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Testimony on Case No. 04-33A

Submitted by
SEIU Local 32BJ, District 82
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SEIU Local 32BJ represents more than 85,000 members in six states, including 8,000 in the Washington, D.C. area.

Our members work hard work cleaning and guarding buildings all over Washington, DC. They make valuable contributions to our city, and deserve the opportunity to live in the city they help keep running.

But the wage increases we win as a union are not keeping pace with the rising cost of housing. Janitors who clean downtown office buildings make an average salary of only about \$20,000 a year. Few of our members, even working multiple jobs, can afford to buy or rent in most of the new buildings going up around DC.

We support the concept of applying inclusionary zoning in many neighborhoods. While our members' worksites are concentrated downtown, many also work in neighborhoods around the city, including on the campuses of our prestigious universities. These workers would benefit greatly from being able to live in the neighborhoods where they work, both saving on travel time and expenses, but also being part of the local community.

We share the concerns some residents have about the potential impact of inclusionary zoning on their neighborhoods, in particular that increased density might lead to more traffic or incompatible building scales for certain projects. We believe the D.C. Office of Planning has made a convincing case that in many cases inclusionary zoning will have a minimal impact on the character of neighborhoods. Likewise, affordable housing and historic preservation are compatible goals and inclusionary zoning should apply in historic districts.

We need more affordable housing and more mixed-income communities in the District; inclusionary zoning is an important part of a larger strategy to meet the affordable housing needs of current and future District residents.

We wish to thank the zoning commission for its consideration of our statement.

ZONING COMMISSION
District of Columbia

CASE NO. 04-33A
EXHIBIT NO. 23

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