

What are some of the proposed solutions to ensure families and individuals living near the Purple Line can benefit from the new light rail and related investments around it?

In its 2023–2027 Housing Action Plan, the Purple Line Corridor Coalition’s Housing Accelerator Action Team (or HAAT) identifies seven (7) core actions that will guide our housing work over the next 4–5 years.

As you look through these actions, you’ll see ways to help more people and communities build and retain wealth through homeownership; you’ll see an expanded set of legal protections and resources to support tenants and amplify their voices; and you’ll see ways to connect the benefits of new homes and mixed-use development or redevelopment to the needs and aspirations of communities along the Purple Line.

Many of these actions continue implementation of our 2019–2022 Housing Action Plan, often with new or expanded activities to account for things that happened since 2019: the ongoing impacts of a global pandemic; a national movement for racial justice; delays and uncertainty in construction of the Purple Line; and lessons learned from implementing the first Housing Action Plan over the last three years.

These actions are rooted in the input collected as part of developing our first Housing Action Plan and conversations with community-based groups and the HAAT as part of updating it.

Action 1.

[Accelerate the creation and preservation of affordable homes along the Purple Line.](#)

One of the goals of the Purple Line Corridor Coalition is to have homes for all income groups along the Purple Line, especially for households with incomes of \$72,000 or less. This action increases the coalition’s ongoing role in creating more quality, affordable homes while the Purple Line is being built through:

- Proactively growing the coalition’s housing development pipeline.
- Providing technical and capacity-building support to property owners and developers.
- Aligning and cultivating supportive resources and policies for our housing development pipeline.

Action 2.

[Grow affordable housing funding resources for the Purple Line corridor.](#)

Having adequate funding available is an important part of adding and improving homes along the Purple Line. This action would help make sure there is enough funding to create more quality, affordable homes while the Purple Line is being built for a range of income groups, including households with incomes of \$72,000 or less by:

- Increasing funding for Purple Line-related housing initiatives and programs.
- Increasing public-sector resources and prioritization for eTOD projects near the Purple Line.
- Increasing the use of housing resources among developers and communities of color.

Action 3.

[Deepen commitment to tenant protections.](#)

We seek to help tenants feel secure in their home – no matter where they live along the corridor today and in the future – and help make sure the right support is available to them when they need it. This action aims to help tenants already living along the Purple Line have better access to the programs, resources, and legal protections to stay in their homes by:

- Collaborating with local and state leaders on stronger legal protections for tenants.
- Creating more resources to stabilize tenants living along the Purple Line corridor.
- Building the capacity of organizations serving tenants living along the Purple Line corridor.

Action 4.

Increase community power and voice.

The Purple Line Corridor Coalition will help tenants and homeowners most impacted by the Purple Line have their voices heard in housing decisions. This action aims to equip community-based organizations and existing residents near Purple Line to be part of future housing decisions and intentionally engages them in coalition-led activities by:

- Continuing to invest in community-based organizations.
- Collaborating with community-based organizations on Purple Line policy and advocacy priorities.
- Increasing understanding of housing decision making processes.
- Creating accountability in community engagement.

Action 5.

Expand opportunities for more Purple Line residents, particularly people of color, to become homeowners.

The Purple Line Corridor Coalition has a goal to help more people become homeowners along the Purple Line. We are especially focused on closing racial disparities in homeownership among Black and Latino households and removing barriers that keep everyone from buying a home near the Purple Line now and in the future. This action will create more affordable homeownership opportunities along the Purple Line by:

- Collaborating with local and state elected leaders to increase resources for potential homebuyers.
- Creating more pathways to homeownership through a range of ownership models.
- Collaborating with private-sector and philanthropic partners to close racial wealth gaps.

Action 6.

Increase resources for existing Purple Line residents to stay homeowners.

As a coalition, we want to make sure all homeowners can continue to live along the Purple Line corridor if they want and that homeownership helps enhance families' wealth and housing stability. We will focus on ways to support existing homeowners, especially homeowners of color who are already paying a large share of their household income on their homes, as new or expanded resources are developed. This action will help existing homeowners living near the Purple Line maintain and stay in their homes by:

- Collaborating with Montgomery and Prince George's counties to enhance their homeowner rehabilitation programs.
- Cultivating new or expanded assistance for homeowners to lower their costs and pursue improvements.
- Supporting partnerships that connect homeowners to homeowner assistance programs.

Action 7.

Increase housing affordability and committed affordable homes through land use and

[zoning changes.](#)

The Purple Line Corridor Coalition will advocate for land use and policy changes that add more homes and overall affordability along the Purple Line, minimize displacement and climate risks to existing and future residents, and enable more people to move to or move within the corridor over time by:

- Advocating for land use changes that eliminate exclusionary zoning and create more affordability and housing diversity in more places along the Purple Line.
- Advocating for widespread use of racial and climate equity assessments in land use and development decisions in Montgomery and Prince George's counties.
- Collaborating on enhanced market-based housing programs in Montgomery and Prince George's counties.

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