

# HOUSING AFFORDABILITY PLANNING PROGRAM (HAPP) AWARDS – ROUND 4

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## Funding Recommendations for the COG Board of Directors

Hilary Chapman  
Housing Program Manager

COG Board of Directors  
January 14, 2026



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**Council of Governments**

# HAPP Grants Background

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- Established in October 2021 with funds from Amazon's Housing 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



# Grant Recommendations



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Agenda Item #11: HAPP Grant Recommendations to COG Board of Directors  
January 14, 2026

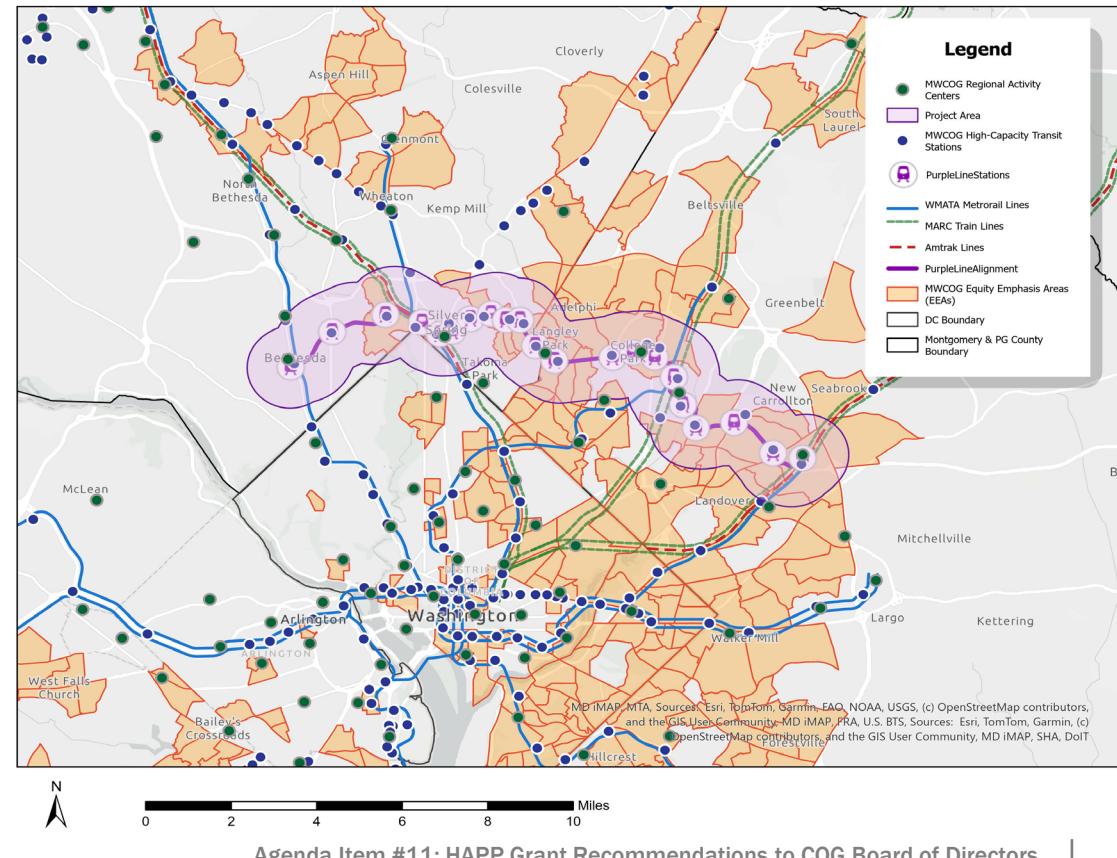
Project Name	Jurisdiction & Sponsor	Panel Recommendation
Redevelopment of Affordable Housing with Density and Without Displacement: The Purple Line Preservation Network	Prince George's County & Montgomery County, U. of Maryland National Center for Smart Growth Research & Education	\$70,000
Updating the District's Inclusionary Zoning Plus Program to Produce More Affordable Housing	District of Columbia	\$75,000
Yorkshire/Manassas Park Affordable Housing Implementation Plan	Prince William County	\$75,000
Zoning for Housing & Making Space: Pattern Book to Maximize Housing in Former Single Family Only Neighborhoods	City of Alexandria	\$45,000
Wilhelmina Rolark at Congress Heights Metro	District of Columbia, Congress Heights Community Training and Development Corporation (CHCTDC)	\$65,000
SunHaven Apartments (Phase 2)	Prince George's County/NHP Foundation & Heleos Development	\$60,000
8700 1 <sup>st</sup> Avenue Family Housing	Montgomery County/Mission First Housing Development Corporation	\$60,000
Dance Loft on 14 <sup>th</sup> : Affordable Housing & Community Arts Center	District of Columbia/Moveius Contemporary Ballet (Dance Loft on 14 <sup>th</sup> )	\$50,000



# Redevelopment of Affordable Housing with Density and Without Displacement: Purple Line Preservation Network

\$70,000 University of Maryland National Center for Smart Growth Research and Education

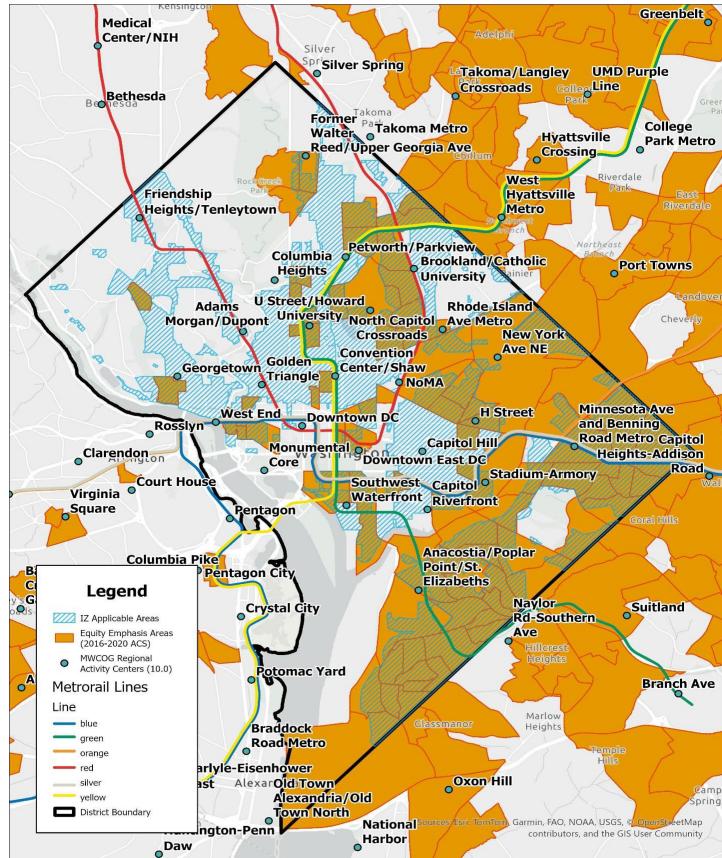
- Bi-county approach to understand opportunities for increased density of residential housing with a meaningful right of return for low- and moderate-income households in communities near the Purple Line.
- Final deliverables include a white paper and updated multifamily property database for the PLPN.



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# Updating the District's Inclusionary Zoning Plus Program to Produce More Affordable Housing

\$75,000 District of Columbia



- HAPP funds will be used for consultant assistance to evaluate the District's Inclusionary Zoning Plus (IZ+) program, identify opportunities for improvement, strengthen program effectiveness, and increase the production of affordable housing.
- Deliverables include an analysis of past outcomes; a development feasibility model; and a final project memo with program recommendations.

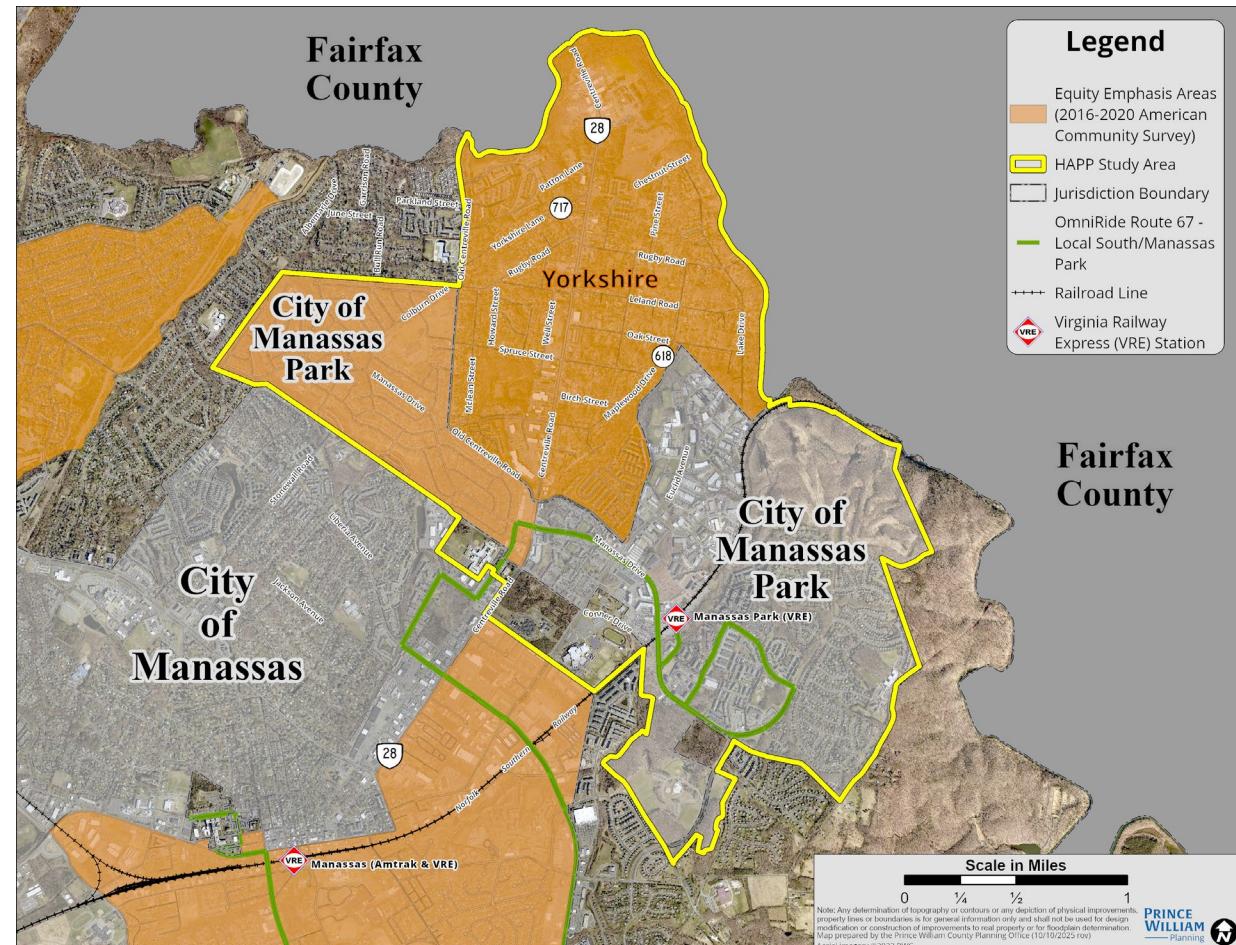


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# Yorkshire/Manassas Park Affordable Housing Implementation Plan

\$75,000 Prince William County

- Deliverables include development of affordable housing action strategies and policies near transit in Yorkshire and Manassas Park.
- HAPP grant funds will support a community engagement process as well as development of an affordable housing tracker, a new website with county housing data, and identify places within the study area that could best accommodate affordable housing near the Manassas VRE station.



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# Zoning for Housing and Making Space: Pattern Book to Maximize Housing in Single Family Neighborhoods

\$45,000 City of Alexandria



- HAPP grant funds will be used to develop a pattern book which will inform community members and developers regarding new housing types in former single family only residential zones.
- The pattern book will guide continued discussion and exploration of new typologies to achieve greater housing affordability and accessibility throughout the City and help meet other housing needs identified in Alexandria's Housing 2040 Plan



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# The Wilhelmina Rolark at Congress Heights Metro: A Catalyst for Equitable Transit-Oriented Development and Community Revitalization

\$65,000 Congress Heights Community Training and Development Corporation (CHCTDC)

- Mixed-use development of 150 rental units with retail, community space, job creation initiatives, and a childcare facility.
- Building will feature a green roof, modern architecture, and a mix of larger units to meet family needs.
- HAPP funds will be used to complete critical design elements and advance permit approval processes.



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# SunHaven Apartments (Phase 2)

\$60,000 Doewood Ventures, LLC, a partnership of the NHP Foundation and Heleos Development

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- Redevelopment of an existing apartment complex into 36 near net-zero energy units for households earning 30% - 60% AMI
- HAPP grant funds will be used to advance planning, entitlement, and design work.



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# 8700 1<sup>st</sup> Avenue Family Housing

\$60,000 Mission First Housing Development Corporation



- Redevelopment of a one-story office building to a 104-unit high rise affordable housing community in downtown Silver Spring
- HAPP grant funds will be used to complete architectural and engineering studies to finalize the development plan as well as prepare environmental and market studies.



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# Dance Loft on 14<sup>th</sup>: Affordable Housing and Community Arts Center

\$50,000 Moveius Contemporary Ballet (Dance Loft on 14<sup>th</sup>)

- Redevelopment of existing warehouse into a new, 6-story, approx. 124,000 SF mixed-use building with 101 affordable units with performing arts theater and studios
- Two-thirds of units affordable between 30-60% AMI; balance restricted to 80% AMI
- HAPP grant funds will be used for critical reports to support an application for LIHTC



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# Next Steps

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- Grant agreements drafted and signed: January - March 2026
- Release of Grant Funds: Second quarter 2026
- Mid-term (6-month) progress report from date of grant disbursement
- Final progress reports due 12 months from date of grant disbursement



## Hilary Chapman

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