cover and tree canopy assessment. CEEPC reviewed the key elements of the Metropolitan Statistical Area (MSA) Draft Comprehensive Climate Action Plan (CCAP), which will be available for public comment in October.
- Food and Agriculture Regional Member (FARM) Policy Committee and Human Services Policy Committee (HSPC) – FARM and HSPC co-hosted a meeting on Friday, September 12 ahead of the release of Capital Area Food Bank's annual Hunger Report. The meeting included a roundtable with leaders of major food banks serving the region, and remarks from legislators in the Maryland and Virginia General Assemblies.
- DMVMoves Transit Tour - More than 50 regional leaders marked World Car Free Day with the DMVMoves Transit Tour, highlighting bus priority lanes, Metro modernization, and the Purple Line as key investments for a visionary transit future.
- Public Safety – On September 8, COG hosted a regional tabletop exercise to test and further develop the draft NCR Cybersecurity Mutual Aid Operations Plan, which will enable agencies to share resources and information across the region for a cyber incident.
- Great Place to Work Certification - In September, COG earned its first-ever Great Place To Work certification. Great Place to Work highlights organizations with positive, engaging workplace cultures. To achieve the certification, COG had to meet specific, globally recognized benchmarks.

5. APPROVAL OF THE MINUTES FROM SEPTEMBER 8, 2025

The minutes from the September 8, 2025 board meeting were approved. Darryl Moore voted “nay”.

6. ADOPTION OF CONSENT AGENDA ITEMS

- Resolution R21-2025 – Resolution approving appointments to the COG 2026 Nominating Committee
- Resolution R22-2025 – Resolution approving appointments to the COG 2026 Legislative Committee
- Resolution R23-2025 – Resolution approving appointments to the COG 2025 Awards Committee
- Resolution R24-2025 – Resolution authorizing COG to procure and enter into a contract to conduct PFAS and precursor compounds monitoring in the Potomac River Watershed
- Resolution R25-2025 – Update to COG's Cooperative Forecasts Round 10.1

Action: The board adopted Resolutions R21-2025 and R25-2025.

7. 2025 CLIMATE AND ENERGY LEADERSHIP AWARDS

Chair Lusk and Vice Mayor Bagley introduced the awards. This awards program recognizes local governments, educational institutions, and non-governmental organizations for their efforts to achieve local and regional climate and energy goals.

8. FISCAL YEAR 2027 MEMBER DUES & REGIONAL FEES

The Board was briefed on the proposal for the Fiscal Year 2027 Member Dues and Regional Fees.

Action: Adopted Resolution R26-2025

9. APPROVAL OF THE FISCAL YEAR 2026 & FIVE-YEAR CAPITAL EXPENDITURE PLAN AND BUDGET

The board was briefed on the proposed FY 2026 Capital Expenditure Budget and Five-Year Capital Expenditure Plan.

Action: Adopted Resolution R27-2025

10. CAPITAL AREA FOOD BANK 2025 HUNGER REPORT

The board was briefed on results of the 2025 Hunger Report, highlighting food insecurity and hunger challenges in the metropolitan Washington region.

Action: Adopted Resolution R28-2025. Jessica Fitzwater recommended adding in an action for the COG Board to write a letter regarding the USDA cutting funding, causing food insecurities with SNAP.

11. OTHER BUSINESS

12. ADJORN

The meeting was adjourned at 1:55 P.M.

**COG Board of Directors
Meeting
October 8, 2025 Attendance**

<u>Jurisdiction</u>	<u>Member</u>	<u>Y/N</u>	<u>Alternate</u>	<u>Y/N</u>
<i>District of Columbia</i>				
Executive	Hon. Muriel Bowser		Ms. Beverly Perry	
	Mr. Kevin Donahue		Mr. Tomas Talamante	
Council	Hon. Phil Mendelson	Y	Hon. Brianne Nadeau	Y
	Hon. Charles Allen	Y		
<i>Maryland</i>				
City of Bowie	Hon. Tim Adams		Mr. Dufour Woolfley	
Charles County	Hon. Reuben Collins	Y	Hon. Thomasina Coates	
City of Frederick	Hon. Michael O'Connor		Hon. Gayon Sampson	Y
Frederick County	Hon. Jessica Fitzwater	Y	Ms. Victoria Venable	
City of College Park	Hon. Denise Mitchell	Y	Hon. Fazlul Kabir	
City of Gaithersburg	Hon. Robert Wu		Hon. Neil Harris	
City of Greenbelt	Hon. Emmett Jordan	Y	Hon. Kristen Weaver	
City of Laurel	Hon. Keith Sydnor	Y	Hon. Kyla Clark	
Montgomery County - Exec	Hon. Marc Elrich		Mr. Richard Madaleno Ms. Fariba Kassiri Mr. Earl Stoddard	Y
Montgomery County - Council	Hon. Evan Glass			
Montgomery County - Council	Hon. Kate Stewart	Y		
Prince George's County - Exec	Hon. Aisha Braveboy		Mr. Barry Stanton	
Prince George's County - Council	Hon. Tom Dernoga	Y	Hon. Wanika Fisher	
Prince George's County - Council	Hon. Ingrid Watson		Hon. Krystal Oriadha	
City of Rockville	Hon. Monique Ashton	Y		
City of Takoma Park	Hon. Talisha Searcy			
Maryland General Assembly	Hon. Brian Feldman			
<i>Virginia</i>				
City of Alexandria	Hon. Alyia Gaskins		Hon. Sarah Bagley	Y
Arlington County	Hon. Takis Karantonis	Y		
City of Fairfax	Hon. Catherine Read	Y	Hon. Stacey Hardy-Chandler	
Fairfax County	Hon. Rodney Lusk	Y	Hon. Daniel Storck	
Fairfax County	Hon. Jeff McKay		Hon. Andres Jimenez	
Fairfax County	Hon. James Bierman	Y	Hon. Walter Alcorn	
City of Falls Church	Hon. David Snyder		Hon. Marybeth Connelly	
Loudoun County	Hon. Laura TeKrony			
Loudoun County	Hon. Phyllis Randall	Y	Hon. Koran Saines	
City of Manassas	Hon. Mark Wolfe	Y	Hon. Sonia Vasquez Luna	Y
City of Manassas Park	Hon. Darryl Moore	Y		
Prince William County	Hon. Deshundra Jefferson	Y	Hon. Kenny A. Boddye	
Prince William County	Hon. Andrea Bailey	Y	Hon. Tom Gordy	
Virginia General Assembly	Hon. Mark Sickles			

Y = voting member present

P = present alternate in addition to member

Total voting present: 24

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

MINUTES
COG Board of Directors/WMATA Meeting
November 17, 2025

METRO BOARD MEMBERS, COG BOARD MEMBERS AND ALTERNATES: See attached chart for attendance.

1. WELCOME CALL TO ORDER

COG Board Chair Rodney Lusk and WMATA Board Chair Valerie Santos called the meeting to order at 12:00 P.M.

2. PUBLIC COMMENT

3. METRO UPDATE

Randy Clarke, WMATA General Manager and CEO, provided an update on the progress metro has made within the last 18 months.

4. PRESENTATION: DMVMOVES SUMMARY, TASK FORCE REPORT, AND DMVMOVES PLAN

Charles Allen, DMVMoves Task Force Co-Chair and COG Board Vice Chair, Paul Smedberg, DMVMoves Task Force Co-Chair and WMATA Board 1st Vice Chair, and Nick Donohue, DMVMoves Facilitator, went over the various presentations detailing what has been discussed within the last 18 months, the task force report, and the DMVMoves plan moving forward.

5. BOARD MEMBER DISCUSSION AND FEEDBACK

Board Members of both COG and WMATA gave their feedback and asked questions regarding the presentations.

6. CONSIDERATION OF JOINT RESOLUTION

Rodney Lusk, COG Board Chair, and Valerie Santos, WMATA Board Chair, Clark Mercer

- Fairfax County Supervisor Walter Alcorn proposed to have a friendly amendment and change language in the resolution to read *“RESOLVED, that the COG and WMATA Board of Directors endorses the DMVMoves Plan and direct WMATA and local agency staff to implement accordingly”*
- Vice Mayor Mark Wolfe objected to the friendly amendment, so both boards had to vote. WMATA Board voted yes 5-1. COG Board voted yes 17-4.
- The COG Board voted 22 in favor of the main resolution, and 2 abstained (Councilmember Phil Mendelson and Councilmember Kevin Donahue).
- The WMATA Board voted 5 in favor of the main resolution, and 1 abstained (Valerie Santos).

7. NEXT STEPS

Clark Mercer, COG Executive Director discussed the next steps for the DMVMoves plan, which is to have each of the local jurisdictions vote on the plan.

8. ADJOURN

The meeting was adjourned at 2:12 P.M.

**COG Board of Directors/WMATA Board
Meeting
November 17, 2025 Attendance**

Jurisdiction	Member	Y/N	Alternate	Y/N
<i>District of Columbia</i>				
Executive	Hon. Muriel Bowser		Ms. Beverly Perry	
	Mr. Kevin Donahue	Y	Mr. Tomas Talamante	
Council	Hon. Phil Mendelson	Y	Hon. Brianne Nadeau	
	Hon. Charles Allen	Y		
<i>Maryland</i>				
City of Bowie	Hon. Tim Adams	Y	Mr. Dufour Woolfley	
Charles County	Hon. Reuben Collins		Hon. Thomasina Coates	
City of Frederick	Hon. Michael O'Connor	Y	Hon. Gayon Sampson	
Frederick County	Hon. Jessica Fitzwater	Y	Ms. Victoria Venable	
City of College Park	Hon. Denise Mitchell	Y	Hon. Fazlul Kabir	
City of Gaithersburg	Hon. Robert Wu		Hon. Neil Harris	
City of Greenbelt	Hon. Emmett Jordan	Y	Hon. Kristen Weaver	
City of Laurel	Hon. Keith Sydnor	Y	Hon. Kyla Clark	
Montgomery County - Exec	Hon. Marc Elrich	Y	Mr. Richard Madaleno Ms. Fariba Kassiri Mr. Earl Stoddard	
Montgomery County - Council	Hon. Evan Glass	Y		
Montgomery County - Council	Hon. Kate Stewart	Y		
Prince George's County - Exec	Hon. Aisha Braveboy		Mr. Barry Stanton	
Prince George's County - Council	Hon. Tom Dernoga		Hon. Wanika Fisher	
Prince George's County - Council	Hon. Ingrid Watson		Hon. Krystal Oriadha	
City of Rockville	Hon. Monique Ashton	Y		
City of Takoma Park	Hon. Talisha Searcy			
Maryland General Assembly	Hon. Brian Feldman			
<i>Virginia</i>				
City of Alexandria	Hon. Alyia Gaskins	Y	Hon. Sarah Bagley	
Arlington County	Hon. Takis Karantonis	Y		
City of Fairfax	Hon. Catherine Read	Y	Hon. Stacey Hardy-Chandler	
Fairfax County	Hon. Rodney Lusk	Y	Hon. Daniel Storck	
Fairfax County	Hon. Jeff McKay		Hon. Andres Jimenez	
Fairfax County	Hon. James Bierman	Y	Hon. Walter Alcorn	Y
City of Falls Church	Hon. David Snyder	Y	Hon. Marybeth Connelly	Y
Loudoun County	Hon. Laura TeKrony	Y		
Loudoun County	Hon. Phyllis Randall	Y	Hon. Koran Saines	
City of Manassas	Hon. Mark Wolfe	Y	Hon. Sonia Vasquez Luna	
City of Manassas Park	Hon. Darryl Moore			
Prince William County	Hon. Deshundra Jefferson	Y	Hon. Kenny A. Boddye	
Prince William County	Hon. Andrea Bailey	Y	Hon. Tom Gordy	
Virginia General Assembly	Hon. Mark Sickles	Y		

Y = voting member present

P = present alternate in addition to member

Total voting present: 27

AGENDA ITEM #8

**ADOPTION OF
CONSENT AGENDA
ITEMS**

ADOPTION OF CONSENT AGENDA ITEMS
January 2026

A. RESOLUTION APPROVING UPDATES TO COG'S PROCUREMENT POLICY

The board will be asked to adopt Resolution R30-2025 approving updates to the [COG Procurement Policy](#). Proposed changes are to comply with recent changes to the U.S. Department of Transportation (DOT) substantially amending the regulatory requirements related to participation in the Disadvantaged Business Enterprise Program (DBE) that is required for recipients of DOT funding. It is the policy of COG to comply with all controlling federal laws and requirements. DOT is implementing a new Unified Certification Program ("UCP"). COG will recognize any DBE that is recertified in accordance with the UCP standards.

RECOMMENDED ACTION: This Resolution was approved by the COG Executive Committee in December 2025. Adopt Resolution R30-2025.

B. RESOLUTION AUTHORIZING COG TO PROCURE AND ENTER INTO A CONTRACT TO INSTALL TECHNOLOGY CABLING IN THE OFFICE BUILDING

The board will be asked to adopt Resolution R31-2025 authorizing the Executive Director, or his designee, to expend COG funds from Renovation Capital Budget in the amount of \$167,670 for technology cabling as part of the 2nd and 3rd floor office renovation. The resolution also authorizes the Executive Director, or his designee, to enter into a contract with Velocity Communications to procure the technology cabling needed as part of the renovation.

RECOMMENDED ACTION: This Resolution was approved by the COG Executive Committee in December 2025. Adopt Resolution R31-2025.

C. RESOLUTION AUTHORIZING COG TO PROCURE AND ENTER INTO A CONTRACT FOR 24/7 SECURITY MONITORING AND SUPPORT IN THE OFFICE BUILDING

The board will be asked to adopt Resolution R32-2025 authorizing the Executive Director, or his designee, to expend COG funds from OFA/Information Technology Budget in the amount of \$100,000 for 24/7 security monitoring and support of technology systems. The resolution also authorizes the Executive Director, or his designee, to enter into a contract with Eagle Tech Corporation to provide this service from January 1, 2026 to December 31, 2026.

RECOMMENDED ACTION: This Resolution was approved by the COG Executive Committee in December 2025. Adopt Resolution R32-2025.

D. RESOLUTION AUTHORIZING AN AMENDMENT TO THE COG BY-LAWS TO INCREASE STATE GENERAL ASSEMBLY REPRESENTATION ON THE COG BOARD

The board will be asked to adopt Resolution R3-2026 approving an amendment to the COG By-Laws to increase Maryland and Virginia General Assembly representation on the COG Board. The current composition of the COG Board of Directors includes one (1) Maryland General Assembly member and one (1) Virginia General Assembly member. This proposed By-Law amendment to section 5.02 is to increase the membership of the COG Board to include two (2) Maryland General Assembly members (one senator and one delegate) and two (2) Virginia General Assembly members (one senator and one delegate). Advanced notice of consideration of the By-law amendment was provided at the October 2025 COG Board meeting.

RECOMMENDED ACTION: Adopt Resolution R3-2026.

E. RESOLUTION AUTHORIZING COG TO ENTER INTO A CONSTRUCTION LOAN WITH PINNACLE BANK

The board will be asked to adopt Resolution R4-2026 authorizing Stephen Clark Mercer, as Executive Director of COG, and/or Julie Mussog, as Chief Administrative Officer and Chief Financial Officer of COG, may enter into any agreements of any nature with Pinnacle Bank, a Tennessee Bank (the “Lender”) with respect to the Loan (defined below), and those agreements will bind COG. Specifically, but without limitation, each of Mr. Mercer and Ms. Mussog are authorized, empowered, and directed to do the following on behalf of COG: 1) Borrow Money: To enter into a \$5,000,000.00 construction loan (the “Loan”) with Lender, on such terms as may be agreed upon between COG and Lender, to finance the costs of constructing tenant improvements within office space located on the second and third floors of 777 North Capitol Street, N.E., Washington, DC 20002. 2) Execute Notes: To execute and deliver to Lender the promissory note or notes on Lender’s forms, at such rates of interest and on such terms as may be agreed upon, evidencing the sum of money so borrowed. 3) Grant Security: To pledge to Lender such property now or hereafter belonging to COG in which COG now or hereafter may have an interest, including without limitation all of COG’s personal property (tangible or intangible), as security for the payment of the Loan. 4) Execute Documents: To execute and deliver to Lender the form of loan agreement, security agreement and related ancillary documents which Lender may require. The authority granted by this resolution may be relied on until notice of revocation or change is issued in writing by the Metropolitan Washington Council of Governments.

RECOMMENDED ACTION: Adopt Resolution R4-2026.

F. RESOLUTION AUTHORIZING COG TO PROCURE AND ENTER INTO A CONTRACT TO CONDUCT THE BLUE PLAINS SERVICE AREA BILLING METERS DESKTOP REVIEW/ASSESSMENT STUDY

The board will be asked to adopt Resolution R5-2026 authorizing the Executive Director, or his designee, to expend COG funds from the Department of Environmental Programs, Blue Plains Committees funds in the amount of \$300,000. The resolution also authorizes the Executive Director, or his designee, to proceed with procurement for a contractor, or contractors, and enter into a contract to conduct a desktop review and assessment of all billing meters within the Blue Plains Service Area (BPSA). The contractor will verify the current inventory of billing meters, evaluate modifications and additions since the last assessment, review calibration procedures, maintenance histories, and data management practices, and assess operational challenges and upgrades. The study will inform planning and standards for a future long-term BPSA Billing Meters Service Contract, ensuring consistent maintenance, calibration, and operation for maximum reading accuracy. Key deliverables include a project work plan and schedule, monthly/quarterly status reports, and draft and final technical memoranda summarizing findings and recommendations. COG will be required to provide a match of \$300,000 for the full project amount from the Blue Plains Committees fund which is available in the budget of the Department of Environmental Programs.

RECOMMENDED ACTION: Adopt Resolution R5-2026.

G. RESOLUTION AUTHORIZING COG TO PROCURE AND ENTER INTO A CONTRACT TO UPDATE THE REGIONAL WASTEWATER FLOW FORECAST MODEL

The board will be asked to adopt Resolution R6-2026 authorizing the Executive Director, or his designee, to expend COG funds from the Department of Environmental Programs, Blue Plains Committees funds in the amount of \$300,000. The resolution also authorizes the Executive Director, or his designee, to proceed with procurement for a contractor, or contractors, and enter into a contract to update the regional flow forecast model (RWFFM). The contractor will recalibrate and validate the Regional Wastewater Flow Forecast Model (RWFFM) to support regional planning and compliance, addressing climate variability, precipitation trends, groundwater changes, and infiltration/inflow assumptions. It will integrate updated CSO tunnel data, align with new demographic projections,

support long-term capacity and flow management, and migrate the model to a modern software platform. Key deliverables include a project management plan, summary reports, and participation in stakeholder meetings and workshops. COG will be required to provide a match of \$300,000 for the full project amount from the Blue Plains Committees fund which is available in the budget of the Department of Environmental Programs.

RECOMMENDED ACTION: Adopt Resolution R6-2026.

H. RESOLUTION AUTHORIZING COG TO PROCURE AND ENTER INTO A CONTRACT TO PERFORM HYDRAULIC MODELLING FOR THE POTOMAC INTERCEPTOR (PI) POINTS OF CONNECTION

The board will be asked to adopt Resolution R7-2026 authorizing the Executive Director, or his designee, to expend COG funds from the Department of Environmental Programs, Blue Plains Committees funds in the amount of \$200,000. The resolution also authorizes the Executive Director, or his designee, to proceed with procurement for a contractor, or contractors, and enter into a contract to develop a comprehensive hydraulic model of the Potomac Interceptor (PI) system and its Points of Connection (POCs) to evaluate current and projected flows, identify capacity constraints, and assess potential redistribution strategies across multiple POCs. The modeling will incorporate population and employment growth forecasts and simulate current and future flow scenarios to determine system performance under anticipated conditions. The results of this analysis will guide discussions among the Blue Plains Intermunicipal Agreement (IMA) parties and support decision-making on whether adjustments to allocated capacity at each POC are feasible, and if so, to what extent such adjustments can be implemented. This work will also consider regional growth trends and potentially identify opportunities for cost savings by optimizing capacity allocations, which may reduce the scale and/or need for major capital projects across the region. Key deliverables include a project management plan, summary reports, and participation in stakeholder meetings and workshops. COG will be required to provide a match of \$200,000 for the full project amount from the Blue Plains Committees fund which is available in the budget of the Department of Environmental Programs.

RECOMMENDED ACTION: Adopt Resolution R7-2026.

AGENDA ITEM #9

FY2025 AUDITED FINANCIAL STATEMENTS

***Audit documents will be added on
Monday, January 12th, 2026**

AGENDA ITEM #10

2026 LEGISLATIVE PRIORITIES



COG Guidelines for Legislative and Regulatory Advocacy

(Adopted by the COG Board of Directors on January 9, 2019)

Development of Legislative Priorities

The Metropolitan Washington Council of Governments (COG) has recognized the need to continue and strengthen its relationship with state and federal officials. Each year the COG Board appoints a Legislative Committee made up of representatives of each of the COG boards and policy committees. The Legislative Committee works with COG staff to develop a set of legislative priorities for the upcoming year and legislative sessions. The legislative priorities include issues of legislative importance that the COG jurisdictions want to advocate for on behalf of the region. The Legislative Committee puts forth recommended priorities that are adopted by the full COG Board. These priorities are then used as the official legislative, regulatory, and policy positions of COG for advocacy and educational efforts at the local, state, and federal level.

Guidelines for Legislative and Regulatory Advocacy

Once adopted by the COG Board, the Legislative Priorities represent the official position of the Council of Governments and are used to communicate our priorities by all COG boards and committees. The following advocacy guidelines should be followed with any related actions and communications by COG.

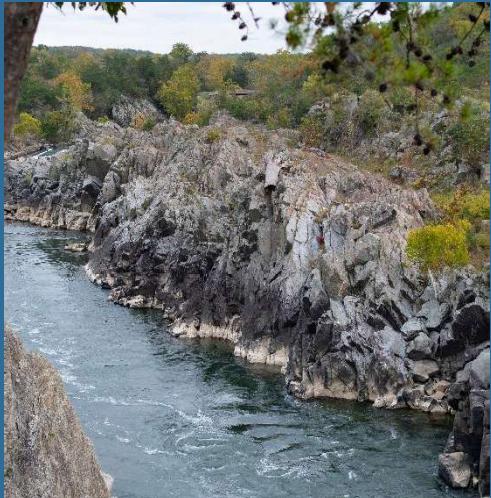
- 1. Advocacy Positions Approved in the Legislative Priorities:** The Legislative Priorities adopted annually by the COG Board serve as the official positions of COG including all boards and committees. Subject to being consistent with COG's role as a non-profit, any position approved in the Legislative Priorities document has approval to be advocated on by individual committees and COG staff throughout the year. This includes verbal advocacy, written communications, and electronic communications on related bills, actions and policies. Official positions from the COG Board should be signed by the Board Chair. Official positions approved in the Legislative Priorities can also be used by individual committees and boards and can be signed by the corresponding committee or board chair.
- 2. Advocacy Positions Not Approved in the Legislative Priorities:** Occasionally advocacy issues or interests emerge that are not included in the annual Legislative Priorities. Any advocacy efforts on behalf of the COG Board of Directors, boards or policy committees that are not previously approved in the legislative priorities must receive individual approval from the COG Board. This includes verbal advocacy, written communications, and electronic communications on related bills, actions and policies. Therefore, if any member or policy committee requests that COG take a position on a specific issue, it must first be approved by the COG Board. Time sensitive issues can be approved by the COG Board Executive Committee. If the advocacy is in the form of a written communication the Board Chair may decide whether to sign it or designate authority to the appropriate policy committee chair.

Any legislative or regulatory advocacy must be shared with and approved by the Executive Office prior to distribution/action. The Executive Office will work with the Office of Communications as needed to ensure COG message and format consistency, and proper documentation for archiving.

LEGISLATIVE PRIORITIES

Supporting the region's goals for world-class transit, roadway safety, affordable housing, environmental protection, and more.

January 2026



Metropolitan Washington
Council of Governments

LEGISLATIVE PRIORITIES

Adopted by the COG Board of Directors on _____

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

COG 2026 Legislative Committee

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ACCOMMODATIONS POLICY

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

The Metropolitan Washington Council of Governments (COG) operates its programs without regard to race, color, and national origin and fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations prohibiting discrimination in all programs and activities. For more information, to file a Title VI related complaint, or to obtain information in another language, visit www.mwcog.org/nondiscrimination or call (202) 962-3300.

El Consejo de Gobiernos del Área Metropolitana de Washington (COG) opera sus programas sin tener en cuenta la raza, el color, y el origen nacional y cumple con el Título VI de la Ley de Derechos Civiles de 1964 y los estatutos y reglamentos relacionados que prohíben la discriminación en todos los programas y actividades. Para más información, presentar una queja relacionada con el Título VI, u obtener información en otro idioma, visite www.mwcog.org/nondiscrimination o llame al (202) 962-3300.

TRANSPORTATION FUNDING, PLANNING, & CONNECTIVITY

Support DMVMoves Initiative's Funding Recommendations for Metro and Local Transit

DMVMoves is a joint-initiative by COG and Metro to develop a shared vision for the future of the region's transit network and identify sustainable, long-term, dedicated funding sources to support it. The DMVMoves Plan, endorsed by the COG and Metro Boards, calls for ongoing capital investments in Metro, addressing the unmet funding needs of commuter rail and local/commuter bus systems, and other actions to improve transit service delivery and inter-jurisdictional coordination to make the regional transit system function more like an integrated and seamless network. Given the critical role a safe, reliable and efficient transit system is for the region and the economy of Maryland and Virginia overall, it is a top priority for state and local leaders to advance the necessary legislation and budget actions to:

- Commit an additional \$460M a year that grows 3 percent annually and is dedicated for Metro's capital needs.
- Support state, regional and local actions necessary to provide for the operating and capital needs of the commuter rail and local bus systems.
- Support commuter rail and local/commuter bus systems to improve transit service delivery and inter-jurisdictional connection and coordination to make the regional transit system function more like an integrated and seamless network.

Support Indexed Federal Funding for the Region's Metro System

The Metro system is the centerpiece of the metropolitan Washington transportation system and forms the backbone of its economy. Almost half of all federal employees use the Metrorail and bus system to commute to work. The federal government should act to permanently provide a larger share of both operating and capital funding for the Metro system, which its employees and the region depend on. Specifically, support making the federal government's annual appropriations for the Passenger Rail Investment and Improvement Act (PRIIA) permanent and index the funding amount to a sustainable and predictable level.

Support Fixing the Deficit in the Federal Highway Trust Fund

For more than two decades the federal Highway Trust Fund (HTF) revenue has been insufficient to fund the congressionally authorized surface transportation program. These shortfalls have been closed with transfers from general fund and other short-term measures, including in the reauthorization for federal transportation spending through the Infrastructure Investment and Jobs Act (IIJA), also known as the Bipartisan Infrastructure Law (BIL). The Congressional Budget Office projects that the balance in both the highway and transit accounts of the Highway Trust Fund will be exhausted in 2028. Support addressing this structural deficit and systemic imbalance of the HTF revenues as a top priority to provide certainty of federal funding for the surface transportation program and ensure that any fix to the HTF revenue structure retains all the programs included in the 2021 IIJA and fully funds them at levels authorized or previously envisioned.

Support Roadway & Pedestrian Safety

Safety on our roadways and for our pedestrians and bicyclists continues to be a priority for our region. Data for 2024 shows that roadway fatalities remain elevated compared to pre-pandemic levels and the region has yet to meet many of its annual highway safety targets. Although jurisdictions in the region have employed strategies related to the “E’s” of safety (engineering, education, enforcement, emergency medical services, and equity) to address this challenge, enhanced safety laws are needed to combat this crisis. Regional ticket reciprocity between Maryland, Virginia, and the District of Columbia would improve the ability to hold drivers accountable for their actions across state lines. Enabling localities broader flexibility in the implementation of automated traffic cameras (i.e., in more locations beyond school and work zones) would also help to improve roadway safety as it is a proven countermeasure. And the growing prevalence of e-devices such as scooters and e-bikes demands new approaches such as e-device registration to allow for their enforcement, as well as the need to change crash reporting forms to include a category that tracks e-device involved-crashes. In addition, because impaired driving remains a top contributing factor to crashes in the region, there is always interest in advancing legislation to deter it.

WATER QUALITY PROTECTION

Support Investments in Water Infrastructure & Water Quality Protection

Support appropriating the full authorized funding levels for water, wastewater, stormwater, and water reuse programs, including the Clean Water and Drinking Water SRFs, the EPA's Chesapeake Bay Program, the Water Infrastructure Finance and Innovation Act (WIFIA), Water Resources and Development Act (WRDA) and for state programs including grants for local governments and water utilities, and stormwater local assistance funds. Specifically, continued support for the Washington Metropolitan Area Backup Water Supply Feasibility Study. COG supports funding state revolving funds (SRFs) at the maximum authorization in federal law and making sure that funding for congressionally directed spending projects is in addition to the authorized SRF funding levels. Ensure that local water infrastructure investments to meet water quality permit load allocations and handle future population and economic growth are protected, specifically in the implementation of the revised Chesapeake Bay Watershed Agreement. Invest in workforce training and development to ensure the availability of skilled workers to fill water sector jobs. Support funding for agricultural conservation programs.

Support Climate & Resiliency Initiatives

Support funding and policy to address robust scientific climate change analysis, adaptation and resiliency planning and coordinated local best practices for flood control, drought, and water storage and reuse. Support drinking water security and resiliency through research, planning, programs and funding to ensure a resilient, reliable, and clean drinking water supply for the region.

Ensure Regulatory Feasibility & Flexibility

Support actions that provide for flexible implementation and a feasible pace for future stormwater, water, and wastewater permits and other regulatory requirements, including reasonable reporting requirements. Support cost-effective scheduling and financing of water quality programs including streamlining permits, flexibility to achieve nutrient and sediment reduction across wastewater, stormwater, and other sectors to protect affordability of water. For PFAS regulation, COG supports policies that enforce the "polluter pays" principle for PFAS cleanup, ensuring those responsible for contamination are held accountable. In addition, COG supports an explicit legislative exemption from liability under CERCLA (Superfund) for water and wastewater systems, which are passive receivers of these pollutants.

Ensure Local Government Input

Ensure that local governments and wastewater and drinking water utilities are given opportunities to provide timely and meaningful input on the implementation of the revised Chesapeake Bay Watershed Agreement, as well as legislation and management decisions affecting the Chesapeake Bay and local water quality. Encourage regional collaboration on updates to land-use policies around waterways and riverways.

CLIMATE RESILIENCY & AIR QUALITY PROTECTION

Support Policies to Meet the Region's Climate Goals

Expand policies, programs, and funding at federal, state, and local levels to help meet the region's medium- and long-term objectives in climate change mitigation. Ensure that local governments are recognized and given opportunities to provide timely and meaningful input on climate and clean energy policies and programs.

Support Accelerated Multi-Sector Actions to Reduce Greenhouse Gases and Criteria Pollutants

The region and its member jurisdictions are committed to addressing the adverse impacts of climate change including reducing the amount of harmful greenhouse gases (GHG) released in the atmosphere. Support accelerated actions across all sectors to help meet the region's 2030 climate and energy goals. Support engagement and continued funding at all levels of government to monitor the impacts of climate investment programs and GHG performance measures. Emphasize priority investments in Equity Emphasis Areas.

Ensure Sustainable Secure Energy Access for All

Advocate for state and federal actions to enhance access to secure, affordable clean energy. Prioritize and protect funding for energy-sector infrastructure to improve affordability, resilience and reliability. Support policies, funding, and incentives for energy efficiency and security improvements such as microgrids, district energy systems, and clean energy storage technology. Prioritize funding for upgrading energy infrastructure to withstand extreme weather events and to protect investments in grid technologies that improve energy efficiency and system performance. Encourage coordination among state regulators, regional transmission organizations, utilities, and local governments to accelerate transmission and distribution upgrades that reduce congestion, improve reliability, address affordability, and advance climate and equity goals. Emphasize the need for deployment and workforce development in low-income, energy-burdened, and vulnerable communities to ensure a just and equitable climate future for all.

Support Solar Deployment and Aggressive State Renewable Portfolio Standards

State requirements for a clean grid and aggressive Renewable Portfolio Standards (RPS) and support for local efforts to deploy distributed solar on government facilities and in the community at scale are effective methods of increasing the amount of renewable electricity generated within a grid system driving greater deployment of renewable energy projects to meet the region's 2030 solar goals. Protect existing and advocate for more aggressive policies, including state RPS and other innovative policies and programs, business models, and funding opportunities that support meeting the RPS, such as supporting a strong Renewable Energy Credit (REC) market, solar carve-outs in RPS policies, Power Purchasing Agreements (PPAs), reasonable solar interconnection standards, offshore wind, community choice aggregation, and community solar opportunities for energy-burdened households.

Expand Clean Energy Innovation, Technology & Finance

Encourage and support responsible deployment of next-generation, zero- and low-carbon energy resources that can provide firm, flexible capacity to complement variable renewable generation and

support a reliable, decarbonized grid. Expand options for and improve access to clean energy finance at the state and local levels, including advocating for further investment in and deployment of capital through green banks. Foster cost effective and efficient market frameworks, reasonable regulatory frameworks, business model innovation incentives and partnerships that expand the adoption of energy efficient and zero energy building codes, building benchmarking, clean energy technologies and infrastructure, and low or zero-emission vehicles. Support policies and incentives to encourage the growth of technology manufacturing and sector workforce development in our region.

Support Aggressive Energy Efficiency Goals

Support state and local energy efficiency programs to reduce energy usage, costs, and associated greenhouse gas emissions in response to rapidly changing federal energy and climate policies. Advocate for aggressive initiatives to target households with high energy burdens. Prioritize support and incentives for weatherization, deep energy retrofits, building electrification and retro-commissioning programs to achieve the highest possible energy performance and preferably zero energy buildings within Equity Emphasis Areas and climate vulnerable communities of concern. Support policies and programs to address energy demand growth from high electricity use sectors such as data centers.

Enhance Incentives & Financing Mechanisms for Climate Resiliency

Support legislation, incentives, financing, and funding mechanisms to support deployment of grey blue, and green infrastructure resilient to extreme heat, flooding, and other climate hazards. Priority resilient infrastructure initiatives include the establishment of resilience hubs in climate vulnerable communities, improving the resilience of critical infrastructure (transportation, communication, energy and water system assets), equitably addressing urban heat island, enhance green infrastructure networks, providing for tree planting and preservation on privately owned lands, and implementing measures to reduce flood risk in climate vulnerable communities, such as restoring wetlands and enhancing green infrastructure to augment and improve stormwater management.

Support Policies that Preserve & Protect Regional Air Quality and Public Health

Support strong policies, regulations, and funding necessary to preserve improvements in air quality and strengthen the region's ability to meet current and future air quality standards that are protective of public health and welfare. Advocate for federal policies that support measures to mitigate the effects of wildfire risks on regional air quality. Consider environmental justice when implementing air quality policies, programs, and initiatives. Support local members' efforts to identify and implement initiatives to reduce air pollution and protect residents that live in areas with unhealthy levels of air pollution. Support regulatory actions to monitor and reduce air pollution transport into the region. Communicate with regional leaders and the public about improvements in air quality and the need for actions to reduce emissions and continue to meet air quality standards.

HOUSING AND ECONOMIC RESOURCES

Support Efforts to Equitably Increase the Supply of Housing & Promote Housing Affordability

Support legislation and programs (such as the ROAD to Housing Act and Neighborhood Homes Investment Act) to preserve and increase the supply of housing and housing choices to address the full spectrum of need in our region. Ensure that a sufficient supply of housing is preserved and produced as outlined in COG's 2030 Regional Housing Initiative targets. Support increasing the supply of a diverse range of housing unit types, sizes and price points that are affordable (both rental and homeownership) for our residents in the region's identified Activity Centers and Equity Emphasis Areas. Support efforts to eliminate barriers to the production of fair and affordable housing by encouraging new financing tools (for builders and buyers), streamlining development processes, and creating innovative regulatory reforms, such as adaptive re-use of commercial space, that results in the production of a greater variety of housing types and eliminate exclusionary zoning practices. Support legislation, policies, and practices that increase access to opportunity, reverse patterns of residential segregation, and create inclusive communities in concert with efforts to increase supply overall.

Strengthen Systems to Prevent & End the Experience of Homelessness

Support coordinated regional efforts to ensure that the experience of homelessness is rare, brief, and nonrecurring. Strengthen the capacity of local homeless services systems, including Continuums of Care, to engage in long-term, strategic planning aimed at reducing homelessness and improving system performance over time. Advocate for federal actions and resources that sustain core homelessness programs and services that promote long-term housing stability, including, case management, behavioral health care, diversion, housing navigation, and other essential wrap-around supports. Expand the production and preservation of deeply affordable and supportive housing to meet regional needs and help residents maintain stable, independent living. Maintain strong federal, state, and local investments in rental assistance, eviction prevention, and legal aid for tenants, landlords, and moderate-income homeowners. Improve alignment between housing and health funding streams so that residents with complex needs can access appropriate care, treatment, and ongoing supports that reinforce long-term stability.

Support Alignment of Workforce Development & Job Creation

Support legislation to focus on workforce development and job creation at the local level, and efforts to develop industry standard credentialing and skills programs for sectors outside of the federal government. Support legislation and programs that fund local job development, career and technical education, and overall, more closely align education and job creation.

Support Local Governments & Activity Centers

Work with local governments to support sound land use planning which focuses on employer retention and new job growth in the region's mixed-use Activity Centers.

HOMELAND SECURITY AND PUBLIC SAFETY

Support Funding for Public Health Response

Support funding for public health to prevent, prepare for, and respond to public health emergencies and pandemics. Leverage new and existing funding mechanisms that would provide resources to carry out public health surveillance, reporting, infection control, vaccine distribution, laboratory testing, mass care, planning and exercises, communications and other public health activities. Invest in an adequate workforce capacity and capability to support public health infrastructure. Enact and support the development of more secure supply chain networks, with a focus on vulnerable populations, as it relates to personal protective equipment (PPE) and other life safety equipment used in the response of pandemics.

Support Cybersecurity Preparedness Initiatives

Support cybersecurity programs and initiatives that advance and improve cyber preparedness and response to current and emerging threats. Work with local and state partners to develop resiliency against future cybersecurity attacks and other virtual threats targeted at our citizens and the information technology infrastructure of our communities.

Support Regional Emergency Preparedness

Continue to support emergency response preparedness programs that advance and improve response preparedness to existing and emerging threats. Work with local and state partners to maximize the region's share of federal grant funds and use these funds to promote value added outcomes that continue to increase capacity, capability, and developed standards for regional response in the National Capital Region.

Increase Urban Area Security Initiative (UASI) Funding

The National Capital Region (NCR) receives UASI funding for efforts to address the multi-discipline planning, organization, equipment, training, and exercise needs of high-threat, high-density urban areas, and to assist in building and sustaining capabilities to prevent, protect against, mitigate, respond to, and recover from threats or acts of terrorism using the whole community approach. As funding allocations are assessed, policy makers should recognize the complexity of challenges in the NCR that directly impact Federal government operations and security and support an increase in UASI funding to our region to effectively address the unique nexus of U.S. Federal, state, local, and international operations.

Support Resources for Violent Crime Reduction

Provide resources at the local, state and federal level to support the development, implementation and evaluation of strategies to prevent, intervene in, and respond to violent crime. Specifically, gun violence and the associated trauma inflicted on communities. Continue to provide Department of Justice grant funding to support violent crime reduction efforts at the local level.

HEALTH & HUMAN SERVICES

Support Efforts to Combat Substance Use Disorders

Work with local, state, and federal partners to increase resources to combat substance use disorders for all ages throughout the region which may include improving access to treatment and recovery services, promoting prevention education, reducing the stigma of drug disorders, supporting research on pain management, protecting harm reduction strategies, and ensuring awareness of overdose-reversing drugs.

Support Health Equity and Health Disparity Reduction

Support ongoing system reform that advances health equity and reduces health disparities, especially in maternal health outcomes. Health equity is the goal that every person is equally able to live a healthy life regardless of their background or circumstances. Health disparities are preventable differences in the burden of disease, injury, violence, or opportunities to achieve optimal health that are experienced by socially disadvantaged racial, ethnic, and other population groups and communities. Ensure timely access to care for the health of all residents and the reduction of disparities in maternal morbidity and mortality by enacting policies that will assist counties in improving maternal health outcomes.

Increase Availability of and Access to Mental Health Services

Work with local, state, and federal partners to increase access to and availability of mental and behavioral health services, especially for youth, throughout the region. Include psychiatric hospital beds, counseling, telehealth, and other outpatient services; support culturally competent providers from diverse backgrounds; develop communication strategies to combat mental health stigma and promote mental wellness throughout communities. Continue expansion of crisis intervention, mental health courts, and diversion programs, where treatment is indicated rather than incarceration, especially for at-risk youth; and re-entry programs to reduce recidivism rates of mental health consumers.

Promote Family Preservation and Avoid Family Separation Due to Citizenship Status

Work with local partners to prioritize efforts that prevent family separation due to deportation or citizenship status. Advocate for policies that safeguard families of varying citizenship status by promoting alternatives to family separation and ensuring their placement within supportive family or community settings when separation is unavoidable. Emphasize strategies to strengthen family preservation services. Collaborate with child welfare systems to maximize funding and resources to address the increased caseload resulting from family separations, ensuring children have access to critical support services and stable placements during these challenging transitions.

Increase Recruitment and Support for Foster Children and Resource Parents

Support initiatives to address the critical shortage of resource parents by enhancing recruitment efforts and providing adequate support and resources to retain them. This includes offering targeted community outreach efforts to raise awareness of the need for foster families. Increase recruitment tools by promoting collaboration among jurisdictions to share events, resources, and best practices that effectively engage potential resource parents.

FOOD SECURITY & HEALTHY FOOD ACCESS

Defend and Strengthen Programs to Reduce Childhood Poverty and Support Nutrition & Health

Protect and expand access to free school meals for all students. Strengthen and simplify programs such as Summer EBT and Summer Meals and deploy or strengthen policies like the Child Tax Credit and Earned Income Tax Credit that reduce childhood poverty and food insecurity. Enhance farm-to-school and provide healthier food and drink options for children wherever meals are served or sold.

Improve Food Security & Healthy Food Access

Increase food and flexible cash assistance to residents in need, including children and their families, college students, adults, seniors, and veterans. Support efforts to reverse recent changes to SNAP that increase administrative burdens to applicants and administrators, reduce current and future benefit amounts, restrict eligibility, and shift program costs to states. Support any allied initiatives to undo negative Medicaid changes which will have cascading detrimental consequences to the availability of free school meals. Invest in reducing SNAP error rates, modernizing programs, protecting participants from fraud, and replacing stolen funds. Advocate for revenue policies (i.e., extreme wealth tax) to address gaps in federal food assistance and poverty reduction programs. Support innovative initiatives for food insecure residents not eligible for federal programs. Address disparities in food security and healthy food access among communities of color. Support culturally responsive policies and practices that protect the dignity and safety of food assistance recipients from immigrant communities. Promote SNAP acceptance among small/ local vendors. Invest in programs that improve access to local and regional healthy food, including access on college campuses, at food banks and pantries, farmers markets and CSAs, food hubs, grocery, point-of-choice initiatives, and through food as medicine initiatives.

Support Small Farmers & Food System Resilience

Institutionalize and fund programs like Local Food for Schools/Childcare and Local Food Purchase Agreement Programs. Address land loss issues such as Heirs Property and support farmland preservation, healthy soils, land access strategies and programs, and transition to the next generation of small farmers. Center the unique experiences of Black, Indigenous, and People of Color (BIPOC) in legislative proposals, and policy and program development to facilitate greater access to land ownership, capital, and markets. Increase resources and improve policies that promote values-based group purchasing and institutional procurement initiatives from the region's farms. Streamline benefit program payments for farmers and promote use of public lands for community food production. Recognize indigenous food security priorities and rights.

Support Local Food Entrepreneurs, Businesses, & Workforce Development

Strengthen entrepreneurialism, cooperative development, and workforce development programs in the regional food economy which will result in increased employment opportunities with living wages. Target investments to address inequities faced by communities of color. Create career pipelines and improve health and safety for food/agriculture workers. Invest in regional food production and distribution infrastructure to support small businesses including subsidized regional commercial kitchen space.

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002**

RESOLUTION ADOPTING THE COG 2026 LEGISLATIVE PRIORITIES

WHEREAS, the Metropolitan Washington Council of Governments (COG) is comprised of the 24 jurisdictions of the National Capital Region's local governments and their governing officials, plus area members of the Maryland and Virginia legislatures and the U.S. Senate and House of Representatives, and COG provides a focus for action on issues of regional concern; and

WHEREAS, the draft 2026 Legislative Priorities have been reviewed by the individual policy committees and the 2026 Legislative Committee; and

WHEREAS, the COG Board has received and reviewed the draft 2026 Legislative Priorities; and

WHEREAS, the draft 2026 Legislative Priorities addresses the main issues the COG Board of Directors wants to communicate to state and federal officials as important concerns during the upcoming legislative session; and

WHEREAS, in order to communicate the annual priorities in a consistent manner staff developed Guidelines for Legislative and Regulatory Advocacy to ensure that all advocacy efforts are under the direction of the COG Board of Directors.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:

The board adopts the 2026 Legislative Priorities and directs its Executive Director, or his designee, to share and advocate on these priorities at the state and federal level.

AGENDA ITEM #11

**HOUSING
AFFORDABILITY
PLANNING
PROGRAM GRANTS**



MEMORANDUM

TO: COG Board of Directors
FROM: Hilary Chapman, COG Housing Program Manager
SUBJECT: Housing Affordability Planning Program (HAPP) Grant Award Recommendations
DATE: January 14, 2026

The Metropolitan Washington Council of Governments (COG) and its members are committed to increasing the amount, affordability, and accessibility of the region's housing supply, particularly near transit. In 2019, the COG Board adopted housing targets calling for an additional 75,000 housing units beyond those which are already planned; at least 75 percent of all new housing should be in Activity Centers or near high-capacity transit station areas; and at least 75 percent of new housing should be affordable to low- and middle- income households. These targets, when taken with other shared goals, are helping the region work toward creating more transit-oriented, equitable, and sustainable communities.

HOUSING AFFORDABILITY PLANNING PROGRAM BACKGROUND AND SELECTION PROCESS

In October 2021 the COG Board of Directors adopted Resolution R48-2021, establishing the Housing Affordability Planning Program (HAPP) in 2022. With financial support from the Amazon Housing Fund, the purpose of HAPP is to award small, flexible grants of up to \$75,000 to area local governments and non-profit developers (applying in coordination with a local jurisdiction) engaged in the planning, approval, or development of housing around transit stations. HAPP grants are intended to assist with a variety of housing (rental and ownership) pre-development, project implementation activities, or housing policy and feasibility studies that have the potential to increase the amount of housing opportunities near transit that are accessible to those with lower incomes.

Amazon provided \$500,000 to support a fourth round of HAPP grants in 2025. COG staff established and convened a meeting of a Selection Panel of local housing experts in December 2025 representing Maryland, Virginia, and the District of Columbia who reviewed and scored the applications. The applications, and recommended grantees, represent COG member governments and traditional and non-traditional non-profit affordable housing developers in the metropolitan Washington region.

HAPP ROUND 4 (2026) GRANT RECOMMENDATIONS

After careful deliberation, the Selection Panel recommends the following eight projects to receive HAPP grant funding. Yet again, the program was highly oversubscribed and extremely competitive. As a result, the Selection Panel chose to award less than the maximum grant request to fund more applicants. For non-profit development partner applications, none of the recommended grantees have received a HAPP grant in the past. Recommended grant recipients include four planning projects and four affordable housing developments.

Four of the projects will create new rental housing units with long-term affordability restrictions. Four will support longer-term planning efforts to increase opportunities for affordable housing that would not be possible without outside support. Six proposals are in a COG-designated Activity Center and near High-Capacity Transit Station Areas, and three proposals will serve residents in Equity Emphasis Areas.

Redevelopment of Affordable Housing with Density and Without Displacement: The Purple Line Preservation Network \$70,000

University of Maryland National Center for Smart Growth Research and Education

“Through HAPP funding, The National Center for Smart Growth (NCSG) will take a bi-county approach to understand the opportunities for increased density of existing residential sites with a meaningful right of return for low- and moderate-income households in communities near the Purple Line. Specifically, NCSG will continue to build out our existing database of multifamily properties near the Purple Line with additional information on private ownership, flood and climate risks, building quality and code enforcement issues. Further, we will use these data to examine the submarket, zoning, affordability and land conditions that make displacement prevention feasible in communities near the Purple Line. NCSG will then determine remaining development capacity on existing subsidized and unsubsidized but affordable multifamily properties, especially in areas with Transit Oriented Development (TOD)-enabling zoning, near the Purple Line. Lastly, we will develop context-responsive models for equitable redevelopment on existing sites.”

Updating the District’s Inclusionary Zoning Plus Program to Produce More Affordable Housing \$75,000

District of Columbia Office of Planning

“The DC Office of Planning proposes to evaluate the District’s Inclusionary Zoning Plus (IZ+) program, identify opportunities for improvement, strengthen program effectiveness, and increase the production of affordable housing. This project will include a retrospective analysis of IZ+ outcomes and a forward-looking feasibility study to test how program enhancements or changes could yield more affordable homes and distribute homes more equitably. The goal is to align IZ+ with development incentives and economic realities to produce more affordable housing in the District.”

Yorkshire/Manassas Park Affordable Housing Implementation Plan \$75,000

Prince William County and City of Manassas Park, VA

“Prince William County, in partnership with the City of Manassas Park, proposes the development of the Yorkshire/Manassas Park Affordable Housing Implementation Plan, with a focus on leveraging existing initiatives and projects to implement more affordable housing in the project area. The project area - consisting of Yorkshire, a census-designated place, and the City of Manassas Park - has two census tracts in Equity Emphasis Areas, is in two Activity Centers, and is within a half mile from the Manassas Park VRE Station. The Plan will contain a robust community engagement process to ensure that public input and feedback help guide the implementation process based on community priorities. In addition, the Plan will advance the initiatives of the County by working with developers and stakeholders to identify places within the project area that can accommodate

affordable housing. Once completed, the Plan will implement an affordable housing tracker (including rental and homeowner units), further the implementation of the Affordable Dwelling Unit Ordinance, the Affordable Dwelling Rental and For-Sale Unit Program, the Affordable Housing Trust Fund under Prince William County, and identify places within the Study Area that will best accommodate affordable housing near the Manassas Park VRE station.”

Zoning for Housing and Making Space: Pattern Book to Maximize Housing in Former Single Family Only Neighborhoods \$45,000
City of Alexandria, VA, Office of Housing

“In December 2023, City Council approved changes to Alexandria’s zoning ordinance (pursuant to an initiative branded Zoning for Housing - Housing For All) to enable greater housing production through a variety of measures including adding incremental new density in single unit zones (formerly single family areas) by allowing up to fourplexes to be built within the same envelope as permitted for single units. The pattern book is intended to provide a visual reference tool for community members and developers to guide continued discussion and exploration of new typologies to achieve greater housing affordability and accessibility throughout the City and help meet other housing needs identified in the Housing 2040 Plan.”

The Wilhelmina Rolark at Congress Heights Metro: A Catalyst for Equitable Transit-Oriented Development and Community Revitalization in Ward 8 \$65,000
Congress Heights Community Training and Development Corporation (CHCTDC)

“The Wilhelmina Rolark at Congress Heights Metro is a 6-story, mixed-use development that will deliver 150 affordable residential units, retail space, a community area, and a daycare facility, all designed to foster neighborhood revitalization and economic growth in Ward 8 in the District of Columbia. The building will feature modern architecture, a green roof, and a variety of family-sized apartments, addressing the urgent housing shortage and promoting sustainability. Beyond housing, it will include retail, community spaces, and job creation initiatives, generating over \$18 million in contracts to local and minority businesses, and creating 172 jobs during construction, with 60 permanent jobs anticipated post completion. HAPP grant funds will be used to finalize engineering designs, advance permit approval processes, and prepare for construction, ensuring the project stays on schedule for a late 2026 groundbreaking. The project is rooted in community engagement and strategic partnerships, embodying a commitment to inclusive development and equitable growth.”

SunHaven Apartments (Phase 2) \$60,000
Doewood Ventures, LLC, a partnership of The National Housing Partnership Foundation (NHPF) and Heleos Development

“SunHaven Apartments, located at 1405–1409 Doewood Lane in Capitol Heights, MD, is a 36-unit garden-style complex acquired through Prince George’s County’s Right of First Refusal Program. The proposed redevelopment will occur in two phases: Phase 1 will rehabilitate the existing 36 units, add site infrastructure, and provide for enhanced sustainability, while Phase 2 is the new construction of 36 near-net-zero energy units for households earning 30–60% AMI. Phase 2 will include resident programming space, site infrastructure, and site amenities that will be available to both Phases. The development team plans to leverage HAPP funding to advance planning, entitlement, and design

work for Phase 2. Together, the two phases will preserve affordability and double the number of homes at the site.”

8700 1st Avenue Family Housing \$60,000
Mission First Affordable Housing Development Corporation

“Mission First Housing Development Corporation, with its development partner Build Current, is planning an approximately 104-unit affordable high-rise family housing development in downtown Silver Spring. The site is currently a one-story office building on a small corner lot. Located less than 0.4 miles to both the Silver Spring Transit Center and WMATA Silver Spring station, this site is ripe for redevelopment for affordable family housing, with excellent access to transit, amenities, employment opportunities, and high-quality schools. The site is eligible for an Expedited Approval Application, as an office to residential conversion, reducing the time, cost, and risk to obtain land use approvals. The HAPP grant will be used to complete preliminary architectural and engineering studies to finalize the development plan, and complete necessary due diligence including a Phase I Environmental Site Assessment and Market Study to submit for low-income housing tax credit (LIHTC) financing from Maryland DHCD.”

Dance Loft on 14th: Hybrid Affordable Housing and Community Arts Center \$60,000
Moveius Contemporary Ballet (Dance Loft on 14th)

“Dance Loft on 14’s visionary redevelopment project will create a mixed-use affordable housing complex and community arts center that will provide critically needed housing options for low-income residents as well as expanded arts access in the District of Columbia’s Ward 4. Positioned in easy access of public transit lines and stations, the complex will also include green spaces, public murals and commercial retail space to economically revitalize the corridor and improve walkability and livability in our neighborhood. By integrating affordable housing, net-zero green building practices, and expanded arts programming, the project holistically meets the needs of Ward 4’s diverse population—strengthening the local community while supporting equity, sustainability, and community engagement. With property ownership, zoning approval, and extensive stakeholder input already secured, Dance Loft is strongly positioned to move swiftly into the crucial phase of securing 4% Low-Income Housing Tax Credits (LIHTC) to fund the development, which will be the focus of the next 12-month period. Critically, this will include running the required planning studies and working closely with specialized legal and financial consultants to tailor the application.”

Housing Affordability Planning Program (HAPP) Summary of Grant Award Recommendations

Project Name	Jurisdiction & Sponsor	Recommended Award
Redevelopment of Affordable Housing with Density and Without Displacement: The Purple Line Preservation Network	Prince George's County and Montgomery County, U. of Maryland National Center for Smart Growth	\$70,000
Updating the District's Inclusionary Zoning Plus Program to Produce More Affordable Housing	District of Columbia	\$75,000
Yorkshire/Manassas Park Affordable Housing Implementation Plan	Prince William County	\$75,000
Zoning for Housing & Making Space: Pattern Book to Maximize Housing in Former Single Family Only Neighborhoods	City of Alexandria	\$45,000
The Wilhelmina Rolark at Congress Heights Metro: A Catalyst for Equitable Transit-Oriented Development and Community Revitalization in Ward 8	District of Columbia, Congress Heights Community Training and Development Corporation (CHCTDC)	\$65,000
SunHaven Apartments (Phase 2)	Prince George's County, MD; Doewood Ventures (partnership of The National Housing Partnership Foundation and Heleos Development)	\$60,000
8700 1 st Avenue Family Housing	Montgomery County, MD; Mission First Housing Development Corporation	\$60,000
Dance Loft on 14 th : Hybrid Affordable Housing and Community Arts Center in Ward 4	District of Columbia, Moveius Contemporary Ballet	\$50,000
Total:		\$500,000

Resolution R10-2026
January 14, 2026

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002-4239**

**RESOLUTION APPROVING THE 2024 HOUSING AFFORDABILITY PLANNING PROGRAM (HAPP)
GRANT AWARDS**

WHEREAS, the Metropolitan Washington Council of Governments (COG) and its members are committed to increasing the amount, affordability, and accessibility of the region's housing supply, particularly near transit; and

WHEREAS, these housing targets, when taken with other shared goals on transportation, equity, and climate, are helping the region create more transit-oriented communities and address long-standing inequities in access to neighborhoods of opportunity; and

WHEREAS, at its October 2021 meeting, the COG Board of Directors adopted Resolution R48-2021 endorsing the establishment of the Housing Affordability Planning Program (HAPP), supported by funding from the Amazon Housing Equity Fund; and

WHEREAS, the purpose of HAPP is to award small, flexible grants of up to \$75,000 to area local governments and non-profit developers (applying in coordination with a local jurisdiction) engaged in the planning, approval, or development of housing around transit stations; and

WHEREAS, in September 2025, COG opened the application period for a fourth round of HAPP grant awards and established a HAPP Grant Technical Selection Panel to review the applications and recommend grant awards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:

The Board commends the work of the HAPP Grant Selection Panel and approves the panel's recommendation to fund the following projects:

Project Name	Jurisdiction & Sponsor	Award
Redevelopment of Affordable Housing with Density and Without Displacement: The Purple Line Preservation Network	Prince George's County and Montgomery County, MD; University of Maryland National Center for Smart Growth Research & Education	\$70,000
Updating the District's Inclusionary Zoning Plus Program to Produce more Affordable Housing	District of Columbia Office of Planning	\$75,000
Yorkshire/Manassas Park Affordable Housing Implementation Plan	Prince William County, VA	\$75,000
Zoning for Housing & Making Space: Pattern Book to Maximize Housing in Former Single Family Only Neighborhoods	City of Alexandria, VA	\$45,000

The Wilhelmina Rolark at Congress Heights Metro: A Catalyst for Equitable Transit-Oriented Development and Community Revitalization in Ward 8	District of Columbia, Congress Heights Community Training and Development Corporation (CHCTDC)	\$65,000
SunHaven Apartments (Phase 2)	Prince George's County, MD; Doewood Ventures (partnership of The National Housing Partnership Foundation and Heleos Development)	\$60,000
8700 1 st Avenue Family Housing	Montgomery County, MD; Mission First Housing Development Corporation	\$60,000
Dance Loft on 14 th : Hybrid Affordable Housing and Community Arts Center in Ward 4	District of Columbia, Moveius Contemporary Ballet	\$50,000
Funding Total:		\$500,000

AGENDA ITEM #12

**IMPACTS OF POTENTIAL
FUNDING CHANGES TO
HOMELESSNESS
PROGRAMS BY THE U.S.
DEPARTMENT OF HOUSING
AND URBAN DEVELOPMENT**

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
777 NORTH CAPITOL STREET, NE
WASHINGTON, DC 20002**

**RESOLUTION URGING FEDERAL ACTION TO MAINTAIN CONTINUITY OF CONTINUUM OF CARE
HOMELESSNESS ASSISTANCE FUNDING IN THE METROPOLITAN WASHINGTON REGION**

WHEREAS, the Metropolitan Washington Council of Governments (COG) is comprised of the 24 jurisdictions of the National Capital Region's local governments and their governing officials and provides a forum for coordinated regional action on issues of shared concern, including housing stability and homelessness; and

WHEREAS, for more than two decades, COG and its member jurisdictions have addressed homelessness as a regional challenge through collaboration in its Homeless Services Committee, recognizing that homelessness crosses jurisdictional boundaries and requires coordinated, system-level responses; and

WHEREAS, in January 2021, the COG Board of Directors adopted a regional compact to expand cross-jurisdictional coordination to prevent and end homelessness, reaffirming a shared, client-centered approach and a commitment to improved data, system alignment, and accountability for outcomes across the region; and

WHEREAS, the 2025 regional Point-in-Time Count identified 9,659 people experiencing homelessness across metropolitan Washington, underscoring the continued scale and persistence of housing instability and the ongoing need for stable, coordinated system capacity; and

WHEREAS, COG's Homeless Services Committee is comprised of nine Continuums of Care (CoCs), which serve as the primary federally recognized planning and coordinating bodies for homelessness response and are fundamental to regional efforts by coordinating planning, data collection, and the delivery of federally funded homelessness assistance; and

WHEREAS, in partnership with local governments and providers, the CoCs function as core regional infrastructure for the homelessness response, supporting coordinated entry, housing placements, supportive services, and data systems, and linking federal homelessness funding to local systems of care and service delivery; and

WHEREAS, continuity of CoC funding is essential to maintaining current permanent housing beds and services, sustaining provider capacity, preserving coordinated regional systems, and preventing avoidable disruptions for households currently housed or actively being served; and

WHEREAS, HUD issued a Fiscal Year 2025 Continuum of Care Notice of Funding Opportunity in November 2025 and subsequently withdrew the NOFO on December 8, 2025, stating its intent to revise and reissue a modified NOFO, resulting in a departure from the typical timing and sequencing of the CoC funding process; and

WHEREAS, on December 23, 2025 (following a December 19 hearing), a federal court issued a written preliminary injunction staying HUD's rescission of the FY 2024–FY 2025 NOFO and staying the FY 2025 NOFO and related conditions/deadlines; the court directed HUD to take steps to process eligible FY 2025 renewals under the FY 2024–FY 2025 rules, but did not require HUD to obligate funds; and

WHEREAS, although Fiscal Year 2025 CoC funds may ultimately be obligated later in the fiscal cycle, the timing of awards, grant execution, and fund availability is critical for local homelessness response systems, as many existing CoC-funded projects have grant terms expiring during calendar year 2026, including as early as January 2026; and

WHEREAS, even short delays or uncertainty in Continuum of Care funding can interrupt services, destabilize existing housing placements and weaken coordinated homelessness response systems, with increased pressure on emergency shelter and local government resources and leading to more people experiencing homelessness; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:

1. The Board urges the U.S. Department of Housing and Urban Development to implement a time-limited continuity measure that noncompetitively renews or extends all eligible Continuum of Care renewal grants expiring during calendar year 2026 for one additional 12-month period, at base renewal levels, to prevent avoidable disruptions to housing and services while the Fiscal Year 2025 Continuum of Care funding process is completed.
2. The Board further urges Congress to take immediate, time-limited action, including through appropriations or other legislative vehicles, to support and, as appropriate, provide direction to the U.S. Department of Housing and Urban Development to maintain continuity of existing Continuum of Care-funded housing and services during the Fiscal Year 2025 transition.
3. The Board directs COG staff, in coordination with the Homeless Services Committee and the region's Continuums of Care, to continue advancing a coordinated, data-informed regional homelessness response that centers housing stability, system performance, and continuity of care for people currently housed or being served.

AGENDA ITEM #13

OTHER BUSINESS

AGENDA ITEM #14

ADJOURN