

**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:

<b>Project Name</b>	<b>Jurisdiction &amp; Sponsor</b>	<b>Award</b>
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 <sup>st</sup> Avenue Family Housing	Montgomery County, MD; Mission First Housing Development Corporation	\$60,000
Dance Loft on 14 <sup>th</sup> : Hybrid Affordable Housing and Community Arts Center in Ward 4	District of Columbia, Moveius Contemporary Ballet	\$50,000
<b>Funding Total:</b>		<b>\$500,000</b>

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

Kayla Joyner  
Government Relations Associate