

**Testimony for Inclusionary Zoning Hearing
July 28, 2005**

04-33

My name is June Kress and I live at 3900 W St., NW. I've been a resident of Glover Park for 20 years. I'm active in the neighborhood and have been a member of the Glover Park Citizens Association for nearly all that time. I'm mostly known for my work with St. Luke's Shelter: I was one of the founders in 1991 of this transitional shelter that serves up to 6 homeless men for a period of 6 months; I served as coordinator for 14 years; am one of the founders of a major program enhancement, Next Step Kitchen, a culinary arts training program; and now serve as Board Chair. I have worked on homeless issues also since 1991 with the Community Council for the Homeless at Friendship Place (CCH/FP), as a founder and long-time Board member and for the last several years as a member of the Executive Committee. So I have a ward-wide perspective as well as a concern about helping the homeless in my immediate neighborhood.

I want to speak tonight in favor of Mandatory Inclusionary Zoning, a policy and program that could benefit my own neighborhood as well as the entire city. I want to focus on the issue of affordability from 3 perspectives:

1) Just from a personal perspective, there's no way we could afford to live in Glover Park today had we not purchased our house in 1987 for \$160,000. My husband and I have good jobs, but our rising incomes simply have not kept pace with rising housing costs. We are among the lucky few who got in early and can stay, as long as nothing happens to one of us. Mandatory Inclusionary Zoning would make it possible for more people with lesser incomes to enjoy a wonderful community like Glover Park.

2) Second, neighborhoods like Glover Park are probably not affordable to the very people who do such a great job with our kids, like the teachers at a school such as Stoddert School. What about the rest of the neighborhoods all over the city? I wonder how many teachers can afford to live near the schools in which they teach. The same phenomenon probably exists at local hospitals such as Sibley Hospital near where I live: How many of the nurses and techs who work there can afford to live in the surrounding community? Mandatory Inclusionary Zoning would get us closer to that reality.

3) Finally, there would be a real benefit to organizations like the Community Council for the Homeless at Friendship Place (CCH/FP): qualified non-profits would have the first right to purchase or rent up to 40% of the inclusionary units. What this would mean concretely is that CCH/FP would be able to continue to rent or buy units in upper northwest Washington to house clients permanently who can and should live on their own. We have done that with clients ready to live independently in high rise buildings up and down Wisconsin Ave., near transportation, but it's becoming too expensive to continue to provide permanent housing. And anyone who works with the homeless knows that permanent housing is what matters.

For these reasons, I support this policy, and I urge the Zoning Commission to adopt a similar supportive stance. This policy has worked well in other cities, and it can work in the District of Columbia. Mandatory Inclusionary Zoning promotes economic and social justice and will help strike that important balance between growth and opportunity. It will also take thoughtful planning and good administration, but endorsing the policy at least paves the way for that process to occur. Thank you.

ZONING COMMISSION
District of Columbia
District of Columbia
CASE NO. 04-33
EXHIBIT NO. 771