



# Metropolitan Washington Council, AFL-CIO

888 16th Street, NW, Suite 520 • Washington, DC 20006 • (202) 974-8150 • Fax (202) 974-8152

*An AFL-CIO "Union City"*

March 3, 2016

## EXECUTIVE BOARD

### Officers

- Joslyn N. Williams  
President (AFSCME 2477)
- Gino Renne  
1st Vice President (UFCW 1994)
- Doris Reed  
2nd Vice President (ASASP)
- Sandra Falwell  
3rd Vice President (DCNA)
- Dena Briscoe  
Secretary (APWU-NCSML)
- Linda Bridges  
Treasurer (OPEIU 2)

### Members

- John Boardman (UNITE HERE 25)
- Eric Bunn (AFGE District 14)
- Steve Courtien (CHOICE)
- Dan Dyer (OPEIU 2)
- Mark Federici (UFCW 400)
- Carl Goldman (AFSCME Cn 26)
- Jackie Jeter (ATU 689)
- Kendall Martin (Iron Workers 5)
- Michael Murphy (IUOE 99)
- Thomas Raliff (IBT 639)
- John Shields (SMART 100)
- Edward Smith (IAFF Local 36)
- Jimmy Tarlau (CWA)
- Andrew Washington (AFSCME Cn 20)

### Trustees

- Fred Allen (GCC 538C)
- Elizabeth Davis (WTU 6)

Chairman Anthony Hood  
DC Zoning Commission  
441 4<sup>th</sup> Street, Suite 200-S, Washington, DC 20001  
Via: [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

RE: Support for Zoning Case No. 04-33G: Make Inclusionary Zoning truly affordable

Dear Chairman Hood and members of the Commission:

Please accept this testimony on behalf of the Metropolitan Washington Council, AFL-CIO, which is the regional labor federation made up of 175 local unions representing 150,000 members, 60,000 of whom live in the District of Columbia.

The ability to rent or own homes in the District of Columbia is of vital importance to our members. Income levels among union workers have not kept pace with the rising cost of housing, and new housing development has not catered to the working middle class men and women who keep DC's economy running. That is why we have been committed to making sure that there is a strong IZ program since its very beginning in the early 2000s. We are excited to see IZ finally beginning to produce a significant number of units. However, we are deeply disappointed that so few of the units are truly affordable to our members or the large share of working families in the District of Columbia who pay far too much for their housing, or are being priced out of DC altogether.

The vast majority of IZ units are provided at pricing to be affordable to households earning 80% AMI. This translates to a one-bedroom apartment renting for \$1,600 a month, serving a 2-person household earning almost \$70,000. These income and rent levels are simply too expensive to serve many of the working people we represent, and out of the range of those workers who do not have the benefit of union contracts with the better wages and salaries our members enjoy.

The Metropolitan Washington Council, AFL-CIO urges the Zoning Commission to revise this regulation to require that all rental homes will include working people earning between 50% and 60% of median family income. We ask the Zoning Commission to ensure that IZ is designed to do all it can to meet the needs of working people who are being priced out of the city. IZ is a powerful tool that can and should do much more to help

RECEIVED  
D.C. OFFICE OF ZONING  
2016 MAR -3 PM 1:59

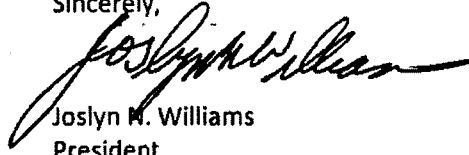
**BRINGING LABOR TOGETHER SINCE 1896**  
[www.dclabor.org](http://www.dclabor.org)

ZONING COMMISSION  
District of Columbia  
ZONING COMMISSION  
CASE NO. **04-336**  
District of Columbia  
CASE NO. **04-336**  
EXHIBIT NO. **145**  
EXHIBIT NO. 145

keep those who do a lot of the work in this city actually here as tax-paying citizens.

Thank you for your consideration of our views.

Sincerely,

A handwritten signature in black ink, appearing to read "Joslyn M. Williams". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joslyn M. Williams  
President