



Housing Affordability Planning Program (HAPP) Round 2: 2023

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. Crystal House 6
2. 730 23rd Street South
3. College Park Community Preservation Trust
4. Avonlea Phase I: Senior
5. Elm Gardens Apartments
6. Kim Emmanuel Baptist Church (KEB) Pre-Development for Returning Citizens
7. Duke Street Housing Inventory

CRYSTAL HOUSE 6

Arlington County and True Ground Housing Partners



Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment costs, including permitting, design costs, and outreach.

Award Amount: \$75,000

Impact: The project resulted in a senior living building with 8 units at or below 30% of Median Family Income and 72 units at or below 50% of Median Family Income.

750 23RD STREET SOUTH

Arlington County and Wesley Housing

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment costs, including community outreach, retaining a historic consultant, and offsetting county application costs.

Award Amount: \$75,000

Impact: The project creates 104 units of mixed-income housing with 15 units at or below 30% of Median Family Income, 17 units at or below 50%, 52 units at or below 60%, and 20 units at or below 80%



COLLEGE PARK COMMUNITY PRESERVATION TRUST

City of College Park and College Park City-University Partnership



Project Type: Development

Use of HAPP Funds: A continuation of the 2022 project, HAPP funds 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.

AVONLEA PHASE I: SENIOR HOUSING

Loudoun County and True Ground Housing Partners

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment costs including permitting, design costs, and outreach.

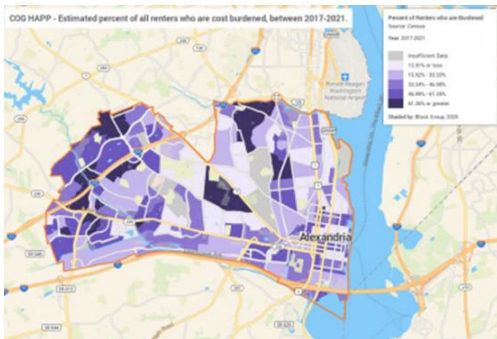
Award Amount: \$75,000

Impact: The project created 277 units of multigenerational affordable units with 7 units at or below 30% of Median Family Income, 34 units at or below 50%, 52 units at or below 60%, and 20 units at or below 80%.



DUKE STREET HOUSING INVENTORY

City of Alexandria Office of Housing



Project Type: Planning Study

Award Amount: \$50,000

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

Impact: The project conducted an inventory of the Duke Street Corridor's housing resources to survey market trends and forecast upcoming trends along with the approved Bus Rapid Transit line. This inventory provided critical insights into potential future housing needs and development capacity.

KING EMMANUEL BAPTIST CHURCH (KEB) FOR RETURNING CITIZENS

District of Columbia and Jubilee Housing



Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover portions of the predevelopment process including developing policies and procedures for the Reentry Transitional Housing Program to ensure policies do not conflict with zoning, LIHTC financing, and re-entry guidelines.

Award Amount: \$75,000

Impact: The project redevelops the historic African American King Emmanuel Baptist Church to create the first full continuum of housing and services for returning citizens in the District of Columbia, and one of the few comprehensive programs in the country. The project resulted in 18 units at or below 30% of Median Family Income.

ELM GARDENS APARTMENTS

District of Columbia and The NHP Foundation

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment costs including a Planned Unit Development application and green design charettes.

Award Amount: \$75,000

Impact: The project redeveloped an existing affordable housing building resulting in a total of 80 units, with 4 units at or below 30% of Median Family Income, 40 units at or below 50%, and 36 units at or below 80%. The project resulted in a net increase of 44 units.

