

**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

I HEREBY CERTIFY THAT Resolution R10 -2026 was approved by the COG Board of Directors on January 14, 2026

Kayla Joyner
Government Relations Associate