



DC JOBS with JUSTICE

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Testimony on Case No. 04-33A

ZONING COMMISSION
District of Columbia

Submitted by DC Jobs with Justice
1925 K Street, NW suite 410
Washington, DC 20036

CASE NO. 04-33A
EXHIBIT NO. 46

October 5, 2006

DC Jobs with Justice is a coalition of 32 labor unions, grassroots community groups, and student and faith organizations who work together to improve wages and conditions for working people and support community struggles for economic justice.

Our coalition believes it is important that people who work in the District be able to live here as well. We have been involved with campaigns to raise wages and benefits for janitors, parking workers, grocery workers, hotel workers, and office workers. Few of these people make even close to the Area Median Income, even working multiple jobs, and the wage increases we win are not keeping pace with the rising cost of housing. Janitors who clean downtown office buildings make an average salary of only \$21,550 a year and a retail salesperson makes only \$22,490. These people make valuable contributions to our city, and deserve the opportunity to live in the city they help keep running.

It is not only low-wage workers in the service industry who have difficulty finding housing. Teachers who mostly make under \$50,000 per year, registered nurses who make an average of \$57,440, and school bus drivers who make an average of \$31,110 should all be able to live in the city where they serve. Inclusionary Zoning is one way to provide this opportunity.

Our coalition supports the D.C. Office of Planning's map proposal because it will equitably apply inclusionary zoning all over the city. While our city's workforce is concentrated downtown, many also work in schools and stores, or as cleaners and landscapers in neighborhoods spread across the city. 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 community there. Thus we support an inclusionary zoning map that will cover as many neighborhoods as possible.

We understand that some community members have concerns about the impact of inclusionary zoning on their neighborhoods, particularly that increased density might lead to more traffic or incompatible buildings. We believe the D.C. Office of Planning has made a convincing case that inclusionary zoning will have a minimal impact on the character of neighborhoods. Likewise, affordable

AFSCME Council 26 * Amalgamated Transportation Workers Union Local 689 * American University Solidarity Committee * DC ACORN * DC Employment Justice Center * DC Coalition for Housing Justice * Empower DC * Fair Budget Coalition * Georgetown Solidarity Committee * Greater Washington Americans for Democratic Action * George Washington University Progressive Student Union * Gray Panthers of Metro Washington * IFPTE Local 70 * Jews United for Justice * Metropolitan Washington Council, AFL-CIO * Mobilization for Global Justice * National Writer's Union/UAW 1981 * Plymouth UCC Board of Social Action * Project South DC * SEIU Local 32BJ, District 82 * Shaw Education for Action * Teamsters Local 96 * Teamsters Local 639 * Teamsters Local 922 * United Food and Commercial Workers Local 400 * UNITE HERE Mid-Atlantic Regional Joint Board * Washington-Baltimore Newspaper Guild * Washington Mailers' Union * Youth Action Research Group * Youth Leadership Support Network *

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housing and historic preservation are compatible goals and inclusionary zoning should apply in historic districts.

We need more affordable housing a 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

A handwritten signature in black ink, appearing to read "R. Newell", written over a horizontal line.

Roger Newell
Chair, DC Jobs with Justice