

**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS  
777 NORTH CAPITOL STREET, NE  
WASHINGTON, DC 20002**

**RESOLUTION ENDORSING THE CREATION OF A HOUSING AFFORDABILITY PLANNING PROGRAM**

**WHEREAS**, the Metropolitan Washington Council of Governments (COG) comprises the region's 24 local governments and their governing officials, plus area members of the Maryland and Virginia legislatures and the U.S. Senate and House of Representatives, and COG provides a focus for action on issues of regional concern; and

**WHEREAS**, area jurisdictions have a shared vision, *Region Forward*, for a more prosperous, accessible, livable, and sustainable future which has guided the region's evolution over the past two decades into a national leader in transit-oriented development; and

**WHEREAS**, the COG Board has articulated building transit-oriented communities as a multi-sectoral planning priority to achieve multiple regional goals; and

**WHEREAS**, in 2019 the COG Board adopted regional housing targets, critical to creating these transit-oriented communities, stating that at least 320,000 new housing units should be added in the region by 2030, with at least 75 percent built in Activity Centers or near High-Capacity Transit Station Areas (HCTs), and 75 percent accessible to low- to middle-income households; and

**WHEREAS**, increasing housing availability for lower income households has the potential to address inequities in access to transportation, education, and economic opportunity, all while reducing emissions, among many other co-benefits; and

**WHEREAS**, creating a Housing Affordability Planning Program (HAPP), administered by COG, will advance these goals by awarding 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**, HAPP will expend a total of \$500,000 to assist with a variety of housing pre-development, project implementation activities, or housing policy studies that have the potential to create greater housing opportunities near transit that is accessible to those with lower incomes; and

**WHEREAS**, projects will advance the COG Board's vision for the region by increasing housing near High-Capacity Transit (HCTs) and increasing the amount of housing units affordable to lower income households. Special consideration will be given to projects in proximity to an Equity Emphasis Area (EEAs) or Activity Center.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS THAT:**

The COG Board authorizes the creation of a COG Housing Affordability Planning Program (HAPP) and authorizes the Executive Director, or his designee, to receive and expend grant funding in the amount of \$500,000 from Amazon's Housing Equity Fund and initiate a solicitation process to distribute the funding in HAPP grants of up to \$75,000.

**I HEREBY CERTIFY THAT the foregoing resolution was adopted by the COG Board of Directors  
October 13, 2021  
Janele Partman  
COG Communications Specialist**