



Affordability

THREE A'S OF HOUSING

**AFFORDABILITY:**

- New Tools Support? Yes/depends on what they are.
- Priority based on potential impact
- Down-payment assistance is effective / an approach that doesn't ~~imply~~ implicate others.  
*Lift up those who need it, rather than bring down people who do have the American dream!*
- More funding for first-time homebuyer assistance

Affordability

WHICH <sup>HAS</sup> BETTER BANG 4 BUCK

- If for example building units costs more per household helped than down payment assistance, prioritize what helps the most households.
- Also, in 2008 we saw people with predatory mortgages - don't want to repeat that.
- Salary <sup>income</sup> requirements / ~~definitions~~ DEFINITIONS can make it hard.
- Consider Section-8 for home buying. ARHA does have the family self-sufficiency savings program.

Affordability

WHICH <sup>HAS</sup> BETTER BANG 4 BUCK

volunteers help mentor FINANCE in the self-sufficiency pgm. LITERACY (in DC - LIFT program) ← example of a base, ~~partner~~ partner CITY?

- "Baby bond" ~ Maryland program to gov't adds money every year to an account from birth to adulthood - can be used for education ~~and~~ or housing.
- Link to guaranteed income pgm.?
- (table had discussion about the autonomy aspect of the pilot guaranteed income program). QUARTY RAILS? RAILS?
- tools to help people who want to save make the ability to do so.





## Affordability

- sometimes a focus on the greatest need, while important, keeps us from noticing things we can <sup>and should</sup> improve. ~~and create~~ off

## Affordability

- not everything that's zoned single family has single family on it (like schools). Metric to look at: ~~how~~ how many housing units are <sup>detached</sup> single family.
- single family zoned parcels near transit & amenities <sup>(and social services)</sup> 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 ~~single~~ <sup>quadplex</sup> be if it replaced a \$2 million single family home?

## Affordability

- are people willing to have more density if it produces more diversity?
- new middle income housing can draw households @ 100-120% of AMI out of housing that is affordable to households @ 80-100% of AMI.
- "do it in limited areas first" — maybe yes, but that protects exclusivity.
- But political cost is a real cost.
- incrementalism versus more dramatic change





## Affordability

New tools:

- property tax deductions for renters (in form of reduced rent)
- but <sup>for</sup> many renters homeownership is out of reach
  - ex of Cooperative homeowners model
- Missing middle: <sup>helps to</sup> takes pressure off of constrained housing supply
  - isn't 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

## Affordability

### Affordability

#7

- Utility spending is unaffordable - more % of income
- Workforce & low income families - how can we keep them in existing homes?
- Greater efficiency needed (for new housing)
- Incorporate <sup>PC</sup> EPC recommendations; add staff resources; require sustainability for non-DSUP projects
- Strategies needed to support existing homeowners - such as tax deferral programs, AirBNB regulations
- Fix zoning, incl: simplify ZO.; better outreach about recent/future changes; parking trade-offs; re-evaluate existing comm <sup>for re-use</sup> bldgs

## Affordability

### Affordability:

- If there are historical types ppl. want to build new, just make it easy to do that. These types are still working in the community.
- "Gentle density" will happen slowly over time.
- They don't have to be committed & affordable.
- Aging in place is an afford. + access benefit.
- Duplex development is a "future starter home" for new build or first purchase.
- Past partnerships w/ religious orgs have been a good example of how to get affordable housing into residential areas.
- Need to overcome <sup>objection to</sup> shared public facilities projects (schools or other plus housing...)
- Not necessarily opposed to ~~higher~~ density tools as long as we are confident of the remaining balance of what will be affordable at the end.



**Affordability**

DISP.  
riesgo de  
venta y que se conviertan vivienda  
prácticamente accesible a más caro.

\* prefiere participar:  
participación en persona  
que se compra más terreno.

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**Affordability**

Viabilidad financiera reuniones pequeñas con vecinos.

- crédito.
- hacer que las aplicaciones sean más fáciles de hacer.
- ~~poner~~ quitar el AMI como referencia para determinar apoyos.
- quitar idea negativa sección 8.
- seguir haciendo conciencia de la importancia sobre porque la vivienda asequible es importante.
- (costo de vida aumenta pero el salario no en la misma manera dif. cuesta pagar renta y crea gentrificación)

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**Affordability**

- EXISTING PILOT RENTAL SUBSIDY PROGRAM  
↳ POTENTIAL FOR EXPANSION? ③
- BALANCE SHORT-TERM VS LONG-TERM NEEDS Information  
① program  
② price?  
③ price?  
④ rent  
⑤ price
- THERE SHOULDN'T BE ANY AH DESERTS
- IS SPENDING TIME ON 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 CITY USE ITS OWN LAND?  
- IS THERE ANY LEFT?