

REGIONAL HOUSING EQUITY PLAN

Update and Preparation for Public Comment

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November 9, 2022



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.



Project Team Members

- 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



Timeline & Methodology



1997:

Last COG Regional Fair Housing Plan

November 2022:

Draft Public Plan release

Jan-April 2023:

Final plan revisions;
Conclude local approvals;
Submit to HUD

December 2017

MOU submitted to HUD by 9 jurisdictions and 5 PHAs

Jan. 2018 - July 2020

HUD delays the 2015 AFFH rule & replaces it in July 2020

Jan. 2021

Kickoff with consultants, Community Adv. Cttee & Project Team

**Phase 1:
Jan. - Sept 2021**

Data Collection & Analysis (Urban Institute Lead); federal and local data sets

**Phase 2:
Sept. - Feb 2022**

Community Engagement (Ochoa Urban Collaborative lead) Workshops, focus groups, surveys & interviews

**Phase 3:
March - Oct 2022**

Plan Synthesis & Development (Lawyers Committee for Civil Rights Under Law lead)



Draft Regional Goals & Strategies

- **7 Regional Goals and Strategies.** Data-driven from a multi-year planning process.
- **Regional goals are implemented as local goals.** some jurisdictions have additional goals specific only to their communities.
- **Quality, not Quantity.** Limited goals, implemented effectively, were selected to have the greatest possible impact in improving fair housing choice in metropolitan Washington.



Updated Draft Regional Goals

1. Increase the supply of housing that is affordable to low- and moderate-income families with incomes at or below 60% AMI in the region, particularly in areas that have historically lacked such housing
2. Reform zoning and land use policies to expand access to fair housing choice by increasing the development, geographic distribution, and supply of affordable housing
3. Implement preservation policies designed to preserve affordable housing and prevent displacement with a goal of no net loss of existing affordable rental units
4. Increase the number of homeowners in the region and reduce inequities and discriminatory practices that limit homeownership opportunities by members of protected classes
5. Protect the housing rights of individuals with protected characteristics
6. Increase community integration and reduce housing barriers for persons with disabilities
7. Expand access and affordability of public transportation for members of protected classes

Key Takeaways for Board Members

- *Local, regional, and national impact.*
- *Share, share, share! We want to hear from residents about the proposed goals, actions, and strategies.*
- *Coordinated regional action is designed to improve local outcomes. No one jurisdiction can end discrimination or reverse decades-old patterns of residential segregation on its own.*

Please help spread the word! www.mwcog.org/fairhousing

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