

APPENDIX

- Housing, Equity, and Race: Fair Housing in the DMV Social Media Toolkit
- Outreach, Events, and Presentations
- 2021 – 2022 Regional Fair Housing Survey Results
- Events and Interviews Tracker
- References on the Harms of Residential Segregation (noted in the Executive Summary)



Social Media Toolkit

The Metropolitan Washington Council of Governments (COG) is coordinating community engagement for a Regional Housing Equity Plan. The plan, also known as the Regional Analysis of Impediments to Fair Housing Choice, helps direct federal funds in ways to make housing more equitable and accessible to individuals and families no matter where they live or where they would like to live.

Please join COG and Challenging Racism for a discussion series on Housing, Equity and Race: Fair Housing in the DMV Region.

RSVP for one of our workshops at www.mwcog.org/fairhousing

Wednesday, July 14, 2021 @ 6:30 - 9:00 PM

Thursday, July 22, 2021 @ 6:30 - 9:00 PM

Saturday, July 31, 2021 @ 9:30 AM - 12:00 PM

We encourage you to invite your community, colleagues and post on your social media channels using #housingequitydmv and #fairhousingdmv. Follow us @MWCOG. Please use the following suggested posts and graphics on your social media to promote this important discussion. Download graphics for Facebook, Twitter, Instagram and LinkedIn [HERE](#). For more information, please contact Kim Sescoc, Engagement Associate at Kim@publicengagementassociate.com

FACEBOOK Style Posts

Please join @MWCOG for a free workshop on Housing, Equity and Race: Fair Housing in the DMV Region. Learn more about the history of housing and help create more equitable housing in our region. This virtual workshop will be facilitated by the nonprofit organization Challenging Racism and will engage participants through hearing from residents from variety of backgrounds and small group discussions. RSVP for one of three workshops at www.mwcog.org/fairhousing

How do we expand our choices of where we live? Learn more about the history of housing policies and practices and what we can do to help promote equitable and fair housing in our region. RSVP for one of three workshops at www.mwcog.org/fairhousing

Learn about how local policies impacted housing in the region. Join @MWCOG for a free workshop on Housing, Equity and Race: Fair Housing in the DMV Region. Hear local experiences and add your voice to the discussion. RSVP for one of three workshops at www.mwcog.org/fairhousing

TWITTER Style Posts

How do we expand our choices of where we live? Learn more about the history of housing policies and what we can do to help promote fair housing in our region. #fairhousingDMV RSVP for one of three workshops at www.mwcog.org/fairhousing #housingequitydmv @mwcog

Please join us for a free workshop on Housing, Equity and Race: #fairhousingDMV Region. Learn more about the history of housing policies and what we can do to promote equitable and fair housing in our region. RSVP at www.mwcog.org/fairhousing #housingequityDMV @mwcog

Learn more about the history of housing policies and practices in the DMV region. RSVP for one of three workshops at www.mwcog.org/fairhousing #fairhousingDMV #housingequitydmv @mwcog

Get in the driver's seat! Drive housing policies and practices in the DMV region. RSVP for one of three workshops at www.mwcog.org/fairhousing #fairhousingDMV #housingequitydmv @mwcog

Do you think we need greater housing choices in the DMV? Join us for one of three workshops at www.mwcog.org/fairhousing #fairhousingDMV #housingequitydmv @mwcog

Health and housing. Transportation and housing. How are they connected? Join us for one of three workshops at www.mwcog.org/fairhousing #fairhousingDMV #housingequitydmv @mwcog

If you need additional information, please contact Kim Sescoc at Kim@publicengagementassociates.com or 202-423-9622.

Thank you!

Manuel Ochoa, Tiffany Martin, Kimberly Sescoc
COG RAI Outreach Team
fairhousing@mwcog.org

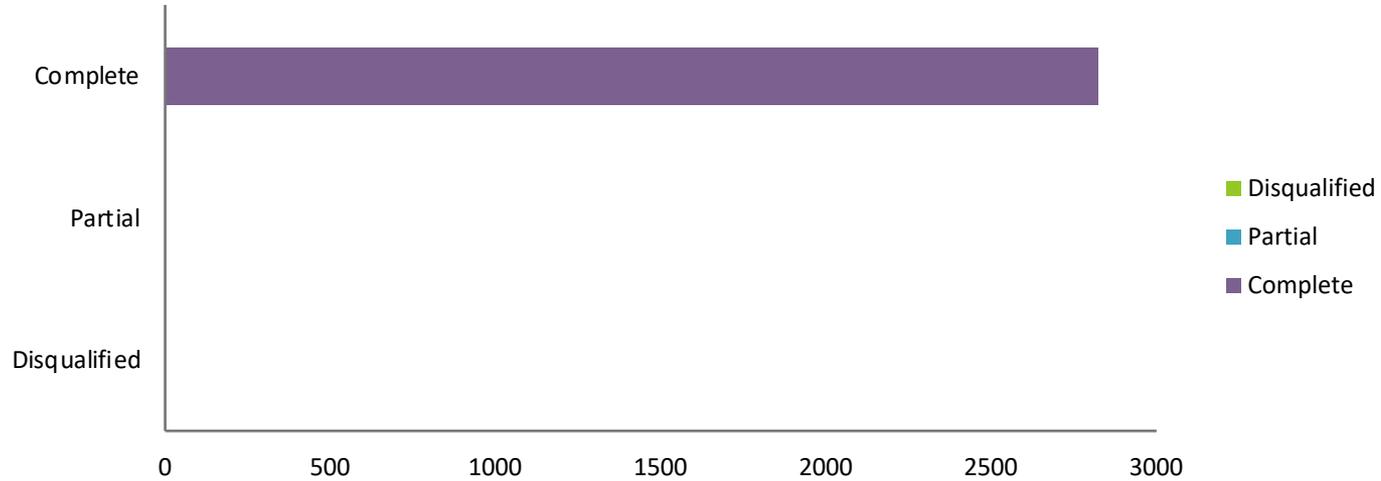
Appendix: Outreach Events and Presentations

Jurisdiction	Board/Commission/Non-Profit	Date
City of Alexandria, VA	Alexandria Housing Affordability Advisory Committee	April 1, 2021
City of Alexandria, VA	Alexandria Commission on Persons with Disabilities	April 14, 2021
City of Alexandria, VA	City Council Monthly Public Hearing	April 17, 2021
City of Alexandria, VA	Economic Opportunities Commission	April 21, 2021
City of Alexandria, VA	Community Services Board	May 6, 2021
District of Columbia	Needs Assessment Hearing for DHCD FY2022 Annual Action Plan	May 26, 2021
Fairfax County, VA	Fairfax Service Navigation Team	April 19, 2021
Fairfax County, VA	Fairfax County Fair Housing Taskforce	June 2, 2021
Fairfax County, VA	Fairfax Annual Housing Fair	April 27, 2021
Loudoun County, VA	Disability Services Board	May 11, 2021
Loudoun County, VA	Family Services Advisory Board	May 13, 2021
Loudoun County, VA	Loudoun Human Services Network	May 21, 2021
Loudoun County, VA	Habitat for Humanity Board of Directors	May 26, 2021
Loudoun County, VA	Housing Advisory Board	June 9, 2021
Loudoun County, VA	Affordable Dwelling Units Advisory Board	July 13, 2021
Loudoun County, VA	Multicultural Advisory Committee	August 1, 2021
Montgomery County, MD	Human Rights Commission	July 26, 2021
Montgomery County, MD	Mid-County Citizens Advisory Board	July 20, 2021
Montgomery County, MD	Silver Springs Citizens Advisory Board/Urban District	Postponed from 21 June, TBD
Montgomery County, MD	Up County Citizens Advisory Board	July 12, 2021
Prince William County, VA	Prince William Housing Board	March 25, 2021
Prince William County, VA	Housing Opportunities Made Equal of Virginia, Inc.	April 20, 2021
Prince William County, VA	Community Services Board	June 17, 2021
Prince William County, VA	Racial and Social Justice Commission	July 15, 2021
Prince William County, VA	Human Rights Commission	September 9, 2021

Report for 2021-2022 Regional Fair Housing Survey

2021-2022 Regional Fair Housing Survey

Response Statistics



	Count	Percent
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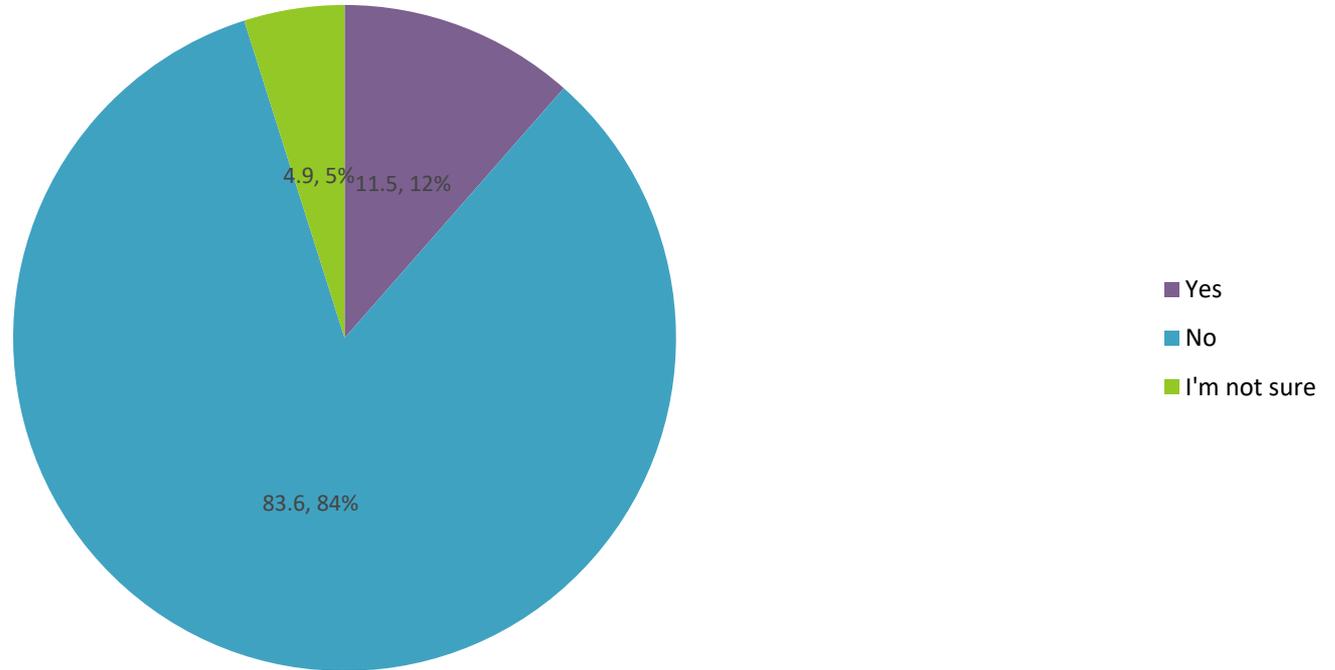
Complete	2,825	100
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Partial	1	0
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Disqualified	0	0
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Totals	2,826	
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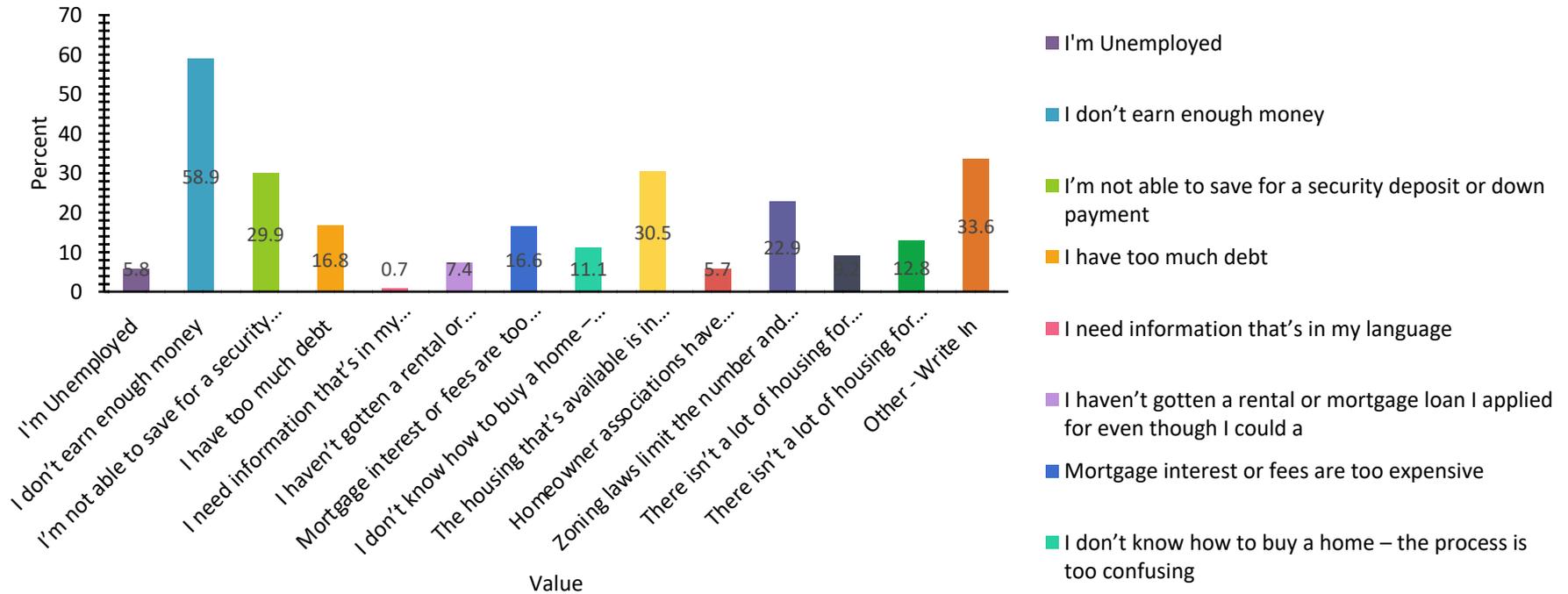
1. Do you think it's easy to find affordable housing that's in good condition and safe to live in? Affordable means you spend less than 30% of your household take home pay on their rent or mortgage.



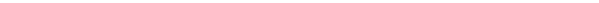
1. Do you think it's easy to find affordable housing that's in good condition and safe to live in? Affordable means you spend less than 30% of your household take home pay on their rent or mortgage.

Value		Percent	Count
Yes		11.5%	325
No		83.6%	2,352
I'm not sure		4.9%	138
Totals			2,815

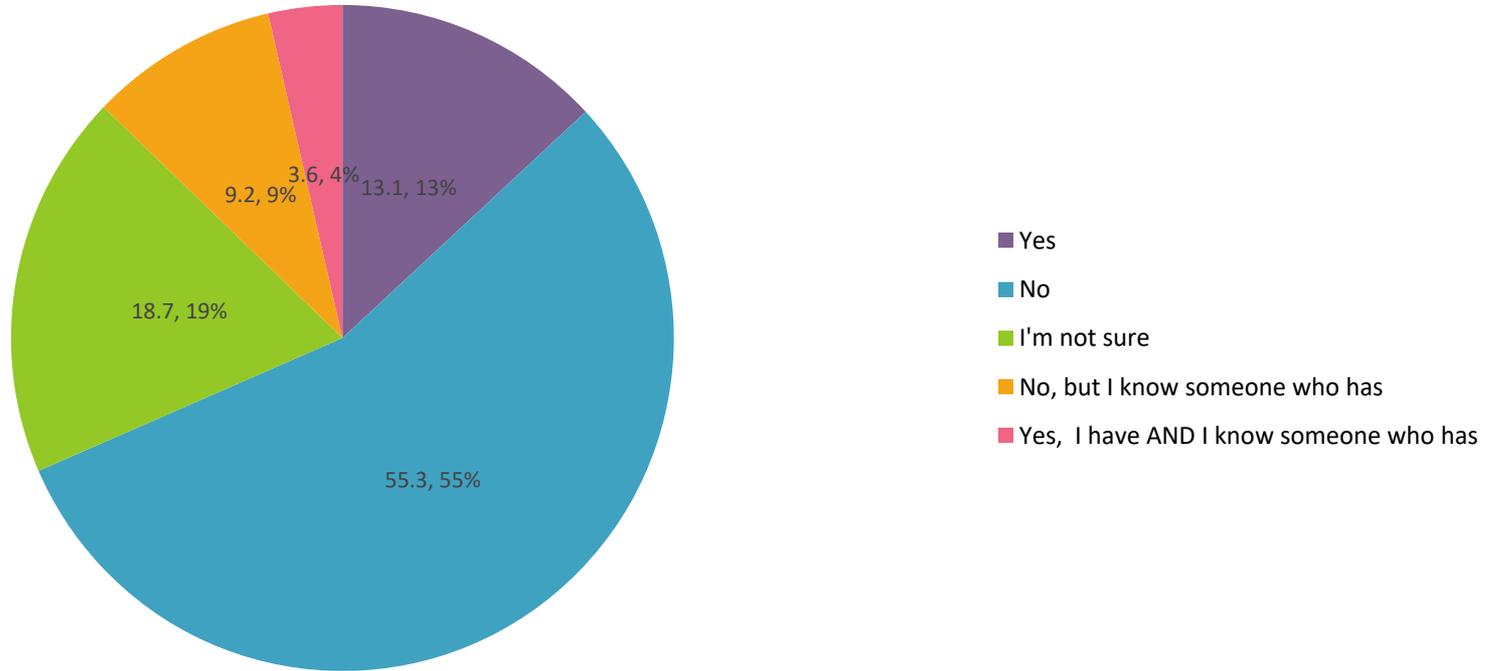
2.If you answered no, why? Pick your top 3 reasons.



2.If you answered no, why? Pick your top 3 reasons.

Value		Percent	Count
I'm Unemployed		5.8%	146
I don't earn enough money		58.9%	1,485
I'm not able to save for a security deposit or down payment		29.9%	755
I have too much debt		16.8%	423
I need information that's in my language		0.7%	18
I haven't gotten a rental or mortgage loan I applied for even though I could afford it		7.4%	186
Mortgage interest or fees are too expensive		16.6%	419
I don't know how to buy a home – the process is too confusing		11.1%	279
The housing that's available is in bad condition or unsafe		30.5%	769
Homeowner associations have rules that keep me out		5.7%	145

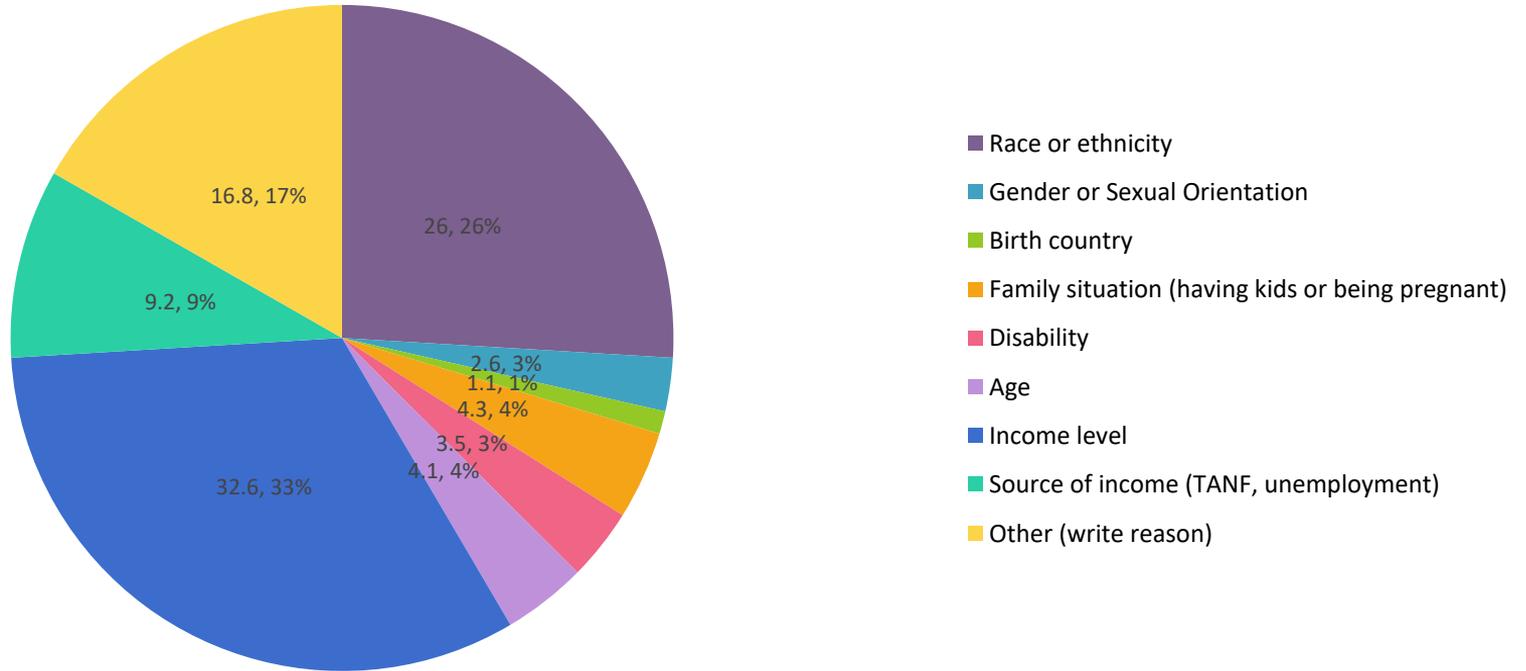
3. Have you faced housing discrimination? In other words, you haven't gotten housing because of your race, age, sexual orientation, etc.?



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Value		Percent	Count
Yes		13.1%	366
No		55.3%	1,546
I'm not sure		18.7%	524
No, but I know someone who has		9.2%	257
Yes, I have AND I know someone who has		3.6%	102
Totals			2,795

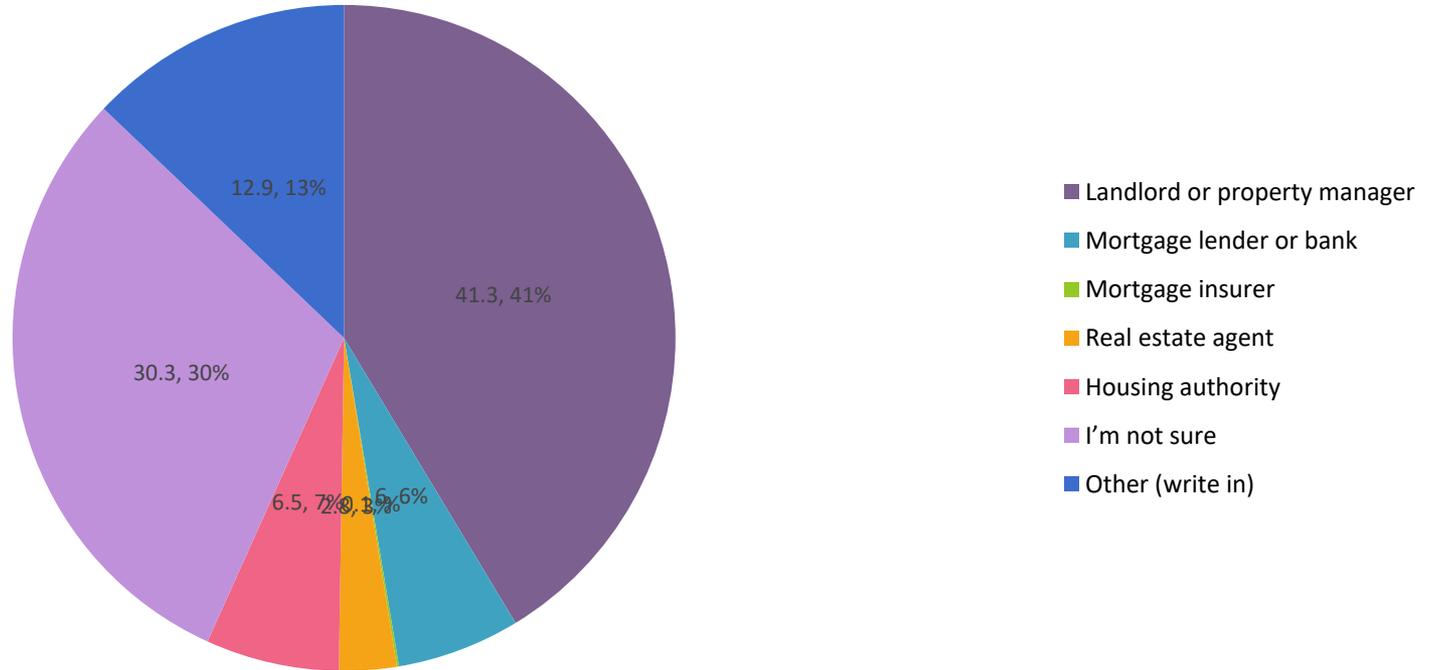
4.If you or someone you know faced housing discrimination, what do you think was the reason?



4.If you or someone you know faced housing discrimination, what do you think was the reason?

Value		Percent	Count
Race or ethnicity		26.0%	562
Gender or Sexual Orientation		2.6%	56
Birth country		1.1%	23
Family situation (having kids or being pregnant)		4.3%	93
Disability		3.5%	75
Age		4.1%	89
Income level		32.6%	705
Source of income (TANF, unemployment)		9.2%	199
Other (write reason)		16.8%	363
Totals			2,165
Other (write reason)	Count		

5. Who discriminated against you or the person you know?

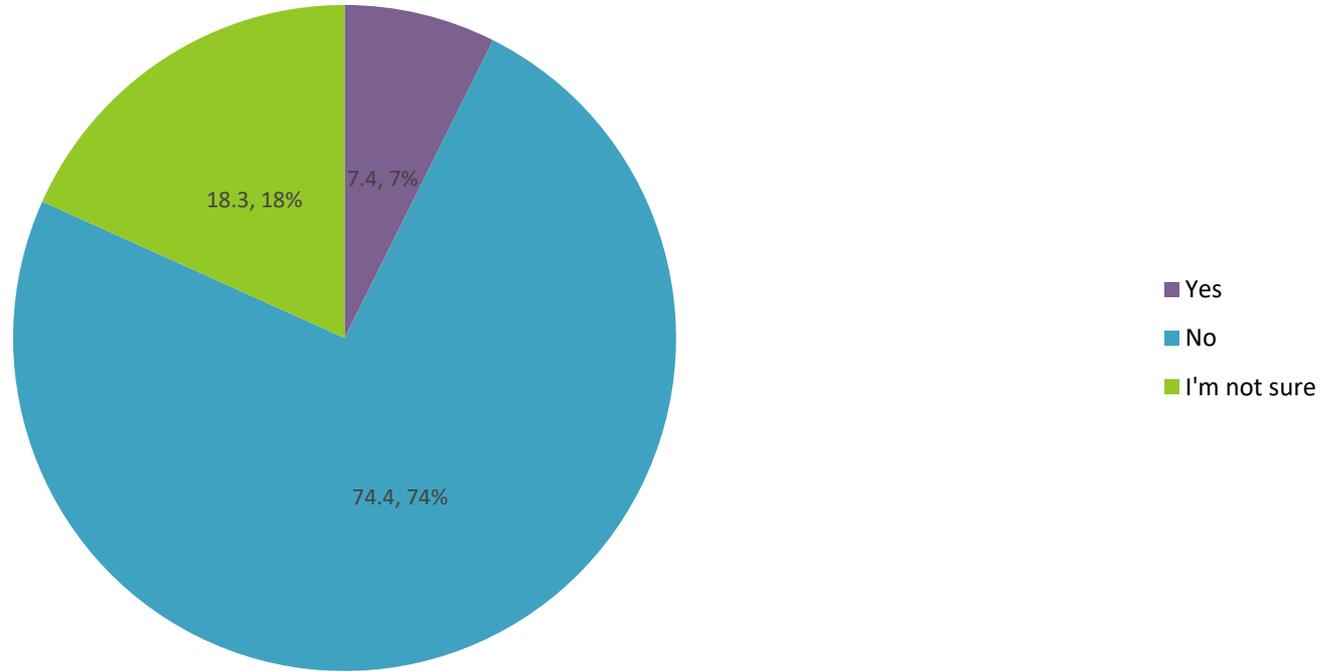


5. Who discriminated against you or the person you know?

Value		Percent	Count
Landlord or property manager		41.3%	903
Mortgage lender or bank		6.0%	130
Mortgage insurer		0.1%	3
Real estate agent		2.8%	62
Housing authority		6.5%	143
I'm not sure		30.3%	661
Other (write in)		12.9%	282
Totals			2,184

Other (write in)	Count
N/A	47
N/a	14
NA	11
No one	9

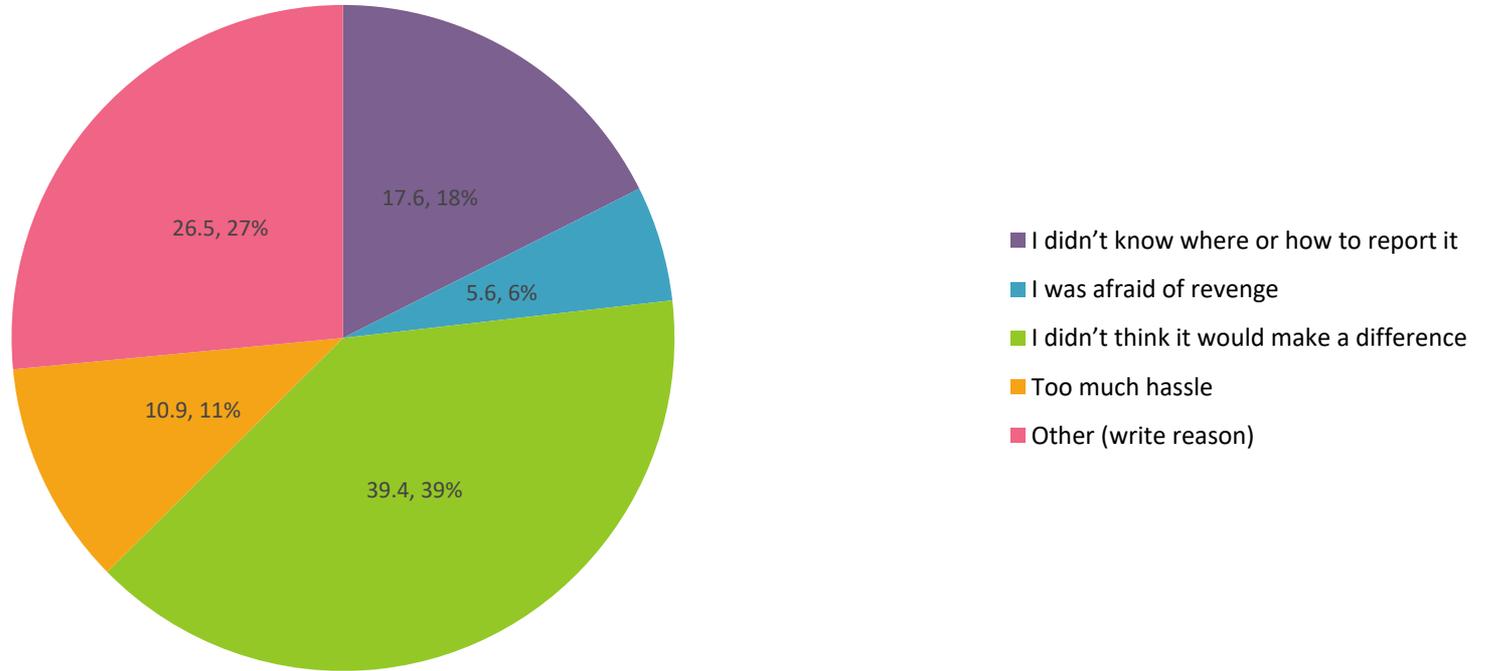
6. Did you report the discrimination to anyone? For example, HUD, state or county agency or a nonprofit fair housing organization.



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Value		Percent	Count
Yes		7.4%	163
No		74.4%	1,646
I'm not sure		18.3%	404
Totals			2,213

7.If you didn't report the discrimination, why not?



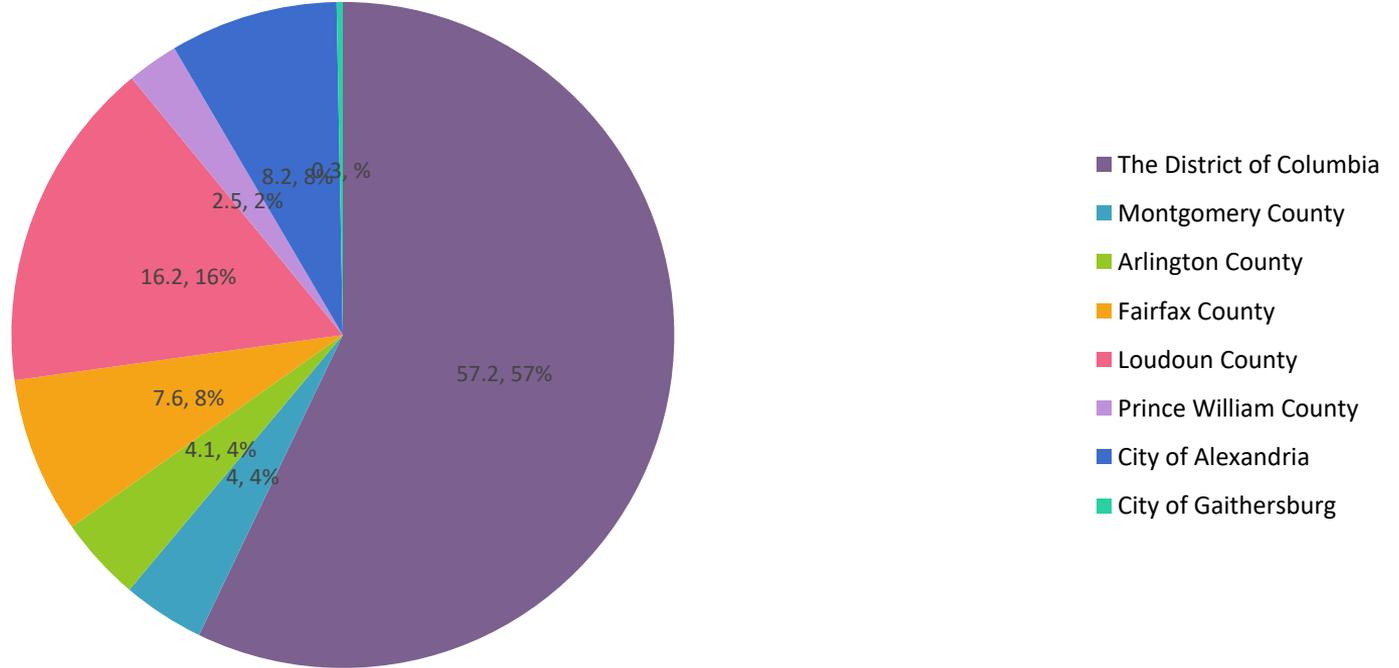
7.If you didn't report the discrimination, why not?

Value		Percent	Count
I didn't know where or how to report it		17.6%	369
I was afraid of revenge		5.6%	117
I didn't think it would make a difference		39.4%	825
Too much hassle		10.9%	228
Other (write reason)		26.5%	556
Totals			2,095

Other (write reason)	Count
N/A	60
N/a	23
NA	13
n/a	12
Na	4
No discrimination	4
Does not apply	3
I don't know if I was discriminated against	3

8. We'd like to know about you. Remember, all answers are confidential. We won't know your name or any other personal information.

I Live in:

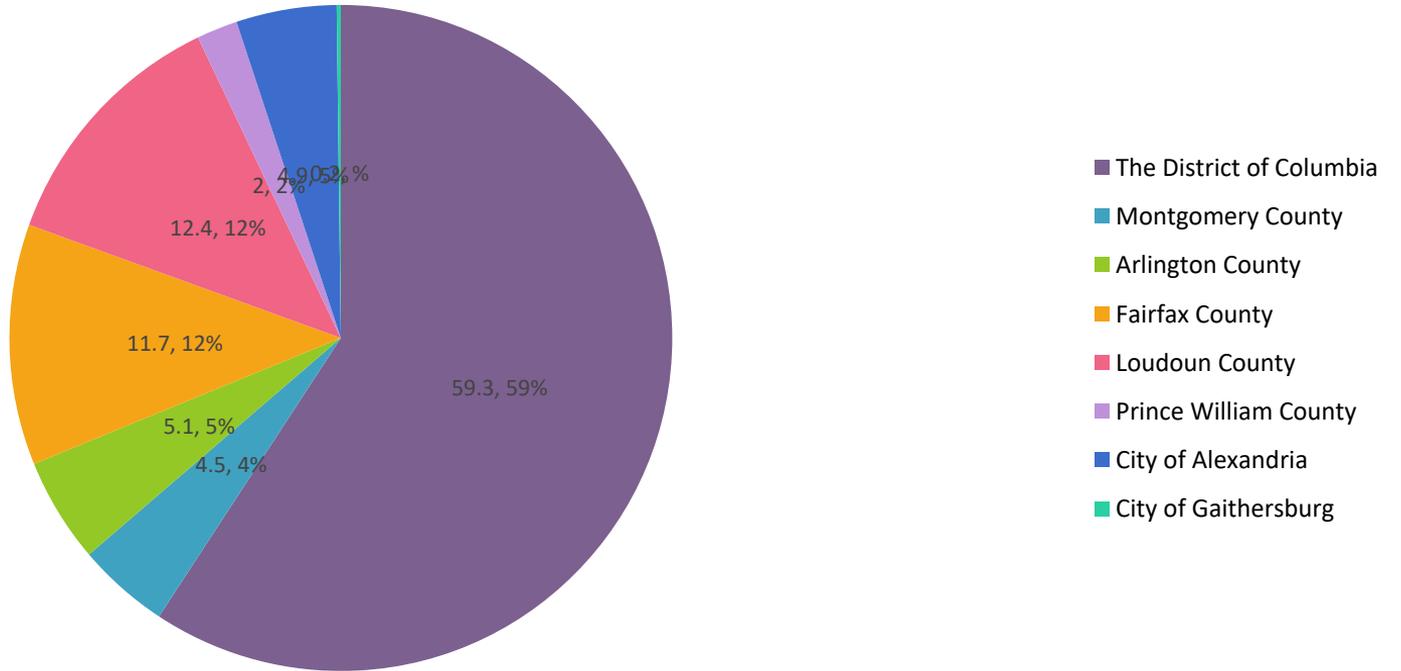


8. We'd like to know about you. Remember, all answers are confidential. We won't know your name or any other personal information.

I Live in:

Value		Percent	Count
The District of Columbia		57.2%	1,561
Montgomery County		4.0%	108
Arlington County		4.1%	111
Fairfax County		7.6%	206
Loudoun County		16.2%	442
Prince William County		2.5%	69
City of Alexandria		8.2%	223
City of Gaithersburg		0.3%	7
Totals			2,727

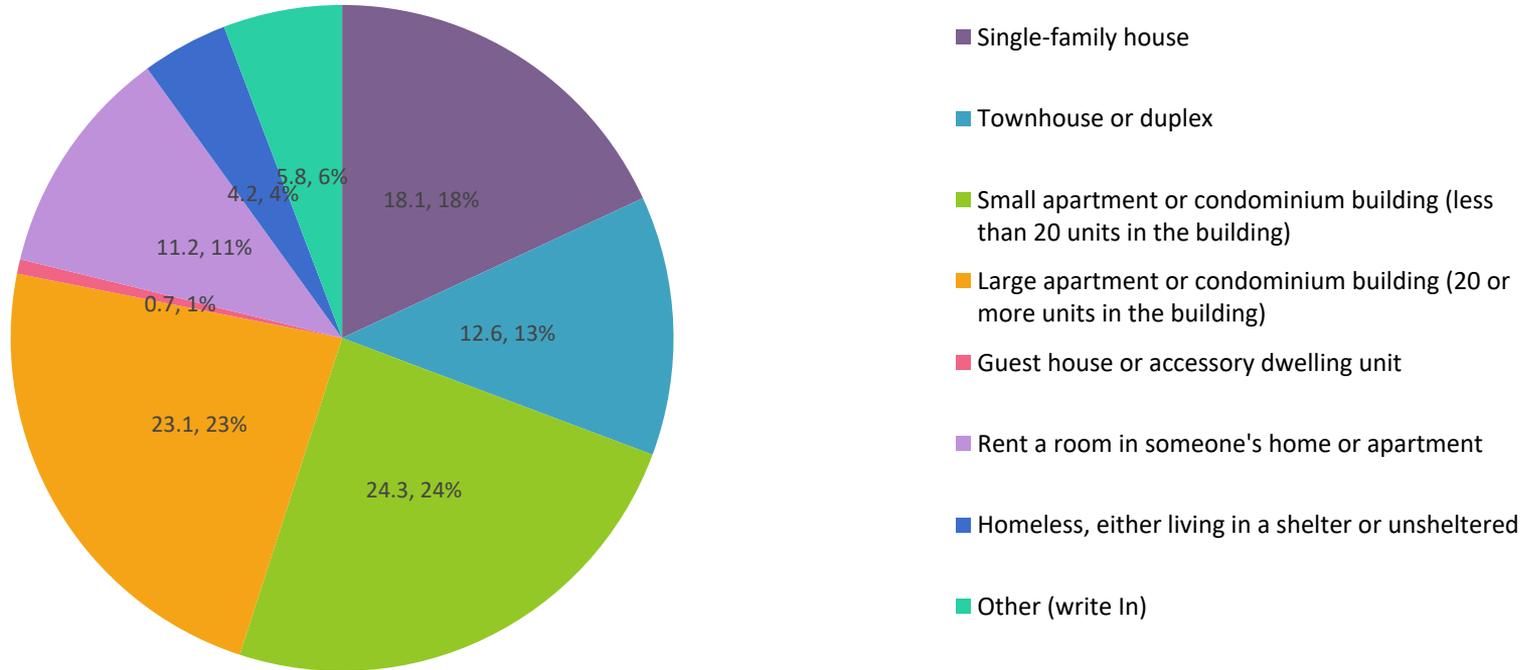
9.I work in:



9.I work in:

Value		Percent	Count
The District of Columbia		59.3%	1,505
Montgomery County		4.5%	114
Arlington County		5.1%	129
Fairfax County		11.7%	297
Loudoun County		12.4%	316
Prince William County		2.0%	50
City of Alexandria		4.9%	124
City of Gaithersburg		0.2%	5
Totals			2,540

10. What type of home do you live in?



10.What type of home do you live in?

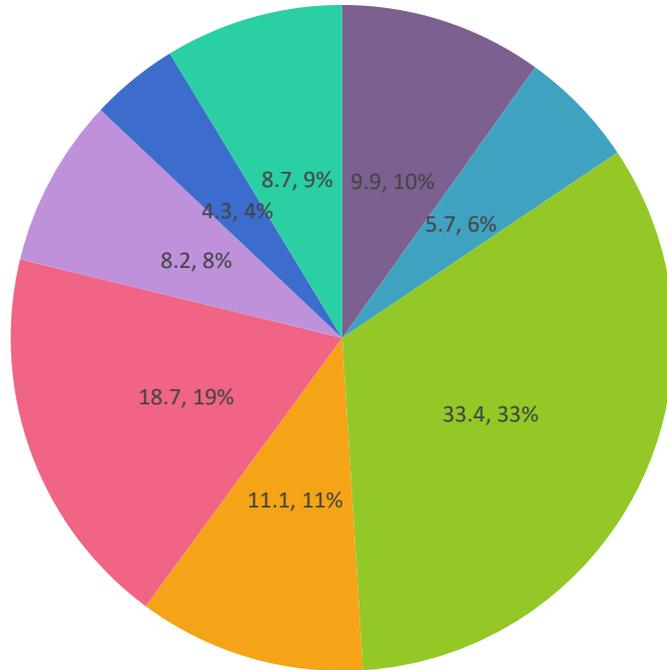
Value		Percent	Count
Single-family house		18.1%	498
Townhouse or duplex		12.6%	347
Small apartment or condominium building (less than 20 units in the building)		24.3%	671
Large apartment or condominium building (20 or more units in the building)		23.1%	637
Guest house or accessory dwelling unit		0.7%	19
Rent a room in someone's home or apartment		11.2%	310
Homeless, either living in a shelter or unsheltered		4.2%	116
Other (write In)		5.8%	161
Totals			2,759

Other (write In) Count

With family 4

Apartment 3

11.How do you pay for your housing?



- I pay rent to a housing authority
- I pay rent with a Housing Choice voucher
- I pay rent to a private landlord
- I rent a room in an apartment or house
- I pay a mortgage for a home I own
- I stay for free with friends or family
- I'm homeless
- Other (write In)

11.How do you pay for your housing?

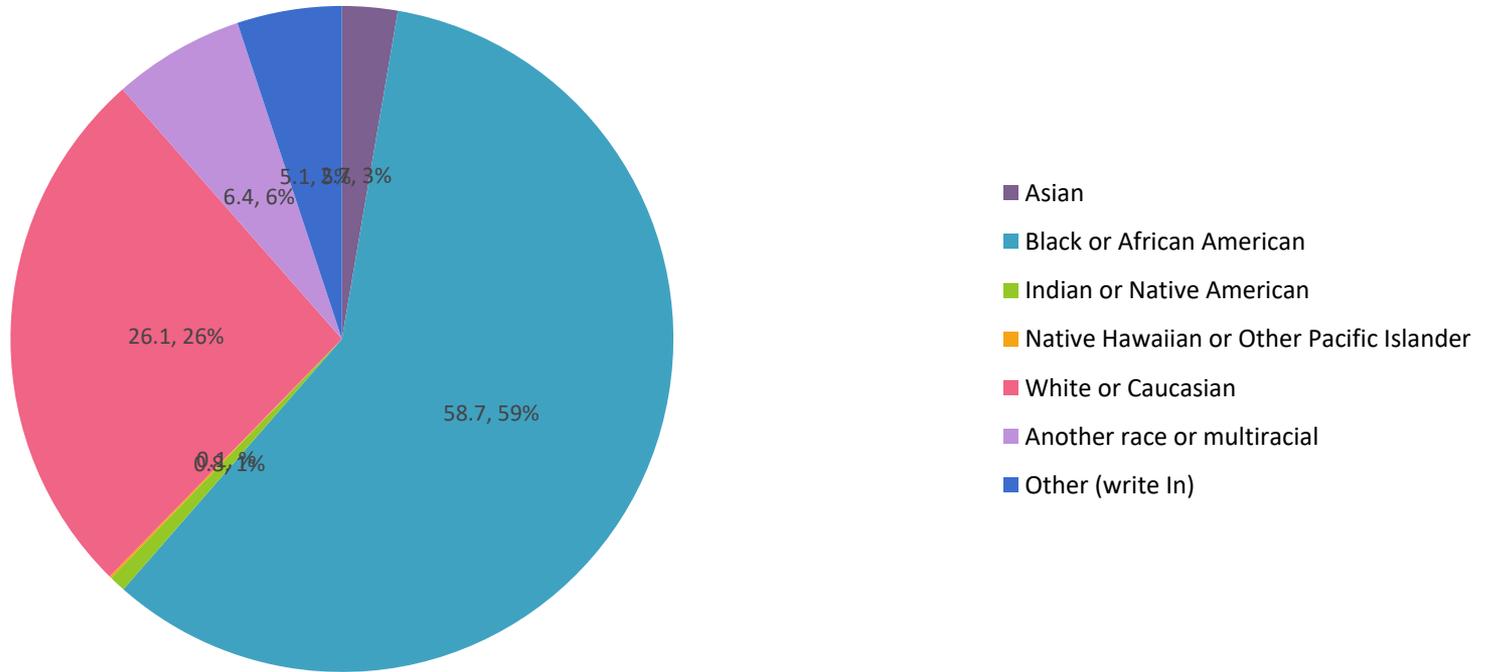
Value		Percent	Count
I pay rent to a housing authority		9.9%	274
I pay rent with a Housing Choice voucher		5.7%	158
I pay rent to a private landlord		33.4%	921
I rent a room in an apartment or house		11.1%	305
I pay a mortgage for a home I own		18.7%	517
I stay for free with friends or family		8.2%	227
I'm homeless		4.3%	119
Other (write In)		8.7%	239
Totals			2,760

Other (write In) Count

Employment 2

I own my home 2

12.I identify as:

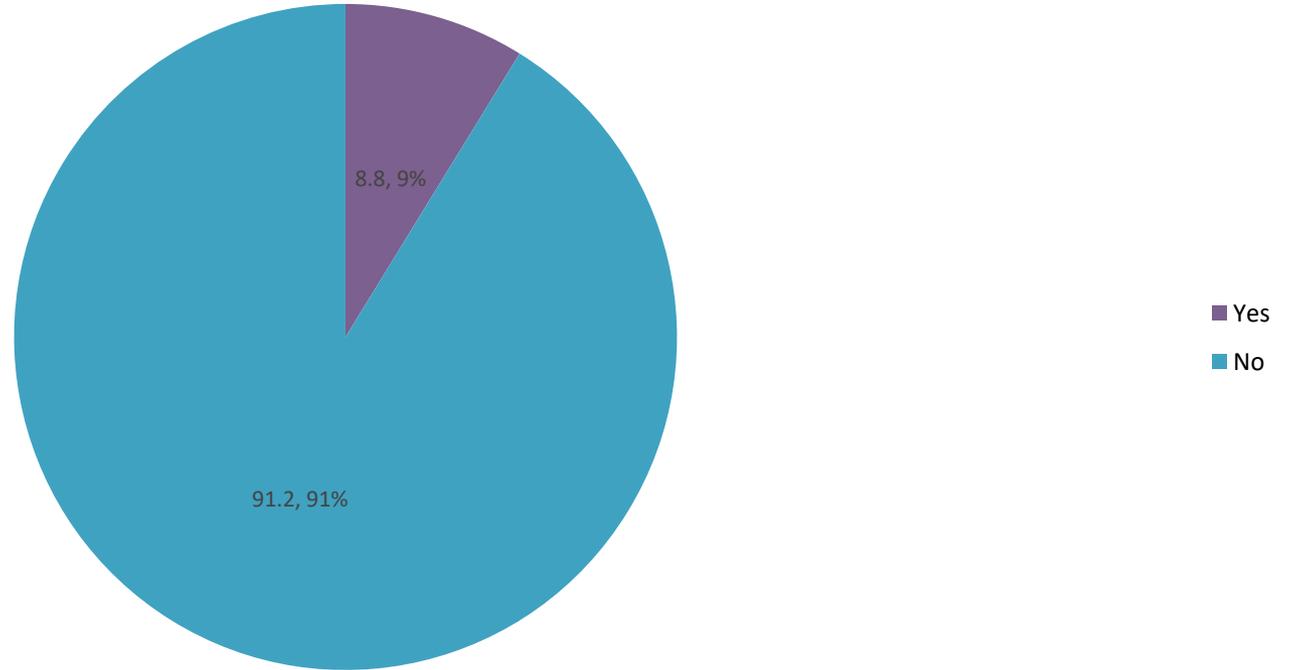


12.I identify as:

Value		Percent	Count
Asian		2.7%	74
Black or African American		58.7%	1,611
Indian or Native American		0.8%	22
Native Hawaiian or Other Pacific Islander		0.1%	4
White or Caucasian		26.1%	716
Another race or multiracial		6.4%	176
Other (write In)		5.1%	140
Totals			2,743

Other (write In)	Count
Latino	7
Human	6
American	5
Hispanic	4

13.Are you Hispanic or Latino?



13.Are you Hispanic or Latino?

Value		Percent	Count
Yes		8.8%	242
No		91.2%	2,511
Totals			2,753

14.OPTIONAL If there's anything else you'd like us to know about housing in your area, tell us in the space below.

ResponseID	Response
1	TEST. Questions 2 did allow for three options.
2	Test
3	TEST
4	TEST
5	A lot of illegal practices and broken policies. Will be further reporting
7	Credit is a very easy way landlords exclude black residents
14	we need to go beyond the usual 'racial profiling' and look at policy and zoning as discrimination
15	Housing prices are rising too fast and too much indicating we need more and more types of housing stock.
16	There is no systemic racism in housing in this market.
17	The institutional racism (including Housing, lending, etc.) capitalizes from maintaining poverty in evident in my DC Southeast neighborhood and community.
19	Interested in being a homeowner
20	I have called the mayor center 311 help ,then housing authority where they said the waiting list is now closed helping people on list of 2011 and shelters.
21	too expensive
22	I notice that it is very hard to find and be eligible to rent a townhouse. When it comes to buying the townhouse, it is impossible.
23	The ADU process need to change and provide priority to those who lived in loudoun county the longest!
24	Middle income households are priced out. Need \$ programs to assist public employees.
25	I make above minimum wage and have lived in Arlington for 10 years, My wages can NOT keep up with rapidly rising cost of everything. Rent is higher now then 10 years

ResponseID	Response
43	No
44	I think housing in my area needs to be more affordable to single mothers
46	THERES
47	I did learn about a website that I did not previously know about that will hopefully help me to find housing and navigate the housing market in DC but I never would have know about it if I didn't get this email by chance. I think especially for first time homebuyers the navigation of so many different programs and agencies is a process that seems daunting especially if you don't know what you are doing.
48	Discrimination needs to cover more than disability, race, religion, and sexual orientation. That doesn't cover the type of discrimination that 90% of low income individuals and families face today. Property owners and mortgage companies continue to be selective and discriminate based on first encounters, appearance, credit, and issues from over 7 years in the past. The parties in place who need to address these issues don't understand what is happening and why because they have never experienced it or they earn too much money to care. The programs in place still do not do enough to address affordable housing issues. Everyone cannot earn hundreds of thousands of dollars in salary each year. Someone has to work in retail to sell them their goods. Where is that person supposed to live if the income earned is not enough to afford what is considered affordable? How are they supposed to get approved when the application process, background checks, and amenity fees continue to keep affordable housing out of reach? If the 4 person poverty income level of \$25,500 is not enough for one person to survive off of, how is a family of 4 supposed to survive off of it? There is plenty of housing available in the entire DMV area. Every apartment and condo complex has units available as we speak. Low income individuals and families are unable to occupy these unites; even units set aside for low income earners. It's as if the system and the people running it don't want to solve the issues. They could care less if people can't find housing and are homeless. It's all about politics and making money. We just want a roof over our heads where we don't have to cohabitate with mice and roaches. We don't want to live beyond our means and be stressed out because of it. Many of us are hardworking and ambitious. All we need is a fair opportunity, decent housing that

ResponseID	Response
80	I moved to DC in October 2020. Before that, I lived in Arlington County in 22207 for 7 years. From August 2016 to September 2020 I lived in an old house near Ballston Metro. My landlord decided to raise the rent on the unit by 30% during the pandemic. I had no choice but to find somewhere else to live. I was very lucky to find a rent-control unit in DC, however now I am far from grocery stores and have limited transit options compared to the orange-silver line corridor of Arlington.
82	build stacked townhomes like they have in Woodbridge.
83	not enough housing near transit
85	There is plenty of housing available in this area.
87	It's too expensive even if someone has a
88	Affordable safe housing is crime prevention.
89	Denser housing
92	Gaithersburg apartment prices are rising drastically and we have a vibrant community here that is at risk of gentrification
95	Would be nice to know more about the section 8 housing list
97	There need to be more accessible, one bedroom apartments.
98	Amazon
103	It is just too dang expensive in Arlington. I will need to move in a few months and I don't know where I'll land. I don't want to pay Arlington prices. It feels like a waste of money.
105	I don't understand why my rent increases every year when I make less money
107	No
110	Less expensive housing can be found by living farther from very-desirable locations.
113	Housing prices are out of control. Buying a home in Arlington is not possible because homeownership is only for the wealthy. New apartments and condo's are being built everywhere and the starting prices are only for the rich. I have worked and lived in Arlington for more than 10 years and it is getting harder to stay. My only option is to move far outside the city and commute for hours a day to survive. More than 60% of

ResponseID	Response
124	Housing situation is pretty good.
126	<p>The disparity between have and have nots in Loudoun county is unacceptable. I am a small business owner about to lose my business after 2 1/2 years of struggling to stay open. When I started this business it was my goal to make sure that everyone who worked with me earned a living wage. Most of them have never even been in the middle class and were quite upset by the amount of taxes they had to pay as soon as they entered the middle class. I think if more businesses had incentive to make sure that the people that worked for them earned a living wage or it was supplemented by the county it would incentivize many people. There are also other reasons like cultural differences. Some cultures live with their families forever, they value their elders And they use them as childcare. Of course where there are limits to how many people can live in a dwelling this is impossible. In the end, no one truly wants to say the reality about Loudoun County which is: Darlington County social service programs are never tiered meaning you make one amount you lose at all even if it's over by a penny. The fact that still hasn't been fixed makes tons of people crazy because people could climb their way out of poverty if you give them away out of poverty, Loudoun County cheats when it comes to how many people have dropped out of high school, making them go through some program at Douglas which it's a little sense of since that was the first black school in thousand County and now either drop outs or the bad kids go there, Even Loudoun County's family life curriculum is still using the words good and bad touch instead of inappropriate inappropriate touch. There's only 12 county is left United States doing this because that Touch can feel good if it's from someone you love and it makes a child very confused. I tried for over 20 years to get them to change that but it was fell on deaf ears and was a waste of my time. There's also the fact that there are many LGBTQ children and adults in Loudoun this includes trans people and Loudoun County wants to continually say that we do not have many trans students, I guess that's Wade Byers do you know chance it minimizing their existence. Van county should invest in more vocational schools. Every Loudoun county high school should have the coffee bar that riverside had. I think the special needs teacher started that or the department has started that what it should be repeated and every school. This would give people a chance he would go straight on</p>

ResponseID	Response
166	This place is awful Shreveport ridge - mold un mitigated, maintenance told me to remove my smoke alarms when they beeped because that's what everyone else does; maintenance supervisor told a tenant to hit her smoke alarm until it stops beeping. His name is Jarmy Romero, numerous other issues; tenants renting out rooms, too many to list but it's awful
167	They need to build smaller homes and more affordable..
168	stop trying to build out the county, there is plenty of housing and too much of it.
169	The survey just assumes discrimination. No wonder that is what the result will be. There should be an option of no discrimination experienced or seen.
172	It's just too expensive in this area; I'm 30 years old and still living with my parents.
178	N/A
179	Most places give the units to first come first serve, it would be nice if at one or all locations they accepted women with a kid(s) or a small young family. I was born and raised in Loudoun County and prices have just gone up
181	Loudoun County has segregated us/Housing Choice Voucher/Section 8 Program. They have made up their own payment scale that is 100% wrong, especially for Western Loudoun. Example: Purcellville 4BR goes for \$2600. Loudoun says you can only spend \$2100. Yet they allow you to spend \$2900. In Ashburn for a 4BR.(NOT ACTUAL NUMBERS BUT WHAT IS GOING ON IN WESTERN LOUDOUN). Loudoun has taken away money from Landlords forcing people to move. Even though, housing CAN'T find a house they claim you can find in that bracket! Where is the going? HUD grants every voucher the same amount REGARDLESS!!!! THIS DID NOT HAPPEN UNTIL TRUMP SAID There will be no more low-income housing forced into the suburbs. ... It's been going on for years. I've seen conflict for years. It's been hell for suburbia." "We found it to be unworkable and ultimately a waste of time for localities to comply with, too often resulting in funds being steered away from communities that need them most," Carson said in a press release at the time. Yet studies have shown for decades that concentrating low-income families into small geographic areas — one consequence of the urban housing projects built in the 1960s and 1970s — only serves to exacerbate the difficulties that poor residents face.

ResponseID	Response
204	I'm looking to purchase a house in the near future. But my family do not want to purchase a townhouse. Townhouse are built throughout the county. Where are the single homes being built?
205	I'd love to be able to stay in the area we've been here for 10 years and my daughter has grown up with her friends. It's unfortunate that two working people are unable to purchase a home even a small one in the area.
206	Up until the county finally approved their compensation study, as a county employee who is very money savvy, my net monthly income required 70% of my monthly net pay to pay the mortgage payment, which was cheaper than a rental. Trying to keep the kids in their school district and as a county employee, it was brutal.
208	There is no affordable housing in Loudoun, I am paying 1/2 my salary in rent just to live and work here. Low income housing is also very expensive
212	Not enough high quality, affordable home buying options throughout Loudoun County for working citizens who may make a good salary but still live paycheck to paycheck.
215	I'm lucky, now...I used to be homeless. It took me 2 decades to get where I'm at now. Others aren't as lucky, and are left with terrible options. With all the money rampant in the area, there should be more affordable housing and services for those who live her.
218	Even though I own my house, I would be unable to sell and purchase a better, or even comparable home, in this area.
223	There is no affordable housing in Loudoun. My daughter will be living with us her entire life as she is slightly mentally challenged and will never earn the income needed to survive
224	In the tow Townhouses/condos garages should be big enough to a image and car and some storage. B B
225	Cost to live is extremely high. As a single parent, making almost 6 figures, it is still very difficult to find adequate, affordable housing in this county/ region. It's just sad.
226	It's fine. There are plenty of options.
227	It's hard to purchase a home when you have to sell your home before you can purchase another home. Not enough senior living only properties

ResponseID	Response
251	Discriminatory
252	Seems like this survey is designed more to find out if discrimination has occurred than any other factor.
255	High prices, lender practices fewer consumer protections have had disparate impacts on minorities and other vulnerable populations
257	Housing vouchers are wonderful but many private landlords and housing associations do not except them. There should be much more of a reach out and information as to how the program is set up to these parties. But right now it totally relies on the client.
258	Very limited in affordability
260	Let's go brandon
266	Arlington needs to encourage more dense housing and more incentives for builders to create affordable housing. We are losing important communities of color and low wage workers. For less traffic, people should live near where they work. Arlington needs policies that support low wage workers to live in Arlington.
269	We want to stay where we are but, we need a rental voucher. We have waited 3 years and we both get SSDI but, ALL OF MINE goes to the rent and half of my husbands. We have other bills and don't have hardly any money for food. Since, we don't qualify for Snap. Please, help us.
273	Because smaller, older single family homes in Arlington often get knocked down and redeveloped into larger, more expensive homes, it feels like Metro-accessible reasonably priced (as in, less than \$600K) are impossible to find and going extinct.
275	This survey was poorly designed
277	I was in the affordable housing program for almost 3 years without the chance to buy a home. The process and inventory available is unrealistic for this growing area. Housing prices are astronomical and quite frankly not worth it
278	It's not about discrimination!!! It's about affordability!!!
280	We do not have enough affordable housing.
282	Way to many public housing projects in 22204 it has destroyed our property values as the Arlington Public Housing Authority (APAH) is filling our neighborhood with illegal aliens and the crime they bring with them.

ResponseID	Response
296	Loudoun has no affordable homes for purchase
300	I think these kinds of surveys are bogus and have ulterior motives to support our horrendous so-called President's agenda to destroy the suburbs.
301	there appear to be a fair amount of abandoned homes falling into disrepair in the area. I'm sure these probably are privately owned, but some incentive to repair and occupy them may be worthwhile to help increase supply to possibly make more affordable housing available
303	The cost of living in Northern Virginia is much higher than in Central or Western Virginia yet Virginia only pays
304	It's basically all luxury apartments charging way too much for the average person to afford. I'm a scientist working in the "DNA Alley" area and can only afford to live anywhere close to my job because my boyfriend is a software engineer.
306	Just not enough affordable units for single people who work a job with low pay. My mortgage is almost 60% of my income, for a condo!
307	In general, home and apartment prices are too high, HOA fees are becoming very high, and there's a small selection of available properties for homeowners who don't qualify for assistance, but are in lower income brackets.
308	I don't feel the people allowing these developments have an authentic perspective on the areas they continue to over build.
316	It's hard to afford a home when we don't get pay enough to be able to live. Houses get rented for such high high prices. What someone that works hard can pay with their salary is probably the rent of \$2600 but then I guess after paying rent you can't eat, put gas on your car, pay for your car, utilities etc etc for a whole month, until you work hard again to pay your rent again and fall behind on your payments. It's a horrible system.
317	Old homes are what is affordable. New homes are crazy prices.
318	It's too expensive to buy a home. Anybody that makes less then 6 figures is fucked.
321	Way too expensive for the average.
322	Nothing affordable is available for young working couples who can't afford \$600,000 townhomes in Loudoun County. Fairfax is not much better. Commuting from

ResponseID	Response
345	Rampant gentrification is replacing affordable with over-sized and over-priced homes for those earning 100% of A.M.I.
352	Housing discrimination doesn't exist
354	make it easy to understand what and where housing is available
355	It's almost impossible for young people to purchase a decent single-family detached home anywhere in the region that is near where we work.
360	Housing prices are absurd
362	I don't believe I will be approved for a mortgage loan
363	The lack of available housing is ridiculous problem to have when there are apartment communities that use a large amount of land inefficiently. Would be nice if zoning laws allowed for mixed-use and denser housing options.
364	Houses are selling 40-100k over asking list price making it almost impossible to upgrade my family of 4 to a single family home in Ashburn, Leesburg, Broadlands, or Brambleton.
365	Need rent control. The amount of money made a month and cost of living does not allow individuals to live comfortably
368	Homeowner association have too much power in prince William county legal help is poor for disabled,black and poor
370	Not homeless Pay with social security.
371	we need a huge amount of affordable, accessible housing for the aging population and for larger families. we fall behind every year! All jurisdictions need to demand more of developers and rely on non-profit developers more.
375	Fairfax County is being over built.
379	There is no affordable housing in Fairfax County
386	There is no access everything is full
388	Tearing down old houses and replacing with giant houses is making personal property taxes increase while perpetuating the wage gap and forcing lower income individuals/families out of their homes. I can afford to rent a single bedroom apartment in Richmond, VA (where I moved here from) but apartments here are too

ResponseID	Response
402	I wish there were affordable options for recent graduates to have an apartment of their own while saving up for a future home. Being a person that grew up in Fairfax county it's sad that I feel like I am being pushed out of the area that I consider home to find a place that I can proudly say I own because even a basic 2 bedroom home is no longer affordable in the area. It seems like all new housing is catering only to those who make 6 figures while leaving behind those who don't. All I see are million dollar homes, half a million dollar townhomes. All of which makes established homes increase in price. I know of many, including professionals, who have sought housing with longer commutes because housing closer to work is too expensive. who Taxes you pay for property is too high.
403	
406	I bought my house almost 20 yrs ago. I would not be able to afford to buy or rent at today's prices, and I make over six figures. Housing prices and rental rates are too expensive for most people to afford. My salary would qualify me for workforce housing, and the rental rates are 2x my mortgage payment. That's supposed to be affordable housing, but it's not at all affordable. I'm not sure who exactly can afford to pay over \$3,000/month for rent.
407	Too many condos and cheaper housing is hundreds of people together with over a year long waiting list.
408	I live at Parc Rosslyn apartments in Arlington, VA. When resident concerns are brought to the Management in the Leasing Office, I do NOT always feel heard and valued. The eight (8) tv screens/monitors in the Fitness Center have NOT worked for MORE THAN one year. On MORE THAN one occasion, I notified the Maintenance Office AND the Managers in the Leasing Office. I am told they are working on it. I have requested more than once for residents to have access to the trash chute on the lobby level - as we used to have access to it. There was an excuse provided - in summary it has to be inaccessible for reasons beyond control. I am frustrated because rent prices go up and services go down.
409	Too expensive discriminatory
410	Alexandria, Arlington County housing is over inflated
411	Stop building data centers in Loudoun and build some affordable housing.

ResponseID	Response
439	There needs to be more apartment communities that have rents within the subsidy limits of rent assistance programs. Also, we need more existing apartment buildings that have basic accessibility features (low, no step entry). Leasing staff are not aware of the needs of people with disabilities and/or don't understand their needs for accommodations.
440	There simply isn't enough affordable housing for low wage workers.
443	I work as a household manager/nanny and I get paid extremely well. But I still don't make enough money to afford a place to buy.. I pay \$2000 a month for 800 sq ft...
444	Parking is a high consideration.
445	I LIVE BY CENTREVILLE, BUT IS LOOKING FOR AN APARTMENT NEAR MY CHILDS SCHOOL, NEAR WESTERN HIGH SCHOOL. AND IM HAVING A HARD TIME FINDING ONE.
446	Trying to keep my son in his elementary school leaves me only two options, to become wealthy or to stay in my apartment complex. The lines drawn for the school district are ridiculous
447	If I was looking for housing here I couldn't afford to buy my house today.
451	There is no affordable housing in my area, due to Gentrification. income level, Amazon moving into area
452	There are far too many empty luxury homes in the region. Incentives (& disincentives) must be adopted to allow them to be used for those with incomes that vary. Otherwise local governments ought to confiscate them for housing. Also, incentives must be developed for cooperative ownership.
454	Why are you so concerned about discrimination? It has not been a major problem for over 50 years>
455	Expensive!
460	It would be beneficial to more families that have housing assistance yo be able to purchase a property. The continued risks for moving when owners want to sell or come back to their property put HCV recipients at a greater chance of becoming homeless in the economy we're currently living in. There needs to be more access within these programs.

ResponseID	Response
478	Need more affordable housing vouchers...the wait is too long to get one. Plus more options for people with disability or are considered disabled.
480	Not building enough homes under the ADU program. Waitlist is too long
482	No
483	House prices are through the roof.
484	I have applied for HCV in three states have not recieved one yet I get SSA and a part time job thats about to end
485	When will housing become affordable?
490	The real estate businesses should be educated about the housing, benefits and effects for low income citizens
493	Prices are keep going up more than people's income. Housing employees are extremely slow in processing application and keep loosing documents and rude
494	Not enough housing for the elderly and the disabled or low income that isn't about to be condemned or should be condemned. Has problems with roaches or bedbugs, rats, or drugs and gangs.
498	We are part of the affordable dwelling unit (ADU) in Loudoun county. I'm retired and my only income is Social Security. I'm a single parent of 2 teenagers and my current rent is almost 65 percent of my income?!
500	I don't feel safe due to adults, neighborhood children and rental manager who are Spanish speaking get away with hurting me and keeping me in fear of revenge.
501	This survey is racist
505	The area is growing too fast. Housing is too high for the common blue collared worker. Pushing them out west & further to live & work.
506	Living in Loudoun has been wonderful
507	There's nothing else
510	Loudoun County did what trump said to do, change the voucher amounts to get all voucher holders out of Western Loudoun. The cost of rentals are higher then what our vouchers are worth!!! #Real Talk #Facts
511	Lack of nice, structurally sound options that are under \$1500/mo

ResponseID	Response
524	It's very hard finding housing soon as you say section 8 they say No because bad people have made it so bad for the good people the ones who know how to take care of there places it's just not right
525	Zoning is also too restrictive,
526	The room I rent is "market value" at \$600/month. To afford it, a car payment, my cell phone bill, car insurance, health insurance, gas (for my hour commute), and groceries, I need a FT (\$18/hour) and PT (tipped) job.
527	I not sure
528	Ownership for lower income is almost impossible in Arlington County
530	Real estate taxes are way too high. Assessments are significantly higher, school enrollments are lower than projected and still tax rate is increased? How can this be other than waste or corruption? e
531	Rents too high can't afford it on your own so u'll need roommates or spouse to help out versus if rent was suitable we can afford not to live with others you don't get along with
532	More housing is needed for 30% income
533	I make 70k with little debt and yet it is extremely difficult to find and pay for housing so that I can live and work in fairfax county
534	i was evicted from my dc apartment because i couldn't afford a \$600/month rent increase, am stuck in maryland and dcha won't let me back in because dc residents get housing lottery priority.. this is bullshit.
537	I am an educator that teaches in the county and cannot afford to purchase a house in Gaithersburg because I have high student loan debt. I cannot save enough for the deposit. It is a shame
538	Beautiful and safe place to live
539	Low income first time homeowners programs that will help with buying a single family home
540	Please we need more ADU homes to purchase. I've been on a wait list for over 3 years and still unable to purchase a home.
541	I think to increase housing availability is more important than anything else.

ResponseID	Response
549	Please pass laws that gives families more section 8 housing through private landlord and reasonable expectations to qualify for income . 3xs the rent in the area is not fair especially if you are section 8 housing client. It's also extremely difficult to get \$3000 deposits.
550	I was fortunate enough to use the DC HPAP program & A wells fargo grant to purchase my first house in Ward 7 @ age 25. As someone who grew up in a apartment this was my step in breaking generational curses. I hope to live in this house & sell it to get the downpayment for my next forever home. The problem i'm seeing now is the lack of single family detached homes in DC that are under \$1 million. DC needs to STOP building only condos & townhomes. If you do decide to go with townhomes atleast build them with front porches & backyards. Things families desire when they want to expand their families. Kids cant play on rooftop terraces. And price the homes in the \$500-\$600 range. Something reasonable that a growing family could afford as their forever home. Families have to move out of DC when they want to expand because we need space outdoor & indoor & we need something we can afford. You can't find either in DC now. Please change the course of that!
551	The prices for rental units are scary high and the programs in place to assist do not help with for those who are middle or low income.
556	need more affordable apartment to rent
557	The affordable housing supply in my area is highly strained. I am lucky enough to have the means and family help to be able to afford a place, but that shouldn't be the expectation. We need more affordable housing.
558	This should be in Spanish and in other language/ in order to get good respond for people who is most affective on line is not the way to go. s
563	I think there should be a lot more types of housing available. Changing the zoning laws, and removing parking minimums would help.
566	Being disabled it's hard to find a townhouse or single family home. Due to the type of disability I have it's better in a house then a apartment. My doctors & therapist have taught me how to use steps to help with my disability and suggested that I live where there's more room for me to move around since I'm home 90% of the time
571	More flexible zoning to create better options for multi generation housing & more

ResponseID	Response
594	We need more affordable dwelling units in Loudoun County! Been on the wait list for more than 4 years and no progress.
597	Rent and house prices are way too high.
599	Please increase Affordable dwelling units (ADU) purchase supplies, especially single family detached home to meet different families' needs. ADU home purchase supplies have been less and less in Loudoun county.
603	Give more help to first-time home buyers who have not bought or owned a home in the last 7 years.
604	Affordable housing doesn't exist in this area, most jobs pay 15-18 an hour and the rent prices are too high. No one can't afford to live here with those wages. The Affordable housing program is slow the long waits make it impossible for people to wait for an affordable unit. The county poverty line needs to be updated to the reality and they need to be more flexible with the requirements.
606	It enough housing for seniors/disabled living on social security
608	The "Rural Crescent" land use policy was a failure and people are trying to keep it around for political reason (keep not likely to vote a certain way out)
610	I am disAbled. I wouldn't have to depend on Services from VA or Fairfax County if there were an apartment closer to my family got accepts vouchers
612	The ADU program should be for ONLY teachers, first responders, nurses who GIVE time and effort into this community. We cannot afford to live in the county that we give back to, even with the education and extra training.
614	Very expensive, most homes are too large for a family of teachers to purchase.
621	If I did not qualify for the ADU program, I wouldn't have been able to stay in the NOVA area!
623	It is VERY expensive. An entry level home is impossible to buy with a mortgage. They all get bought as cash offers by investors and become rental properties. The only reason I have a home is because of Loudoun County's ADU program!
625	It costs too much everywhere.
628	I am a first generation American who came here as a student. I applied ADU back to 2017 and they rejected me due to a class I wasn't able to participate because of

ResponseID	Response
647	Housing prices are just out of control in our area. County government has to find a way to get builders to build something other than more "luxury" housing. We were lucky to purchase a home in 1999 & could not afford to purchase in our neighborhood today. As we begin to think about getting older & downsizing, it's outrageous that rents on small condos are more expensive than our mortgage payment. It's sad that young people will rarely be able to afford to live in this area. We're
649	Pay does not meet the cost of living for the area. Plain and simple. Housing costs are INSANE and the quality of these homes built by large builders is garbage.
652	No respect
661	It would greatly help if NOVA gov't instituted some sort of rent control, limiting the % that rent can reasonably go up in a year. Also, holding developers accountable to build moderately priced apartments.
662	When I lived in Arlington, there was decently priced rent on Columbia Pike. I live in Woodbridge now and things seem pretty cheap overall here.
663	Housing is too expensive in the DC area
664	What do you plan to do to create affordable housing in the Metro DC area?
665	There's any way to make the HOA fair for all people on Loudoun County some places is away too high over 225\$ a month
666	If I didn't co-own with my daughter I couldn't not have afforded to have purchased our townhouse years ago. My pay with the County has not increased in over 13 years either making it more difficult every year to afford to live here!
668	No
669	Given the military budget, there should be more investment on military housing for retirees on bases. That would give them access to the base exchanges, medical facilities and counseling
670	The rent is way too expensive for the wages we make. I've been working in the same job for 20 years and only make \$50,000
671	In ADU program but it takes years to make it up the list. Not enough ADU housing
672	The "missing middle" and the housing/school zoning inequity are my biggest

ResponseID	Response
690	There's not enough
692	No
699	Even when I can afford to buy a home, the HOA fees make it impossible to actually live there. I also have a disable mother who has limited pay and I'm trying to find an affordable home near a metro that has what she needs as a Stage IV cancer patient that we can afford and its nearly impossible. Rent is ridiculous and these are the "cheap" months. It should not be cheaper to pay a monthly mortgage payment than it would be to pay rent
700	We desperately need to upzone near transit stations, and eliminate single-family only zoning
701	I need a large house that fits my family, which is not available compare to my income
709	I got my house thru a housing program. ADU
710	The cost of living is high compared to my social security disability income
712	I've been discriminated against because I'm a single mom. This area comprises mostly of married couples - some with children. If my single status is known I'm treated as though I'm a threat to couples. It's insulting. I am single because I chose to be single. When trying to rent I was turned away because I was pregnant. Eventually I saved enough money to be able to buy but I was discriminated against for years.This should not be held against me.
714	I would like to afford a apartment from county
716	Subsidies should not go to companies to bring new jobs as long as there is a shortage of housing stock.
717	Houses becoming too expensive for the average income in the area.
718	I was applied for affordable house on Fairfax county and am I waiting list but still they did not notifying me about list
719	I'm in the position to be labeled as a minority. The Latino community here in the city of falls church would not even come to my aid when I was telling for help and yelling call the police. My mind can only manufacture reasons as to why but they don't want to be involved for many known factual reasons.
720	Racism is very real when it comes to renting an apartment in Loudoun county, in fact

ResponseID	Response
736	Housing in my area is simply not affordable! Most of the people I know pay more 65% of their monthly income on rent.
739	There is no clear rule for people live upstairs. People let their kids and their families member jump, run, taps on the floors that are the ceiling of others. It is so noise, many people don't have peaceful time, relax time after working. Got headache, sometime can't cook, cannot have lunches or dinner with family. In my building, there are at least families that have this issue. Please help us to make the clear rule for that and the school please teach children how to respect people who live down stairs. Their parents did not teach them and allowed them jump and run inside apartment that is disrespectful. Thank you!
740	Force development of homes families or individuals can grow into. A 600 sq ft two bedroom is not a home someone can live and grow into.
742	We drastically need zoning reform, and more market rate and subsidized/social housing
747	I support Thrive 2050 - Keep Silver Spring walkable and attainable!
748	Not enough affordable housing near transit.
750	Please allow building of missing middle housing
755	Houses are not close enough to commercial areas, which makes living more difficult for those without cars.
756	Now that I am settled into a job and in my late 20s I am doing fine, but when I was in my early 20s and trying to find a decent place to live in the area cost of housing wasn't the only problem. The competition for housing meant that we'd lose out on places we could afford for non-obvious reasons. This continues to happen to my friends looking for rentals in the area, one group of which looked for 6 months, applied to many places and finally ended up paying the max security deposit AND 6 months rent upfront so they could sign a 1 year lease on a townhouse in Germantown.
760	Eastern Prince William County needs more very low income housing
761	More workforce housing is needed. Income in DC is higher than other cities, but the housing and utility costs are much higher. Having to live farther out, in an affordable

ResponseID	Response
783	Affordable housing is nearly impossible to find in Northern Virginia. A one-bedroom apartment can go for \$1300 to \$1500. I make \$50,000 a year, and I would not be able to comfortably afford housing in this area if it weren't for my partner. People should not have to be relegated to renting a bedroom in a house. Housing is a necessity, not a luxury.
784	previous to this I lived with a family free for 5 years, as they were trying to assist me
786	It really is a crisis. You get trapped on housing programs and must live under the income limits instead of moving forward with a purchase or higher salary because there's such a large gap between the upper limit to qualify for assistance, and actually making enough to survive without the assistance.
790	I am a widow and can make payments on my mortgage because of SS survivor benefits set to expire when my daughter turns 18 next year. That will present significant challenges.
791	My rent goes up whit the marked rate goes up
793	This survey is not really applicable to me as my income and position have obviated any such housing discrimination
797	Poverty level is too high for low wage workers
801	I love owning my home in Sterling Park, Sterling Park, VA. By the grace of God, a private mortgage lender financed my ability to buy this run down home 30 years ago. By living within my means, buying from thrift shops, not buying popular electronics or even cable and not taking vacations I was able to pay off the mortgage and now own my home outright. However, I am now retired and would like to downsize to a smaller, single-family home perhaps in a 55 community but I can't afford to pursue this dream because HOA fees are too expensive, as well as the single-family home. I do not want to live in a rental apartment, townhouse, townhome or condo. I like being able to park my car within a few steps of my front door. I like having a yard to enjoy for entertaining, gardening, bird-watching and a yard for the grandchildren to run around and enjoy. Single moms and single senior citizens are facing discrimination in the NOVA area. I'm very concerned that my home here in Sterling Park will become unaffordable due to the "new redistricting" which has labeled this area as an "urban area" favoring older neighborhoods to be torn down to make way

ResponseID	Response
846	I just bought my first home as a 35-year old last fall. I waited and searched for a year, since it was very difficult to find anything I could afford in a safe area, in reasonable condition, without astronomical HOA fees. My mortgage is currently 50% of my take home pay. I am renting a room out to be able to pay my mortgage. Thank you for your work in this area!
848	difficult to access housing
850	I have four children and I should not have to prove one of my children or I have a disability to qualify for a housing Voucher. I also should not have to move my children in a high crime neighborhood to have affordable rent
852	Crime is high
857	Housing prices are soaring, and landlords are becoming stricter on their screening process (both for income and "living style" which in my opinion is illegal to ask too much personal questions about what I do and how I live, when I can show proof of income)
860	They shouldn't be trying to put families that have vouchers in areas that are mice and roach infested just because they would get accepted faster it's like they don't care where they place these families
863	No
866	There need to be more 1 on 1 outreach, the population is increase and the minimum wage for DC does match the cost for being able to keep up w
867	By zip code and by ward
869	I have 2kids they still list me as having one.
871	It is WAY TOO Expensive to live in this area w/o making at least 6 figures even for condo owners. Economic Divide
884	Absolutely nothing is affordable!!!
886	To own or have affordable rent in a beautiful home in DC is my goal
887	The, district of Columbia need to hire people that are from here, born here to make the landlord and rental property manager do the right thing by the people of the district of Columbia.
890	It's not enough affordable places in DC with this large amount of money they want for

ResponseID	Response
912	I have been in the Inclusionary Zoning program a little over a year now. I was up for a unit 5th in line but I never heard anything from the complex. Even though she said if I am approved or not I will receive a call.
913	Housing insecurity in DC is a serious problem that must be addressed immediately. The term 'affordable' is used to quiet voices in the communities of color' this has to stop. Property management companies and others must not be allowed to do this.
916	As a DC government employee, I should be able to afford to live in DC. The cost of living is ridiculous.
918	I think all the housing in my area has gone up and we need some housing that still accepts fixed or low income
919	More apartments and affordable townhomes.
920	I need housing I can't live in a shared dwelling and I know I make enough money to pay for my adu
921	I never heard back from anywhere I applied
922	I live in SE near naylor rd station. It's really bad. There are shootings almost everyday and the trash isn't always picked up plus there are 4 apts but only 2 trash cans. The streets are always dirty from people hanging around and 7D is right up the street. Police rarely come after a shooting. Only time they come is when someone is killed.
923	Housing costs are extremely high in DC and there are not enough home buying programs for working/ class residents looking to buy in
924	Living here is too expensive
925	allow the residents to apply for loans with the credit score being lower than 640
928	Lower the rent or or make these programs like IZO more accessible because it's not. There are plenty of programs yet not many people are able to qualify. The programs mostly cater to those with children and disabilities. However what about those are making an honest living and are scraping by. We are taxed yet we can't even get REAL AFFORDABLE housing. I mean I guess it's cool we have more construction jobs!
929	Everything new is very expensive even for working med income govt employees
931	How do you look for apartment that fall under these guidelines
932	WE NEED MORE ACCESSIBLE AFFORDABLE HOUSING

ResponseID	Response
941	No
943	N/A
949	Thank you.
951	No
952	Na
955	A single mom can't afford before and after care, transportation and rent
961	Credit score should be reasonable because some people are getting back on there feet
962	Black men will go extinct
963	Less documentation
965	I have been in the IZ housing program for over two years. I have only been picked for one lottery & having a hard time getting an apartment due to the fact that most apartments in the program only take tenants through the lottery process. How are you ever going to get housing if that's the case. Lottery is picked randomly. So most people aren't guaranteed to get picked. There should be at least half of the apartments that take applicants as they come or waitlisted. As I stated I am in my 3rd year of being in the program & only got picked for one lottery. There needs to be a better system set for picked. Especially if majority of properties only use the lottery process
971	the homes that you adore are way out of your reach
974	Do better. Izone housing is still way to expensive in dc.. 1500 a month for 535 square feet.. that's crazy.. plus parking fee plus pet fee.. that's the discrimination.. they pricing out ppl of color.. only white ppl can afford that.
982	Wish housing was affordable in safe neighborhoods
983	Understanding and repairing credit
984	Impossible to find affordable housing if income is not above 65k
985	I need housing ASAP.
987	There are a lot of people who don't have homes. This needs to change. Everybody has

ResponseID	Response
997	I having been able to use my IZ Certifacate as of yet & I received in September.. I just wish I was picked ASAP!
998	More affordable housing needs to become available for people in need!
1000	Too expensive
1001	D.C. has a long way to go with rectifying the housing crisis in the city. It's not even about the fact that White people violently push out and other Black residents in their own neighborhoods, but the city leadership makes it easy work for them.
1003	No
1006	It's hard to receive housing assistance. You have to either be homeless or an inmate
1011	Do better.
1014	Improve the income limits to match the area as well as the astronomical housing costs
1016	the rent is too damn high
1020	No
1021	No
1023	We need more income-based units for ladies. More affordable luxury condos in safe areas to purchase
1025	The process is too long to obtain housing
1027	Although I'm a recipient of IZ, HPAP and EAHP certification, I was unable to secure suitable housing through the IZ program due to housing restrictions. Fortunately, I found a home and I'm in the process of closing by using my HPAP/EAHP assistance. However, I achieved this success by switching to a black loan officer and real estate agent, after experiencing discrimination in house viewings and preapproval from a white real estate agent and loan officer, respectfully.
1029	N/a
1030	No
1033	I've been on the IZ program for 7 years due to the covid it has been hard for me to find stable employment
1036	The new owners who get the property tax credit for their units treat the low income

ResponseID	Response
1043	The IZ program list needs to be updated because the properties are saying they shouldn't be on the list
1045	Unfortunately, the only housing available for my family is in high crime area. Recently, I was a victim of carjacking in my own community. It's not safe living in some parts of DC.
1046	Its so bad there im afraid to have my son grow up around there because of the violence
1051	There isn't enough housing worth the price that are charging.
1054	N/A
1058	Gentrification is happening and housing market for low income people still don't make enough to own a home. I was in Hpap program and the lender still told me I needed a coborrower to get a loan even with good credit
1059	In my opinion the cost of living is much higher than the average salary, and affordable housing options are very difficult to obtain if you are employed
1065	How am I not able to afford housing in a good school district and I offer half a million dollar
1068	N/a
1071	Housing in my area is too expensive which discourages people from even trying
1072	Nope
1073	I also believe there should be some type of regulation around credit scores. Some ppl may have a low credit score, but payment history is good and still can't get approved for housing.
1074	Not enough space or larger unit to accommodate myself and my daughter
1079	Need more affordable housing options for single ppl who work for a living! I shouldn't have to be unemployed or have children to receive help in a city I've spent my entire life.
1081	As a person with a disability and a senior also raising a granddaughter there are very little places one like myself can afford.
1083	There should be more income based and affordable housing available for low-medium income earners
1086	There isnt anywhere to live that I qualify for. even with me working 2 jobs

ResponseID	Response
1100	I'm middle class and can barely afford regular rent in a neighborhood that's safe. The IZ Zoning program is a complete scam! High applications and strenuous application process. The city is being gentrified, I was denied housing due to having 1 charge off! That I received during the pandemic when I was out of work and was denied although I had been on job for 4 years and passed the rest of the application. Now I am renting a room for me and my child because I refuse to go back to the homeless shelter.
1102	I'm unemployed, I have mounting debts, and dc covid staydc funding is closed. Now what??? Pls help with rent forgiveness
1103	Crime Everywhere
1106	dcfha needs to speed up the process of obtaining a noe and issuing out hpap money when its getting close to closing they are super slow in this process it took a year
1109	We need more affordable housing , STOP GENTRIFICATION!!!
1110	Overpriced for quality
1111	The minimum wage is 15.00 hr it's clear if you don't have kids or a government job the want you to be homeless or live in the ghetto
1112	Really hard to find affordable housing in a safe area in dc
1113	Provide more affordable options for aging citizens and residents in the District. Personally living my entire life in a city where I have paid taxes I would like to age and retire in a place that is affordable for seniors. To me that should be a priority for the District because it has never been before at all. The working class lower to mid income has been forgotten over the years.
1115	Not enough independent senior housing with low income for seniors with disabilities.
1117	Please hire more people to facilitate the IZ process. Thank you.
1118	Offer more dwellings for people who make over \$90k
1127	n/a
1130	Please pick me for an IZ apartment. I've been applying for apartments through the IZ program since 2020. Please help!
1136	Can the lottery process can be simplified - it takes about a year just to be selected to apply for IZ units, and then depending on your ranking- you still may not get the

ResponseID	Response
1146	Not fair distribution
1147	Need more affordable housing for seniors
1150	My name is Dawn Bushby
1152	Way too expensive. Parking needs to have a discounted price too.
1157	Not affordable
1164	Us veteran
1165	Why are those who are willing to pay never get picked for housing
1169	I applied every time I get an email with availability, and still nothing , I been applying for months almost 1 year now and I know I qualify
1170	I live in Arlington County but work remotely and currently struggling to pay rent in my area. I've been looking to move into DC as my entire network/support system is there. The accessibility of affordable housing is extremely low and nearly impossible to find. Understandably, DC residents have priority but there is a systemic issue that so many people qualify but never receive affordable housing assistance.
1171	On the survey methodology, I understand you probably didn't want to add income as a question, as it might be too personal, but perhaps adding highest level of education obtained could be a proxy for income. Also, for question #4, it would be helpful if it were multi-select. I put the main reason, but I believe there were several reasons behind the discrimination.
1172	It cost entirely too much to live in DC now. Just about all 2 bedroom apartments are over 2,000 in rent.
1174	There is no convenience for the low-income community unless the housing that's available is in bad condition and or unsafe neighborhoods. Also, there are a few landlords that are requesting the tenant to make Three times the rent to move-in: my question How? When one is already on a fixed income and or make minimum wages, and the cost of rent is over thousands of dollars, just to rent a studio/efficiency!
1175	The rental prices are extremely high and lack space and maintenance isn't always kept up
1176	The housing is so limited that I have had to live with a neighbor who constantly harassed my 4 year old child because she doesn't want kids in the condo building. I

ResponseID	Response
1187	Why can't you use the inclusionary zoning certificate searching for your home an we notify DCHD to setup the process?
1190	I wish iz zoning wasn't such a drag I've been in the program for 4 years and haven't gotten placed yet
1191	There should be more affordable housing in DC, for the lower middle class. Meaning people who make between 55k and 70k. The numbers and metrics usually outsource us.
1192	There not enough subsidize.
1193	IZ ZONING IS NOT AFFORDABLE FOR MY INCOME
1194	Reduce the outrageous costs for these newly built apartments in DC!!!!
1196	Not enough affordable housing
1198	I have been trying to find housing and trying to find housing help for the last 2 years is very difficult to find housing and the district of Columbia even if you want to live in the more shady areas and I have participated in over 20 lotteries and still no success and it's extra hard to find housing when you're disabled in a wheelchair
1202	No
1207	Housing is too expensive in DC. I work making 60 plus and I'm struggling to find affordable housing. The IZ program is good but the properties are still impossible to rent. I make too much to rent for low income properties and make too little to afford the numerous properties that are being built all over my city. please help us out especially the DC government workers. thank you for hearing my concern
1208	DC is only for white professionals, they come in like locusts to gobble up all available space for a particular demographic, if you are a black homeowner they want you to move or die so that they can take over your space.
1216	There needs to be more affordable housing in DC and programs to help single people as well. I pay taxes just as everyone else and when I need help it's barely any type of programs or vouchers besides the lottery and that takes forever.
1218	No
1221	I can pay for my place if I had help on first month rent and security deposit
1222	More communication from IZ. Make more units available

ResponseID	Response
1232	Been on waiting list over 5 years
1233	make rent cheaper
1234	I currently reside in the District, NE to be exact. It's very hard for me to secure housing for my family and I. Either I don't make enough to live or everything is on a lottery basis. As a resident of the District of Columbia where I resided 31 years of living, it's ashamed I can't even live on my own. Everything is too expensive and the most affordable is in dangerous neighborhoods. Do better!!!
1235	I have been trying to get an affordable apartment forever. It is just me and my daughter and I have a contract job that pays good, but it will not last for long.
1241	Housing is too expensive. I can't really afford where I live, the amenities are too expensive which make the total cost too expensive and the space is too small for the prices that is being charged for rent. No one should have to make three times the amount you have to pay for rent in order to qualify to rent a unit or to purchase a home here in the district.
1249	There aren't enough affordable housing in good and save areas that how with the minimum wage in dc.
1250	It's still hard finding homes available with a voucher. Nothing is available to the people of my skin color. It's getting harder and harder because I'd like my child to grown in a safe environment as well as the yellow tone people.
1254	We need more options as a single mom trying to find housing in dc is extremely hard and unaffordable
1258	Please help us and make more houses affordable in the district. Especially for those of us who work hard, maintains a job, no criminal or recurring criminal backgrounds. I don't want to be pushed out of this beautiful city I grew up in DC and it feels as if my culture is no longer wanted here. Please keep DC diverse. The black and brown community is the DC culture. Please help us stay here. Thank you.
1260	I pay 50% of my income for a tiny apt with a 1/2 refrig/no freezer.
1261	There are very limited options for my income level
1263	I'm lucky I found a rent-controlled apartment because I don't think it would be possible to live in this neighborhood otherwise

ResponseID	Response
1286	DC really need to provide more affordable housing. A lot of families are struggling to either find or keep a roof over our heads.
1287	It would be nice to have other way of searching for affordable housing without the lottery, when I search dchousingsearch.org most of the apartments just tell you to be apart of the lottery and will not let you apply any other way
1293	Very expensive for a person on a fixed income
1295	Not enough affordable housing for people in certain income ranges
1296	How do I find apt according to my income I have a exclusionary Zone Certificste need to look for an apartment please help
1299	IZ process is a scam no one who needs the program can benefit because the cap includes too wide a range. Household's who income is under \$35000 competing with households whose income is over \$60,000
1302	Many of us have bad credit
1303	I would like Two bedrooms two baths washer dryer in unit available parking granite countertops hardwood floors large closet
1304	The IZ units aren't actually affordable for all whom they are intended, the tiers need to be reevaluated. Unless you're at the top of a tier it's near impossible to rent an IZ unit and only spend 50% of your income on rent.
1306	rent should be based on income and not exceed certain amount. There should be more inclusionary units. It should be easier to find affordable decent housing
1307	Most listing on Dc housing search website aren't updated or property managers are deciding to lease to their family and friends I've searched on my own since I have never been selected for and properties the IZ is stressful.
1308	I have been looking for housing and it's so expensive to live in DC
1310	race based now used to be able go find housing around the city at a good price now now you need two jobs plus a gig to live in a shack
1311	They are too expensive for Southeast DC. The apartments are not affordable for the people that want to continue to live here
1313	na
1314	The lottery process need some adjustments. As applicants are sending in documents,

ResponseID	Response
1324	I know all I need to know about housing in my area but what difference does it make if you say if I don't make 60k I have to live in the ghetto or out of the city because I make too much money to live in the ghetto now. The cost of hosing is too much in DC and it has a racist system that puts all black people in one box.
1325	I'm a senior
1326	Some of the smaller companies or owners always wants to know if you have a voucher, if not, they make an excuse to not rent to you.
1328	N/a
1329	Senior's are treated very bad to me we are on fixed incomes and we can't afford these appartments we need help from the Housing Authority please help
1334	N/a
1340	Not enough really affordable housing.
1342	No
1346	Modify home buying programs to help middle class purchase homes; modify to include those with less than perfect credit or higher debt to income ratios for approval since we already can afford higher rent, we can certainly afford lower mortgage since rent is generally higher in DC than mortgage
1347	No
1348	I have be on IZ Lottery list for 3years and is hard to get chosen
1354	Let's be honest the condos being built were made to kick out black people who can't afford to live in this city: It's hard to even get rental assistance to pay on part of the rent .
1355	I have been in this program for almost 3 years. I have applied numerous times to the lottery system to obtain housing and have yet to be chosen. At this point I would like to know the purpose of the program, if it takes years to obtain housing.
1358	Not at this time.
1359	It is unaffordable fir seniors , for young people... it is all about business profits
1363	more affordable homes so people can have home ownership, not apartments.. specifically DC promotes renting which is throwing money down the drain

ResponseID	Response
1370	The customer service agents or employees don't help either . They are rude , judgmental and have horrible customer service .
1372	Even as someone who makes within the 80% income range for ADU units, I still find it very difficult to find places that would allow me to pay within 30% of my income. I currently spend 45% of my income on rent and 50% if you include utilities. Rent prices during COVID are what allowed me to live where I live now, but the expectations that rates will rise are making me consider moving out DC and the DMV area all together.
1373	Figure out a way to stop or scale down bidding wars for properties being sold
1375	Izoning program affordable rental units are not affordable for low income earners.
1377	I like to get a one bedroom for me and my son somewhere safe
1378	I get ran around and offered horrible places due to being a senior disabled person. Every IZ place I go to has something that make the place the less desirable apt due to the certificate.
1381	More affordable housing options in DC please cause prices of rent now are still hard and barely affordable
1382	Inclusionary zoning most of the time is a waste. The units saved for that program be the worse they can find.
1385	I am a former longtime DC resident. I didn't want to leave, but I could not find nice, safe, affordable housing in DC. in
1389	Needs a play area and a park
1390	Nothing affordable for 5 people (min 4 BR, 2 BATH), which is what I would need were I to buy a house
1391	Affordable luxury apartments for low income individuals.
1392	All the apartments in DC are expensive and the units they set aside for IZ voucher holders are tiny you nearly can fix stuff in the apartment.
1395	I need housing and someone to call me back
1396	There need to be something to oversee these properties regard having availability for ADU's & IZ Units. The properties can lie and so can not rent those that need affordable housing.

ResponseID	Response
1410	I'm looking to have a place to call my own. I've lived with family for years and paid rent just would like the opportunity to pay my own rent/mortgage and be closer to my job. It's very frustrating because it's easier for returning citizens to get placed after being incarcerated and provided benefits but hardworking citizens have a extremely difficult time.
1411	It's not equitable
1413	I have been on the IZ program for over 15 years and I have never been selected.
1415	There is not such thing as paying 30% or below for affordable housing in my area. All housing is at or exceeds 50% of your take home income. Unless you are living in rodent infested properties.
1418	I think you should assign every member a consultant to help with the process until they find housing
1422	I have IZ certificate 2018 start file ip application but the menmem requirement is to hay i can't qualify they say is affordable but it is not affordable for me that way i live with my two kids old pull off mouse apartment.
1423	Affordable single family housing or apartments
1424	I would like listing to community's that accept iz certificates for an immediate move in.
1426	How to find affordable housing without having to go through some program that I will never get in or that doesn't have a long waiting list.
1428	It is too expensive. I don't understand how rent can be as much as it is knowing people like myself don't make a lot.
1431	Stop allowing builders to build in DC that don't offer affordable housing. Not just offering 20 affordable units out 200. IZ program has not been helpful at all. I've held the certificate for almost 4 years and have not once been selected for a unit.
1433	I've been on the housing list sense 2004 and I'm still waiting on a chance to get my apartment.
1438	I have heard from Latinos that they get everything and anything they want because they are Latinos with children
1440	I would like for a project manager to give me a call asap 2026409444

ResponseID	Response
1454	I been trying to get into the IZ program. I took the course and every here and there I get the emails to apply for Unit. I have applied to over 10
1460	None
1461	It's not affordable
1462	no
1463	IZ options are hard to obtain, the lottery process is difficult to be chosen for
1464	The DC Inclusion Zoning program is very discriminatory
1466	DC housing is too expensive. The AMI rent prices are not affordable nor do they reflect people who have bills, need to eat, transportation costs, etc. it's very much caters to rich and white people. Many of the affordable units are not made up of diverse tenants. The housing market is unfair. Many of us who work hard, have money saved and try to buy lost to rich developers, investors and people who come from wealth. Black and brown people are affected the most, followed by other minority groups.
1468	No
1471	Please provide more opportunities and affordable housing for larger families with multiple kids
1472	I been on for two years never got pick
1479	Muriel Bowser or DHCD doesn't even make it seem like they care about creating a shot at fair housing. She cuts under the table cheap deals with property developers such as Bozzuto and JBG smith in exchange for votes. Then she grossly profits from the land that was sold for dirt cheap when they turn into luxury apartments for minimum \$2000 a month for 0 room/1batbroom type units. The DC INCLUSIONARY ZONING program is a SCAM and I have NEVER met anyone who has secured a so-called affordable unit through this program despite being a resident and a DC IZ certificate holder. There's no such thing as affordable housing. Even my attorney friends are renting out rooms in these new apartments because they can't afford a 1 bedroom on their own. The DC IZ program was created as a bluff program to make it seem like there are programs for middle class people. If you don't have kids to qualify for section 8 or don't make 7 figures, there's NO place for you to live in dc

ResponseID	Response
1501	We need 3 bedrooms!
1502	There is NO AFFORDABLE housing in the District
1505	MFI rates need to be on a sliding scale. There's a HUGE difference between making 55 and 75k per year.
1507	No
1508	Invest in developing more houses instead of apartment complex, we want more town houses, small houses, row houses, we want to live where we get a sense of community not canned sardines
1509	\$1800/month for a shoebox (449 sq. ft) is actually insane!
1511	No
1514	No one
1516	These news developments are being made and they aren't affordable. And they only make 1-2 bedrooms. Rarely make 4-5. And if they do it's in the hood
1519	No
1520	I fear being homeless because my salary is not increasing to match the cost of living. The homes that may be affordable at all are in bad neighborhoods or very far away that are typically inaccessible by train or car and I don't make enough to have a car lease at the moment.
1521	Make the process quicker and easier for folxs age 21 and better housing and quicker turn around.
1523	I have been on the IZ list for 3 and 1/2 years. I notified Housing Counseling Service (Inclusionary Zoning) that my household size change from 2 to 1 and salary to 45,404. Since then I have been only getting offers in the 80% mfi. This leaves me a the minimum around 45,000, and pay a lot more than I can afford.
1527	I have been on the Federal Section 8 voucher program in the District of Columbia now for 38 years, still I get no answers on why I've been on that voucher certificate so long without assistance, of course we're talkin about the District of Columbia so I'm not going to know why, maybe someone else could find out for me.
1528	There are just as many families in DC as there are young professionals, yet the city is systematically getting rid of affordable housing that is suitable for families with no

ResponseID	Response
1540	There should be more ADU and 30% of your income units available for seniors
1541	Montgomery county needs workforce housing! the 'low income' housing is still for families that earn to \$70,000/yr. we need housing for people living on min wage, disability, SSI and social security. many families in the area are housing cost burdened, paying more than half of their income to rent. we need to do better for our most vulnerable neighbors. they deserve affordable housing, as well.
1543	More affordable housing would be great
1547	You all need to communicate more and try a practice run of allowing at least one location that is not a raffle. There are real people that are homeless and I am one of them. My name is TiQuanna Creek and I've applied to at least 3 places. Its inconvenient because it makes people such as myself feel as though we are being discriminated against seeing as you all barely send out emails. Why does EVERY PROPERTY require a raffle? You all don't want to at least TRY and do a waitlist for a property, allow people to sign up and limit the list and act accordingly? This would be a big help instead of a hindrance. It's unfair for us to wait on you and you all's time especially considering when we know we can afford it or have the means. I have a decent paying job and I am still homeless because technically without a lease in DC you are considered homeless. Please take this and any other suggestions that may help house others. Thank you kindly for your time.
1548	No.
1549	Since I have applied for IZ rentals in the past 2 years I have not been selected although I almost always apply. And there is no units for sale in 60% MFI levels!
1550	It's expensive
1556	There should be varying average income limits. The majority of seniors receiving social security as their only source of income because it always falls well below the minimum income. Therefore I like many seniors spend over 95% of our income just for rent.
1557	It sucks and over priced
1558	I would like there to be more options for younger people to get help with housing like vouchers. My rent is affordable but with covid and job options not being plenty I

ResponseID	Response
1583	No
1587	Rent is too high for such a SMALL amount of space and pay is Not high enough
1588	I think this survey is misguided—I'm sure discrimination plays a role in housing problems, but the bigger issue is a lack of affordable starter homes in Arlington, Fairfax, and Loudoun. It's a supply problem not a discrimination problem.
1590	No
1592	This particular situation I'm experiencing now has been ongoing where this landlady rents individual rooms in her several properties and just attaches people to the lease fraudulently to make it seem as if they're all within a "single family" residence. Furthermore, she's never had a valid license to operate a boarding house but is also in violation of not having a basic one in general for years.
1595	I would like you to know that some of theses managers in the new apartments being placed around the city often discriminate against low income people. The new apartment establishments do not want to rent to us.
1599	Affordable is a joke in an utterly gentrified DC.
1600	How am I able to receive housing voucher in Washington DC?
1603	The available units should have photos of the apartment. If it is a studio apartment it should be specified instead of trying to say it is a one bedroom. Thank you for your time.
1604	Very expensive to live in DC
1607	I feel like the entire iz should switch up how they do stuff. It's only selected units by lottery you shouldn't let 3984933 people into the lottery cause what are the chance? Some people are really unstable thinking this will help us and it's not even beneficial
1611	Not enough units for all size families
1613	Too expensive
1615	Yes we need affordable housing in the District of Columbia
1617	I thought about contacting a tenant attorney to discuss my housing situation
1620	I feel that by being Black person, we have no place in DC
1624	The housing situation is critical for early/young adults and working class individuals

ResponseID	Response
1639	Safer neighborhoods aren't affordable
1640	We cannot afford to live here.
1644	Housing in this area is extremely expensive.
1646	No
1649	Low income area are in poor performing by school areas
1655	The housing in the DC area is unreasonable so when there's a discount it will still be unaffordable .
1657	Rents are way too high
1660	I don't to live in an iz unit but I apply when I m sent something cheaper and affordable than where I am for the past 3 yrs and nothings come through yet.
1662	I have 4 children 3 girls and 1 boy and I have never been able to get housing that would be enough room for everyone to be comfortable. I have tild my children that they can continue to live with me until they are financially secure and able ti live on there own. I think education and housing are too things people shouldn't have to struggle to have. I'm a health care worker at GW Hospital and I am struggling to just maintain the place that I have now.
1663	Please build more affordable housing for native Washingtonians
1667	I would like to see affordable housing in DC for all including myself and my two kids who resides with me. I would also like for DHCD to actually select me for an IZ unit after being with the program for over six years
1669	The housing I'm in is substandard at best. It's mold infested and the owners bribe the HUD officials that recertify it illegally every year. The property is currently under investigation by the OAG, and I hope we tenants are finally vindicated once it's complete.
1670	Can we help those with affordable housing even though we work
1671	n/a
1674	Landlords don't fix nothing we live like animals because of low income...nobody cares I stop asking for help because I get told no all the time
1675	More actual affordable housing

ResponseID	Response
1693	When DCHD send out the listing never let anyone no wether we've been approved for not for the apartment
1695	In terms of IZ housing, I think that there needs to be a reflection as to why a family of 3 (1 adult and 2 children) are being offered a unit with only 2 bedrooms, or worse 1 bedroom. I have received those emails and it shows how IZ need to improve this aspect. Thank you.
1698	more affordable housing for 20's
1699	I have been applying for almost a year and nothing has come through. I kind of feels like a waste of time or These places are giving the units to friend, family and people who may have support financially from parents or whoever.
1702	I am technically homeless but I live in an apartment that is not leased by me. Whenever I revive money I pay it to the leaseholder of the apartment unit.
1703	I haven't been contacted for any low income housing, and when I do a search, there seems to be many units available for my income range. They're all lottery based and I need to be invited to participate, but I haven't heard anything from you guys. Thank you!
1705	The IZ Lottery system is broken and hardly anyone in my age range or Sex gets selected. I haven't gotten selected the 2 times in a span of 4 years I was with the program.
1707	I THOUGHT APT. BLDGS. HAVE LOW INCOME. SOMETIMES MY CREDIT. ISN'T GOOD ENOUGH. I WANT TO BE ABLE. TO HAVE APT. NOT LIVING IN A S.R.O. TRANSITIONAL PROGRAM .
1709	Housing is expensive. IZ and affordable options are a joke been on iz for two years have never been picked. Section 8 and other programs are unavailable but market rent is starting at over 3000 for a decent place in some areas.
1710	I have always worked several jobs and felt a since of pride. However, realtors, private owners and managers for housing seem to May you feel alienated from society. I'm disabled now and always feel anxious and anxiety about keeping my credit good. I have always had a great credit score but that nowadays seem to not matter as well. The demographics have changed in the District of Columbia and individuals that are less fortunate or have a means of any assistance are frowned upon. The prices to rent

ResponseID	Response
1735	I have been waiting to rent IZ unit and buy house over 3 years I have never been selected family. I don't even think equal opportunity IZ unit exists for rent and purchase.
1736	I'm currently homeless because my son was murdered in front of my home I have an IZ zoning certificate but have not been pick from the lottery and I have had my certificate since 2020
1738	Citizens need more assistance with getting housing. People have been on this inclusionary zoning unit program for years and still have not been picked for a selected as a selected candidate. There needs to be an improved system
1740	Being in a voucher program (FRSP) has been difficult to navigate when needing to downgrade an apartment to something more affordable. They are unresponsive and provide little direction as to who to go to for assistance. Casemanager in a non-profit assigned by FRSP is little help since their hands are tied as well. I need help understanding rejection and denial of services.
1742	Why is housing only available to those with mental health issues.... Sometimes our living situation is the cost of a mental breakdown and or depression
1743	Dont understand how I never get chosen for lottery results and Ive applied to numerous IZ apartments. Then I noticed Housing went up on the rent for IZ program lottery. I apply to so many IZ program apartments and NEVER get chosen for almost a year. Yet I see housing going up in areas all the time in DC. I have all the right credentials dont understand why I havent gotten chosen for an apartment.
1744	No
1747	DHCD is the entity I must go through to get approved for Affordable Housing - I have been in the IZ program for 6 years and every year there is a different issue. I feel like Charlie Brown and DHCD is Lucy always pulling the football away as soon as I get close to kicking it!
1748	I would like to get housing or sorry for section 8
1751	There has been a flooring defect in my apartment for over a year where the floor panels move and forms large gaps that has not been corrected despite numerous flags to management. After refusing to provide a rental concession, they informed me that I could move to another unit but would have to pay the market rate instead of

ResponseID	Response
1792	I was assured when I took the IZ orientation, the units put on the lottery wouldn't be simply the least desirable floor plans, but I've found this is almost always the case. This feels like discrimination to me--especially because so often it's so, so difficult to get an apartment to send a floor plan or any other details about IZ units.
1793	Housing income requirement states that individuals need to make 3x the income, but know a lot of people do not meet that requirement. It's so unfair and unrealistic to have very high priced properties, with very basic and low minimum wages.
1794	It really sucks. They make it very are for lower income people. Keep calling g it affordable when it's not.
1797	The cost of rent through ADU or IZ programs is appalling! 1600 a month for just rent in a studio is not affordable when you only make 3k a month before taxes!
1798	no
1803	Please choose people qualified and just give opportunities
1805	I have a daughter right now that's an essential worker and is currently homeless with my 2 yr old granddaughter. I have another who is homeless right now, because McDonald's doesn't pay her enough to afford a studio or 1 bedroom in the District of Columbia. I have a 20 year old son who's battlinal issues and is homeless right now with NO HELP form DC.
1806	It seems like even the affordable units set aside for special income is still too expensive. The household MFI is not based on anyone I know. Most people are either a one income household or even if they are a two income household it is definitely not the MFI (\$129,000) I think I might know one person and that person is a physician.
1807	IZ ZONING IS NOT AFFORDABLE FOR MY INCOME
1809	Affordable rent in buildings in nice neighborhoods
1813	Clean up the low income community
1814	The housing in the District of Columbia has a large disparity.
1821	It needs to improve I am thankful to be apart of iz even though its 80%
1824	The prices are too High. You barely make it even with a job.

ResponseID	Response
1841	I strongly feel that hard working single families that live in public housing in DC should have a chance to receive housing voucher
1843	I'm really need assistance in purchasing a home for me and my children
1844	There is no apartments that allow for you to qualify for the Apt. On ssdi as income alone. We never qualify.
1847	I currently spend over 70% of my income on rent. This is also one of the more affordable options in my area. I am a student who attends George Mason University and i pay \$650 base rent, with utilities it ends up being over \$700.
1852	Everything around me has been renovated, gentrified, and it's been expensive
1853	I work in NW and the only available spaces on dchousing search are south dc in very unsafe areas.
1856	There is a high need for housing for families on the spectrum.
1859	Need to know if there are any subsidize apartment's in safe areas in DC
1860	Simply the application. We only virtual processing, it can and does causing delay to the application
1861	The crime and the area is terrible and nasty
1862	DC's IZ Lottery is not working. It is biased and applicants are hand picked based on their demographic rather than selected at random. Also, if selected participants don't apply and get approved for IZ Housing then the available unit should go back into the lottery.
1864	This area is ridiculously expensive and the average income does not match.
1866	Make it more affordable
1871	It's unsafe. And I am ready to relocate.
1872	I would love to raise my children in a nice neighborhood and in a nice Apt. I'm college educated that made bad financial choices that caused debt but I hate that I've tried for Three years to secure a place for us but because of my race and financial make up I know they didn't pick me.
1875	I've been searching for affordable housing for 2 years now. I still haven't been picked yet for housing through lottery.

ResponseID	Response
1892	There are not enough affordable housing options and if there are they make it incredibly difficult to contact and get information or they are waitlisted
1895	Affordable housing is inhabitable. All other sources of housing is unaffordable.
1902	Too expensive & the affordable places are dangerous
1903	It should be more housing resources for individuals with disabilities there's people like myself that get over looked because my disability is not physically seen
1905	Even though someone is not on public assistance but they could show they have a steady income and they are responsible enough to pay rent on time they should not be denied service
1906	Voucher
1908	make the easy so more black people can own there on home
1910	No
1912	Rent is way to high
1919	The housing lost online has properties that aren't available and I have been on IZ list for 3 years, I got picked by a company that wouldn't respond after I did the application
1920	I pay market rent in a high crime area, \$1600 pulse. I am a participant of the Inclusionary Zoning Program which is supposed to be a helpmate for families who otherwise may not have been able afford residents at these properties. Unfortunately, It's truly a waste of time. The lottery process is painstakingly long and to me a little unfair. There are so many who participate in the program but very few properties who accept applicants outside of the lottery. These properties still require you to pay for parking, amenity fees, ect, not to mention, rent starts at \$1800 depending on your tax bracket Keep in mind you ae only supposed to spend 30% of your income?!
1921	There are fee affordable places here. I have been on an iz waiting list fir years and have not been picked.
1922	No
1925	No

ResponseID	Response
1940	Not fair distribution . I don't think the IZ program is affective or fair.
1943	Make more affordable housing!
1944	Access to affordable housing is extremely limited and exclusionary. This is especially true for students, many of which are homeless (regardless of status of employment) and I was nearly one of them. We need more safe, accommodating affordable units and more accessibility to a larger group of people. Anyone who needs housing should have it.
1945	I'm a single mom struggling right now with my daughter
1947	There seems to be more discrimination against African American people than there is against Hispanic, they get first choice because of skin color.
1953	The rent is too high
1954	None
1955	Everyone wants to live nice it disappointing to see so many luxury apartment coming up in the city but if make under 60 to 70,000 a year you can't afford to live in them. Then if you get a luxury apartment with IZ all the fees that come along are ridiculous. Why is parking for some of these buildings \$100 and up. Paying rent and amenities are enough.
1956	No
1957	A lot of times when they want you to buy a home or rent they put you in areas that you do not want to be in the that is unsafe
1958	None
1959	Im ready to to move NOW, nut my lease is up in August 2022
1960	I want to find an apartment in a decent area that's within my minimum income
1961	Where are affordable housing units with all these new housing developments around the city??
1962	We need affordable small 3 bdrm homes that people can afford
1963	its a shame that you have to be in some type of program to live affordable in DC
1965	We need more housing for single Men, that are taking care of their kid or kids by themselves

ResponseID	Response
1971	Finding IZ housing that you can actually secure feels overwhelming and extremely slow. Still waiting for the approval of my income numbers for an IZ apartment that the building has already approved me for
1972	Feel that strides are being made in DC, although available programs are slow to fruition for home purchasing
1973	NO
1974	The iz zoning homeownership seems impossible even if you have all your credentials
1975	Fair pricing and more reasonable choices in the NE NW area.
1977	Not enough lottery for the needs of IZ certification holders.
1978	Nothing else
1979	Why do they have openings or vacated units an not moving people in an keep on blaming everything on COVID or using it as a excuse just help us help our selves and give everyone a voucher
1981	Revamp or do away with the DC IZO lottery process. I'm part of the working homeless with sustainable income whom has been waiting to be "randomly picked" in a lottery drawing for housing. I've been more the hopeful as I've patiently waited coming up on 4 years. The longer wait, the more this feels inhumane.
1987	Inclusionary Zoning is antiquated at best when it comes to the lottery system in place to be picked for housing. Please consider revising this practice!
1989	if you guys are picking can you pick someone who really needs it im homeless but i still work a good job but thinking that i got into this program will get help with my volcher
1991	Properties where low-income live, are poorly managed.
1994	Yes the rental office where I stay and Housing Authority I don't know which one it is all I know is that they told me that they cannot tell me who's my case manager on my paperwork and they can tell me who's handling my case load far is taking care of my paperwork and when I got a tax inside of my complex when I was trying to make a complaint so they which is the apartments I'm going to say Miss Holloway where are the card over to Housing Authority and told them not to tell me anything and not to inform me who was supposed to take care of me so that I can't move in so that I can't

ResponseID	Response
2013	n/a
2014	I don't get listing for three bedrooms and finding them on my own I'm not allowed to put in a application in the area that I live in my home is over crowded we need to move
2016	I work and I'm homeless because I can't afford DC rent in my own. I'm not in drugs or mentally ill. I just can't afford to live. I'm a single woman and living in the streets doesn't help!! I've been raked and robbed and I would like to live. I thought the nation capitol was better than this. I took pride in being here seeing so much diversity and I was wrong!! I have a job snd desperately need a place to stay!!! Please please help my. I'm going too be 69 years old soon!!! Please please please help me!!!
2017	I live in a area plagued with drug addicts/criminal elements and pay \$1,150.60. IZ Listings for better living environments
2021	In my area is there a new house/ apartment I am ready to move
2022	I live in a area plagued with drug addicts/criminal elements and pay \$1,150.60. IZ Listings for better living environments
2023	The new housing looks good but you cannot get in. I felt like I met the criteria for IZ or income based housing but never get picked. Run down unsafe apartments cost as much as the new ones do and it's hard to get any help.i try to stay positive but I feel like I'm losing hope. I have been on the voucher waitlist for 11 years the system sucks. I want to feel safe and have a home that works and is pest free
2024	I live in a area plagued with drug addicts/criminal elements and pay \$1,150.60. IZ Listing for better living environment is affordable and worth a sacrifice.
2026	To many violations on this property
2027	There is not enough low income housing options.
2028	I would like a place that i can afford onyl get 800 dollars a month threw ssi need a place asap iam disabled living in the streets and hotels some day cant afford to stay because rand out of money
2029	Better help getting apartments
2031	Why does it take so long to get an apartment with IZ. It's been months and still
2033	If we have good credit and qualify for a home loan with a mortgage company. IZ and

ResponseID	Response
2046	We need more affordable housing, but all that gets built is luxury housing. \$900K for a condo! What is happening here!?! I have lived here for most of my life and I'm being priced out. I don't know if I'll ever own a home again at this rate.
2047	The housing that I live in doesn't have the same amenities as the residents who pay their whole rent which can easily cause discrimination based on the fact that the people who really can afford to live here can tell that you don't make that much income based on the amenities inside of the apartment. I live in The Wren in NW DC.
2048	We need more affordable housing
2049	Housing is not affordable in DC. There are no 3 bedroom and up apartments that are reasonable priced for low income families
2050	Cuanto tienpp de espera asta que pueda tener una casa.
2054	Credit programs
2056	the housing in my area is very old and unmatenanced
2057	There is no a lot of access for low income housing and inclusionary housing
2063	Housing is just too expensive for the rate of pay in the area.
2065	Builders should have strict regulations AND be enforced AND have to pay large penalties when they violate. A contract person for discrimination help. Also More access to foreclosure purchase assistance would be nice.
2066	The lottery system is extremely unfair and discouraging in the District of Columbia. Even after being selected you have to be reselected based on your rank. IZ units should be available on a first come first serve bases just like Montgomery County do that the people in need can have the same opportunities as everyone els and be guaranteed a home after completing the right paperwork.
2067	There is NO legal assistance for disabled and very low income individuals to get representation in REAL TIME to deal with ADA issues and/or the combination of low income or/and income source issues. So perps will continue to go unchallenged!
2068	Why can't I find housing that I can afford for me and my kids... I work and have to stay in an unfinished basement of my mother's house
2071	I'm the District of Columbia they upscale neighborhoods they do not rent to people of color

ResponseID	Response
2092	I am a Washingtonian native and I have lived in WArD 1 for over 25 years and I am still
2093	Everytime I call the DC Housing Authority Office for a Housing voucher they say it's closed, but other people have been getting them with no problems. They get them because it's who you know that works there
2098	I've been going down 1133 north capital since 2003 and I've here every reason why I'm not called for housing and the rules change often
2100	too pricy, landlords not meeting bare minimum of contractual obligations
2101	Housing that is affordable, accessible (beyond grab bars), and available to those who are not senior citizens, veterans, or requiring assistive care is nonexistent in DC and in the Greater Metropolitan Washington Area, despite housing construction across the region. And if anything should be listed, it's in an area that is undesirable, without public transit options, and/or far from resources and services.
2105	Landlords find out how much DCHA pays so that they can make rents too high for voucher holders
2106	Yes, I am very disappointed that I pay over \$2200 a month rent, am a First Responder, Cancer Survivor but cant / didn't get any assistance for the Jamison. It is a shame that professionals are penalized but these housing programs reward loose and bad behavior. It is a shame that your assistance helps make living pure hell with tenants who shoot, steal, throw trash everywhere and pay hardly anything. I feel like I rent \$2300 to live in government projects!!!! Shameful shameful. You should have training for your participants on how to act—the tenants for these programs have RUINED Fort Lincoln neighborhood!!!! Shameful! Thank you.
2107	I think it should be more help for people that are employed but aren't making the annual income requirements in better areas
2108	I think this is a great program, just wish there was a greater chance of being selected.
2110	No
2114	DC doesn't have enough affordable housing. Whether you're trying to rent or to buy everything is so expensive that people are constantly struggling to afford rent in addition to other living costs.
2117	I'm been with this program for 2 years never get selected on none of the lotto even

ResponseID	Response
2134	High prices which a regular citizen working a 9-5 essential workers who pay high taxes but can afford a decent housing. Is program gives the run around. Building these high rises gentrification why is it a requirement if it low affordable housing for who???
2135	I have been on the waiting list for a section 8 voucher for 29 years. People who have been waiting less than a year or not on tge waiting list at all have recieved their vouchers. The section 8 voucher program needs to be investigated.
2136	i have been on the wsiting list for a voucher for 29 years they're is people eho have not been on for 1 yr that have received vouchers. The voucher program needs to be investigated.
2137	I can't get it! I have been on the list for years even with the housing
2139	You all should never not try to help people that really need this answers although they might be housed or staying with family or friends or what have you you always should try to help them it's been years since someone can give you something and they don't some people has been on the housing list for years and years and never been called is not right and it's ridiculous you will need to take and get better care and handle that even more because that is why I lot of people out here is homeless because of so if you are unable to House people like you are supposed to please don't tell them to come and sign up for anyting because they are expecting to be serviced in the right manner. But you are not doing what you say you are doing so in order for people to do things the right way you will need to do what needs to be done to correct way.
2140	Housing in the district is extremely high to the point where it's unaffordable to a regular person with a regular salary or a single parent . You must of a voucher or IZ certificate in order to make it in a decent neighborhood but those programs waitlist are flooded and you feel like a number just waiting your turn which may not come . I've had my IZ certificate for a year now and still no luck with housing . The lottery does not feel functional process because I've personally taken tours and submitted applications just to take a backseat for a whole year .
2141	Timing of acceptance.
2142	I love the new buildings. But they are pricey and again the affordable units are always gone before we can even apply. Then the waitlist process you never hear anything

ResponseID	Response
2168	Most of the Public Housing Projects and knocked down and the IZ program is hard to get selected. As I stated I have submitted over 85 interest to apartments. Only been selected 3 times and out of the 3 you are ranked and I still was not selected. Need to redo the program or something
2169	All the new developments are too expensive. A 1 bd 1 ba is 2k starting most times. After paying rent you can't afford the utilities, parking, and your other bills that may have.
2171	No
2173	More available housing for returning citizens
2176	There needs to be a 70% IZ bracket
2177	the housing in my area is really nice. but the only way I am able to afford it is by living with roommates. if Affordable housing could be made more affordable by being allowed to have roommates, then I could afford it.
2179	mother who have worked and did right go to college have to put 4 kids in a unsafe environment.
2180	The housing they are building for low income are poorly built with cheap appliances. And the lottery takes forever i still have not been picked and it's almost 2 years now
2182	N/A
2183	N/A
2184	Rent is too high, especially for a single parent who doesn't receive any benefits from the city.
2189	I have been on the waiting list for housing choice voucher for over 25 years it is unfair to personally know people who have receive vouchers under a year by pretending to be homeless I should not be dismiss because the housing authority chooses to only work on homeless applications. My name is Kathelia Gassaway because of my children disabilities I have been sleeping on a couch in my home for the past 9 years I need privacy and would like a voucher to choose my own housing.
2190	The amount of rent landlords are charges for the sizes of homes and apartments in this area is out of control. It is absurd that a studio can costs \$1850 and it's only 350-400 square feet. Developers need to remove the notion that people don't need

ResponseID	Response
2219	The IZ program doesn't work either
2227	Often the 10 percent set aside in IZ properties are substandard to the rest of the apartments. Why? It's as if property owners want to punish folk's using the IZ program yet they developers received tax benefits for building in certain zones. They're scamming the government.
2230	Because your qualification process is so confusing. It is discouraging to think that you can make it through the process. In the meantime, prices of housing keeps increasing.
2235	you don't really get help finding and understanding how to apply for something that way I can find
2236	I never get any emails that I can afford MFI, most of them are asking 80%, I can only afford housing priced at 30%. It's not fair that I live and work part-time in Washington DC but I can't afford to move into a safe and secure building. I'm over 55 but that doesn't seem to make a difference with IZ Zoning
2238	The system for ADUs should be revised because only 3-5 apartment buildings actually let you know they have them. I personally know ppl who work for these places and will hold apartments for family and friends.
2240	Housing should be more available for working people and not just people who don't work or destroyed the place. They make it hard for for people who take care of the place and pay their rent on time. Plus you have to be waiting to be pick in a lottery for a 2 years or more. Once you complete the zoning program and get your certificate, you be able to get a place within 6 months. What is the reason taking the program and don't get pick at all.
2241	Equality please
2245	Housing is very unaffordable even with a housing choice voucher. Certain neighborhoods purposely list their units \$1 above vouch limits to exclude voucher holders from applying. Special need housing and of vouchers for the disabled are obsolete
2250	Owning is still expensive. You likely need two incoming to support paying mortgage in Arlington County
2251	I have been in the DC Zoning Program for over 10 years. I still have not been selected

ResponseID	Response
2281	Talking about the issue isn't enough. Something needs to be done
2284	Retirement savings should not be considered income for affordable housing. It disincentivizes putting some money aside.
2286	Why haven't I received any response back for the 5 IZ Lotteries I've applied for and why is this process taking so long to get a Unit?
2289	No
2291	4 years on a waiting list and still waiting.
2292	Housing price is high not just because of raw supply constraints but also because the county levies extraordinary fees on new large developments through the site plan process.
2293	No
2294	I need emergency transfer was held at gun point scare to stay home leaving in unsafe environment
2298	N/A
2302	Saving existing single family homes is essential to preserving affordability and keeping communities stable. Offering up lots for subdivision and multifamily housing is only a win for developers who will make millions by tearing down existing older homes. There will be no increase in either affordability or access to neighborhoods where people can't buy now. Just more huge multi family homes being sold or rented at exorbitant prices. I live in a highly diverse neighborhood of single family homes. It would be criminal to let developers and investors take root here and tear it all down so they can make double, triple or quadruple profits
2306	too pricy, landlords not meeting bare minimum of contractual obligations
2308	Rental increases in Pentagon City are progressively forcing to move out residents. Whether is inflation, Amazon construction or monopolization of development projects, it is a really concerning and pressing matter for residents.
2313	Affordable housing that's in safe/good condition to live in is EXTREMELY limited in DC. I can't afford to live there because even though I have a decent income now. I also am a first gen college graduate, so my salary is for myself but also to help others in my family. I would say affordable housing is a bit more accessible in Maryland, however

ResponseID	Response
2334	My condolences on Christian Dorsey's appointment as your Chair.
2336	I just need more good ppl like the ones who I talk to email
2338	Where can I get help when my rent is 60 percent of my income
2339	We need more housing in exclusionary white wealth single family home neighborhoods. Apartment and condo owners subsidize them
2342	There's not many options for single people without kids. Some of us are really trying, but cannot get the resources for whatever reason they never say.
2344	Unsafe to many shootings and killings
2346	How can someone come back into society from being incarcerated at work go to school for four years and it's difficult for them to get housing based on a charge that is over 25 years old however the individual can get ASIS or food stamps that is a marvel
2347	This survey asks leading questions and will probably produce invalid results.
2349	Major lack of affordable apartments for low-income individuals. Even if I can afford rent for an available apartment I am locked out due to annual income limits set by property owners.
2350	Need to have rent control
2351	Gentrification
2352	In addition to housing issues for persons with disabilities, the sidewalks often are not clear of bushes, etc. for folks to move around in wheelchairs. This needs to be better enforced.
2358	Need more transparency with ID program
2359	it is hard to find affordable housing in Washington DC because the prices for rent are too high. The average amount of wages that a DC resident makes does not average out to the extremely high rental prices for housing properties. There is unreasonably high disproportion of the high rental rates per the Gentrified properties as well as the urbanized areas that do not get recognized or acknowledged for upliftment of the community. There is no centralized neutral area for a high paid DC resident or a low paid DC resident. IZ is not helpful via a lottery because there is also a disadvantage

ResponseID	Response
2389	The rental price is too expensive and the IZ program and other programs similar are bogus.
2394	Loudoun county has unusually high prices but not durable houses. Also habitat for humanity takes lots of our money and doesn't work to help people out.
2398	Yes A new Luxury Apartment building was opened April 2021.In a very low income neighborhood at the corner of Alabama Ave SE, yet the rent is so high knowing that the Housing Choice Program has set rent rates based on how poor the neighborhood is.Why would they build a beautiful apartment building in a neighborhood where people has been living for years only for it not to be the people in the neighborhood.Anacostia ,Congress Heights are the poorest neighborhoods and that's why they won't build for the poorer people that want Better Living conditions. I was approved for an 2 bedroom apartment in a luxury building that's renting and Housing denied it because the area/neighborhood is in SE , so that leads me to believe that the building was never meant for "us" UnAffordable for Voucher holders/ low income. Built for middle/high class people to live in the District Of Columbia while slowly and deliberately pushing us out.
2401	The IZ voucher system is inadequate and slow in meeting the needs of safe affordable housing
2402	None
2404	There are not enough affordable housing
2405	These so-called low income apartments are not really low income. They are for people making 40,000 a year that's not most of us. When we do five a low income you also have to pay your water Petco parking gas and amenity fees, low income people do not have that kind of money so we are still eliminated from the community. When you say no income as yourself low income for him you or me.
2409	As a result of 10 years on the Loudoun ADU Program waitlist / low inventory I finally had to look outside of the area to accomplish home ownership. Challenge in PWC was to find something older but in a good residential location and updated/renovated sufficiently for the value of my hard earned dollar.
2412	Extremely overpriced. Gentrification. Capitol Hill
2413	Need something for people in the middle income because it's hard to apply for the

ResponseID	Response
2436	Iz zoning never pick those who work only those who has vouchers I believe that's unfair they won't give everyone a fighting chance to live somewhere decent.
2438	I am 47 years old and just recently got an increase in pay where I could start saving for a down payment. But now I wonder if I should even try for purchasing a home because of my age and lack of small homes to buy.
2439	I have been on the section 8 waiting list for 15 year. It's very unsafe where I live. Can anyone help me and my wife. Thank you.
2440	No
2443	How does the housing availability and affordability for our area compare to other areas?
2447	\$1700 a month is too much even for me. I don't care how 'fancy' the apartment is. How does one expect to pay that on \$17 an hour let alone less?
2450	I don't have an issue finding affordable housing because I make a lot of money at my job, but I know how expensive it is to live in Alexandria and I am concerned about affordable housing for folks who aren't white collar professionals.
2451	Upzone DC
2452	Free markets work. I arrived here with nothing and built everything I have from scratch. Please don't make this area like the hell I escaped in Central America.
2453	I pay \$4k for a 3 bedroom apartment. Very few 3br apartments are available in the city. Zoning decisions keep the market limited & prices high. Single family neighborhoods should have multi-family units in them. We designate most of the land in Alexandria to be homes for wealthy people only.
2454	I don't know anyone that spends less than 30% of their take home pay. That seems insane
2455	There's not enough workforce housing in Alexandria or affordable housing in general in the area.
2458	Housing prices and rent are absolutely insane. Homes are too expensive. Not enough inventory to sustain single family homeownership. All the single family homes within 395 should be zoned multi family
2459	Developers should be required to have more affordable units
2460	I'll just say this. Our gross family income is about \$200k. Every house that isn't

ResponseID	Response
2476	Need more programs for people looking to buy and trying to better their self.
2478	Rents are too high. 80% of the market is luxury housing.
2479	Not enough housing across the board. No control over landlords' decision to accept or not. They don't have to give reasons.
2480	It is difficult to find affordable and skilled people for repairs or renovations.
2481	There is no equity until disability and access is included (and I don't mean bike lanes)
2483	Need more walkable neighborhoods
2486	The cost of housing is way beyond reasonable. If renting, it cost around \$2000/month, and you get very little for that. If I didn't live with 2 grown sons, I'd be homeless.
2487	No
2488	ITS EXPENSIVE!
2494	It seems in the DMV area that homeowner assistance leaves out the lower middle-class that, despite income and credit, still can't afford housing. There should be assistance for that demographic, too
2496	Hard to find housing that is truly accessible I have now but did it with other family members
2497	We bought a house when prices were starting to recover from the recession. We had to move out of the home/neighborhood we were living in because we couldn't afford the rent or to buy a home there. We were paying low rent on a place we liked but had a horrible landlord that we constantly had conflicts with but eventually had to move when he suddenly decided to sell the house.
2498	There is plenty of housing for all. The hype about racial discrimination is overblown.
2499	I struggled through covid paying my mortgage and now they are offering assistance...can i get some relief for the struggling i experienced
2500	I support housing density in Alexandria, including relaxing FAR rules for accessory housing on single family lots.
2504	It's simply too expensive. Too many large homes.
2508	I make \$90k per year or about \$4500 net per month. 1/3 of that is \$1350. There are

ResponseID	Response
2514	The rent is too damn high.
2515	Zoning laws exist for a reason. Turning single family homes into high density makes traffic worse, schools overcrowded, and generally results in loss of trees. Keep single family housing! And developers don't need money.
2522	Can the rental percentages include debt to income ratio to assist with restoring financial stability.
2525	Housing is INSANELY expensive. My rent is "low" compared to others and is most of my income even working for local government with a steady job. Home ownership is unattainable at the prices
2526	With a HHI of \$100k, there's nowhere we can buy a townhouse or house without moving 2 hours away from work. Our rent is so high (\$2k for a two bedroom apartment) that it's very difficult to save up closing costs or a down payment.
2528	The two biggest causes of unaffordable housing are developers incentivized to build expensive housing and politicians, while talking a good game, who endorse policies designed to help developers. Gentrification into once=affordable neighborhoods adds to it
2530	IZ units are more affordable than others but the cost of housing leaves no room for emergency savings
2531	Quit trying to undermine single family home ownership because you have a political agenda.
2533	There are no homeownership opportunities for families in the working and middle class
2539	It seems like middle income being squeezed out. New construction in Alexandria is either over \$700,000 or a few units for low income. Alexandria is becoming have and have nots. People working full time but making more than \$75,000 but less than \$150,000 can't afford to buy and do not qualify for low income units.
2540	While my family can afford to purchase and live in a single family home in Alexandria, it's wildly out of reach for average/most household incomes.
2541	I am appalled at your survey. It couldn't be more obvious you are slanting the questions to get the result you want. If someone has experienced discrimination this is a great way to report it, but you don't want a fair indicator of how much

ResponseID	Response
2557	Instead of continuing to put people into undesirable Section 8 apartments, consider developing condominium units for those who are struggling . Help them to develop a sense of ownership but deferring taxes for fifteen years etc.
2559	I work full time but cannot afford a studio in the city.
2560	Alexandria City does not have safe and affordable rental housing for people who are middle class. The cost of rent is extremely inflated.
2561	Too expensive even for middle class workers
2562	The lack of affordable inventory impacts not only first time homebuyers but also those looking to sell and move into a home that fits new needs, which means there are less "starter" homes available
2565	Not enough assisted housing
2569	I am grateful for Alexandria's program help with property tax for the disabled and elderly. That will help keep me in my place now that I'm unable to work.
2571	The affordable housing that fits my income bracket are all located in neighborhoods where crime and danger is high and public transportation is so limited. In the safer neighborhoods with convenient access to food and public transportation, you need a high income bracket to survive. The affordable housing programs offered in these more affluent neighborhoods require so many extra fees on top of utilities that you end being faced with paying market rent anyway. That's not affordable or efficient enough.
2572	There's not nearly enough housing, especially in nice areas like Old Town and Del Ray. Opposition from wealthy homeowners seems to prevent most new development, making the prices of existing housing skyrocket. Please, please, please allow new housing and denser developments near transit!
2574	Alexandria city lacks true starter homes. There is no middle ground or 300k homes. Homes start at 600k. If you want to live in Alexandria city and pay less then 600k then your only option is a condo. This city is designed for the wealthy and thats all.
2575	The ten in the new prpertoare extremely high even if a person is in a work force housing program it's still more than as average income.
2581	Alexandria is extraordinarily dense already and more affordable housing options need to be placed in other jurisdictions that have more space. There just is not enough

ResponseID	Response
2607	Too much rental not enough for purchase
2610	Square feet small
2613	I've been looking for affordable housing for two years and I've been waiting for a voucher for 15 years
2617	Decent housing is far too expensive and isn't in line with actual incomes
2618	We are in the process to move from our condo in Alexandria City, because rules are not clear in the city, and tenants and properties managers take advantage of this. At the end, we as an owner don't have any support from the Board, City and Police. The Housing affordable Program has to be fair.
2619	Too much density
2620	I make good money but in Alexandria the only way to move up in space (currently in a studio condo) is for me to get married
2623	The issue is the zoning laws have prevented single family homes and townhouses from being built and making them affordable. I am forced to pay a significant amount for rent each month and I do not have qualify for aid of any kind. Making ownership impossible.
2625	I pay rent for a studio apartment and it is VERY expensive. Rent has almost DOUBLED since I moved in in 2004.
2628	I'm trying to move in one of iz unit I can't get in touch with any one called serial times
2634	I actually think there are plenty of affordable apartments on Alexandria's West End. We need to see affordability on the East End to prevent a further social/income divide in Alexandria
2635	Fuck your agenda. Communist fucks.
2636	Communication isn't clear and it is impossible to make progress for housing
2639	It is IMPOSSIBLE to afford housing unless you have significant help from wealthy relatives.
2640	this survey is stupid. you wasted time and effort and money on this?
2642	When asking for assistance you are often told that services aren't available, ex: no disability voucher program, section 8 list closed. When looking for housing, rental

ResponseID	Response
2657	The Housing programs provided (IZ, ADU, LITHC, etc) do not have a realistic and accessible process to apply and get chosen to be accepted for the unit. Qualifications sometimes are obsolete but you're never guaranteed that you'll get an apartment unit or be added tot he waitlist. And if added to any waitlist, it's completely ridiculous process or lengthy where it'll take years.
2666	It seems like this survey is trying to find evidence for a pre-determined outcome.
2669	Rent is too expensive
2670	Please remember the middle ground in pricing - it is very polarizing just to have options on only the extreme ends of income scale.
2672	We need to expand the diversity in choices. Make it easier to share homes- incentivize sharing. It leverages existing housing stock and reduces need to build. Encourage/pay homeowners to share space.
2674	county is one of wealthiest in US but poor in providing enough affordable housing
2676	Arlington county needs to stop building condos and congested housing- they have made south Arlington congested while north Arlington only has SFH no one can afford- it's obvious Arlington keeps low income housing out of the north side of Arlington! Please investigate this
2677	It's very expensive and not enough programs for the working community
2681	the city expects people to pay \$2000 a month for a one bedroom next to free city housing yet if you make too much money you cant live there and then you make not enough for a single family in the same area they are \$600K there is no middle level affordable housing
2682	It is easy for properties to tell applicants incorrect information without knowing if they are being discriminated against. Some properties deny having affordable housing options.
2683	There is ample/too much affordable housing in South Arlington. In order to desegregate the schools and communities, AH needs to be spread evenly throughout the county. Only placing it in a handful of neighborhoods and schools creates inequality and locks in segregation.
2685	More affordable housing for educators

ResponseID	Response
2701	The lottery process doesn't work, it needs to be thrown out all together. I've been apart of the program almost 4 years and have yet to be ranked #1 or gotten an apartment while others who have only been in the program for shorter periods or have just moved here are chosen and moving in immediately!
2702	There needs to be more affordable housing or units for persons that receive SSI or SSDI. People on SSI or SSDI can't afford market rent and it's upsetting for those who would like to be independent. There aren't many income based units and if there are any, they are infested with pest.
2703	Large low-rise condominium complexes make redevelopment into higher density walkable communities difficult. Specifically thinking of West End, Alexandria
2704	its not easy for single workin black men to get select an working on there credit score to get in
2711	Legislating the makeup of a neighborhood is a recipe for disaster. The density problem created for a few affordable units is not worth it. Alexandria, quite simply, is full. I can't understand why overpopulating a city is considered a great idea.
2717	I would like to know how to challenge a housing failure to pay court order issued by my current landlord.
2718	I got sick and was discriminated against after having been approved
2722	DO NOT DESTROY EXISTING NEIGHBORHOODS by changing zoning and allowing ADUs and multi-family housing in existing single family neighborhoods! Yes, affordable housing is needed but owners of existing SFH have rights and deserve consideration too. Do not pick winners and losers in the name of "equity" unless you want to see extreme right-wing candidates voted into local governments.
2723	No
2724	Just find a way to help people. The paperwork for these programs is daunting. People need help and assistance....not just for money but for direct and specific information and procedures.
2726	More opportunities sent to my email
2727	Not aware of programs that help people secure homes to purchase that don't require steep down payments.
2722	The IZ program is a joke still have not got help

ResponseID	Response
2757	I work as a case manager and seeking housing for low income has been difficult. Even with the Voucher it's not easy.
2759	Tell Mayor Bowser to stop being a Buzzuto whore!
2760	If you can provide a housing option for people like me.
2763	Affordable housing options are few to none for a single person.
2765	The wording on #2 question is biased. It puts the onus on the individual rather than housing costs, employers/low wages, etc. If you're interested in "Fair Housing", might want to think about that.
2766	Taxes are too high
2767	Everything costs too much
2769	I pay 2356.00 in rent but I can buy a home because I don't have enough to for the down payment
2770	I would like to request to get email link for specific properties on IZ for sale homes
2775	Too much paperwork to even enter the market for subsidized "affordable" housing
2776	No enough houses in the market for sale.
2777	Relocated to this area believing the capital would be more accommodating with regards to housing. Didn't know
2778	Regional planners should stop allowing huge single-family homes and/or allow duplexes or triplexes
2780	Finding affordable housing is hard. Everything is priced so high especially in the safer/nicer neighborhoods. The have programs they help and give out subsidies, but it seems like they only actually accept them in the less desirable areas. And when they do accept the subsidy you have to have perfect credit, or their are only a small amount of units and a waiting list with over 100 or more people. I mean there is usually an extensive list of things that can deny or turn off a certain demographic of people(low income black people)
2782	This area has way too many "luxury" apartments charging exorbitant rent. I just want a metro-accessible and relatively modern place that is affordable and I can do without the steep rent, pet spa etc

ResponseID	Response
2794	DCHA needs to up the limits on the housing choice vouchers to
2797	It's So hard for minorities to find affordable safe housing for their families
2800	How can i get an MPDU?
2801	There is not enough inventory for starter homes and getting any help is out of reach bc I make just enough to not fall into the needy category but don't make enough where I can afford to live decently in this area. I have to commute an hr and a half to work and live with my mom to afford this area
2802	The area needs more single family housing inventory to accommodate families. The city should focus on increasing affordable housing and multi-family housing in close proximity to metro stations. It is irresponsible to continue building affordable housing so far away from metro rail. Buses are less efficient, and the routes constantly change.
2803	Get more programs for young adults to learn about it and advertise programs more. I'm 31 years old have no clue about buying a house
2804	Good morning and like I said sometimes I don't make enough and because I'm a hairstylist it doesn't give me the opportunity
2808	I don't know Hispanic or Latino
2809	Real Estate agents should be held accountable.
2813	60,000 a year is not enough to pay 1,400-1,800 a month
2817	I would like to thank you
2818	Affordable housing in the D.C. area is usually associated with a high crime rate and I am extremely fearful of experiencing violence towards my family, myself or theft of property.
2822	No
2823	Please help i need help please dont let me fall down i m a human but i m weak
2827	The most frustrating part about housing in this area is that when you get to the end of your lease the apartment complex raises rent by over 10% to renew. They also only offer lease lengths that force you to renew at a time in the year when the rent market is highest. This is stressful and frustrating and results in the renter potentially having

Date	Event	Audience	Number of Attendees
1/25/2021	Meeting with City of Alexandria staff	Kim Cadena, Housing Analyst, Office of Housing, Melodie Seau, Division Chief, Office of Housing	
1/26/2021	Meeting with Prince William County staff	Bill Lake, Director, Office of Housing & Community DevelopmentJoan Duckett, Assistant Director, Office of Housing & Community Development	
1/27/2021	Meeting with Fairfax County staff	Margaret Squires, Fair Housing Specialist, Office of Human Rights and Equity Programs Linda Hoffman, Management Analyst, Department of Housing and Community Development Ajashu Thomas, Outreach and Communications Specialist, Office of Human Rights and Equity Programs	
1/28/2021	Meeting with MWCOG Community Advisory Committee	MWCOG Community Advisory Committee	
1/29/2021	Meeting with Arlington County staff	Rolda Nedd, Community Development Planner, Department of Community Planning, Housing and Development Joel Franklin, Housing Planner, Department of Community Planning, Housing and Development	
2/3/2021	Meeting with Loudoun County staff	Brian Reagan, Housing Programs Manager, Office of the County Administrator, Housing Eileen Barnhard, CDBG Program Manager, Office of the County Administrator, Housing	
3/24/2021	Meeting with Prince William County staff	Bill Lake, Director, Office of Housing & Community DevelopmentJoan Duckett, Assistant Director, Office of Housing & Community Development	
4/1/2021	Meeting with City of Alexandria staff	Kim Cadena, Housing Analyst, Office of Housing	
4/10/2021	Northern Virginia Housing Expo Fair Housing Workshop (Kim Cadena moderated)	Open to the General Public	
4/1/2021	Presentation to Alexandria Housing Affordability Advisory Committee (Kim Cadena, Manuel attended)	Alexandria Housing Affordability Advisory Committee	
4/17/2021	Presentation to Alexandria City Council (Kim Cadena)	Alexandria City Council	
4/14/2021	Presentation to Alexandria Commission on Persons with Disabilities (Kim Cadena)	Alexandria Commission on Persons with Disabilities	
4/20/2021	Meeting with Housing Opportunities Made Equal (Manuel Ochoa and Tiffany Martin)	Housing Opportunites Made Equal	
4/21/2021	Presentation to Alexandria Economic Opportunites Commission (Kim Cadena)	Alexandria Economic Opportunites Commission	
4/22/2021	Presentation to Prince William County Housing Board	Prince William County Housing Borad	
5/6/2021	Presentation to Alexandria Community Services Board (Kim Cadena)	Alexandria Community Services Board	
7/14/2021	Housing, Equity, and Race: Fair Housing in the DMV Region (Workshop Session #1)	Open to the General Public	
7/15/2021	Presentation to Prince William County Racial and Social Justice Commission	Prince William County Racial and Social Justice Commission	
7/20/2021	Presentation to Mid-County Citizens Advisory Board (Manuel Ochoa)	Mid-County Citizens Advisory Board	
7/21/2021	Meeting with Loudoun County staff	Christine Hillock, Community Development Specialist, Office of the County Administrator, Housing Eileen Barnhard, CDBG Program Manager, Office of the County Administrator, Housing	
7/22/2021	Housing, Equity, and Race: Fair Housing in the DMV Region (Workshop Session #2)	Open to the General Public	
7/31/2021	Housing, Equity, and Race: Fair Housing in the DMV Region (Workshop Session #3)	Open to the General Public	
8/18/2021	Meeting with Prince William County staff	Bill Lake, Director, Office of Housing & Community DevelopmentJoan Duckett, Assistant Director, Office of Housing & Community Development	
8/24/2021	Meeting with Montgomery County staff	Catherine Mahmud, Section Chief, Department of Housing and Community Affairs Katherine Canales, Senior Planning Specialist, Department of Housing and Community Affairs	
9/9/2021	Presentation to Prince William County Human Rights Commission	Prince William County Human Rights Commission	
10/5/2021	Loundoun County Stakeholder Focus Group	Invite Only	
10/6/2021	Loundoun County Fair Housing Public Forum	Open to the General Public	50
10/19/2021	Arlington County Stakeholder Focus Group	Invite Only	20
10/21/2021	Arlington County Fair Housing Public Forum	Open to the General Public	38
10/26/2021	Fairfax County Stakeholder Focus Group	Invite Only	37
10/28/2021	Fairfax County Fair Housing Public Forum	Open to the General Public	73
11/3/2021	Prince William County Fair Housing Public Forum	Open to the General Public	68
11/30/2021	District of Columbia Stakeholder Focus Group	Invite Only	30
12/2/2021	District of Columbia Fair Housing Public Forum	Open to the General Public	118
12/6/2021	City of Alexandria Stakeholder Focus Group	Invite Only	35
12/9/2021	City of Alexandria Fair Housing Public Forum	Open to the General Public	99
12/12/2021	Montgomery County & City of Gaithersburg Stakeholder Focus Group	Invite Only	43
12/14/2021	Prince William County Stakeholder Focus Group	Invite Only	20
12/15/2021	Montgomery County & City of Gaithersburg Fair Housing Public Forum	Open to the General Public	53
1/4/2022	Meeting with Fairfax County staff	Christine Hillock, Community Development Specialist, Office of the County Administrator, Housing Eileen Barnhard, CDBG Program Manager, Office of the County Administrator, Housing	
1/5/2022	Meeting with Loudoun County staff	Catherine Mahmud, Section Chief, Department of Housing and Community Affairs, Montgomery County Katherine Canales, Senior Planning Specialist, Department of Housing and Community Affairs, Montgomery County Sharon Disque, Economic Development Manager/Acting Manager Housing & Community Development, Office of Economic Development, City of Gaithersburg	
1/6/2022	Meeting with Montgomery County & City of Gaithersburg staff	Patricia Mezarina, Housing & Community Development, City of Gaithersburg	
1/7/2022	Meeting with City of Alexandria staff	Kim Cadena, Housing Analyst, Office of Housing Melodie Seau, Division Chief, Office of Housing	
1/11/2022	Meeting with Prince William County staff	Joan Duckett, Acting Director, Office of Housing & Community Development Danica Blount, Administrative Coordinator/Assitant to the Director, Office of Housing & Community Development	

		Rolda Nedd, Community Development Planner, Department of Community Planning, Housing and Development Joel Franklin, Housing Planner, Department of Community Planning, Housing and Development Jennifer Daniels, Planning & Community Devel. Manager , Department of Community Planning, Housing and Development	
1/12/2022	Meeting with Arlington County staff		
1/18/2022	Interview with Mayor Justin Wilson and Kate Garvey	Mayor Justin Wilson, Alexandria City Council Kate Garvey, Director, Department of Community and Human Services, City of Alexandria	
1/18/2022	Interview with Councilman Canek Aguirre and Helen McIrvine	Councilman Canek Aguirre, Alexandria City Council Helen McIrvine, Director, Office of Housing, City of Alexandria	
		Barbara Byron, Director, Department of Planning & Development Tom Fleetwood, Director, Department of Housing & Community Development Amy Ginger, Deputy Director, Department of Housing & Community Development Tom Barnett, Deputy Director, Department of Housing & Community Development	
1/20/2022	Interview with Fairfax County staff (Barbara Byron, Tom Fleetwood, Amy Ginger, Tom Barnett)		
1/24/2022	Interview with Carl Rush, Loudoun County	Carl Rush, Chief Equity Officer, Loudoun County	
1/25/2022	Interview with Loudoun County staff	Valmarie Turner, Assistant County Administrator Sarah Coyle Etro, Housing Coordinator, Office of Housing	
1/25/2022	Interview with Fairfax County staff and commissioner	Kenneth Saunders, Director, Office of Human Rights & Equity Programs Gloria Crawford, Chair, Fairfax County Human Rights Commission Courtney Tierney, Director of Social Services, Department of Social Services Tony Turnage, Assistant Director of Social Services/Homeless Services, Department of Social Services	
1/25/2022	Interview with Prince William County staff		
1/26/2022	Interview with City of Alexandria staff	Jean Kelleher, Director, Office of Human Rights Nancy Williams, Deputy Director, Office of Planning and Zoning Councilman Ryan Spiegel, Gaithersburg City Council Maureen Herndon, Division Manager, Department of Community and Public Relations: Community Services	
1/27/2022	Interview with Councilman Ryan Spiegel and Maureen Herndon		
1/27/2022	Interview with Councilman John Taylor Chapman	Councilman John Taylor Chapman, Alexandria City Council	
1/27/2022	Interview with Loudoun County staff	James David, Acting Director, Department of Planning and Zoning	
1/27/2022	Interview with Chairman Jeffrey C. McKay	Jeffrey C. McKay, Chairman, Fairfax County Board of Supervisors	
1/31/2022	Interview with Keith Pettigrew, Alexandria Redevelopment Housing Authority	Keith Pettigrew, CEO, Alexandria Redevelopment Housing Authority	
1/31/2022	Interview with Chair Phyllis J. Randall	Phyllis J. Randall, Chair, Loudoun County Board of Supervisors	
1/31/2022	Interview with Loudoun County staff	Monica Spells, Assistant County Administrator, Loudoun County Ina Fernández, Director, Department of Family Services	
2/2/2022	Interview with Councilmember Will Jawando	Councilmember Will Jawando, Montgomery County Council	
2/3/2022	Interview with Amanda Harris, Montgomery County	Amanda Harris, Chief Services to End and Prevent Homelessness, Montgomery County HHS	
2/3/2022	Interview with Curtis Porter, Prince William County Human Rights Commission	Curtis Porter, Chair, Prince William County Human Rights Commission	
2/3/2022	Interview with Prince William County staff	David McGettigan, Long-Range Planning Manager, Planning Office Connie Dalton, Senior Planner, Planning Office	
2/7/2022	Interview with Supervisor Margaret A. Franklin and Supervisor Kenny A. Boddye	Supervisor Margaret A. Franklin, Woodbridge District, Prince William County Board of Supervisors Supervisor Kenny A. Boddye, Occoquan District, Prince William County Board of Supervisors	
2/7/2022	Interview with Maria D. Burgos, Prince William County	Maria D. Burgos, Director of Equity and Inclusion, Prince William County	
2/8/2022	Interview with Vice Chair Christian Dorsey	Christian Dorsey, Vice Chair, Arlington County Board	
2/10/2022	Interview with Nicole Harmon, Arlington County	Nicole Harmon, Housing Assistance Bureau Chief, Department of Human Services	
2/10/2022	Interview with Kellen MacBeth, Arlington NAACP	Kellen MacBeth, Housing Committee Chair, Arlington NAACP	
2/11/2022	Interview with Arlington County staff	Anne Venezia, Housing Director, Department of Community Planning, Housing and Development Anthony Fusarelli, Planning Director, Department of Community Planning, Housing and Development	
2/15/2022	Interview with Gurjit Chima, Arlington County	Gurjit Chima, Assistant County Manager, Office of Human Rights	
2/16/2022	Interview with Kevin Roman, City of Gaithersburg	Kevin Roman, Neighborhood Services Division Chief, Department of Planning & Code Administration	
2/17/2022	Interview with Mathew McCollough, District of Columbia	Mathew McCollough, Director, Office of Disability Rights	
2/23/2022	Interview with Drew Hubbard, District of Columbia	Drew Hubbard, Interim Director, Department of Housing and Community Development	
2/23/2022	Interview with Christopher Donald, District of Columbia	Christopher Donald, Executive Director/CEO, District of Columbia Housing Finance Agency	
2/25/2022	Interview with District of Columbia staff	Hnin Khaing, Interim Director, Office of Human Rights Akita Smith-Evans, Enforcement Manager, Office of Human Rights Sakina Khan, Interim Director/Deputy Director for Citywide Strategy and Analysis, Office of Planning Art Rodgers, Senior Housing Planner, Office of Planning	
2/28/2022	Interview with District of Columbia staff		
3/1/2022	Interview with Brenda Donald, District of Columbia	Brenda Donald, Executive Director, DC Housing Authority	
3/1/2022	Interview with James Stowe, Montgomery County	James Stowe, Director, Montgomery County Office of Human Rights	
3/2/2022	Interview with Theresa Silla, District of Columbia	Theresa Silla, Executive Director, Interagency Council on Homelessness	
3/3/2022	Spanish-Speaking Community Focus Group	Invite Only	17
3/4/2022	Interview with Laura Zeilinger, District of Columbia	Laura Zeilinger, Director, Department of Human Services	
3/10/2022	Disability Community Focus Group	Invite Only	12
3/17/2022	Senior Community Focus Group	Invite Only	
3/24/2022	LGBTQ+ Community Focus Group	Invite Only	
3/31/2022	Immigrant Community Focus Group	Invite Only	

Executive Summary Reference: Research on the Harms of Residential Segregation

Below is a selection of studies that document how residential segregation contributes to greater inequality, less prosperity, and decreased opportunity.

Acs, Gregory, Rolf Pendall, Mark Treskon, and Amy Khare. 2017. *The Cost of Segregation: National Trends and the Case of Chicago, 1990–2010*. Washington, DC: Urban Institute. March 29.

Benner, Chris, and Manuel Pastor. 2015. "Brother, Can You Spare Some Time? Sustaining Prosperity and Social Inclusion in America's Metropolitan Regions." *Urban Studies* 52 (7): 1339–56.

Card, David, and Jesse Rothstein. 2007. "Racial Segregation and The Black–White Test Score Gap." *Journal of Public Economics* 91 (11–12): 2158–84.

Chetty, Raj, Nathaniel Hendren, Patrick Kline, and Emmanuel Saez. 2014. "Where Is the Land of Opportunity? The Geography of Intergenerational Mobility in the United States." *Quarterly Journal of Economics* 129 (4): 1553–1623.

Chetty, Raj, Nathaniel Hendren, and Lawrence F. Katz. 2016. "The Effects of Exposure to Better Neighborhoods on Children: New Evidence from the Moving to Opportunity Experiment." *American Economic Review* 106 (4): 855–902.

Li, Huiping, Harrison Campbell, and Steven Fernandez. 2013. "Residential Segregation, Spatial Mismatch, and Economic Growth across US Metropolitan Areas." *Urban Studies* 50 (13): 2642–60.

McArdle, Nancy, and Dolores Acevedo-Garcia. 2017. *Consequences of Segregation for Children's Opportunity and Wellbeing*. Cambridge, MA: Harvard Joint Center for Housing Studies. November 20.

Shapiro, Thomas, Tatjana Meschede, and Sam Osoro, 2013. *The Roots of the Widening Racial Wealth Gap*. Waltham, MA: Institute for Economic and Racial Equity, Heller School for Social Policy and Management, Brandeis University. February.

Sharkey, Patrick. 2016. "Neighborhoods, Cities, and Economic Mobility." *Russell Sage Foundation Journal of the Social Sciences* 2 (2): 159–77.