

## **Office-to-Affordable Housing Task Force Agenda 1/17/2019**

**3:00-5:00pm, 740 15<sup>th</sup> St NW, 3<sup>rd</sup> Floor**

1. **Introductions and overview** – Andrew Trueblood, OP (5 min)
  - Final Task Force Meeting
  - Goals for this meeting:
    - Agree upon recommendation outline
    - Confirm written component submissions
2. **Report update** – Andrew Trueblood, OP facilitate  
Overview and questions of report components:
  1. How much vacant office space is there that could be converted to housing – David Whitehead
  2. List of office-to-housing conversion with descriptions – Allison Ladd
  3. Compare the scale of office-to-housing conversion potential with DHCD's affordable housing production – Allison Ladd
  4. Observations of trends in office market, and what that means for potential conversions – Chris Ahn
  5. How else could unused office space provide opportunities for affordable housing? Art Rodgers and Sara Bardin
  6. Estimation of conversion costs – Allison Ladd
  7. Comparing costs of current affordable housing production with estimated costs – Allison Ladd
  8. Estimating costs of two potential conversions (?) – Allison, Joe, Chris
  9. Estimate changes in revenue from conversion – Gerry Widdicombe
  10. Structural challenges – Kirk, Aubrey, Sheldon
  11. Structural opportunities – Kirk, Aubrey, Sheldon
  12. Policy challenges – Sara, Aakash, Art
  13. Regulatory challenges – Sara, Aakash, Art
3. **Recommendations** –  
Discuss basic recommendations
  1. To what extent would transitioning vacant commercial office space to affordable housing help address the housing challenge?
    - There could be a few buildings annually which could be converted to housing, including affordable units. This would grow the affordable housing stock marginally.
    - With zoning changes and potential incentives for increasing residential density in office areas, there is greater potential for more housing, including affordable units.
    - Transitioning office to affordable housing may create new opportunities for the creation of more affordable units in high-opportunity areas.

2. Recommend any legislative, regulatory, or policy changes that would promote the transition of office to affordable housing units, including units with multiple bedrooms.

- Provide zoning incentives such as density and height for buildings that provide a minimum threshold of larger family sized units.
- Conduct greater analysis of competing needs and regulatory barriers
- Conduct market analysis when conducting small area plans
- Create outline of feasibility analyses to determine whether a conversion is worthwhile

3. Note any costs to the District and property owners associated with the recommended changes, and offer recommendations to fund those.

- Evaluate the Mixed Use Neighborhood Conversion Incentive Act of 2018 to determine if the financial incentive will yield the results expected.
- Review new regional private sector funds to determine if they are available to incent the conversion of office to affordable housing
- Provide feasibility funding
- Explore matching funds
- Conduct further cost analysis

4. **Final steps and thank you!**

Scott and Yari to draft report, will share with Task Force for final approval