

REGIONAL HOUSING EQUITY PLAN

Update and Regional Goals Preview

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Presentation Overview

1. Regional Plan Development Background and Context
2. Local Government Project Team Perspective
3. Draft Regional Goal Preview for Board Member Input
4. National Perspective: Lessons Learned for Elected Officials
5. Next Steps

What is the Regional Housing Equity Plan?

- A planning process (also known as the “Analysis of Impediments to Fair Housing Choice”) for local governments and public housing agencies (PHAs) to take *meaningful actions* to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination.

Key Components of the Plan Include:

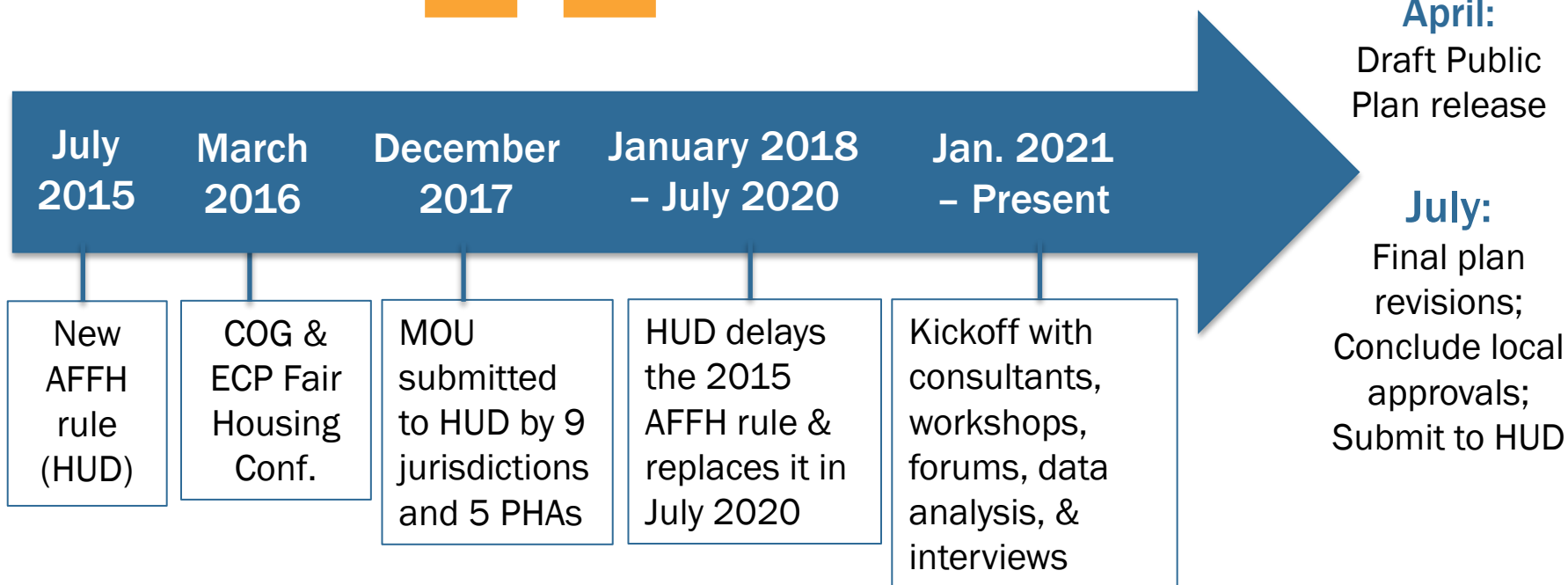
1. Robust community participation and comment process that allows for meaningful dialogue for key stakeholders;
2. Assessment of past goals and actions;
3. Analysis of data and issues that impact fair housing; and
4. Establishment of measurable fair housing goals and priorities – local and regional.



Regional Housing Equity Plan Timeline



1997:
Last COG Regional
Fair Housing Plan



Regional Fair Housing Project Team Members & Local Perspective

- District of Columbia & DC Housing Authority
- Montgomery County & City of Gaithersburg
- City of Alexandria, & Alexandria Redevelopment & Housing Authority
- Arlington County
- Fairfax County & Fairfax Redevelopment & Housing Authority
- Loudoun County
- Prince William County



Draft Regional Goals & Strategies

1. Increase the Supply of Housing that is Affordable to Low- and Moderate-Income Families in the Region, Particularly in Areas that Have Historically Lacked Such Housing

Strategies:

- **Lower the income targeting** of housing affordable to people with incomes of 80% of area median to 60% and below in order to address the chronic housing shortage for low-income individuals and families.
- **Provide low-interest loans to single-family homeowners and grants to homeowners** with household incomes of up to 80% AMI to develop accessory dwelling units (ADUs) with affordability restrictions on their property.
- **Use local government financing and regulatory tools**, such as bonds, real estate transfer taxes, inclusionary housing, as-of-right Accessory Dwelling Units (ADUs), public land set-aside for affordable housing, expedited permitting and review, and relaxation of parking requirements for affordable housing developments.



Draft Regional Goals & Strategies

2. Reform Zoning and Land Use Policies to Foster the Development of Fair and Affordable Housing

Strategies:

- **Increase inclusionary zoning incentives** for creating onsite affordable housing and increase fees in lieu of providing on-site affordable housing.
- **Adopt affordable housing overlay zones** to increase the amount of land where developments that meet robust affordability criteria are allowed as of right.
- **Incorporate a fair housing equity analysis** into the review of significant rezoning proposals and specific plans.



Draft Regional Goals & Strategies

3. Implement Preservation Policies Designed to Preserve Affordable Housing and Prevent Displacement

Strategies:

- **Track affordable housing developments** with expiring subsidy contracts, adopt a proactive outreach program, and prioritize resources for the preservation of that housing.
- **Create a right of first refusal for manufactured home park residents** to purchase their communities when owners seek to sell or redevelop their properties.



Draft Regional Goals & Strategies

4. Protect the Housing Rights of Individuals with Protected Characteristics

Strategies:

- **Reduce barriers to accessing rental housing** by eliminating application fees for voucher holders and encouraging landlords to follow HUD's guidance on the use of criminal backgrounds in screening tenants.
- **Pilot a Right to Counsel Program** to ensure legal representation for tenants in landlord-tenant proceedings.
- **Expand and increase support for fair housing outreach, education, and enforcement.**



Draft Regional Goals & Strategies

5. Increase Community Integration for Persons with Disabilities

Strategies:

- **Prioritize HOME and CDBG funds** for developments that include permanent supportive housing units.
- **Negotiate project-based voucher contracts** for a portion of affordable units in inclusionary developments and set aside a portion of such project-based voucher units for permanent supportive housing.
- **Advocate for public housing authorities to adopt admissions preferences** for individuals with disabilities who are institutionalized or at risk of institutionalization



National Perspective on Regional Fair Housing Plans:

*Best Practices &
Lessons Learned for
Elected Officials*



Next Steps & Opportunities to Engage

- **February – March 2022**
 - COG Board of Directors, participating governments, & Community Advisory Committee review of draft goals and strategies
- **April - May**
 - Publish DRAFT full regional plan and seek public input
- **June - July**
 - Incorporate comments, revise plan, and local government approval processes
 - Submit final regional plan to HUD

Opportunities for Further Engagement: mwcog.org/fairhousing



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