



HOUSING AFFORDABILITY PLANNING PROGRAM

The Metropolitan Washington Council of Governments (COG) and its member governments are shaping a better region, and have adopted shared goals on housing, transportation, and climate. Building transit-oriented communities with increased housing availability for lower income households is an integral part of realizing these shared goals. This strategy has the potential to address inequities in access to transportation, education, and economic opportunity, all while reducing emissions, among many other co-benefits. COG's Housing Affordability Planning Program (HAPP) will advance this vision.

HAPP GRANTS

HAPP will award **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. COG will award a total of \$500,000 in grant funding.

POTENTIAL PROJECTS & CRITERIA

Grants will 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.

Potential grant applications could include support for the following:

- Market studies to assess the feasibility of increasing the term of a proposed affordability covenant for a development near transit;
- Financial feasibility analysis to increase total units or deepen affordability targets for a proposed project near transit;
- Concept plan drawings to support an application for Low-Income Housing Tax Credits or community meetings; or
- Assessment of zoning changes or incentives to allow for increased affordability or density near transit areas.

Projects must help 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 low- and middle-income households. Special consideration will be given to projects in proximity to an Equity Emphasis Area (EEAs) or Activity Center.

NEXT STEPS

Following COG Board endorsement, COG will finalize program details then initiate a solicitation process. An expert advisory panel and COG staff will review application submissions and recommend projects to the COG Board of Directors for approval. Successful applicants will enter into a formal agreement with COG; the project timeline would not exceed 12 months.

CONTACT:

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