



Housing Affordability Planning Program (HAPP) Round 4: 2025

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 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. Redevelopment of Affordable Housing with Density and Without Displacement: The Purple Line Preservation Network
2. Updating the District's Inclusionary Zoning Plus Program to Produce More Affordable Housing
3. Yorkshire/Manassas Park Affordable Housing Implementation Plan
4. Zoning for Housing and Making Space: Pattern Book to Maximize Housing in Former Single Family Only Neighborhoods
5. The Wilhelmina Rolark at Congress Heights Metro: A Catalyst for Equitable Transit Oriented Development and Community Revitalization in Ward 8
6. Sunhaven Apartments (Phase 2)
7. Dance Loft on 14th: Hybrid Affordable Housing and Community Arts Center

THE PURPLE LINE PRESERVATION NETWORK

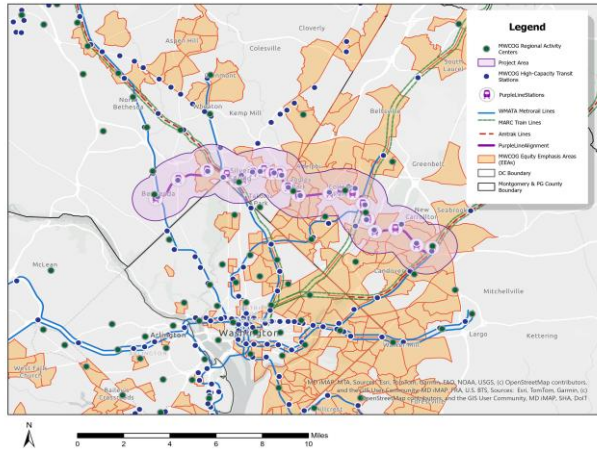
University of Maryland National Center for Smart Growth Research and Education

Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded to hire a consultant to perform a study of the opportunities for increased density of existing residential sites near the Purple Line.

Award Amount: \$75,000

Impact: The cross-jurisdictional project will develop context-responsive models for equitable redevelopment on existing sites based on a database of multifamily properties, displacement prevention feasibility study, and remaining development capacity. Findings are anticipated to inform equitable redevelopment practices and policy regionwide.



UPDATING THE DISTRICT'S INCLUSIONARY ZONING PLUS PROGRAM

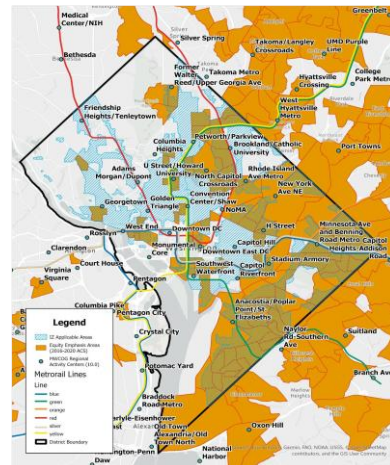
District of Columbia Office of Planning

Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded to hire a consultant to evaluate the District's Inclusionary Zoning Plus (IZ+) program.

Award Amount: \$75,000

Impact: The project includes an analysis of IZ+ outcomes and a forward-looking feasibility study to test potential program enhancement to yield more affordable homes and distribute homes more equitably citywide.



ZONING FOR HOUSING AND MAKING SPACE

City of Alexandria Office of Housing

Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded to hire a consultant to create a pattern book based on the December 2023 changes to Alexandria's zoning ordinance.

Award Amount: \$45,000

Impact: The pattern book will result in a visual guide for community members and developers to explore new typologies to achieve greater housing affordability and accessibility throughout the city, particularly in formerly single family only neighborhoods.



YORKSHIRE/MANASSAS PARK AFFORDABLE HOUSING IMPLEMENTATION PLAN

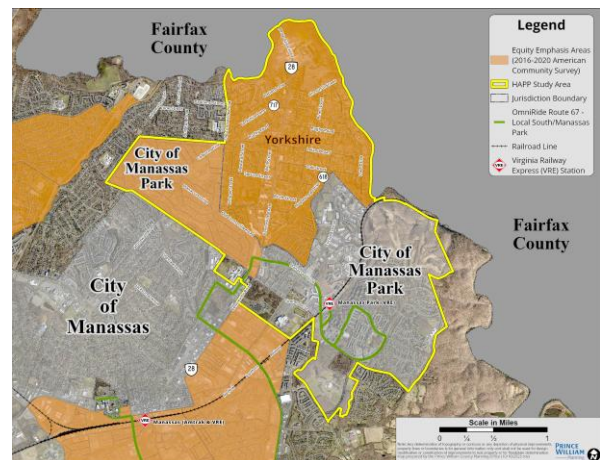
Prince William County and City of Manassas Park

Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded to hire a consultant to perform a study leveraging existing initiatives and projects to create an implementation plan to create more affordable housing.

Award Amount: \$75,000

Impact: The project will create an affordable housing tracker, further the implementation of affordable housing initiatives in Prince William County and Manassas Park City in locations that will best accommodate affordable housing near the Manassas Park VRE station.



THE WILHELMINA ROLARK AT CONGRESS HEIGHTS METRO

District of Columbia and Congress Heights Community Training and Development Corporation



Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover pre-development costs including finalizing engineering designs, advance permit approval processes, and preparation for construction.

Award Amount: \$75,000

Impact: The project creates a six-story, mixed-use development delivering 150 affordable rental residential units. It will also contain retail space, a community area, daycare facility, and will feature modern, sustainable design techniques.

SUNHAVEN APARTMENTS (PHASE 2) | \$75,000

Prince George's County and Doewood Ventures, LLC, a partnership of The National Housing Partnership Foundation and Heleos Development

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment costs including advance planning, entitlement, and design work.

Award Amount: \$75,000

Impact: The project redevelops an existing 36 units at the site and doubles the number of units by adding 36 new units for households earning at or below 60% of Median Family Income. The newly constructed units include high sustainability design features and will be near-net-zero energy, benefiting future residents and the environment.



DANCE LOFT ON 14TH

District of Columbia and Moveius Contemporary Ballet



Project Type: Development

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

Award Amount: \$75,000

Impact: The project creates a mixed-use affordable housing complex and community arts center. The project will result in 101 units, with 76 held for households earning at or below 60% of Median Family Income.