

**Statement of Marta Beresin
Glover Park resident
Zoning Commission Hearing
On the
Inclusionary Zoning Overlay
Text Amendment 04-33
July 25, 2005**

Good evening Commissioners My name is Marta Beresin and I live in the Glover Park neighborhood of Ward 3 with my husband and two daughters We bought our row house in 1998 for \$315,000 It is now worth more than twice that amount which makes me feel extremely lucky that we purchased it when we did because today we would not be able to afford it I am here tonight to urge you to pass the Mandatory Inclusionary Zoning Text Amendment that was submitted by the Campaign for Inclusionary Zoning in November

We moved to Ward 3 because of its great elementary schools, safe neighborhoods, and easy access to wonderful parkland, playgrounds, restaurants and supermarkets. The Amendment proposed by the Campaign will help ensure that Stoddert Elementary School teachers, Georgetown hospital nurses, and public interest lawyers like me are able to live in Ward 3 and in all parts of the city And I want the guy who fixes my roof and my dear nanny who cares for my two year old daughter to have access to good schools and safe communities just like I do Frankly, I am here tonight because I believe that good schools and safe communities should not be a luxury of only the very wealthy

But right now, the fact is that unless you bought a home or apartment a long time ago or you are a lawyer or doctor, you cannot afford to live -- own or rent -- in most of Ward 3 And I can't imagine my neighborhood -- Glover Park -- with no artists, no college professors, no elementary school teachers, and no police officers or fire fighters I don't know about you but I don't want to live in a community of professionals I live in D C because I love the diversity that city life offers and from speaking with many of my neighbors that's why they live here too

I also stand before you as a part-time lawyer for homeless families When I'm not caring for my two small children, I work for a non-profit called the Washington Legal Clinic for the Homeless This work has made me keenly aware of the need for inclusionary zoning as one of the policy tools that the District can use to develop affordable housing You may be surprised to hear this, but many of my clients work at full or part-time jobs in the District but cannot find rental housing in the District which they can afford The fair market rent for a

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2-bedroom apartment in DC is \$1187 per month. Most of my clients earn the minimum wage (\$6.25/\$6.60) and would have to work approximately 152 hours per week (or 21 hours per day) in order to afford a 2-bedroom unit at the area's Fair Market Rent.

Mandatory Inclusionary Zoning is an important tool that the District can add to its tool kit to increase affordable housing and create mixed income neighborhoods. And it is a tool that costs the District very little financially because it leverages the expertise and capacity of the private market to develop affordable housing.

While it would not resolve the housing problems of very low wage workers like my clients, the Amendment proposed by the Campaign for Inclusionary Zoning would contribute more substantially to the city's stock of affordable housing than the alternative amendment. It would do so by creating housing for folks earning between \$40,000 and \$70,000 per year. Creating more moderately priced housing throughout the city decreases the competition that my clients face in finding lower income units. This in turn creates more housing for the poorest of the poor and enables some of them to escape homelessness.

The bottom line is that while D.C. is largely an economically segregated city, most of us live here because we cherish diversity and believe in opportunity for all. But every day we are losing what little diversity we've got left because as the real estate market goes up and up, more and more folks are being priced out of the rental market in every neighborhood where they could access good schools and safe communities. Mandatory Inclusionary Zoning will ensure that teachers, police officers, fire fighters, and nurses can live in the communities where they work by creating mixed income, diverse neighborhoods. **If you value diversity and believe in the right of every person who works hard to live in a safe place and send their kids to a good school, I hope you will pass the Mandatory Inclusionary Zoning amendment proposed by the Campaign.**