

# Office to Affordable Housing Task Force Establishment Act of 2017

DC Councilmember Robert C. White, Jr.

# The Housing Need

- DC's population growth is driving demand for more housing with an increase of nearly 1,000 new residents per month.
- DC's stock of affordable rentals is declining with only half as many affordable units as 15 years ago.
- This results in an apartment vacancy of 5.8%.

# The Commercial Building Need

- Businesses are downsizing their footprints and moving into new Class A buildings.
- Older DC office buildings are having difficulty attracting new tenants.
- This has resulted in an 11% office building vacancy rate.

# What I Know?

- Office buildings can be converted into residential buildings.
- We have to do something about our lack of affordable housing.
- We have to do something about our high commercial vacancy rates.
- Office to apartment conversions is not a generally profitable business model.

# Sample Conversion – DC

Before – EPA Headquarters Waterfront



After – Sky house East and West



# Sample Conversion – DC

Before – Office Building  
1255 22<sup>nd</sup> Street, NW



After – Residential Building





# Sample Conversion – Alexandria, VA

Before – Sheet Metal Workers Union  
National Pension Fund Building



After – Oronoco Waterfront Residences



# *The Office to Affordable Housing Task Force Establishment Act of 2017:*

- Begins the planning process to convert older office buildings into affordable housing units.
- Brings together construction experts, building owners, housing advocates, and the government.
- Puts government in a leadership role in providing an innovative solution to our city's affordable housing crisis.



# Functions of the Task Force

- Determine exactly what would be required of DC government and of office building owners to accelerate office to affordable housing conversions.
- Develop a list of any legal, regulatory, or zoning changes necessary for building conversions.
- Identify the necessary funding mechanisms that the city and/or building owners could utilize.
- Provide an estimate of costs to the District and costs to property owners associated with a public-private partnership.