



Housing Affordability Planning Program (HAPP) Round 3: 2024

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. Transit Oriented Development Inclusionary Zoning Feasibility Study
2. 5907 Dix Street, NE
3. West Hyattsville Tenant Protection/ Apartment Preservation Feasibility Study
4. 1518 Residences at Metropolitan AME
5. Sagner Avenue Affordable Housing Redevelopment Study
6. Downtown Affordable Housing Study
7. Big Green Affordable Housing Rehabilitation Project
8. AHC-Goodwill: Advancing Environmentally Sustainable and Community Oriented Development

TRANSIT-ORIENTED DEVELOPMENT INCLUSIONARY ZONING FEASIBILITY STUDY

Prince George's County Department of Housing and Community Development



Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded to hire a consultant to conduct an inclusionary zoning transit-oriented development study.

Award Amount: \$50,000

Impact: Prince George's County conducted a feasibility study determining whether creating new affordable rental housing through inclusionary zoning balances with the development feasibility of mixed use multifamily rental housing along the Blue, Purple, and Green Line Metro Corridors.

5907 DIX STREET, NE

District of Columbia and Manna, Inc.

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment costs including architecture and engineering costs, market analysis, and environmental review.

Award Amount: \$66,000

Impact: The project creates 30 new affordable condominium units, with 6 units at or below 30% of Median Family Income and 24 units at or below 80%.



SAGNER AVENUE AFFORDABLE HOUSING REDEVELOPMENT STUDY

Frederick County Division of Housing



Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded for a feasibility study to repurpose County-owned property to affordable housing in downtown Frederick.

Award Amount: \$65,000

Impact: The project assessed the feasibility of redeveloping a County-owned property into affordable housing and created a blueprint for implementation of study findings.

DOWNTOWN AFFORDABLE HOUSING STUDY

City of Manassas

Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded for a feasibility study of two properties near the Manassas VRE station, a city-owned property and a privately held parcel.

Award Amount: \$65,000

Impact: The project assessed the feasibility of the two properties for redevelopment into affordable housing and created a plan for future development.



1518 RESIDENCES AT METROPOLITAN AFRICAN METHODIST EPISCOPAL CHURCH (AME)

District of Columbia and AME and Daniel Alexander Payne Community Development Corporation



Project Type: Development

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

Award Amount: \$65,000

Impact: The project contributes to the development of an 11-story residential tower which will serve as the home for 28 unhoused, at-risk military veterans. The 28 units will be available at or below 30% of Median Family Income.



Metropolitan Washington
Council of Governments

WEST HYATTSVILLE TENANT PROTECTION AND APARTMENT PRESERVATION FEASIBILITY STUDY

City of Hyattsville, Maryland

Project Type: Planning Study

Use of HAPP Funds: HAPP funds were awarded to evaluate the feasibility of preservation and redevelopment of four naturally occurring affordable housing communities.

Award Amount: \$59,000

Impact: The project performed a feasibility analysis and created a road map of strategies to preserve the four communities, helping to prevent the displacement of over 1,000 households.



BIG GREEN AFFORDABLE HOUSING REHABILITATION PROJECT

District of Columbia and L'Enfant Trust



Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment costs including architectural and site preparation, as well as demolition of the roof and second story of the building.

Award Amount: \$65,000

Impact: This project redevelops a vacant property in the Anacostia Historic District, creating two affordable family homeownership units.

AHC-GOODWILL: ADVANCING ENVIRONMENTALLY SUSTAINABLE AND COMMUNITY ORIENTED DEVELOPMENT

Arlington County and Affordable Homes and Communities (AHC, Inc.)

Project Type: Development

Use of HAPP Funds: HAPP funds were awarded to cover predevelopment costs including civil engineering work to meet the environmentally friendly, community-conscious requirements of the Arlington Civil Engineering Plan.

Award Amount: \$65,000

Impact: The project creates the first co-location of affordable housing on top of a Goodwill store in the country, resulting in 128 new units serving families earning 30%, 50%, and 60% of Median Family Income. The site also includes a childcare center to serve residents and Goodwill employees.

