

HOUSING AFFORDABILITY PLANNING PROGRAM (HAPP) AWARDS – ROUND 3

Funding Recommendations for the COG Board of Directors

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COG Board of Directors
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HAPP Grants Background

- Established in October 2021 with funds from Amazon's Housing Equity Fund
- Designed to help meet the COG Board's 2030 Regional Housing Targets
- Small, flexible grants up to \$75,000 for local governments or non-profit housing developers with support from COG member



HAPP Process & Timeline

- Announcement of Round 3 in January 2024
- Optional abstract submission process (May 1 – June 3)
- Applications due July 1, 2024
- Technical Selection Panel convened in September to select grantees
 - Recommended grant recipients include:
 - 3 from Maryland
 - 3 from the District of Columbia
 - 2 from Northern Virginia
 - 4 non-profit developers and 4 local government proposals selected

Grant Recommendations

Project Name	Jurisdiction & Sponsor	Panel Recommendation
TOD Inclusionary Zoning Feasibility Study	Prince George's County DHCD	\$50,000
5907 Dix Street, NE	Manna, Inc./ District of Columbia	\$66,000
West Hyattsville Tenant Protection/Apartment Preservation Feasibility Study	City of Hyattsville, Dept. of Community & Economic Development	\$59,000
1518 Residences at Metropolitan AME	Metropolitan AME & D.A. Payne Comm. Devel. Corp.	\$65,000
Sagner Ave. Affordable Housing Redevelopment Study	Frederick Co. Div. of Housing	\$65,000
Downtown Aff. Housing Study	City of Manassas, Community Development Dept.	\$65,000
Duke Street Housing Inventory	L'Enfant Trust / District of Columbia	\$50,000
AHC-Goodwill: Advancing Environ. Sustainable & Community Oriented Development	Affordable Homes & Communities / Arlington County	\$65,000

TOD Inclusionary Zoning Feasibility Study

\$50,000 Prince George's County Department of Housing and Community Development

- Inclusionary Zoning (IZ) feasibility study along the Blue, Purple, and Green line Metro corridors to determine whether the existing market can support an IZ strategy
- Consultants to conduct study and an accompanying best practices memo from the national capital region and nationwide for IZ strategies along transit corridors



Rendering Depicting Future Outcome at Morgan Boulevard Metro Station (Blue Line Metro Station) in Prince George's County.

5907 Dix Street, NE

\$66,000 District of Columbia /Manna, Inc.

- 30 new affordable condominium units for low and moderate-income families in a neighborhood with very few ownership opportunities
- Manna to provide homeownership counseling and downpayment assistance



West Hyattsville Tenant Protection/ Apartment Preservation Feasibility Study

\$59,000 City of Hyattsville

- Feasibility study of full and partial preservation, including funding strategies and implementation process to expand and strengthen affordability for 4 NOAH (Naturally Occurring Affordable Housing)
- Over 1,000 tenant households are at risk of displacement if the 4 properties are redeveloped



Desired outcome: Parkview Manor – full preservation (53 apartment homes)

1518 Residences at Metropolitan AME

\$65,000 District of Columbia/ Metropolitan AME & Daniel Alexander Payne Community Development Corporation

- Addition of a residential tower to an existing historic church
- 28 units for unhoused military veterans
- Affordability restrictions at or below 30% AMI
- Metropolitan AME is part of a cohort led by Enterprise Community Partners for faith-based organizations to develop affordable housing on their property



Sagner Avenue Affordable Housing Redevelopment Study

\$65,000 Frederick County Division of Housing

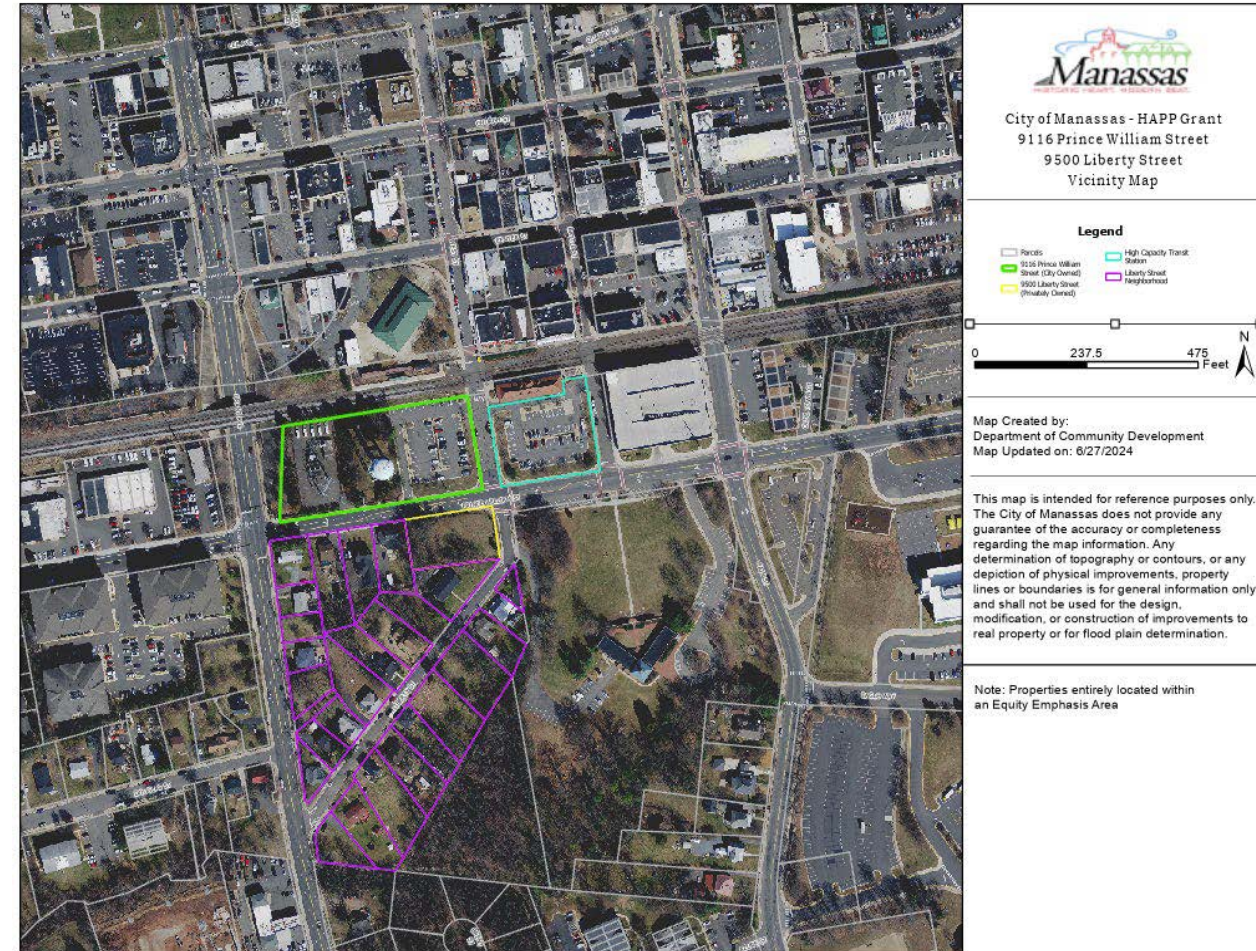


- Feasibility study for a county-owned property in downtown Frederick
- Affordable housing for low- and moderate-income housing within walking distance of a transit center and located in an Equity Emphasis Area
- Study to inform viability for workforce and/or senior housing at the site

Downtown Affordable Housing Study

\$65,000 City of Manassas Community Development Department

- Study for 2 properties adjacent to and across from the Manassas VRE station (located in an Equity Emphasis Area)
- HAPP grant to support a study for the feasibility and configuration of the two properties, their potential affordability levels, and overall impact on the downtown development pattern



Big Green Affordable Housing Rehabilitation Project

\$65,000 District of Columbia / L'Enfant Trust



- Rehabilitation of a 30+-years vacant blighted historic property “Big Green” into 2 affordable family homeownership units in the Anacostia Historic District neighborhood
- Homes will be 3-bedrooms each for families earning 80-100% Median Family Income (monthly housing cost of \$2,770 - \$3,450 per month)
- Estimated sales price below \$300K/unit

AHC-Goodwill: Advancing Environmentally Sustainable & Community Oriented Development

\$65,000 Arlington County / Affordable Homes & Communities (AHC, Inc.)



Current conditions (left) and proposed redevelopment (below)



- First co-location of affordable housing with a Goodwill store in the U.S.
- 128 rental homes for families earning 30%, 50% and 60% AMI
- Childcare center integrated into new facility for AHC residents and Goodwill employees



Metropolitan Washington
Council of Governments

Next Steps

- Grant agreements drafted and signed: October – January 2024
- Release of Grant Funds: First quarter 2025
- Mid-term (6-month) progress report from date of grant disbursement
- Final progress reports due 12 months from date of grant disbursement

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