



ZONING FOR HOUSING HOUSING FOR ALL

Accessibility. Affordability. Availability.

Accessibility

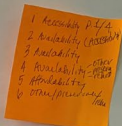
- Need to take a look at what gets approved "by-right" with a normal SF house build, v. DSUPs etc.
- * Which have additional costs... should SF house builds carry more burden in fees?
- Can we create tax, fee, or other incentive to get builds to create smaller unit projects (9+plex rather than SF)
- Land Trust is a tough start, but sometimes w/ tax relief it does come back to city... where is the city owned land? How constrained is it?
- (Along Duke St where city owns land w/ White Chapel market campus)
- Consider tools to keep affordable units such as SF or one occupied ~~affordable~~ long-term... and also affordable long-term.
- Tax abatement + fee relief... offered to induce long-term committed affordability.
- Reconsider parking minimums... do we need them?

Accessibility

④ "3 As"

Accessibility:

- Complex: garden apts not accessible for older adults, mobility issues, ISUT, works for some ppl. because can't afford it. Balance to conserve v. redev.
- Didn't always even know there are garden apts in some neighborhoods... need to open these neighborhoods to more types of bh.
- "Market affordable" as stepping stone housing for ppl. 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 rents raised each yr, push you out.
- Southern Towers, changes to rent structure.



Accessibility

Accessibility, cont'd:

- Potential for displacement through upgrades to market units ("repositioning")
- Families have fewer incomes compared to roommate situations for younger earners... families can't afford the same.
- "Diversity": disappears w/ rent increases because families have to move out of neighborhood to find some other place they can afford.
- Small businesses that open to serve these communities can't survive when they are broken up.
- Single family tear-downs are easy to get approved, but multifamily, even small apts, have to be pushed to other neighborhoods, can't go into the SF/DH neighborhoods.
- Zoning currently prevents the semi-detached... w/o variance.



Accessibility

Accessibility

#7

- lots of inequality in access to housing in ALX - and getting worse
- discussion of recent slowdown ^{dev/econ.}
- awareness of jobs/housing connection
- jobs & housing created at top & lower econ. levels but less in between (intentional policies)
- should focus on lower-income housing b/c simply building more may not fix affordability
- utility and condo fees

#7
 1. Accessibility
 2. Affordability
 3. Availability
 4. Housing
 5. etc. etc.

Accessibility

TABLE #6

MORE HOUSING = MORE TAXPAYERS

HEALTH - HOME STABILITY IS CRITICAL
- MENTAL & PHYSICAL

\$ for schools popular why not \$ for h
 PRIORITY COLOCATION PUBLIC FACILITIES
 OFFICE TO RESIDENTIAL CONVERSIONS
 MAKE THEM EASIER

TABLE #6
 1. Other
 2. Parks
 3. High school
 4. etc. etc.

SUPPLY - DEMAND - More Units = More Affordable?
 MARKET - NOT INTERESTED IN SOWING AFFORDABILITY UNLESS IT PENCILS OUT

REGION - NEED OTHER JURISDICTIONS TO PARTICIPATE

MEETING FORMAT - ALL OF THE ABOVE

Accessibility

TABLE #6

SEE RESTRICTIVE COVENANTS - MAP

ACCESSIBILITY - what gets built where
 Location - (transit availability)
 EQUITY - can be physical

#6
 1. Housing
 2. Affordability
 3. Availability
 4. etc. etc.

2. Medium Income COA \$108,000
 Low Income far from that
 HOUSING IS A HUMAN RIGHT

3. NEA ZONES FOR AFF. HSG.
 USING ALL TOOLS IMPORTANT - EDUCATION

4. DENSITY IS NOT THE ENEMY!

5. MATERIALS REQUIREMENTS FOR NEW HOUSING!
 EXPENSIVE
 OUTRAGES BUYERS



ZONING FOR HOUSING HOUSING FOR ALL

Accessibility. Affordability. Availability.

Accessibility

Accessibility / Availability / Afford.

many goals - what does housing for all mean?
 - employees - can they afford to live here?

increase # of families on SFH lots -
 typology of housing - availability

Helping people understand why access to
 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 there has been unequal access
 - we have to start from general agreement

these questions require us to think about change -
 which can be hard -

Some are voting forward to change / some are against it

Resilient community that has a soul for vibrant change "

"we" not "I" - basis of what it means to be community

Accessibility

Accesibilidad ¡viviendas justas y dignas!

- injusto que sea desigual

- idioma, salario, crédito.
 cultural sistema
 oficinas para cada
 comunidad.

- servicios de interpretación
 son útiles así como información
 traducida

- luchar para cambiar el sistema
 y sus leyes.