

**METRO WASHINGTON  
COUNCIL OF GOVERNMENT**

**ROUND 1 AWARD: \$3,509,112**



**Overview:** To expand housing supply and lower housing costs, HUD's Office of Community Planning and Development awarded **\$3.5 million to the Metropolitan Washington Council of Government (COG)**. This grant funding will be used to identify and remove barriers to affordable housing production and preservation.

**Nearly half of renters in the Washington, DC Metro area were housing cost burdened in 2019.** The Metro Washington COG and participating localities have taken considerable actions to advance housing supply through strategic planning, land use reform, development financing, and assistance to low-income homebuyers.

**PRO Housing funding will enable the Metro Washington COG and its partners to update local policies, create affordable homeownership opportunities, and prevent displacement.**

**Underproduction of Housing Units**

- Restrictive local land use and entitlement systems have led to the underproduction of affordable housing units.

**Lack of Affordable Housing**

- The chronic underproduction of affordable homes has created a deficit in affordable homes available to homeowners and renters.

**Historic Patterns of Segregation**

- Barriers to fair access to housing has segregated low-income residents into impoverished neighborhoods.

**LOCAL BARRIERS  
TO HOUSING  
IDENTIFIED BY  
APPLICANT**

**RECENT ACTIONS  
TO BOOST  
HOUSING SUPPLY  
LOCALLY**

**Metropolitan Washington Council of Government**

- For the first time in twenty-five years, eight jurisdictions adopted a regional housing plan — including regional unit creation goals, housing strategies, and affordability targets. The regional housing initiative is designed to balance the growth of housing and jobs, optimize the regional transportation system performance and support regional climate goals.
- The Housing Affordability Planning Program provided small grants of up to \$75,000 to local governments and nonprofit developers for planning and development around transit stations.
- Participating localities initiated tax exemptions for transit-oriented development, reformed local regulations and land use policies to allow more housing types, and launched initiatives to prevent displacement and increase housing access.



# ANTICIPATED IMPACT OF PRO HOUSING FUNDING

as contemplated in grant application

## Update Local and Regional Land Use Policies

- The Metropolitan Washington Council of Governments will work across jurisdictions to identify and align local regulations. PRO Housing funds will also be used to pilot land use reforms in individual jurisdictions and measure their potential for adoption across the region.
- Through PRO Funding, the COG will create new incentives to facilitate the conversion of vacant commercial properties and schools into affordable housing.
- In Virginia, the City of Alexandria, Arlington County, Fairfax County, Loudoun County, and Prince William County and in Maryland, Montgomery County and Prince George’s County, MD, will update and implement local land use policies to boost housing supply.

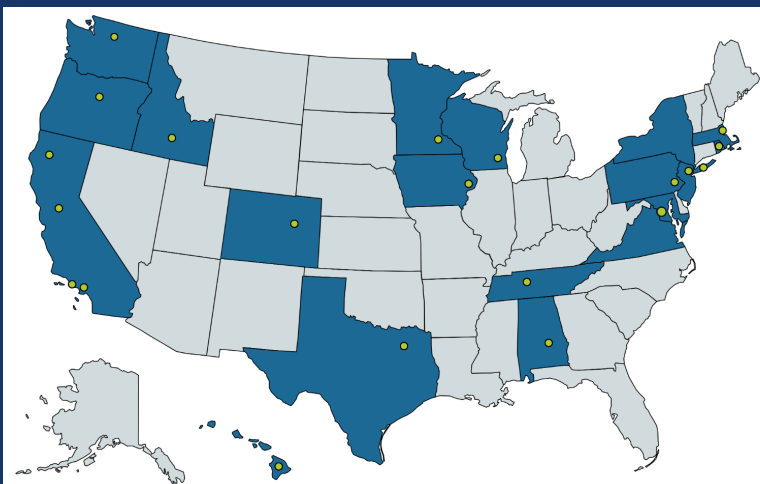
## Increase Housing Supply for Low-and Moderate-Income Households

- To support the development of Accessory Dwelling Units, COG will establish a regional forgivable loan program for homeowners who agree to rent to an income-eligible homeowners.
- To boost multifamily housing, the COG will develop resources such as an adaptive reuse best practices guidebook, tools to support the construction of varying housing typologies, calculators to inform policies and practices that impact housing production.

## Implement Policies to Preserve Housing and Prevent Displacement

- Through PRO Housing funding, the District of Columbia, Fairfax County, VA, and Prince George’s County, MD will launch housing preservation initiatives and implement displacement prevention strategies. The COG will evaluate regional efforts to identify opportunities for interjurisdictional collaboration to overcome segregation, reform land use, and improve housing production.

# HUD AWARDED \$85 MILLION TO 21 APPLICANTS THROUGH ROUND 1 OF THE PRO HOUSING COMPETITION



- PRO Housing provides first-of-its-kind funding to identify and remove barriers to housing production and preservation.
- The competition prioritizes communities that demonstrate an acute need for affordable housing.
- Successful applications demonstrated local actions — such as updates to land use policies, developer incentives, financing, and innovative strategies — to address barriers and boost housing supply.