

**TESTIMONY OF CHARLES D. REED
IN SUPPORT OF
THE CAMPAIGN FOR INCLUSIONARY ZONING'S
PROPOSAL NO. 04-33**

Good evening, Ms. Mitten and members of the Commission. I testify in support of the Campaign for Inclusionary Zoning's Proposal No. 04-33. My name is Charles Reed, and my address is 1310 Q Street, NW. I have lived there for 30 years. I appear tonight in my own right and as Chairman of Advisory Neighborhood Commission 2F, which represents the Logan Circle area of Ward 2.

I have a graduate education in Chemical Engineering, and in law. I was a law clerk to Justice Tom Clark at the United States Supreme Court. I have practiced law in the District for nearly 40 years, including in the area of land use. I have also been a developer of both large scale and small projects. For example, I developed residential subdivisions and commercial projects, principally in Charles, Prince George, and St. Mary Counties. Likewise, I have owned Section 8 projects in the District, notably at Bates Street, and I have also owned multi-family low income properties.

In view of this background, I believe I have some familiarity with the issues that bear on tonight's discussion. I am an advocate for inclusionary zoning by virtue of my life experiences. In a sense, this is anomalous. I was born and grew up in Texas during the 30s, 40s and 50s. Texas was a heavily segregated state, both racially as well as economically, and while I viewed myself as unprejudiced, it was nevertheless somewhat of a culture shock to arrive in the District during its most troubled times in the mid- and late- sixties. Moving to Logan Circle within a few years of the 1968 riots, I found myself in the middle of the most affected areas of those riots.

In the process of restoring a home, raising a family and integrating into a part of the City I have grown to love, the impelling need for low and moderate income housing became quite evident. I will leave for others a discussion of the technical and economic details of why this is so important, and why we must provide low and moderate income housing in the District. For me, the reasons are self-obvious and more personal. I have lived in a diverse neighborhood and it has enriched my life as well as that of the four children we have raised here. With all of us working together, we have reclaimed a blighted area, reduced its crime, restored its grand buildings, and created a community of vibrancy and character.

The Logan Circle area has historically been a diverse area from its inception in the 1870s. The bulk of the community wants it to stay so. We have seen its benefits. As president of the Logan Circle Community Association in the late 1970s, I and others in the community supported the DC RLA in an innovative Section 8 program that greatly facilitated that goal. The RLA sold City-owned, decrepit properties in our area at below market prices and financing rates. These were sold mainly to upper middle class professional couples who could demonstrate that they had the credit worthiness and managerial capability to restore the homes. The properties were typically the stunningly attractive Victorian properties that abound in the area. The “catch” was that the purchasers had to agree to live in the homes for 5 years and—this is the important part—they had to build one or more units in the property for low income use and maintain them during this time.

The program brought low income dwellers in day to day contact with the upwardly mobile middle class owners of the property. Tragically, the program was

killed, I assume by the high interest rate regime of the early 80s. But while it worked, it worked well. I recall one instance of a welfare mother who moved into one of the units with a child. She ultimately finished school, got a Ph.D., and has been off the welfare rolls ever since. It brought a quality of life to the neighborhood that transcends the pragmatic technical points that I have heard expressed here.

Logan Circle has lost those low and moderate income residents from the dozen or so properties that were involved in the RLA program. And we are losing more each day. The restoration of the area has brought many welcomed changes. Ours has become one of the most sought-after residential areas in the City. But demand has driven up prices, and without a mechanism to protect and preserve affordable housing in the area, we will lose the character, and perhaps the soul, of the place where I live.

My view is not isolated. As I mentioned at the outset, I am also here as the Chairman of ANC 2F. My ANC has unanimously endorsed the CMIZ proposal with respect to rental housing, and has overwhelmingly endorsed it, over a single dissent, with respect to its provisions as to equity units.