

**Testimony before the Zoning Commission of the District of Columbia
Case No. 05-39 (The Archdiocese of Washington and Catholic Community Services –
Consolidated PUD & Related Map Amendment @ Square 3531, Lots 114 & 115)**

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My name is Peter Tatian and I have been a homeowner in the Eckington neighborhood since November 2004. I am here tonight to express my support for the proposed residential development at 116 T Street NE. My home is located approximately 400 feet from the site of the proposed development.

The proposed residential development will provide much needed affordable housing in the Eckington neighborhood. As we all know, Washington, D.C., is currently facing an unprecedented challenge in affordable housing. As reported in the Housing in the Nation's Capital report (2004), the average rent for a one-bedroom apartment, which had been affordable to a bookkeeper in 2001, was no longer affordable at this salary in 2004.¹ Other research has documented the loss of affordable rental units in the city – a result of both rising costs and condominium conversions.

Like many neighborhoods in the city, Eckington is not immune to these market forces. Between 2000 and 2005, home prices in the Eckington neighborhood cluster increased 22.5 percent per year in real dollars, even higher than the city average increase of 17.6 percent.² In addition, several developments of "luxury" condominiums have appeared in the neighborhood in recent years.

While Eckington has the potential to be a strong, diverse community, positive action is needed to make room for families of all incomes and to ensure that both new and old residents have a home in our neighborhood. In its final report, the Comprehensive Housing Strategy Task Force stated that 19,000 new units of affordable housing must be built to accommodate future growth in the city – including 7,600 units affordable to households with incomes below 30 percent of area median income (AMI) and 5,700 units affordable to households between 30 to 60 percent AMI.³ The proposed development at 116 T Street NE will provide 134 units affordable at 40 to 60 percent AMI and 44 units affordable below 40 percent AMI. This represents a reasonable contribution of the Eckington neighborhood towards reaching the overall city goal for new affordable housing.

¹ Margery Austin Turner, et al., *Housing in the Nation's Capital 2004*, p. 36.

² Peter A. Tatian and G. Thomas Kingsley, *District of Columbia Housing Monitor, Summer 2006*, table 2 (p. 12), cluster 21.

³ Comprehensive Housing Strategy Task Force, *Homes for an Inclusive City: A Comprehensive Housing Strategy for Washington, D. C.*, April 5, 2006, p. 37.

Thank you for considering my views on this case, and I urge the Zoning Commission to approve the planned unit development and related zoning map amendment for case no. 05-39.