

### Housing for All Meeting #3: Community feedback and Call to Action

Monday, November 5th, 6-8 p.m. @ Goodwill Workforce Development Center

#### Notes from Tables

- Do you feel you have a good understanding of inclusionary zoning and what's being proposed?

Yes

- What feedback do you have on what's being proposed?

Good b/c there's nothing in place now, everything is market rate-it's supportive

Some questions about term of affordability  
Quick implementation important

- How willing are you to advocate for the City to move this forward?

Are there bullet points available to guide testimony at Counsel Hearing?

#### Index cards handed in after the fact:

- 1) How do you prevent edge of IPOD district developed instead?
  - 2) What prevents doing a lot of 19 unit phased development?
  - 3) How would rents be enforced long term?
- When do you expect IZ legislature to be required  
Mar 2019 or 2020?
  - Will future MillHaus units be included in district?
  - There have been several reports in last year in local media about the saturation of the market for market rate units. Many developers are providing special incentives because of the inability to rent vacant units.
  - So why are we trying to appease developers who are insisting on mkt rate units and a lower percentage of affordable units for higher AMI?
  - Also, Its is very misleading to imply or say that only 120 affordable units have been lost because this indicates the voucher units that were lost. Please don't paint this picture because this crisis is much worse. Developers pressured local govt into capitulating or looking the other way as this was happening, so don't let your framework br complicit.

- The allowance of off site compliance seems like it is capitulating to potential residents who are fearful of low-income or non-white neighbors. I don't think it should be allowed.
- The duration standard of 35 years as a definition of "permanently affordable" is not adequate. This is deed restriction that was in place for the Gumbergs who owned Penn Plaza in E. Liberty.
- This coincides w/ the limit of "generational memory" which expires/ turns over every 30 years or so, so that short sighted policies can be repeated over and over again not to mention other economic practices and patterns.