

TESTIMONY IN SUPPORT OF MANDATORY INCLUSIONARY ZONING

MY NAME IS CAROL CASPERSON. I AM THE EXECUTIVE DIRECTOR OF D.C. HABITAT FOR HUMANITY (DCHF), THE AFFILIATE OF HABITAT FOR HUMANITY INTERNATIONAL IN THE NATION'S CAPITAL.

D.C. HABITAT FOR HUMANITY IS IN FAVOR OF MANDATORY INCLUSIONARY ZONING.

DCHF BUILDS HOMES WITH LOW INCOME RESIDENTS OF THE NATION'S CAPITAL AND SELLS THEM AT NO PROFIT, NO INTEREST ON A 25 YEAR MORTGAGE. THE PRINCIPLE ONLY MORTGAGE IS APPROXIMATELY \$330.00 PER MONTH. HOMEOWNER INSURANCE AND TAXES ARE ESCROWED EVERY MONTH. FOR MOST FAMILIES THAT BUY HABITAT HOMES, THIS IS MUCH LESS THAN THEY WERE PAYING TO RENT AN APARTMENT. ACCORDING TO THE JOINT CENTER FOR HOUSING STUDIES OF HARVARD UNIVERSITY, NEARLY ONE IN THREE AMERICAN HOUSEHOLDS SPENDS MORE THAN 30 PERCENT OF INCOME ON HOUSING, AND MORE THAN ONE IN EIGHT SPEND UPWARDS OF 50 PERCENT. INCOMES HAVE NOT KEPT PACE WITH THE COST OF HOUSING IN THE DISTRICT: FROM JANUARY 1999- MARCH 2003, THE SALE PRICE OF HOMES ROSE FOUR TIMES FASTER THAN INCOME.

IN 2002 DCHF RECEIVED SEVERAL LOTS IN NORTHEAST D.C. AT A DISCOUNTED PRICE FROM THE COLLINS FAMILY FOR \$5,000 EACH.

**ZONING COMMISSION
District of Columbia**
CASE NO. 04-33
EXHIBIT NO. 51
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SIMILAR LOTS IN THE NEIGHBORHOOD WERE SELLING FOR \$20,000 EACH. RECENTLY DCHFH CHECKED ON THE PRICE OF A BUILDABLE LOT IN THE NEIGHBORHOOD—ASKING PRICE \$50,000! THIS IS HAPPENING IN WARD 7 WHERE THERE WAS ONLY ONE APPLICATION FOR A BUILDING PERMIT THE YEAR BEFORE BE STARTED THE 53 HOME COMMUNITY IN 2003.

THIS IS JUST A SMALL INDICATION OF WHAT IS HAPPENING ALL OVER THE CITY. EVERY NEIGHBORHOOD IS A “HOT” NEIGHBORHOOD. IF SOMETHING ISN’T DONE SOON THERE WILL BE NO LAND LEFT TO BUILD AFFORDABLE HOMES.

I URGE THE ZONING COMMISSION TO USE MANDATORY INCLUSIONARY ZONING TO MEET AFFORDABLE HOUSING NEEDS AND HELP BUILD VIBRANT, MIXED INCOME COMMUNITIES IN THE NATION’S CAPITAL.