

HOUSING AFFORDABILITY PLANNING PROGRAM (HAPP) AWARDS

Funding Recommendations to the COG Board of Directors

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COG Board of Directors
June 8, 2022

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 Application Process & Timeline

- Optional abstract submission process (January – February 2022)
- Applications due March 23, 2022
- 25 applications received for total request of \$1,656,300
 - 10 applications from the District of Columbia
 - 11 applications from Maryland
 - 4 applications from Virginia
- 6 local government applications; 19 non-profit developer proposals
- Selection Panel meetings (2) during May to select grantees;



Overview of Recommendations

- 10 proposals recommended for funding
- Total funding: \$656,300
- 8 non-profit developer awards recommended; 2 local government
- All selected proposals are:
 - ✓ In an Activity Center
 - ✓ In/near an Equity Emphasis Area
 - ✓ Near High-Capacity Transit Stations
- 7 proposals support rental developments; 1 supports affordable homeownership; 2 feasibility studies

Grant Recommendations

Project Name	Jurisdiction & Sponsor	Panel Recommendation
Fort Totten Senior Housing	District of Columbia/APAH	\$75,000
Residences at Forest Glen	Montgomery County/ MHP	\$75,000
Transit Center Adjacent Affordable Housing Analysis	City of Alexandria	\$60,000
Purple Line Housing Development Initiative	Prince George's County & Montgomery County / PLLC	\$75,000
Headen Springs	Prince George's Co./ SEED	\$75,000
Columbia Heights TOPA	DC/Jubilee Housing	\$75,000
Congress Heights Metro Residential	District of Columbia/ NHT Communities	\$75,000
Lincoln Legacy Aff. Housing	DC/United Church of Christ	\$71,300
Ballston Park Apts Study	Arlington County	\$25,000
College Park Housing Trust	College Park City-University Partnership	\$75,000

Fort Totten Senior Housing

\$75,000 District of Columbia /Arlington Partnership for Affordable Housing (APAH)

Architectural Renderings



Fort Totten Senior – Model Rendering

- 93 units for adults age 62+ (studio, 1-BR, & 2-BRs)
- Will serve incomes 30-50% of DC MFI (Median Family Income); 10 units of PSH
- Retail/commercial space for services



Residences at Forest Glen

\$75,000 Montgomery County/Montgomery Housing Partnership (MHP)

Proposed Site plan



Proposed view from Georgia Avenue



- 189 rental units serving households at or below 60% AMI
- Nearly 20% will be restricted to households at or below 30% AMI
- 40-year affordability control period
- Amenities include community room, business lounge with computers, fitness room, bike storage & bike repair room



Transit Center Adjacent Affordable Housing Study

\$60,000 City of Alexandria



STUDY AREA 1: VAN DORN METRO STATION SURFACE PARKING LOT



STUDY AREA 2: WMATA /CITY OF ALEXANDRIA LAND ASSEMBLAGE
CITY OF ALEXANDRIA COMMUNITY SHELTER & SUBSTANCE ABUSE SERVICES CENTER

- Financial feasibility of constructing new affordable housing at WMATA-owned surface parking lot at the Van Dorn Metro Station, and WMATA-owned and the City-owned Community Shelter and Substance Abuse Services Center.
- Explore if those parcels could potentially be assembled in a financial deal to facilitate new affordable housing on the WMATA-owned remainder land and a co-location of new affordable housing and a new City-owned Community Shelter and Substance Abuse Services Center on the City-owned parcel.

Purple Line Housing Development Initiative

\$75,000 Prince George's & Montgomery Counties / Purple Line Corridor Coalition



Figure 23. Existing multifamily apartments in the corridor (source: Google street view)

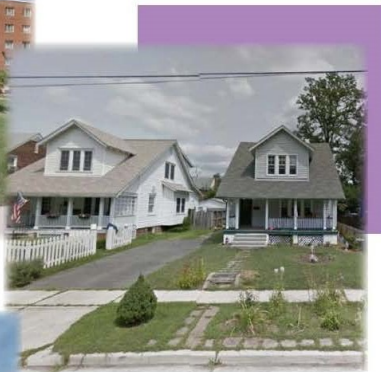


Figure 24. Existing single family homes in the corridor (source: Google street view)



Figure 25. New multifamily homes in the corridor (photo credit Montgomery Housing Partnership)

PLCC's Housing Accelerator Action Team (HAAT) -- Zero net loss affordable housing goal for 17,000 units within a mile of the Purple Line for households at/below 60% AMI

HAPP funds will:

- Expand technical assistance offered by PLCC's Housing Development Consultant
- Create a consistent model for tracking Purple Line affordable housing pipeline, using county data to guide partner-driven work and set measurable interim goals



Headen Springs Development

\$75,000 Prince George's County/Sowing Empowerment & Economic Development (SEED)



Upon completion: 6 buildings with 290 affordable and market rate apartments and townhouses, retail, and a community center near the Purple Line.

Funds will support studies, including:

- Site survey of the 10-acre parcel
- Groundwater and soils analyses
- Civil Engineering for new sidewalks, roads, bike paths, and parking
- Detailed land use plan
- Schematic designs



Columbia Heights TOPA (Tenant Opportunity to Purchase Act)

\$75,000 District of Columbia/ Jubilee Housing



- Predevelopment planning for 165 new units in 3 buildings of deeply affordable housing
- 99 (2/3rds) of the units will be reserved for households earning 30% or below of DC's Median Family Income (MFI)
- 50 (1/3rd) will be reserved for households earning 60% or below of DC's MFI.



Congress Heights Metro Residential

\$75,000 District of Columbia/ NHT Communities



- Site currently contains 3 brick buildings that are uninhabitable because of damage and exposure
- Replacing 66 dilapidated units and adding 113 more new units, fully affordable at a range of 30-80% AMI
- Ground floor will house management offices, office space for neighborhood organizations, and retail space

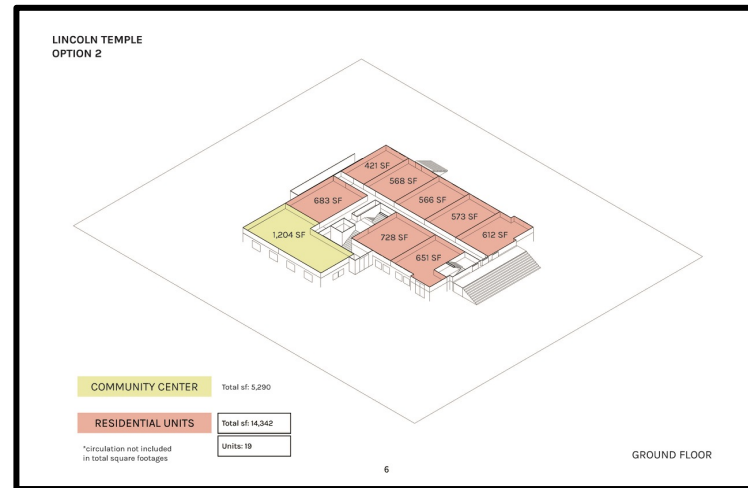
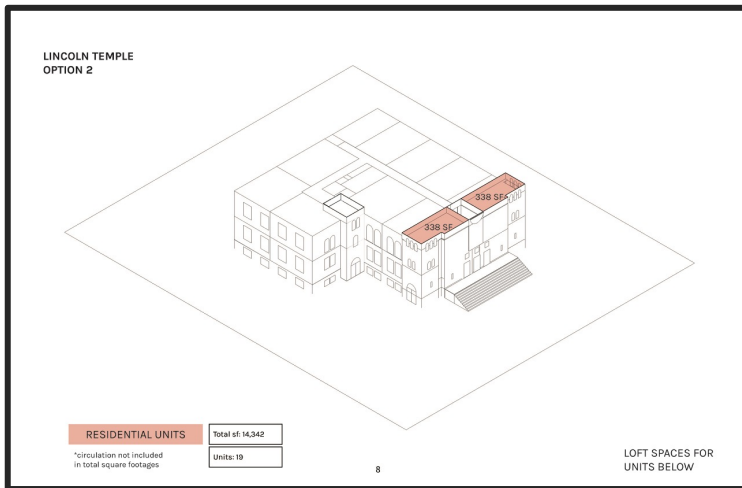


Lincoln Legacy Affordable Housing

\$71,300 District of Columbia/ Central Atlantic Conference United Church of Christ



Redevelopment of Lincoln Temple into a 100% affordable (30%-80% AMI) 19 unit building with 6 studios, 5 one-bedroom units, 6 two-bedroom units, 2 three-bedroom units and 6,000 square feet of community facility space.



Ballston Park Apartments Committed Affordable Housing Feasibility Study

\$25,000 Arlington County

Engage a consultant to help evaluate rehabilitation and partial redevelopment alternatives to preserve affordability on 233 of the 512 units.

Exterior Pictures of Ballston Park Apartments:



Unit Count:

39 Efficiencies
350 1-Bedroom
113 2-Bedroom
11 3-Bedroom
512 Units

233 Committed Affordable Units (< 60% AMI)
279 Market Rate Affordable Units (< 80% AMI)
512 Units



College Park Community Housing Trust

\$75,000 City of College Park / College Park City-University Partnership

Establish a Community Housing Trust Program to provide affordable workforce housing and stabilize targeted College Park neighborhoods



- Community Preservation and Housing Trust will purchase homes and place them into a Shared Equity Homeownership Program with the Trust owning between 20% and 30% of the total asset.
- Homeowners will obtain a 99-year ground lease from the Trust.
- At re-sale, the homeowner retains a percentage of the home's appreciation,



HAPP Next Steps

- Grant agreements drafted and signed - June / July
- Grant awards - July / August
- Mid-term (6-month) progress report or check-in
- Final progress and outcomes reports due 12 months from receipt of grant award



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