

What is your vision for today's low- and moderate-income residents in 2050? What does housing look like in 2050?

- Everyone has a home, and one that is a safe, affordable, and healthy place to live. Low- and moderate-income residents can afford to remain in the District and have quality homes that are still affordable.
- Neighborhoods are safe and healthy. Residents have convenient access to transportation, services, and jobs.
- Housing is:
 - Safe
 - Affordable
 - Plentiful
 - Comfortable
 - Conducive to health and well-being
 - Accessible
 - Efficient
 - Net-zero
 - Run on renewable energy
 - Resilient to current and future climate threats
 - Modular

What are the barriers you face today that stand in the way of achieving that vision?

- Housing and construction costs continue to rise
- Funding and financing
 - There is no dedicated source for green updates
 - For affordable housing, any additional green features rely on a scarce resource (HPTF/LIHTC). HPFT is oversubscribed for the next year and projects that aren't already in the queue for funding will have to find other sources for their projects
 - It's not realistic to expect individuals to fund/finance green updates. Low- and moderate-income residents cannot realistically afford to upgrade their single-family homes to the goals.
 - What is considered "affordable" (i.e. AMI definition) might not actually be affordable for many residents
 - Balance practicality of cost with idealism of carbon metrics
- Inconvenience / burden of upgrades vs. value: it is a burden to go through upgrades, especially if the value isn't obvious and the burden of engaging with existing programs is high
- Political will / constituent priorities
- Regulatory alignment
- Standards
- Fossil fuel interests fighting the transition
- Disinformation about the climate crisis & need for change
- Zoning (including Historic Preservation)

Other than affordability, what needs exist for affordable housing that are more pressing than, or might compete with, moving to net-zero carbon?

- Proximity of good jobs and access/walkability to public transit and services
- Social services with childcare, transportation, and financial literacy
- Shortage of affordable housing stock & equity in availability. Affordable housing needs to be available in all Wards and accommodate a range of family sizes /housing types
- Resiliency to changing climate conditions. We are already experiencing higher temperatures and dangerous heat conditions, yet residents face a lack of safe, clean, affordable cooling. Rising sea levels are increasing flooding in low-lying areas
- Health and safety issues (i.e. lead abatement, security)
- Accessibility (i.e. wheelchair ramps, VHI)
- Acceptance of newer technology. Some people will be resistant to changes such as heat pumps instead of direct heat
- Utility costs are a factor if not included in the rent; gas is cheaper than electricity
- Argument that net-zero should be cheaper to operate so potentially no conflict

What solutions could address these barriers? (policy needs, technical support, resources, etc.)

- Solutions should address multiple needs (net gains) like climate benefits, reduced cost, AND improved health and well-being
 - Energy efficiency (smart thermostats)
 - Behavioral programs that help people to stay comfortable and safe while saving money
 - Compliment DC SEU programs
 - 100% clean energy in new construction → relatively easy & inexpensive
- Training/education programs and community engagement to increase knowledge on value of energy efficiency improvements -- not just financial benefits but also for comfort and health
- Funding / Financing:
 - Non-loan financing solutions such as the pay-as-you-save model
 - More funding - both federal and local
 - Funding for retrofits in particular
- Clean, affordable cooling as a service
- Submetering
- Consider all policy solutions, including CNG and CHP for cost saving, energy efficiency, and safe reliable sources of energy
- Density / Location-Based Planning
 - Initiatives/incentives for living near the workplace and/or for businesses/industry to locate nearby and to hire District residents
 - Community planning and zoning
 - Increase density by continuing to update the Comprehensive Plan
 - Increase construction of market rate housing as well as affordable housing to increase density

- Subsidized transportation: even if high property values in a commercial area makes affordable housing tough there, could work to make those areas also more accessible from all neighborhoods
- Technical support and resources to go with standards, policies

What else is needed to achieve the vision we started with? Blue skies: what's the one thing you'd do to get us to our vision?

- All parties must be willing to compromise - there is no easy solution
- May need a large-scale initiative (i.e. a WPA for net-zero affordable housing)
- Train and employ the District's unemployed residents to build net-zero, affordable housing
- Energy is a necessity, so climate concerns need to be balanced with things like affordability, reliability, and social equity. Experiences in CA (rolling blackouts) and CT (ratepayer revolt) demonstrate the need to get buy-in from those who are impacted the most.
- Get rid of height restrictions
- Eliminate single-family only zoning
- More liberal policy on granny cottages and on percentage of built area in residential lots
- Improved building technologies (i.e. modular, mass timber, etc.)
- Political will to take on fossil fuel interests/climate disinformation
- Ensure that affordable housing residents aren't left with costs of gas distribution system as we move away from it
- Individual meters
- Assistance for developers
 - Gas piping costs
 - Tax credits to develop affordable housing
- Assistance with funding retrofits of existing multi-family projects
- Education and training for homeowners to make smart improvements and selection of contractors
- Training contractors and workers who implement upgrades
- Grants, tax offsets and PACE funding for homeowners to implement upgrades
- Convenience: simple program where residents sign up and get energy efficiency retrofits and renewable energy at no cost out of pocket. Seamless program for residents that doesn't include hoops for tenants (this is program for renters and owners). Lower the burden of engaging with the program.