



Housing Affordability Planning Program (HAPP) Round 1: 2022

PROGRAM BACKGROUND

The Metropolitan Washington Council of Governments (COG) and its members are committed to working to increase the amount, affordability, and accessibility of the region's housing supply, particularly near transit. The Housing Affordability Planning Program (HAPP) was created to advance COG's Regional Housing Initiative goals by supporting local governments and nonprofit developers in building housing near transit and in Activity Centers, areas planned for future growth.

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 COG member 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 and land use policy studies that have the potential to increase the amount of housing opportunities near transit that are accessible to those with lower incomes.

GRANTS AWARDED

Click the project name to view an overview of the grant activities.

1. Fort Totten Senior Affordable Housing Project
2. Residences at Forest Glen
3. Transit Center-Adjacent Affordable Housing Development and Economic Analyses
4. Purple Line Affordable Housing Development and Economic Analyses
5. Headen Springs Development
6. Columbia Heights Tenant Opportunity to Purchase Act (TOPA)
7. Congress Heights Metro Residential
8. Lincoln Legacy Affordable Housing Development
9. Committed Affordable Unit Preservation Analysis at Ballston Park Apartments
10. College Park Community Housing Trust Program

FORT TOTTEN SENIOR AFFORDABLE HOUSING

District of Columbia and True Ground Housing Partners



Fort Totten Senior – Model Rendering

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment costs including pursuing Enterprise Green Communities building standards.

Award Amount: \$75,000

Impact: The HAPP grant supported predevelopment for 93 total units for seniors at or below 30%-50% of Median Family Income. Ten units were set aside as permanent supportive housing for seniors previously experiencing homelessness.

RESIDENCES AT FOREST GLEN

Montgomery County and Montgomery Housing Partnership

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment expenses.

Award Amount: \$75,000

Impact: Redevelopment of an existing building improved conditions of an aging property and increased the supply of new affordable housing by adding two floors. The project resulted in a total of 189 units at or below 60% of Median Family Income, an increase of 117 units from the original development.

Proposed view from Georgia Avenue



TRANSIT CENTER-ADJACENT AFFORDABLE HOUSING DEVELOPMENT AND ECONOMIC FEASIBILITY ANALYSES

City of Alexandria Office of Housing



STUDY AREA 1: VAN DORN METRO STATION SURFACE PARKING LOT



STUDY AREA 1: VAN DORN METRO STATION SURFACE PARKING LOT

Project Type: Planning Study / Feasibility Analysis

Use of HAPP Funds: HAPP funds were awarded to hire a consultant to perform a study on expanding staff capacity and accelerating future affordable housing development.

Award Amount: \$60,000

Impact: The project considered the development and financial feasibility of constructing new affordable housing at two sites: (1) a WMATA-owned surface parking lot at the Van Dorn Metro Station and (2) WMATA-owned remainder land and City-owned Community Shelter and Substance Abuse Services Center.

PURPLE LINE AFFORDABLE HOUSING PIPELINE DEVELOPMENT INITIATIVE

Prince George's County, Montgomery County, and Purple Line Corridor Coalition (PLCC)

Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded to support the development of a pipeline of projects, data tasks, and the central coordination needed for the cross-jurisdictional partner-driven work.

Award Amount: \$75,000

Impact: The project built a pipeline of projects to achieve PLCC's goal of zero net loss of any affordable housing units along the Purple Line light rail corridor. This regional effort is critical to ensuring both preservation of existing affordable housing (subsidized and unsubsidized) and increasing the production of affordable housing along this new transit corridor.



Figure 23. Existing multifamily apartments in the corridor (source: Google street view)

Figure 24. Existing single family homes in the corridor (source: Google street view)

Figure 25. New multifamily homes in the corridor (photo credit: Montgomery Housing Partnership)

HEADEN SPRINGS DEVELOPMENT

Prince George's County and Sowing Empowerment and Economic Development (SEED)



Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment expenses including a boundary survey update, field run topography, and legal fees.

Award Amount: \$50,000

Impact: The HAPP grant contributes to the development of 112 total units with 90 multifamily rental units for seniors at or below 60% of Median Family Income and 24 workforce townhomes.

COLUMBIA HEIGHTS TENANT OPPORTUNITY TO PURCHASE ACT (TOPA)

District of Columbia and Jubilee Housing

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment expenses including hiring an architect for concept designs and community outreach.

Award Amount: \$75,000

Impact: The grant contributed to the development of 165 new affordable units, 99 units for households at or below 30% of Median Family Income and 66 units reserved for households at or below 60% of Median Family Income.



CONGRESS HEIGHTS METRO RESIDENTIAL

District of Columbia and National Housing Trust (NHT) Communities



Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment expenses including expanding community outreach during the development process and seeking input from former residents and stakeholders.

Award Amount: \$75,000

Impact: The project creates 179 affordable units with 10 units at or below 30% of Median Family Income, 150 units at or below 50% of Median Family Income, and 19 units at or below 80% of Median Family Income.

LINCOLN LEGACY AFFORDABLE HOUSING DEVELOPMENT

District of Columbia and Lincoln Congregational Temple United Church of Christ

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment activities including architectural and development consulting services, an engineering assessment, a Phase I environmental report, and asbestos, lead, and mold studies.

Award Amount: \$71,300

Impact: The project repurposes an underutilized historic church building into 19 units of affordable housing for families earning between 30% and 80% of Median Family Income.



COMMITTED AFFORDABLE UNIT PRESERVATION ANALYSIS AT
BALLSTON PARK APARTMENTS
Arlington County Housing Division



Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded to hire a consultant to perform the study.

Award Amount: \$25,000

Impact: The project assessed the best course of action for a historic, partially affordable unit building. The scenarios considered were rehabilitation and preservation of the units and partial redevelopment, maintaining the 233 affordable units.

COLLEGE PARK COMMUNITY HOUSING TRUST PROGRAM
City of College Park and College Park City-University Partnership

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to support the launch of the Housing Trust program, creating a unique affordable homeownership option in College Park, Maryland.

Award Amount: \$75,000

Impact: The project established a Shared Equity Housing Trust to address the cost of housing and maintain long-term affordability.

