



CLEVELAND PARK
SMART GROWTH

Q&A and Chat Log from Jan 20th event, first in CPSG's Housing Series, "Part 1: How We got Here"

Information on this and other events in this series can be found at cpsmarthgrowth.com/housing

Chat Log

- 19:57:52 From Ellen Herr : Here is our website:
- 19:58:18 From Ellen Herr : <https://cpsmartgrowth.com/>
- 20:02:29 From Lisa Cox : Thanks Bob - awesome presentation!
- 20:03:13 From Kevin Mulshine : Thanks. Very informative!
- 20:05:48 From Robert Harvey : Good evening everyone. I am Robert Harvey, I lead a group called People Power Action. I am also a member of the Ward 3 housing Justice Group - & we would love to joinder in your housing initiative. my contact is - connectedwell7@gmail.com
- 20:18:46 From Carl Lankowski : Please post link McCabe's hd article
- 20:22:43 From Ellen Herr :
https://www.tandfonline.com/doi/pdf/10.1080/01944363.2015.1126195?casa_token=Vcvcly5mrGMAA AAA:3W2DcmFFko_EKaUaIPgUwVQ9GJvYSOuOtf6N2Ab4_KhvJ7JEoZEwXbJe9UWWk_1UwI901LTSu-ai
- 20:24:56 From Maria Sims : Is the real problem home ownership vs renting? Blacks tend not to own the property.
- 20:29:30 From Robert Harvey : The voucher program is defunct. 40 thousand on the waiting list. which is froze frozen currently. 26 people died from lack of shelter. roughly half had been approved for housing & were still waiting.
- 20:30:23 From Robert Harvey : last year.
- 20:31:07 From Brian McCabe to Robert Harvey and all panelists : Hi, Robert - The voucher funded is under-funded by the federal government, so DC only gets enough money to serve about 12,000 families, or so. You're absolutely right though - it's an extremely long waitlist (both in DC and across the country.) This is because Congress doesn't fund vouchers for everyone with housing needs. The national statistics is that 1 in 5 eligible families receive a form of rental assistance.
- 20:31:20 From Brian McCabe to Robert Harvey and all panelists : *The voucher program is under-funded
- 20:31:45 From David Cristeal : Yes, the voucher program is underfunded at federal level and needs more funding to meet the needs that is pointed out.

20:32:48 From Lisa Cox : good WP article on housing discrimination in DC <https://www.washingtonpost.com/business/2020/07/23/black-homeownership-gap/>

20:33:07 From Robert Harvey : Read up on the Fairclothe Act passed in 1998 by William J. - the federal government has been causing the local problem with this bill.

20:33:30 From Tom Quinn : Ward 3 is contributing very little to new housing in the District: <https://edscape.dc.gov/page/neighborhood-factors-residential-development-pipeline-ward>

20:34:20 From Kevin Mulshine : But rent control protections are not income-based.

20:35:01 From Aykut Yilmaz : ++

20:35:02 From Megan Draheim : I believe rent control in DC is not tied to income?

20:35:26 From Tom Quinn : Rent control units are not income screened nor are stays capped and the supply of rent control units is not growing.

20:35:27 From David Cristeal : Rent control is based in part on on age of building - believe and as you say, is not tied to income

20:35:51 From Kathleen Gibbons : Rent control is not income tied at all

20:36:54 From Robert Harvey : I'm championing a new terminology I want to interject into the social discourse. - "working class housing"

20:37:31 From Kathleen Gibbons : Rent control applies only to old buildings built before 1975 or 1976—and there are loopholes, particularly on unit vacancy.

20:37:54 From Sarah Shoenfeld : Hi am here - Sarah Shoenfeld

20:37:54 From Barbara Kraft : Mayor Bowser refers to "workforce housing," which is tied to a % of Area Median Income.

20:38:19 From Amanda Hare : It was in the deed to my property when we purchased it last year in Petworth.

20:38:22 From Tom Quinn : FWIW Ward 3 only has slightly more rent controlled units than other wards and unlike other wards we have almost no naturally occurring affordable units so rent control really isn't solving the neighborhoods affordable housing challenges.

20:41:29 From Megan Draheim : Can we find another term for “rent control”? The argument that Ward 3 has rent controlled units and so has affordable housing is used consistently to try and make the point that we pull our weight for affordable housing (which of course we do not). I think the term is problematic because a lot of people don't understand that it's not tied to income

20:42:13 From Sarah Shoenfeld : It has not been a priority of our project or to remove/discharge covenants but some communities are working on this in Montgomery Co. and also in Minnesota - an org called Just Deeds is working on this. The inclusion of covenants in DC deeds was banned in 1965 and there was a 1972 legal ruling that required the city to provide a warning with all deeds that contained them that they were no longer in effect.

20:42:29 From Sarah Shoenfeld : (banned in 1964)

20:43:21 From Bob Ward : Thank you Sarah!

20:43:42 From Bob Ward : Slides and articles are at cpsmartgrowth.com/housing

20:44:14 From Aykut Yilmaz : Market-rate housing is villainized unfairly IMO. Each new market-rate unit still supports someone who wants to live here, and if we build more, then it can support more. More total housing creates more space for affordable housing; less housing just creates more upward pressure on costs.

20:44:23 From t c : Right on. Historic preservation is the book neighborhood defenders on a macro scale

20:44:45 From Vicky Marchand : The Maclin is a good example. There was no commitment to affordable housing. All units were 1 bedroom. No attention to livability, such as access for garbage and deliveries and parking.

20:45:33 From Megan Draheim : More total housing also helps to take pressure off of other parts of the city that are rapidly gentrifying and pushing residents out

20:46:07 From Robert Harvey : Also, we're engaging the city actively still about the property of the Wardman Hotel. it sold to a developer out of California named Carmel. They aren't known for building affordable. its 16 acres with a modern dwelling. Camel paid roughly 140 million. The city has a surplus of 600 million.

20:46:47 From Robert Harvey : it's the 3rd largest hotel in the area .

20:47:06 From t c : Removing historic districts would allow the conversion of SFHs to many more units which would increase supply of IZ units.

20:49:04 From Aykut Yilmaz : If only 10% of the housing that SHOULD be built IS being built, why wouldn't you expect it to be marketed to the top 10%? That's what the market supports. We need to address the 90% that isn't being built.

20:50:21 From Aykut Yilmaz : (my numbers are just examples, if that wasn't clear)

20:53:22 From Kevin Mulshine : The Wardman is better as a new development with IZ and as a tax ratable property.

20:54:07 From Robert Harvey : better 4 who?. & what.

20:54:58 From Tom Quinn : Untrue about the Macklin - it did get approved with an IZ unit and interestingly the IZ unit is a 3 bedroom unit so previous poster was wrong on 2 points.

21:00:02 From Ellen Bass : To build on Tom Quinn's point, it's interesting that the Valor development in Spring Valley which is now waiting for an appeal of its PUD after many years (like 6 or 7) of zoning appeals is proposing more than the required IZ and has promised to make larger units IZ. Blocking it means IZ-eligible people are out-of-luck. Also the market rate units are not built, to the detriment of those who might want to live in apartments here.

21:02:18 From Tom Quinn : Would love to see that research!

21:02:26 From Aykut Yilmaz : 2nd that

21:02:39 From Sauleh Siddiqui : Yes, I would love to see peer-reviewed research that historic preservation is a tool for affordable housing.

21:03:02 From t c : Yes please show us that research

21:03:32 From Sauleh Siddiqui : Here's a working paper from a professor of historic preservation professor showing the link between historic preservation policy and white supremacy:
<https://drum.lib.umd.edu/bitstream/handle/1903/27030/10%20Ways%20Historic%20Preservation%20Policy%20Supports%20White%20Supremacy%20%2812%20May%202021%29.pdf?sequence=3&isAllowed=y>

21:04:33 From Tom Quinn : DC has more historically preserved buildings than Boston, NY & Philly combined! Anyone think that is a little bit nuts?!?

21:06:00 From t c : I think it's nuts that CP retains a parking lot adjacent to a metro station instead of dense housing.

21:06:09 From Brian McCabe to Hosts and panelists :
https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/WebsitePDF_New_36x48_StreetMap_HistoricDistricts_75_New.pdf

21:06:21 From Sarah Shoenfeld : LeDroit Park is a historic district that was affordable for a long time after designation and got infill affordable housing built by Manna within the HD. Anacostia HD also remained affordable. Gentrification the increasing racial wealth gap (e.g. Black AMI in the DMV is ca. \$42k) is what is killing these places(also A, not the historic designation.

21:06:28 From Sarah Shoenfeld : (Shaw)

21:07:10 From Tom Quinn : Right and gentrification is in large part driven by inadequate supply of housing which Ward 3 is a big driver of.

21:11:56 From Sarah Shoenfeld : Gentrification is public policy that has been targeted at specific areas east of RCP - there are thousands of vacant units in DC already, e.g. 30% in Navy Yard. I'm not opposed to more density in W3 this isn't the cause of gentrification.

21:12:01 From Bob Ward : Bloomingdale HD is 51% white

21:12:17 From Bob Ward : <https://cpsmartgrowth.com/2021/11/09/demographics-of-dcs-historic-districts/>

21:12:48 From t c : Great discussion - many thanks!

21:12:57 From Aykut Yilmaz : It seems historic districts wouldn't be (as big) a problem if it weren't for the disproportionate influence/power and biases of the HPRBs

21:12:58 From Susan Laing to Hosts and panelists : Has this session been recorded and will it be available?

21:13:19 From Bob Ward : Yes, it will be found at cpsmartgrowth.com/housing

21:13:22 From Jimmy Dubois : Great event/discussion!

21:13:35 From Jimmy Dubois : Thanks to everyone who helped put it together.

21:14:10 From Robin Halsband to Hosts and panelists : Can we get a developer (or two) to come speak to us in these sessions? It would be great to get their perspective.

21:14:17 From Ellen Herr : Apologies to anyone who didn't get their question answered - there were so many good ones and not enough time! But please send us your questions for the next session and attend the February 17th session and ask them then!

21:14:30 From Megan Draheim : This was great! Thanks to all!

21:14:33 From Aykut Yilmaz : Thank you

21:14:37 From Maura Duffy : I learned a ton. Than you!

21:14:52 From Tom Quinn : @Sarah - gentrification is not a public policy. Building new housing is a public policy and one that is necessary to meet growing population. But when some parts of the city build new housing and others don't that drives up prices in all neighborhoods which only benefits current homeowners and prices out renters.

21:14:54 From Sarah Shoenfeld : Thanks all - great presentations

21:14:57 From Mary Terzian to Hosts and panelists : Thanks

21:14:57 From Sarah Spencer to Hosts and panelists : Thank you!

Q&A Log

1. Is there a way to preserve historic character of a neighborhood without contributing to segregation and marginalization?
2. Thank you for this important presentation. I've heard of homeowners removing the unenforceable racial covenants from their deeds. Richard Rothstein advocates for modifying them rather than removing them to acknowledge and condemn our country's racist history. In either case, it can be expensive and/or difficult. Are you aware of any resources available to help DC residents make these changes, especially at minimal or no cost?
3. if most affordable housing is built for those earning 60-80% of FMI, what is to be done for those who earn 0-50% of FMI?
4. How can we make Ward 3 racial inclusivity appealing to real estate developers?
5. Bob Ward mentioned that neighborhood associations were able to change zoning laws to bar additional small apartment buildings on side streets. Have there been efforts since then to change the zoning laws back to allow smaller apartment buildings?

6. "thanks for both presentations! My question was long the same lines — I had never thought of the connection btwn the hist preservation and segregation — wondering whether you have looked at the City of Baltimore where many neighborhoods that are black have been designated as historic districts — and Baltimore has the same history with segregation in land records and certainly the earlier historic designations were in white wealthy neighborhoods...thanks again."

7. Cleveland Park has had almost no residential or commercial new construction in recent decades. Why is this?

8. Are you suggesting that increased density will lead to more economic diversity? Seems like most multi-family buildings in Cleveland Park are luxury developments and have not contributed to any increase in racial diversity. The strategies for ensuring access and diversity are not part of the vision of developers in this neighborhood.

9. Thanks for the presentations. A question for Professor McCabe is what impact does rent control have on the stability of neighborhoods and the psychological attachment of renters in a neighborhood? Rent control in DC is limited to much older buildings (pre-1976-ish). Should it be expanded and would that help to diversify our neighborhoods?

10. "It seems to me there can be a balance between the historic charm and form of buildings, but housing is limited by Single Family zoning. The same number of square feet in a huge house could be allocated to several units. (Oh this is what Bob is saying now)"

11. How can we get developers interested in building duplexes and triplexes assuming zoning allows it? I fear the costs are just so high, even with favorable zoning.

12. do all rental properties take vouchers?

13. How do we address the strategy of anti-development advocates who are seizing on affordable housing as a "poison pill" type argument to fight development?

14. Don't landlords have to agree to accept a housing voucher?

15. The waiting list for vouchers is very long. As of 2010, there were more than 30,000 families on the waiting list. Families who are homeless receive a preference on the waitlist. With the preference, homeless families may wait two or three years. Families who are not homeless can wait eight to ten years or more.

16. "Cities are always changing over time - it's part of their dynamic and how they adapt over time. Historic districts freeze giant swaths of cities even when the houses are essentially the same.

17. It's a fact that DC has the most historic protections of any city in the US, which is a huge waste of land around transit heavy locations like CP.

18. Are there any cities that designate certain houses that showcase the history of a neighborhood instead of freezing whole neighborhoods?"

19. Sorry meant to include a question with the above, which is from <https://www.lawhelp.org/dc/resource/frequently-asked-questions-about-section-8-ho>. How does the waiting list for vouchers in 2010 (30k families) compare to today? doesn't seem like a viable solution.

20. Rent control can be one tool to provide affordable housing but it can't be the only one. Rent controlled units aren't income restricted so higher income people can get those units. Yes, they're an important part of the inventory but we also need restricted units.

21. In discussing home ownership/renters/affordable housing, and recognizing that the mortgage interest deduction is a subsidy, is there a conceptual equitable investment strategy, and educational opportunity, to link "equity" of subsidies within an area?

22. "How can we insist the vouchers are not over used in one building such as happened at Sedgwick Gardens. City will not agree to this."

23. The CP Historic District deems properties built before 1942 as "contributing resources" and are all individually landmarked. This seems arbitrary and excessive. Are there any efforts to relax the CP Historic District designation to focus on protecting only the real iconic buildings (like the Uptown Theater, the firehouse, etc.)? Thank you.

24. Given the relationship between homeownership and wealth, and the huge disparity between black and white wealth in DC, how can land use and planning changes mitigate that disparity in our NW DC neighborhoods?