



KICK-OFF EVENT, MARCH 21, 2023

VERBATIM ROUND TABLE DISCUSSION NOTES

[\(Refer to flip chart images under 'Roundtable Discussion'\)](#)

Attendees were asked to discuss the following:

- *Think back to what speakers discussed. Based on what we've learned yesterday/today and your own experiences, what do the Three A's of Housing mean to you?*
 - *Accessibility: What are your thoughts about there being unequal access to housing opportunities in Alexandria?*
 - *Affordability: Are you willing to support new tools to create affordable housing? What are your thoughts about the issues raised by the speakers?*
 - *Availability: Speakers talked about the fact that housing production has not kept pace with the increasing demand, raising the cost of housing for everyone. What are your thoughts about the goal of increasing the housing supply in Alexandria?*

- *Let us know how you prefer to participate in the Zoning for Housing/Housing for All initiative:*
 - *In person*
 - *Virtually/Zoom*
 - *Online using the Comment Form*
 - *Social Media posts*
 - *Other*

TABLE 2:

1. Accessibility: There is unequal access to housing opportunities in Alexandria.

Affordability: Far too many Alexandrians cannot afford a place to live in our City

Availability: Housing production has not kept pace with increasing demand, reducing housing options for everyone.

- Look at three together.
- Accessibility has specific connotations; can also extend to specific ranges of AMI's (deeply affordable)
 - Importance of vouchers and rental subsidies

- 3 A's Neighborhood specific
 - Accessibility has implications for access to services, transportation options.
 - Diversity of West End; future of our city
2. New tools:
- Tax abatement
 - New incentives for developers
 - Homeownership
 - Balance of tenure
 - Property tax deductions for renters (in form of reduced rent)
 - But for many renters' homeownership is out of reach
 - Ex of cooperative homeownership model
3. Missing middle: helps to take pressure off a constrained housing supply.
- Is not source of deeply affordable housing per se.
 - Challenge created by competing priorities : AH VS OPEN SPACE VS ARTS
 - Think about new density needed to generate new AH
 - Also think about preservation + rent stabilization / rent control
 - Existing Pilot rental subsidy program
 - Potential for expansion?
 - Balance Short Term vs Long Term Needs
 - There should not be any AH Deserts
 - Is spending time of SF Zoning going to yield enough bang for the bucket?
 - Charge each community with identifying how they can contribute?
 - Concern over major property owners land banking at expense of current renters!
 - How can they use its own land?
 - Is there any land left?
 - Opportunities for (density as a part of) TOD and AT Site
 - Importance of housing choice to accommodate different life stages, different backgrounds and incomes.
 - Have we surveyed first responders, teachers etc. what they can afford; what housing types would meet their needs?
- Engagement
- Meet the people where they are.
 - Provide range of opportunities
 - In person, Non- English Meetings

Table 3 – Spanish speakers

Accesibilidad (*Accessibility*)

Accesibilidad Viviendas justas y dignas

Accessibility Fair and decent housing

- Injusto que sea Desigual (*Unfair that it is Unequal*)

- Idioma, salario, credito cultural Sistema oficinas para l cada comunidad (*Language, salary, cultural credit Office system for each community*)
- -servicios de interpretacion sonutiles asi como informacion traducida (*interpretation services are helpful as well as translated information*)
- -luchar para cambiar el sistema y sus leyes (*fight to change the system and its laws*)
- Viabilidad Financiera Reuniones pequenas con vecinos (*Financial Viability Small meetings with neighbors*)
 - Credito (*Credit*)
- Hacer que las aplicaciones sean mas faciles de hacer. (*Make applications easier to fill.*)
- Quitar el AMI comoreferencia para determinar apoyos (*Remove the AMI as a reference to determine aid*)
- quitar idea negative seccion 8 (- remove negative idea section 8)
- seguir hacienda concienciade de la importuncia sobre porque la vivienda asequible es importante (*continue to raise awareness of the importance of why affordable housing is important*)
- costo devida aumenta pero elsaluino no en la misma maunera dificulta pagar renta ye crea gentrification (*cost of living increases but salary/pay does not in the same way, which makes it difficult to pay rent and creates gentrification*)

Disponibilidad (Availability)

- ya hay lista inmensa de persanas y no tienen respuesta. (*There is already a huge list of people and they have no answer*)
- Calificadas gueya aplicaron (*Qualified 'gueya' applied*)
- capacidad y comuvnicacion con ARHA (*capacity and communication with ARHA*)
 - responder y acutalizar las solicitudes (*respond and update requests or applications*)
- Vivienda acesible para persuns auenes gana el minimo, \$15000 al ano (hay que ganar \$40000 para aplicar). Estan ignorando los que necestan mas la vivienda acesible (*Affordable housing for people who earn the minimum, \$15,000 a year (must earn \$40,000 to apply). You are ignoring those who most need affordable housing*)
- gentrificacion- elitizacion (Amazon) 2 recamars = \$2745 mensual (*gentrification- eliteization (Amazon) 2 bedrooms = \$2745 per month*)

Ries go de (*Risk of*)

- Venta y que se conviertan vivienda previamente acesible a mas caro (*Sale and conversion of housing previously accessible to more expensive*)
- Prefiere participar participacion en persona que se compara mas temeno (*She/He prefers to participate in person - who compares himself more fearfully*)

Table 4:

3 A's

Accessibility:

- Complex: Garden Style Apartments not accessible for older adults, mobility issues **BUT**, works for some people. Because they can afford it. balance to conserve vs redevelopment.
- Did it always know there are garden apartments in same neighborhood. Need to open these neighborhoods to more types of housings.
- “market affordable “as stepping stone housing for people starting out. If we lose it, we lose choice.
- High rise buildings not always accessible , older ones have elevator issues etc.
- Affordability over time is important because rent rises each year, push you out.
- Southern Towers, Changes to restructure
- Potential for displacement through upgrades to modern units “repositioning”
- Families have fewer incomes compared to roommate situations for younger earners; families cannot afford the same.
- “ Diversity “ disappears when rent increase because families have to move out of neighborhoods to find some other place they can afford.
- Small business that open to these communities cannot survive when they are broken up
- Single family tear downs are east to get approved, but multifamily even small apartments have to be pushed to other neighborhoods cant go into the SFDH neighborhoods.
- Zoning currently prevents the semidetached w/o variance.

Affordability:

- If there are historical types of people want to build new, just make it easy to do that. These types are still working in the community.
- “gentle density “will happen slowly overtime.
- They don't have to be committed affordable.
- Aging in place is an afford and access benefit.
- Duplex development is a “future starter home” for new builder first purchase.
- Past partnership with religious vgs(?) have been a good example of how to get affordable housing into residential areas.
- Need to overcome objection to shared public facilities projects (schools or other plus housing)
- Not necessarily opposed to density tools as a long as we are considerate of the remining balance of what will be affordable at the end.
- SF house build b. DSUPs etc. which have additional costshould SF house build carry more burden in fees?
- Can we create tax fee or other incentive to get builders to create smaller unit projects (4-plex rather than SF)
- Land Trust is a tough start, but sometimes with tax limits it dos come back to city....where is the city owned land? How castrated is it?
- (Along Duke Street where city owns land)

- Consider tools to keep affordable units such as SUPs owner occupied long term also affordable long term.
- Tax abatement and fee relief offered to include long term committed affordability.
- Reconsider musing minimums....do we need them?

Availability:

Gotta do it. Need is there. Cannot ignore price pressures.

- Need support for “?” landlords who don’t know everything are more precarious and therefore are more risky to tenants too.

Participation Preference

- All. What’s App
- Everything they did for Duke Street in Motion
- Arlandria-Chirilagua Plans tools
- Parking lot conversions
- Food Child Care Transportation
- More Staff Support

Table 5:

Three “A” s of Housing

Affordability:

- New tools to support? yes depends on what they are.
- Priority based on potential impact.
- Down-payment assistance is effective / as an approach that does implicate others.
 - Lift up those who need it, rather than bring down people who don’t have the “American dream”.
- More funding for first time homebuyers’ assistance
- WHICH HAS BETTER BANG 4 BUCK
- IF FOR EXAMPLE building units cost more per household helped than downpayments assistance- prioritize what helps the most house holders. Also in 2008 we saw people with predatory mortgages don’t want to repeat that
- Salary income requirements make it hard.
- Consider sections 8 for home buying ARHA does have the family self-sufficiency savings program.
- Lin DC- Lift Program < example of above partner city?
 - “Baby Bond” ~ Maryland program govt adds money every year to an account from birth to adult hood can be used for education or housing.
 - Link to guaranteed income program.
 - Table had discussion about the autonomy aspect of the pilot guaranteed income program. GUARD RAILS?
- TOOLS to help people who want to save the ability to do so.

- Not everything that is zoned single family has single family on it (like schools). Metric to look at: how many housing units are single family detached.
- Single family zoned parcels near transit and amenities are better options for allowing some more density.
- Perspective: Modest income families have cars too. So, they can live in single family neighborhoods even if not near transit or services.
- How “affordable” would a quadplex be if it replaced a \$2million single family home.
- Are people willing to have more density if it produces more diversity?
- New middle-income housing can draw households @ 12-0% of AML out of housing that is affordable to households and 80-100% of AMI.
- “do it in limited areas first “Maybe yes but that protects exclusivity.
- But political cost is an actual cost.
- Incremental versus more dramatic changes.
- Sometimes a focus on the greatest need, while important keeps us from noticing we can and should improve.

Table 6:

- Unequal is accurate term.
- Attainable Gap Term
- Affordable Housing- Has Different Meanings
- Parker / Gray – Limited number of affordable 63 units community process?

Homeownership opportunity is critical.

- Zoning 69th ? play role diverse types of housing need incentives for builder for more bedrooms next big step beyond mixed== mixed types of housing owns vs rent
- See Restrictive Covenant MAP
- Accessibility what gets built where location – transit availability.
- Accessibility – Equity
- Medium income COA 108,000 low income far from that. Housing is a human right.
- Need zones for AFF Housing
- Using all tools important
- DENSITY IS NOT THE ENEMY
- MATERIALS REQUIRED FOR NEW HOUSING
- EXPENSIVE
- OUTPRICE BUYERS
- MORE HOUSING MORE TAXING
- HEALTH – HOME STABILITY IS CRITICAL (MENTAL AND PHYSICAL)
- \$ FOR SCHOOLS POPULAR WHY NOT \$ FOR HOUSING PRIORITIZE public facilities
- Supply – Demand- More Units More Affordable?
- Market not interested in solving affordability.
- Meeting Format All the Above

Table 7:

Affordability

- Utility spending is unaffordable -more % of income.
- Workforce and low-income families- how can we keep them in existing homes?
- Greater efficiency needed for new housing.
- Incorporate PC/EPC environmental recommendations: additional staff resources required sustainability for non DSUP projects.
- Strategies needed to support existing homeowners such as tax deferral programs Air BNB regulations.
- Fixed zoning including simplify 2.0 better outreach about recent future changes parking trade off reevaluate existing comm for re use buildings.

Accessibility

- Lots of inequality in access to housing in ALX and getting worse
- Discussion of recent dev / econ slowdown
- Awareness of jobs housing connections
- Jobs housing created the lower econ levels but less between intentional policies.
- Should focus on lower income housing simply building more may not fix affordability.
- Utility and condo fees

Availability

- Smarter use of development tools may not be able to build way out of the problem.
- Support regional affordable housing goals which will also support different housing types.
- Many tools exist to address different housing related issues.
- Zoning for Housing vs Zoning for People variable density
- Density gradient esp. in proximity to transit lines.
- Incl. community associations as a partner
- Do not concentrate affordable housing.

Table 8:

Accessibility / Ability Afford

- Many goals- what does house for all mean?
- Employees can afford to live where they work?
- Increase number of families on SFH lots
 - Typology of housing – availability of types of housing
- Helping people understand why access to affordable housing impacts all residents.
- What are main goals? Increasing density?
- Frame – We have Challenges but also provide Opportunities - inequality / inequity needs solutions.
- Access -we heard facts that here has been unequal access we have to start from general fundamental agreement.

- These questions require us to think about change which can be done some are.
 - o Looking forward to change / some are against it.
- Possible goal: “a community that has a goal for vibrant change”
- “we” not “I”- basis of what it means to be community
- Messaging is important identity matters.
- All have value, but many presidents don’t feel valued.
- If we agree that there is inequity w/ housing
 - o Who should act? (gov)
 - o How should they act?
- So many systems were set up inequitably.
- Free market – Used often as an argument but used different ways.
- Ween booking @ afford / accessible housing, also look @ education schools- Financial Education
- -access to housing requires access to education/ schools- financial education
- Loss of trees , parking , open space solutions exist when you think creatively values must be clear before public policy