

Spring Flats – Leila Finucane Testimony  
ZC Case No. 17-27/1125 Spring Road NW

**Introduction**

Good morning. My name is Leila Finucane. I am the President and Chief Executive Officer of Victory Housing, a nonprofit that has developed affordable housing in DC and Maryland since 1979. I am joined by my partners, David Brint from Brinshore Development, and Maurice Perry, from Banc of America CDC. We are here today to seek your support for a Zoning Map amendment from the RF-1 District to the RA-2 District for property located at 1125 Spring Road, NW.

The rezoning of the site from RF-1 to RA-2 will enable the site to provide moderate-density residential use on the property and is fully-consistent with the Comp Plan and other important District plans and policies, especially those regarding the need for more housing, particularly affordable housing. Such redevelopment will be part of the critical effort of the District of Columbia to create affordable housing opportunities in an environment where 51% of renters are cost-burdened, paying over 30% of their income to housing costs, and 28% of renters are severely cost-burdened, paying more than 50% of their income to housing costs.<sup>1</sup>

Victory Housing is an affiliate of the Archdiocese of Washington. Our mission is to provide affordable housing and related services primarily to low- and moderate-income senior citizens and families without discrimination.

The primary programs of Victory Housing are the development of affordable housing in DC and six Maryland counties, and the management of six assisted living homes in Montgomery County and Prince George’s County.

To date, we have successfully implemented the Victory mission in four locations in the District, each of which provides 100% affordable housing.

Approving the proposed map amendment will permit development of moderate-density residential use on the site and will enable us and the District to fulfill the need for more housing in the District, including affordable housing. We are excited at this opportunity to deploy our experience in the redevelopment of such a significant community asset as 1125 Spring Road, NW, the site of the former Hebrew Home for the Aged and the former Paul Robeson School.

---

<sup>1</sup> See Urban Institute, *Housing Security in the Washington Region* at [https://www.urban.org/research/publication/housing-security-washington-region/view/full\\_report](https://www.urban.org/research/publication/housing-security-washington-region/view/full_report).